



# CITY of HOLLYWOOD, FLORIDA


## Planning and Development Services

2600 Hollywood Blvd. • Room 315 • P.O. Box 229045 • Hollywood, Florida 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org

**Jaye Epstein**  
Director

**DATE:** May 13, 2011

**TO:** Cameron D. Benson  
City Manager

**FROM:** Andria Wingett, Planning Manager 

**SUBJECT:** Notice of Decisions Relating to the May 12, 2011 Development Review Board Meeting

The City's Zoning and Land Development Regulations require the Department of Planning and Development Services to notify the Mayor, City Commission and the City Manager of decisions made by the Development Review Board. The purpose of this notice is to provide the opportunity for the Mayor and City Commission to:

Initiate a City Commission Request for Review of a Board Decision (CRR). The process for a CRR is initiated if three members of the City Commission file a request for review in writing within fifteen (15) days of the Board's action, said statement to be filed with the City Clerk, with a copy to the appropriate department by **May 27, 2011**. Or, a CRR can be initiated if three or more members of the City Commission request a review during City Commission comments at a City Commission meeting, which is within fifteen (15) days of the Board's action. If three or more Commissioners request or file a request for review, a de novo public hearing will be set.

Should you wish to initiate a CRR, please contact the Office of Planning for an application. Please note the Code requires all CRR be received by the City Clerk within fifteen (15) days of the date a decision is reached by the Board. As such, CRR filed after **May 27, 2011** would not be consistent with the Code and could not be considered.

A copy of this memorandum has been forwarded to all neighborhood associations representing properties appearing on the agenda. In this manner, the neighborhood association is made aware of the action taken by the Board should they wish to encourage the Mayor and City Commission to file a request for review of the Board's decision pursuant to the procedures set forth above.



**Our Mission:** We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.  
We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

**"An Equal Opportunity and Service Provider Agency"**

The following summarizes actions taken by the Board:

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1. **FILE NO:** 08-SV-02b  
**APPLICANT:** Van Buren Facility, LLC  
**LOCATION:** 2627 Van Buren Street  
**REQUEST:** Variances and an amendment to a previously approved Special Exception to allow a new modular testing center with classrooms at Ben Gamla Charter School.

**STAFF RECOMMENDATION:**

Variance 1: Approval, waive the required 20' building setback to allow 13' on the west, 6.6' on the east and 0' on the north and;

Variance 2: Waive the required maximum lot coverage of 60% to provide approx. 82% and with the following conditions:

- Parcels containing modular buildings must remain associated with the school;
- Use of modular buildings may continue as long as the north parcel (Lot 2, Block 30) remains affiliated with the school. If north parcel is no longer associated, modular buildings must be removed;
- Subject to granting of the amended Special Exception.

Special Exception: Amendment to a previously approved Special Exception to allow a new modular building for computerized FCAT testing classrooms and with the following conditions:

- The amended Special Exception parcels containing modular buildings must remain associated with the school;
- As long as the north parcel (Lot 2, Block 30) remains affiliated with the school.

**BOARD DECISION:**

Variances 1&2: Approved, with staff's conditions.

Special Exception: Approved, with staff's conditions and the following condition:

1. The modular building shall be used solely for a testing center.

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c: Hon. Mayor and City Commissioners  
Assistant City Manager  
Planning and Development Services, Director  
Senior Assistant City Attorney