



CITY of HOLLYWOOD, FLORIDA

Planning and Development Services

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Jaye Epstein
Director

DATE: February 10, 2012

TO: Cathy Swanson-Rivenbark
Interim City Manager

FROM: Andria Wingett *AW*
Planning Manager

SUBJECT: Notice of Decisions Relating to the **February 9, 2012 Planning and Development Board Meeting**

The City's Zoning and Land Development Regulations requires the Department of Planning & Development Services to notify the Mayor, City Commission, and the City Manager of decisions made by the **Planning and Development 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 **February 24, 2012**. 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 Department of Planning and Development Services for an application. Please note the Code requires the City Clerk receive all CRR within fifteen (15) days of the date a decision is reached by the Board. As such, CRR filed after **February 24, 2012** 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. The rezoning component for the fifth item is not eligible for CRR as it will be presented to the City Commission at a later date, however, the remaining items are eligible for CRR.

1. **FILE NO:** 12-V-03
 APPLICANT: Temple Beth El
 LOCATION: 1351 South 14th Avenue
 REQUEST: Variance to increase fence height in the front yard at a place of worship.

STAFF RECOMMENDATION:

Variance: Increase the permitted height for a fence in the front yard (west), from four-feet to allow five-feet.

Approval, with the condition the design (location, materials, etc.) match the attached plans dated January 3, 2012 by Manuel Synalovski Associates, LLC (sheet AS-101).

BOARD DECISION:

Variance: Approved, with staff's condition.

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2. **FILE NO:** 11-V-88
 APPLICANT: Hollywood All Suite, LLC
 LOCATION: 334 Arizona Street (Taco Beach Shack)
 REQUEST: Variance to waive the required number of parking spaces.

STAFF RECOMMENDATION:

Variance: Reduce the required number of parking spaces from 40 to 5.

Approval, with the condition the variance is not effective until a lease agreement is obtained (by April 9, 2012) in a format acceptable to the City Attorney and recorded in Public Records of Broward County, for five parking spaces.

BOARD DECISION:

Variance: Approved, with staff's revised condition for ten parking spaces instead of five recommended by Staff and CRA.

3. **FILE NO:** 12-DV-05
 APPLICANT: Conram, Inc.
 LOCATION: 216 N. Dixie Highway
 REQUEST: Variances and Design for an auto repair shop.

STAFF RECOMMENDATION:

Variance 1: Waive the required parking lot setback (north), from five-feet to allow three-feet.

Approval, with condition that prior to the issuance of any Building permits the owner submits in a form acceptable to the City Attorney's Office, a hold harmless agreement and is recorded in the Public Records of Broward County prior to Certificate of Occupancy.

Variance 2: Waive the required setback for paving on private property for sidewalks (south), from three-feet to allow zero.

Approval, with the condition the plans are updated to reflect a four-foot landscape area with no sidewalk setback prior to the issuance of any Building Permit.

Design: Approval, with the condition the applicant work with staff (Community Redevelopment Agency and Planning) on design features (paint, roof color, etc.).

BOARD DECISION:

Variance 1&2: Approved, with staff's condition.

Design: Approved, with staff's condition.

4. **FILE NO:** 11-D-22a
 APPLICANT: Oakwood Plaza Limited Partnership
 LOCATION: 4000 Oakwood Boulevard (BJ's)
 REQUEST: Design review to relocate an existing propane tank to the front parking lot.

STAFF RECOMMENDATION:

Design: Relocation of an existing propane tank to the front parking lot.

Approval

BOARD DECISION:

Design: Approved, with the condition to relocate the propane tank and enclosure one parking row to the North (third row of parking from entrance).

5. **FILE NO:** 11-DPVZ-82
APPLICANT: STBN, LLC.
LOCATION: Generally located on the NE corner of 35th Avenue and Garfield Street
REQUEST: Change in zoning designation from Single Family (RS-5) to Light Intensity Office (O-1), Variances, Design and Site Plan for an approximate 7,800 sq. ft. medical office.

STAFF RECOMMENDATION:

Zoning: Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward this petition (11-DPVZ-82) to the City Commission.

Variance 1: Waive the required front yard (west) setback of 25 ft to allow 7 ft and interior side (south) setback of 20 ft to allow 4 ft.

Approval, if Zoning is forwarded.

Variance 2: Waive the required parking lot setbacks and landscape buffers of 5 ft to allow 3 ft (north), 3 ft (east) and 0 ft (south).

Approval, if Zoning is forwarded.

Variance 3: Waive the maximum allowed height for a stairwell projection of 7.5 ft to allow 10 ft and a parapet of 5 ft to allow 6 ft.

Approval, if Zoning is forwarded.

Variance 4: Approval, if Zoning is forwarded and with the condition this Variance shall apply for so long as the subject property is zoned O-1 (Light Intensity Office) and being used as a surgical center by two (2) surgical doctors.

Design: Approval, if Zoning is forwarded and all Variances are granted.

Site Plan: Approval, if Zoning is forwarded, all Variances and Design are granted with the following conditions:

- a) Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Completion (C/O); and
- b) Egress at the north remains gated and as outbound only to alley and shall not be utilized as a main entry point; and
- c) All approvals are effectuated upon approval of the Ordinance for 11-DPVZ-82 at Second Reading of the request for a change in zoning.

BOARD DECISION:

Zoning: Forwarded recommendation to the City Commission for approval.

Variance 1&2: Denied.

Variance 3: Approved.

Variance 4: Denied.

Design: Denied.

Site Plan: Denied.

cc: Honorable Mayor and City Commissioners
Interim Assistant City Manager
Director, Planning & Development Services
City Attorney
Senior Assistant City Attorney