



CITY of HOLLYWOOD, FLORIDA

Planning and Development Services

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Jaye Epstein
Director

DATE: April 13, 2012

TO: Douglas J. Hewett
City Manager

FROM: Jaye Epstein
Director

SUBJECT: Notice of Decisions Relating to the **April 12, 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 **April 27, 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 **April 27, 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.

1. **FILE NO:** 11-DPVS-32
APPLICANT: Beile Center, LLC
LOCATION: 6117 Hollywood Boulevard (NAPA Auto Parts Center)
REQUEST: Special Exception, Variances, Design and Site Plan for an approximate 3,000 sq. ft. addition and associated parking for an existing shopping center.

STAFF RECOMMENDATION:

Special Exception: Approval.

Variance 1: Waive the required 67 parking spaces to provide 59.

Approval, if Special Exception is approved with the following condition:

All future proposed uses on the property be limited to Commercial Uses excluding restaurants with seating areas.

Variance 2: Waive the required loading space.

Approval, if Special Exception is approved with the following condition:

All future proposed uses on the property be limited to Commercial Uses excluding restaurants with seating areas.

Design: Approval, if Special Exception and Variances are granted.

Site Plan: Approval, if Special Exception and Variances are granted with the following conditions:

Proposed Red Maple Trees on the north property line be replaced with a native, non deciduous hardwood tree.

Improvements as per the provided plans dated 3/15/2012 showing landscaping, building improvements, painting, paving, etc. must be completed before obtaining a C/O or C/C for the building addition.

A Unity of Title, in a form acceptable to the City Attorney's Office, must be submitted prior to the issuance of any Building Permits and recorded in the Public Records of Broward County prior to the issuance of Certificate of Occupancy (C/O).

BOARD DECISION:

Special Exception: Approved.

Variances 1&2: Approved, with staff's condition and the condition to exclude medical use.

Design: Approved.

Site Plan: Approved, with staff's condition.

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2. **FILE NO:** 08-DPVS-31
APPLICANT: New Life Pentecostal Church Miracle Center, Inc.
LOCATION: 6136 Van Buren Street
REQUEST: Special Exception, Variances, Design and Site Plan for construction of an approximate 3,600 sq. ft. place of worship.

STAFF RECOMMENDATION:

Special Exception: Approval.

Variance: Waive 6 of the required 34 parking spaces to allow 28.

Approval, if Special Exception is granted and with the condition a parking lease agreement exists, in a form acceptable to the City Attorney, and that the Variance is effectuated upon receiving a signed and recorded copy of the agreement between the place of worship and adjacent property which shall be submitted and reviewed by staff at the end of each term.

Design: Approval, if Special Exception and Variance are granted.

Site Plan: Approval, if Special Exception, Variance, and Design are granted and with the condition 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/C) or Certificate of Occupancy (C/O).

BOARD DECISION:

Special Exception: Approved.

Variance: Approved, with staff's condition.

Design: Approved.

Site Plan: Approved, with staff's condition.

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3. **FILE NO:** 12-DV-02
APPLICANT: Hollywood Acquisition, LLC
LOCATION: 607 S. State Road 7 (K-Mart Plaza)
REQUEST: Variances and Design for improvements to an existing liquor store.

STAFF RECOMMENDATION:

Variance: Reduce the existing 494 parking spaces to provide 461 spaces and Design for building modifications.

Approval, with the condition all improvements (including but not limited to façade renovations, architectural features, paint, additional open space, trees, shrubs, sod, dumpster, restriping, etc.) as reflected on the plans dated 1/11/2012 included in Attachment A, are completed prior to the issuance of any Certificate of Completion or Certificate of Occupancy; and subject to any amendments made within the next 12 months regarding maintaining conformance with approved Site Plans.

Design: Approval, if the Variance is granted.

BOARD DECISION:

Variance: Approved, with staff's condition.

Design: Approved.

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