

DATE: February 11, 2026

TO: George Keller, Jr. CPPT
City Manager

VIA: Andria Wingett
Director of Development Services

FROM: Cameron Palmer
Planning Manager

SUBJECT: Notice of Decisions Relating to the **Tuesday, February 10, 2026, Planning and Development Board Meeting.**

The purpose of this notice is to inform the Mayor and City Commission of the opportunity to initiate a City Commission Request for Review (CRR) of a Board decision in accordance with [Section 5.6 of the City's Zoning and Land Development Regulations](#). The process for a CRR is initiated in one of the following ways: if three or more City Commissioners request a review during City Commission comments at a City Commission meeting, which is within 17 days of the Board's action; or if three or more City Commissioners file a request for review in writing with the City Clerk within 17 days of the Board's action. In any event, a *de novo* hearing shall be set.

A *de novo* hearing for a CRR shall be set no later than the next four City Commission meetings from either the City Commission meeting date where three Commissioners requested such review or no later than the next four City Commission meetings from the date that the City Clerk receives the third Commissioners' request. Notice and other requirements of the hearing shall be provided in accordance with [Section 5.6 of the City's Zoning and Land Development Regulations](#).

The said request should be filed with the City Clerk's Office, with a copy forwarded to the Division of Planning & Urban Design of the Development Services Department by **February 27, 2026**.

Please note, the Code requires the City Clerk's Office to receive all CRR's within seventeen (17) days of the date a decision is reached by the Board. As such, CRRs filed after **February 27, 2026** would not be consistent with the Code and will not be considered. The timeframe for setting a hearing provided herein may be extended by written request of the applicant. Appeal from a final decision of the City Commission shall be to circuit court by filing a petition for *writ of certiorari*.

This memorandum is also available on the city website. In this manner, the public is made aware of 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.

The following summarizes actions taken by the Board. Item # 1-4 below are considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 24-DP-84
APPLICANT: VB CIRCLE LLC
LOCATION: 1714 Van Buren Street
REQUEST: Design and Site Plan for a 10-unit residential multifamily development located in the FH-1 Zoning District within the Downtown Community Redevelopment Agency

STAFF RECOMMENDATION:

Design: Approval
Site Plan: Approval, if Design is granted

BOARD DECISION:

Design: Approved
Site Plan: Approved

- 2. FILE NO.:** 24-DPV-34
APPLICANT: Gil Ovadia
LOCATION: 2101-2111 N 16th Ave
REQUEST: Design and Site Plan request for a 4-story, 22-unit multi-family residential development of approximately 28,998 square feet; Variances to Section 4.6(B) of the Zoning & Land Development Regulations to permit reduced corner setbacks in the Federal Highway Low-Medium Intensity Multi-Family (FH-1) Zoning District within the Regional Activity Center (RAC).

STAFF RECOMMENDATION:

Variance: Approval
Design: Approval, if Variances are granted
Site Plan: Approval, if Design is granted

BOARD DECISION:

Variance: Failed
Design: Failed by default
Site Plan: Failed by default

- 3. FILE NO.:** 25-Z-52a
APPLICANT: Gadamis Property LLC and Ventas Realty LTD.
LOCATION: 841-1857 Jackson Street, 1856 Van Buren Street, Folio numbers 5142-1501-7550 and 5142-15017540 (for non-address properties)
REQUEST: Rezoning of 1.11 acres from Parkside High Intensity Mixed-Use District (PS-3) to Federal Highway Medium-High Intensity Mixed-Use District (FH-2) for the property located at 1841-1857 Jackson Street, 1856 Van Buren Street and Folio Numbers 5142-15 01-7550 and 5142-15-01-7540 within the Regional Activity Center (RAC).

STAFF RECOMMENDATION:

Rezoning: Approval, forward a recommendation to City Commission

BOARD DECISION:

Rezoning: Approved

- 4. FILE NO.:** 25-DPV-52
APPLICANT: Gadamis Properties LLC..
LOCATION: 1831-1857 Jackson Street
REQUEST: Design and Site Plan for a mixed-use development consisting of approximately 6,400 square-foot commercial space and 198 residential units; and a Variance to Section 155.08 of the Code of Ordinances to increase the curb cut requirement in the FH-2 Zoning District within the Regional Activity Center (RAC) as part of a Rezoning Request (City file: 25-Z-52a).

STAFF RECOMMENDATION:

Variance: Approval

Design: Approval, if the Variance is granted

Site Plan: Approval, if the Variance and Design are granted with Staff Conditions

BOARD DECISION:

Design: Approved

Site Plan: Approved

5. FILE NO.: 25-L-102
APPLICANT: City of Hollywood
LOCATION: Citywide
REQUEST: An Amendment to the City's Existing Comprehensive Plan to modify the Potable Water Sub-Element in compliance with the South Florida Water Management District's (SFWMD) Lower East Coast Water Supply Plan as required Florida Statutes (F.S.) 163.

STAFF RECOMMENDATION:

Amendment to City's Existing Comprehensive Plan: Approval to forward petition to City Commission

BOARD DECISION:

Amendment to City's Existing Comprehensive Plan Approved

cc: Honorable Mayor and City Commissioners
City Manager
City Attorney
Assistant City Managers
Assistant City Attorneys
Staff Attorney
Board Attorney
Civic Affairs Administrator
Economic Development Manager