

RESOLUTION NO. \_\_\_\_\_

(23-JPWZ-58)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING A SITE PLAN FOR THE EXPANSION OF AN EXISTING SURFACE PARKING LOT WITHIN THE FEDERATION PLAZA MASTER DEVELOPMENT PLAN TO ACCOMMODATE A FUTURE MIXED-USE DEVELOPMENT, LOCATED AT 3081 TAFT STREET, HOLLYWOOD, FLORIDA (FEDERATION PLAZA).

WHEREAS, Federation Plaza LP and Federation Plaza Preservation LP (“Applicant”) applied for a change in zoning designation from High Density Multiple Family District (“RM-25”) to Planned Development (“PD”) (“Rezoning”), approval of the Federation Plaza Master Development Plan (“Master Development Plan”), and a waiver of the minimum PD acreage requirements (“Waiver”); and

WHEREAS, the City’s Zoning and Land Development Regulations require that at the time of application for a rezoning to Planned Development, which includes the Master Development Plan, the applicant shall also submit a Site Plan; and

WHEREAS, Applicant applied for Site Plan approval for an existing development project known as “Federation Plaza”, primarily consisting of a revised parking site plan with 27 additional parking spaces and no changes to the existing buildings located at 3081 Taft Street and as more particularly described in the attached Exhibit “A”; and

WHEREAS, the City’s Zoning and Land Development Regulations require that all development projects located in a PD must receive approval from the City Commission prior to the issuance of any building permits for Modifications, Design, and Site Plan; and

WHEREAS, the Planning and Development Board (“Board”) is charged with, among other things, responsibility for considering requests for Modification, Variances, Design Review, and Site Plan approval, and forwarding its recommendations to the City Commission; and

WHEREAS, in accordance with Article 6 of the Zoning and Land Development Regulations, the Technical Advisory Committee reviewed the Applicant’s request for Design, Site Plan and recommended that the Board forward a recommendation of approval for the Design, Site Plan, attached as Exhibit “B”, to the City Commission; and

WHEREAS, on December 12, 2023, the Board met and held an advertised public hearing to consider the Applicant’s requests and forwarded a unanimous recommendation of approval to the City Commission if Waiver, Rezoning, and Master Development Plan are granted; and

WHEREAS, the City Commission reviewed the proposed Site Plan in accordance with the review standards set forth in Article 6 of the City's Zoning and Land Development Regulations along with the Technical Advisory Committee and the Board recommendations and determined that the Site Plan should be approved as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the City Commission finds that the necessary review standards have been met, and the Site Plan attached as Exhibit "B" is approved.

Section 3: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 4: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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JOSH LEVY, MAYOR

ATTEST:

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PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM:

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DOUGLAS R. GONZALES  
CITY ATTORNEY