

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR A MIXED-USE DEVELOPMENT INCLUDING APPROXIMATELY: 8,900 SQ. FT. OF RESTAURANT AND COMMERCIAL USES; 16,800 SQ. FT. OF OFFICE USES; 618 MULTIFAMILY RESIDENTIAL UNITS; AND ASSOCIATED PARKING AND STORM WATER MANAGEMENT AREAS WITHIN THE PARK ROAD PLANNED DEVELOPMENT ZONING DISTRICT.
(23-JDP-86a and 23-JDP-86b)

WHEREAS, the City's Zoning and Land Development Regulations require that all development projects located in a Planned Development ("PD") District 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, considering requests for Design Review and Site Plan approval and forwarding its recommendation to the City Commission for projects located in a PD; and

WHEREAS, Park Road Developments, LLC ("Applicant") applied for Design and Site Plan approval for a horizontal mixed-use development project known as the "Park Road Master Development Plan" consisting of 8,900 sq. ft. of restaurant and commercial uses, 16,800 sq. ft. of office uses, and 618 multifamily residential units located on 2 parcels generally known as 1600 South Park Road, and as more particularly described in the attached "Exhibit A"; and

WHEREAS, Planning and Urban Design Division staff ("Staff") reviewed the Applicant's request for Design in accordance with the criteria set forth in Section 5.3.1.4.a (1) through (4) of the Zoning and Land Development Regulations, and recommended that the Board forward a recommendation of approval for the requested Design 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 Site Plan and recommended that the Board forward a recommendation of approval for the Site Plan to the City Commission; and

WHEREAS, on February 11, 2025, the Board met and held an advertised public hearing to consider the Applicant's requests and forwarded its recommendations to the City Commission as follows:

1. That the Design meets the criteria set forth in Section 5.3.1.4.a (1) through (4) of the City's Zoning and Land Development Regulations and should be **approved** with the condition that the Applicant shall continue to work with staff regarding all signage design; and
2. That the Site Plan meets the Review Standards set forth in Article 6 of the Zoning and Land Development Regulations and should be **approved** with the following conditions:
 1. The Applicant work with Staff with regards to locating four (4) gateway features; the location of monumentation or Public Art; and location of programable open spaces to the satisfaction of the Director of Development Services, prior to applying for a Building Permit.
 2. The Applicant shall continue working with staff and relevant external agencies to resolve Broward County and the City's Engineering Division platting comments. ; and

WHEREAS, the City Commission reviewed the Applicant's request for Design in accordance with the criteria set forth in Section 5.3.1.4.a (1) through (4) of the City's Zoning and Land Development Regulations, along with Staff's and the Board's recommendations, and determined that the Design should be **approved**; 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's and the Board's recommendations and determined that the Site Plan should be **approved** with the aforementioned conditions.

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 Design criteria set forth in Section 5.3.4.1.a.(1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds the necessary criteria have been met, and the Design attached

as Exhibit "B" is approved with the conditions set for herein.

Section 3: 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 with conditions, 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 with the following conditions:

1. The Applicant work with Staff with regards to locating four (4) gateway features; the location of monumentation or Public Art; and location of programable open spaces to the satisfaction of the Director of Development Services, prior to applying for a Building Permit.
2. The Applicant shall continue working with staff and relevant external agencies to resolve Broward County and the City's Engineering Division platting comments.

Section 4: That the Applicant shall have up to 24 months from the date of Design 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 5: 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 6: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

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PASSED AND ADOPTED this _____ day of _____, 2025.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DAMARIS HENLON
INTERIM CITY ATTORNEY