

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

(24-JDP-80)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR A 110-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT INCLUSIVE OF AN APPROXIMATELY 750 SQUARE FOOT OFFICE LOCATED AT 1101 HILLCREST DRIVE, WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT.

WHEREAS, the City's Zoning and Land Development Regulations require that all development projects located in a Planned Unit Development ("PUD") District must receive approval from the City Commission prior to the issuance of any building permits for Modifications, Variances, Waivers, Design, Site Plan, Certificate of Appropriateness of Demolition; Certificate of Appropriateness for Design; and

WHEREAS, Harwin-Tobin 1101 LLC ("Applicant") applied for Design and Site Plan approval for a 110-unit multi-family residential and 744 square foot office development located within the PUD-R District on the property generally known as 1101 Hillcrest Drive, as more particularly described in the attached Exhibit "A"; and

WHEREAS, the Applicant's request includes compliance with prior approvals for the Championship Academy, specifically the provision of 24 dedicated parking spaces required by Ordinance O-2013-11, which are reserved for school staff use during weekday hours and made available to Hillcrest residents and guests outside of school hours; and

WHEREAS, a 2016 Developer Affidavit together and documentation from the Broward County Planning Council in 2019 confirmed that Hillcrest contains 2,945 units; and

WHEREAS, the Broward County Planning Council also confirmed that the maximum density permitted within the Irregular 11.5 land use designation and corresponding Hillcrest PUD-R zoning district is 2,995 units, leaving a balance of 50 units available within the PUD-R unit pool; and

WHEREAS, the Applicant seeks to use Policy 2.16.3 of the Broward County Comprehensive Plan, which allows for a density bonus for the provision of affordable housing, yielding a potential of up to 120 units based on six units at or below fifty percent (50%) of the Area Median Income; and

WHEREAS, although the formula yields more available units, the proposed development consists of 110 units by utilizing six units from the Hillcrest PUD-R pool for the density bonus; and

WHEREAS, Division of Planning and Urban Design, and staff, reviewed the Applicant's request for Design in accordance with the criteria set forth in Section 5.3.I.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 August 12, 2025, the Board met and held a duly advertised public hearing to consider the Applicant's requests; and the Board provided a recommendation of approval for the Design request to the City Commission, provided that the Applicant prepare and present two alternative designs for the Commission's consideration, addressing the condition that the Applicant work with staff to simplify the architectural details and design patterns of the proposed building so that the design achieves greater harmony with the surrounding neighborhood and the buildings are proportionate in scale and massing; and

WHEREAS, on August 12, 2025, the Board also provided a recommendation of approval for the Site Plan request to the City Commission, subject to the following conditions:

1. A Unity of Title be prepared in a form acceptable to the City Attorney, recorded in the Public Records of Broward County immediately upon approval by the City Attorney and prior to the issuance of any building permits; and
2. The Applicant provide a shared parking agreement clearly defining the terms between Championship Academy Charter School and the Hillcrest Village multifamily development; and

WHEREAS, the City Commission has reviewed the Applicant's requests for Design and Site Plan in accordance with the applicable criteria of the City's Zoning and Land Development Regulations, along with the staff's and the Board's recommendations, and has determined that the Design and Site Plan should be approved with conditions, with Exhibit "B" to be updated to reflect the final Design elevations as determined by the City Commission prior to recordation in the Public Records of Broward County.

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, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth in Section 5.3.4I.a. (1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds that the necessary criteria have/have not been met, and the Design **Alternative 1/Alternative 2** is hereby **approved/approved with conditions/denied**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all written and oral testimony received during the public hearing, the recommendation of the Planning and Development Board, and consideration of the Site Plan review standards set forth in Article 6 of the City's Zoning and Land Development Regulations, the City Commission hereby finds that the necessary criteria have been satisfied. The Site Plan, as more particularly described in Exhibit "B," is approved subject to the following conditions: (1) that a Unity of Title be prepared in a form acceptable to the City Attorney, recorded in the Public Records of Broward County immediately upon approval by the City Attorney and prior to the issuance of any building permits; and (2) that the Applicant provide a shared parking agreement clearly defining the terms between Championship Academy Charter School and the Hillcrest Village multifamily development, with Exhibit "B" to be updated with the final elevations as determined by the City Commission prior to recordation in the Public Records of Broward County.

Section 4: That the Applicant shall have up to twenty-four (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 the Design approval null and void.

Section 5: That the Applicant shall have up to twenty-four (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 the Site Plan approval null and void.

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CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR A 110-UNIT  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT INCLUSIVE OF AN APPROXIMATELY 750  
SQUARE FOOT OFFICE LOCATED AT 1101 HILLCREST DRIVE, WITHIN A PLANNED UNIT  
DEVELOPMENT DISTRICT.

Section 6: That this Resolution shall be in full force and effect immediately upon  
its passage and adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
JOSH LEVY, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
DAMARIS HENLON  
CITY ATTORNEY