

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

(17-DPVJ-04a)

A RESOLUTION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR AN AMENDMENT TO THE DESIGN AND SITE PLAN (ORIGINALLY APPROVED BY RESOLUTION NO. R-2018-320) FOR THE CONSTRUCTION OF A MULTI-PHASED MIXED-USE DEVELOPMENT PROJECT, VILLAGE-B OF THE ARTSPARK MASTER DEVELOPMENT PLAN, KNOWN AS PARC PLACE, CONSISTING OF 433 RESIDENTIAL UNITS, APPROXIMATELY 26,000 SQUARE FEET OF RETAIL SPACE AND ASSOCIATED PARKING INCLUDING 890 PARKING SPACES.

WHEREAS, the City's Zoning and Land Development Regulations require that all development projects that are located in a PD (Planned Development District) shall receive Modifications, Variance, Design, and Site Plan approval from the City Commission prior to the issuance of any building permits; and

WHEREAS, on September 17, 2018, Ordinance No. O-2018-14 was passed and adopted by the City Commission, approving the amendment to the revised ArtsPark Village Master Development Plan as it relates to ArtsPark Village-B (originally approved by Ordinance No. O-2008-18, amended and restated by Ordinance No. O-2011-12) now known as "Parc Place," as more particularly described in the attached Exhibit "A", for future development; and

WHEREAS, on October 3, 2018, Resolution No. R-2018-320 was passed and adopted by the City Commission, approving Design and Site Plan for the construction of a multi-phased mixed-use development project consisting of 433 residential units, approximately 21,000 square feet of retail space and associated parking including 786 parking spaces; and

WHEREAS, the Design and Site Plan approvals are still valid; and

WHEREAS, on October 2, 2019, MG3 Hollywood LLC. ("Applicant") requested an amendment to Ordinance O-2018-14 to amend the Master Development Plan to allow the proposed mixed-used development be completed in two phases instead of the original three phases as approved; and

WHEREAS, on October \_\_\_\_\_, 2019, the City Commission passed and adopted PO-2019-\_\_\_\_\_, approving the amendment to the Master Development Plan; and

WHEREAS, the Applicant is requesting to amend the Design and Site Plan to allow a multi-phased mixed-use development to now include 433 residential units, approximately 26,000 square feet of retail space and associated parking including 890 parking spaces that will be consistent with the amended Master Development Plan; and

WHEREAS, Planning and Urban Design Division staff reviewed the Applicant's request to amend the 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 are recommending that the City Commission approve the amended Design; and

WHEREAS, in accordance with Article 6 of the Zoning and Land Development Regulations, the Technical Advisory Committee reviewed the Applicant's request to amend the current Site Plan and have forwarded a recommendation of approval of the amended Site Plan with the following conditions to the City Commission:

- a. That for permit plans, the Applicant shall show all road and streetscape features to be replaced. Areas adjacent to the site within all rights-of-way, full width, shall be replaced, including but not limited to items such as pavement, pavers, curbs, pavement markings, street light poles and signage. The permit plans shall also include areas in front of Home Tower.
- b. That all streetscape shall follow the City/CRA hardscapes, landscapes and lighting details. Coordination with and approval by the CRA is required. The streetscape shall integrate public art features, streetscape furnishings and landscaping for the corner at US1 and Young Circle and along US1.
- c. The Applicant shall execute a maintenance agreement with the City at the time the required streetscape improvements within the rights-if-way are completed.
- d. The Applicant shall provide high head lights under the building overhang along US1 pedestrian corridor.
- e. The Applicant shall continuously coordinate with the Engineering Division for construction staging and operation during the project's development.
- f. That the Applicant shall provide new landscape island(s) between the on-street parking (similar to the west side of the street), curbing and sidewalks along the east side of 17<sup>th</sup> Avenue between Harrison Street and Van Buren Street.
- g. That at the intersection of 17th Avenue and Harrison Street, the Applicant shall provide the following: a) a new paver crosswalk on 17th Avenue; and b) a curb ramp and landscape island at the southeast corner.

- h. That the Applicant shall work with Engineering to assess and determine if a southbound right-turn lane at the proposed Phase 1 garage access is necessary.

; and

WHEREAS, the City Commission has reviewed the proposed Design for Parc Place in accordance with the criteria set forth in Section 5.3.1.4.a (1) through (4) of the Zoning and Land Development Regulations, along with staff's recommendation, and have determined that the Design should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Site Plan for Parc Place in accordance with the review standards set forth in Article 6 of the Zoning and Land Development Regulations, along with the Technical Advisory Committee's and staff's recommendation with conditions, and has determined that the Site Plan should be approved/approved with conditions/denied.

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 5.3.4.1.a.(1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds the necessary criteria have/have not been met, and the amendment to the Design is approved/approved with the following conditions/denied:

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Section 3: 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 consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, along with staff's recommendation, the City Commission finds that the necessary review standards have/have not been met, and the amendment to the Site Plan attached as Exhibit "B", is approved/approved with the following conditions/denied:

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Section 4: That the Applicant shall have up to 24 months from the date of the Design approval to apply for all necessary building permits required to proceed with construction. 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 the Site Plan approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the required time period shall render all approvals null and void.

Section 6: That all other conditions and provisions of Ordinance O-2008-18; Ordinance O-2011-12; Ordinance O-2018-14; Resolution No. 07-DV-37; Resolution No. R-2008-253; Resolution No. R-2009-211; and Resolution No. R-2018-320 shall remain in full force and effect.

Section 7: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

ATTEST:

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY for the use and reliance of the City of Hollywood, Florida, only.

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DOUGLAS R. GONZALES  
CITY ATTORNEY