

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 19-DP-04

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 100 ROOM HOTEL (THE KOSHER HOUSE) AS PHASE II (REFERENCED IN PLANNING AND DEVELOPMENT BOARD RESOLUTION NO. 13-DPV-12) FOR THE PROPERTY LOCATED AT 5530 SOUTH STATE ROAD 7 PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, Kaliff Corp/Shoppes of Hardrock LLC, ("Applicants"), have applied for Design and Site Plan approval for the construction for a 100 room hotel ("The Kosher House") as part of Phase II (as reference in Planning and Development Board Resolution No. 13-DPV-12) for the property located at 5530 South State Road 7, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and Principal Administrator, following analysis of the application and its associated documents, has determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and have therefore recommended approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval with the following condition:

That, the Applicant submit an Access Agreement, in a form acceptable to the City Attorney, prior to the issuance of permits which shall be recorded by the City in the Public Records of Broward County, prior to the issuance of a Certificate of Occupancy

or Certificate of Completion or, in the alternative, provide an alternative method of access which, does not require an access easement and which is acceptable to both the Engineering and Planning Departments; and

WHEREAS, on January 21, 2020, the Board met and held an advertised public hearing to consider the Applicant's requests; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and recommendations for the Design approval, considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:

- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The Design should consider architectural elements that are characteristic of the surrounding neighborhood.
- (2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with a condition, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met with the condition.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD 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 herein for approving/denying the requested Design for the property located at 5530 South State Road 7, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

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 the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following conditions:**

(a) That, the Applicant submit an Access Agreement, in a form acceptable to the City Attorney, prior to the issuance of permits which shall be recorded by the City in the Public Records of Broward County, prior to the issuance of a Certificate of Occupancy or Certificate of Completion or, in the alternative, shall provide an alternative method of access which results in a minor site plan modification and does not require an access easement that is acceptable to both the Engineering and Planning Departments; and

(b) That, the Applicant shall ensure that driving directions to the hotel that are on the hotel's website, social, printed, and other media exclude access to 54th Court; and

(c) That, the Applicant work with waste management to restrict garbage pick-up time to after 8 a.m.

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

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Section 6: That the Department of Development Services Planning and Urban Design Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 21st DAY OF JANUARY, 2020.

RENDERED THIS 20 DAY OF January, 2020.

ATTEST:


KENNETH CRAWFORD, SECRETARY


SHANNON STOUGH, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY for the use reliance of
the Planning and Development Board
of the City of Hollywood, Florida, only.


DEBRA- ANN REESE, BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

Exhibit "A"- Legal Description

LEGAL DESCRIPTION:

LAND DESCRIPTION :

PARCELS "B" AND "C" OF "C & S SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND LESS THE FOLLOWING DESCRIBED PARCELS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B" OF "C & S SUBDIVISION"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 24.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°18'32" WEST, A DISTANCE OF 46.5 FEET; THENCE NORTH 00°41'28" WEST, A DISTANCE OF 0.41 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 89°48'30" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING.

AND LESS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B" OF "C & S SUBDIVISION"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 142.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'30" WEST, A DISTANCE OF 141.97 FEET; THENCE NORTH 00°11'30" WEST, A DISTANCE OF 0.95 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 89°48'30" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 141.97 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
DESIGN AND SITE PLAN