

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE "RESIDENCES AT BEVERLY PARK" PLAT, A REPLAT OF PARCEL A AND PARCEL B OF THE "FIRST UNION WEST" PLAT, BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, LOCATED AT 6015 WASHINGTON STREET; AND APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE ATTACHED TRI-PARTY AGREEMENT AMONG THE CITY, BROWARD COUNTY AND WASHINGTON STREET OFFICE, LLC FOR THE ISSUANCE OF BUILDING PERMITS PRIOR TO PLAT RECORDATION.

WHEREAS, the Petitioner, Pulice Land Surveyors, Inc., acting on behalf of the owner, Washington Street Office, LLC ("Owner"), submitted a plat application (P-24-03) for review and approval of a plat to be known as Residences at Beverly Park plat, as described in the attached Exhibit "A"; and

WHEREAS, the plat application is a request to replat Parcels A and B of the "First Union West" plat, recorded in the Public Records of Broward County in Plat Book 144 at Page 25; and

WHEREAS, this plat is located at 6015 Washington Street, at the northwest corner of Washington Street and State Road 7 (US 441); and

WHEREAS, the proposed Residences at Beverly Park plat contains a restrictive note for 115 high-rise residential units and 800 square feet of commercial use on Parcel A, and 14,500 square feet of bank with drive-thru on Parcel B; and

WHEREAS, Owner has initiated development approvals to construct a proposed development consisting of 115 high-rise residential units and 800 square feet of commercial use on Parcel A; and

WHEREAS, as part of the development, the Owner is required to provide public improvements and other conditions to include but not limited to the construction of a right-turn lane on Washington Street at the proposed driveway opening with 100 feet of storage and 50 feet of transition, a sidewalk along Washington Street and State Road 7 adjacent to this plat and any necessary modification to the existing traffic signal at the intersection of Washington Street and State Road 7, subject to approval by the appropriate agencies; and

WHEREAS, right-of-way dedication along Washington Street will be required to provide for the right-turn lane; and

WHEREAS, the City's Subdivision Review Committee reviewed plat application P-24-03 and determined that it is consistent with City Code requirements; and

WHEREAS, Article 6 of the City's Zoning and Land Development Regulations requires plat applications to be submitted to the City Commission for consideration of approval; and

WHEREAS, the Owner filed a plat application with Broward County ("County"), and City Commission approval is necessary for the plat application to proceed at the County level; the Broward County Development Review Report is attached as Exhibit "B"; and

WHEREAS, the Owner desires to obtain building permits associated with "Residences of Beverly Park" Plat for construction prior to plat recordation; and

WHEREAS, due to Owner's request to obtain building permits prior to plat recordation, Broward County requires that the attached Tri-Party Agreement (Exhibit "C") be executed; and

WHEREAS, the appropriate City Officials are authorized to execute the attached Tri-party Agreement between Broward County, Florida, City of Hollywood, Florida, and Washington Street Office, LLC.

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 the "Residences at Beverly Park" plat, as described in the attached Exhibit "A", is approved.

Section 3: That it hereby approves and authorizes the execution by the appropriate City Officials of the attached Tri-party Agreement among Broward County, Florida, City of Hollywood, Florida, and Washington Street Office, LLC.

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE "RESIDENCES AT BEVERLY PARK" PLAT, A REPLAT OF PARCEL A AND PARCEL B OF THE "FIRST UNION WEST" PLAT, BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, LOCATED AT 6015 WASHINGTON STREET; AND APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE ATTACHED TRI-PARTY AGREEMENT AMONG THE CITY, BROWARD COUNTY AND WASHINGTON STREET OFFICE, LLC FOR THE ISSUANCE OF BUILDING PERMITS PRIOR TO PLAT RECORDATION.

PASSED AND ADOPTED this _____ day of _____, 2024.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DOUGLAS R. GONZALES
CITY ATTORNEY