

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

(22-JDP-62)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR A 22-STORY, 248-UNIT MIXED-USE DEVELOPMENT WITH 7,753 SQUARE FEET OF COMMERCIAL USES LOCATED AT 410 NORTH FEDERAL HIGHWAY, HOLLYWOOD, FLORIDA (STAR TOWER).

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 Modification, Variances, Design Review, and Site Plan approval and forwarding its recommendation to the City Commission; and

WHEREAS, 1817 Taylor St Development, LLC (“Applicant”) applied for Design, and Site Plan approval for a development project known as “Star Tower”, consisting of a 248-unit mixed-use tower with 7,753 square feet of commercial uses at-grade located at 410 North Federal Highway 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 December 12, 2023, 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 Final Site Plan meets the Review Standards set forth in Article 6 of the Zoning and Land Development Regulations and should be **approved**; 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.

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 conditions set for herein.

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.

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

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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JOSH LEVY, MAYOR

ATTEST:

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PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM:

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DOUGLAS R. GONZALES  
CITY ATTORNEY