

ATTACHMENT C
Parking Variance
Resolution No. 08-V-24

CITY OF HOLLYWOOD
DEVELOPMENT REVIEW BOARD

INSTR # 107994110
OR BK 45500 Pages 1735 - 1738
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#1, 4 Pages

RESOLUTION NO. 08-V-24

A RESOLUTION OF THE CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD APPROVING THE REQUEST FOR A VARIANCE TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES FOR THE PROPERTY LOCATED AT 6775 TAFT STREET, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Development Review Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances and design review approval; and

WHEREAS, the Board is duly empowered to grant variances in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations; and

WHEREAS, Hart Centers VIII, Ltd. (the "Applicant"), in File Number 08-V-24, applied for a variance to reduce the required number of parking spaces from 632 to 506, for the property located at 6775 Taft Street, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Board reviews and considers all applications/petitions for variances, excluding certain exceptions not applicable herein; and

WHEREAS, the Board met and held an advertised public hearing to consider the Applicant's request on June 12, 2008; and

WHEREAS, the Board reviewed the application for the variance, reviewed the evidence submitted and testimony received at the public hearing, and the Board applied the criteria for granting the variances and design review approval as set forth in the City of Hollywood Zoning and Land Development Regulations and made the following findings:

1. As to the variance from Section 7.2.A.33 to reduce the number of required parking spaces from 632 to 506 for the existing Hollywood Festivals Shopping Center, the Board makes the following findings based on the criteria listed in Section 5.3.F of the Zoning and Land Development Regulations:

1 Return to: Office of Planning
City of Hollywood
2600 Hollywood Blvd, Room
315
Hollywood, FL 33020

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- a) That the requested variances maintained the basic intent and purpose of the subject regulations, particularly as it affected the stability and appearance of the City.
- b) That the requested variances were otherwise compatible with the surrounding land uses and would not be detrimental to the community.
- c) That the requested variances were consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.
- d) That the requested variances were the minimum variances reasonably necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: 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 criteria listed herein for granting variances, the variance to reduce the required number of parking spaces from 632 to 506 is hereby granted with the following condition: That the Applicant must obtain a recorded perpetual easement from the adjacent properties to ensure proper access to all of the proposed 506 parking spaces is maintained.

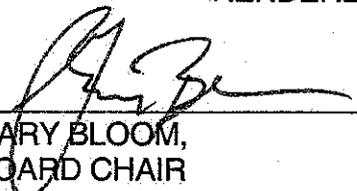
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(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 08-V-24)

Section 2: That the Office of Planning is hereby directed to forward a copy of this resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution granting the variance 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.

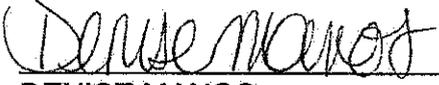
PASSED AND ADOPTED THIS 12th DAY OF JUNE, 2008.

RENDERED THIS 25th DAY OF June, 2008.



GARY BLOOM,
BOARD CHAIR

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the Development
Review Board of the City of Hollywood, Florida only



DENISE MANOS,
BOARD ATTORNEY

(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 08-V-24)

LEGAL DESCRIPTION:

Parcel 1:

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF DRIFTWOOD ACRES NO. 10, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID CORNER ALSO LYING ON THE CENTERLINE OF NORTH 67TH AVENUE; THENCE SOUTH 02°16'20" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 437.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°43'40" EAST, A DISTANCE OF 53.75 FEET; THENCE SOUTH 02°16'20" EAST, A DISTANCE OF 181.59 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF TAFT STREET; THENCE SOUTH 87°36'56" WEST ALONG SAID NORTH RIGHT OF WAY LINE, SAID LINE LYING 40.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 77.92 FEET; THENCE NORTH 75°23'50" WEST, A DISTANCE OF 20.54 FEET; THENCE SOUTH 87°36'56" WEST, A DISTANCE OF 105.76 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7593.44 FEET, THROUGH A CENTRAL ANGLE OF 00°09'26", FOR AN ARC DISTANCE OF 20.84 FEET, THE LAST THREE (3) DESCRIBED COURSES BEING ALONG THE NORTH BOUNDARY OF RIGHT OF WAY PARCEL 21(2) AS DESCRIBED IN OFFICIAL RECORDS BOOK 10182, PAGE 322 OF SAID PUBLIC RECORDS; THENCE NORTH 02°23'06" WEST, A DISTANCE OF 176.00 FEET; THENCE NORTH 87°43'40" EAST, A DISTANCE OF 170.77 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

Parcel 2:

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF DRIFTWOOD ACRES NO. 10, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID CORNER ALSO LYING ON THE CENTERLINE OF NORTH 67TH AVENUE; THENCE SOUTH 02°16'20" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 437.61 FEET; THENCE NORTH 87°43'40" EAST, A DISTANCE OF 53.75 FEET; THENCE SOUTH 02°16'20" EAST, A DISTANCE OF 31.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°45'08" EAST, A DISTANCE OF 176.70 FEET; THENCE SOUTH 02°15'39" EAST, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF TAFT STREET; THENCE SOUTH 87°36'56" WEST ALONG SAID NORTH RIGHT OF WAY LINE, SAID LINE LYING 40.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 176.68 FEET; THENCE NORTH 02°16'20" WEST, A DISTANCE OF 150.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 66,508 SQUARE FEET (1.527 ACRES) MORE OR LESS.

Exhibit "A"