

RESOLUTION NO. _____

(24-ZJDP-67)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS OF DEMOLITION; CERTIFICATE OF APPROPRIATENESS FOR DESIGN; AND SITE PLAN REVIEW FOR AN 8-STORY MULTIFAMILY RESIDENTIAL COMPLEX WITH 470 UNITS AND ASSOCIATED AMENITIES, AN APPROXIMATELY 4,000 SF PLACE OF WORSHIP, AND RENOVATIONS TO A DESIGNATED HISTORIC STRUCTURE (BRYAN HOUSE, HPOS-12) LOCATED AT 4220 AND 4231 N 58TH AVENUE, WITHIN A HISTORIC OVERLAY DISTRICT AND PLANNED DEVELOPMENT ZONING DISTRICT.

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, Variances, Waivers, Design, Site Plan, Certificate of Appropriateness of Demolition; Certificate of Appropriateness for Design; and

WHEREAS, the City Commission recommended approval of the rezoning of the subject property from Mixed-Use (N-MU) to PD, as more particularly described in the attached Exhibit "A"; and

WHEREAS, the requested Certificate of Appropriateness of Demolition; Certificate of Appropriateness for Design, and Site Plan approval before the City Commission constitute the first Site Plan application within the PD; and

WHEREAS, the Joint Historic Preservation and Planning and Development Board ("Board") is charged with, among other things, the responsibility of considering requests for Modification, Variances, Waivers, Certificate of Appropriateness of Demolition, Certificate of Appropriateness for Design, and Site Plan approval, and forwarding its recommendation to the City Commission including redevelopment, pertaining to historically designated properties; and

WHEREAS, 58 Oak LLC and 4220 N 58th Avenue Partners LLC ("Applicant"), has applied for a Certificate of Appropriateness of Demolition, a Certificate of Appropriateness for Design, and Site Plan approval for a mixed-use development project consisting of an 8-story multifamily building with 470 units and associated amenities, a place of worship, and renovations to a designated historic structure, as more particularly described in the attached Exhibit "B"; and

WHEREAS, the Planning and Urban Design Division (“Staff”) reviewed the Applicant’s request for Certificate of Appropriateness for Demolition in accordance with the criteria set forth in Section 5.5.F.4.e (1) through (8) of the City’s Zoning and Land Development Regulations and recommended that the Board forward a recommendation of approval to the City Commission with the following conditions approved to the satisfaction of the Director of Development Services:

1. Submit a structural engineer’s report stating that the partial demolition will not compromise the structural integrity of the building and the historic integrity of the designated structure is not compromised; and

WHEREAS, Staff reviewed the Applicant’s request for Certificate of Appropriateness for Design in accordance with the criteria set forth in Section 5.5(F) and Section 5.3.I.4.a.(1) through (4), respectively, 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 with the condition that:

1. The Applicant work with Staff to enhance the parking garage design by providing greater articulation and contrast in the garage screening; and

WHEREAS, in accordance with Article 6 of the Zoning and Land Development Regulations, the Development Review 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 with the following conditions:

1. Prior to Building Permit, provide a 25’x25’ corner dedication at the northeast corner of the parcel at the southeast corner of Stirling Road and North 58th Avenue for future traffic signal equipment.
2. Prior to Building Permit, Plat approval by the City and Broward County be provided.
3. Prior to Certificate of Occupancy of the project, a Traffic Signal Warrant Study be submitted upon 50 percent occupancy of the project with a bond for construction of a traffic signal at Stirling Road and North 58th Avenue including any median access modifications on Stirling Road completed to the satisfaction of the City Engineer.
4. Prior to Building Permit issuance, the Applicant shall continue working with the Division of Engineering, Transportation, & Mobility to address any outstanding Technical Advisory Committee comments.
5. The Applicant is to work with Staff with regards to locating of gateway features or monumentation and Public Art to the satisfaction of the Director of Development Services, prior to applying for a Building Permit; and

WHEREAS, on September 9, 2025, the Board met and held an advertised public hearing to consider the Applicant's requests and have forwarded its recommendations to the City Commission as follows:

1. That the Certificate of Appropriateness for Demolition meets the criteria set forth in Section 5.5.F.4.e (1) through (8) of the City's Zoning and Land Development Regulations and should be **approved** with the following conditions approved to the satisfaction of the Director of Development Services:
 - i. Submit a structural engineer's report stating that the partial demolition will not compromise the structural integrity of the building and the historic integrity of the designated structure is not compromised; and
2. That the Design meets the criteria set forth in in Section 5.5.F and Section 5.3.I.4.a (1) through (4), of the City's Zoning and Land Development Regulations and should be **approved** with the condition that:
 - i. The Applicant work with Planning Staff to enhance the parking garage design by providing greater articulation and contrast in the garage screening; and
3. That the Site Plan meets the Review Standards set forth in Article 6 of the Zoning and Land Development Regulations and should be **approved** with the following conditions:
 - a. Provide a 25'x25' corner dedication at the northeast corner of the parcel at the southeast corner of Stirling Road and North 58th Avenue for future traffic signal equipment;
 - b. Plat approval by the City and Broward County be provided;
 - c. A Traffic Signal Warrant Study be submitted upon 50 percent occupancy of the project with a bond for construction of a traffic signal at Stirling Road and North 58th Avenue including any median access modifications on Stirling Road prior to TCO/CO of the project, completed to the satisfaction of the City Engineer;
 - d. The Applicant works with the Engineering Division to address any pending comments at permitting;
 - e. The Applicant works with Staff with regards to the locating of gateway features and the location of monumentation or Public Art

to the satisfaction of the Director of Development Services, prior to applying for a Building Permit;

- f. The Applicant works with the Hollywood Historical Society to ensure access to the Bryan House for appropriate access monthly if desired;
- g. The Applicant works with the Hollywood Historical Society to affix a commemorative plaque acknowledging the farmhouse's original use and date it was constructed; and

WHEREAS, the Applicant has made a commitment to restrict 47 units to being workforce housing units affordable to those earning 120% of the area median income for Broward County; and

WHEREAS, the City Commission has reviewed the Applicant's request for Demolition in accordance with the criteria set forth in Section 5.5.F.4.e (1) through (8) of the City's Zoning and Land Development Regulations, together with Staff's and the Board's recommendations, and has determined that the partial Demolition meets the applicable criteria; and

WHEREAS, the City Commission has reviewed the Applicant's request for Design in accordance with the criteria set forth in Section 5.5.F and Section 5.3.I.4.a.1 through (4), of the City's Zoning and Land Development Regulations, along with staff's and the Board's recommendations, and has determined that the Design should be approved with conditions; and

WHEREAS, the City Commission has 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 Development Review Committee's and the Board's recommendations and has determined that the Site Plan should be approved with conditions, as set forth herein.

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 the review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all written and oral testimony received during the public hearing, the recommendation of the Joint Historic Preservation and Planning and Development Board, and consideration of the criteria for a Certificate of Appropriateness for Demolition set forth in Section 5.5.F.4.e (1) through (8) of the City's Zoning and Land Development Regulations, the City Commission hereby finds that the necessary criteria have been satisfied. The Certificate of Appropriateness

for Demolition, as more particularly described in Exhibit “B,” is approved subject to the conditions set forth herein.

Section 3: That following the review of the Staff Summary Report, the Applicant’s application and supporting documents and materials, all written and oral testimony received during the public hearing, the recommendation of the Joint Historic Preservation and Planning and Development Board, and consideration of the criteria for a Certificate of Appropriateness for Design set forth in Section 5.5.F and Section 5.3.I.4.a (1) through (4) of the City’s Zoning and Land Development Regulations, the City Commission hereby finds that the necessary criteria have been satisfied. The Certificate of Appropriateness for Design, as more particularly described in Exhibit “B”, is approved subject to the conditions set forth herein.

Section 4: That following the review of the Staff Summary Report, the Applicant’s application and supporting documents and materials, all written and oral testimony received during the public hearing, the recommendation of the Joint Historic Preservation and Planning and Development Board, and consideration of the Site Plan review standards set forth in Article 6 of the City’s Zoning and Land Development Regulations, the City Commission hereby finds that the necessary criteria have been satisfied. The Site Plan, as more particularly described in Exhibit “B,” is approved subject to the conditions set forth herein.

Section 5: 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 6: 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.

Section 7: 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, CONSIDERING A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS OF DEMOLITION; CERTIFICATE OF APPROPRIATENESS FOR DESIGN; AND SITE PLAN REVIEW FOR AN 8-STORY MULTIFAMILY RESIDENTIAL COMPLEX WITH 470 UNITS AND ASSOCIATED AMENITIES, AN APPROXIMATELY 4,000 SF PLACE OF WORSHIP, AND RENOVATIONS TO A DESIGNATED HISTORIC STRUCTURE (BRYAN HOUSE, HPOS-12) LOCATED AT 4220 AND 4231 N 58TH AVENUE, WITHIN A HISTORIC OVERLAY DISTRICT AND PLANNED DEVELOPMENT ZONING DISTRICT.

PASSED AND ADOPTED this _____ day of _____, 2025.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DAMARIS HENLON
CITY ATTORNEY