

ATTACHMENT C
Previous Approved
Resolution 18-CV-41

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**CITY OF HOLLYWOOD
HISTORIC PRESERVATION BOARD**

INST. # 116879048
Recorded 11/20/20 at 02:34 PM
Broward County Commission
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#3

RESOLUTION NO. 18-CV-41

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING TWO VARIANCES AND A CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR AN ADDITION AND EXTERIOR RENOVATIONS TO AN EXISTING MIXED USE BUILDING LOCATED AT 1500 BROADWALK IN THE BROADWALK HISTORIC DISTRICT - COMMERCIAL AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the Board) is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, the Board is duly empowered to consider requests for variances involving property located within a Historic District; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in Section 5.5 of the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, Chiquita Properties LLC, "the Applicant", (File Number 18-CV-41), requested two Variances and a Certificate of Appropriateness for Design for exterior renovations to an existing mixed use building located at 1500 Broadwalk as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, the Board held an advertised public hearing on July 23, 2020 to consider the Applicant's requests; and

WHEREAS, the Board reviewed the Applicant's request for a Variance to allow for the vertical continuation of an existing non-conforming setback, reviewed the evidence submitted and testimony received at the public hearing, and made the following findings pursuant to the criteria listed in Section 5.5.J of the City's Zoning and Land Development Regulations:

- (a) That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;
- (b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

(c) That the requested Variance is consistent with and in furtherance of the Goals, Objective and Policies of the adopted Comprehensive Plan, as amended from time to time, the Neighborhood Plan and all other similar plans adopted by the city; and

(d) That the need for the requested Variance is not economically based or self-imposed.

(e) That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with applicable law, and

WHEREAS, after applying the criteria stated above the Board determined that the Variance should be granted; and

WHEREAS, the Board reviewed the Applicant's request for a Variance to allow for a horizontal balcony projection of 2'4" beyond base building line into the required south setback, reviewed the evidence submitted and testimony received at the public hearing, and made the following findings pursuant to the criteria listed in Section 5.5.J of the City's Zoning and Land Development Regulations:

(a) That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

(b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

(c) That the requested Variance is consistent with and in furtherance of the Goals, Objective and Policies of the adopted Comprehensive Plan, as amended from time to time, the Neighborhood Plan and all other similar plans adopted by the city; and

(d) That the need for the requested Variance is not economically based or self-imposed.

(e) That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with applicable law, and

WHEREAS, after applying the criteria stated above the Board determined that the Variance should be granted; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design, reviewed the evidence submitted and testimony received at the public hearing, and applied the criteria for granting a Certificate of Appropriateness for Design as contained in the Section 5.5.F.1 of the City's Zoning and Land Development Regulations as follows:

(a) The criteria for reviewing a request for a Certificate of Appropriateness for Design includes: integrity of location, design, setting, materials, workmanship, and association; and

WHEREAS, after consideration of the criteria listed in Section 5.5.F.1 the Board found the design to be acceptable.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION 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 the Board, after hearing all evidence submitted and reviewing the Applicant's request and Staff Report and hearing testimony from all parties and public speakers, approves the Applicant's request for a Variance to allow for the vertical continuation of an existing non-conforming setback, based on the plans submitted by the Applicant and reviewed by the Board.

Section 3: That the Board, after hearing all evidence submitted and reviewing the Applicant's request and Staff Report and hearing testimony from all parties and public speakers, approves the Applicant's request for a Variance to allow for a horizontal balcony projection of 2'4" beyond base building line into the required south setback, based on the plans submitted by the Applicant and reviewed by the Board.

Section 4: That the Board, after hearing all the evidence submitted and reviewing the Applicant's request and Staff Report and hearing testimony from all parties and public speakers, approves the issuance of a Certificate of Appropriateness for Design based on the plans submitted and approved by the Board.

Section 5: That the Department of Development Services, Planning and Urban Design Division 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 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 23 DAY OF JULY, 2020.

RENDERED THIS 5th DAY OF October, 2020.


TERRY CANTRELL, BOARD CHAIR


STEPHEN PIPER, SECRETARY

APPROVED AS TO FORM AND LEGAL SUFFICIENCY for the use and reliance of the Historic Preservation Board of the City of Hollywood, Florida only


DENISE MANOS,
BOARD ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "A-1"
LEGAL DESCRIPTION OF PARCEL A

A portion of the Southwest $\frac{1}{4}$ of Section 13, Township 51 South, Range 41 East, Broward County, Florida, being all of Parcel D of Hollywood Plaza as shown on that certain plat recorded in Plat Book 181, at Page 19, of the Public Records of Broward County, Florida.