

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

(02-DPVY-160c)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR AN AMENDMENT TO THE DESIGN AND SITE PLAN (PREVIOUSLY APPROVED BY RESOLUTION R-2016-282) FOR THE DEVELOPMENT KNOWN AS YOUNG CIRCLE COMMONS (GREAT SOUTHERN - BLOCK 40).

WHEREAS, on July 14, 2005, at a joint meeting of the Development Review Board and Historic Preservation Board, the Boards passed and adopted Resolution No. 02-CDMPV-160(A), which approved Design and Variances for the construction of a mixed-use building consisting of 231 condominium units and commercial space, generally located on Lots 1-14, Block 40, south of Hollywood Boulevard, west of Young Circle, north of Harrison Street, and east of 19<sup>th</sup> Avenue, partially within the historic Hollywood Business District, then known as “Young Circle Commons” (and better known as “Great Southern”); and

WHEREAS, on July 14, 2005, the Development Review Board passed and adopted Resolution No. 02-CDMPV-160(a), which approved the Site Plan for the project; and

WHEREAS, due to the economic environment and fluctuation in market conditions, the project was stagnant for a period of time; and

WHEREAS, on September 21, 2016, the City Commission passed and adopted Resolution No. R-2016-282, which approved an amendment to the Design and Site Plan of a mixed-use development project to incorporate a hotel component, now known as “Block 40,” consisting of 103 rooms, 166 residential units, and commercial space, located on Lots 1-14, Block 40, south of Hollywood Boulevard, west of Young Circle, north of Harrison Street, and east of 19<sup>th</sup> Avenue, partially within the historic Hollywood Business District, as more specifically described in the attached Exhibit “A”; and

WHEREAS, the Design, Site Plan, and Variance approvals are still valid; and

WHEREAS, Block 40, LLC. (the “Applicant”), submitted an application (File Number 02-DPVY-160c) to amend the Design and Site Plan to now include 170 residential units and to amend the back of house area to better serve the development; no other changes to the footprint or parking count are proposed; and

WHEREAS, in addition to these amendments, the amendment to the Design requires a Certificate of Appropriateness for Design to rebuild two main historic facades on the north and west, and a partial wall on the east façade; and

WHEREAS, the proposed amendment to the Design is due to the declining condition of the structure, and the City's Chief Building Official deemed the structure unsafe and necessitated the demolition of the structure to address severe life safety hazards in accordance with Section 116 of the Florida Building Code entitled "Unsafe Structures and Equipment", specifically Section 116.2.1.2.2, and such determination was also based upon supporting reports from engineering groups and field inspections that provided substantial evidence of the deterioration of the structure or structural parts; and

WHEREAS, Planning and Urban Design Division staff reviewed the Applicant's request for a Certificate of Appropriateness for Design in accordance with the criteria set forth in Section 5.5.F.1. of the Zoning and Land Development Regulations, and have forwarded a recommendation of approval of the Certificate of Appropriateness for Design to the City Commission, with the following conditions:

1. The Great Southern Hotel Historic Reconstruction plans prepared by Tamara Peacock, Adache Architects (AOR), and consulting engineers, attached as Exhibit "A", are found by the City to be in compliance with the Secretary of Interior Standards for Reconstruction and the City's Code and are approved in accordance with the City's Code. The reconstruction shall be in compliance with these plans, subject to only minor deviations approved by the Planning Director. The Standards have been applied taking into consideration the economic and technical feasibility of each project. The City has found that the applicant has met the following standards:
  - a. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
  - b. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
  - c. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.
  - d. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical

evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.

- e. A reconstruction will be clearly identified as a contemporary re-creation.
- f. Designs that were never executed historically will not be constructed.

; and

2. That the applicant will provide a location within its building to showcase original photographs of The Great Southern Hotel, which shall include some of the preserved decorative elements. Any preserved decorative elements not utilized in the showcase shall be donated to the City of Hollywood. In addition, the following elements, which are shown within The Great Southern Hotel Reconstruction plans, shall be made part of the final construction:

- a. The mansard and tiles on the north elevation.
- b. The ground floor windows and doors shall be brought back to their 1920's appearance, utilizing modern materials.
- c. Cast concrete molding shall be used to reconstruct the cast stone trim on the ground floor, and previous transoms with medallions.
- d. The windows shall be reconstructed in substantially similar appearance to the historic windows, utilizing modern materials.
- e. The terrazzo flooring on the north east corner of the building shall be reconstructed.
- f. The original "Great Southern Hotel" floor sign shall be prominently reused on the property.
- g. Railings shall be reconstructed in a substantially similar appearance to the historic railing designs, utilizing modern materials.

; and

WHEREAS, Planning and Urban Design Division staff reviewed the Applicant's request for an amendment to the Site Plan in accordance with Article 6 of the Zoning and Land Development Regulations and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission has reviewed the Certificate of Appropriateness for Design in accordance with the criteria set forth in Section 5.5.F.1. of the City's Zoning and Land Development Regulations, along with staff's recommendation, and have determined that the Certificate of Appropriateness for Design should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the Applicant's request for an amendment to the Site Plan in accordance with Article 6 of the Zoning and Land Development Regulations, along with staff's recommendation, and have determined the Site Plan be approved/approved with conditions/denied.

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 material, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth in Section 5.5.F.1 of the City's Zoning and Land Development Regulations, the City Commission finds the necessary criteria have been met, and the design is approved/approved with the following conditions/denied:

---

---

---

Section 3: That following review of the Staff Summary Report, the Applicant's application and supporting documents and material, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, along with staff's recommendation, the City Commission finds that the necessary review standards have/have not been met, and the amendment to the Site Plan attached as Exhibit "B", is approved/approved with the following conditions/denied:

---

---

---

Section 4: That the Applicant shall have up to 24 months from the date of the Amended Design approval granting the Certificate of Appropriateness for Design 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 the Amended 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 6: That all other conditions and provisions of Ordinance O-2005-16; Resolution R-2005-277; Resolution R-2005-366; Resolution No. 02-CDMPV-160(A); Resolution No. 02-CDMPV-160(a) and Resolution R-2016-282 shall remain in full force and effect.

Section 7: That this Resolution shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

RENDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
JOSH LEVY, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA A. CERNY, MMC  
CITY CLERK

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

\_\_\_\_\_  
DOUGLAS R. GONZALES  
CITY ATTORNEY