

RESOLUTION NO. _____

(23-DPS-03)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING A REQUEST FOR A SPECIAL EXCEPTION AND THE DESIGN AND SITE PLAN FOR A 98,899-SQUARE FOOT PUBLIC FACILITY (POLICE HEADQUARTERS) DEVELOPMENT LOCATED AT 401 SOUTH PARK ROAD, HOLLYWOOD, FLORIDA.

WHEREAS, the City's Zoning and Land Development Regulations require that all development projects located in a Government Use ("GU") 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, responsibility for considering requests for Special Exception, Design Review, and Site Plan approval, and forwarding its recommendations to the City Commission; and

WHEREAS, the City of Hollywood ("Applicant") applied for Special Exception, Design, and Site Plan approval for a development project known as the "Police Headquarters", consisting of a three-story civic building with an accompanying parking structure and communication tower located at 401 S. Park Road, as more particularly described in the attached Exhibit "A"; and

WHEREAS, the Board, following an analysis of the application and its associated documents, determined that the proposed request for a Special Exception meets the criteria set forth in Section 5.3.G.2. of the Zoning and Land Development Regulations and is forwarding a recommendation of approval to the City Commission; and

WHEREAS, the Board reviewed the Applicant's request for Design in accordance with the criteria set forth in Section 5.3.I.4.a.(1) through (4) of the Zoning and Land Development Regulations, and is forwarding 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 is forwarding a recommendation of approval for the Site Plan to the City Commission; and

WHEREAS, on November 14, 2023, the Board met and held an advertised public hearing to consider the Applicant's requests and is forwarding its recommendations to the City Commission; and

WHEREAS, the Board reviewed the application for the Special Exception, the evidence submitted and the testimony received at the public hearing, and applied the criteria for reviewing a request for a Special Exception as set forth in Section 5.3.G.2. of the City's Zoning and Land Development Regulations, and made the following findings:

- a) The proposed use is consistent with the principles of the City's Comprehensive Plan;
- b) The proposed use is compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties in the vicinity of the development;
- c) There are provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the areas that will serve the use;
- d) There are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances;
- e) The proposed use, singularly or in combination with other Special Exceptions, is not detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses;
- f) The subject parcel is adequate in shape and size to accommodate the proposed use; and
- g) The proposed use is consistent with the definition of a Special Exception and meets the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission ; and

WHEREAS, the City Commission reviewed the application, the Department of Planning and Development Services staff report and recommendations for the Design approval and considered the following criteria pursuant to Section 5.3.I.4.a. (1) through (4) of the City's Zoning and Land Development Regulations:

- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details

should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The Design should consider architectural elements that are characteristic of the surrounding neighborhood.

- (2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved

; 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 Technical Advisory Committee’s and the Board’s recommendations and has determined that the Site Plan, more specifically set forth in the attached Exhibit “B”, 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 review of the Staff Summary Report, the Applicant’s application and supporting documents and materials, and all written and oral testimony received during the public hearing, and consideration of the criteria listed herein for approving/denying the requested Special Exception to construct the development project known as the “police Headquarters” consisting of a three-story civic building with an accompanying parking structure and communication tower at 401 S. Park Road, and its findings set forth above, the City Commission finds that the necessary criteria have been met, and the requested Special Exception is hereby **approved**.

Section 3: 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 consideration of the Design criteria set forth herein, the City Commission finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 4: 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 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 Site Plan is hereby **approved**.

Section 5: That the approval by the City Commission of the Special Exception shall become null and void unless the Applicant applies for the appropriate building or other permit(s) or license(s) within 24 months of the City Commission approval, which shall commence upon passage and adoption of this Resolution.

Section 6: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction, and the failure to submit an application within the required time period shall render all approvals null and void.

Section 7: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit, and the failure to submit an application within the required time period shall render all approvals null and void.

Section 8: That the Department of Development Services, Planning and Urban Design Division is directed to forward a copy of this Resolution to the Applicant/Owner of the property with respect to which the request was made; and

Section 9: That a copy of this Resolution shall 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, and a copy shall be furnished to any appropriate enforcement official.

Section 10: 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 SPECIAL EXCEPTION, DESIGN AND SITE PLAN APPROVAL FOR A 98,899-SQUARE FOOT PUBLIC FACILITY (POLICE HEADQUARTERS) DEVELOPMENT LOCATED AT 401, SOUTH PARK ROAD, HOLLYWOOD, FLORIDA.

PASSED AND ADOPTED this _____ day of _____, 2024.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DOUGLAS R. GONZALES
CITY ATTORNEY