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CITY OF HOLLYWOOD  
PLANNING AND DEVELOPMENT BOARD  
RESOLUTION NO. 19-CDPVM-61

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR VARIANCES, DESIGN AND SITE PLAN APPROVAL, FOR A MIXED-USE DEVELOPMENT CONSISTING OF 324 RESIDENTIAL UNITS AND APPROXIMATELY 30,000 SQUARE FEET OF RETAIL SPACE (SOLESTE) FOR THE PROPERTY LOCATED AT 2001 HOLLYWOOD BOULEVARD AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, The Estate Companies, SunTrust Office Building, LLC. and Suntrust Office Parking Lot, LLC. (collectively "Applicants"), have applied for Variances, Design and Site Plan approval for a mixed-use development consisting of 324 residential units and approximately 30,000 square feet of retail space located at 2001 Hollywood Boulevard, as more particularly described in the attached Exhibit "A"; and

WHEREAS, the Planning Manager and Principal Planner ("Staff"), following an analysis of the application and its associated documents have determined that the proposed request for a Variance for the waiver of seven feet of the required 10 feet setback on the north façade to allow for a 3 foot setback along Tyler Street which will allow for an arcade which will tie into the existing sidewalk allowing or an open pedestrian walkway, does meet the criteria set forth in Section 5.3 F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended that the Variance be approved; and

WHEREAS, the Planning Manager and Principal Planner ("Staff"), following an analysis of the application and its associated documents have determined that the proposed request for a Variance for the waiver of five feet of the required 5 foot setback at the south alley to allow for a 0 foot setback, does meet the criteria set forth in Section 5.3 F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended that the Variance be approved; and

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WHEREAS, the Planning Manager and Principal Planner, following analysis of the application and its associated documents, has determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and have therefore recommended approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

(1) That, the Applicants shall submit a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, prior to the issuance of permits and recorded by the City in the Public Records of Broward County prior to the issuance of a Certificate of Occupancy or Certificate of Completion; and

(2) That, the Applicants shall ensure that all plumbing, mechanical and electrical fixtures and equipment, including backflow preventer, are screened from the public right-of-way; and

(3) That, the Applicants shall continue to work with the Engineering Division on the alley vacation, specifically, the area shown on the vacation and easements plan provided during TAC and establishing easements of such area along with a corner radius for trash trucks turning movements.

; and

WHEREAS, on June 8, 2021, the Board met and held an advertised public hearing to consider the Applicants' requests; and

WHEREAS, the Board reviewed the application for the two Variances and determined the following:

(1) As to the Variance request to waive seven feet of the required 10 feet setback on the north façade to allow for a 3 foot along Tyler Street to allow an arcade which will tie into the existing sidewalk allowing for an open pedestrian walkway, the Variance request does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;

- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is 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 need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

(2) As to the Variance request to waive 5 feet of the required 5 foot setback to allow for a 0 foot setback at the south alley, the Variance request does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is 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 need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and recommendations for the Design approval, considered the following criteria pursuant to

Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:

- (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 Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with conditions, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT 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, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property located at 2001 Hollywood Boulevard as more specifically described in the attached Exhibit "A", to waive

seven feet of the required 10 foot setback of the subject property to allow for a 3 foot setback along Tyler Street, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property located at 2001 Hollywood Boulevard as more specifically described in the attached Exhibit "A", to waive 5 feet of the required 5 foot setback on the south alley of the subject property, the Board finds that the necessary criteria have been met, and the requested Variance 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 the consideration of the Design criteria set forth herein for approving/denying the requested Design for the mixed-used development consisting of 324 residential units and 30,000 sq. ft. of retail space for the property located at 2001 Hollywood Boulevard, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 5: 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 Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following conditions:**

(a) That, the Applicants shall submit a Unity of Title or Unity of Control in a form acceptable to the City Attorney, prior to the issuance of building permits and recorded in the Public Records of Broward County by the City, prior to the issuance of a Certificate of Occupancy or a Certificate of Completion; and

(b) That, the Applicants shall ensure that all plumbing, mechanical and electrical fixtures and equipment, including backflow preventer, are screened from the public right-of-way; and

(c) That, the Applicants shall continue to work with the Engineering Division on the alley vacation, specifically, the area shown on the vacation and easements plan provided during TAC and establishing easements of such area along with a corner radius for trash trucks turning movements.

Section 6: That all Variances shall become null and void unless the Applicants have applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

Section 7: That the Applicants 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. Failure to submit an application within the require time period shall render all approvals null and void.

Section 8: That the Applicants shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

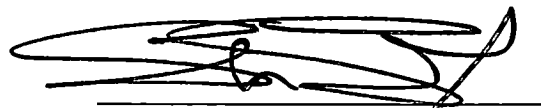
Section 9: That the Department of Development Services Planning and Urban Design Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the 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 8th DAY OF JUNE, 2021.

RENDERED THIS 28<sup>th</sup> DAY OF JUNE, 2021.

ATTEST:

  
KENNETH CRAWFORD, SECRETARY

  
SHANNON STOUGH, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY for the use reliance of the Planning and Development Board of the City of Hollywood, Florida, only.

  
DEBRA- ANN REESE, BOARD COUNSEL

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RESOLUTION NO. 19-CDPVM-61  
CITY OF HOLLYWOOD  
PLANNING AND DEVELOPMENT BOARD  
AND  
HISTORIC PRESERVATION BOARD

A RESOLUTION OF THE CITY OF HOLLYWOOD JOINT PLANNING AND DEVELOPMENT BOARD/HISTORIC PRESERVATION BOARD CONSIDERING THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR DESIGN, AND SITE PLAN FOR A MIXED-USE DEVELOPMENT WITHIN THE HISTORIC HHOLLYWOOD BUSINESS DISTRICT AND LOCATED AT 2001 HOLLYWOOD BOULEVARD AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Planning Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

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

WHEREAS, in accordance with Section 5.3.1.2. of the Zoning and Land Development Regulations, a joint meeting of the Planning and Development Board and Historic Preservation Board is required for projects located in an Historic District that requires Site Plan approval and a Certificate of Appropriateness of Design; and

WHEREAS, The Estates Companies/SunTrust Office Building, LLC./SunTrust Office Parking Lot, LLC. (the "Applicants") applied for a Certificate of Appropriateness for Design and Site Plan approval for the construction of a 324 residential units with approximately 30,000 square feet of retail space to be partially located within the Hollywood Historic District), as more specifically described in the attached Exhibit "A"; and

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WHEREAS, the Planning Manager and Principal Planner, following an analysis of the application and its associated documents have determined that the Certificate of Appropriateness for Design does meet the following criteria of integrity of location, design, setting, materials, workmanship and association as set forth in Section 5.5 F. of the Zoning and Land Development Regulations and have therefore recommended approval; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents have determined that the proposed request for Site Plan does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval of the proposed Site Plan with the following conditions:

(1) That, the Applicants shall submit a Unity of Title in a form acceptable to the City Attorney's Office, prior to the issuance of any building permits which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and

(2) That, the Applicants shall ensure that all plumbing, mechanical and electrical fixtures and equipment, including backflow preventer are screed from the public right-of-way; and

(3) That, the Applicants shall continue to work with the Engineering Division on the alley vacation, specifically, the area shown on the vacation and easements plan provided during TAC and establishing easements of such area along with a corner radius for trash trucks turning movements.

; and

WHEREAS, on June 8, 2021, an advertised public hearing of the joint meeting of the Planning and Development Board and Historic Preservation Board ("Joint Board") was held to consider the Applicant's requests; and

WHEREAS, the Joint Board reviewed the application and the Division of Planning and Urban Design's staff report, and considered staff's conditions, and made the following finding: That the request for a Certificate of Appropriateness for Design to construct a mixed use development consisting of 324 residential unit with approximately 30,000 square feet of retail space meets the criteria set forth in Section 5.5.F. of the Zoning and Land Development Regulations with the following conditions:

(1) That, the Applicants shall work with Staff to provide rounded arches on the east façade, not flat; and



(2) That, the Applicants shall work with Staff to align the eyebrow above the arches on the east façade with the proposed columns; and

(3) That, the Applicants shall work with Staff to reduce the chamfer on the overhang located on the corner of Hollywood Boulevard and 20<sup>th</sup> Avenue so that it comes to a corner.

; and

WHEREAS, the Joint Board reviewed the application and the staff's report and the Technical Advisory Committee's recommendation with a condition for the approval of the Site Plan and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, and have determined that the Site Plan standards have been met with the Staff's conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE JOINT PLANNING AND DEVELOPMENT BOARD/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 following review of the Staff Summary Report, the application, supporting documents, materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the criteria set forth herein for approving/denying a Certificate of Appropriateness for Design as more specifically depicted on the attached Exhibit "B", for the property located at 2001 Hollywood Boulevard as more specifically described in the attached Exhibit "A", the Board finds that the necessary criteria have been met, and the Certificate of Appropriateness for Design is hereby **approved with the following conditions:**

(a) That, the Applicants shall work with Staff to provide rounded arches on the east façade, not flat; and

(b) That, the Applicants shall work with Staff to align the eyebrow above the arches on the east façade with the proposed columns; and

(c) That, the Applicants shall work with Staff to reduce the chamfer on the overhang located on the corner of Hollywood Boulevard and 20<sup>th</sup> Avenue so that it comes to a corner.

Section 3: That, following review of the Staff Summary Report, the application, supporting documents, materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and the Site Plan as more specifically set forth in the attached Exhibit "B, is hereby **approved with the following conditions:**

(a) That, the Applicant shall submit a Unity of Title in a form acceptable to the City Attorney's Office, prior to the issuance of any building permits which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and

(b) That, the Applicants shall ensure that all plumbing, mechanical and electrical fixtures and equipment, including backflow preventer are screened from the public right-of-way; and

(c) That, the Applicants shall continue to work with the Engineering Division on the alley vacation, specifically, the area shown on the vacation and easements plan provided during TAC and establishing easements of such area along with a corner radius for trash trucks turning movements.

Section 4: That, the Applicant shall have up to 24 months from the date of this Certificate of Appropriateness for Design approval to apply for all necessary building permits or licenses required to proceed with this project. Failure to apply for said building permits or licenses within the time period shall render all Joint Board approvals null and void.

Section 5: That, the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

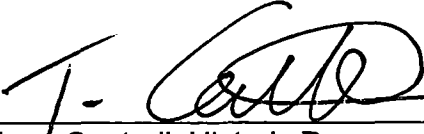
Section 6: That the Department of Development Services, Planning and Urban Design Division, is hereby directed to forward a copy of this Resolution to the Applicants and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded 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.

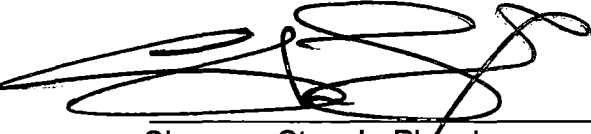
PASSED AND ADOPTED THIS 8th DAY OF JUNE, 2021.

RENDERED THIS 28<sup>th</sup> DAY OF JUNE, 2021.

RESOLUTION NO. 19-CDPVM-61

A RESOLUTION OF THE CITY OF HOLLYWOOD JOINT PLANNING AND DEVELOPMENT BOARD/HISTORIC PRESERVATION BOARD CONSIDERING THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR DESIGN, AND SITE PLAN FOR A MIXED-USE DEVELOPMENT WITHIN THE HISTORIC HHOLLYWOOD BUSINESS DISTRICT AND LOCATED AT 2001 HOLLYWOOD BOULEVARD AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

  
\_\_\_\_\_  
Terry Cantrell, Historic Preservation  
Board Chair

  
\_\_\_\_\_  
Shannon Stough, Planning  
and Development Board Chair

APPROVED AS TO FORM & LEGAL SUFFICIENCY for the use reliance of the Planning and Development Board and Historic Board of the City of Hollywood, Florida, only.

  
\_\_\_\_\_  
DEBRA REESE, BOARD COUNSEL



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Hollywood, Florida

seal :

ROBERT K. MORLETTE, AIA, NCARB, LEED AP BD+C, CFP  
FLORIDA REGISTERED ARCHITECT # A819199

revisions :

drawing data :

3D MODEL

project number :

#19024

drawing scale :

As Shown

drawing date :

04/20/2020

phase :

Final TAC

sheet number :

A1-20

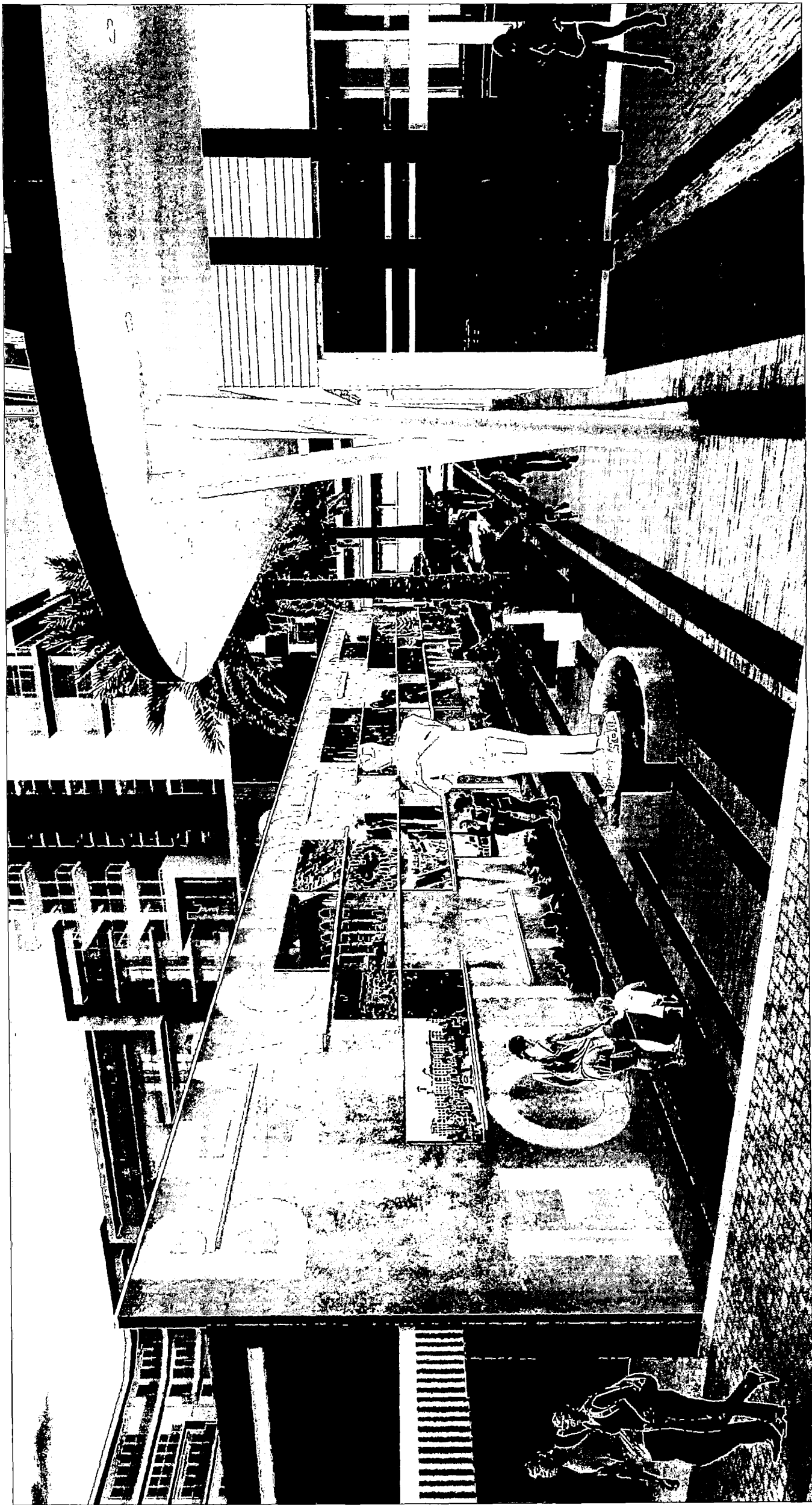


EXHIBIT B

06 Pedestrian Walk  
SCALE: 1/32"=1'-0"

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