

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: April 12, 2018 **FILE NO:** P-18-04

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Julian Gdaniec, Assistant Planner 

SUBJECT: Art Ocean, LLC requests an extension of previously approved Variance, Design, and Site Plan for a 15 room Hotel with accessory uses located at 315 Cleveland Street (Art Ocean Hotel).

EXPLANATION:

On April 14, 2016, the Planning and Development Board ("Board") granted approval of a Variance, Design, and Site Plan for a proposed fifteen room Hotel with accessory uses at 315 Cleveland Street. Pursuant to Section 5.3(l)(6)(b) of the City's Zoning and Land Development Regulations, entitled "Building Permit Applications," an Applicant may request the Board to consider an extension of a Board approval not to exceed 24 months.

The Applicant purports the delay in submittal of a Building Permit application is due to difficulties in acquiring bank funding which have impacted the Applicant's ability to move forward with construction. Staff recommends approval of the requested Extension of a previously approved Variance, Design, and Site Plan in order to provide additional time for the Applicant to obtain the financing necessary to obtain Building Permits. Staff has attached the previous Staff Report for historical accuracy and informational purposes.

There have been no modifications to the plans and no changes in the City's Zoning Code that render this project nonconforming. Three conditions of approval for Site Plan were provided at time of original approval (as evidenced by the attached resolution) and this extension would include the necessitation of adherence to these conditions as originally specified.

RECOMMENDATION:

Approval.

ATTACHMENTS:

ATTACHMENT I: General Application and Request for Extension
ATTACHMENT II: Staff Report – April 2016