

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND URBAN DESIGN DIVISION**

DATE: September 6, 2018 **FILE:** 18-P-49

TO: Planning and Development Board / Local Planning Agency

VIA: Leslie A. Del Monte, Planning Manager

FROM: Fitz Murphy, Planning Administrator

SUBJECT: Broward County requests Site Plan approval for a communication tower located at 1200 Sheridan Street (West Lake Park).

REQUEST:

Site Plan approval for a Communication Tower (West Lake Park).

RECOMMENDATION:

Forward a recommendation to the City Commission as follows:

Site Plan: Approval with the following conditions.

- a. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C);
- b. If any trees are proposed to be removed, a Tree Disposition Plan and Landscape Plan shall be submitted in conjunction with demolition and/or construction permitting with full mitigation for total number of inches of hardwood tree DBH proposed to be removed. Landscape plan to reflect full tree mitigation in addition to new construction city of Hollywood regular landscape code requirements

REQUEST

The subject site is within the West Lake Park, located south of Sheridan Street and the west of West Lake Drive within the Hollywood Lakes neighborhood. West Lake Park is a regional park which includes the Anne Kolb Nature Center and a variety of outdoor recreational activities. The park has an Open Space and Recreation Land Use, and is zoned as Governmental Use (GU) which will allow for government, including communication towers and related structures. Broward County, is proposing a 300 foot communication tower and accessory structure, a critical component of the new Public Safety Radio System, which includes the City of Hollywood Police and Fire users.

The proposed structure is flanked by a City of Hollywood Public Utilities and golf course to the south, multifamily residential to the north, west and east, and a conservation area to east as well. The communication tower and accessory structure are appropriately located on the southwestern corner of the West Lake Park, bordering the City of Hollywood Public Utilities, this location allows for the tower to be at its maximum separation from the any neighboring residential property and nestled within the open space.

As determined by the Zoning and Land Development Regulations, the Planning and Development Board makes a recommendation to the City Commission for Design and Site Plan.

SITE INFORMATION

Owner/Applicant:	Broward County
Address/Location:	1200 Sheridan Street
Net Area of Property:	6,464 sq. ft. (0.192 acres)
Land Use:	Open Space and Recreational (OSR)
Existing Zoning:	Government Use District (GU)
Existing Use of Land:	Forest, parks and recreation

ADJACENT LAND USE

North:	Medium Residential (MRES), Conservation (CONS), Open Space and Recreational (OSR)
South:	Open Space and Recreational (OSR)
East:	Medium Residential (MRES), Conservation (CONS), High Residential (HRES), Open Space and Recreational (OSR)
West:	Low Medium Residential (LMRES), Medium Residential (MRES), Open Space and Recreational (OSR)

ADJACENT ZONING

North:	Medium Multiple Family Residential (RM-12), Government Use (GU)
South:	Government Use (GU)
East:	Government Use (GU), Multiple Family Wetland (RM-WET)
West:	Government Use (GU), Medium Multiple Family Residential (RM-12)

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The subject property is located in Sub-Area 2, which is geographically defined by Dixie Highway to the west, IntraCoastal Waterway to the east, Pembroke Road to the south and Sheridan Street to the north. This area includes the residential neighborhoods of Hollywood Lakes, Dixie Highway Corridor, and Downtown Hollywood.

The proposed request is consistent with City-Wide Master Plan based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Guiding Principle: *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

The proposed development and use are consistent with the above policies by promoting the best use of land, while taking into consideration the surrounding properties and making the necessary improvements in order to help mitigate any possible impacts which may occur.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Land Use Element

This project is located in the Open Space and Recreational Land Use area which is characterized by active and passive outdoor recreation, golf courses, camping ground and facilities, and outdoor cultural educational, educational and civic structures and uses. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The surrounding community has a mix of residential, vacant land and utilities.

Objective 4: *Maintain and enhance neighborhoods business, utilities, industrial and tourist areas that are not blighted.*

Objective 13: *The City of Hollywood shall prioritize infrastructure service improvements to supplement and enhance economic development and redevelopment, and streetscape and aesthetic design.*

The proposed project will allow for a needed public infrastructure to serve the entire community within the City of Hollywood in a manner which enhances existing facilities.

SITE PLAN

Staff finds the proposed Site Plan compliant with all regulations as set forth in Article six of the Hollywood Zoning and Land Development Regulations. Therefore, Staff recommends approval, with the following conditions:

- a. **A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C);**
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ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use and Zoning Map