

RESOLUTION NO. R-2018-333

(18-P-49)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING THE REQUEST FOR SITE PLAN APPROVAL FOR A COMMUNICATION TOWER LOCATED AT 1200 SHERIDAN STREET ("WEST LAKE PARK").

WHEREAS, the City's Zoning and Land Development Regulations require that all development projects that are located in GU (Government Use District) are to be reviewed by the Planning and Development Board, and the Board shall forward its recommendations to the City Commission for final review and approval; and

WHEREAS, Broward County (the "Applicant") submitted an application (18-P-49) for consideration of its request for Site Plan approval for a communication tower located at 1200 Sheridan Street, as more specifically described in the attached Exhibit "A"; and

WHEREAS, the Planning Manager and Planning Administrator ("staff") reviewed the Applicant's request in accordance with the criteria set forth in Article 6 of the Zoning and Land Development Regulations and recommended that the Site Plan be approved with the following conditions:

- (1) That 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, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C); and
- (2) That 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. The Landscape Plan shall reflect full tree mitigation in addition to new construction and City of Hollywood regular landscape code requirements.

; and

WHEREAS, on September 6, 2018, the Planning and Development Board ("Board") held a noticed public hearing to review the application submitted by the Applicant; and

WHEREAS, the Board reviewed the Site Plan request based upon staff's Summary Report, the relevant criteria set forth in Article 6 for the request, the Applicant's application and supporting documents and materials, as well as all submitted written and oral testimony received during the public hearing from all parties and speakers, and have forwarded its recommendations of denial as they found that the Site Plan review standards set forth in Article 6 have not been met; and

WHEREAS, on October 17, 2018, the City Commission held a duly noticed hearing to review the application submitted by the Applicant; and

WHEREAS, the City Commission reviewed the Site Plan request based upon staff's Summary Report, the relevant criteria set forth in Article 6 for each request, the Applicant's application and supporting documents and materials, as well as all submitted written and oral testimony received during the public hearing from all parties and speakers, and found that additional research should be conducted on alternative sites, and continued the item to its November 7, 2018 meeting; and

WHEREAS, on November 7, 2018, the City Commission held a duly noticed public hearing to review the application submitted by the Applicant, reviewed supporting documents and materials, as well as all submitted written and oral testimony received during the public hearing from all parties and speakers and found that CIRC Residences was a viable alternative, and continued the item to its December 19, 2018 meeting, requesting that staff conduct further analysis on the CIRC Site; and

WHEREAS, on December 19, 2018, the City Commission held a duly noticed public hearing to review the application submitted by the Applicant, reviewed the supporting documents and materials, as well as all submitted written and oral testimony received during the public hearing from all parties and speakers and found that the CIRC Site was the preferred viable alternative site, and continued the item to its January 8, 2019 meeting, requesting the Applicant to conduct further analysis on the CIRC Site; and

WHEREAS, the Applicant has requested that the City Commission review its original application for site plan approval for the location of the communication tower at 1200 Sheridan Street within West Lake Park and the Applicant waived the quasi-judicial proceedings; and

WHEREAS, the City Commission has reviewed the proposed Site Plan for the Project in accordance with the review standards set forth in Article 6 of the Zoning and Land Development Regulations, along with the Board's recommendation, and has determined that the Site Plan should be denied as the review standards set forth in Section 6.3 have not been met, primarily Section 6.3 E. which states:

E. Building and other structures. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

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 submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, 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 not been met, and the Site Plan attached as Exhibit "B" is **denied as the review standards set forth in Section 6.3 A. through F have not been met, and specifically, Section 6.3 E. has not been satisfied.**

Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 5 day of June, 2019



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 *DR*

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL:
ESTATE:
PURPOSE:

Description:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 11; THENCE NORTH 88°06'10" EAST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 11, A DISTANCE OF 830.59 FEET; THENCE NORTH 01°13'56" EAST, A DISTANCE OF 971.19 FEET TO THE NORTH LINE OF THE SOUTH 304.63 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 88°00'05" EAST ALONG SAID LINE, FOR A DISTANCE OF 74.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23°54'58" EAST, A DISTANCE OF 85.96 FEET; THENCE SOUTH 66°06'36" EAST, A DISTANCE OF 80.18 FEET; THENCE SOUTH 24°00'05" WEST, A DISTANCE OF 90.17 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 23507, PAGE 0417; THENCE NORTH 47°39'51" WEST ALONG SAID LINE, FOR A DISTANCE OF 55.42 FEET; THENCE SOUTH 88°00'05" WEST, A DISTANCE OF 30.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 6,464 SQUARE FEET OF 0.148 ACRES MORE OR LESS.

Surveyors Notes

1. This Sketch of Description is not valid without the signature and original raised seal of the signing Florida licensed Professional Surveyor and Mapper.
2. This Sketch of Description is based upon a Map of ALTA / NSPS Land Title Boundary and Topographic Survey executed by this firm, dated August 2018, Job No. 6166 17 0575.240.
3. Lands shown hereon were not abstracted by this firm for matters of record, such as easements, right of way, ownership or other instruments of record. Non-surveyed lines, references to ownership, parcel identification numbers, and instruments of record shown hereon are based upon information provided by the Broward County Property Appraiser's Office.
4. Bearings, coordinates and elevations shown hereon are relative to the Florida State Plane Coordinate System, East Zone (0901), North American Datum of 1983, 2011 adjustment and; the North American Vertical Datum of 1988 (NAVD 88) based on Global Positioning System (GPS) measurements to National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS) network.
5. The legal description shown hereon was prepared by this firm at the direction of the client.
6. This Sketch of Description is certified to and for the exclusive use of MOTOROLA SOLUTIONS.

CHARLES B. GARDINER

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

THIS IS NOT A SURVEY

PROJECT TITLE:

Sketch of Description
West Lake Park - Tower Site
Section 11, Township 51 South, Range 42 East, Broward County, Florida

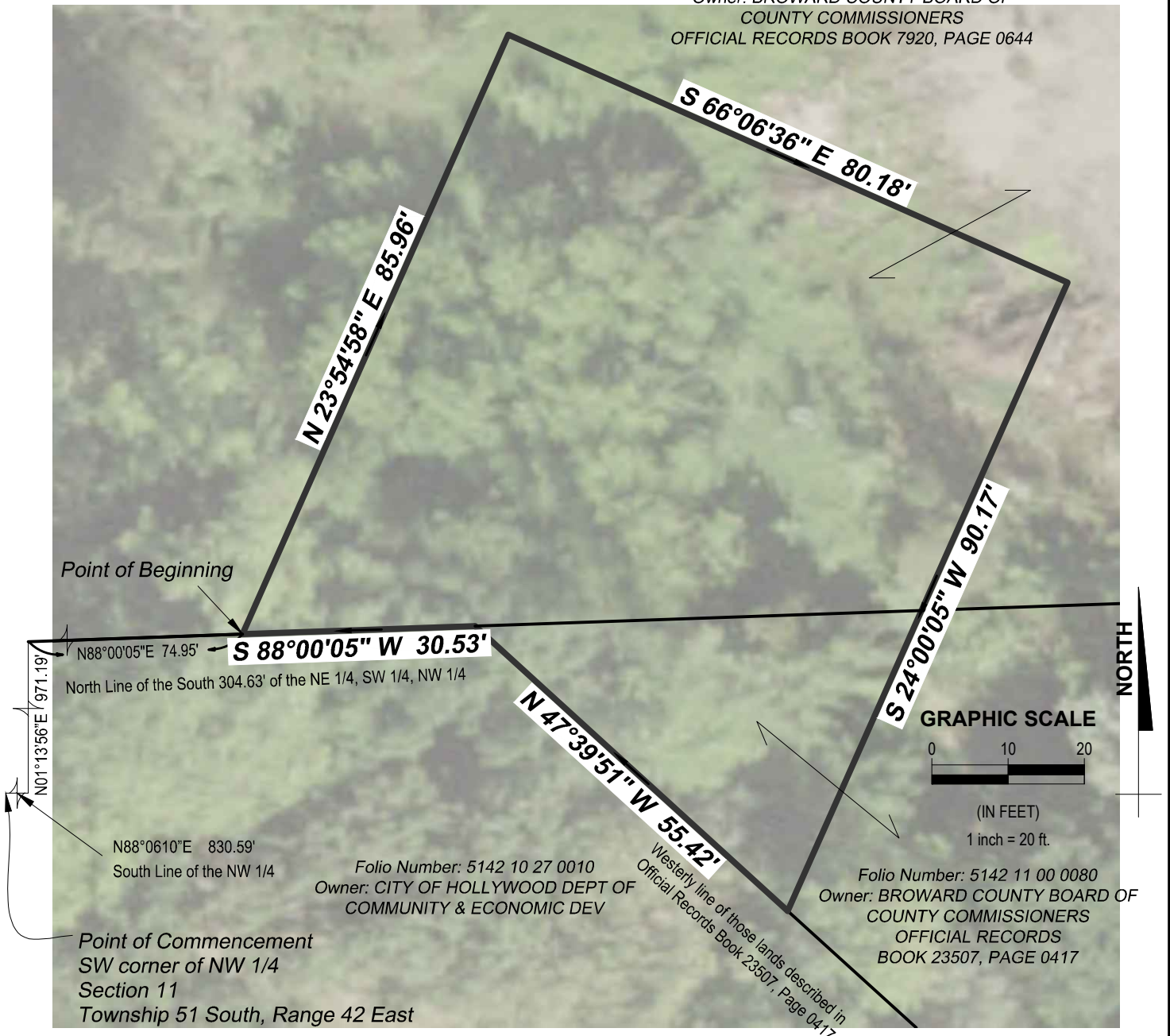


Amec Foster Wheeler
Environment & Infrastructure, Inc.
 550 Northlake Boulevard
 Altamonte Springs, FL 32701 USA
 Phone: (407) 522-7570 Fax: (407) 522-7576
 Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: MR	CHKD. BY: CBG	
DATE: 08/01/2018	DATE: 08/01/2018	
JOB No. 6166170575.240	SCALE: N/A	SHT. 1 OF 2
DRAWING NAME: 11.WEST_LAKE_PARK-alta.dwg		

SCHEDULE "A"
 SKETCH OF DESCRIPTION
 PARCEL:
 ESTATE:
 PURPOSE:

Folio Number: 5142 11 00 0010
 Owner: BROWARD COUNTY BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS BOOK 7920, PAGE 0644



THIS IS NOT A SURVEY

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Sketch of Description
 West Lake Park - Tower Site
 Section 11, Township 51 South, Range 42 East, Broward County, Florida



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REVISION		
DRAWN BY: MR	CHKD. BY: CBG	
DATE: 08/01/2018	DATE: 08/01/2018	
JOB No. 6166170575.240	SCALE: 1" = 20'	SHT. 2 OF 2
DRAWING NAME: 11.WEST_LAKE_PARK-alta.dwg		

BROWARD COUNTY- WEST LAKE PARK
PERMIT SET

INDEX OF DRAWINGS		
SHEET NO	SHEET NAME	CURRENT REV.
CS-000	COVER	
SU-100	SURVEY	
SP-001	SITE PLAN	
A-100	ELEVATIONS	
A-101	ELEVATIONS	
A-200	NORTH ELEVATION	
A-201	SOUTH ELEVATION	
A-202	EAST ELEVATION	
A-203	WEST ELEVATION	
A-204	SITE SECTION	
A-205	SITE SECTION	

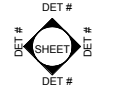
SYMBOL LEGEND



BUILDING SECTION
WALL SECTION MARKER



INTERIOR ELEVATION
MARKER ONE WALL



INTERIOR ELEVATION
MARKER MULTIPLE
WALLS

DET#: REFERS TO DETAIL NUMBER OF PROJECT
SHEET
SHEET: REFERS TO PROJECT SHEET (XXXX)

DIMENSION NOTE:
ALL DIMENSIONS ARE TAKEN TO AND FROM THE STRUCTURAL FACE OF THE WALL UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO INFORM ARCHITECT OF DISCREPANCIES WHEN FOUND. GENERAL CONTRACTOR SHALL NOT SCALE CONSTRUCTION DRAWINGS. ROUNDING OF LENGTHS ONLY ALLOWED AS INDICATED IN THE PLANS.

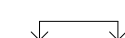
WALL SIZES:
GENERAL CONTRACTOR TO REFER TO WALL AND PARTITION TYPE SCHEDULES FOR WALL SIZING, RATING AND ASSEMBLY. **ALL SIZES SHOWN IN PLANS ARE ACTUAL UNLESS OTHERWISE INDICATED.**



FINISHED ELEVATION



SPOT ELEVATION



ALIGN

ABBREVIATIONS

ADA	: AMERICANS WITH DISABILITIES ACT	EWG	: ELECTRIC WATER COOLER	MAX.	: MAXIMUM	SAN.	: SANITARY
A.F.F.	: ABOVE FINISHED FLOOR	EXIST.	: EXISTING	MECH.	: MECHANICAL	DWG.	: DRAWING
ALT.	: ALTERNATIVE	EXT.	: EXTERIOR	MIN.	: MINIMUM	S.C.	: SOLID CORE
ALUM.	: ALUMINUM	FD.	: FLOOR DRAIN	MISC.	: MISCELLANEOUS	SCH.	: SCHEDULE
APPROX.	: APPROXIMATE	FE.	: FIRE EXTINGUISHER	MTL.	: METAL	SH.	: SHINGLES
BD.	: BOARD	FEC	: FIRE EXTINGUISHER CABINET	N.I.C.	: NOT IN CONTRACT	SHT.	: SHEET
BLDG.	: BUILDING	FIN	: FINISH	NTS.	: NOT TO SCALE	SHV.	: SHELVING
BLK.	: BLOCK	FR.	: FIRE RATING	NO./#	: NUMBER	SPEC.	: SPECIFICATION
BOT.	: BOTTOM	FT.	: FOOT/FEET	O.C.	: ON CENTER	SQ.	: SQUARE
C.J.	: CONTROL JOINT	FTG.	: FOOTING	O.D.	: OUTSIDE DIAMETER	SQ. FT.	: SQUARE FOOT
CL.	: CENTER LINE	GALV.	: GALVANIZED	O.H.	: OVERHEAD	SST.	: STAINLESS STEEL
CLG.	: CEILING	GFI.	: GROUND FAULT CIRCUIT INTERRUPT	OPP.	: OPPOSITE	STL.	: STEEL
CLR.	: CLEAR	GL.	: GLASS	PARTN.	: PARTITION	SUP.	: SUPPLY
CMU.	: CONCRETE MASONRY UNIT	GYP.	: GYPSUM	PT.	: PAINT	TG.	: TEMPERED GLASS
C.O.	: CLEAN OUT	H.C.	: HOLLOW CORE	PLG.	: PILING	TEMP.	: TEMPORARY
COL.	: COLUMN	H.D.G.	: HOT DIPPED GALVANIZED	PLYWD.	: PLYWOOD	THK.	: THICKNESS
CONC.	: CONCRETE	HDR.	: HEADER	PNL.	: PANEL	TYP.	: TYPICAL
CTR.	: CENTER	HDWR.	: HARDWARE	PREFAB.	: PREFABRICATED	U.E.	: UNDERGROUND ELECTRIC
DIA.	: DIAMETER	HT.	: HEIGHT	PRELIM.	: PRELIMINARY	U.G.	: UNDER GROUND
DBL.	: DOUBLE	HVAC.	: HEATING, VENTILATING, AND	PSF.	: POUNDS PER SQUARE FOOT	UL	: UNDERWRITERS
DEMO	: DEMOLITION	ID.	: INSIDE DIAMETER	PSI.	: POUNDS PER SQUARE INCH	LABORATORIES, INC.	
DET.	: DETAIL	IN	: INCH	PT.	: PRESSURE TREATED	VENT.	: VENTILATOR
DF.	: DRINKING FOUNTAIN	INCL.	: INCLUDED	R	: RADIUS	VERT.	: VERTICAL
DIM.	: DIMENSION	INSUL.	: INSULATION	REC.	: RECESSED	VIF.	: VERIFY IN FIELD
DN.	: DOWN	INT.	: INTERIOR	REF.	: REFERENCE	VTR.	: VENT THRU PIPE
D.S.	: DOWN SPOUT	KD.	: KILN DRIED	RCP.	: REFLECTED CEILING PLAN	WC.	: WATER CLOSET
DWG.	: DRAWING	LAM.	: LAMINATED	REINF.	: REINFORCING	WD.	: WOOD
EA.	: EACH	LAV.	: LAVATORY	REQD.	: REQUIRED	WH.	: WATER HEATER
E.F.	: EXHAUST FAN	LB.	: LBS.	REV.	: REVISION	WP.	: WATERPROOF
E.J.	: EXPANSION JOINT	LTG.	: LIGHTING	RFG.	: ROOFING	YD.	: YARD
EL.	: ELEVATION	LVR.	: LOUVER	RGH.	: ROUGH		
EQ.	: EQUAL	MFR.	: MANUFACTURER	RM.	: ROOM		
EQUIP.	: EQUIPMENT			R.O.	: ROUGH OPENING		



MOTOROLA

8000 W. SUNRISE BLVD
PLANTATION, FL 33322

PHONE: (954) 723-5000

BROWARD COUNTY-
WEST LAKE PARK

1200 SHERIDAN STREET
HOLLYWOOD, FL 33019

AMEC FOSTER WHEELER PROJECT No 6166-17-0675

DRAWN: G. TRIANA	CHECKED: C. RULLIER
APPROVED: F.D. SHIVER	DATED: 01/17/2018



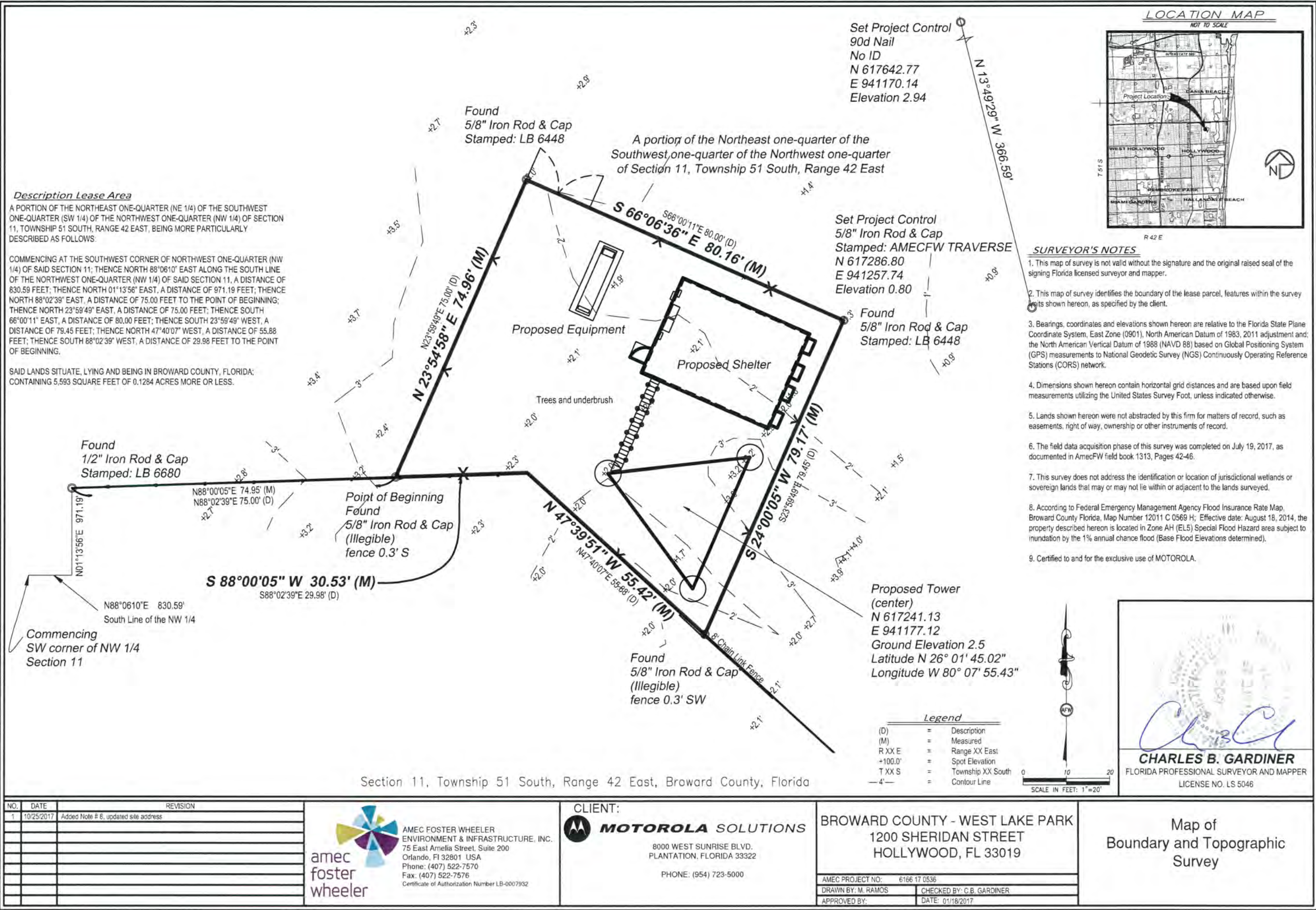
AMEC FOSTER WHEELER
ENVIRONMENT AND INFRASTRUCTURE, INC.
1075 BIG SHANTY DRIVE, N.W., SUITE 100
KENNESAW, GA 30144
PHONE: (770) 421-3400 FAX: (770) 421-3486

NO.	DATE	REVISION
A	07/26/17	LEASE EXHIBIT
B	09/27/17	ISSUED FOR PRELIMINARY
C	12/08/17	ISSUED FOR PRELIMINARY

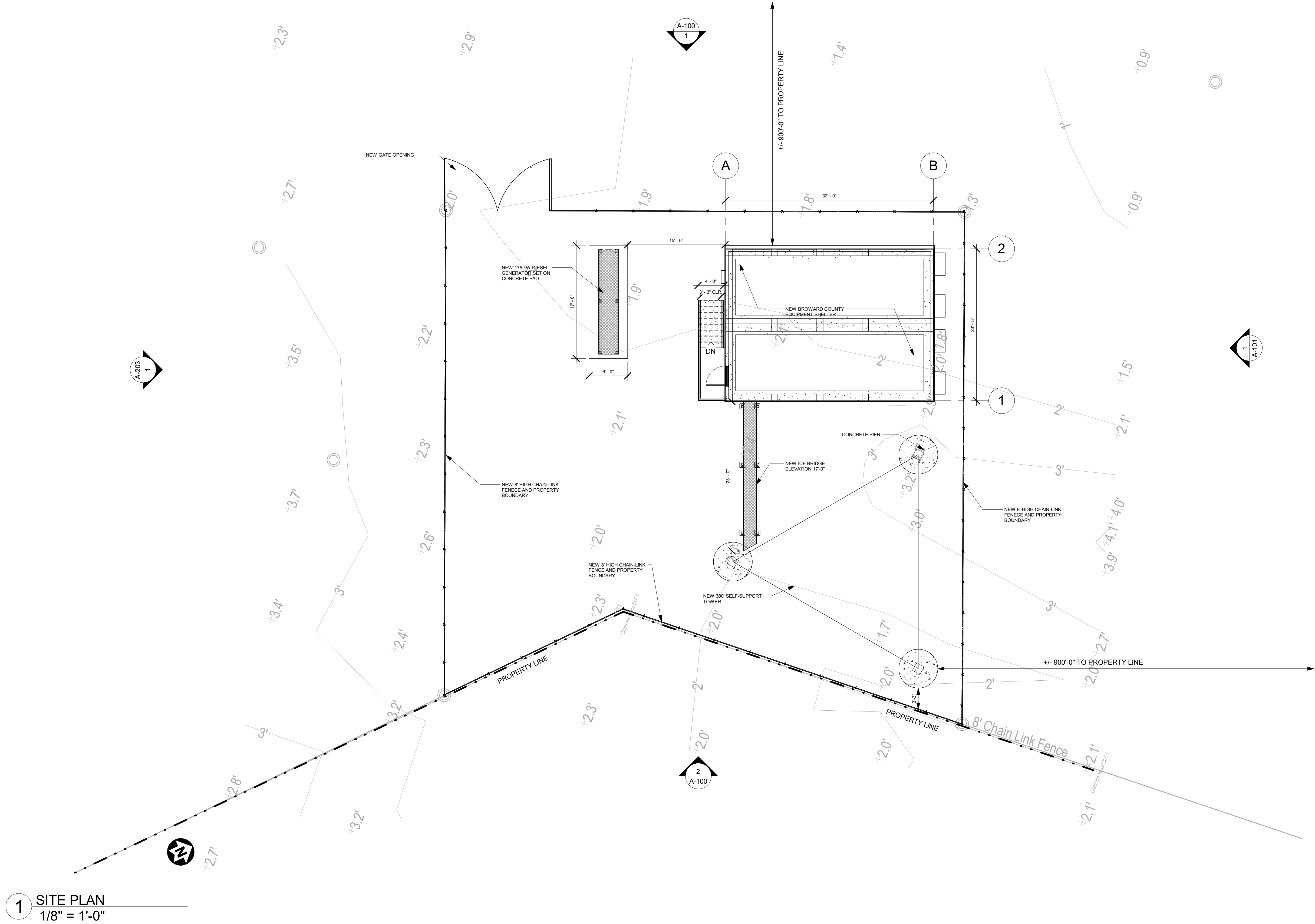
SHEET No. & NAME

CS-000 COVER

EXHIBIT "B"



P:\6374\2017\6166170536 - Motorola Broward Co\00 Civil 3D 2016\11.WEST_LAKE_PARK.dwg, 10/30/2017 5:36:59 PM, AutoCAD PDF (Smallest File).pc3, 1:1



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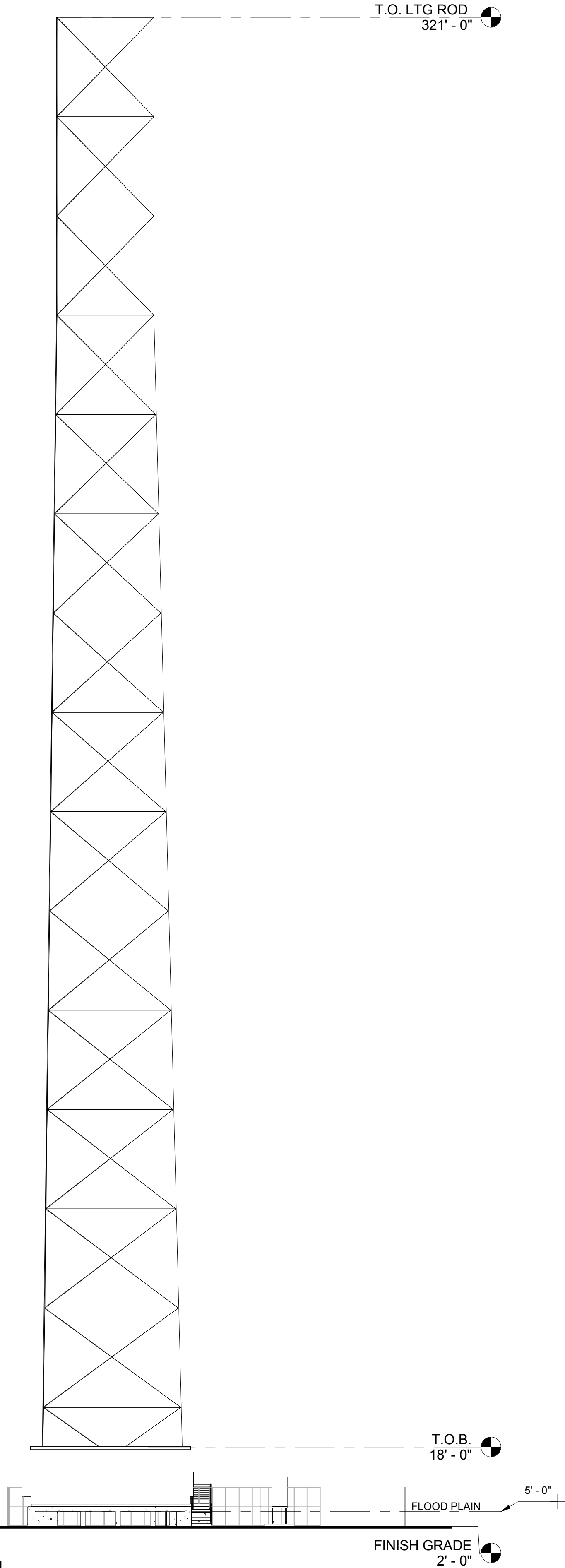


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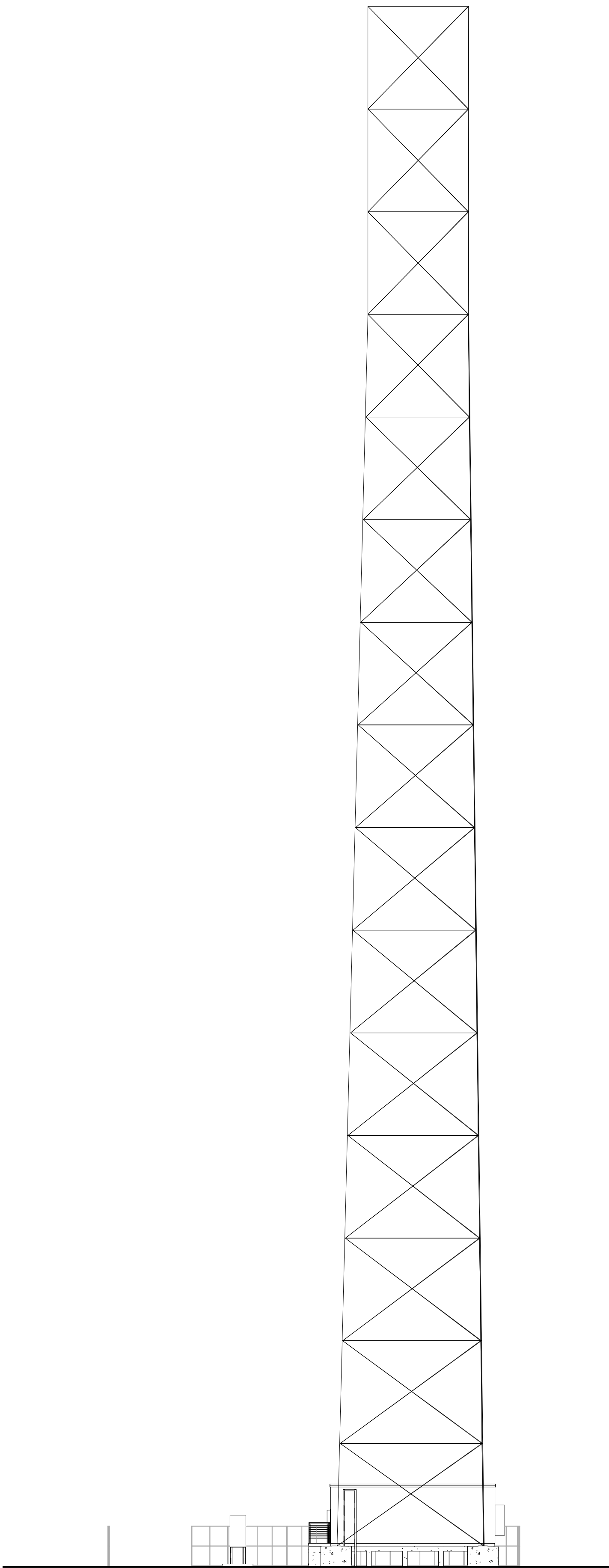
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SHEET No. & NAME

SP-001 SITE PLAN



1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



MOTOROLA

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**BROWARD COUNTY-
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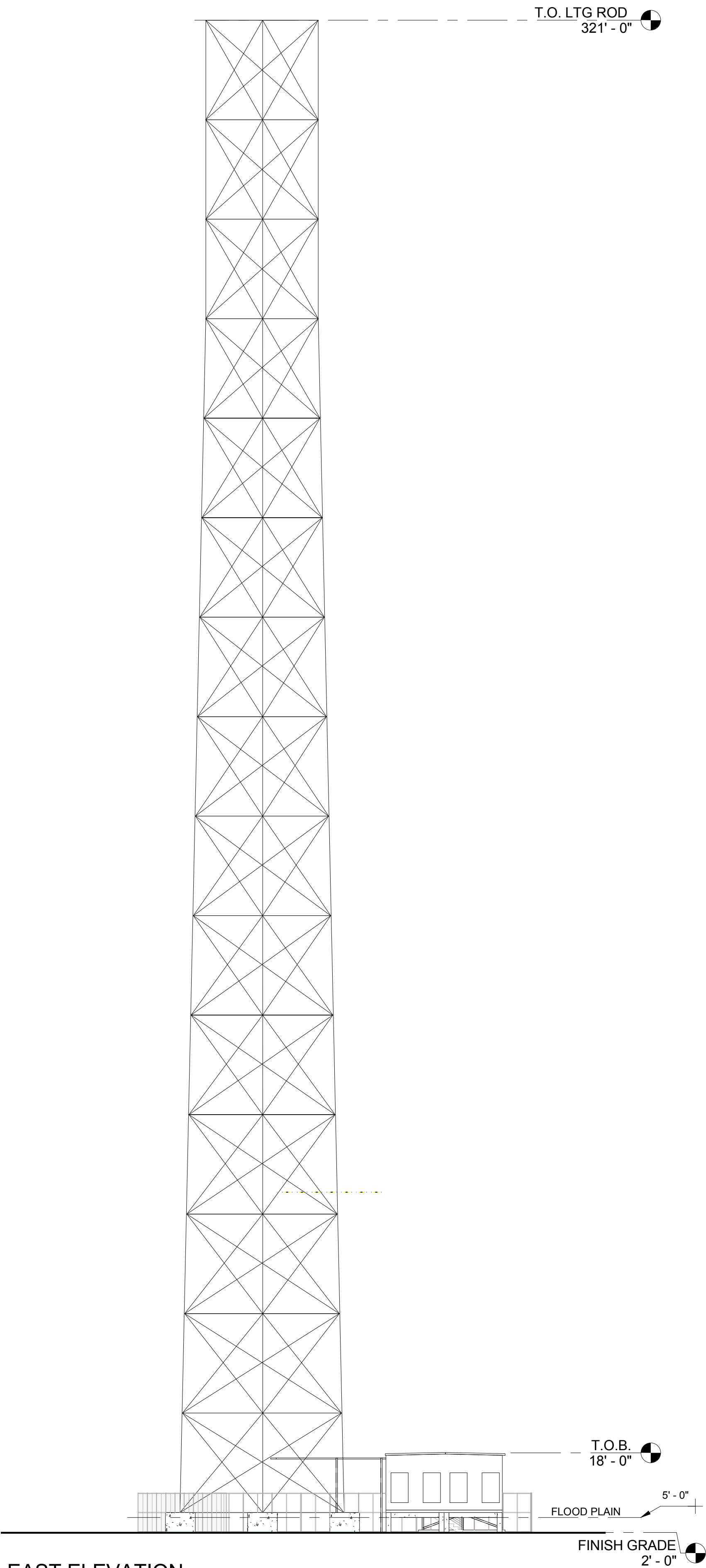


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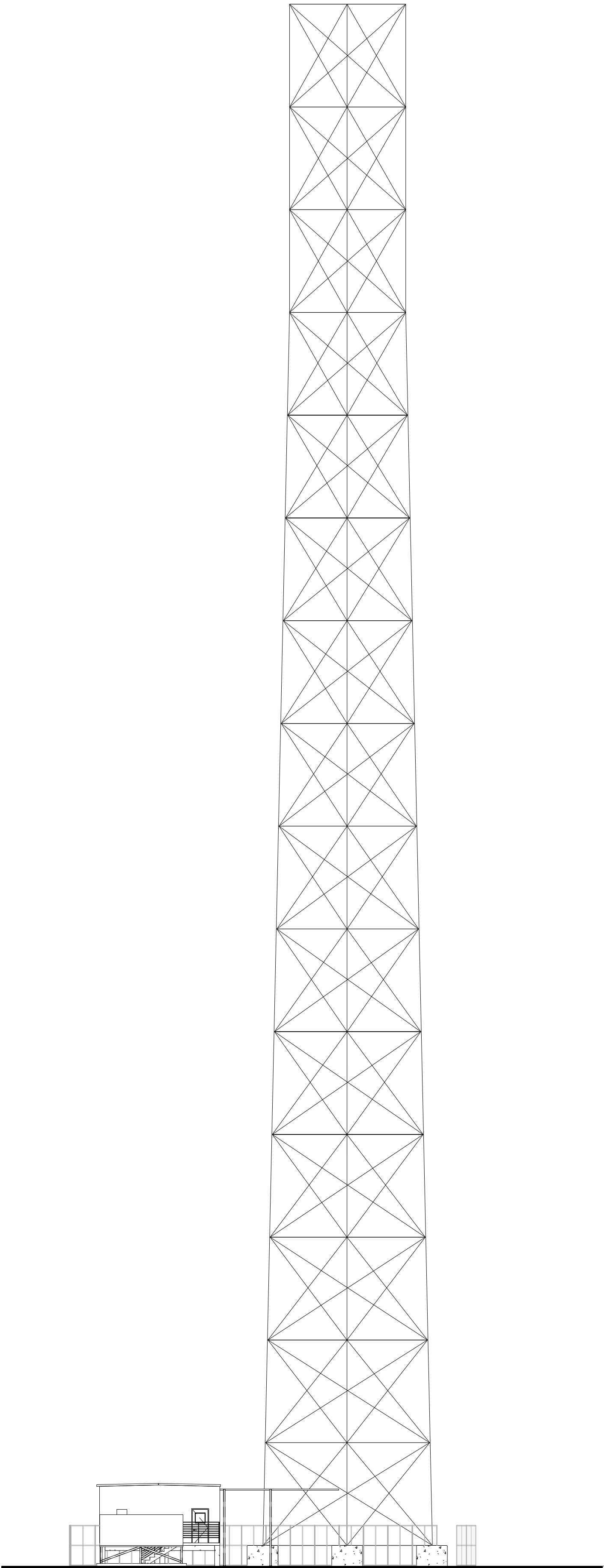
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SHEET No. & NAME

A-100 ELEVATIONS



1 EAST ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



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**BROWARD COUNTY-
WEST LAKE PARK**

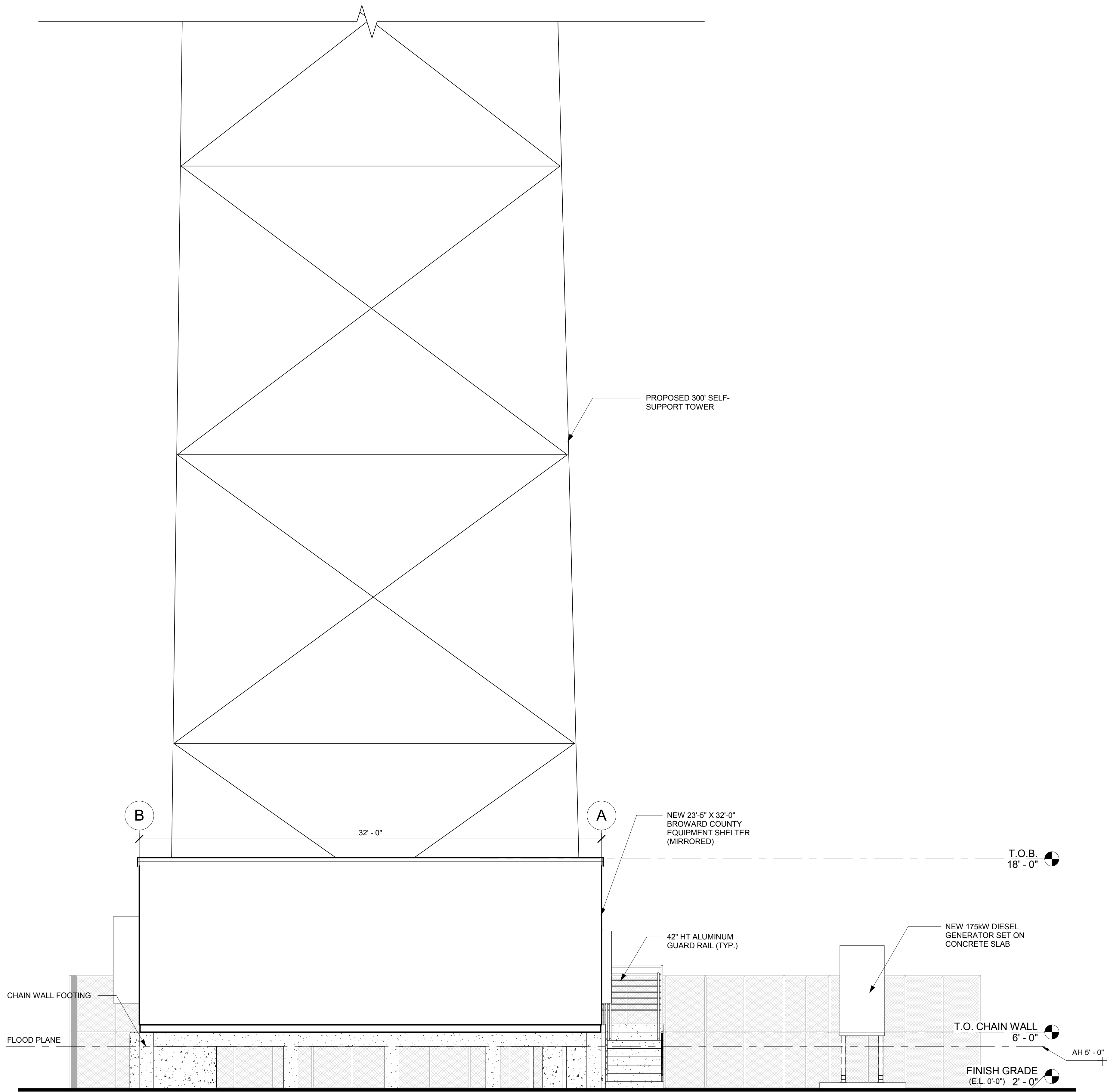
1200 SHERIDAN STREET
HOLLYWOOD, FL 33019

AMEC FOSTER WHEELER PROJECT No 6166-17-0675	
DRAWN: G. TRIANA	CHECKED: C. RULLIER
APPROVED: F.D. SHIVER	DATED: 01/17/2018

 <p>AMEC FOSTER WHEELER ENVIRONMENT AND INFRASTRUCTURE, INC. 1075 BIG SHANTY DRIVE, N.W., SUITE 100 KENNESAW, GA 30144 PHONE: (770) 421-3400 FAX: (770) 421-3486</p>		
NO.	DATE	REVISION
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SHEET No. & NAME

A-101 ELEVATIONS



1 NORTH ELEVATION ENLARGE
1/4" = 1'-0"



MOTOROLA

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APPROVED: F.D. SHIVER	DATED: 01/17/2018

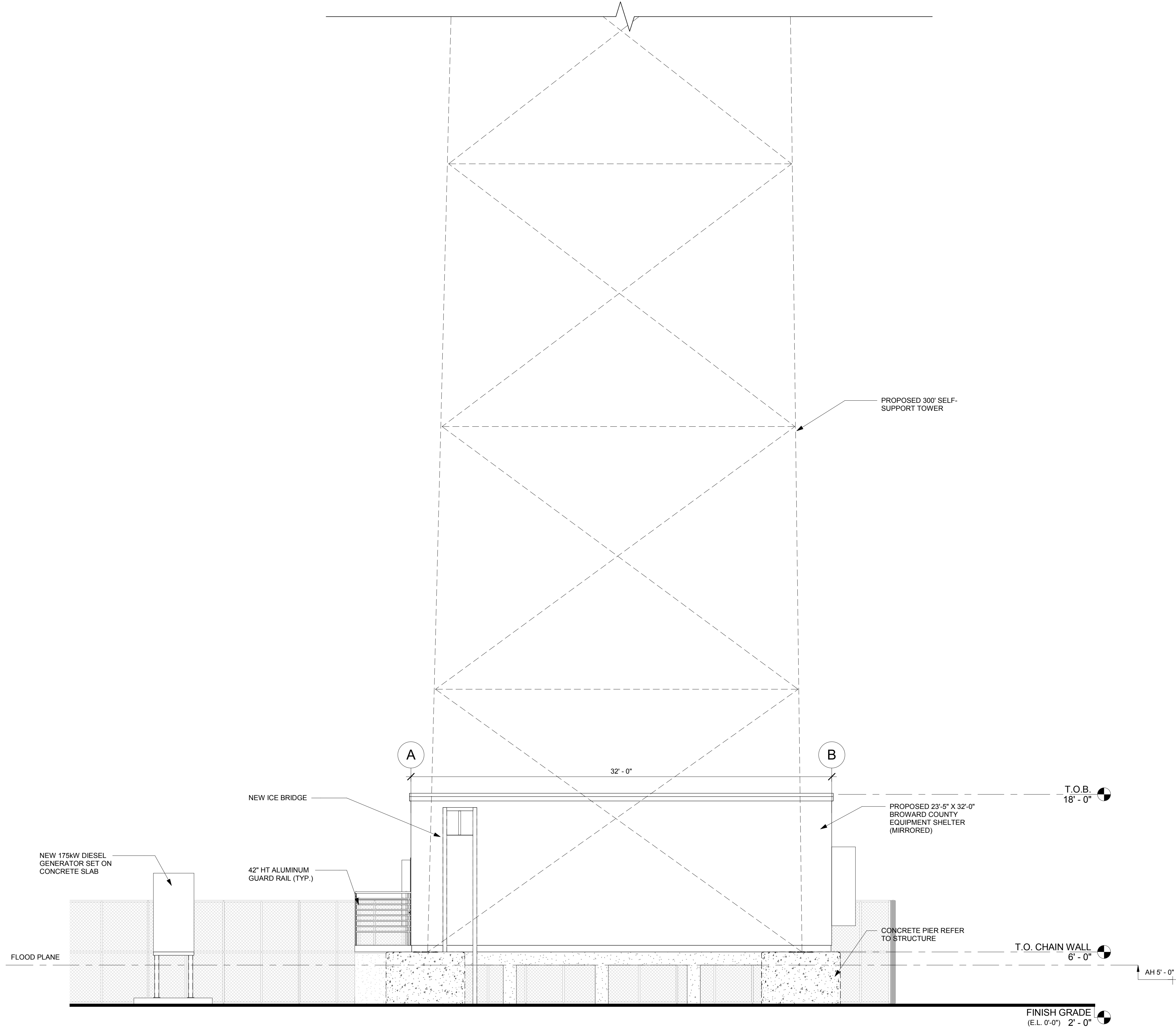


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SHEET No. & NAME

A-200 NORTH
ELEVATION



1 SOUTH ELEVATION ENLARGE
1/4" = 1'-0"



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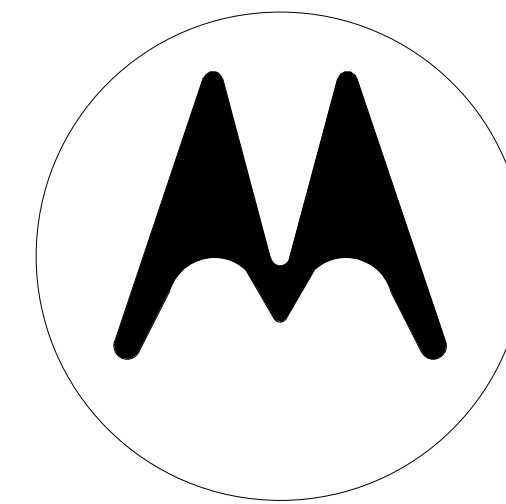
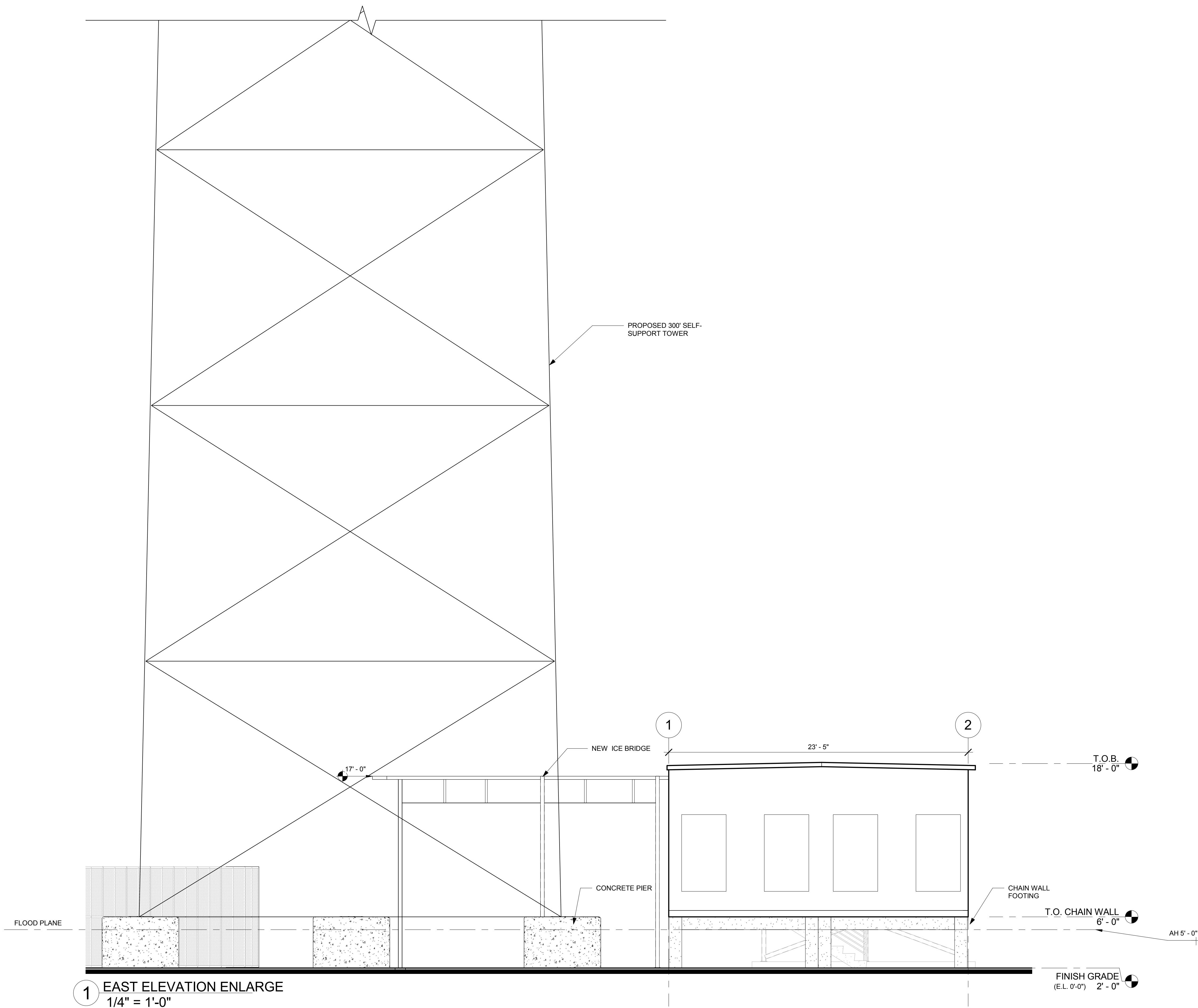


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SHEET No. & NAME

A-201 SOUTH
ELEVATION



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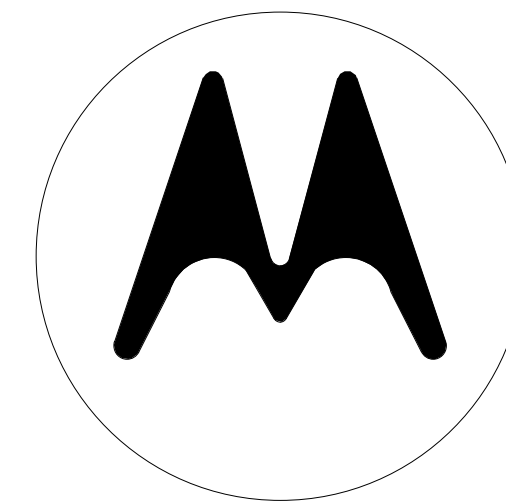
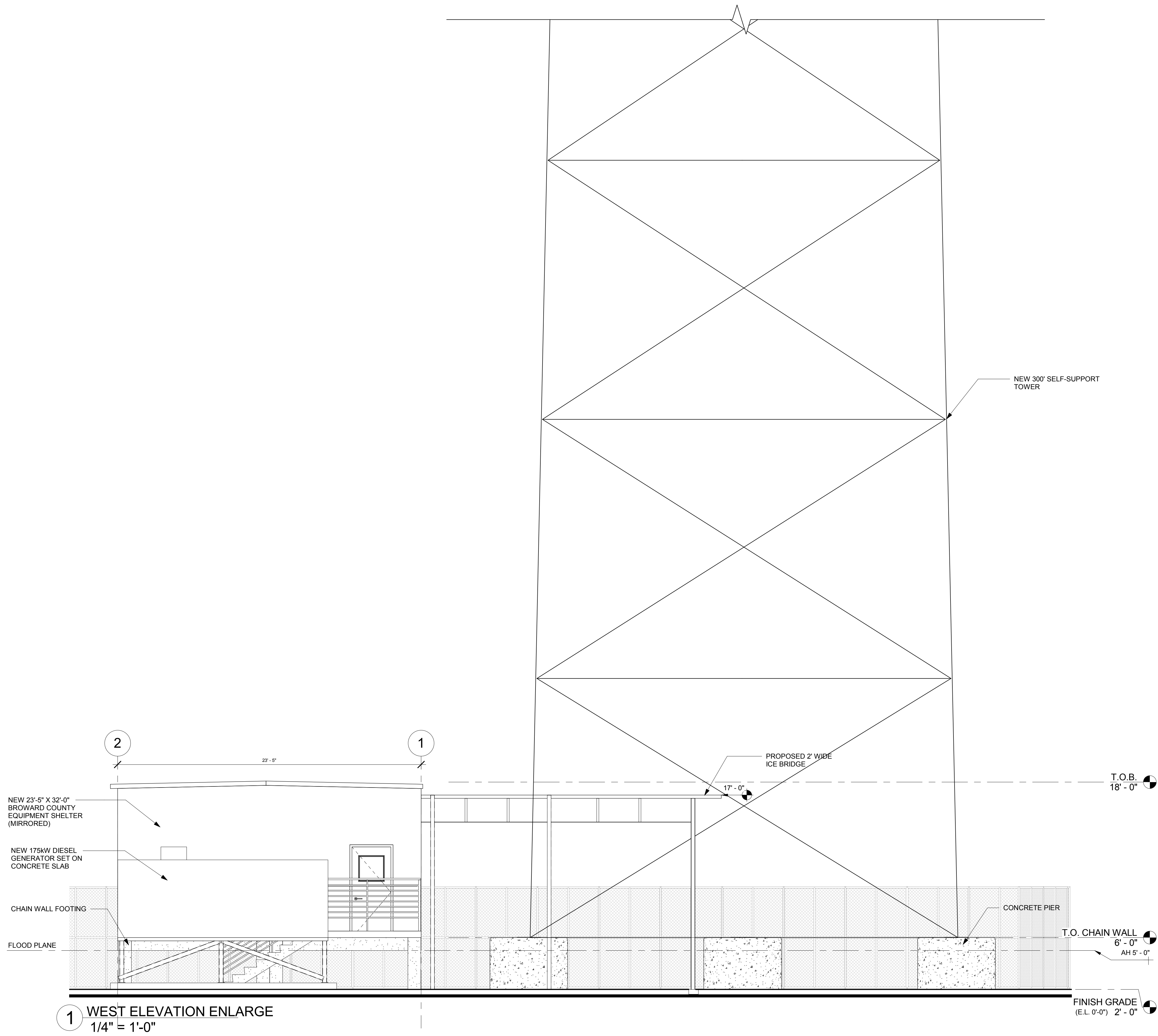


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C	12/08/17	ISSUED FOR PRELIMINARY

SHEET No. & NAME

A-202 EAST
ELEVATION



MOTOROLA

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**BROWARD COUNTY-
WEST LAKE PARK**

1200 SHERIDAN STREET
HOLLYWOOD, FL 33019

AMEC FOSTER WHEELER PROJECT No 6166-17-0675

DRAWN: G. TRIANA	CHECKED: C. RULLIER
APPROVED: F.D. SHIVER	DATED: 01/17/2018



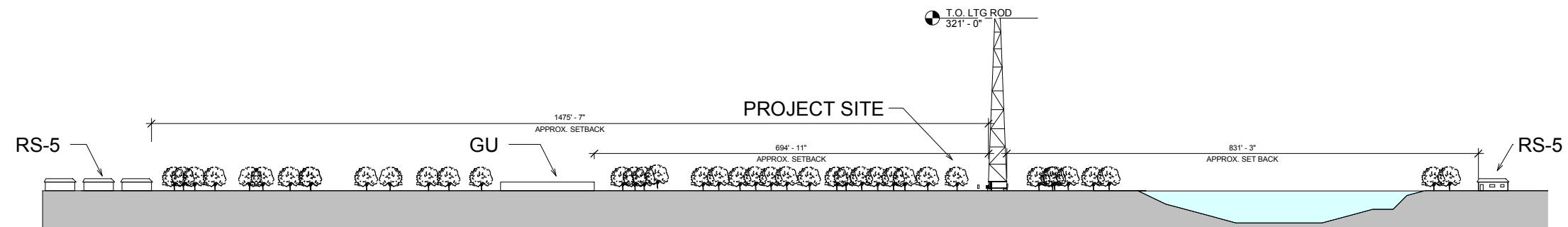
AMEC FOSTER WHEELER
ENVIRONMENT AND INFRASTRUCTURE, INC.
1075 BIG SHANTY DRIVE, N.W., SUITE 100
KENNESAW, GA 30144
PHONE: (770) 421-3400 FAX: (770) 421-3486

NO.	DATE	REVISION
A	07/26/17	LEASE EXHIBIT
B	09/27/17	ISSUED FOR PRELIMINARY
C	12/08/17	ISSUED FOR PRELIMINARY

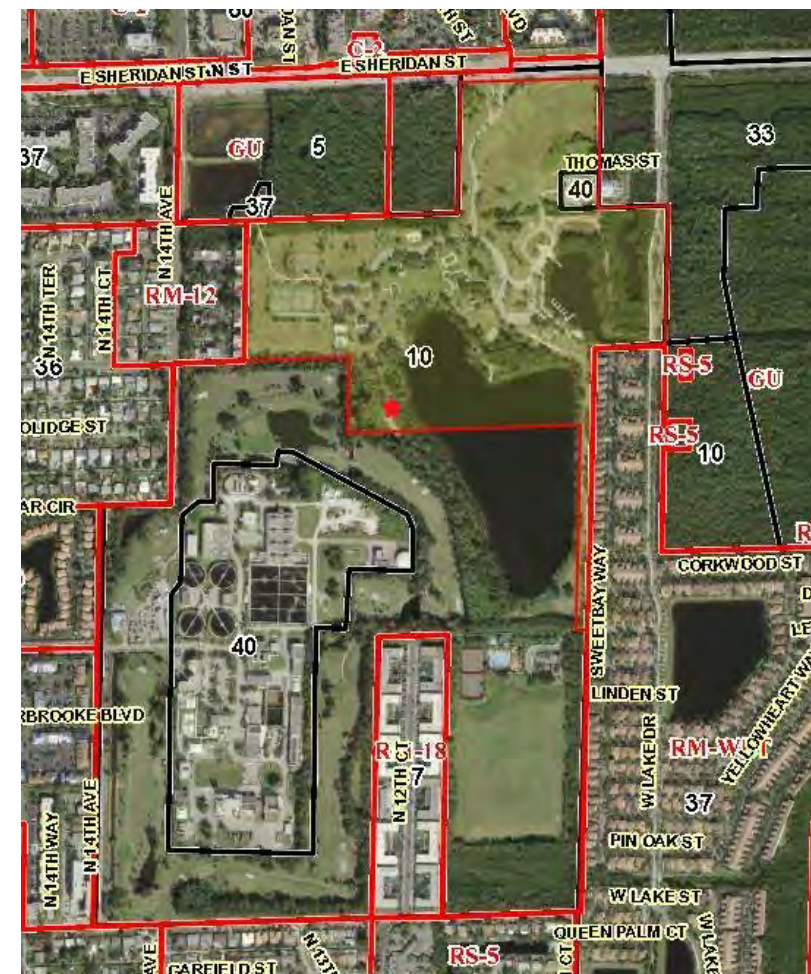
SHEET No. & NAME

**A-203 WEST
ELEVATION**

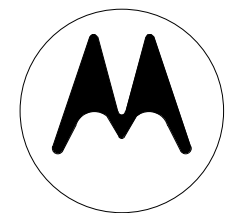
EXHIBIT "B"



(A) SITE SECTION LOOKING NORTH
1" = 100'-0"



 SITE AREAL VIEW
1" = 400'-0"

**MOTOROLA**

8000 W. SUNRISE BLVD
PLANTATION, FL 33322

PHONE: (954) 723-5000

BROWARD COUNTY-
WEST LAKE PARK

1200 SHERIDAN STREET
HOLLYWOOD, FL 33019

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DRAWN: G. TRIANA

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DATED: 01/17/2018



amec
foster
wheeler

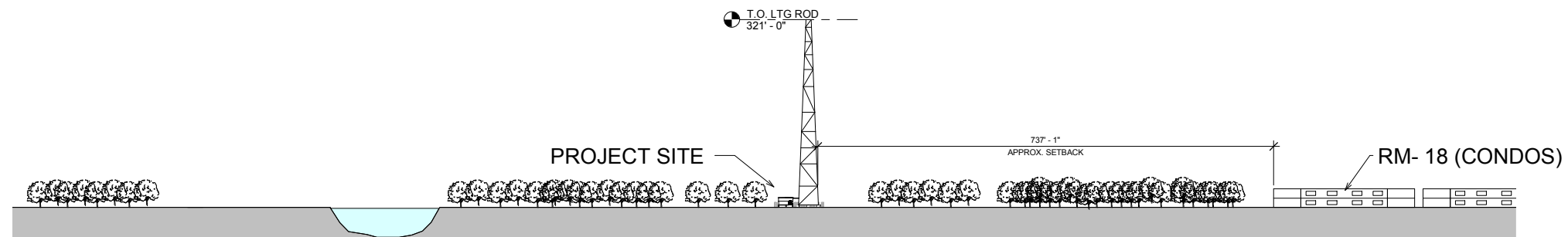
AMEC FOSTER WHEELER
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[illegible]

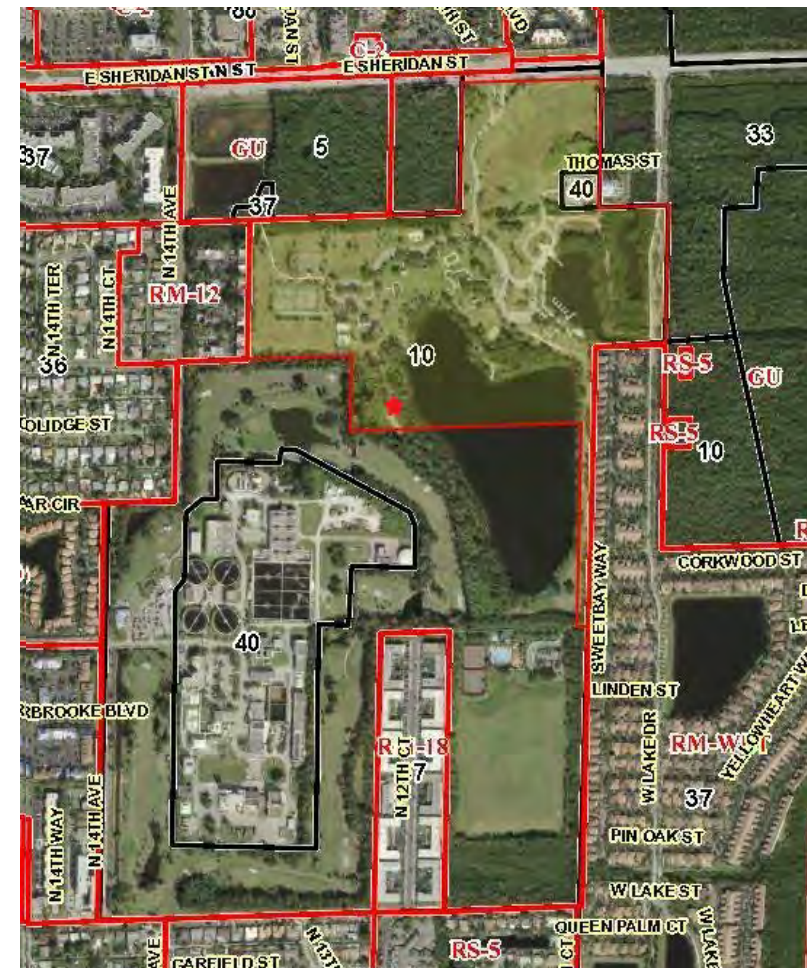
SHEET No. & NAME

A-204 SITE
SECTION

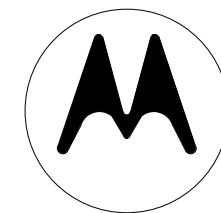
EXHIBIT "B"



(B) SITE SECTION LOOKING EAST
1" = 100'-0"



1 SITE AREAL VIEW.
1" = 400'-0"

**MOTOROLA**

8000 W. SUNRISE BLVD
PLANTATION, FL 33322

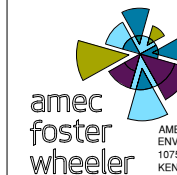
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BROWARD COUNTY-
WEST LAKE PARK

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[illegible]

SHEET No. & NAME

A-205. SITE SECTION