

RESOLUTION NO. \_\_\_\_\_

(02-DPVY-160c)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR AN AMENDMENT TO THE DESIGN AND SITE PLAN (PREVIOUSLY APPROVED BY RESOLUTION R-2016-282) FOR THE DEVELOPMENT KNOWN AS YOUNG CIRCLE COMMONS (GREAT SOUTHERN - BLOCK 40).

WHEREAS, on July 14, 2005, the Joint Development Review Board and Historic Preservation Board passed and adopted Resolution No. 02-CDMPV-160(A), which approved Design and Variances for the construction of a mixed-use building consisting of 231 condominium units and commercial space, generally located on Lots 1-14, Block 40, south of Hollywood Boulevard, west of Young Circle, north of Harrison Street, and east of 19<sup>th</sup> Avenue, partially within the historic Hollywood Business District, then known as "Young Circle Commons" (and better known as "Great Southern"); and

WHEREAS, on July 14, 2005, the Development Review Board passed and adopted Resolution No. 02-CDMPV-160(a), which approved the Site Plan for the project; and

WHEREAS, due to the economic environment and fluctuation in market conditions, the project was stagnant for a period of time; and

WHEREAS, on September 21, 2016, the City Commission passed and adopted Resolution No. R-2016-282, which approved an amendment to the Design and Site Plan of a mixed-use development project to incorporate a hotel component, now known as "Block 40," consisting of 103 rooms, 166 residential units, and commercial space, located on Lots 1-14, Block 40, south of Hollywood Boulevard, west of Young Circle, north of Harrison Street, and east of 19<sup>th</sup> Avenue, partially within the historic Hollywood Business District, as more specifically described in the attached Exhibit "A"; and

WHEREAS, the Design, Site Plan, and Variance approvals are still valid; and

WHEREAS, Block 40, LLC. (the "Applicant"), submitted an application (File Number 02-DPVY-160c) to amend the Design and Site Plan to now include 170 residential units and to amend the back of house area to better serve the development; no other changes to the footprint or parking count are proposed; and

WHEREAS, in addition to these amendments, the amendment to the Design requires a Certificate of Appropriateness for Design to rebuild two main historic facades on the north and west, and a partial wall on the east façade; and

WHEREAS, the proposed amendment to the Design is due to the declining condition of the structure, and the City's Chief Building Official deemed the structure unsafe and necessitated the demolition of the structure to address severe life safety hazards in accordance with Section 116 of the Florida Building Code entitled "Unsafe Structures and Equipment", specifically Section 116.2.1.2.2, and such determination was also based upon supporting reports from engineering groups and field inspections that provided substantial evidence of the deterioration of the structure or structural parts; and

WHEREAS, Planning and Urban Design Division staff reviewed the Applicant's request for a Certificate of Appropriateness for Design in accordance with the criteria set forth in Section 5.5.F.1. of the Zoning and Land Development Regulations, and have forwarded a recommendation of approval of the Certificate of Appropriateness for Design to the City Commission, with the following conditions:

- a. That the reconstruction of the Great Southern facades shall be in accordance with the Secretary of Interior Standards for Reconstruction;
- b. That the Applicant agrees, when feasible, to retain and incorporate into the reconstruction any remaining historic materials and features into the structure; and
- c. That the Applicant shall include signage and/or markers to clearly identify the following: i) the reconstruction as a contemporary replication; and ii) that only the facades (exterior) have been reconstructed. ; and

WHEREAS, Planning and Urban Design Division staff reviewed the Applicant's request for an amendment to the Site Plan in accordance with Article 6 of the Zoning and Land Development Regulations and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission has reviewed the Certificate of Appropriateness for Design in accordance with the criteria set forth in Section 5.5.F.1. of the City's Zoning and Land Development Regulations, along with staff's recommendation, and have determined that the Certificate of Appropriateness for Design should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the Applicant's request for an amendment to the Site Plan in accordance with Article 6 of the Zoning and Land Development Regulations, along with staff's recommendation, and have determined the Site Plan be approved/approved with conditions/denied.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Staff Summary Report, the Applicant's application and supporting documents and material, and 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 in Section 5.5.F.1 of the City's Zoning and Land Development Regulations, the City Commission finds the necessary criteria have been met, and the design is approved/approved with the following conditions/denied:

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Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and material, and 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, along with staff's recommendation, the City Commission finds that the necessary review standards have/have not been met, and the amendment to the Site Plan attached as Exhibit "B", is approved/approved with the following conditions/denied:

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Section 3: That the Applicant shall have up to 24 months from the date of the Amended Design approval granting the Certificate of Appropriateness for Design to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 4: That the Applicant shall have up to 24 months from the date of the Amended Site Plan approval to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 5: That all other conditions and provisions of Ordinance O-2005-16; Resolution R-2005-277; Resolution R-2005-366; Resolution No. 02-CDMPV-160(A); Resolution No. 02-CDMPV-160(a) and Resolution R-2016-282 shall remain in full force and effect.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR AN AMENDMENT TO THE DESIGN AND SITE PLAN (PREVIOUSLY APPROVED BY RESOLUTION R-2016-282) FOR THE DEVELOPMENT KNOWN AS YOUNG CIRCLE COMMONS (GREAT SOUTHERN - BLOCK 40).

Section 6: That this Resolution shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

RENDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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JOSH LEVY, MAYOR

ATTEST:

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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.

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DOUGLAS R. GONZALES  
CITY ATTORNEY