

RESOLUTION NO. _____

(19-CDPVM-61)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF A COMMERCIAL BUILDING GENERALLY LOCATED ON THE NORTHWEST CORNER OF HOLLYWOOD BOULEVARD AND 20TH AVENUE, LOCATED WITHIN THE HISTORIC HOLLYWOOD BUSINESS DISTRICT, KNOWN AS THE SUNTRUST BUILDING.

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

WHEREAS, a Certificate of Appropriateness for Demolition of a non-historic structure may be issued by the Board; and

WHEREAS, The Estate Companies/SunTrust Office Building LLC./ SunTrust Office Parking Lot, LLC. (collectively, the "Applicant"), requested a Certificate of Appropriateness for Demolition of an existing commercial building located in the Historic Hollywood Business District in order to construct a 347 unit mixed-use development with approximately 30,000 square feet of retail space, partially located within the Historic Hollywood Business District (to be known as Soleste); and

WHEREAS, on July 23, 2020, the Board held an advertised public hearing to consider the Applicant's request; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Demolition, and applied the criteria for granting a Certificate of Appropriateness for Demolition as contained in Section 5.5.F.4.e of the City's Zoning and Land Development Regulations as follows:

(1) The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

(2) The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

(3) The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

(4) The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

(5) Retention of the building, structure, improvement, or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

(6) There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely affect the historic character of the Historic District.

(7) The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

(8) The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued; and

WHEREAS, after applying the above criteria, the Board determined the structure to be historic and in accordance with 5.5.F.4. of the Zoning and Land Development Regulations, should the Board deem the structure historic, the City Commission shall consider the request for the Certificate of Appropriateness for Demolition; and

WHEREAS, after the Board determined the structure to be historic, the Board has forwarded a recommendation of denial for the Certificate of Appropriateness to the City Commission; and

WHEREAS, the City Commission has reviewed the Applicant's request for a Certificate of Appropriateness for Demolition along with the Board's recommendations, and have determined that the Certificate of Appropriateness for Demolition should be approved/approved with conditions/continued/denied.

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: The following the 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 all requirements set forth in the Zoning and Land Development Regulations to issue a Certificate of Appropriateness for Demolition, the City Commission finds the necessary criteria have/have not been met and

the Certificate of Appropriateness for Demolition is approved/approved with conditions/continued/denied:

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

PASSED AND ADOPTED this _____ day of _____, 2020.

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