

ATTACHMENT III
Resolution R-2020-325

RESOLUTION NO. R-2020-325

(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 commercial 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 pursuant to Section 5.5 D. 3. a. and b. (1) through (7) of the Zoning and Land Development Regulations, the Board was required to first determine whether the subject was historic or non-historic; and

WHEREAS, after deeming the structure historic, 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 criteria set forth in Section 5.5.D.a. and b. of the Zoning and Land Development Regulations, the Board deemed 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, the Board has forwarded a recommendation of denial for the Certificate of Appropriateness for Demolition 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 with conditions.

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 been met and the Certificate of Appropriateness for Demolition is approved with the following conditions:

(A) General Conditions associated with the Certificate of Appropriateness for Demolition shall be as follows:

- (1) That the site, rather than the building, shall be deemed a historic landmark, as the site of Hollywood's first bank, and the Applicant shall provide marker(s) on the property which provides the historic background of the structure to be demolished;
- (2) That the Applicant shall document the property and donate any salvageable historical information and historical material to the Hollywood Historical Society; and
- (3) That the Applicant shall commemorate the existing building by exhibiting photographs, illustrations, or similar memorabilia in the common and commercial areas of the new building.

(B) Site Specific Conditions to be included in the Site Plan and Design shall be as follows:

- (1) During demolition of original bank building, the vault shall be protected and preserved and thereafter maintained as a historical artifact in perpetuity on the site unless the vault is deemed unsafe and shall be an integral part of the proposed project;
- (2) The Applicant shall incorporate design attributes of the 1927 design on 20th Avenue of the site; and
- (3) The Applicant has voluntarily agreed to provide a minimum of 500 square feet of space within the commercial portion of the proposed project to the Hollywood Historical Society to utilize as a downtown gift shop/information center, subject to the Hollywood Historical Society entering into a lease for \$1 annual base rent rate for a defined term of not less than 25 years and such other matters as are commercially reasonable as part of similar leases for commercial space in the proposed project.

(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.

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

PASSED AND ADOPTED this 2nd day of December, 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