



## Legislation Details (With Text)

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**Type:** Resolution    **Status:** Agenda Ready  
**File created:** 2/20/2024    **In control:** Planning Division  
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**Title:** A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving The Design And Site Plan For A New Clubhouse And An Addition To The Existing Maintenance Building Known As Hollywood Beach Golf Course And Clubhouse Located At 1645 Polk Street. (22-DP-59)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2259\_Resolution.pdf, 2. 2259\_Exhibit A.pdf, 3. 2259\_Exhibit B.pdf, 4. Attachment I: 2259\_PDB\_Staff Report\_2024\_0123.pdf, 5. Attachment I\_Part I.pdf, 6. Attachment I\_Part II.pdf, 7. Attachment I\_Part III.pdf, 8. Attachment I\_Part IV.pdf, 9. Attachment I\_Part V.pdf, 10. Attachment I\_Part VI.pdf, 11. Attachment I\_Part VII.pdf

Date	Ver.	Action By	Action	Result
3/20/2024	1	Regular City Commission Meeting		

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving The Design And Site Plan For A New Clubhouse And An Addition To The Existing Maintenance Building Known As Hollywood Beach Golf Course And Clubhouse Located At 1645 Polk Street. (22-DP-59)

*Quality of Life & Strong Neighborhoods*

Staff Recommends: Approval of the attached Resolution.

### Explanation:

In March of 2019, voters approved the General Obligation Bond ("GOB") which included funding for Parks, Open Space, Recreational and Cultural Facilities. Enhancements to the Hollywood Beach Golf Course and Clubhouse were one of the many projects included in the GOB.

City staff requests the City Commission's Design and Site Plan approval for a new Clubhouse and an addition to an existing Maintenance Building located within the 'Government Use' Zoning District. The subject property has a Land Use of 'Open Space Recreational.' It is located in the Downtown Community Redevelopment Agency Area and is owned by the City.

The property is approximately 104 acres in area with frontages on Johnson Street to the

North, Polk Street to the South, N. 17<sup>th</sup> Avenue to the West, and N 14<sup>th</sup> Avenue to the East.

The proposed development includes a new 7,558 square feet clubhouse/community center, a new addition to the maintenance building and an 18-hole golf course that includes new irrigation system, cart paths, landscaping, course restroom renovation, and parking.

On January 22<sup>nd</sup>, the proposal was presented to the Planning and Development Board (“PDB”). The PDB recommended approval of the Design with the condition that the applicant consider the following design changes:

- a. Unification of the roof design.
- b. Adjustment of the scale of the tower.
- c. Add fenestration.
- d. Unification of the overall design.

This proposal for the redevelopment of the Hollywood Beach Golf Course and Clubhouse is a collaborative effort between the Design and Construction Management Department in conjunction with the Parks, Recreation and Cultural Arts Department. Together with the selected architectural firm, both Departments have developed the proposed Site Plan and design for the new buildings. The design process began in early 2021, with initial concepts leading to the final design currently proposed. This design reflects extensive community involvement with a total of five public meetings and bi-monthly GOB Advisory Committee Meetings.

Since the Planning and Development Board Meeting, on January 22<sup>nd</sup>, the GOB Committee considered the recommended design changes and recommends proceeding as is.

The current design has received extensive support from the public and unanimous support from all the members of the GOB Committee. The Departments of Design and Construction Management and Parks, Recreation and Cultural Arts and the Planning and Urban Design Division recommend approval of the current design without further modifications. As such, the PDB recommendations have not been included.

Attachment I: PDB Staff Report & Backup

#### Fiscal Impact:

Funding has been provided pursuant to Resolution No. R-2020-236, which continued the appropriation for previously approved capital projects from FY 2020 to FY 2021 and funding is available for this project in account number 333.309901.57200.563010.001194.000.000

Recommended for inclusion on the agenda by:

Anand Balram, Planning Manager

Andria Wingett, Director, Development Services

Raelin Storey, Assistant City Manager

