



## Legislation Text

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**File #:** R-2024-066, **Version:** 1

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A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving The "Residences At Beverly Park" Plat, A Replat Of Parcel A And Parcel B Of The "First Union West" Plat, Being In The City Of Hollywood, Broward County, Florida, Located At 6015 Washington Street; And Approving And Authorizing The Appropriate City Officials To Execute The Attached Tri-Party Agreement Among The City, Broward County And Washington Street Office, LLC For The Issuance Of Building Permits Prior To Plat Recordation.

*Economic Vitality*

Staff Recommends: Approval of the attached Resolution.

### Explanation:

Washington Street Office, LLC is the owner of the property located at 6015 Washington Street (Northwest corner of State Road 7 and Washington Street).

The property consists of two-parcels, the eastern parcel is 0.947 acres, and the western parcel is 0.865 acres, totaling 1.812 acres. Currently, a bank with drive-thru exists on the eastern parcel and a parking lot exists on the western parcel. The property owner has initiated development review submittals to construct 115 high-rise units and 800 square feet of commercial use within the western parcel while the bank building will remain within the eastern parcel.

As part of the development requirements, platting is necessary for the project. Pulice Land Surveyors, Inc. is acting on behalf of the owner and has submitted plat application P-24-03 for review and approval. The name of the plat is "Residences at Beverly Park", as legally described in the attached Exhibit "A".

As part of the development, the Owner is required to provide public improvements and other conditions to include but not limited to the construction of a right-turn lane on Washington Street at the proposed driveway opening with 100 feet of storage and 50 feet of transition, a sidewalk along Washington Street and State Road 7 adjacent to both parcels of this plat and any necessary modification to the existing traffic signal at the intersection of Washington Street and State Road 7, subject to approval by the appropriate agencies. Additional rights-of-way dedication will be required for the proposed right-turn lane construction.

Article 6 of the City's Zoning and Land Development Regulations requires that plats be submitted to the City Commission for consideration of approval, and the City's Subdivision Review Committee has reviewed the proposed plat application P-24-03 and determined it to be consistent with code requirements, and therefore, recommends its approval.

The Owner has filed a plat application with Broward County ("County") and City Commission approval is necessary for the plat application to proceed at the County level, the Broward County Development Review Report is attached as Exhibit "B".

Since the Owner would like to obtain building permits associated with "Residences at Beverly Park" Plat for the construction prior to plat recordation, Broward County requires that the attached Tri-Party Agreement, Exhibit "C", be executed.

**Fiscal Impact:**

Approval of this resolution will not fiscally impact the City.

Recommended for inclusion on the agenda by:

Clarissa Ip, PE, City Engineer

Azita Behmardi, PE, Deputy Director of Development Services

Andria Wingett, Director of Development Services

Raelin Storey, Assistant City Manager