



# City of Hollywood

Hollywood City Hall  
2600 Hollywood Blvd  
Hollywood, FL 33020  
<http://www.hollywoodfl.org>

## Legislation Text

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**File #:** R-2024-091, **Version:** 1

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A Resolution of The City Commission Of The City Of Hollywood, Florida, Considering A Request For Design And Site Plan Approval For A 22-Story, 248-Unit Mixed-Use Development With 7,753 Square Feet Of Commercial Uses Located At 410 North Federal Highway, Hollywood, Florida (Star Tower). (22-JDP-62)

*Economic Vitality*

Staff Recommends: Approval of the attached Resolution.

### Explanation:

On June 7, 2006, the City Commission approved the rezoning of the subject property from High-Density Multiple Family (RMCRA-76) to the Planned Development District ("PD") through Ordinance O-2006-32. The Ordinance also waived the 2-acre minimum requirement for PD districts and approved the proposed Master Development Plan at the time. In June 2015, the City Commission granted approval for an amendment of the Master Development Plan by way of Ordinance O-2015-16 which increased the height, density, and modified the setback requirements.

On March 6, 2024, the City Commission approved another amendment to the Master Development Plan (O-2024-01) which included an increase in residential density from 114 units to 248 units; an increase in height from 17 stories (176 feet) to 22 stories (224 feet); and minimal changes in setbacks regulations. The project will provide an additional 151 parking spaces (413 total) to service the residential units and commercial space.

Currently, the Applicant is requesting Design and Site Plan approval for the project in line with the 2024 Master Development Plan. The 248-unit, 22-story multi-family residential development also includes 7,753 square feet of at-grade commercial uses with 6,387 square feet of at-grade public open spaces proposed to line the North Federal Highway and Taylor Street frontages. The Applicant has worked with City and CRA Staff to enable a site-specific limited access design to the alley which will facilitate loading and servicing activities.

On December 12, 2023, the Planning and Development Board, acting as the Local Planning Agency, recommended approval of the requested Master Development Plan amendment and Design and Site Plan by the City Commission. A condition of the Planning and Development Board approval allowed the Applicant to provide a redesigned Site Plan, which included

servicing and loading access from a westbound alley to the north of the subject site, after the board's approval but prior to the City Commission meeting.

The applicant has satisfied the requirements of the Technical Advisory Committee to ensure that all applicable regulations have been met and has worked extensively with Engineering Staff to ensure that vehicular circulation is adequate.

Attachment A: PDB Staff Report & Backup materials

Fiscal Impact:

Approval of this Resolution will not fiscally impact the City.

Recommended for inclusion on the agenda by:

Anand Balram, Planning Manager

Andria Wingett, Director of Development Services

Raelin Storey, Assistant City Manager