



# City of Hollywood

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

## Legislation Text

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**File #:** R-2017-373, **Version:** 1

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A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering The Request For Modifications From The Off-Street Parking And Landscaping Requirements, Sign Variances And Setback Variance, Design, And Site Plan Approval For The Construction Of A Mixed-Use Planned Development (PD) Known As "441 Roc" Generally Located On The Northeast Corner Of State Road 7 And Griffin Road; And Providing An Effective Date. (17-DPVZ-21)

Staff Recommends: Approval, with conditions of the attached Resolution.

### Explanation:

LL Hart Development, LLC requests Modifications, Variances, Design, and Site Plan approval for an approximate 310,000 sq. ft. mixed-use planned development known as "441 ROC" generally located on the northeast corner of State Road 7 and Griffin Road.

The residential component proposes an eight-story building which will contain 180 units with an average unit size of 800 square feet. The commercial component of the project includes an approximate 2,600 sq. ft. restaurant with drive-thru (Wendy's), a gas station with 16 fuel dispensers including an approximate 6,200 sq. ft. convenience store (Wawa), an approximate 27,000 sq. ft. storage building, and associated surface parking.

This item is presented with companion item 17-DPVZ-21, a change is zoning designation from SR 7 CCD Resort Commercial Sub-Area (SR 7 CCD-RC) to Planned Development (PD) District, approval of the Master Development Plan and Waiver. In an effort to save on printing costs and eliminate unnecessary duplication, attachments for all items presented in tandem will only be provided with the companion item.

On October 19, 2017 the Planning and Development Board forward a recommendation of approval on Modifications from the off-street parking and landscaping requirements, sign Variances and setback Variance, Design, and Site Plan to the City Commission with conditions as outlined in the attached Resolution.

Staff finds the proposed project consistent with the Criteria set forth in the Zoning and Land Development Regulations, Comprehensive Plan as well as the City-Wide Master Plan and therefore recommends approval with conditions as outlined in the attached Resolution.

Recommended for inclusion on the agenda by:

Dr. Wazir Ishmael, City Manager

Gus Zambrano, Assistant City Manager/Sustainable Development

Tom Barnett, Director, Department of Development Services

Leslie A. Del Monte, Planning Manager, Department of Development Services