



City of Hollywood

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

Legislation Text

File #: PO-2024-01, **Version:** 1

An Ordinance Of The City Of Hollywood, Florida, Amending The Approved Planned Development Master Plan (Originally Approved By Ordinance No. O-2006-32 And Thereafter Amended By Ordinance O-2015-16) For The Properties Generally Located At 410 North Federal Highway And Known As The "JED Tower Planned Development Master Plan" To Be Modified And To Now Be Known As The "Star Tower Planned Development Master Plan." (22-JDP-62)

Economic Vitality

Staff Recommends: Approval of the attached Ordinance.

Explanation:

SECOND READING:

The applicant has revised all plan sheets to reflect the City's determination regarding the westbound direction of the rear alley. This change makes no materials change to the proposal with regards to the elements of the Master Development Plan adopted at first reading.

FIRST READING:

On June 7, 2006, the City Commission approved the rezoning (O-2006-32) of the subject property from High-Density Multiple Family (RMCRA-76) to the Planned Development District (PD) O-2006-32. The Ordinance also waived the 2-acre minimum requirements for PD Districts and approved the proposed Master Development Plan at the time.

In June 2015, the City Commission approved the amendment of the Master Development Plan by way of Ordinance O-2015-16. This amendment included an increase in residential density from 89 units to 134 units; an increase in commercial area from 4,400 square feet to 12,500 square feet; an increase in height from 12 stories (130 feet) to 17 stories (176 feet; with projections extending to approximately 190 feet); and minimal changes in building footprint and setbacks. As a result of the increase in intensity, the project provided an additional 82 parking spaces (262 total).

The Applicant acquired the subject property in 2022 and is now requesting a modification to the Master Planned Development approved in 2015 to permit the proposed Design and Site

Plan for a multifamily mixed-use residential development to have a total of 248 units; a height of 22 stories (224'); minor setback modifications excluding the west setback; and additional parking spaces for a total of 413 spaces.

The proposed 248-unit, 22-story multi-family residential development, proposes 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 staff and Hollywood Community Redevelopment Agency staff to enable a limited access design to the alley (north), 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 amendment to the Master Development Plan as well as the Design and Site Plan by the Hollywood City Commission. Accordingly, a condition of the Planning and Development Board approval was to allow the applicant to modify the Design and Site Plan to include the servicing and loading access from the alley to the north of the subject site.

The Applicant has since satisfied the condition of the Planning and Development Board working with City staff to ensure that all applicable regulations have been met and including working extensively with the Engineering Division to ensure that vehicular circulation is adequate (post Board Meeting). As a result, this request to amend the Master Development Plan will be followed by a companion Site Plan Resolution to be heard by the City Commission at the time of second reading of this Ordinance. The companion Site Plan will include all supporting materials at that time.

Attachment A: PDB Staff Report & Backup materials

EXHIBIT A: Legal Description

EXHIBIT B: Master Development Plan

Fiscal Impact:

Approval of this Ordinance will not fiscally impact the City as this is a proposal for a Master Plan Amendment.

Recommended for inclusion on the agenda by:

Cameron Palmer, Principal Planner

Anand Balram, Planning Manager

Andria Wingett, Director of Development Services

Raelin Storey, Assistant City Manager