



Legislation Text

File #: R-2024-090, **Version:** 1

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving A Site Plan For The Expansion Of An Existing Surface Parking Lot Within The Federation Plaza Master Development Plan To Accommodate A Future Mixed-Use Development, Located At 3081 Taft Street, Hollywood, Florida (Federation Plaza). (23-JPWZ-58)

Economic Vitality

Staff Recommends: Approval of the attached Resolution.

Explanation:

This application request is a companion item to the Master Planned Development and Waiver request, to be heard together to permit the proposed Site Plan as it pertains only to the reconfiguring of the surface parking lot on the site.

Federation Plaza LP and Federation Plaza Preservation LP% Related Companies have requested a Rezoning from High Multiple Family District (RM-25) to Planned Development ("PD"), approval of the Master Development Plan, Waiver, and Site Plan for an approximate 109,973 sq. ft. mixed-use development located at 3081 Taft Street (to be known as Federation Plaza).

The Property is divided into two parcels, the West Parcel (Parcel ID 514208170010) and the East Parcel (Parcel ID 514208170011). The West Parcel currently consists of 5-story building with 124 affordable senior apartments for rent and 97 parking spaces. The East Parcel consists of a one-story building, approximately 20,423-square feet in area that abuts the residential tower with 31 parking spaces. The vacant portion of the building was previously used as a senior activity center, known as the Joseph Meyerhoff Senior Activity Center, that contained meeting rooms; an art studio; a kitchen facility; a stage area; and a library.

This application request is a companion item to the Master Planned Development and Waiver request PO-2024-02, to be heard together to permit the proposed Site Plan as it pertains only to the reconfiguring of the surface parking lot on the site.

On December 12, 2023, the Planning and Development Board, acting as the Local Planning Agency, forwarded the following recommendations to the City Commission:

Waiver: Approval.

Rezoning: Approval

Master Development Plan: Approval.

Site Plan: Approval, with the following conditions:

a. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a unified plan of development as reflected on the Site Plan, be submitted prior to the issuance of Building Permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy or Certificate of Completion.

Staff finds the proposed project consistent with the Criteria set forth by the Zoning and Land Development Regulations as well as the City's Comprehensive Plan and therefore recommends approval. As a result, this companion Site Plan Resolution will be heard at the time of second reading of the Master Development Plan and Waiver ordinance and will implement the requested permissions granted to the applicant through the adoption of the Master Development Plan.

Attachment A: PDB Staff Report & Backup

Fiscal Impact:

Approval of this resolution will not fiscally impact the City as this is a planned development.

Recommended for inclusion on the agenda by:

Anand Balram, Planning Manager

Andria Wingett, Director of Development Services

Raelin Storey, Assistant City Manager