



## Legislation Text

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**File #:** PO-2019-23, **Version:** 2

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An Ordinance Of The City Of Hollywood, Florida, Amending The Revised Artspark Village Master Development Plan As It Relates To Arstpark Village-B Parc Place (Originally Approved By Ordinance No. O-2008-18, As Amended And Restated By Ordinance No. O-2011-12 And Revised By Ordinance No. O-2018-14), Pursuant To The City's Zoning And Land Development Regulations. (17-DPVJ-04a)

Staff Recommends: Approval of the attached Ordinance.

### Explanation:

In 2008, the City Commission approved the rezoning for a Planned Development along with a Master Development Plan and Site Plan for "ArtsPark Village" which consisted of a mixed-use development including residential, office, retail, and a charter school. Subsequently, in 2009 the City Commission amended the Site Plan which allowed for a Phasing Plan (Phase 1a and 1b) and modifications; Phase 1a consisted of the Charter School, residential building, and parking garage and Phase 1b included an office building. Due to legal issues pertaining to the transfer of assets, in 2011 the City Commission approved an amendment to the Planned Development which bifurcated the ArtsPark Village into two parts (ArtsPark Village-A and ArtsPark Village-B); ArtsPark Village-A consisted of the Charter School and ArtsPark Village-B consisted of the proposed mixed-use buildings which included 390 residential units, approximately 80,000 sq. ft. of retail and office space, and associated parking to include 773 parking spaces, along with several conditions.

In October of 2018, MG3 Hollywood LLC., requested to amend the Master Development Plan relating to ArtsPark Village-B, to be known as "Parc Place." The proposed amendment included a three phased mixed-use development consisting of 433 residential units, retail space and associated parking. Phase one consisted of a parking garage with approximately 330 parking spaces and was approximately 115 feet in height; Phase two included 137 residential units split amongst two towers, connected by a parking garage with a pool deck and other amenities, the proposed height was approximately 120 feet in height to 170 feet; Phase three included 296 residential units and was approximately 265 feet in height. Active use liners were proposed at the ground floor of all buildings.

Today, the Applicant MG3 Hollywood LLC., is requesting to amend the Master Development Plan known as Parc Place to include a two phased development as opposed to the three

phased development previously proposed. Phase one will entail the portion along Van Buren Street, Federal Highway, and Young Circle Drive. The Applicant proposes to demolish the entire Bread Building instead of maintaining the existing garage and reinforcing it to tie in with the new building. As they are demolishing the existing Bread Building, phase one now includes the construction of a new tower with retail, amenities, and associated parking; however the density remains at the 433 units previously proposed and the height also remains at the approximate 265 feet previously proposed. The Applicant is maintaining a contemporary design as previously proposed, the building facades are characterized by rhythm created by the connection of volumes, cantilevered balconies, and oversized terraces, creating interest and visual appeal.

Staff finds the proposed project consistent with the Criteria set forth by the Zoning and Land Development Regulations as well as the City-Wide Master Plan and therefore recommends approval:

Attachment I: Application Package

Attachment II: Land Use and Zoning Map

Attachment III: Previous Ordinances and Resolutions

Attachment IV: Correspondence

Recommended for inclusion on the agenda by:

Leslie A. Del Monte, Planning Manager

Shiv Newaldass, Director, Development Services

Gus Zambrano, Assistant City Manager/Sustainable Development