



## Legislation Text

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**File #:** PO-2017-24, **Version:** 2

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An Ordinance Of The City Of Hollywood, Florida, Waiving The 10 Acre Minimum Acreage Requirement For A Planned Development District Pursuant To Section 4.15.E.1 Of The Zoning And Land Development Regulations; Changing The Zoning Designation Of The Property Generally Located On The Northeast Corner Of State Road 7 And Griffin Road From SR 7 CCD-RC (State Road 7 Commercial Corridor Resort Commercial Sub-Area) To PD (Planned Development) District; Approving The Planned Development Master Plan For The Subject Property (Hereinafter Known As "441 ROC Master Development Plan"); And Amending The City's Zoning Map To Reflect The Change In Zoning Designation. (17-DPVZ-21)

Staff Recommends: Approval of the attached Ordinance.

### Explanation:

LL Hart Development, LLC requests a Change of Zoning Designation from SR 7 CCD Resort Commercial Sub-Area (SR 7 CCD-RC) to Planned Development (PD), approval of the Master Development Plan, Waiver, Modifications, Variances, Design, and Site Plan for an approximate 310,000 sq. ft. mixed-use development generally located on the northeast corner of State Road 7 and Griffin Road (441 ROC).

The residential component proposes an eight-story building which will contain 180 units with an average unit size of 800 square feet. Of the 180 units, 124 would be one-bedroom units, 49 would be two-bedroom units, and 7 would be three-bedroom units. 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.

On October 19, 2017 the Planning and Development Board forwarded the following recommendations to the City Commission:

Waiver: Approval.

Rezoning: Approval

Master Development Plan: Approval.

Modification 1: To reduce the number of required parking spaces from 374 to 356 spaces.

Modification 2: To reduce the required parking lot setback from a minimum of 10 feet to a minimum of 4 feet.

Modification 3: To reduce the landscaped area of paved vehicular use from the required 25 percent to 22 percent.

The Board also made the following recommendations on Variances, Design, and Site Plan, which the City Commission will consider at Second Reading of this Ordinance.

Variance 1: To reduce the required 25-foot peripheral landscaped setback from all external streets.

Variance 2: Increase the number of permitted wall signs for Wendy's from one to three (west, north and south facades).

Variance 3: Increase the number of permitted wall signs for Wawa from two to three (east, west, and north facades).

Design: Approval

Site Plan: Approval, with the following conditions:

- a. Should this item be approved, it shall become effective upon approval and recordation of the Plat;
- b. The Applicant continue to work with the City's Landscape Architect to ensure adequate landscape buffer is provided;
- c. 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 (C/O) or Certificate of Completion (C/C);
- d. Prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C) for any of the commercial uses, infrastructure and site work for the entire development shall be completed and the residential component of the project shall be under construction;
- e. A Public Improvement (Traffic Signal) Bond and Traffic Signalization Agreement will be provided by the Applicant. Applicant shall post a Public Improvement Bond with the City of Hollywood providing security for the full amount of the cost of design and construction of a traffic signal at Griffin Road and SW 44 Avenue, including any right-of-way or geometric improvements required during the traffic signal permitting process. The amount of the security shall be equal to 125 percent (125%) of the cost estimate prepared by the Applicant's signal design/traffic engineer, and subject to approval by the City Engineer. The security will be in effect for a period of not less than two (2) years after completion and issuance of Certificate of Occupancy for the

entire project, all phases, as identified on the Site Plan. Traffic Signal Warrant Study shall be conducted by the Applicant's engineer at the request of the City Engineer and/or prior to release of the Public Improvement Bond. At any time, if the installation of a traffic signal is warranted and approved by the applicable agencies, the Applicant shall immediately proceed to initiate the design and construction related activities for the signal's installation at full cost to the Applicant with no limitations. If, at the end of the post development two years bonding period, it is determined that the traffic signal at the subject intersection is not warranted, the full amount of the Public Improvement Bond will be returned to the Applicant.

f. Pending review from Engineering and Utilities Division.

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: Planning and Development Board Staff Report with supporting documents

ATTACHMENT II: Updated Plans

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