



## Legislation Details (With Text)

**File #:** R-2015-230    **Version:** 1    **Name:** JED Tower  
**Type:** Quasi-Judicial Resolution    **Status:** Passed  
**File created:** 6/19/2015    **In control:** Regular City Commission Meeting  
**On agenda:** 7/8/2015    **Final action:** 7/8/2015  
**Title:** A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering The Request For Modification From The Parking Requirements, Variance, Design, And Site Plan Approval For The Construction Of A Mixed-Use Development Project, Consisting Of 134 Units, Known As "Jed Tower;" Located At 1817 Taylor Street; And Providing An Effective Date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution\_JED.pdf, 2. Exhibit A.pdf, 3. Exhibit B.pdf

Date	Ver.	Action By	Action	Result
7/8/2015	1	Regular City Commission Meeting	adopt	Pass

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering The Request For Modification From The Parking Requirements, Variance, Design, And Site Plan Approval For The Construction Of A Mixed-Use Development Project, Consisting Of 134 Units, Known As "Jed Tower;" Located At 1817 Taylor Street; And Providing An Effective Date.

Staff Recommends: Approval of the attached Resolution.

**Explanation:**

JED Equities, LLC. Request Modifications, Variance, Design, and Site Plan approval for the construction of a Mixed-use Development Project, consisting of 134 units, known as "JED Tower," located at 1817 Taylor Street.

This item is presented with companion item 14-DJPV-90, amending the approved Planned Development Master Development Plan known as "1 and Taylor Condominium Planned Development Master Plan" (originally approved by Ordinance No. O-2006-32) now to be known as "JED Tower Planned Development Master Plan." 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.

Several concerns were raised during First Reading (June 3, 2015) of the Commission item regarding the following: the typology and occupancy of commercial spaces; the fee structure

of the garage; the current condition and potential improvements to the alley; and the installation of electrical car charging stations. The applicant has stated that an update will be provided at the meeting addressing the aforementioned concerns.

As presented at First Reading and included in the application package, the Applicant requested a modification to reduce the driveway separation to provide 14 feet as opposed to the 50 feet required by code. The City Engineer has determined that this Modification is not applicable and therefore no longer necessary.

There are two conditions associated with the Site Plan. The first requires the Applicant to submit Condominium Documents approved by the State to ensure the property owners are aware that the garage shall be fully operated by valet services at all times. The second condition requires the applicant to submit a Unity of Title.

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 with conditions, as outlined in the attached Resolution.

Recommended for inclusion on the agenda by:

Wazir Ishmael, Ph.D., City Manager

Gus Zambrano, Assistant City Manager/Sustainable Development

Jaye M. Epstein, AICP, Director, Department of Planning