



Legislation Details (With Text)

File #: R-2020-325 **Version:** 1 **Name:** SunTrust-Soleste
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Title: A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering The Request For A Certificate Of Appropriateness For Demolition Of A Commercial Building Generally Located On The Northwest Corner Of Hollywood Boulevard And 20th Avenue, Located Within The Historic Hollywood Business District, Known As The Suntrust Building.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1961_Soleste Resolution_2020_1202.pdf, 2. Attachment I_Board Staff Report_Part I.pdf, 3. Attachment I_Board Staff Report_Part II.pdf, 4. Attachment II_Florida Site File.pdf, 5. Exhibit A.pdf, 6. HHS Letter to City re Bank (1).pdf, 7. Resume_attachment.pdf, 8. HHS Photos 1-16.pdf, 9. Cover Letter to Shiv Newaldass re Soleste Hollywood.pdf, 10. Attachment A - Area of the Development Site.PDF, 11. Attachment B - Criteria Statement Regarding Conformance with Criteria for Certificate of Appropriateness for Demolition and Historic Structure Report_72782407_1.PDF, 12. Attachment C - Criteria Statement Regarding Conformance with Criteria for Certificate of Appropriateness for Design New Construction_72782409_1.PDF, 13. Attachment D - Structural Report for 2001 Hollywood Blvd._72782379_1.PDF, 14. Attachment E - Financial Feasibility Study_72782381_1.pdf, 15. Outline of Argument in Support - Soleste Hollywood Development.pdf, 16. 2001 Hollywood Blvd HSR 2020_SEARCH.pdf, 17. Ivo Fernandez - Resume - 2020-08-07.pdf, 18. Jason Newton_Bio_2019.pdf, 19. K. Betancourt Resume.pdf, 20. Mechelle Kerns Bio_2019.pdf

Date	Ver.	Action By	Action	Result
12/2/2020	1	Regular City Commission Meeting	adopt	Pass

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering The Request For A Certificate Of Appropriateness For Demolition Of A Commercial Building Generally Located On The Northwest Corner Of Hollywood Boulevard And 20th Avenue, Located Within The Historic Hollywood Business District, Known As The Suntrust Building.

Economic Vitality

Staff Recommends: Approval of the attached Resolution.

Explanation:

The Applicant is requesting a Certificate of Appropriateness for Demolition of a commercial building, known as the Suntrust Building, located on the northwest corner of Hollywood Boulevard and 20th Avenue, within the Historic Hollywood Business District. The applicant is proposing to demolish the existing building to construct an eight-story, mixed-use

development with 347 unit and approximately 30,000 square feet of retail space, known as Soleste. The subject site, partially located within the District, is approximately three and a half acres (gross) and currently contains the commercial use and accessory parking lot. While, the project proposes to demolish the existing bank building, the Applicant has identified the existing vault to be worthy of preserving and will be incorporating into the new construction.

The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. As stated in the original Florida Site File (1995), while the Suntrust Building was built in 1924 and is considered a landmark, “exterior modifications have destroyed the architectural integrity of the original bank.” The National Register of Historic Places Registration Form completed for the designation of the Hollywood Boulevard Historic Business District in 1999, identifies the building as a non-contributing resource. Additionally, as stated by the 2016 Site File update, “structure occupies location of first bank of Hollywood. Original structure is destroyed.” These files may be found in Attachment II.

Within the Historic Hollywood Business District, the Zoning and Land Development Regulations require the Applicant obtain a Certificate of Appropriateness for Demolition. When the Historic Preservation Board deems a structure non-historic, no further action is required and a Certificate of Appropriateness for Demolition shall be issued. In this case, however, on July 23, 2020 the Board held an advertised public hearing to consider the Applicant’s request and deemed the structure historic and forwarded a recommendation of denial for the Certificate of Appropriateness for Demolition to the City Commission. As such, the Certificate of Appropriateness for Demolition shall now be considered by the City Commission.

Attachment I: July 23, 2020 Planning and Development Board Staff Report

Attachment II: Florida Site File

Fiscal Impact:

Approval of this resolution will not fiscally impact the City.

Recommended for inclusion on the agenda by:

Alexandra Guerrero, Principal Planner

Leslie A. Del Monte, Planning Manager

Shiv Newaldass, Director, Development Services

Gus Zambrano, Assistant City Manager/Sustainable Development