



## Legislation Text

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**File #:** PO-2015-14, **Version:** 2

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An Ordinance Of The City Of Hollywood, Florida, 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) For The Properties Generally Located At 410 North Federal Highway And 1817 Taylor Street Now To Be Known As "Jed Tower Planned Development Master Plan." (14-DJPV-90)

Staff Recommends: Approval of the attached Ordinance.

### Explanation:

JED Equities, LLC., requests an amendment to the Master Development Plan of a previously approved Planned Development (PD) (Ord.O-2006-32, Resolution R-2006-283 and Resolution 04-DV-79) project located at the northwest corner of Taylor Street and Federal Highway, in Downtown Hollywood (1817 Taylor Street). The proposed amendment includes an increase in residential density from 89 units to 134 units; an increase in commercial area from 4,400 square feet to 12,500 square feet; an increase in height from 12 stories (130 feet) to 17 stories (176 feet; with projections extending to approximately 190 feet); and minimal changes in building footprint and setbacks, as depicted in Exhibit B. As a result of the increase in intensity, the project is providing an additional 82 parking spaces (180 previously approved, 262 currently proposed).

The city's Zoning and Land Development Regulations requires the City Commission to consider all components and requests related to Planned Development (PD). Therefore, during Second Reading of this Ordinance the City Commission will also consider the requirements for a Variance (25' landscape setback), Modifications (parking size and ratio; reduced drive-way width and distance), Design, and Site Plan.

Additionally, the City Commission will consider a License Agreement for a right-of-way encroachment for the decorative metal screen along the façade fronting Taylor Street.

While the building design has significantly changed, the intent of a mixed use development has remained the same. The current design is also contemporary, proposing a curved tower

with undulating balconies and an abstract metal screening to accent the façade and garage areas. The tower rests on a podium which features commercial space on the ground floor, a screened parking garage to accommodate all uses, and a green roof on the amenity level (6th floor).

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: Approved Project Ordinance and Resolutions

Attachment IV: Correspondence

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