



# City of Hollywood

Hollywood City Hall  
2600 Hollywood Blvd  
Hollywood, FL 33020  
<http://www.hollywoodfl.org>

## Legislation Text

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**File #:** R-2019-157, **Version:** 1

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A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering The Request For Modifications, Design, And Site Plan Approval For A Planned Development Located At 3701 Hillcrest Drive. (18-DJPVZ-04a)

Staff Recommends: Approval of the Attached Resolution.

### Explanation:

This item is being considered concurrently with the request by the Applicant for a Waiver, rezoning designation to PD, Master Development Plan, and Variance, for an 18,000 sq. ft. office building located at 3701 Hillcrest Drive (Tobin Offices). In PD districts Modifications, Design, and Site Plan are also considered by the City Commission. As such, the Applicant is requesting approval for Modifications, Design and Site Plan.

The three story office building will feature office spaces on the second and third floor with only the lobby located on the ground floor. The Applicant plans to utilize the third floor to act as their corporate offices and lease out the remaining office spaces. The overall style of the building provides a complementary look to the surrounding structures. Architectural elements of the design, such as medallions, decorative brackets, arches, banding, and living green wall, come together to create a design that is not intrusive, and enriches the character of the community.

As portions of the parking lot are located under the building, the Applicant is also requesting modifications to (1) reduce the square footage requirement for terminal islands; and (2) reduce the required percentage of landscaping of the paved vehicular use area. Due to the configuration of the site and columns to support the structure, there is difficulty in meeting the minimum requirements. To mitigate potential impacts of the reduced landscape requirements, the Applicant has proposed permeable concrete material for approximately 25 percent of the vehicular use area, and provided additional landscaped islands in other areas of the parking. At the March 14, 2019 Planning and Development Board meeting the Board forwarded a

recommendation of approval to the City Commission.

Attachment I: March 14, 2019 Planning and Development Board Staff Report

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