



City of Hollywood

Hollywood City Hall
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Legislation Text

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A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering A Request For An Amendment To The Design And Site Plan (Previously Approved By Resolution R-2016-282) For The Development Known As Young Circle Commons (Great Southern - Block 40). (02-DPVY-160c)

Economic Vitality

Staff Recommends: Approval of the attached Resolution.

Explanation:

Block 40, LLC requests an amendment to the previously approved design and Site Plan of a mixed-use development, known as Young Circle Commons - Great Southern - Block 40, previously approved by Resolution R-2016-282. The design of the previous approvals, required that portions of the existing structure be preserved due to historical significance. Following the approval, the Applicant moved forward with permit to construct the development as approved, however due to the declining condition of the structure, the City's Chief Building Official, in accordance with Section 116, Unsafe Structures and Equipment, of the Florida Building Code, deemed the structure unsafe and necessitated the demolition of the structure to address severe life safety hazards. Reports from engineering groups and field inspections revealed there was substantial evidence indicating the deterioration of the structure or structural parts, deeming it unsafe per Section 116.2.1.2.2 of the Code.

The structure was subsequently demolished as per the Chief Building Official's order. As such the Applicant must seek approval for an amended design requiring the request for a Certificate of Appropriateness for Design as elements of the previously approved design were demolished.

Post demolition, the current design proposes to maintain the look of the previous approval by rebuilding the walls that were demolished. While, historic replication is not typically recommended, the Secretary of Interior's Standards for Historic Preservation does state that reconstruction is only appropriate "when documentary and physical evidence is available to

permit accurate reconstruction with minimal conjecture." In this case, as the Building existed in its original state and had previously been considered to be incorporated into the design, the Applicant feels confident that the Secretary of Interior's Standards for reconstruction could be met. As part of the previous design, the existing facades were surveyed and thoroughly documented. Additionally, during demolition, some ornamental features of the walls were preserved and will be incorporated onto the new facades. In the reconstruction, the Applicant will preserve all major architectural details and materials on those facades. In this manner, the reconstructed facades could still be incorporated in the design and continue to meet the criteria as, as previously approved. Additionally, the Secretary of Interior's Standards also recommend that "a reconstruction will be clearly identified as a contemporary re-creation."

As such, Staff recommends the following conditions:

- a. That the Applicant when doing the reconstruction of the Great Southern facades shall be in accordance with the Secretary of Interior Standards for Reconstruction; and
- b. That the Applicant agrees to any remaining historic materials and features should be retained and incorporated into the reconstruction when feasible, and
- c. That the Applicant includes signage and/or markers to clearly identifying i) the reconstruction as a contemporary replication; and ii) that only the facades (exterior) have been reconstructed.

The Site Plan amendment entails increasing the number of approved residential units to 170, from the 166 residential units previously approved. This request is due to changes in the market; some of the larger penthouse units have been downsized, in turn increasing the number of units. This request does not affect the previously approved footprint or parking count as the project previously had a surplus of required parking. In addition, the back of house area was redesigned to better serve the development. All other request previously approved in Resolution R-2016-282 remain the same.

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 A: Application Package

Attachment B: Unsafe Structure Determination Letter and Report

Attachment C: Approved Project Ordinance and Resolutions

Fiscal Impact:

Approval of this resolution will not fiscally impact the City as this is a previously approved project seeking amendments to the Site Plan and Design.

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