



Legislation Text

File #: R-2021-322, **Version:** 1

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving An Amendment To The Plat Notation For The "R.W. Chambers Subdivision Addition No. 2" Plat To Revise The Plat Note To Reflect The Proposed Use.

Economic Vitality

Staff Recommends: Approval of the attached Resolution.

Explanation:

Petitioner from the law firm Coker & Feiner is acting on behalf of Daniel A. Jaramillo, the owner of the west forty feet of Parcels 1 and 2 within the "R.W. Chambers Subdivision Addition No. 2" plat, Broward County records, Plat Book 108, Page 43. Along with the parcel within the "R.W. Chambers Subdivision Addition No. 1" plat, the property owner is proposing to construct a mixed-use development consisting of 22,726 square feet of Retail, 14,272 square feet of Restaurant, 49,975 square feet of Office, 200 Hotel Rooms and 64 Residential units.

The Applicant is requesting an amendment to the concurrency notation on the plat to reflect the intended proposed and future use of the site. The proposed plat note amendment is to modify the restriction on the plat from 80,739 square feet of self-storage warehouse (excluding commercial square footage) to 4,000 square feet of office use and 32 residential mid-rise units for the west forty feet of Parcels 1 and 2 leaving the remainder of the plat be restricted to 80,739 square feet of self-storage warehouse (excluding commercial square footage).

As part of the plat note amendment request, the Applicant has submitted a traffic impact and a traffic signal warrant study for the development. Based on the conclusion of the study, the Applicant is required to:

- 1) Construct a new northbound right-turn lane with bike lane striping along State Road 7.
- 2) Provide a bus shelter with amenities along State Road 7.

3) Provide a new turn-lane for the westbound traffic and sidewalk along the south side along the frontage of the site on SW 52nd Court.

4) Provide a Traffic Signal Bond, for a period beginning with issuance of the first building permit and ending two years after the last Certificate of Occupancy for the site, as security for the design and installation of a Traffic Signal at the intersection of State Road 7 and SW 52nd Court.

Staff has reviewed the request for code considerations and finds that with the required improvements, the proposed level of development meets applicable level of service standards, and therefore recommends approval.

Fiscal Impact:

Approval of this resolution will not fiscally impact the City.

Recommended for inclusion on the agenda by:

Azita Behmardi, PE, City Engineer

Shiv Newaldass, Director, Development Services

Gus Zambrano, AICP, Assistant City Manager/Sustainable Development