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# HOLLYWOOD DIGEST

## Updates from the City Commission Meeting

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*The City of Hollywood is conducting its Regular City Commission Meetings in-person at City Hall, located at 2600 Hollywood Boulevard. While public access to City Hall and City facilities has resumed, please know that seating inside the Commission Chambers is limited and facial masks are recommended but not required for City employees and visitors.*

To view the meeting agenda, please visit [hollywoodfl.org](http://hollywoodfl.org). Members of the public may watch the City Commission Meetings via the City's website at [hollywoodfl.org/WatchMeeting](http://hollywoodfl.org/WatchMeeting), on Comcast Channel 78 or ATT U-Verse Channel 99.

This Hollywood Digest is an update of the actions taken and information shared during the City Commission Meeting held on Wednesday, October 19, 2022. In case you missed the live meeting, the archived video can be viewed on the City's website at [hollywoodfl.org](http://hollywoodfl.org).

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## CITY COMMISSION MEETING

### City Commission Approves University Station Design and Site Plan

The Mayor and City Commission voted unanimously to approve, with conditions, Resolution [R-2022-319](#) for the consideration of Design and Site Plan for the mixed-use development known as University Station. The property, which is located in the Downtown Community Redevelopment Agency, comprises three parcels and is approximately 2.51 acres in area with frontages to Fillmore Street to the north, Polk Street to the south and N. 21st Avenue to the west, with Taylor Street dissecting the property in an east-west direction. This Resolution was approved unanimously with the Commission voting on each component –design and site plan - separately.



The proposed eight-story mixed-use development will have two separate buildings with 216 residential units (108 units in each tower) of one- and two-bedroom apartments and a detached parking garage. The North Tower includes ground floor retail spaces, residential units, and amenities for the residential uses (lobby, leasing office, gym, multi-purpose room, pool etc.) fronting the street while promoting pedestrian connectivity throughout the site and adjoining development parcels. The South Tower includes ground floor educational and retail space fronting the street as well as a lobby to serve the residential uses on the upper floors. Vehicular ingress and egress to the parking garage is proposed via Polk Street. Both towers and the parking garage are connected by a second-floor pedestrian bridge. [Watch the presentation and discussion here.](#)

In addition, the Mayor and City Commission voted unanimously to approve Resolution [R-2022-320](#) to support the development of University Station with a loan in the amount of \$2.4 million to the Housing Trust Group, LLC. Due to significant construction cost inflation and extraordinary recent increases in interest

rates, the University Station development project is facing an estimated \$9,000,000.00 financing gap to make it feasible. To close this gap HTG has sought \$6,000,000.00 in additional funding through Broward County Housing Finance and is requesting a \$2.4 million loan from the City of Hollywood, at 1.5% interest only annual payments subject to available cash flow annually with a maturity at year 17. [Watch the presentation and discussion here.](#)

### **ZE Plat Approved by City Commission**

The Mayor and City Commission voted unanimously to approve Resolution [R-2022-318](#). This resolution approves the plat application for ZE Management LLC, owner of the property located at the street end of North 31<sup>st</sup> Terrace off Stirling Road. The property owner is proposing to construct nine townhouse units. Currently, there are three existing villa/apartment units on one of the parcels within the plat. Per the County, this plat is restricted to three villa units and nine townhouse units. [Watch the presentation and discussion of this agenda item.](#)

### **Commission Approves Memorandum of Understanding with Bargaining Units**

The Mayor and City Commission voted unanimously to approve Resolutions [R-2022-321](#), [R-2022-322](#), [R-2022-323](#) and [R-2022-324](#) to authorize City Officials to execute a Memorandum of Understanding with four of the City's bargaining units – the Fraternal Order of Police, Hollywood Lodge 24; the American Federation of State, County and Municipal Employees, Local 2432, General Employees; the American Federation of State, County and Municipal Employees, Local 2432, Professional Employees; and the American Federation of State, County and Municipal Employees, Local 2432, Supervisory Employees. [Watch the presentation here.](#)

## **ORDINANCES**

### **Ordinance Approved to Change Zoning Designation for Block 57**

The Mayor and City Commission voted to approve Ordinance [PO-2022-12](#) to change the zoning designation for 1701-1735 E. Young Circle, also known as Block 57, from (YC) Young Circle Mixed-Use District to (PD) Planned Development District for added flexibility that would facilitate the development of a mixed-use project consisting of residential and commercial components. In addition, this Ordinance approves the Master Development Plan, which will ensure the development will occur according to limitations of land use, site design, density, building coverage and improvement standards. It delineates all components of the project including the bifurcation of the existing site to allow Hollywood Boulevard to extend through the block to Young Circle. This Ordinance was approved unanimously with the Commission voting on each component – rezoning, Master Development Plan, and variance – separately. To watch the presentation, please visit [hollywoodfl.org](http://hollywoodfl.org).



As a companion to the Ordinance, the Mayor and City Commission also voted to approve Resolution [R-2022-317](#) for the design and site plan of Block 57, both with conditions.

Watch the presentation and discussion of the [Ordinance](#) and [Resolution](#).

## ANNOUNCEMENTS

- **Best of luck to Debra Reese**, Assistant City Attorney, who is retiring after 30 years of dedicated service to the City. Thank you for your service, Debra!
- **Community Shuttle Program:** The City Commission is set to consider a new Community Shuttle Program. The public is invited to attend the Regular City Commission Meeting on Wednesday November 2nd at 1:00 p.m. at City Hall, 2600 Hollywood Boulevard, Room 219.

An Agenda Item will be presented to introduce a new Fixed Route Community Shuttle Program in partnership with Broward County Transit Division. The shuttle program will be funded by Broward County and provided at no cost to residents. The live broadcast can be viewed on the City's Government Access Channel, Comcast Channel 78, ATT U-Verse Channel 99, and on the City's website. Those wishing to make an in-person public comment must submit a comment card with the City Clerk at the meeting, prior to the start of the item discussion.

The proposed Community Shuttle Program will:

- Operate 7-days per week for approximately 8-10 hours per day
- Be free of charge for riders

Operate on 3 proposed routes in Hollywood as follows:

- East Central route between City Hall and Margaritaville Hollywood Beach Resort
  - The A1A Corridor between Hollywood North Beach Park and the Walmart Supercenter, located on East Hallandale Beach Boulevard
  - Southeast Loop between City Hall, Young Circle, Jefferson Park and the Big Easy Casino
- **Virtual Public Meeting for Balboa Street at Surf Road Reconstruction Project:** The City of Hollywood Department of Design & Construction Management will be conducting a Virtual Public Meeting from 6 to 7 p.m. on Monday, October 24th to obtain public input for the Balboa Street at Surf Road Reconstruction project.

Join the meeting virtually via the WebEx Application. The information for how to access the WebEx virtual meeting is on the City's website under the calendar listing. You can also access detailed project maps and information.

- **Hollywood Boulevard Landscaping Project:** Our Design and Construction Management team will be conducting a Virtual Public Meeting from 6 to 7 p.m. on Wednesday, October 26, 2022, to obtain public input for the Hollywood Blvd Landscaping Project. This meeting has been rescheduled a couple of times due to the Hurricane Ian and holidays, but we encourage those interested in the final phase of this project to attend. This is the section of Hollywood Boulevard between City Hall Circle and the FEC Corridor. Again, WebEx information can be found online at [www.hollywoodfl.org](http://www.hollywoodfl.org) under the calendar listing.
- **Sarazen Drive Resurfacing Project:** Construction began on Monday, October 17th along West Park Road between North Park Road and North 40th Avenue as part of the Sarazen Drive Resurfacing project. This construction project includes swale restoration, milling and resurfacing of the existing road, new

pavement markings, and sidewalk replacement within the project boundaries. The work is scheduled to take approximately 60 days to complete, pending weather or other unforeseen circumstances.

- **Next City Commission Meeting:** The next City Commission Meeting will take place on Wednesday, November 2, 2022 beginning at 1 p.m. in the City Commission Chambers at Hollywood City Hall. For more information about the meeting, please visit [hollywoodfl.org](http://hollywoodfl.org).

## RESULTS SUMMARY

This is a summary of the actions taken by the Mayor and City Commission. It is NOT equivalent to the Minutes, which when approved by the City Commission, constitute the official record of the meeting.

Agenda Item	Action/Vote	Vote
R-2022-307 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Amending The Fiscal Year 2023 Operating Budgets Of Various Funds As Adopted And Approved By Resolution R-2022-283; Amending The Fiscal Year 2023 Capital Improvement Plan As Adopted And Approved By Resolution R-2022-284.	Approved	7-0
R-2022-308 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Changing The Regular City Commission Meetings Scheduled In April And July 2023, Scheduling A Regular Commission Meeting On August 30, 2023, And Canceling The December 20, 2023 And January 3, 2024 City Commission Meetings.	Approved	7-0
R-2022-309 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving The Regular City Commission Meeting Minutes Of June 1, 2022.	Approved	7-0
R-2022-310 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving The Special City Commission Meeting Minutes Of June 8, 2022.	Approved	7-0
R-2022-311 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving The Regular City Commission Meeting Minutes Of June 15, 2022.	Approved	7-0
R-2022-312 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City Officials To Execute A Contract With MBR Construction, Inc. For The Construction Of The Hollywood Boulevard/ State Road 7 Mobility Hub Improvements Project, In The Lump Sum Amount Of \$677,291.82.	Approved	7-0
R-2022-313 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Authorizing Appropriate City Officials to Cancel Bid No. IFB-4728-22-WV Related To Stan Goldman Restroom Renovations In Accordance With Section 38.43(D) Of The Procurement Code.	Approved	7-0
R-2022-314 A Resolution of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City Officials To Execute A Blanket Purchase Agreement With Condo Electric Motor Repair, Corp. For Electric Motor and Pump Repair Services, Including All Appurtenances And Ancillary Equipment, In An Estimated Annual Amount of \$380,000.00 Based Upon The City Of Plantation's Solicitation	Approved	7-0

No. 030-22 Pursuant To Section 38.41(C)(5) Of The City of Hollywood's Procurement Code ("Piggyback").		
R-2022-315 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City Officials To Execute An Authorization To Proceed For Work Order Number ARC 23-01 With Arcadis U.S., Inc., For On-Call Professional Engineering Support Services Related To Water Projects, On An As-Needed Basis, In An Amount Not To Exceed \$252,500.00.	Approved	7-0
R-2022-316 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City Officials To Execute An Authorization To Proceed For Work Order Number TTH 23-01 With Tetra Tech, Inc. To Provide Professional Engineering Services Related To The Design Of A Sewer Extension In The Area Approximately Bounded By Buchanan Street And Fillmore Street And North 72nd Avenue And North 70th Way, In An Amount Not To Exceed \$375,000.00.	Approved	7-0
PO-2022-12 An Ordinance Of The City Of Hollywood, Florida, Changing The Zoning Designation Of The Property Located At 1701-1735 E. Young Circle From YC (Young Circle Mixed-Use District) To PD (Planned Development District); Approving The Planned Development Master Development Plan For The Subject Property; Approving A Variance; Amending The City's Zoning Map To Reflect The Change In Zoning Designation. (21-DPVZ-27)	Approved	7-0
R-2022-317 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering The Request For Design And Site Plan Approval For A Planned Development Known As Block 57 N And Block 57 S, Located At 1701-1735 E. Young Circle.	Approved	7-0
R-2022-318 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving The "ZE" Plat, Being In The City Of Hollywood, Broward County, Florida, And Generally Located At The Street End Of North 31st Terrace Off Stirling Road.	Approved	7-0
R-2022-319 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering The Request For Design And Site Plan For The Development Known As University Station Consisting Of 216 Residential Units And Ground Floor Educational And Retail Uses Located At 309 & 421 N. 21 <sup>st</sup> Avenue And 2031 Polk Street. (21-DP-43)	Approved	7-0
R-2022-320 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Supporting The Development Of University Station, A Mixed-Use Project That Includes Affordable Multi-Family Rental Apartments On The Approximately 2.5 Acres Of City-Owned Property Generally Located Between Fillmore And Polk Streets Along North 21 <sup>st</sup> Avenue; Committing A \$2,400,000.00 Loan To University Station I, LLC, An Affiliate Of Housing Trust Group, LLC; Authorizing The Appropriate City Officials To Execute All Documents Necessary To Effectuate The Terms Of This Resolution.	Approved	7-0
R-2022-321 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City	Approved	7-0

Officials To Execute A Memorandum Of Understanding With The Fraternal Order Of Police, Hollywood Lodge 24.		
R-2022-322 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City Officials To Execute A Memorandum Of Understanding With The American Federation Of State, County And Municipal Employees, Local 2432, General Employees Bargaining Unit, Amending The Terms Of The Collective Bargaining Agreement.	Approved	7-0
R-2022-323 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City Officials To Execute A Memorandum Of Understanding With The American Federation Of State, County And Municipal Employees, Local 2432, Professional Employees Bargaining Unit, Amending The Terms Of The Collective Bargaining Agreement.	Approved	7-0
R-2022-324 A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City Officials To Execute A Memorandum Of Understanding With The American Federation Of State, County And Municipal Employees, Local 2432, Supervisory Employees Bargaining Unit, Amending The Terms Of The Collective Bargaining Agreement.	Approved	7-0