

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 23-DP-15

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR A 115-UNIT RESIDENTIAL DEVELOPMENT ("RESIDENCES AT BEVERLY PARK") LOCATED AT 6015 WASHINGTON STREET, HOLLYWOOD, FLORIDA, PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, 6015 Washington LLC., ("Applicant"), has applied for Design and Site Plan approval for a 115-unit residential development to be known as (Residences at Beverly Park) located at 6015 Washington Street, Hollywood, Florida, as more particularly described in Exhibit "A"; and

WHEREAS, the Planning Manager and Planning Administrator, following analysis of the application and its associated documents, have determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.I.4 of the Zoning and Land Development Regulations and have therefore recommended approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval of the Site Plan; and

WHEREAS, on June 13, 2023, the Board met and held an advertised public hearing to consider the Applicant's requests; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and recommendations for the Design approval, considered the following criteria pursuant to Section 5.3.I.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:

- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The Design should consider architectural elements that are characteristic of the surrounding neighborhood.
- (2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report, with recommended conditions, the Technical Advisory Committee's recommendation for Site Plan approval, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met, with conditions described hereinbelow.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein for approving/denying the requested Design for a 115- unit residential development to be known as (Residences at Beverly Park) located at 6015 Washington Street, Hollywood, Florida, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, the Technical Advisory Committee's recommendation for Site Plan approval, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met with conditions, and Site Plan is hereby **approved with the following conditions:**

- (1) Prior to issuance of a Building Permit, the amendment to the restrictions on the face of the plat to allow the 115-mult family dwelling units and retail use, as well as existing non-residential uses, shall be recorded with Broward County Public Records and submitted to the City.
- (2) Prior to issuance of a Building Permit, the amendment to Non-Vehicular Access Line (NVAL) along Washington Street to reflect the New/relocated vehicular access points shall be recorded with Broward County Public Records and submitted to the City.
- (3) Prior to issuance of a building permit, waiver of building permit, waiver of plat application approval to shift the property line approximately 20' to the east is required.
- (4) Prior to issuance of a building permit, provide access easement agreement with path to access the dumpster to be identified and dumpster easement for the dumpster facility where it is situated will be required for proposed dumpster to be constructed on the adjacent property to the east and to be used by this project. In addition, an agreement for use of adjacent property to the east for access in order to pick-up trash from the project's Trash Room is required.

Section 4: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the required time period shall render all approvals null and void.

Section 5: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the required time period shall render all approvals null and void.

Section 6: That the Department of Development Services Planning and Urban Design Division is hereby directed to forward a copy of this Resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of

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Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 13th day of JUNE 2023.

RENDERED THIS _____ DAY OF _____, 2023.

ATTEST.



JOSEPH STADLEN, SECRETARY



DIANA PITTARELLI, CHAIR

APPROVED AS TO FORM



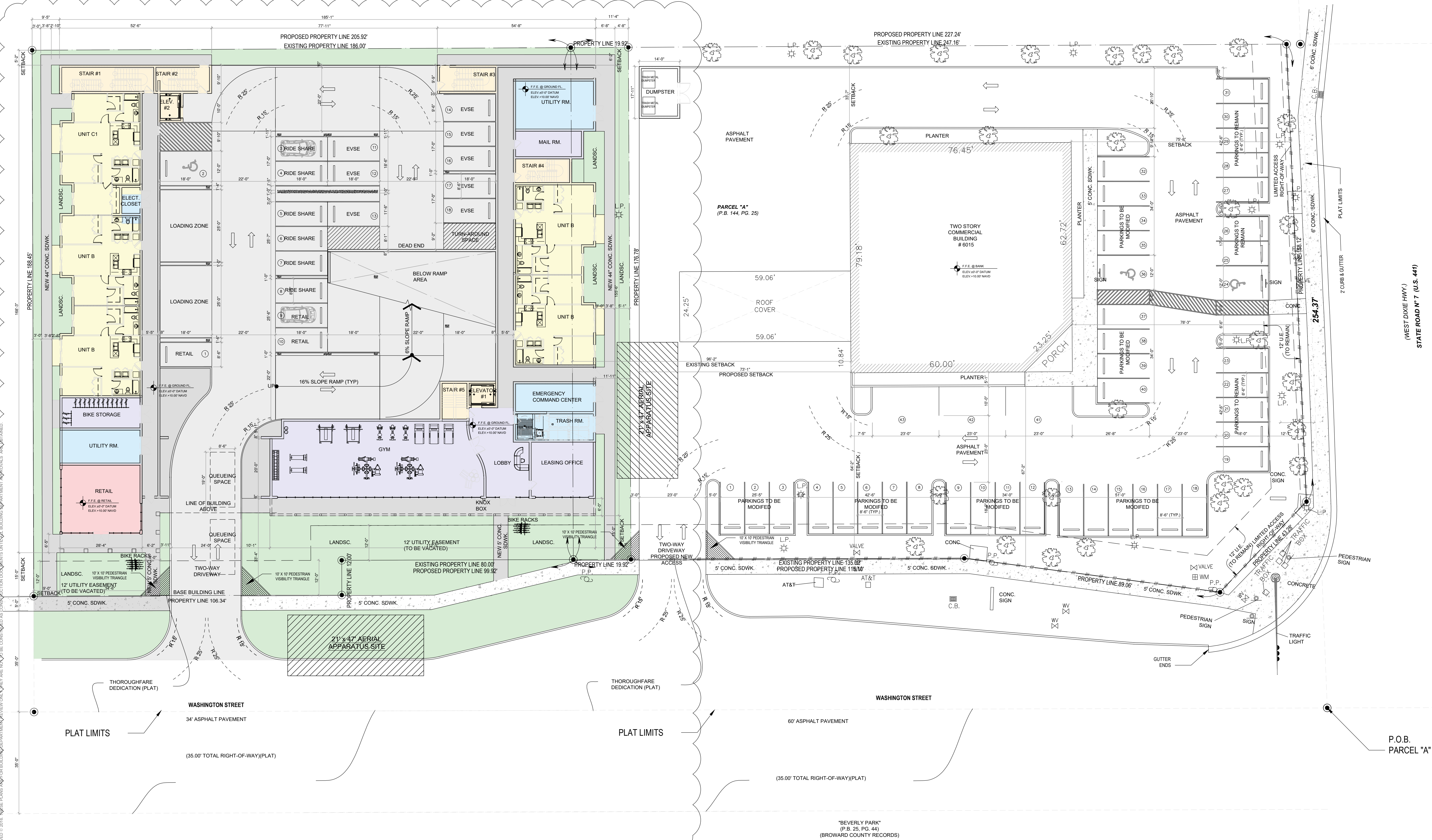
JAMES BRAKO, BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

**EXHIBIT “B”
DESIGN AND SITE PLAN**

FILE LOCATION: Z:\2022\2022225 6015 WASHINGTON ST. HOLLYWOOD - ROBBY BLOCK\2022\225 SP-100 TO SP-101.DWG
PRINTED ON: 04-10-2023

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.
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- NOTES:
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
 2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS..
 3. 0.5 MAXIMUM FOOT CANDLE LEVEL ALLOWED AT ALL PROPERTY LINES.
 4. MAXIMUM CHANGE OF LEVEL $\frac{1}{2}$ " TYPICAL AT ALL ENTRANCES AS PER ADA REQUIREMENT.

5. FULL ROAD WIDTH ASPHALT PAVEMENT MILL AND RESURFACE FOR ALL ADJACENT ROAD / ALLEY TO THE PARCEL.
6. GREEN BUILDING CERTIFICATION WILL BE ACHIEVED
7. BUILDING SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE, NFPA 101 AND CHAPTER 11 OF NFPA 101 "SPACIAL STRUCTURES AND HIGH-RISE BUILDINGS"
8. INSPECTIONS OF FIRESTOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.2.

cfm
ARCHITECTS

CERTIFICATION No. AR0014682

4253 S.W. 72nd Ave.
MIAMI, FL 33155
TEL: (786)502-4384

E-MAIL:
mariagabriela@cfmarchitects.com

CF M ARCHITECTS
THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.



CONSULTANT:

**RESIDENCES AT
BEVERLY PARK**
6015 WASHINGTON ST
HOLLYWOOD, FL 33023

CLIENT INFORMATION:

DATE:
PRELIMINARY 02.23.2023
SUBMITTAL 03.06.2023
REV1 04.06.2023

PROJECT No. 2022225
DRAWN BY:
CHECKED BY: CF
SITE PLAN

SP-100



WASHINGTON STREET
FRONT FACADE PERSPECTIVE

SCALE: N.T.S.



ARCHITECTS

CERTIFICATION No. AR0014682

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MIAMI, FL 33155
TEL: (786)502-4384

E-MAIL:
mariagabriela@cfmarchitects.com

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6015 WASHINGTON ST
HOLLYWOOD, FL 33023

CLIENT INFORMATION:

DATE:

PRELIMINARY 02.23.2023

SUBMITTAL 03.06.2023

PROJECT No. 202225

DRAWN BY:

CHECKED BY: CF



WEST FACADE
PERSPECTIVE
SCALE: 1/8" = 1'-0"



REAR FACADE
PERSPECTIVE

SCALE: N.T.S