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CITY OF HOLLYWOOD  
PLANNING AND DEVELOPMENT BOARD  
RESOLUTION NO. 17-DFPSV-12

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR A VARIANCE, DESIGN AND SITE PLAN APPROVAL, FOR AN APPROXIMATE 19,000 SQ. FT. OFFICE BUILDING (3500 BUILDING) FOR THE PROPERTY LOCATED AT 831 N. HIGHLAND DRIVE, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", 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, Ocean Drive Commercial Realty Management, LLC. ("Applicant"), has applied for a Variance, Design and Site Plan approval for an approximate 19,000 sq. ft. office building located at 831 N. Highland Drive, as more particularly described in the attached Exhibit "A"; and

WHEREAS, the Planning Manager and Principal Planner ("Staff"), following an analysis of the application and its associated documents have determined that the proposed request for a Variance for the waiver of 20 feet of the required 25 foot setback which will allow for a five foot setback, does meet the criteria set forth in Section 5.3 F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended that the Variance be approved; and

WHEREAS, the Planning Manager and Principal Planner, following analysis of the application and its associated documents, has 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 with the following conditions:

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- (1) That, all windows facing the single family homes shall be frosted; and
- (2) That, light poles shall be the lowest allowable height; and
- (3) That, lamps shall be dimmed to the lowest allowable level after 9 p.m. to reduce neighborhood disturbance while maintaining safety measures for the parking areas.

; and

WHEREAS, on July 13, 2021, the Board met and held an advertised public hearing to consider the Applicants' requests; and

WHEREAS, the Board reviewed the application for the Variance and determined that the Variance request does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;
- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;
- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

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 and the Technical Advisory Committee's recommendation for the Site Plan approval with conditions, 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.

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, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property located at 831 N. Highland Drive, as more specifically described in the attached Exhibit "A", to waive 20 feet of the required 25 foot setback of the subject property to allow for a 5 foot setback, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved**.

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Section 3: 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 an approximate 19,000 sq. ft. office building for the property located at 831 N. Highland Drive, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 4: 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 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, and Site Plan is hereby **approved with the following conditions:**

- (a) That, all windows facing the single family homes shall be frosted; and
- (b) That, light poles shall be the lowest allowable height; and
- (c) That, lamps shall be dimmed to the lowest allowable level after 9 p.m. to reduce neighborhood disturbance while maintaining safety measures for the parking areas.

Section 5: That all Variances shall become null and void unless the Applicants have applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

Section 6: That the Applicants 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 require time period shall render all approvals null and void.

Section 7: That the Applicants 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 require time period shall render all approvals null and void.

Section 8: 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 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.

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PASSED AND ADOPTED THIS 13th DAY OF JULY, 2021.

RENDERED THIS 19<sup>th</sup> DAY OF July, 2021.

ATTEST:

  
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ANDREW YANOWITZ, SECRETARY

  
\_\_\_\_\_  
DIANA PITTARELLI, CHAIR

APPROVED AS TO FORM & LEGAL  
SUFFICIENCY for the use reliance of  
the Planning and Development Board  
of the City of Hollywood, Florida, only.

Debra - Anna Reese  
\_\_\_\_\_  
DEBRA- ANN REESE, BOARD COUNSEL



# EXHIBIT B

## SITE LAND USE

EXISTING LAND USE  
LAND USE DESIGNATION  
ZONING

LOW RESIDENTIAL  
SINGLE-FAMILY HOME/VACANT  
OFFICE(O-1) SINGLE-FAMILY (RS-5)

## PARKING COUNT

REQUIRED (18673/250) 75 STALLS  
PROVIDED 75 STALLS  
TOTAL REQUIRED HC PARKING SPACES  
FROM TABLE 208.2 (51 TO 75 REQUIRE 3)  
PROVIDED 3

## CODE INFORMATION

1. APPLICABLE CODES:  
2017 FLORIDA BUILDING CODE  
2017 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101  
2017 MECHANICAL CODE  
2017 ELECTRICAL CODE

## SITE INFO

PROPOSED MEDICAL OFFICE  
6,677 SQUARE FEET, TWO STORY  
ELEVATOR SHAFT, ELEVATOR SHAFT  
30'-0" MAX ROOF HEIGHT.  
FINISH FLOOR HEIGHT 11.50 NAVD

## SETBACKS

REQUIRED  
FRONT SIDES 20'-0"  
PROVIDED 20'-0"  
FRONT SIDES 5'-0"  
BACK SIDES 3'-0"  
WEST SIDES 8'-0"  
EAST SIDES 8'-0"

## SITE AREA

BUILDING 18,673 SF. A/C  
SITE AREA 60,592 SF. (1.39 ACRES)

TOTAL SQUARE FEET 1ST FLOOR 9,119  
TOTAL SQUARE FEET 2ND FLOOR 9,334  
FRONT ENTRY 137  
BACK ENTRY 137  
BACK STAIRWELL 137  
ELEVATOR SHAFT 64  
CORRIDOR 574  
COMMAND HALLWAY 1ST FL 720  
RESTROOMS 1ST FLOOR 297  
RESTROOMS 2ND FLOOR 297

PROPOSED PARCEL 1 49116.87 SQ.FT.=1.03 ACRE  
PROPOSED PARCEL 2 13539.66 SQ.FT.=.31 ACRE  
TOTAL SQ.FT. =86656.53 SQ.FT.=1.94 ACRE

## SURFACE LEGEND

- ASPHALT
- CONCRETE
- PROPOSED LAND DONATION
- PROPOSED BUILDING
- PROPOSED LANDSCAPE AREA

## NOTE:

THE FLEXIBLE DELINEATOR POST TO BE MAINTAINED BY DEVELOPER

## NOTE:

GREEN BUILDING CERTIFICATION SHALL BE ACHIEVED

## NOTE:

MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES SHALL BE MAXIMUM 0.5

## SPECIAL EXCEPTION

PROPOSED PARKING IN A SINGLE-FAMILY DISTRICT (RS-5) FOR USE BY AN ADJUTING COMMERCIAL USE.

## SPECIAL REQUEST

REQUEST FOR A 18500 SQ. FT OFFICE SPACE, IS BEING REQUESTED FOR COMMERCIAL USE. AS PART OF THE FUTURE LAND USE DESIGNATION FOR FLEX ZONE 86

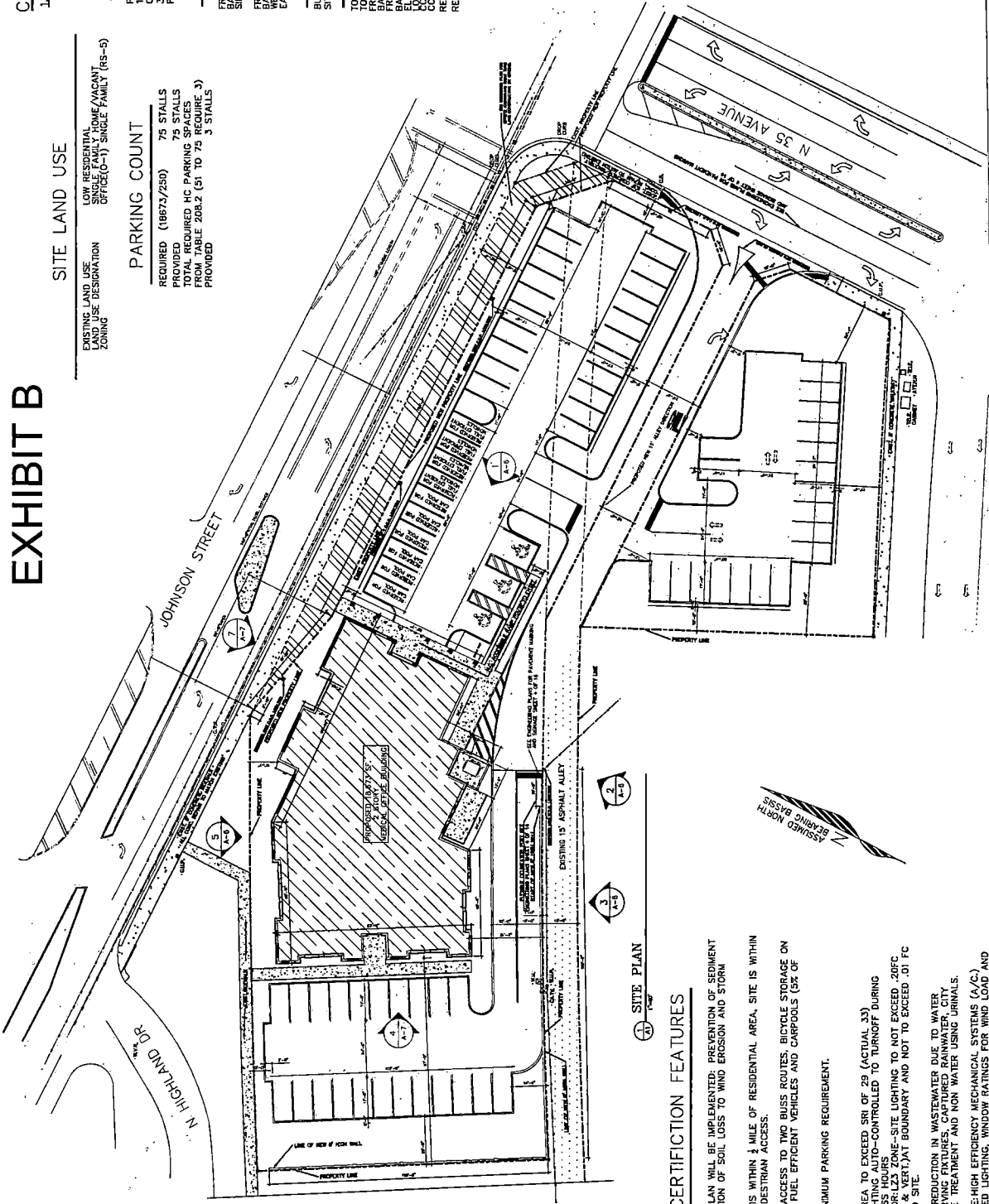
REVISION #

REVISION #

DATE 07/10/2019

SHEET A-1 OF 7

## SITE PLAN



## GREEN BUILDING CERTIFICATION FEATURES

- SITE: EROSION AND SEDIMENTATION PLAN WILL BE IMPLEMENTED: PREVENTION OF SEDIMENT EROSION AND EMISSIONS, PREVENTION OF SOIL LOSS TO WIND EROSION AND STORM WATER RUNOFF.
- COMMUNITY CONNECTIVITY: SITE IS WITHIN 1/4 MILE OF RESIDENTIAL AREA. SITE IS WITHIN A 1/4 MILE OF SERVICES WITH PEDESTRIAN ACCESS.
- ALTERNATIVE TRANSPORTATION: ACCESS TO TWO BUS ROUTES, BICYCLE STORAGE ON SITE, PREFERRED PARKING FOR FUEL EFFICIENT VEHICLES AND CARPOOLS (5% OF TOTAL EACH CATEGORY)
- PARKING DOES NOT EXCEED MINIMUM PARKING REQUIREMENT.
- STRUCTURE: HEAT ISLAND: 100% OF ROOF AREA TO EXCEED SRI OF 29 (ACTUAL 33)
- LIGHT POLLUTION: INTERIOR LIGHTING AUTO-CONTROLLED TO TURN OFF DURING BUSINESS HOURS
- WASTEWATER EFFICIENCY: 50% REDUCTION IN WASTEWATER DUE TO WATER CONSERVING FIXTURES CAPTURED RAINWATER, CITY SEWAGE TREATMENT AND NON WATER USING URINALS.
- OPTIMIZE ENERGY PERFORMANCE: HIGH EFFICIENCY MECHANICAL SYSTEMS (A/C), HIGH LEAD LIGHTING, WINDOW RATINGS FOR WIND LOAD AND THERMAL TRANSMISSION, BUILDING INSULATION, COOL ROOF.
- STORAGE AND COLLECTION OF RECYCLABLES DESIGNATED RECYCLE AREA (CUMMSTER), LOCALLY SOURCE
- INDOOR AIR QUALITY: LOW EMITTING MATERIALS, ADHESIVES AND SEALANTS WILL BE USED. NO SMOKING EXCEPT IN DESIGNATED SMOKING AREA WITHIN THE BUILDING OR 25' FROM ENTRANCE OUTSIDE OF BUILDING.

RODNEY NORTH GREEN ARCHITECT



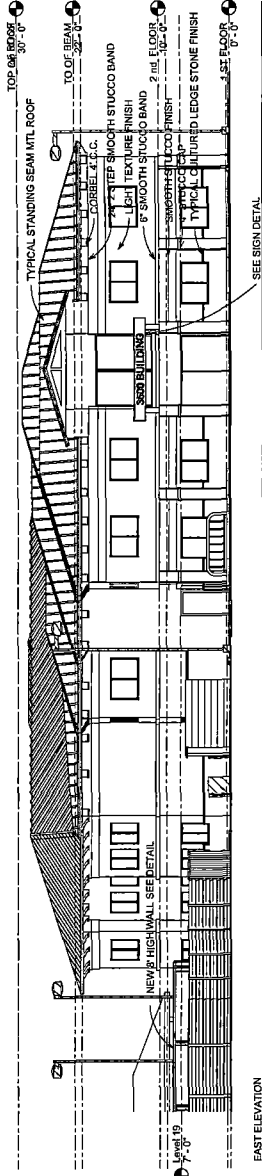
8731 WAKFIELD DRIVE  
PALM BEACH GARDENS, FL 33410  
PHONE 9549188485  
3500 BUILDING  
561-429-8360 FAX  
828-831 N HIGHLAND DRIVE  
HOLWOOD, FL 33328

3500 BUILDING  
PHONE 561-423-8380  
581-423-8380  
839-831 N HIGHLAND DR., B28 N 30 AVE. HOLLYWOOD FLA 33322  
8731 HICKFIELD DRIVE  
PALM BEACH GARDENS, FL 33410 FAX 561-423-8380

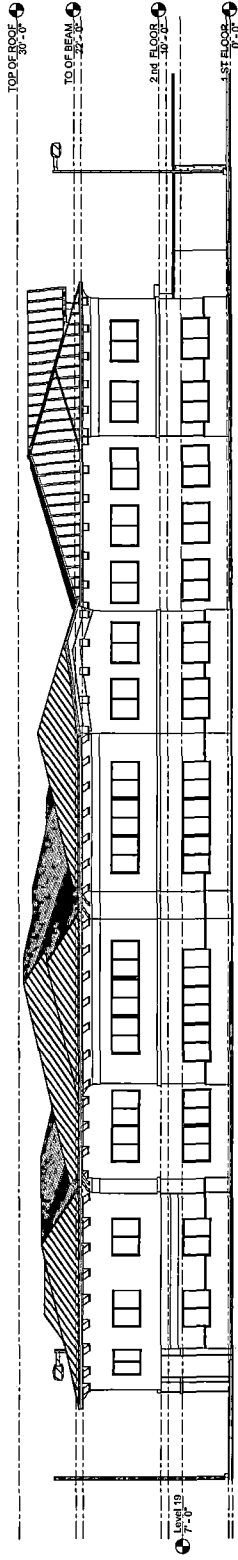
RODNEY NORTH GREEN ARCHITECT



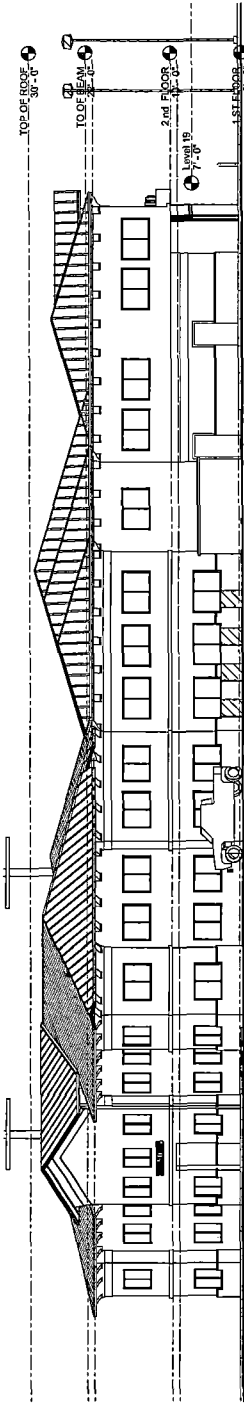
# EXHIBIT B



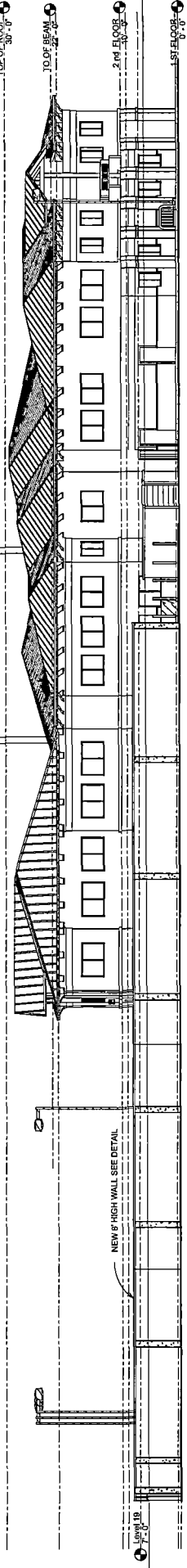
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION WITH 6\"/>



EAST ELEVATION

## ELEVATIONS

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