

ATTACHMENT D

Resolution No. 22-DP-60

14

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 22-DP-60

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR A 48-UNIT RESIDENTIAL DEVELOPMENT (LINCOLN STREET APARTMENTS) LOCATED AT 1935-1951 LINCOLN 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, Viva Hollywood LLC., ("Applicant"), has applied for Design and Site Plan approval for a 48-unit residential development to be known as Lincoln Street Apartments located at 1935-1951 Lincoln Street, Hollywood, Florida, as more particularly described in Exhibit "A"; and

WHEREAS, the Planning Manager and Assistant Director, 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 5.3.1.4. 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 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:

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- (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 conditions, the Technical Advisory Committee's recommendation for the 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 the condition 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 48- unit residential development to be known as Lincoln Street Apartments at 1935-1951 Lincoln 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, with recommended conditions, the Applicant's application and supporting documents and materials, the Technical Advisory Committee's recommendation for the Site Plan approval and 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 condition:**

(a) That, a Unity of Title for both lots, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Public Records of Broward County, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

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 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 5th DAY OF March, 2023.

ATTEST.



JOSEPH STADLEN, SECRETARY



DIANA PITTARELLI, CHAIR

APPROVED AS TO FORM



JAMES BRAKO, BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

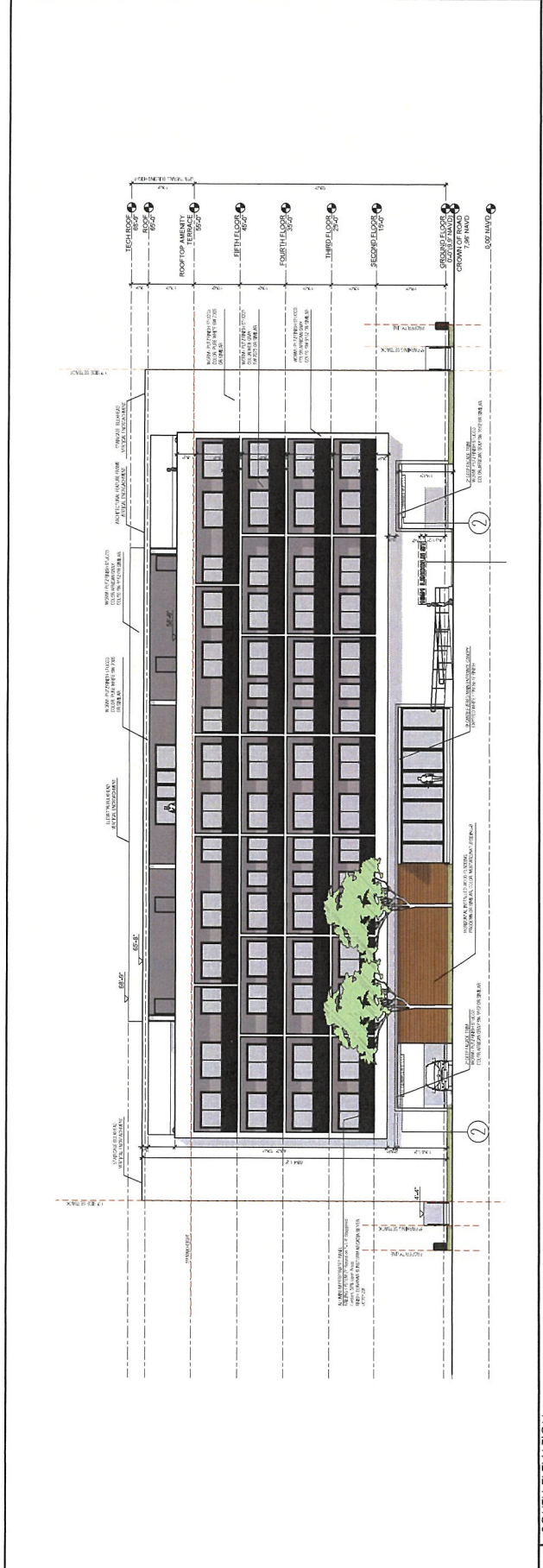
Lot 4, 5, 6, and 7, Block 17, Hollywood, according to the plat thereof as recorded in Plat Book1, Page 21, of the Public Records of Broward County, Florida.

Lot 3, Block 17, Hollywood, according to the plat thereof, as recorded in Plat Book1, Page 21, of the Public Records of Broward County, Florida.

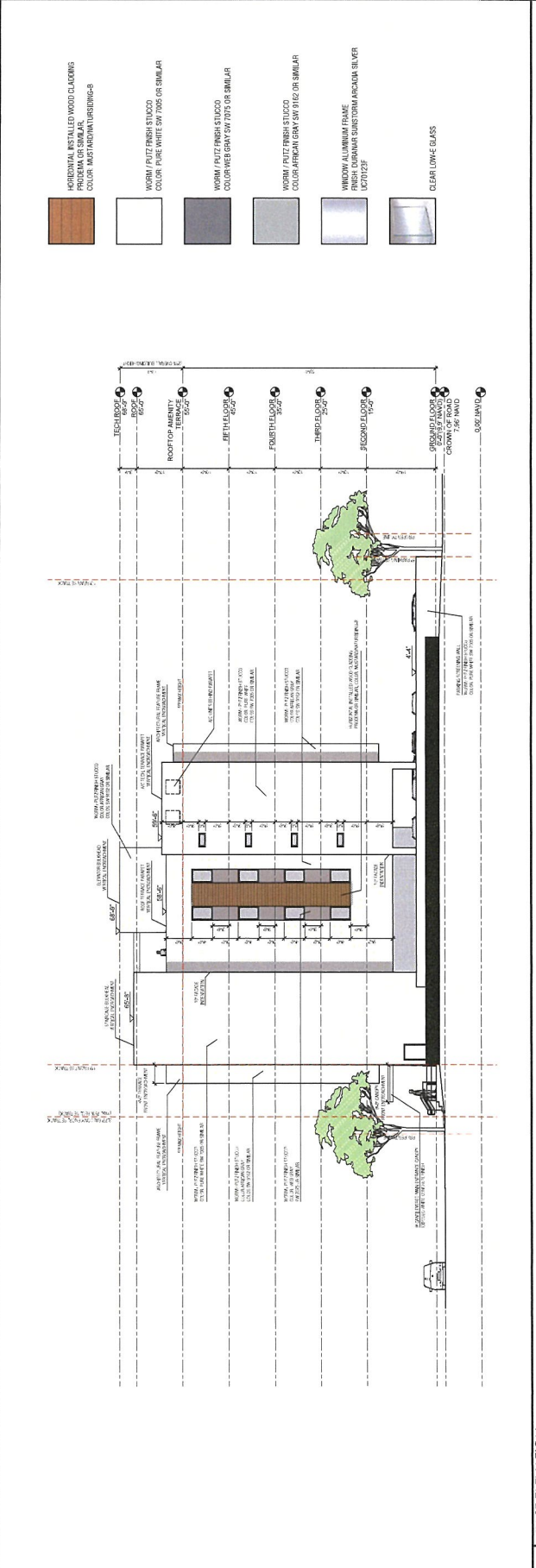
Property Id. 5142-15-01-2750 and 5142-15-01-2720, commonly known as 1935-1951 Lincoln Street, Hollywood, FL. 33020.

BOARD/ COMMITTEE	DATE	DESCRIPTION
PAID	08/22/21	FEEM 20-0490
PAID	08/22/21	FEEM 20-0490
PAID	12/10/20	FEEM 20-0490
PAID	12/10/20	FEEM 20-0490
PAID	12/10/20	FEEM 20-0490
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

MEETING DATES
 PROJECT NO.: 2004
 DATE: 08/22/21
 CHECKED BY: JMK
 SHEET

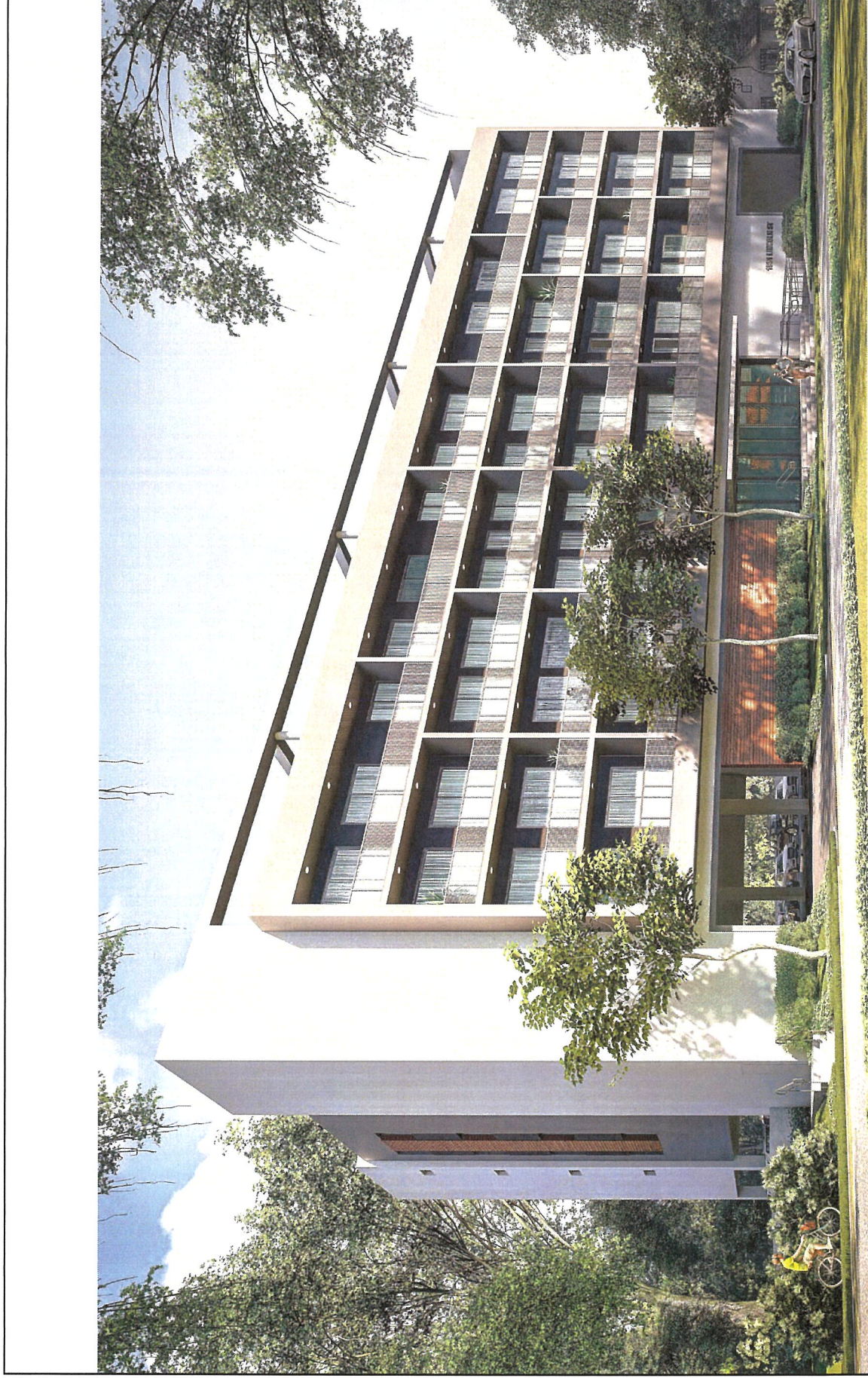


1 SOUTH ELEVATION
 3/27/21



2 EAST ELEVATION
 3/27/21

	HORIZONTAL INSTALLED WOOD CLADDING PROVIDER OR SIMILAR COLOR: EAST INDIA TUBBERS-S
	WORM PUTT FINISH STUDCO COLOR: PURE WHITE SW 7005 OR SIMILAR
	WORM PUTT FINISH STUDCO COLOR: PEBBLES SW 7070 OR SIMILAR
	WORM PUTT FINISH STUDCO COLOR: AFRICAN GRAY SW 6102 OR SIMILAR
	WINDOW ALUMINUM FRAME FINISH: BRANDED SUB-TOP FORM ARCHON SILVER 1427232
	CLEAR LOW-E GLASS



A-R.1

SHEET

CHECKED BY: JMK

DRAWN BY: SCOTTING

DATE: 03/23/23

PROJECT NO.: 2304

REVISIONS

NO.	DATE	DESCRIPTION
000001	12/15/22	FILED 230400
000002	12/15/22	FILED 230400
000003	12/15/22	FILED 230400
000004	12/15/22	FILED 230400
000005	12/15/22	FILED 230400

MEETING DATES

SHEET TITLE

SCHEMATIC DESIGN PACKAGE
RENDERING

PROJECT TITLE

LINCOLN STREET APT. BLDG.

HOLLYWOOD, FL. 33020



SEAL

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