

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 22-DP-52

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD, CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR A 21 UNIT RESIDENTIAL DEVELOPMENT LOCATED AT 807 N. 24 AVENUE PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (“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, 807 N 24 Avenue, LLC (“Applicant”) applied for Design and Site Plan approval for a 21 unit residential development located at 807 N 24 Avenue, as more particularly described in the attached Exhibit “A”; and

WHEREAS, the Planning Manager and Associate Planner, following analysis of the application and its associated documents, 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 therefore recommended approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, 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 therefore recommended approval; and

WHEREAS, on September 12, 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 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, 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, all submitted written and oral testimony received during the public hearing from all parties and speakers, and consideration of the Design criteria for approving/denying the requested Design for the residential development with 21 units at 807 N 24 Avenue, the Board finds that the necessary criteria have been met, and the Design is **approved**.

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 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 the Site Plan is **approved**.

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, and failure to submit an application within the require 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, and failure to submit an application within the require time period shall render all approvals null and void.

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 22-DP-52

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR A 20 UNIT RESIDENTIAL DEVELOPMENT ("807 APARTMENTS") LOCATED AT 807 N 24 AVENUE PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

Section 6: That the Department of Development Services Planning and Urban Design Division is directed to forward a copy of this Resolution to the Applicant/Owner of the property with respect to which the request was made, and this Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, Florida, 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 12th day of September, 2023.

RENDERED THIS 25th DAY OF October, 2023.

ATTEST:




JOSEPH STADLEN, SECRETARY



DIANA PITTARELLI, CHAIR

APPROVED AS TO FORM:

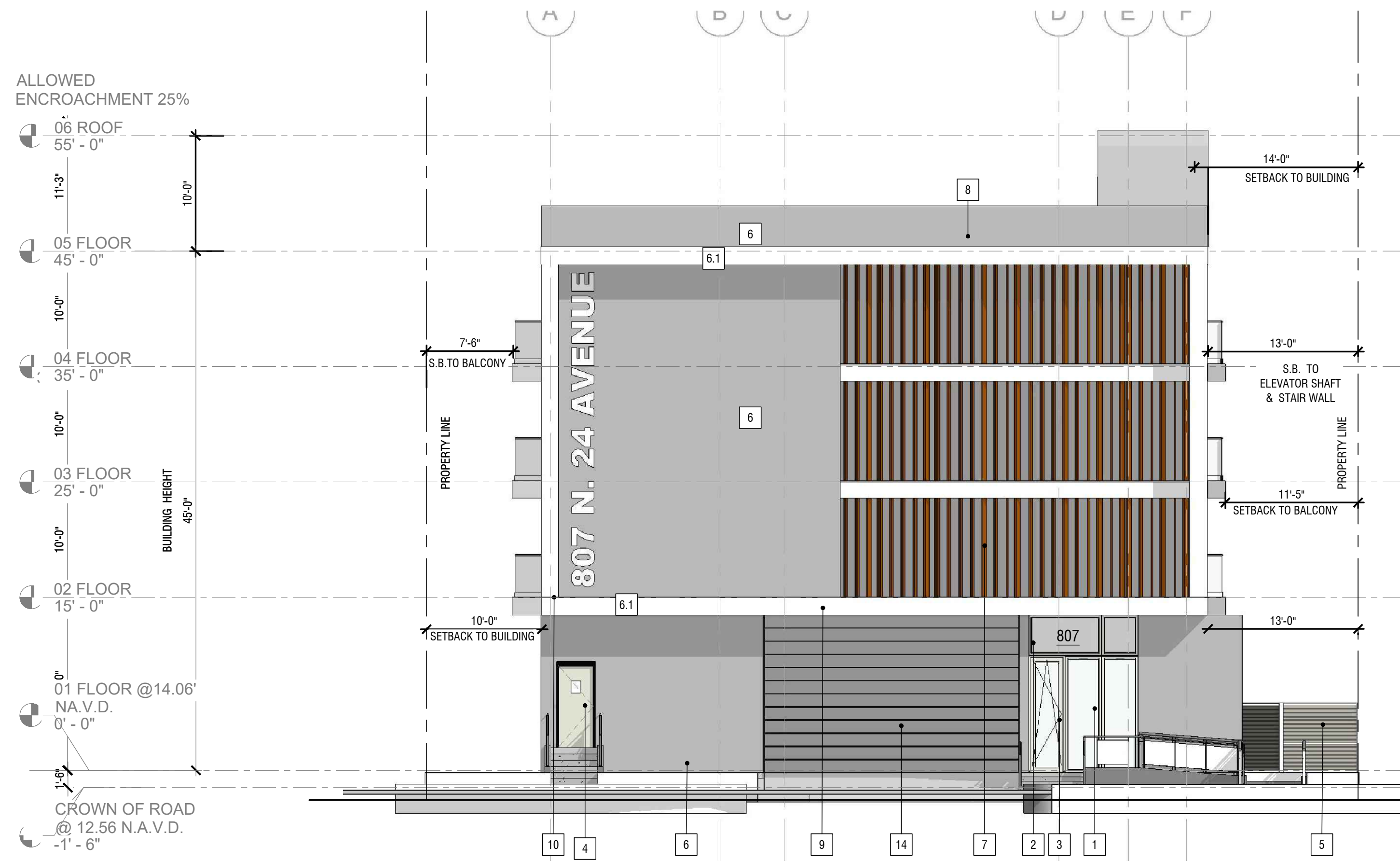


DOUGLAS R. GONZALES
BOARD COUNSEL

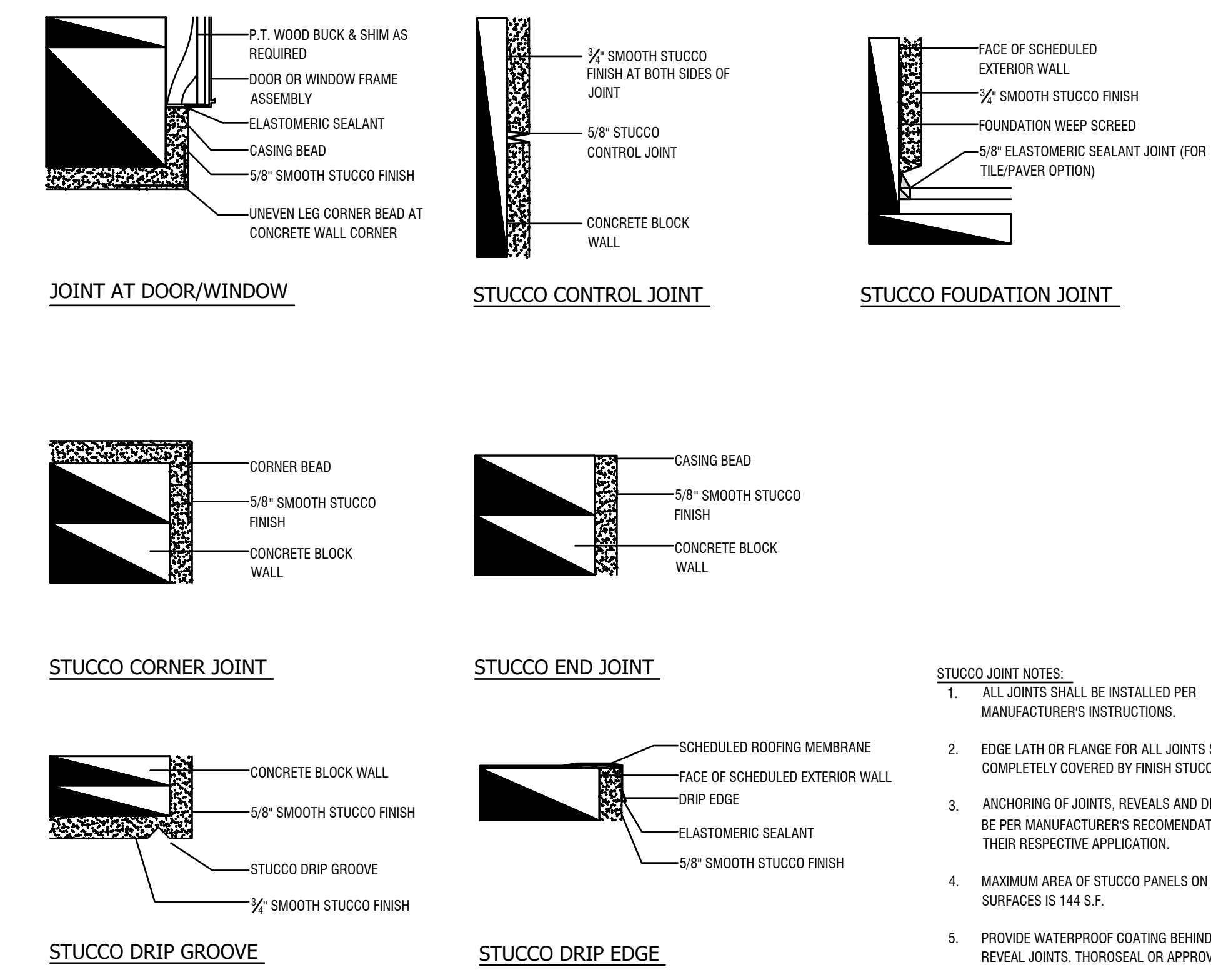
EXHIBIT "A"
LEGAL DESCRIPTION

The South 80 feet of Lot 12 of the South 60 feet of Lot 13, Block 12, Hollywood Little Ranches, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Property Id. 5142-16-01-4600



- KEY LEGEND**
- 1 LowE IMPACT RESISTANT STOREFRONT
 - 2 LowE IMPACT RESISTANT WINDOWS
 - 3 LowE IMPACT RESISTANT DOORS
 - 4 IMPACT RESISTANT METAL DOOR
 - 5 IMPACT RESISTANT LOUVER COLOR DARK BRONZE
 - 6 PAINTED SMOOTH STUCCO FINISH - COLOR WORDLY GRAY
 - 6.1 PAINTED SMOOTH STUCCO FINISH - COLOR WHITE
 - 7 DECORATIVE WOOD SLATS. GC TO PROVIDE SHOP DRAWINGS FOR ARCH APPROVAL
 - 8 42" HIGH MASONRY WALL-STUCCO
 - 9 PAINTED CONCRETE EYEBROW
 - 10 DECORATIVE INSET ADDRESS ON STUCCO (WHITE)
 - 11 GLASS RAILING. GC TO PROVIDENOA'S
 - 12 LIGHT FIXTURES TO BE SELECTED BY OWNER. REFER TO RCP AND ELECTRICAL DWGS.
 - 13 EXHAUST VENT WITH GRILLE (KA-08). REFER MECHANICAL DWGS.
 - 14 WHITE METAL ROLL-UP GARAGE DOOR
 - (Cd) COCCOLOBA DIVERSIFOLIA
 - (Cs) CONOCARPUS ERECTUS SERICUS
 - (C82) CORDIA SEBESTENA
 - (Ss) SABAL PALMETTO
 - (Bs) BURSERIA SIMARUBA
 - (Wb) WODYETIA BIFUCATA



- STUCCO JOINT NOTES:**
1. ALL JOINTS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 2. EDGE LATH OR FLANGE FOR ALL JOINTS SHALL BE COMPLETELY COVERED BY FINISH STUCCO COAT.
 3. ANCHORING OF JOINTS, REVEALS AND DRIPS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS FOR THEIR RESPECTIVE APPLICATION.
 4. MAXIMUM AREA OF STUCCO PANELS ON VERTICAL SURFACES IS 144 S.F.
 5. PROVIDE WATERPROOF COATING BEHIND ALL REVEAL JOINTS. THOROSEAL OR APPROVED EQUAL.

1 FRONT ELEVATION
1/4" = 1'-0"

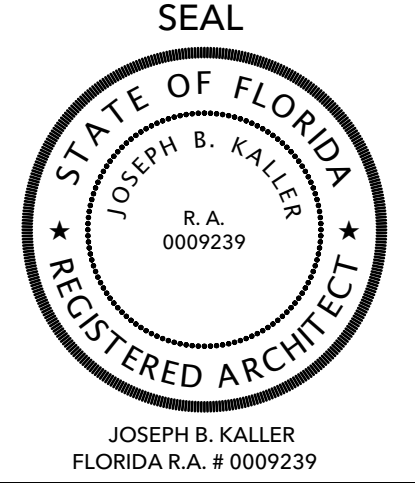
3 STUCCO JOINTS DETAILS AND NOTES
1/4" = 1'-0"



1 SIDE ELEVATION
1/4" = 1'-0"



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PROJECT TITLE
807 N 24th AVENUE
HOLLYWOOD, FL. 33020

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

No.	DATE	DESCRIPTION

PROJECT No.: 22020
DATE: 03.13.23
DRAWN BY: GMV
CHECKED BY: JBK

SHEET
A-6

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807 N. 24 AVENUE