

RESOLUTION NO. \_\_\_\_\_

(24-CRR-30)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN OF A 29-UNIT RESIDENTIAL DEVELOPMENT LOCATED AT 1914-1920 PIERCE STREET PURSUANT TO THE CITY COMMISSION'S REQUEST FOR REVIEW.

WHEREAS, the Planning and Development Board ("Board") is charged with, among other things, the responsibility of considering requests for special exceptions, variances, site plans and design review 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, on March 12, 2024, the Board granted approval for Design and Site Plan of a 29-unit residential development consisting of 14 one-bedroom units, 12 two-bedroom units, and 3 three-bedroom units, with a height of 55 feet; and

WHEREAS, following an analysis of the application and its associated documents, the Board 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 with the following conditions:

1. Screen the entire garage with architectural features.
2. Parking Payment in Lieu is made at the time of permitting.
3. Parking lifts shall be located entirely under the building and screening shall not encroach into the required setback.
4. Prior to the issuance of permits, a covenant running with the land that holds the City harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City Attorney, shall be submitted and recorded in the Public Records of Broward County by the City prior to the issuance of a Certificate of Occupancy or Certificate of Completion.
5. Prior to the issuance of permits, drainage features, including yard drains and manholes, shall be coordinated across civil and landscape plans, including cross sections depicting well details and elevations to the satisfaction of the Department of Public Utilities Engineering & Construction Services.

6. Prior to the issuance of permits, plans for the proposed “Future Offsite Water Main Plans” as referenced on Sheet C-3 shall be submitted and reviewed to the satisfaction of the Department of Public Utilities Engineering & Construction Services; and

WHEREAS, pursuant to Article 5.6 of the Zoning and Land Development Regulations, three or more City Commissioners initiated a City Commission Request for Review (“CRR”) of project number 23-DP-20 to review the Design and Site Plan application; and

WHEREAS, a de novo hearing for a CRR shall be set no later than the next four City Commission meetings from either the City Commission meeting date where three Commissioners requested such review or no later than the next four City Commission meetings from the date that the City Clerk receives the third Commissioner’s request; and

WHEREAS, the date for scheduling the CRR hearing may be extended by written request of the applicant; and

WHEREAS, the applicant submitted a written request for an extension of the CRR hearing date, and the de novo hearing was scheduled for City Commission consideration on June 5, 2024; and

WHEREAS, on June 5, 2024, the City Commission met and held a duly noticed advertised public de novo hearing to consider the applicant’s request for the Design approval based upon the following criteria pursuant to Section 5.3.1.4.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, on June 5, 2024, City Commission met and held a duly noticed advertised de novo hearing to consider the Applicant's request for Site Plan approval, considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations and found that those standards **were/were not** met.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

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

Section 2: That following a 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 and Site Plan criteria set forth for approving/denying a 29-unit residential development, the City Commission finds that the criteria have/have not been met, and the application is approved/approved with conditions/denied.

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Section 3: That the Planning Division shall record this Resolution in the Public Records of Broward County, Florida.

Section 4: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

RENDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
JOSH LEVY, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM:

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DOUGLAS R. GONZALES  
CITY ATTORNEY