

ATTACHMENT I

Application Package

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: April 13, 2021 **FILE:** 20-CP-39

TO: Planning and Development Board and Historic Preservation Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Julian Gdaniec, Associate Planner

SUBJECT: City of Hollywood requests Certificate of Appropriateness for Design and Site Plan for an addition to an existing institutional facility (Art and Cultural Center).

REQUEST

City of Hollywood requests Certificate of Appropriateness for Design and Site Plan for an addition to an existing institutional facility.

RECOMMENDATION

Design: Approval.

Site Plan: Approval, if design is granted.

BACKGROUND

The Arts and Cultural Center exists within a historically contributing structure that is a celebrated example of the architecture of its time. Independent of the design, the facility has served as an important city and community resource for citizens and visitors alike. The addition aims to celebrate the contributing aspects of the original design while introducing contemporary design elements that create a unique place within the built environment of the City of Hollywood.

REQUEST

The Applicant requests a Certificate of Appropriateness for Design and Site Plan for an addition to an existing institutional facility. The building was originally constructed in 1935 (according to BCPA). The existing structure has served as an important cornerstone of the City of Hollywood throughout its history and has most recently served as the Arts and Cultural center for the City. The addition aims to introduce expanded square footage to the facility that will aim to provide a foundational community space in downtown Hollywood and serve as a gateway transition between the Lakes Historic District and the new development occurring in and around Young circle and Hollywood Blvd.

The design introduces contemporary elements including clean lines, dynamic curvature, asymmetrical geometry, and a prominent glass façade; all while seamlessly integrating with the existing design and character of the Mediterranean revival architecture. The building incorporates design strategies that help encourage a natural flow between the interior and exterior, which is an important dynamic for community space. While the original building is an exemplar of its time and place (1930s Hollywood); the architecture of the addition will continue to serve well into the future as a contributing example of contemporary design indicative of current times.

The Historic Preservation Board is guided by the Secretary of the Interior’s Standards for Rehabilitation and the City of Hollywood’s Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the District.

The Joint Board will forward a recommendation to the City Commission for consideration of both Certificate of Appropriateness for Design and Site Plan.

Owner/Applicant:	City of Hollywood
Address/Location:	1650 Harrison Street
Current Net Area of Property:	36,097 (0.83 acres)
Land Use:	Medium-High Residential (MHRES)
Zoning:	Government Use (GU)
Existing Use of Land:	Institutional

ADJACENT LAND USE

North:	Medium-High Residential (MHRES)
South:	Medium-High Residential (MHRES)
East:	Medium-High Residential (MHRES)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Lakes Transition District (LT)
South:	Lakes Transition District (LT)
East:	Lakes Transition District (LT)
West:	North Downtown High Intensity Mixed-Use District (ND-3)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. Incorporation of the addition will further facilitate a sense of place and create a catalysts destination that benefits the community.

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Objective 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and*

streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.

Policy 5.16: *Foster Economic Development through creative land use, zoning and development regulations, City services, and City policies.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan places a priority on attracting and retaining businesses that will increase economic opportunities for the City while enhancing the quality of life for residents. The proposed redevelopment is sensitive to the character and history of the district while truly bridging the gap between past and present. The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The City-Wide Master Plan recognizes the need for a mix of uses along the corridors. The proposed project is consistent with the City-Wide Master Plan based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Guiding Principle: *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings*. The design introduces contemporary elements including clean lines, dynamic curvature, asymmetrical geometry, and a prominent glass façade; all while seamlessly integrating with the existing design and character of the Mediterranean revival architecture.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of

the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment. The proposed design incorporates massing that creates a unique statement of design while seamlessly integrating with both historic and contemporary design styles creating a transition between design languages experienced throughout the area.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, "...setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood." The design changes as proposed demonstrates the compatibility between historic, modern, and contemporary design. The addition is thoughtfully articulated in a way that is interesting and bold while also remaining compatible with the area.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The materials utilized in the design help facilitate the vision to bridge the gap between historic and contemporary.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings...* *Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* The proposed design is consistent and compatible with the surrounding area.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article five of the Hollywood Zoning and Land Development Regulations on February 24, 2021. Therefore, staff recommends approval, if Design is granted.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

- A. *Natural Environment.* All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.
- B. *Open space.* Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.
 - 1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.
 - 2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.
- C. *Circulation and parking.* All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:
 - 1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.
 - 2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.
 - 3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as

to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities.* All proposed developments shall be designed and located in such a manner as to insure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to insure the safety of all persons within the project.

E. *Building and other structures.* All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards.* For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements.* Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Aerial Photograph

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee ☒ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: _____

Location Address: 1650 HARRISON ST, HOLLYWOOD, FL 33020

Lot(s): 21,22,23,24,25,26,27,28,29, 30 Block(s): 71 Subdivision: _____

Folio Number(s): 514215023480

Zoning Classification: GU - GOVT' USE Land Use Classification: _____

Existing Property Use: MUSEUM/LIBRARY Sq Ft/Number of Units: 12,607 SF

Is the request the result of a violation notice? () Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

- ☐ Economic Roundtable ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development

Explanation of Request: ADDITION OF NEW WING FOR THE EXISTING ART AND CULTURE CENTER

Number of units/rooms: N/A Sq Ft: 5,068 SF

Value of Improvement: 2,000,000 \$ Estimated Date of Completion: 10/2023

Will Project be Phased? () Yes ☒ No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: CITY OF HOLLYWOOD

Address of Property Owner: 2600 HOLLYWOOD BLVD, #206

Telephone: 726-382-1065 Fax: _____ Email Address: EIGLESIAS@HOLLYWOODFL.ORG

Name of Consultant/Representative/Tenant (circle one): BROOKS + SCARPA ARCHITECTS

Address: 1147 NE 7TH AVE, FORT LAUDERDALE, FL, 33304 Telephone: 954-683-1236

Fax: _____ Email Address: HUBER@BROOKSSCARPA.COM

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ☒

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: *Gustavo Zambrano* Date: 2/9/2021

PRINT NAME: Gustavo Zambrano Date: _____

Signature of Consultant/Representative: *Elisa A. Iglesias (Project Manager-DCM)* Date: 2/10/2021

PRINT NAME: Joy Satterlee, Exec. Dir Date: _____

Signature of Tenant: *Joy Satterlee, Exec. Dir. Hollywood Arts and Culture Center* Date: 2/17/21

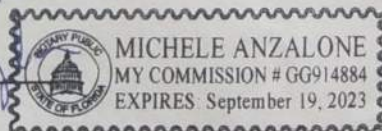
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for addition to my property, which is hereby made by me or I am hereby authorizing Elisa A. Iglesias to be my legal representative before the TAC & PAD (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 10 day of FEB., 2021

Michele Anzalone
Notary Public



State of Florida

My Commission Expires: _____ (Check One) Personally known to me; OR _____ Produced Identification _____

Gustavo Zambrano
Signature of Current Owner

Gustavo Zambrano
Print Name



Project Information

Address: 1650 Harrison Street, Hollywood, FL, 33020

Occupancy Type: A3 – Assembly

Construction Type: V-A

Description: New arts education expansion

Area of Work: 6,400 SF

Scope of Work: 5,068 SF CBS addition to existing 2 story art and culture center

Zone: GU – Government Use

Legal Description

Lots 21,22,23,24,25,26,27,28,29 and 30 of block 71, of the town of Hollywood according to the plat thereof, recorded in plat book 1, page 21 of the public records of Broward county Florida.

Said lands lying in the city of Hollywood, Broward county Florida, containing 51,753 square feet (1.2 Acre), more or less.



Art and Culture Center/Hollywood – Historic design criteria statement draft

Integrity of location

The Art and Culture Center is located at an important seam or transition within the City. With a site location near Arts Park at Young Circle and at the edge of the Hollywood Lakes Neighborhood, the design sets a spacing, massing, and rhythm consistent along Harrison as it transitions from a residential to commercial/institutional zone. All of this to frame and respect the scale of the historic structure while also drawing visitors through the connective massing and scale seen from Young Circle. A similar transition can be found along Tyler Street and North 17th Avenue. The building directly across the street and to the west of South 17th Avenue will be redeveloped and could be of a scale that would overshadow the Art and Culture Center.

Design

The new addition scales upward from east to west to emphasize the existing historic building. The massing is carefully considered to transition the potentially large-scale development to the west. The curved form bows down to the historic structure as to emboldened and amplify it. The transparency of the additions north façade is also intended to express and show that it is not historic like the Kagey Mansion. The design emphasizes the fact that these structures are 100 years apart.

Building Orientation – Setting

The massing and scale of each side of the addition corresponds the existing Art and Culture Center. At the front, the width and proportion of the addition matches the historic building. The main entrance shall front Harrison street which naturally leads from west to east where parking is located and is covered by a continuation of the arcaded structure which merges into the new curved roof canopy.

The site coverage with the additional building is not significantly increased (the new addition is roughly 4000SF), but the general lot remains open with more than 50% permeable area. Thus, the overall building addition's gross area is less than half of the existing historic building.

Building Setbacks

The addition maintains the existing building setback and matches it in the front and rear yards. At the west, the building maintains the required yard and plants a series of Green Buttonwood trees along the public street to provide shade and interest.

Materiality

The addition ties into the existing building with minimal need for demolition or alteration. The existing arcade will be extended westward to provide shelter for the new entrance. The existing stucco finishes meet with new contemporary metal finishes with complementing colors. The north elevation along Harrison Street is primarily glass storefront that invites passersby to see the interior of the building and its cultural functions. As it turns the corner the west elevation transitions to a metal skin and stucco along 17th Avenue.

Workmanship and Associations

All workmanship will be provided with the CMaR and specifications provided by Brooks + Scarpa to ensure the project is of the quality and character desired.













1650

WARNING
NO TRESPASSING





