

# ATTACHMENT I

## Planning and Development Board Staff Report

**CITY OF HOLLYWOOD, FLORIDA  
MEMORANDUM  
PLANNING AND DEVELOPMENT SERVICES**

**DATE:** February 13, 2014 **FILE:** 04-DPV-101c  
**TO:** Planning and Development Board  
**VIA:** Jaye M. Epstein, AICP, Director   
**VIA:** Andria Wingett, Assistant Director  
**VIA:** Leslie A. Del Monte, Planning Manager   
**FROM:** Karina da Luz, Associate Planner   
**SUBJECT:** Lago Hollywood LLC. requests Design modifications for a previously approved 34 townhome development located at 1840 N. 27<sup>th</sup> Court (Hollywood Landings Townhomes).

**REQUEST:**

Design modifications for a previously approved project including 34 townhomes (Hollywood Landings Townhomes).

**RECOMMENDATION:**

Design: Approval of two-story Modern Townhomes.

**HISTORY**

On October 16, 2008 the Development Review Board (DRB) approved four (4) Variances (setbacks and height), Design and Site Plan for 34 townhomes (Resolution No. 04-DPV-101a – Attachment B). Due to financing issues and the overall economic conditions, extensions were requested. Subsequently, the item was granted a 24 month extension for four (4) Variances, Design Review and Site Plan on May 17, 2010 (Resolution No. 04-DPV-101b – Attachment B). The second extension was granted pursuant to House Bill 503, Section 24 Law of Florida, on August 6, 2012 extending the approvals to May 17, 2014.

**REQUEST**

The request is for Design modifications for the previously approved, Hollywood Landings Townhomes, located at 1840 N. 27<sup>th</sup> Court. The Project contains 34 townhomes. The Applicant is proposing to change the previous approved Design from Mediterranean Revival to Modern; and to reduce the height of the buildings from three stories (38 feet) to two stories (21 feet). As a result of the reduction in height, one of the previously approved variances is no longer necessary. Otherwise the proposed project and Site Plan remain as previously approved. A large portion of the site is currently vacant, and the existing single family homes will be demolished. There will be five, two-story (21 feet high) buildings ranging from five to twelve units each.

As typical of the Mediterranean Revival style the previous design featured, architectural elements such as barrel tile roofs, belly columns, eave outriggers, fan transoms, windows and wrought iron railings. These elements have been replaced by flat roofs with varied parapets, clean lines, concrete eyebrows and cantilevered overhangs. The Modern style of the Townhomes is articulated by the use of stone, stucco,



and wood siding. As stated by the Applicant, "the entries to each unit are pronounced by a covered entry feature. In the rear, composite wood decks provide outdoor living spaces and places for further interaction with neighbors" as previously approved.

#### SITE INFORMATION

Owner:	Lago Hollywood, LLC
Address/Location:	1840 N. 27 <sup>th</sup> Court
Net Size of Property:	140,405 sq. ft. (3.22 acres)
Gross Size of Property:	150,041 sq. ft. (3.44 acres)
Zoning:	Medium-High Density Multi-Family (RM-18)
Land Use:	Low/Medium Residential (6-10 Units/acre)
Existing Use of Land:	Vacant/Residential

#### ADJACENT ZONING

North:	Single Family (RS-3)
South:	Single Family (RS-3)
East:	Medium-High Density Multiple Family (RM-18)
West:	Medium-High Density Multiple Family (RM-18)

#### ADJACENT LAND USE

North:	Low/Medium Residential
South:	Low Residential
East:	Low Residential
West:	Low/Medium Residential

#### CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed project is located in the Low Medium Residential Land Use area, as identified in the City's Comprehensive Plan, which allows 6-10 units per acre. 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 the land owners to maximize the use of their property*. Hollywood Landings Townhomes will increase economic opportunities for the City by providing new residential units compatible with the surrounding residential neighborhoods.

The development is consistent with the Comprehensive Plan, based upon the following:

**Housing Element Objective 3:** *To revitalize and encourage re-investment in older neighborhoods in which housing conditions are in a state of decline.*

**Housing Element Objective 8:** *To provide a more balanced supply of housing by increasing the supply of single family homes and rental units having three or more bedrooms.*

**Land Use Objective 4:** *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

Hollywood Landings Townhomes will provide additional housing choices within the City. The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. As such the proposed Design is consistent with those goals.

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The Site is located in Sub-Area 3; North Central Hollywood, bound by 22<sup>nd</sup> Avenue to the east, Hollywood Boulevard to the south, Sheridan Street to the north, and I-95 on the west. Some of the neighborhood issues are preserving the existing housing stock, redeveloping underutilized property, improving streetscape, and expanding municipal services.

The proposed design is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies:

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

**Policy CW.15:** *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

**Policy 3.39:** *Support new housing and rehabilitation to replace deteriorated structures.*

The proposed project meets City-Wide Master Plan policies by providing new residential dwellings, meeting recommended design standards, thereby enhancing the community.

## APPLICABLE CRITERIA

**Analysis of Criteria and Findings for Design Review** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

**CRITERION 1:** *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**ANALYSIS:** The proposed design creates an attractive built environment revitalizing and promoting a modern feel for the community. The townhomes are designed with flat roofs and varied parapets, clean lines, concrete eyebrows and cantilevered overhangs. The materials will be stone, stucco, and wood siding providing texture and interest. According to the Applicant, "the entries to each unit are pronounced by a covered entry feature. In the rear, composite wood decks provide outdoor living spaces and places for further interaction with neighbors", as previously approved. The project also includes elements that enable a pedestrian environment, such as sidewalks which meander throughout the site, connecting buildings and recreation areas; and the site to the street.

**FINDING:** Consistent

**CRITERION 2:** *Compatibility.* The relationship between existing architectural styles 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. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

**ANALYSIS:** The proposed project is comprised of five buildings. The project's massing, scale, rhythm, and architectural elements are compatible with the adjacent neighborhood. The relationship with surrounding buildings is compatible since elements, detailing and color are consistent with existing built environment. As



Applicant states, "the style of the surrounding buildings is mostly ranch style homes and apartments. There is a clean simple language to the neighborhood which allows the modern, yet warm project design to fit right in."

**FINDING:** Consistent.

**CRITERION 3:** *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass 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. Architectural details include, but are not limited to, banding, molding, and fenestration.

**ANALYSIS:** The building mass reflects a simple composition of basic architectural details. The project consists of five buildings with a height of 21 feet. According to the Applicant the townhomes "relates to the single family homes than the higher multi-family buildings to the west. Providing rhythm and scale of the townhomes fits right into the neighborhood." The Architectural details are simple and warm, a modern interpretation of the surrounding Community. The project fits adequately into the surrounding neighborhood without compromising the building mass by providing two-story buildings.

**FINDING:** Consistent.

**CRITERION 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.

**ANALYSIS:** The landscaping of the project remains as previously proposed, with native palms and shade trees. The Applicant states "concrete pavers compliment the modern architecture while plant materials provide a tropical feel which is enhanced by the Site adjacency to water. These include Green Buttonwood, Green Malayan, Cocoplum and Alexander Palms," as previously approved. Enhancing the property design and adding visual appeal to the neighborhood.

**FINDING:** Consistent

#### **RECOMMENDATION**

Design: Approval of two-story Modern Townhomes.

#### **ATTACHMENTS**

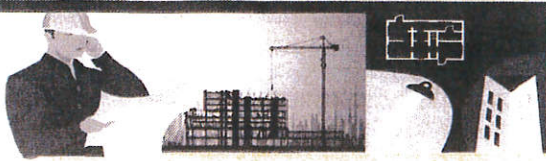
ATTACHMENT A: Application Package  
ATTACHMENT B: Applicable Resolutions & Extensions  
ATTACHMENT C: Land Use and Zoning Map

# ATTACHMENT A

## Application Package



# PLANNING & DEVELOPMENT SERVICES



File No. (internal use only): \_\_\_\_\_

## GENERAL APPLICATION

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022



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/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: 12/12/13

Location Address: 1840 North 27th Court  
Lot(s): 177-148B Block(s): Parcel A Subdivision: Hollywood Landings  
Folio Number(s): 54209250010  
Zoning Classification: Rm-18 Land Use Classification: Residential  
Existing Property Use: Residential Sq Ft/Number of Units: N/A  
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: \_\_\_\_\_

Number of units/rooms: 34 units Sq Ft: 1900 +/- Sq Ft.  
Value of Improvement: \_\_\_\_\_ Estimated Date of Completion: 12/2014  
Will Project be Phased? ( ) Yes (✓) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

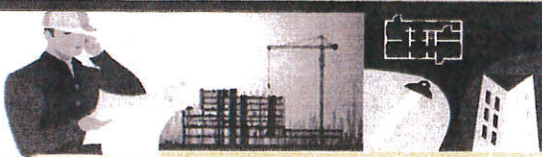
Name of Current Property Owner: RGFK Investments LLC  
Address of Property Owner: 2875 NE 19th Street Aventura 33180  
Telephone: 786-280-1109 Fax: \_\_\_\_\_ Email Address: info@usa40d.com  
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauer  
Address: 2417 Hollywood Boulevard Telephone: 954-950-5746  
Fax: 954-950-2551 Email Address: Joseph@kauerarchitects.com  
Date of Purchase: 11/50/13 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 & DEVELOPMENT SERVICES



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# 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](http://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: [Signature] Date: 12-6-13

PRINT NAME: ADOLFO RASCOVSKY Date: 12-6-13

Signature of Consultant/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

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 (project description) P & D Review to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kauter & Assoc. to be my legal representative before the P & D Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

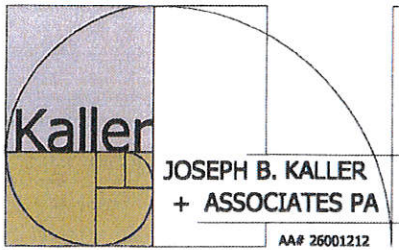
this 6 day of DECEMBER

[Signature]  
Notary Public State of Florida

[Signature]  
SIGNATURE OF CURRENT OWNER

ADOLFO RASCOVSKY  
PRINT NAME

My Commission Expires: MAY 31, 2014 (Check One) ☒ Personally known to me; OR \_\_\_\_\_



architecture - interiors - planning

October 17, 2013

City of Hollywood  
Planning & Zoning Division  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

Reference: Hollywood Landings  
1840 North 27<sup>th</sup> Court  
Hollywood, Florida 33020

To Whom It May Concern:

The following are the revisions shown on the "Proposed" version of the sheets affected by changing the Townhomes from Three-Story to Two Story and the style from Mediterranean to Modern.

**Sheet SP-1**

Flat Roofs replace the Hip Roofs with Spanish "S" Roof Tiles.

**Sheet SP-2**

A traditional light post detail is replaced with a simple one.

**Sheet SP-3**

Style of fence, gates and railing modernized.

**Sheet SP-4**

The contextual street elevations show modern 2-Story Building.

**Sheet R-1**

Recreation Building modernized to match new Townhome Design.

**Sheets A-1 – A-4**

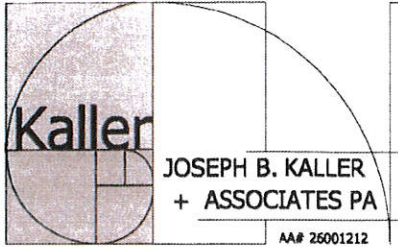
Floor Plans revised to be 2-Story in the same footprint as the 3-Story Design.

Should you have any questions, please feel free to contact this office.

Sincerely,  
Joseph B. Kaller & Associates, P.A.

Michele Sherlock  
Senior Associate





## architecture - interiors - planning

### GENERAL CRITERIA STATEMENT HOLLYWOOD LANDINGS December 12, 2013

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The Proposed Project design aesthetic is Modern. The Two Story Townhomes have flat roofs with varied parapets, clean lines, concrete eyebrows and cantilevered overhangs. The modern look is warmed with the use of stone and wood siding. The entries to each unit are pronounced by a covered entry feature. In the rear, composite wood decks provide outdoor living spaces and places for further interaction with neighbors. Sidewalks meander throughout the site connecting building to building, building to recreation area and the site to the street. Pedestrian movement is easy, safe and fluid.

2. Compatibility. The relationship between existing Architectural styles 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. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

The relationship between the surrounding buildings and the proposed Project is evident is scale, color and simplicity of lines. The style of the surrounding building is mostly ranch style homes and apartments. There is a clean simple language to the neighborhood which allows the modern, yet warm project design to fit right in.



3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass 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. Architectural details included, but are not limited to, banding, molding and fenestration.

The townhome buildings are two stories in height. This is in keeping with the surrounding community and relates more to the single family homes than the higher multi-family buildings to the west. The rhythm and scale of the townhomes fits right into the neighborhood. The Architectural details are simple and warm, a modern interpretation of the surrounding Community.

4. Landscaping. Landscaped area 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.

Landscape and paving materials are consistent throughout. Concrete pavers compliment the modern architecture while plant materials provide a tropical feel which is enhanced by the Site adjacency to water. Native palms and shade trees add to a neighborhood, homey feel. The wood and stone used in the architecture ties directly into the proposed Landscape Design.

# Hollywood Landings

1840 N. 27TH COURT HOLLYWOOD, FL 33020

MAIN BUILDING COLOR:  
BENJAMIN MOORE  
CLOUD COVER OC-25



ACCENT COLOR:  
BENJAMIN MOORE  
OAKRIDGE 235



GARAGE DOOR COLOR:  
BENJAMIN MOORE  
GRAY HUSKIE 1473

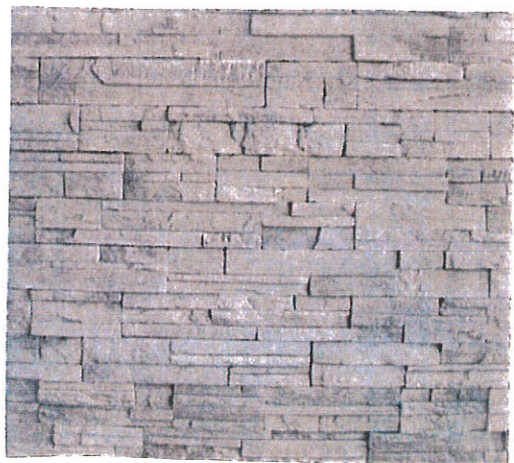
# Hollywood Landings

1840 N. 27TH COURT HOLLYWOOD, FL 33020



COMPOSITE WOOD SIDING  
COLOR: IPE

LEDGE STONE VENEER  
COLOR: HONEY CREEK







2775 TAFT ST.

WEST OF SITE



2728 TAFT ST.

ACROSS TAFT









2716 TAFT ST.

ACROSS TAFT



2712 TAFT ST.

ACROSS TAFT









2715 TAFT ST

ADJACENT EAST OF SITE



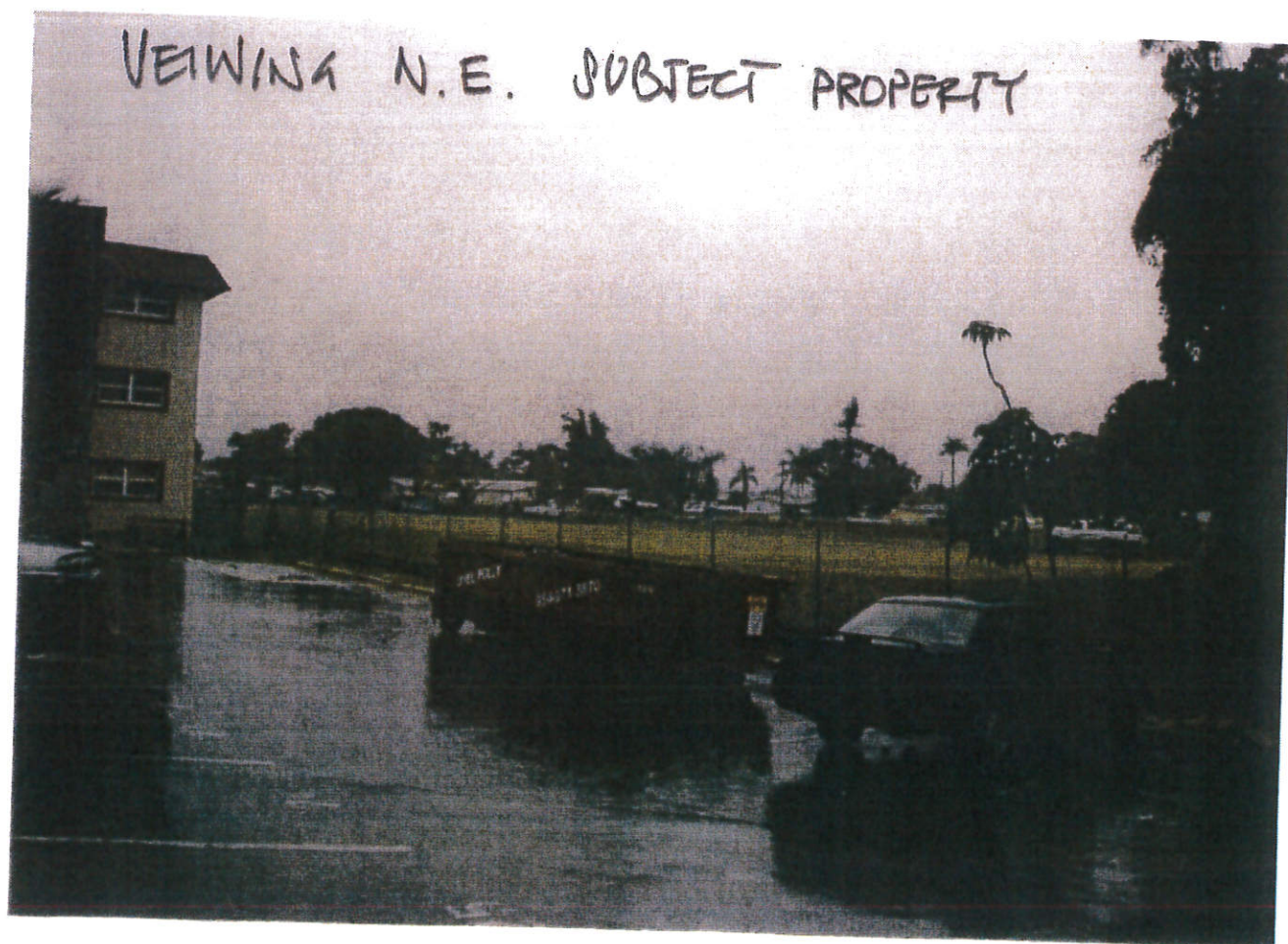
SUBJECT PROPERTY

TAFT ST





SUBJECT PROPERTY TAFT ST.

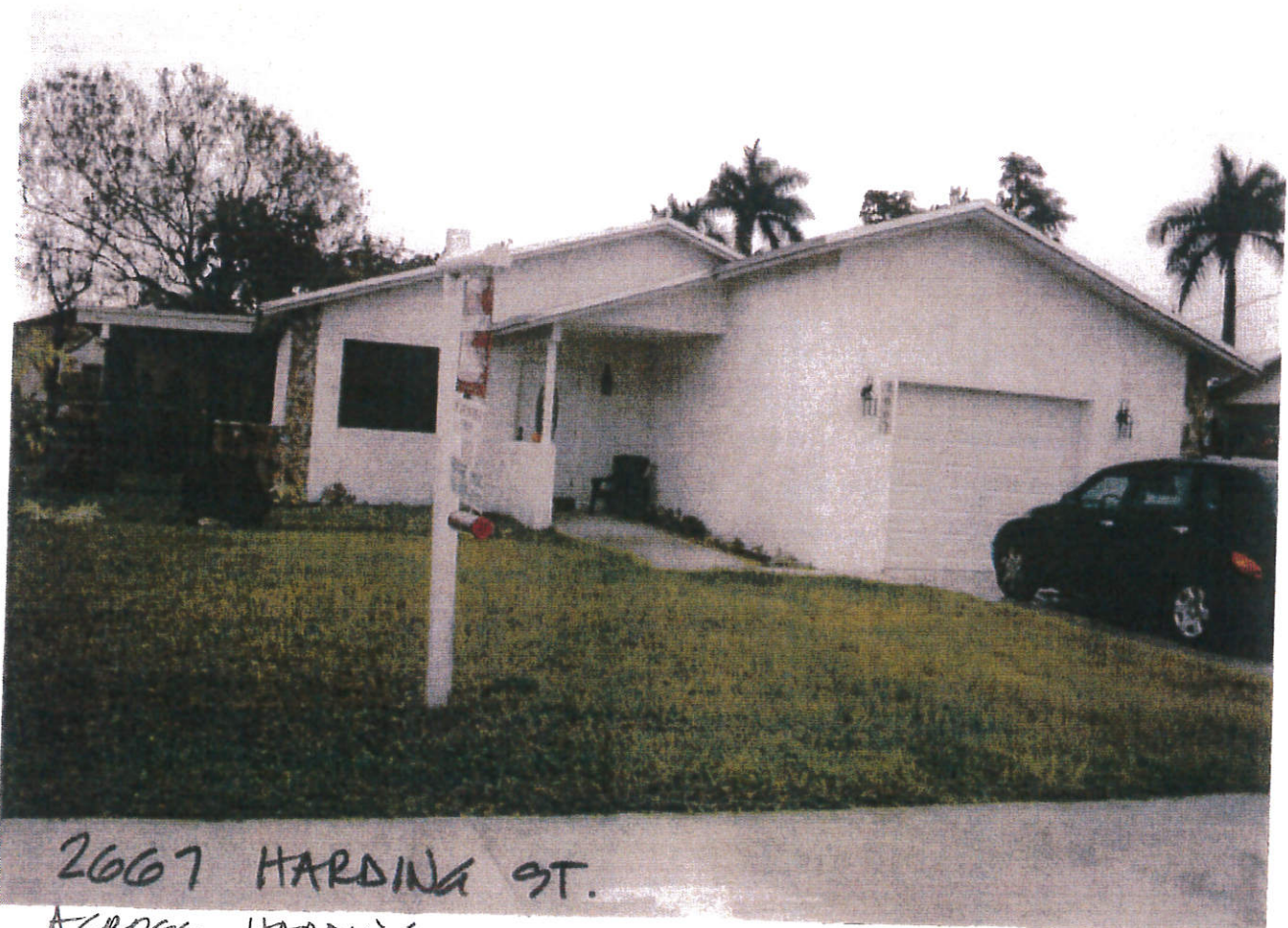


VIEWING N.E. SUBJECT PROPERTY



SUBJECT PROPERTY

HARDING ST.



2667 HARDING ST.

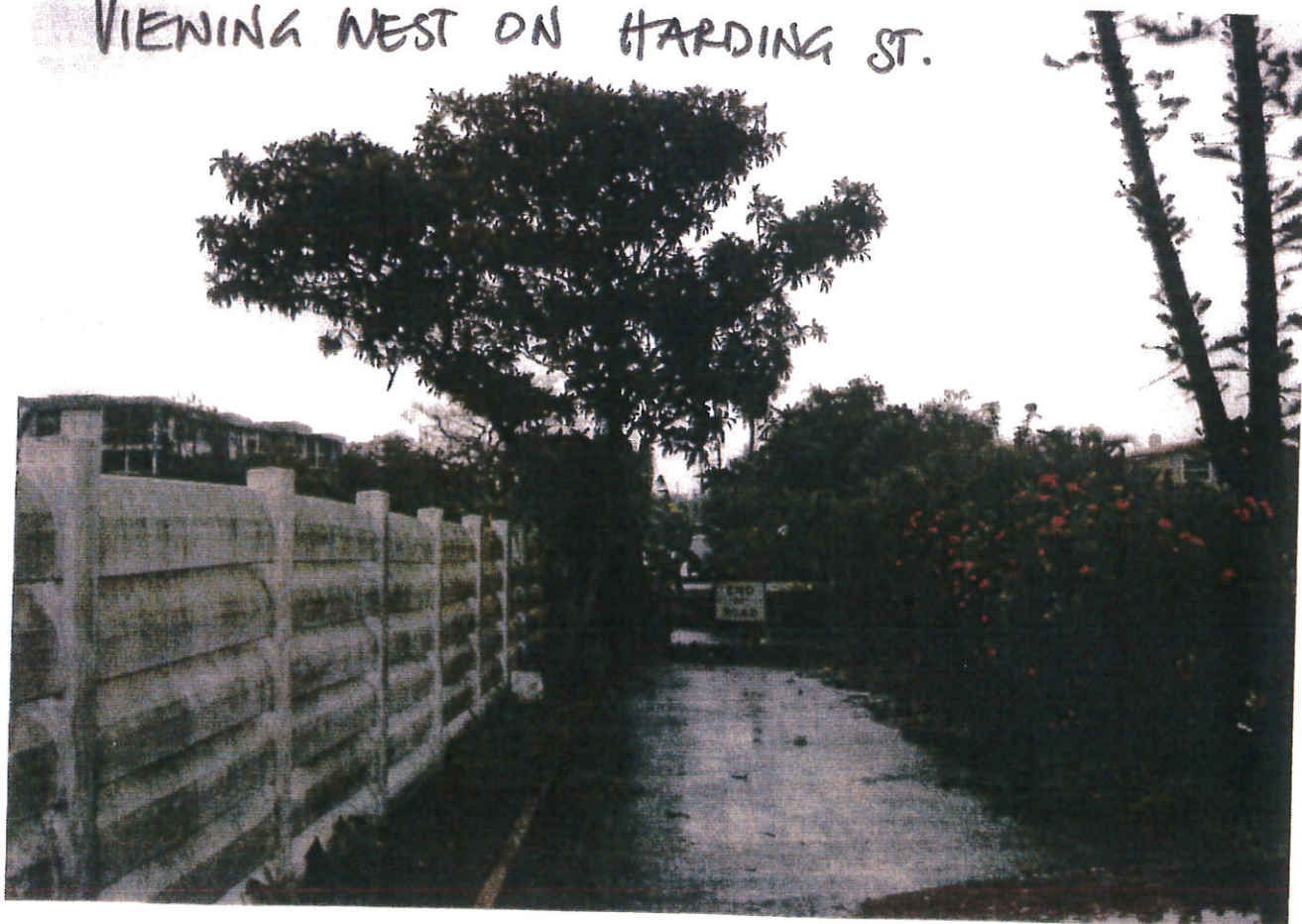
ACROSS HARDING





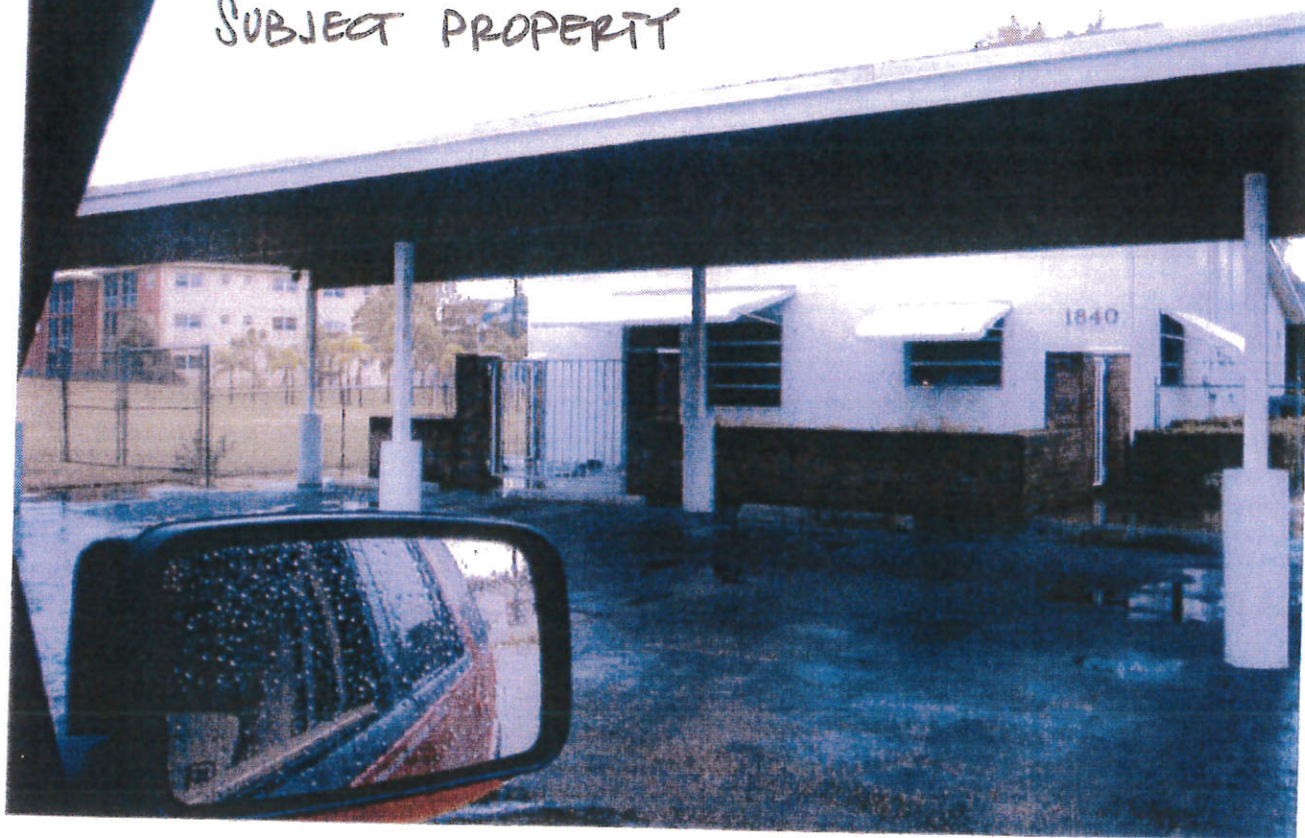
ACROSS HARDING.

VIEWING NEST ON HARDING ST.





1840 N. 27 CT.  
SUBJECT PROPERTY



VIEWING WEST ACROSS SUBJECT PROPERTY.





PREVIOUSLY APPRECIED



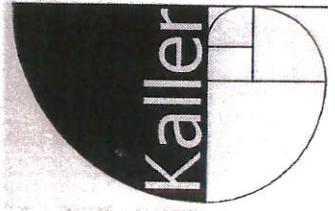




BUILDING "C"

# Hollywood Landings

1840 N. 27TH COURT HOLLYWOOD, FL 33020













JOSEPH B. KALLER  
ASSOCIATES PA  
400 S. 10th St.  
Tampa, FL 33602  
813.251.1111  
www.kallerpa.com

SEAL

JOSEPH B. KALLER  
REGISTERED PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 12500

PROPOSED TOWNHOMES  
1840 N. 27TH COURT  
HOLLYWOOD, FL 33020

SITE PLAN

REVISIONS

NO. DATE DESCRIPTION

1

DATE

DESCRIPTION

SHEET

SP-1  
PROPOSED  
1 OF 4

# SITE DATA

## GENERAL NOTES

### PROPERTY ADDRESS

### PROJECT NAME

### OWNER

### DATE

### SCALE

### DESIGNER

### APPROVER

### DATE

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SEAL

JOSEPH B. KALLER  
REGISTERED PROFESSIONAL ARCHITECT  
FLORIDA #A 100029

PROPOSED TOWNHOMES  
1940 N. 27TH COURT  
HOLLYWOOD, FL 33020

SITE DETAILS  
PROPOSED

REVISIONS  
NO. DATE DESCRIPTION

PROJECT NO.: 1338  
DATE: 09-11-11  
BY: J.B.K.  
CHECKED BY: J.B.K.

SHEET  
**SP-2**  
PROPOSED  
1 OF 4

<p>15 SITE ACCESSIBILITY NOTES</p> <p>SEE SHEET SP-1 FOR ELEC CONNECTION SPECS.</p>	<p>16 LIGHT POST DETAIL</p>	<p>17 TURNING SIGN DETAIL</p>	<p>18 DRIVEWAY ARROW DETAIL</p>	<p>19 TYP. PARKING SPACE DETAILS (NTS)</p>	<p>12 (NOT USED)</p>	<p>11 HANDICAPPED PARKING SIGN (NTS)</p>	<p>7 RAMP SECTION (NTS)</p>	<p>6 ACCESSIBLE CURB CUT DETAIL (NTS)</p>	<p>5 STEEL BOLLARD DTL. (NTS)</p>	<p>8 (NOT USED)</p>	<p>4 TYP. CONCRETE CURB (NTS)</p>	<p>3 TYP. TYPE D CONCRETE CURB (NTS)</p>	<p>2 TYP. CONC. SLAB JOINTS (NTS)</p>	<p>1 DETECTABLE WARNING SURFACE (NTS)</p>	<p>13 TYP. PARKING SPACE DETAILS (NTS)</p>
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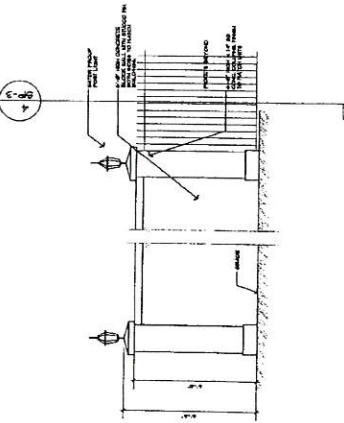
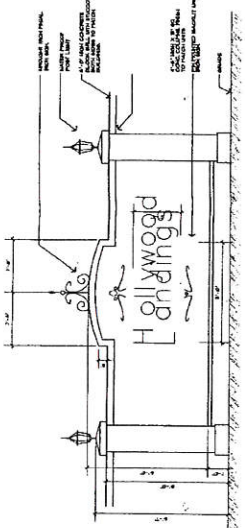
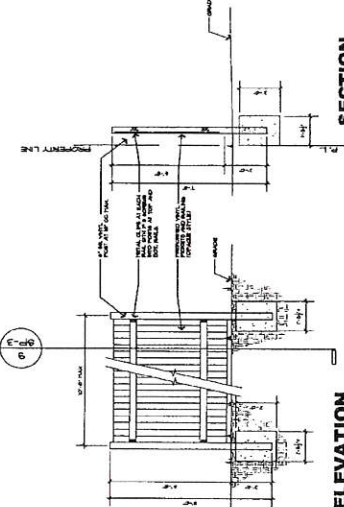
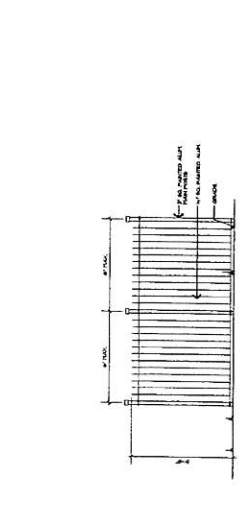
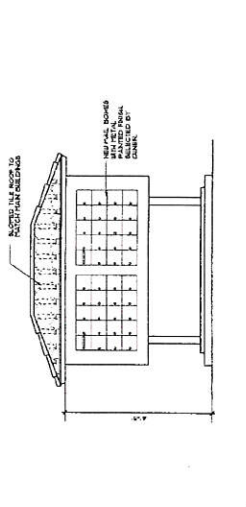
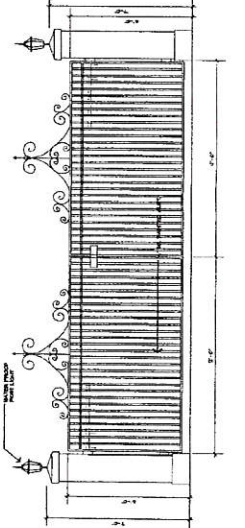
**SOUTH 3  
TAILOR, LLC**  
LANDSCAPE ARCHITECTS  
1000 N. GULF BLVD., SUITE 100  
JACKSONVILLE, FL 32211  
TEL: 904.444.1000  
WWW.SOUTH3TAILOR.COM

DATE	DESCRIPTION
11-15-2024	FINAL
05-20-2024	REVISED
02-11-2024	REVISED

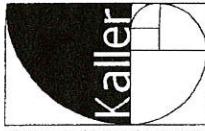
PROPOSED NEW CONSTRUCTION  
HOLLYWOOD LANDINGS TOWNHOMES  
1800 NORTH 27TH COURT  
HOLLYWOOD, FLORIDA

**PERIMETER FENCE AND  
SIGN DETAILS**

PROJECT	SP-3
DATE	11-15-2024
SCALE	AS SHOWN
BY	CS
CHECKED BY	CS

 <p><b>ENTRY FENCE ELEVATION</b> SCALE: 1/4" = 1'-0"</p>	 <p><b>ENTRY SIGN DETAIL</b> SCALE: 1/4" = 1'-0"</p>	 <p><b>SECTION</b> <b>ELEVATION</b> SCALE: 1/4" = 1'-0"</p>	 <p><b>POOL FENCE DETAIL</b> SCALE: 1/4" = 1'-0"</p>	 <p><b>MAIL BOX CENTER DETAIL</b> SCALE: 1/4" = 1'-0"</p>	 <p><b>TYPICAL DECK DETAIL</b> SCALE: 1/4" = 1'-0"</p>





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ASSOCIATES PA  
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Hollywood, FL 33020  
Tel: 305.944.1111  
Fax: 305.944.1112  
www.kallerpa.com

SEAL

PROPOSED  
HOLLYWOOD, FL 33020

PROPOSED TOWNHOMES  
1440 N. 27TH COURT  
HOLLYWOOD, FL 33020

SHEET TITLE  
PROPOSED

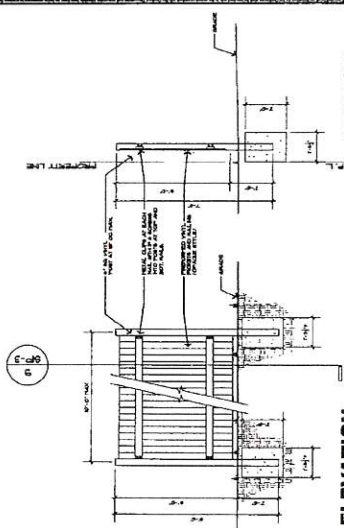
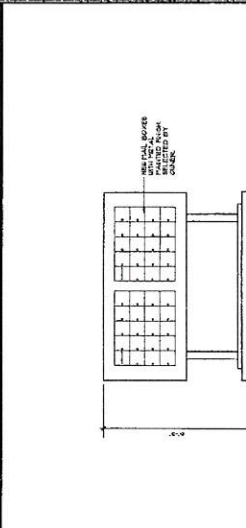
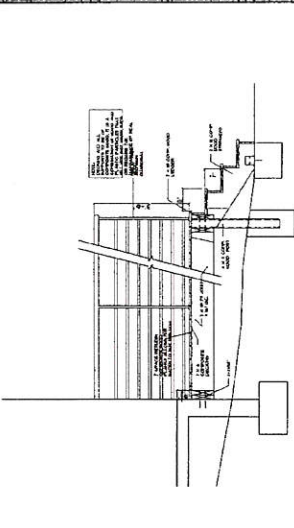
NO. DATE DESCRIPTION

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2	10-14-23	THE

PROJECT NO. 13380  
DATE 10-14-23  
DRAWN BY THE  
CHECKED BY JPK

SHEET

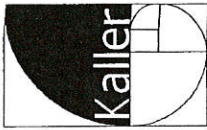
SP-3  
PROPOSED  
3 OF 4

7	ENTRY FENCE ELEVATION SCALE: 1/4" = 1'-0"	8	ENTRY SIGN DETAIL SCALE: 1/4" = 1'-0"	9	PERIMETER FENCE DETAIL SCALE: 1/4" = 1'-0"	SECTION 
4	ENTRY FENCE SECTION SCALE: 1/4" = 1'-0"	5	POOL FENCE DETAIL SCALE: 1/4" = 1'-0"	6	MAIL BOX CENTER DETAIL SCALE: 1/4" = 1'-0"	
1		2	DOUBLE ENTRY GATE DETAIL SCALE: 1/4" = 1'-0" CDS GATE IS AN OPTIONAL SINGLE PANEL	3	TYPICAL DECK DETAIL SCALE: 1/4" = 1'-0"	









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SEAL

JOSEPH B. KALLER  
REGISTERED ARCHITECT  
FL. 00000000000000000000

PROPOSED TOWNHOMES  
1840 N. 27TH COURT  
HOLLYWOOD, FL 33020

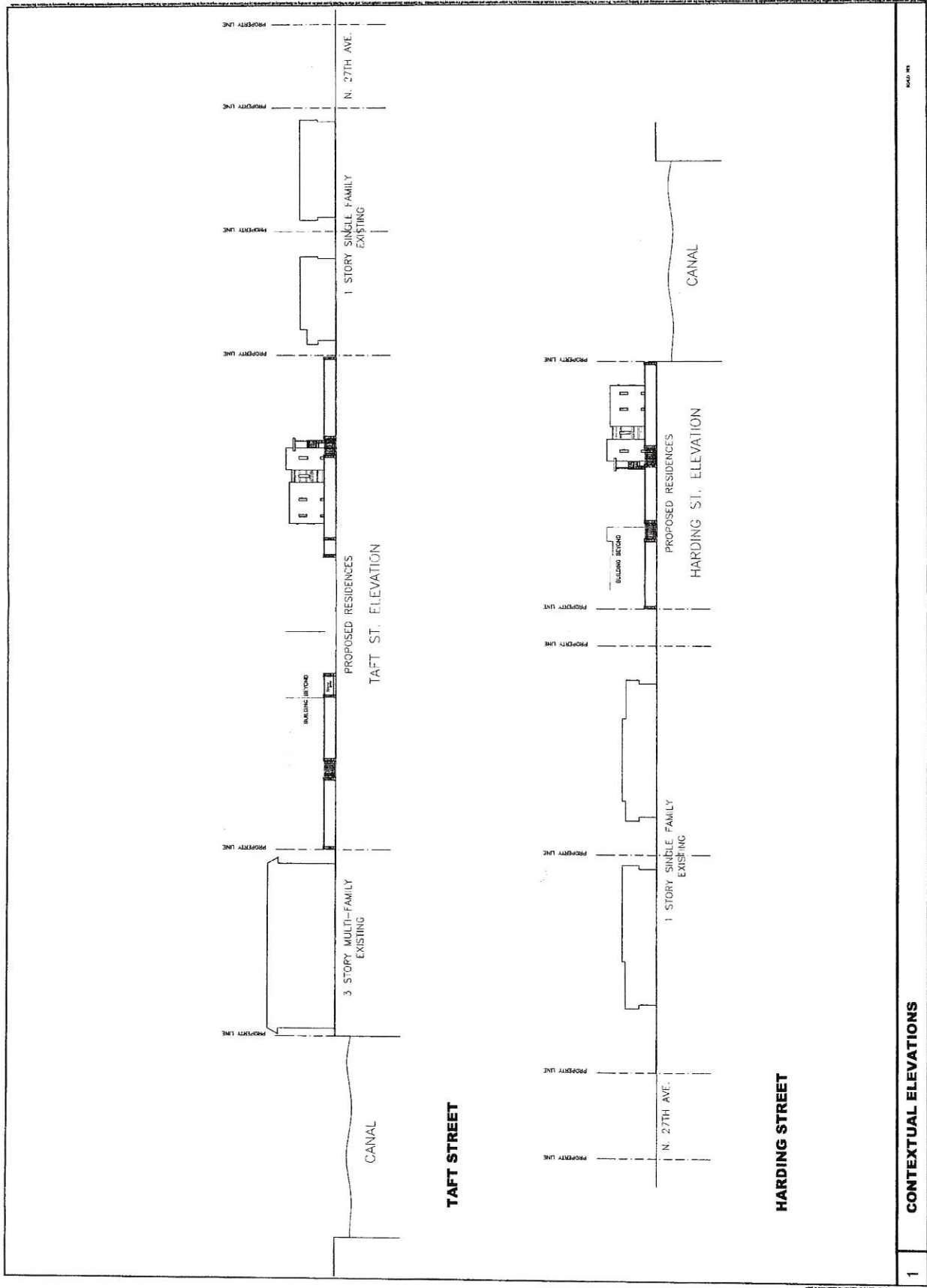
SHEET TITLE  
CONTEXTUAL ELEVATIONS  
PROPOSED

REVISIONS  
DATE DESCRIPTION  
1

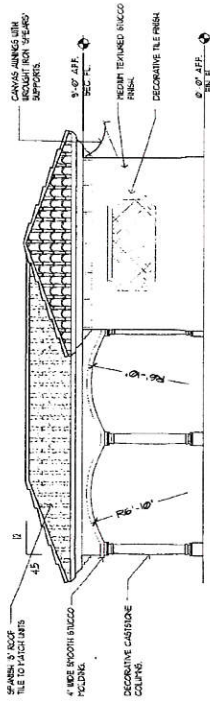
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DATE: 05/24/13  
DRAWN BY: J.B.K.  
CHECKED BY: J.B.K.

SHEET

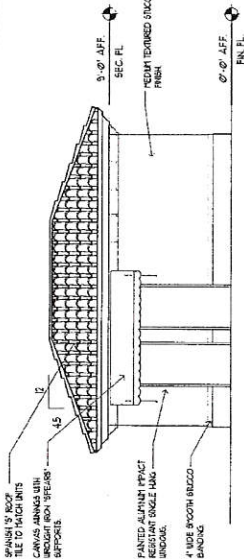
SP-4  
PROPOSED  
1 OF 4



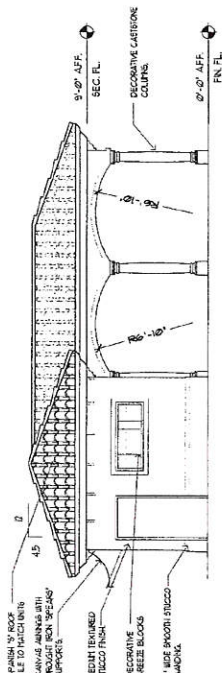
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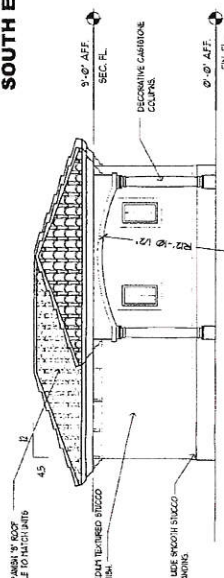
**WEST ELEVATION**



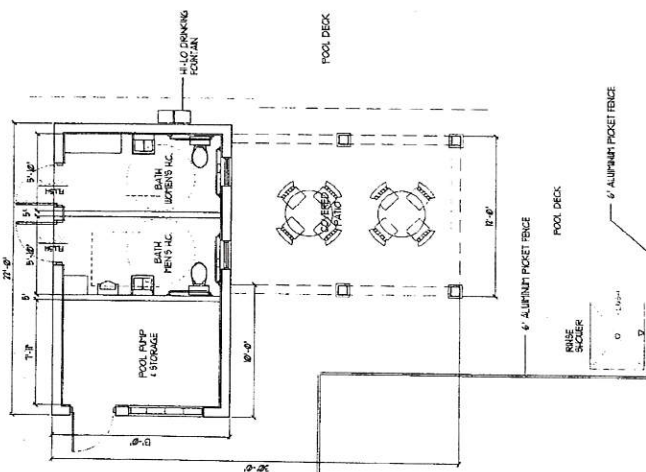
**SOUTH ELEVATION**



### EAST ELEVATION

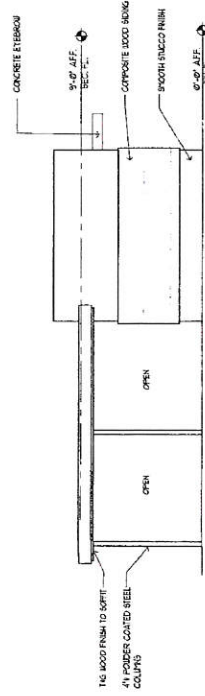


## FLOOR PLANS

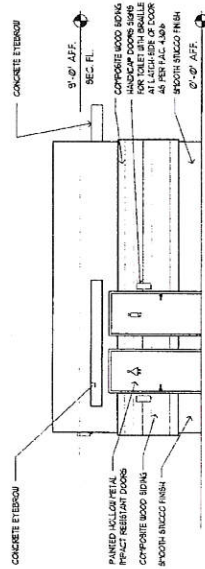




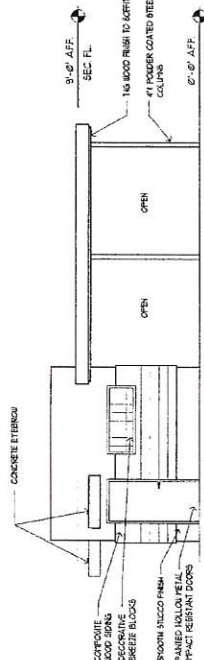
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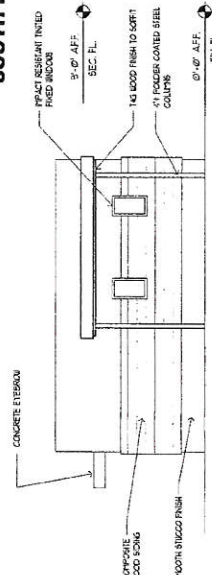
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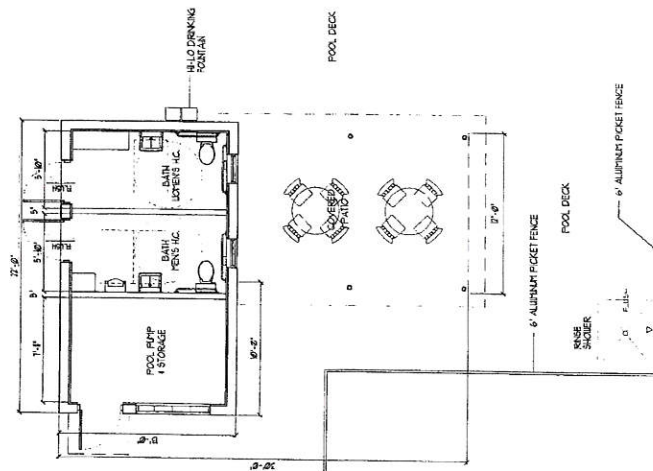
**SOUTH ELEVATION**



### EAST ELEVATION

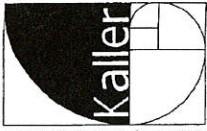


## FLOOR PLANS









JOSEPH B. KALLER  
ASSOCIATES PA  
1010 N. 27TH STREET, SUITE 200  
FORT LAUDERDALE, FL 33304  
TEL: 954.575.0100  
FAX: 954.575.0101  
WWW.KALLERPA.COM

SEAL

JOSEPH B. KALLER  
FLOOR PLAN

PROJECT TITLE  
PROPOSED TOWNHOMES  
1840 N. 27TH COURT  
HOLLYWOOD, FL 33020

SHEET TITLE  
SIX UNIT CLUSTER

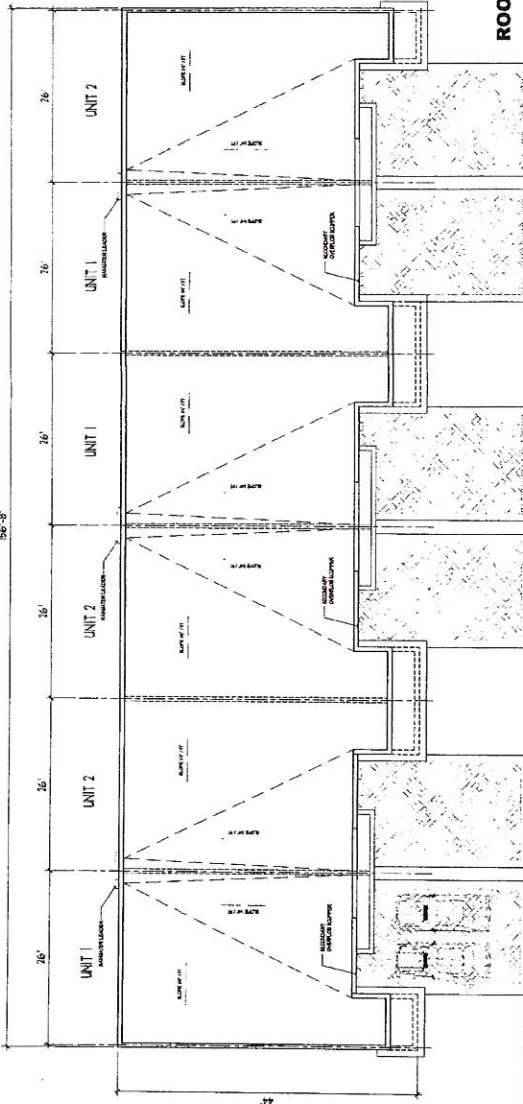
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NO. DATE DESCRIPTION

PROJECT NO.  
1840  
DATE  
10/15/11  
DRAWN BY  
JTB  
CHECKED BY  
AK

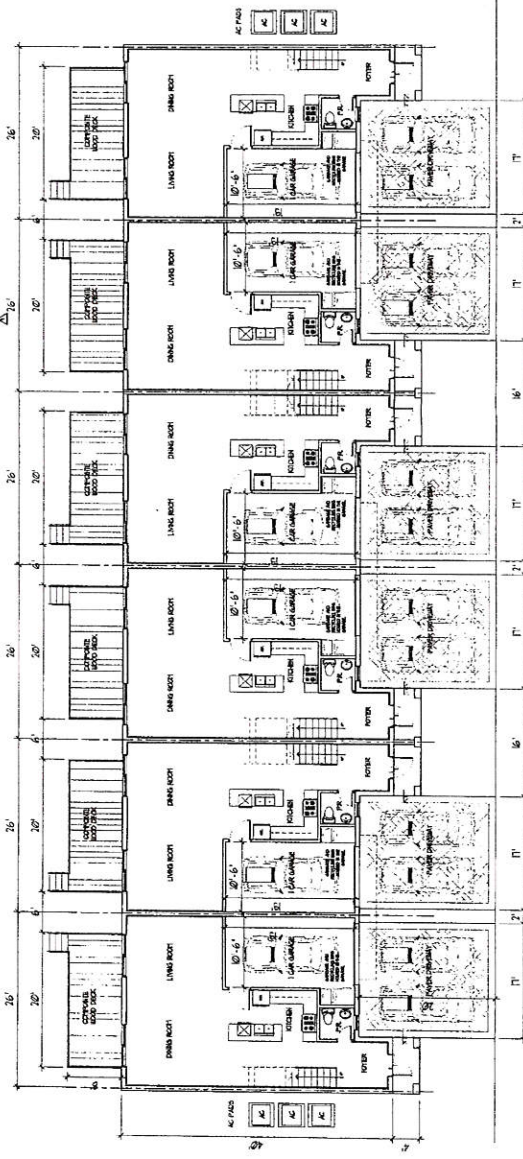
SHEET

A-1  
PROPOSED  
1 OF 5

SCALE: 1/8"=1'-0"



ROOF PLAN



FIRST FLOOR PLAN

SIX UNIT CLUSTER



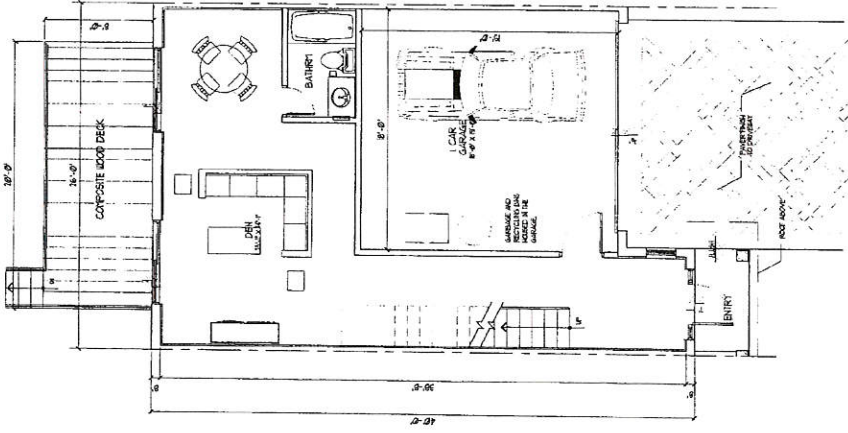
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PROPOSED NEW CONSTRUCTION  
HOLLYWOOD LANDINGS TOWNHOMES  
1640 NORTH 27TH COURT  
HOLLYWOOD, FLORIDA

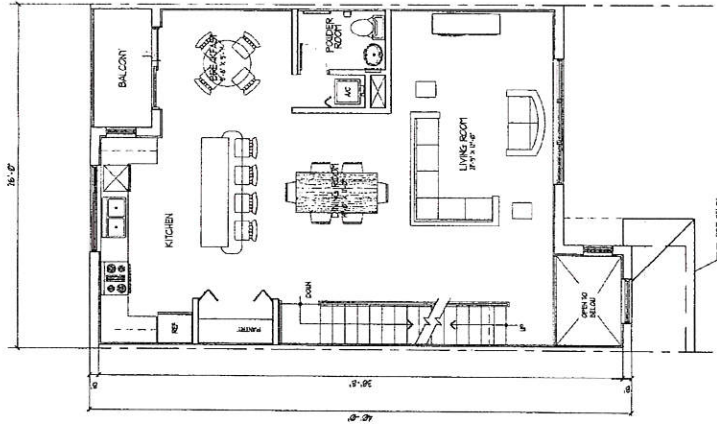
FLOOR PLAN  
UNIT TYPE 1

DATE: 04/11/2011  
DRAWN BY: J. B. JOHNSON  
CHECKED BY: J. B. JOHNSON  
SCALE: 1/8" = 1'-0"

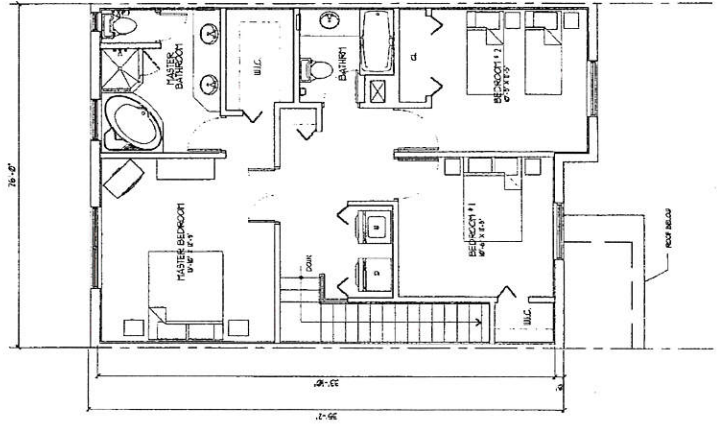
A-2  
PROJECT: HOLLYWOOD LANDINGS TOWNHOMES  
SHEET NO. 02/11



FIRST FLOOR PLAN



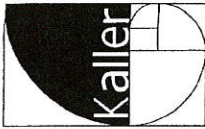
SECOND FLOOR PLAN



THIRD FLOOR PLAN

UNIT #1





JOSEPH B. KALLER  
ASSOCIATES PA  
ARCHITECTS  
101 N. W. 10th Ave., Suite 1000  
Fort Lauderdale, FL 33311  
Phone: (954) 561-1111  
Fax: (954) 561-1112  
www.kaller.com

SEAL

JOSEPH B. KALLER  
FLORIDA A. E. 00000000

PROPOSED TOWNHOMES  
HOLLYWOOD LANDINGS  
1840 N. 27TH COURT  
HOLLYWOOD, FL 33020

PROJECT TITLE

FLOOR PLANS  
UNIT TYPE 1

REVISIONS  
NO. DATE DESCRIPTION

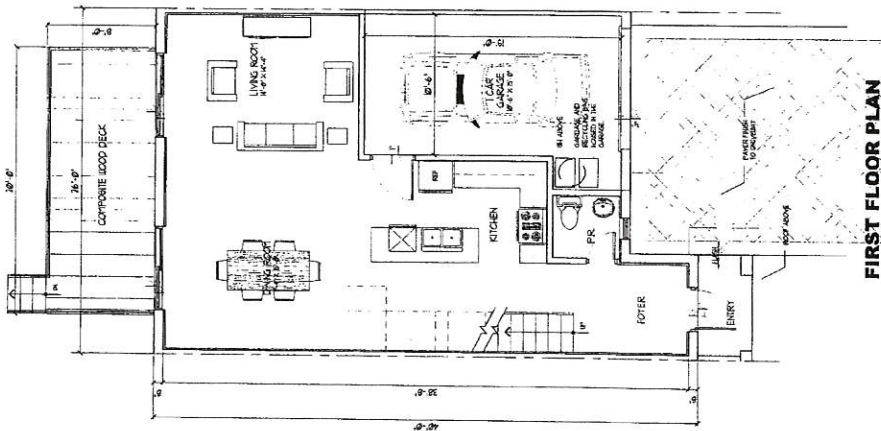
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DRAWN BY: JMK  
CHECKED BY: JMK

SHEET

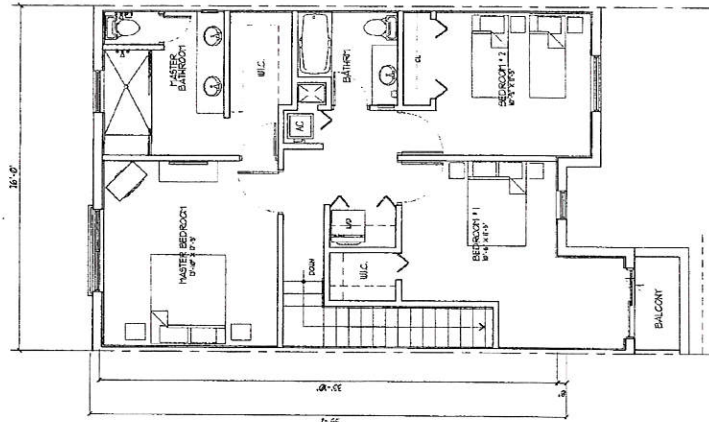
A-2  
PROPOSED  
2 OF 5

DATE: 10-11-07

1 UNIT TYPE 1



FIRST FLOOR PLAN



SECOND FLOOR PLAN

UNIT TYPE 1



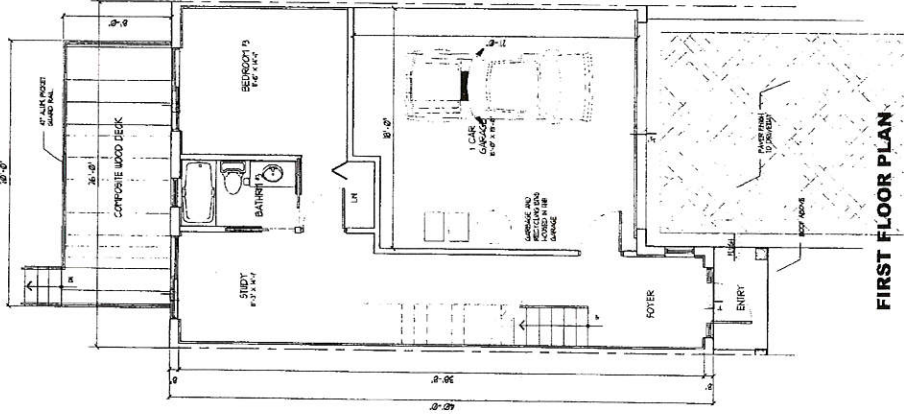
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PROPOSED NEW CONSTRUCTION  
HOLLYWOOD LANDINGS TOWNHOMES  
1840 NORTH 27TH COURT  
HOLLYWOOD, FLORIDA

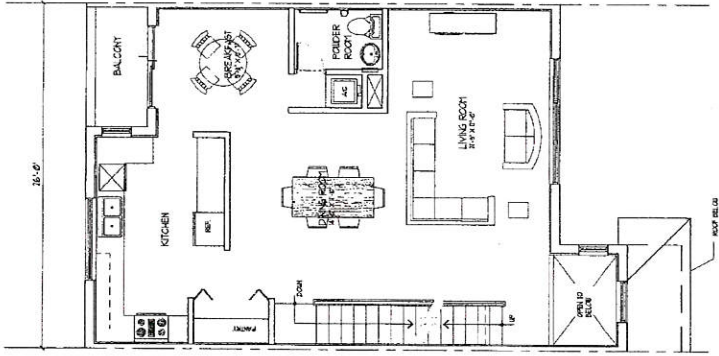
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UNIT TYPE 2**

FLORIDA, U.S.A. 10/10/2004

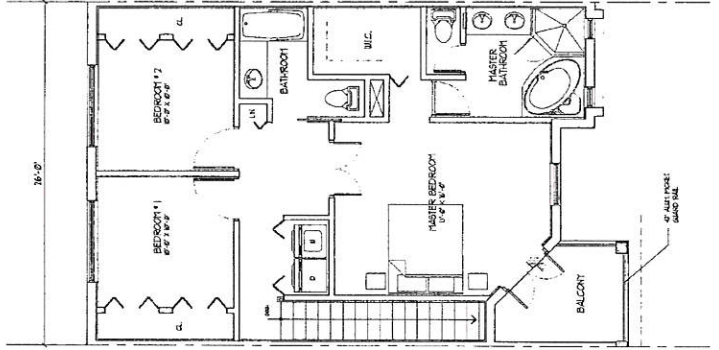
**A-3**  
PROPOSED UNIT  
OF 1000



**FIRST FLOOR PLAN**



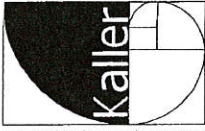
**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**

UNIT TYPE 2





JOSEPH B. KALLER  
ASSOCIATES PA  
ARCHITECTS  
1111 N. W. 10th St., Suite 1200  
Fort Lauderdale, FL 33304  
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Fax: 754.561.1235  
www.kallerpa.com

SEAL

JOSEPH B. KALLER  
FLORENCE, FL 33304

PROPOSED TOWNHOMES  
1840 N. 27TH COURT  
HOLLYWOOD, FL 33020

FLOOR PLANS  
UNIT TYPE 2

REVISIONS  
NO. DATE DESCRIPTION

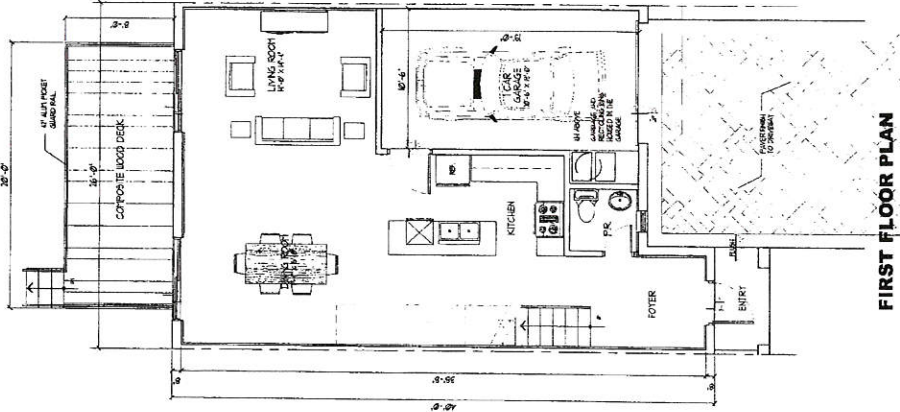
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DATE 04-18-13  
DRAWN BY JMK  
CHECKED BY JMK

SHEET

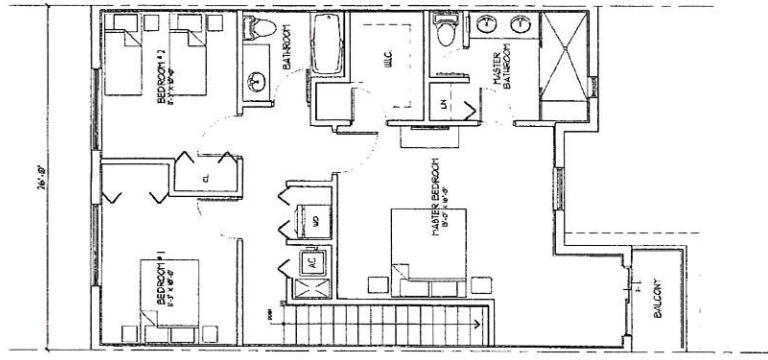
A-3  
PROPOSED  
3 OF 5

SCALE: 1/4" = 1'-0"

1 UNIT TYPE 2



FIRST FLOOR PLAN

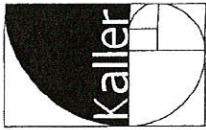


SECOND FLOOR PLAN

UNIT TYPE 2







JOSEPH B. KALLER  
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2017 Haverhill Ave., Suite 202  
Haverhill, MA 01830  
(978) 326-1111  
(978) 326-1112 Fax  
www.kaller.com

SEAL

JOSEPH B. KALLER  
REGISTERED PROFESSIONAL ARCHITECT

PROPOSED TOWNHOMES  
HOLLYWOOD LANDINGS  
1840 N. 27TH COURT  
HOLLYWOOD, FL 33020

PROJECT TITLE

FLOOR PLANS  
UNIT TYPE 3

SHEET TITLE

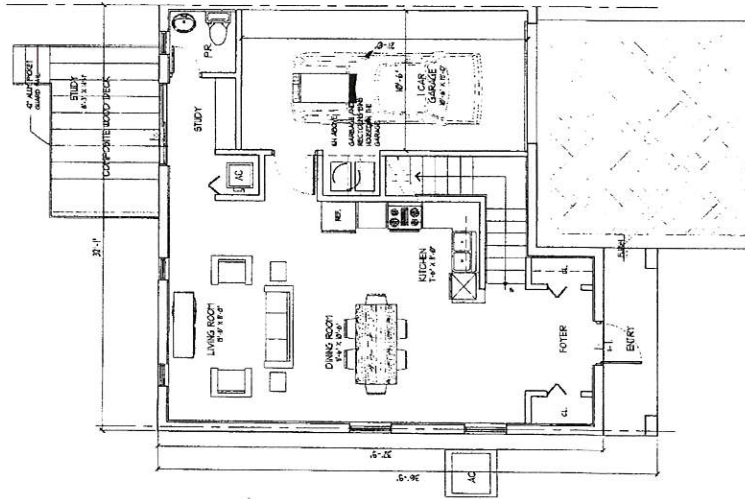
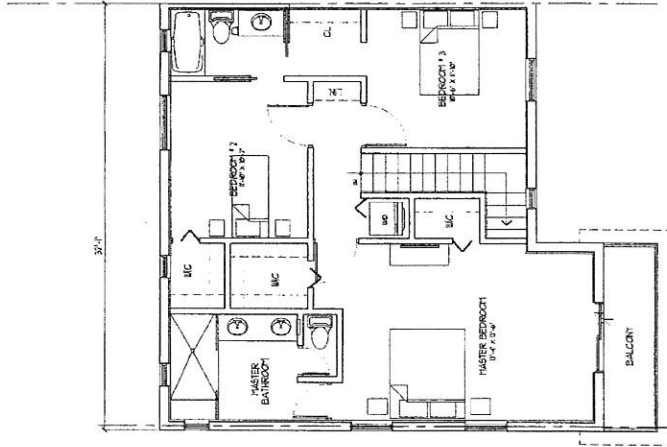
REVISIONS  
NO. DATE DESCRIPTION

PROJECT NO.: 11189  
DATE: 08/14/13  
DRAWN BY: TMS  
CHECKED BY: JMK

PROJECT NO.: 11189  
DATE: 08/14/13  
DRAWN BY: TMS  
CHECKED BY: JMK

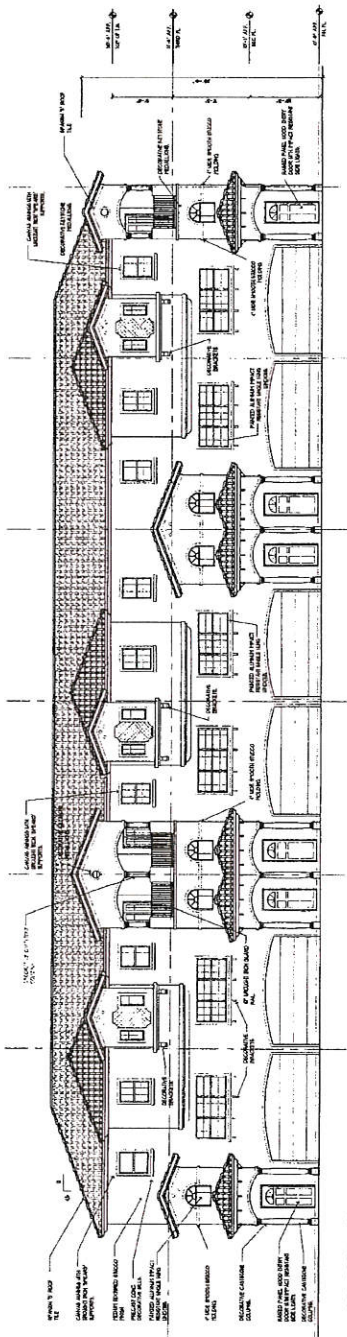
SHEET

A-4  
PROPOSED  
4 OF 5

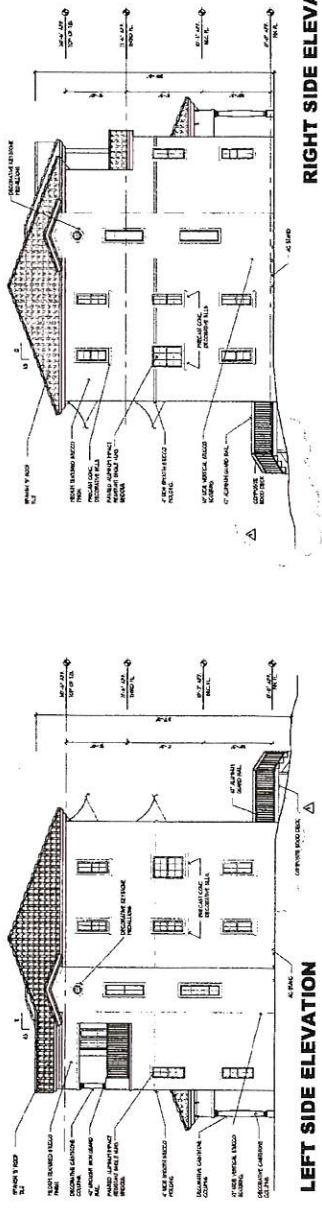


UNIT TYPE 3

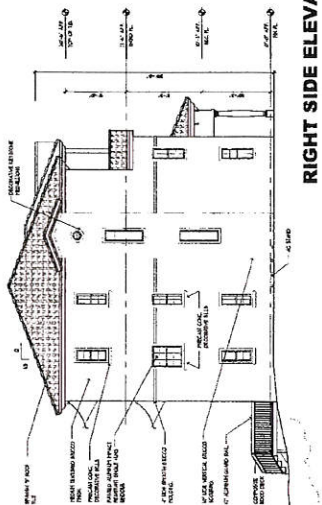
1 UNIT TYPE 3



**FRONT ELEVATION**



LEFT SIDE ELEVATION



### RIGHT SIDE ELEVATION



## REAR ELEVATION



JOSEPH B. KALLER  
FLORIDA R.A. # 0009229

PROPOSED TOWNHOMES  
HOLLYWOOD LANDINGS  
1840 N. 27TH COURT  
HOLLYWOOD, FL 33020

SMITH TITLE  
ELEVATIONS

REV.	DATE	DESCRIPTION
1		

PROJECT No.:	13180
DATE:	10-16-13
DRAWN BY:	TMS
CHECKED BY:	TMS

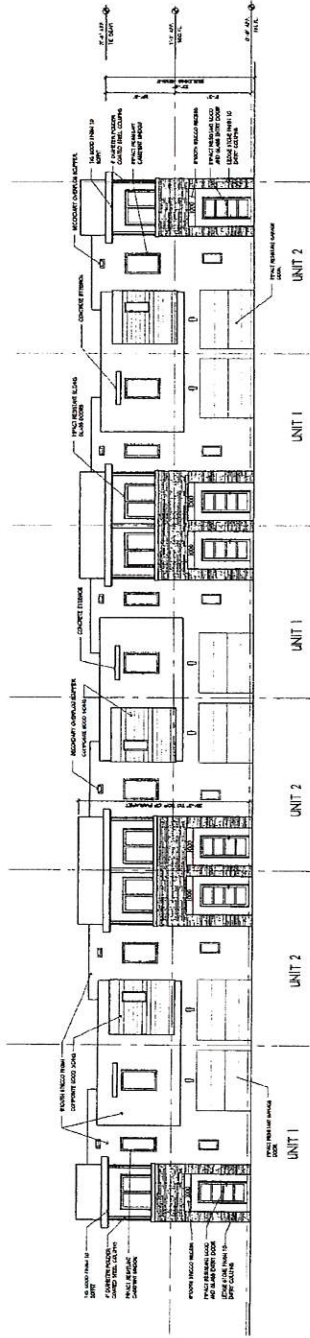
LEADS

**A-5**  
PROPOSED  
5 OF 5

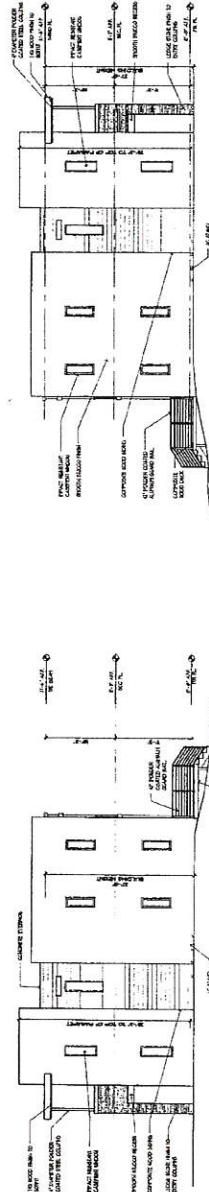
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## ELEVATIONS

1

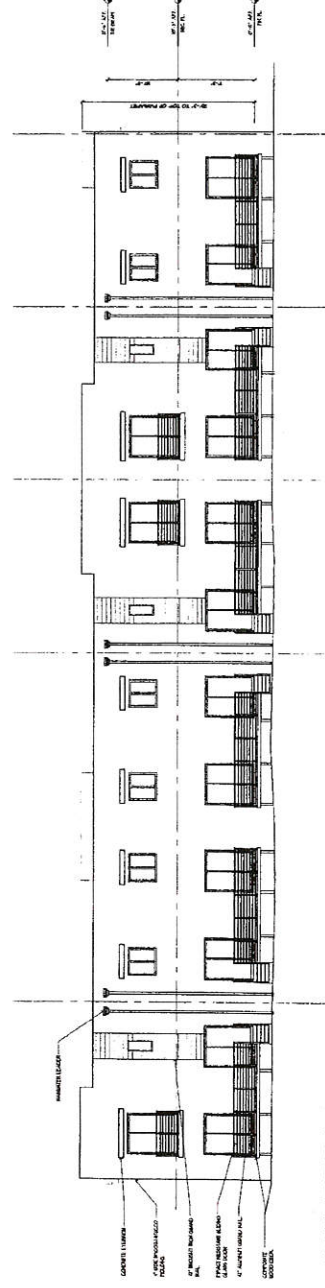


**FRONT ELEVATION**



**LEFT SIDE ELEVATION**

**RIGHT SIDE ELEVATION**



## REAR ELEVATION

# **ATTACHMENT B**

## **Applicable Resolutions & Extensions**



2

INSTR # 108228661  
OR BK 45782 Pages 1823 - 1830  
RECORDED 10/30/08 16:53:23  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 1921  
#2, 8 Pages

CITY OF HOLLYWOOD  
DEVELOPMENT REVIEW BOARD

RESOLUTION NO. 04-DPV-101a

A RESOLUTION OF THE CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD APPROVING THE REQUEST FOR FOUR VARIANCES, DESIGN REVIEW AND SITE PLAN APPROVAL FOR THE CONSTRUCTION OF THIRTY-FOUR TOWNHOMES TO BE LOCATED AT 1840 NORTH 27 COURT, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Development Review Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design review and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances and design review approval 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 Chapter 162, Hollywood Municipal Code of Ordinances, and Section 5.3 of the Zoning and Land Development Regulations; and

WHEREAS, Lago Hollywood, LLC (the "Applicant"), in File Number 04-DPV-101, applied for four variances, design review approval and site plan approval for the construction of thirty-four townhomes to be located at 1840 North 27<sup>th</sup> Court, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Development Review Board reviews and considers all applications/petitions for variances, design review and site plan approval, excluding certain exceptions not applicable herein; and

WHEREAS, the Board met and held an advertised public hearing to consider the Applicant's request for four variances, design review and site plan approval for the construction of thirty-four new townhomes on December 13, 2006; and

WHEREAS, the Board granted the Applicant's requests as stated in Board Resolution Number 04-DPV-101; and

WHEREAS, Section 5.3(F)(3)(b) of the Zoning Code provides that when the Board has granted a variance, such grant shall become null and void unless the appropriate building or other permit or license is applied for within eighteen months of the date of such decision by the Board; and

8

WHEREAS, eighteen months from the date of the Board's decision has passed and the Applicant has failed to apply for a building or other permit or license, rendering the Board's variance approvals null and void; and

WHEREAS, Section 5.5(1)(9)(c) of the Zoning Code provides that an applicant shall have up to eighteen months from the date of design review approval to obtain all necessary building permits required to proceed with construction and should the Applicant fail to obtain said building permit(s) within the time period, all staff and Board approvals shall be null and void and the Applicant shall re-initiate the Design Review process; and

WHEREAS, eighteen months from the date of the Board's decision has passed and the Applicant has failed to obtain all necessary building permits, rendering the Board's design review approval null and void; and

WHEREAS, Section 162.08 of the Code of Ordinances, provides that upon approval of a site plan, an Applicant shall have up to eighteen months to apply for a valid construction permit from the Building Department and should the Applicant fail to submit a valid application for a construction permit within said period, all previous approvals shall be null and void and said Applicant shall be required to reinitiate the technical review and development review process; and

WHEREAS, eighteen months from the date of the Board's decision has passed and the Applicant has failed to apply for a valid construction permit from the Building Department, rendering the Board's site plan approval is null and void; and

WHEREAS, the Board met and held an advertised public hearing to consider the Applicant's request for four variances, design review and site plan approval for the construction of thirty-four new townhomes on October 16, 2008; and

WHEREAS, the Board reviewed the application for four variances, design review and site plan approval for the construction of thirty-four new townhomes, reviewed the evidence submitted and testimony received at the public hearing, and the Board applied the criteria for granting the variances, design review and site plan approval as set forth in the City of Hollywood Zoning and Land Development Regulations at Section 5.3, and made the following findings:

1. As to the variance to waive the required maximum 30 foot building height for buildings A, B and D to allow a building height of 38 feet, the Board makes the following findings based on the criteria listed in Section 5.3 F of the Zoning and Land Development Regulations:

- a) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects 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 requested variance is the minimum variance reasonably necessary.

2. As to the variance to waive the maximum wall/fence height of 4 feet within the front (southern) yard to allow a wall/fence height of 6 feet, the Board makes the following findings based on the criteria listed in Section 5.3 F of the Zoning and Land Development Regulations:

- a) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects 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 requested variance is the minimum variance reasonably necessary.

3. As to the variance to waive the required rear yard setback to provide a minimum of 8 feet where otherwise a maximum of 40 feet would be required for Buildings B, C, D, and E, the Board makes the following findings based on the criteria listed in Section 5.3 F of the Zoning and Land Development Regulations:

- a) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects 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 requested variance is the minimum variance reasonably necessary.

4. As to the variance to waive the required sum of the side yard setback to provide a minimum of 36 feet where otherwise a minimum of 50 feet would be required for Building D, the Board makes the following findings based on the criteria listed in Section 5.3 F of the Zoning and Land Development Regulations:

- a) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects 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 requested variance is the minimum variance reasonably necessary.

5. As to the design review approval, the Board makes the following findings based on the criteria set forth in Section 5.3 I. 6. of the Zoning and Land Development Regulations:

- a) The design of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, landscaping structures, signs and lighting and screening devices is consistent with the City's Design Review Manual.
- b) The dimensions of all buildings, structures, setbacks, parking spaces, height, lot coverage and any other information is consistent with the City's Design Review Manual.
- c) The color, design, selection of landscape materials and architectural elements of exterior building surfaces are consistent with the City's Design Review Manual.



- d) The design of the proposed development indicates a sensitivity to and is compatible with the natural environment. Particular attention must be paid to conserving clusters or groupings of naturally occurring trees and vegetation.
- e) The design and layout of the site provide an efficient arrangement of buildings. Particular attention shall be given to safety, crime prevention, pedestrian sight lines and view corridors.
- f) The design of pedestrian improvements within the site ensure that all parking spaces are conveniently arranged in terms of their relationship to the proposed structure, entrances, and exits.
- g) The design of all lighting fixtures ensures safe movement of persons, vehicles and reflection on public property for security purposes and minimizes glare and reflection of adjacent properties.
- h) Landscape and paving materials ensure that a complimentary relationship with the overall project will result from these improvements.
- i) Buffering materials ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view and pedestrian areas.
- j) The overall project complies with the architectural design standards listed in duly adopted Neighborhood Plans that apply to or affect the subject property or in the Comprehensive Plan should they exist.
- k) The design reduces crime and the fear of crime through the use of Crime Prevention through Environmental Design Guidelines and Strategies.

6. As to the site plan approval, the Board finds that the site plan for the construction of thirty-four townhomes as submitted by the Applicant and reviewed by the Board, is substantially compliant with the site plan regulations as set forth in Chapter 162 of the Code of Ordinances, as well as all other matters associated with the approval of site plans;

(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 04-DPV-101a)

NOW, THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: 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 criteria listed herein for granting variances, the variance to waive the required maximum 30 foot building height for buildings A, B and D to allow a building height of 38 feet is hereby granted.

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 criteria listed herein for granting variances, the variance to waive the maximum wall/fence height of 4 feet within the front (southern) yard to allow a wall/fence height of 6 feet is hereby granted.

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 criteria listed herein for granting variances, the variance to waive the required rear yard setback to provide a minimum of 8 feet where otherwise a maximum of 40 feet would be required for Buildings B, C, D, and E, is hereby granted.

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 criteria listed herein for granting variances, the variance to waive the required sum of the side yard setback to provide a minimum of 36 feet where otherwise a minimum of 50 feet would be required for Building D is hereby granted.

Section 5: 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 review criteria, the design review approval is hereby granted based on the plans submitted by the Applicant and reviewed by the Board with the following condition: Applicant shall work with Staff to provide a 0.5 foot candles on Taft St.

Section 6: 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, site plan approval for Applicant's portion of the development is hereby granted based upon the site plan submitted by the Applicant and reviewed by the Board with the following conditions:  
i) All amenities must receive a Certificate of Completion (C/C) and/or Certificate of




Occupancy (C/O) prior to any residential units receiving Certificate of Occupancies (C/Os); ii) A Unity of Title, in a form acceptable to the City Attorney must be submitted prior to the issuance of any building permits and recorded in the Public Record of Broward County prior to the issuance of a Certificate of Occupancy (C/O); iii) Composite decks may not exceed property lines.

Section 7: That the Office of Planning is hereby directed to forward a copy of this resolution to the applicant and the owner of the property with respect to which the request was made. This Resolution granting the variances 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 16th DAY OF OCTOBER, 2008.

RENDERED THIS 16<sup>th</sup> DAY OF October, 2008.

  
\_\_\_\_\_  
GARY BLOOM,  
BOARD CHAIR

  
\_\_\_\_\_  
RICHARD SALTRICK,  
SECRETARY

APPROVED AS TO FORM & LEGALITY  
for the use and reliance of the Development  
Review Board of the City of Hollywood, Florida  
only.

  
\_\_\_\_\_  
DENISE MANOS,  
BOARD ATTORNEY

(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 04-DPV-101a)

**LEGAL DESCRIPTION – EXHIBIT “A”**

The Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 9, Township 51 South, Range 42 East, lying Easterly of the C-10 Drainage Canal, less the East 260.38 feet, less the North 175.00 feet and less the South 30.00 feet thereof for road right-of-way, also less the following described parcel:

Beginning at a point, which is the intersection of the South line of the North one-half (1/2) of Section 9, and the East right-of-way of the C-10 Drainage Canal; thence Northeasterly along said East right-of-way line of the C-10 Drainage Canal, a distance of 330.00 feet to a point; thence Easterly and parallel with the said South line of the North one-half (1/2) of Section 9, a distance of 100.00 feet; thence Southwesterly along a line parallel with the East right-of-way line of the said C-10 Drainage Canal, a distance of 330.00 feet to a point, said point being on the South line of the North one-half (1/2) of said Section 9; thence Westerly along said South line, a distance of 100.00 feet to the Point of Beginning.

TOGETHER WITH:

That part of the North 97.50 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4), lying East of C-10 Canal, less the East 260.38 feet thereof in Section 9, Township 51 South, Range 42 East.

AND

That part of the South 75.00 feet of the North 175.00 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) lying East of Canal C-10, less the East 260.38 feet thereof in Section 9, Township 51 South, Range 42 East, including an easement for private roadway over the West 20 feet of the East 260.38 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) of said Section 9, and the South 25 feet of that part of the North 100.00 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) lying Easterly of the C-10 Drainage Canal, less the East 260.38 feet thereof, in Section 9, Township 51 South, Range 42 East, including an easement for private roadway over the West 20 feet of the East 260.38 feet of the southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) of said Section 9.

AND

The South 70.00 feet of the North 440.00 feet of the West 130.19 feet of the East 260.38 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the North-west one-quarter (1/4) of Section 9, Township 51 South, Range 42 East.

AND

The South 69.42 feet of the North 509.42 feet of the West 130.19 feet of the East 260.38 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 9, Township 51 South, Range 42 East.

AND

The West 67.19 feet of the East 260.38 feet of the North 130.00 feet of the South 160.00 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 9, Township 51 South, Range 42 East. Said lands situate, lying and being in the City of Hollywood, Broward County, Florida, containing 148,529 square feet, (3.41 acres) more or less.



2

CFN # 109343922  
OR BK 47099 Pages 1770 - 1790  
RECORDED 05/21/10 09:25:19  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 1037  
#2. 11 Pages

CITY OF HOLLYWOOD  
DEVELOPMENT REVIEW BOARD

RESOLUTION NO. 04-DPV-101b

A RESOLUTION OF THE CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD GRANTING A 24 MONTH EXTENSION FOR FOUR (4) VARIANCES, DESIGN REVIEW AND SITE PLAN PREVIOUSLY APPROVED BY RESOLUTION 04-DPV-101b FOR THE CONSTRUCTION OF 34 TOWNHOMES TO BE LOCATED AT 1840 N. 27<sup>TH</sup> COURT, PURSUANT TO THE PROVISIONS OF THE CITY'S ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Development Review Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design review and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances and design review approval 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 Chapter 162, Hollywood Municipal Code of Ordinances; and

WHEREAS, Lago Hollywood, LLC (the "Applicant"), in File Number 04-DPV-101a, applied for four variances regarding setbacks and height, design review approval and site plan approval for the construction of 34 townhomes located at 1840 N. 27<sup>th</sup> Court, and

WHEREAS, on October 16, 2008, the Board re-approved the Applicant's request for four (4) variances, design review, and site plan approval pursuant to Resolution No. 04-DPV-101a attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the Board reviews and considers all applications/petitions for variances, design review and site plan approval, including extensions thereto; and

WHEREAS, the Applicant, in File Number P&DS 10-12, has applied for a 24 month extension to the previously granted variances, design review and site plan approval as its initial approvals will expire on October 16, 2010 and they have not applied for any building permits due to financing issues and the overall economic conditions that presently exist; and

WHEREAS, on May 13, 2010, the Board met and held a public hearing to consider the Applicant's request; and

(11)

WHEREAS, the Board reviewed the application for extensions of the four (4) variances, design review and site plan approval, reviewed the evidence submitted and testimony received at the public hearing, and the Board applied the criteria for granting extensions to variances, design review and site plan approval as set forth in the City of Hollywood Zoning and Land Development Regulations at Section 5.3 and Chapter 162 of the Hollywood Code of Ordinances, and made the following findings:

1. As to the Applicant's request for an extension of twenty-four (24) months for the four (4) variances previously approved in Resolution 04-DPV-101a, the Board found, based on the criteria listed in Section 5.3 F.3.b of the Zoning and Land Development Regulation, that there has not been a significant change in the circumstances influencing the original approval; and

2. As to the Applicant's request for an extension of twenty-four (24) months for the design review previously approved in Resolution 04-DPV-101a, the Board reviewed the Applicant's request and based on the extension criteria in Section 5.3.I.8.b. of the Zoning and Land Development Regulations, the Board found that cause existed to extend the design review approval; and

3. As to the Applicant's request for an extension of twenty-four months for the site plan previously approved in Resolution 04-DPV-101a, the Board reviewed the Applicant's request and based upon the extension criteria set forth in Section 162.08 of Hollywood's Code of Ordinances, the Board found that the request for extension was filed prior to the expiration of the 24 month period to apply for a valid construction permit and no such permit has been applied for by the Applicant.

NOW, THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: 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, the extension of the four (4) variances, design review and site plan previously approved in Resolution No. 04-DPV-101a attached hereto and incorporated herein by reference as Exhibit "A", are hereby extended for a period of twenty-four (24) months, however, if the Applicant fails to apply for the appropriate building permit, construction permit or other permit or license within said 24 month period, all previous staff and Board approvals regarding the four (4) variances, design review and site plan approval shall be null and void and the Applicant shall be required to re-apply for any and all necessary approvals and reinstate the technical review and development review process.



RESOLUTION 04-DPV-101b Lago Hollywood, LLC 24 month extension of approvals.

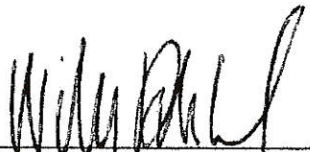
Section 2: That the Department of Planning and Development Services is hereby directed to forward a copy of this resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution granting the extension of the four (4) variances, design review and site plan shall 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 MAY, 2010.

RENDERED THIS 17<sup>th</sup> DAY OF MAY, 2010.

ATTEST:

  
JOSEPH KALLER, Secretary

  
WILLIAM BRYANT, Vice-Chair

APPROVED AS TO FORM & LEGALITY  
for the use and reliance of the Development  
Review Board of the City of Hollywood, Florida  
only.

  
DEBRA-ANN REESE, BOARD ATTORNEY



# CITY of HOLLYWOOD, FLORIDA

## Planning and Development Services

2600 Hollywood Blvd. • Room 315 • P.O. Box 229045 • Hollywood, Florida 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • [www.hollywoodfl.org](http://www.hollywoodfl.org)

Jaye Epstein  
Director

August 6, 2012

LTR 12-050

Allen Simmens  
Barry Lethbridge  
Lago Hollywood, LLC  
100 South Pine Island Rd. # 202  
Plantation, Florida 33324

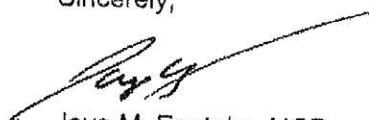
Subject: Extension Request for Resolution 04-DPV-101b (Lago Hollywood -1840 North 27<sup>th</sup> Court)

Dear Mr. Simmens and Mr. Lethbridge:

We are in receipt of your development order/building permit extension request filed pursuant to House Bill 503, Section 24 Law of Florida. The proposed 34 townhome development (Lago Hollywood) at 1840 North 27<sup>th</sup> Court, approved by Resolution 04-DPV-101b by the Planning and Development Board, is hereby granted a two (2) year extension in accordance with Section 24 of House Bill 503. Therefore, the new expiration date for this project which extends the four Variances, Design and Site Plan approved by the Planning and Development Board is May 17, 2014. All other applicable provisions of the City of Hollywood Zoning and Land Development Regulations and Code of Ordinances continue to apply.

If you have further questions regarding this matter, you may contact the Department of Planning and Development Services at (954) 921-3471.

Sincerely,

  
Jaye M. Epstein, AICP  
Director

C: City Attorney  
File 04-DPV-101b

**Our Mission:** We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.  
We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"



# ATTACHMENT C

## Land Use and Zoning Map





PLANNING AND  
DEVELOPMENT SERVICES

Legend

Subject Property

Streets

Major Roads

LAND USE

LRES

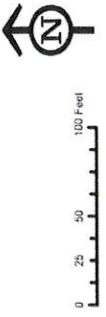
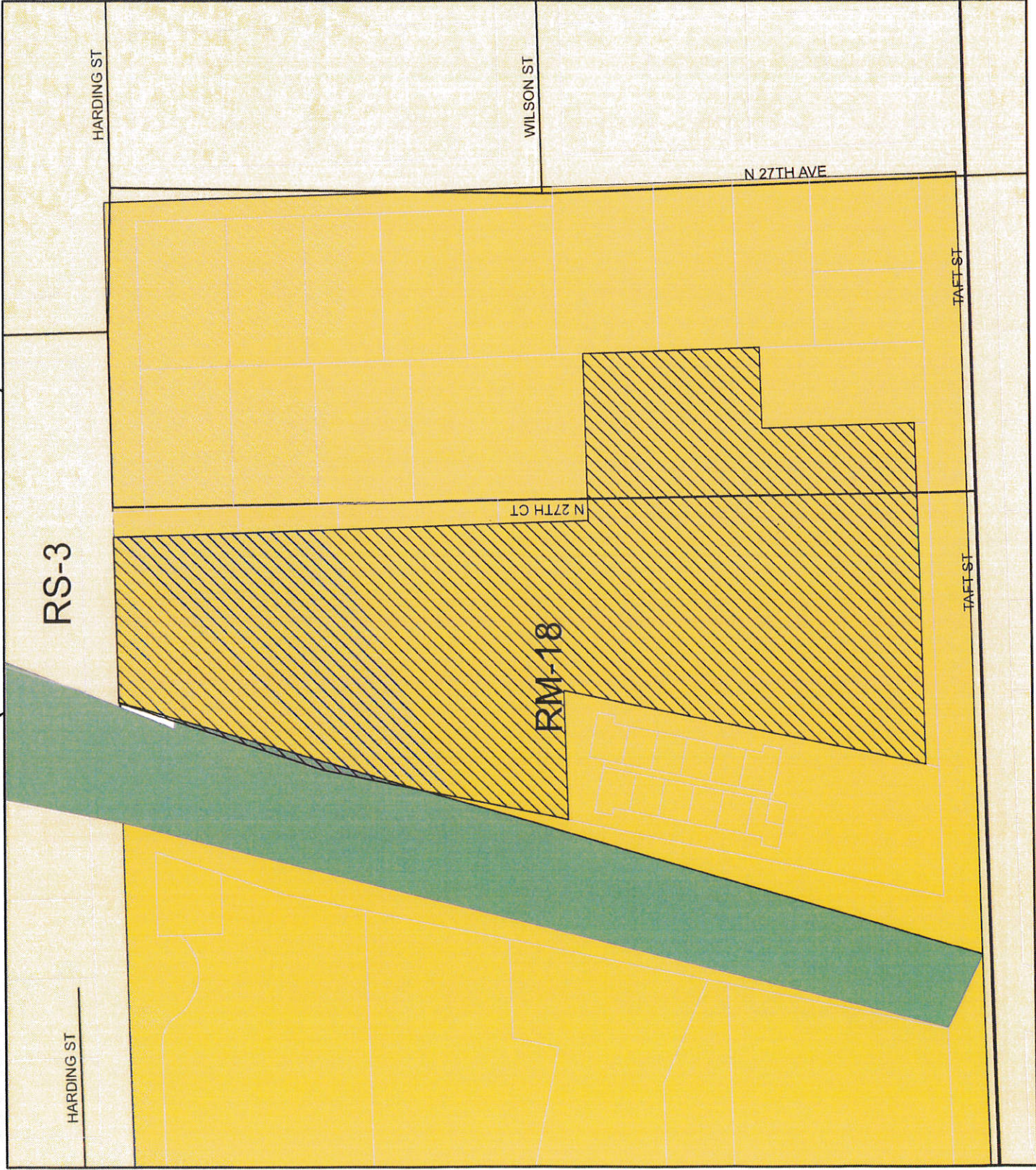
LMRES

OSR

ZONING

RM-18

RS-3





# **ATTACHMENT II**

## **Planning and Development Board Minutes**

**SUMMARY OF MINUTES  
PLANNING AND DEVELOPMENT BOARD  
CITY HALL, ROOM 219  
FEBRUARY 13, 2014  
6:04 PM**

**A. ADMINISTRATION**

**1. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was said in unison.

**2. ROLL CALL**

The regular meeting of the Planning and Development Board was called to order by Mr. John Passalacqua on Thursday, **January 16, 2014 at 6:04 pm** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Lise Bazinet	Present	John Passalacqua	Present
Kristin Herman-Druck	Present	Scott Brian Roberts	Present
Joshua Levy	Present	Shannon Stough	Present
Jamie Mardis	Present		

**PLANNING & DEVELOPMENT SERVICES STAFF**

Jaye M. Epstein, AICP, Director  
Andria Wingett, Assistant Director  
Leslie A. Del Monte, Planning Manager  
Crystal Torres, Planning and Development Services Administrator  
Arceli Redila, Associate Planner  
Karina da Luz, Associate Planner  
Yimey Bickford, Administrative Assistant II

**ALSO PRESENT**

Jeff Sheffel, City Attorney  
Richard Doody, Staff Attorney  
Laura Borgesi, Traffic Engineer  
Davon Barbour, Director, Community and Economic Development

**3. MINUTES OF THE JANUARY 16, 2014 MEETING**

**MOTION WAS MADE BY MR. STOUGH AND SECONDED BY MR. LEVY TO APPROVE THE MINUTES OF THE DECEMBER 19, 2013 MEETING WITH CORRECTIONS. MOTION PASSED UNANIMOUSLY.**

**4. ELECTION OF BOARD SECRETARY**

**MR. JOSHUA LEVY WAS ELECTED SECRETARY.**



**5. Additions, Deletions, Withdrawals and Continuances**

The Planning and Development Services Department is requesting item 14-V-04 be continued to the next Planning and Development Board meeting. MOTION WAS MADE BY MR. STOUGH AND SECONDED BY MS. BAZINET TO CONTINUE ITEM 14-V-04 TO THE NEXT PLANNING AND DEVELOPMENT BOARD MEETING. MOTION PASSED UNANIMOUSLY.

**6. REVIEW OF PROJECTS BEFORE THE TECHNICAL ADVISORY COMMITTEE**

Ms. Andria Wingett informed the Board of the projects before the Technical Advisory Committee.

**B. HIGHLIGHTS OF PLANNING & DEVELOPMENT SERVICES' ACTIVITIES**

None.

**C. PLANNING & DEVELOPMENT SERVICES' APPLICATION**

1.     **FILE NO:**       14-T-01  
       **APPLICANT:** City of Hollywood/Community Redevelopment Agency  
       **LOCATION:**    Community Redevelopment Agency boundaries  
       **REQUEST:**    The Community Redevelopment Agency (CRA) and the City of Hollywood request a Text Amendment to the Zoning and Land Development Regulations to expand the geographic boundary(s) of the Downtown CRA's mural program.

Mr. John Passalacqua read the application.

Ms. Karina da Luz made a PowerPoint presentation.

Mr. Jorge Camejo, Executive Director, Community Redevelopment Agency, spoke and answered questions from the Board.

Mr. John Passalacqua asked if there was anyone in favor or opposition of the item. There was none.

Mr. Passalacqua closed the public hearing.

Board discussion ensued.

**MOTION WAS MADE BY MR. LEVY AND SECONDED BY MS. BAZINET TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION. MOTION PASSED 6-1 BY VOICE VOTE.**

Ms. Bazinet – Yes  
Ms. Herman-Druck - Yes  
Mr. Levy – Yes  
Mr. Mardis – No  
Mr. Roberts – Yes  
Mr. Stough - Yes  
Mr. Passalacqua – Yes

2.     **FILE NO:**       13-DPV-102  
          **APPLICANT:** IJ Sunshine 2, LLC  
          **LOCATION:**   1308 South Federal Highway  
          **REQUEST:**   Special Exception to expand an existing school to include grades  
                          K-5 (Sunshine State Academy).

Mr. Joshua Levy read the application.

Both the Applicant and staff waived quasi-judicial proceedings.

Ms. Crystal Torres made a PowerPoint presentation.

Ms. Crystal Torres answered questions from the Board.

Mr. Alan Koslow, representing the Applicant, spoke and answered questions from the Board.

Mr. Joseph Kaller, representing the Applicant, spoke and answered questions from the Board.

Mr. Adam Kerr, representing the Applicant, spoke and answered questions from the Board.

Ms. Julia Yaremchuk, Applicant, spoke briefly and answered questions from the Board.

Ms. Laura Borgesi, Traffic Engineer, City of Hollywood, spoke briefly and answered questions from the Board.



Mr. John Passalacqua asked if there was anyone in favor or opposition of the item. There was none.

Mr. John Passalacqua asked if there was anyone in favor or opposition of the item.

In favor of item	Opposed to item	Neither for nor against the item
	Aron Walewitsch Nancy Fowler	

Mr. Passalacqua closed the public hearing.

Board discussion ensued.

**MOTION WAS MADE BY MR. MARDIS AND SECONDED BY MR. STOUGH TO APPROVE THE SPECIAL EXCEPTION WITH STAFF'S CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

3.     **FILE NO:**       04-DPV-101c  
       **APPLICANT:** Lago Hollywood, LLC  
       **LOCATION:**   1840 North 27 Court  
       **REQUEST:**   Design modifications for a previously approved project including 34 townhomes (Hollywood Landings Townhomes).

Mr. John Passalacqua read the application.

Both the Applicant and staff waived quasi-judicial proceedings.

Ms. Karina da Luz made a PowerPoint presentation.

Mr. Joseph Kaller, representing the Applicant, spoke and answered questions from the Board.

Mr. John Passalacqua asked if there was anyone in favor or opposition of the item.

In favor of item	Opposed to item	Neither for nor against the item
	Cliff Germano Sonia Martinez Nancy Fowler Pete Brewer	

Mr. Passalacqua closed the public hearing.

Board discussion ensued.

**MOTION WAS MADE BY MS. BAZINET AND SECONDED BY MR. LEVY TO APPROVE THE DESIGN MODIFICATIONS. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

4. **FILE NO:** 13-DPV-90  
**APPLICANT:** Saragovia Developers, LLC  
**LOCATION:** 5647 Hollywood Boulevard  
**REQUEST:** Design, and Site Plan for an approximate 6,000 sq. ft. commercial building (Shops at 57th Avenue).

Mr. Scott Roberts read the application.

Both the Applicant and staff waived quasi-judicial proceedings.

Ms. Crystal Torres made a PowerPoint presentation.

Mr. Moe Azar, representing the Applicant, spoke and answered questions from the Board.

Mr. John Passalacqua asked if there was anyone in favor or opposition of the item.

In favor of item	Opposed to item	Neither for nor against the item
		Jean Morford

Mr. Passalacqua closed the public hearing.

Board discussion ensued.

**MOTION WAS MADE BY MS. HERMAN-DRUCK AND SECONDED BY MR. STOUGH TO APPROVE THE DESIGN AND SITE PLAN WITH STAFF'S CONDITION AND WITH THE CONDITION TO REPLACE THE BOX LIGHTS WITH A MORE DECORATIVE LIGHT FIXTURE THAT COMPLIMENTS THE HOLLYWOOD BOULEVARD LIGHT FIXTURES. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

5. **FILE NO:** 13-F-103  
**APPLICANT:** 4111 South Ocean Drive, LLC  
**LOCATION:** 4111 South Ocean Drive  
**REQUEST:** Allocation of 40 Reserve Units from Flex Zone 92 to incorporate residential units into a hotel development (Hyde Beach Resort).

Ms. Kristin Herman-Druck read the application.

Ms. Andria Wingett made a PowerPoint presentation.

Ms. Andria Wingett answered questions from the Board.



Mr. Alan Koslow, representing the Applicant, spoke briefly.

Mr. John Passalacqua asked if there was anyone in favor or opposition of the item.

In favor of item	Opposed to item	Neither for nor against the item
Anne Hotte Victor Green	Allan Levine	

Mr. Passalacqua closed the public hearing.

Board discussion ensued.

**MOTION WAS MADE BY MR. LEVY AND SECONDED BY MS. HERMAN-DRUCK TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION WITH STAFF'S CONDITIONS. MOTION PASSED 6-1 BY ROLL CALL VOTE.**

Ms. Bazinet – No  
Ms. Herman-Druck - Yes  
Mr. Levy – Yes  
Mr. Mardis – Yes  
Mr. Roberts – Yes  
Mr. Stough - Yes  
Mr. Passalacqua – Yes

6. **FILE NO:** 13-DP-86  
**APPLICANT:** SVS Presidential, LLC  
**LOCATION:** 3599 Hollywood Boulevard  
**REQUEST:** Variances, Design, and Site Plan for an approximate 2,400 sq. ft. commercial building and façade improvements to an existing shopping center (Hollywood Presidential Plaza).

Mr. Shannon Stough read the application.

Both the Applicant and staff waived quasi-judicial proceedings.

Ms. Leslie A. Del Monte made a PowerPoint presentation.

Ms. Leslie A. Del Monte answered questions from the Board.

Mr. Pablo Corazzini, representing the Applicant, spoke briefly and answered questions from the Board.

Mr. John Passalacqua asked if there was anyone in favor or opposition of the item.

In favor of item	Opposed to item	Neither for nor against the item
Emmanuel Zazulak		Nancy Fowler

Mr. Passalacqua closed the public hearing.

Mr. Davon Barbour, Director, Community and Economic Development, spoke briefly.

Board discussion ensued.

**MOTION WAS MADE BY MR. LEVY AND SECONDED BY MR. MARDIS TO APPROVE THE DESIGN AND SITE PLAN WITH STAFF'S CONDITIONS AND THE CONDITIONS TO REMOVE THE 2,400 SQ. FT. PROPOSED COMMERCIAL BUILDING AND TO REPLACE THE EXISTING AND ADD NEW MATCHING LIGHT FIXTURES TO MEET BUILDING CODE REQUIREMENTS. MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

7. **FILE NO:** 13-DJPSVZ-79  
**APPLICANT:** MG3 Dixie, LLC  
**LOCATION:** 2025 McKinley Street  
**REQUEST:** Change of Zoning designation from Low Intensity Industrial and Manufacturing (IM-1) to Planned Development (PD), approval of the Master Development Plan, Special Exception, Variances, Modifications, Design, and Site Plan for an approximate 125,000 sq. ft. Charter School (Hollywood Charter Academy, Grades 6th-12th).

Ms. Kristin Herman-Druck read the application.

Ms. Leslie A. Del Monte made a PowerPoint presentation.

Ms. Laura Borgesi, Traffic Engineer, City of Hollywood, spoke briefly and answered questions from the Board.

Mr. Keith Poliakoff, representing the applicant, made a PowerPoint presentation.

Mr. Gus Carbonell, representing the applicant, spoke and answered questions from the Board.

Mr. Jimmy Socash, representing the applicant, spoke and answered questions from the Board.

Mr. John Passalacqua asked if there was anyone in favor or opposition of the item.

In favor of item	Opposed to item	Neither for nor against the item
Nancy Fowler		Peter Hernandez



Norman Berube		Cliff Germano Pete Brewer
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Mr. Passalacqua closed the public hearing.

Board discussion ensued.

**MOTION WAS MADE BY MR. MARDIS AND SECONDED BY MS. HERMAN-DRUCK TO APPROVE THE REZONING, MASTER DEVELOPMENT PLAN, DESIGN AND SITE PLAN WITH STAFF'S CONDITIONS AND THE FOLLOWING CONDITIONS:**

1. With the exception of the playfield (south parcel), fence material shall consist of black vinyl coated chain link fencing only where shielded by landscape otherwise white PVC or other decorative material shall be used.
2. The line of sight for the roof deck chillers will be examined and if visible the parapet height will be increased.

**MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

- D. OLD BUSINESS – NONE.
- E. NEW BUSINESS – NONE.
- F. ADJOURNMENT – 10:40 P.M.

**ATTACHMENT III**  
Planning and Development Board  
Resolution 04-DPV-101c



CITY OF HOLLYWOOD  
PLANNING AND DEVELOPMENT BOARD

RESOLUTION NO. 04-DPV-101c

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR MODIFICATION OF THE PREVIOUSLY APPROVED DESIGN (PURSUANT TO THE DEVELOPMENT REVIEW BOARD RESOLUTIONS 04-DPV-101a AND 04-DPV-101b) FOR THE CONSTRUCTION OF 34 TOWNHOMES TO BE LOCATED AT 1840 N. 27<sup>TH</sup> COURT (HOLLYWOOD LANDINGS TOWNHOMES), 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, on October 16, 2008, the Development Review Board passed and adopted Resolution No. 04-DPV-101a which approved variances, design with a condition and a site plan with a condition for the construction of 34 townhomes to be located at 1840 N. 27<sup>th</sup> Court; and

WHEREAS, on May 13, 2010, the Development Review Board passed and adopted Resolution No. 04-DPV-101b which approved a 24 month extension for the variances, design and site plan previously approved by Resolution No. 04-DPV-101a; and

WHEREAS, Lago Hollywood, LLC (the "Applicant") has applied for a modification to the previously approved Design for the construction of the 34 townhome project to be located at 1840 N. 27<sup>th</sup> Court, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Department of Planning and Development Services Director and Staff, following an analysis of the application and its associated documents have determined that the proposed request to modify the previously approved Design meets the criteria set forth in Section 5.3.1.4 of the Zoning and Land Development Regulations and have therefore recommended approval; and

WHEREAS, on February 13, 2014 the Board met and held an advertised public hearing to consider the Applicant's request; and

WHEREAS, the Board reviewed the application and the Department of Planning and Development Services staff report and recommendations for the modification to the previously approved Design approval and considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations:

- 1) The Architectural details are commensurate with the building mass. Design of the building(s) considered aesthetics and functionality, including the relationship of the pedestrian with the built environment;
- 2) Compatibility. There is an appropriate relationship between existing architectural styles 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. The Building contains architectural details that are characteristic of the surrounding neighborhood;
- 3) Scale/Massing. The Building is proportionate in scale, with a height which is consistent with the surrounding structures. The Building mass reflects 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. The Architectural details include, but are not limited to, banding, molding, and fenestration; and
- 4) Landscaping. The Landscaped areas contain a variety of native and other compatible plant types and forms, and are carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site have been preserved.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: 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, the Board finds that the necessary criteria have been met, and the modification to the previously approved Design is hereby **approved and Resolution No. 04-DPV-101 is hereby amended as it relates to the Design of the project.**



**CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD RESOLUTION**  
**04-DPV-101c (HOLLYWOOD LANDINGS TOWNHOMES 1840 N. 27<sup>TH</sup> COURT.**

Section 2: 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 require time period shall render all approvals null and void.

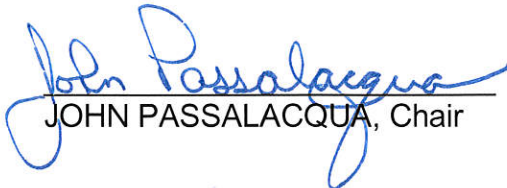
Section 3: That the Department of Planning and Development Services is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward 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 FEBRUARY, 2014.

RENDERED THIS 5 DAY OF March, 2014.

ATTEST:

  
\_\_\_\_\_  
JOSHUA LEVY, Secretary

  
\_\_\_\_\_  
JOHN PASSALACQUA, Chair

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

 or  
\_\_\_\_\_  
JEFFREY P. SHEFFEL, BOARD COUNSEL

## LEGAL DESCRIPTION – EXHIBIT “A”

The Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 9, Township 51 South, Range 42 East, lying Easterly of the C-10 Drainage Canal, less the East 260.38 feet, less the North 175.00 feet and less the South 30.00 feet thereof for road right-of-way, also less the following described parcel:

Beginning at a point, which is the intersection of the South line of the North one-half (1/2) of Section 9, and the East right-of-way of the C-10 Drainage Canal; thence Northeasterly along said East right-of-way line of the C-10 Drainage Canal, a distance of 330.00 feet to a point; thence Easterly and parallel with the said South line of the North one-half (1/2) of Section 9, a distance of 100.00 feet; thence Southwesterly along a line parallel with the East right-of-way line of the said C-10 Drainage Canal, a distance of 330.00 feet to a point, said point being on the South line of the North one-half (1/2) of said Section 9; thence Westerly along said South line, a distance of 100.00 feet to the Point of Beginning.

TOGETHER WITH:

That part of the North 97.50 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4), lying East of C-10 Canal, less the East 260.38 feet thereof in Section 9, Township 51 South, Range 42 East.

AND

That part of the South 75.00 feet of the North 175.00 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) lying East of Canal C-10, less the East 260.38 feet thereof in Section 9, Township 51 South, Range 42 East, including an easement for private roadway over the West 20 feet of the East 260.38 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) of said Section 9, and the South 25 feet of that part of the North 100.00 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) lying Easterly of the C-10 Drainage Canal, less the East 260.38 feet thereof, in Section 9, Township 51 South, Range 42 East, including an easement for private roadway over the West 20 feet of the East 260.38 feet of the southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) of said Section 9.

AND

The South 70.00 feet of the North 440.00 feet of the West 130.19 feet of the East 260.38 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the North-west one-quarter (1/4) of Section 9, Township 51 South, Range 42 East.

AND

The South 69.42 feet of the North 509.42 feet of the West 130.19 feet of the East 260.38 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 9, Township 51 South, Range 42 East.

AND

The West 67.19 feet of the East 260.38 feet of the North 130.00 feet of the South 160.00 feet of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 9, Township 51 South, Range 42 East. Said lands situate, lying and being in the City of Hollywood, Broward County, Florida, containing 148,529 square feet, (3.41 acres) more or less.



**ATTACHMENT IV**  
Zoning and Land Development Regulations,  
City Commission Request for  
Review of a Board Decision (CRR)

## Hollywood — Zoning and Land Development Regulations

permit or license incidental to any use of land or buildings as set forth in the resolution. If the Board denies the variance, the Board shall adopt a resolution setting forth the reasons for denial.

- b. **Time limit.** When either the Board has granted a Variance, the Director of the Department of Planning and Development Services has granted an administrative Variance or the City Commission has granted a Variance based upon an appeal in accordance with the regulations set forth in this Article, such grant shall become null and void unless the appropriate building or other permit or license is applied for within 24 months of the date of such decision by the Board, the Director of the Department of Planning and Development Services or, if applicable, the City Commission. However, an extension of up to 24 months may be granted in the same manner as the initial request provided an application for such extension is filed prior to the expiration of the original approval, upon a showing that there has not been a significant change in the circumstances influencing the original approval. If an extension has been granted and the applicant has not applied for the appropriate building or other permit or license, or the extension has been denied, then the applicant's Variance shall become null and void and the applicant shall be required to re-apply for any and all approvals necessary.

3. **Appeal of the Board's decision relating to variances.** Any appeal of a decision by the Historic Preservation Board for matters relating to variance determinations within the historic districts, shall be made pursuant to § 5.8 of this Article.

(Ord. O-2001-15, passed 5-16-2001; Am. Ord. O-2004-16, passed 6-16-04; Am. Ord. O-2005-06, passed 5-18-05; Am. Ord. O-2005-07, passed 5-18-05; Am. Ord. O-2006-37, passed 12-14-06; Am. Ord. O-2007-23, passed 7-17-07; Am. Ord. O-2009-39, passed 12-2-09)

### § 5.7. City Commission Request for Review of a Board Decision (CRR).

- A. If an application for a development permit is approved or denied by a Board appointed by the City Commission, the City Commission may initiate a CRR to set a hearing to review the application if it is found that the project is in an area which, due to characteristics of the project and the surrounding area, requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. The process for a CRR is initiated in one of the following ways: (1) if three or more City Commissioners request a review during City Commission comments at a City Commission meeting, which is within 15 days of the Board's action, then a de novo hearing shall be set in accordance with subsection 5.7B. below; or (2) if three or more City Commissioners file a request for review in writing with the City Clerk within 15 days of the Board's action, then a de novo hearing shall be set in accordance with subsection 5.7 B. below.
- B. 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 Commissioners request as set forth in subsection 5.7A above. Notice of the hearing shall be given to the



### **Administrative Regulations**

applicant and to the public by posting a sign at the subject property at least ten days before the hearing in accordance with the requirements of the original request. Review by the City Commission shall be by a de novo hearing supplemented by the record below and the same standards and criteria applicable to the development permit shall be applied. At the conclusion of the hearing, the City Commission shall take action by either approving, approving with conditions or denying the application.

C. The time frames for setting a hearing provided herein may be extended by written request of the applicant.

D. Appeal from a final decision of the City Commission shall be to circuit court by filing a petition for writ of certiorari.

(Ord. O-2001-15, passed 5-16-2001; Am. Ord. O-2003-38, passed 11-5-2003)

# ATTACHMENT V


## CRR Memo Request



**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM**

**DATE:** February 26, 2014 **FILE:** CC-2014-40

**TO:** Cathy Swanson-Rivenbark, City Manager  
Jaye Epstein, Director of Planning

**FROM:** Patricia A. Cerny, City Clerk 

**SUBJECT:** Review of a Board Decision

---

**ISSUE:**

City Commission request for review of a board decision.

**EXPLANATION:**

Commissioner Biederman, Commissioner Callari and Commissioner Hernandez submitted the attached copies of the "City Commission Request for Review of a Board Decision (CRR)" between February 20 and February 26, 2014 regarding the Planning & Development Board's approval for file number 04-DPV-101c regarding the Hollywood Landings Townhomes.

According to the Zoning and Land Development Regulations Section 5.6A "... The process for a CRR is initiated in one of the following ways: 1. if three or more City Commissioners request a review during the City Commission comments at a City Commission meeting, which is within 15 days of the Board's action; or 2. if three or more City Commissioners file a request for review in writing with the City Clerk within 15 day of the Board's action.

The 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 Commissioners request as set forth in Section 5.6A.

**RECOMMENDATION:**

Please take appropriate action according to the Zoning and Land Development Regulations Section 5.6.

**CITY OF HOLLYWOOD  
INTEROFFICE MEMORANDUM  
OFFICE OF THE CITY COMMISSION**

**DATE:** February 20, 2014

**MEMO:** KB-14-001

**TO:** Patricia A. Cerny, MMC  
City Clerk

**FROM:** Kevin Biederman   
Commissioner, District 5

**SUBJECT:** City Commission Workshop

---

**ISSUE:**

City Commission Request for Review of a Board Decision.

**EXPLANATION:**

Section 5.6.A.2 of the Zoning and Land Development Regulations of Hollywood states, "If three or more City Commissioners file a request for review in writing with the City Clerk within 15 days of the Board's action, then a de novo hearing shall be set in accordance with subsection 5.6 B."

I find that the project is in an area which, due to characteristics of the project and the surrounding area, requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. Therefore, I request for review of the City of Hollywood Planning and Development Board's approval of File No. 04-DPV-101c for the design modifications for a previously approved project including 34 townhomes (Hollywood Landings Townhomes) at the meeting conducted on Thursday, February 13, 2014.

**RECOMMENDATION:**

I am requesting none of the City Commission reply directly to me regarding this memo. However, if any members of the Commission would also like to request the review of the decision of the Planning and Development Board from February 13, 2014, please do so by sending a similar memo to the City Clerk.

**CC:** Mayor and Commissioners  
City Attorney  
City Manager



**CITY OF HOLLYWOOD  
INTEROFFICE MEMORANDUM  
OFFICE OF THE CITY COMMISSION**

**DATE:** February 24, 2014

**MEMO:** TC-14-001

**TO:** Patricia A. Cerny, MMC  
City Clerk

**FROM:** Traci Callari   
Commissioner, District 3

**SUBJECT:** City Commission Workshop

---

**ISSUE:**

City Commission Request for Review of a Board Decision.

**EXPLANATION:**

Section 5.6.A.2 of the Zoning and Land Development Regulations of Hollywood states, "If three or more City Commissioners file a request for review in writing with the City Clerk within 15 days of the Board's action, then a de novo hearing shall be set in accordance with subsection 5.6 B."

I find that the project is in an area which, due to characteristics of the project and the surrounding area, requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development.

**RECOMMENDATION:**

I request review of the City of Hollywood Planning and Development Board's approval of File No. 04-DPV-101c for the design modifications for a previously approved project including 34 townhomes (Hollywood Landings Townhomes) at the meeting conducted on Thursday, February 13, 2014.

CC: Mayor and Commissioners  
City Attorney  
City Manager

**CITY OF HOLLYWOOD  
INTEROFFICE MEMORANDUM  
OFFICE OF THE CITY COMMISSION**

**DATE:** February 25, 2014

**MEMO:** PH-14-001

**TO:** Patricia A. Cerny, MMC  
City Clerk

**FROM:** Peter D. Hernandez  
Commissioner, District 2



**SUBJECT:** City Commission Workshop

---

**ISSUE:**

City Commission Request for Review of a Board Decision.

**EXPLANATION:**

Section 5.6.A.2 of the Zoning and Land Development Regulations of Hollywood states, "If three or more City Commissioners file a request for review in writing with the City Clerk within 15 days of the Board's action, then a de novo hearing shall be set in accordance with subsection 5.6 B."

I find that the project is in an area which, due to characteristics of the project and the surrounding area, requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. Therefore, I request for review of the City of Hollywood Planning and Development Board's approval of File No. 04-DPV-101c for the design modifications for a previously approved project including 34 townhomes (Hollywood Landings Townhomes) at the meeting conducted on Thursday, February 13, 2014.

**RECOMMENDATION:**

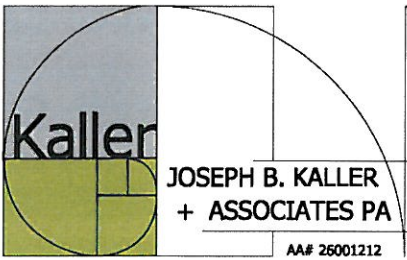
I am requesting none of the City Commission reply directly to me regarding this memo. However, if any members of the Commission would also like to request the review of the decision of the Planning and Development Board from February 13, 2014, please do so by sending a similar memo to the City Clerk.

CC: Mayor and Commissioners  
City Attorney  
City Manager



# ATTACHMENT VI

## Supplemental Information



## architecture - interiors - planning

March 31, 2014

City of Hollywood  
Planning & Zoning Division  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

Reference: Hollywood Landings  
1840 North 27<sup>th</sup> Court  
Hollywood, Florida 33020

### To Whom It May Concern:

The previously approved 34 Unit, Hollywood Landings Townhome Development located at 1840 North 27<sup>th</sup> Court was initially designed as a 3-Story Mediterranean Revival Style.

The new design retained the existing 34 Units with the identical Building footprints as previously approved, but reduced the height of the Buildings from three stories (38 feet) to two stories (21 feet) and changed the Architectural Style to Contemporary Modern Architecture. The reduction of the Building height, eliminates the requirement of a previously approved height variance, keeping the Design of the Townhomes more in line with the height of the adjacent residential neighborhood.

The Mediterranean Revival Style previously approved contained the architectural elements of barrel tile roof, keystone Styrofoam columns, Styrofoam roof outriggers and wrought iron railings and all of the details on the Mediterranean Style are Styrofoam appliques. In the Contemporary Modern Style, the pitched roofs have been replaced by flat roofs with varied concrete parapet wall heights, concrete eyebrows and the exterior is articulated with the use of stucco, ledge stone veneer and PVC composite wood siding, which are extremely durable for the harsh Florida climate and requires little or no maintenance.

The floor framing and roof systems proposed for the Mediterranean Design are to be wood flat trusses for the floors and angled wood trusses for the roof. The floor framing and roof systems proposed for the Contemporary Modern Design are to be an Epicore concrete system both for the floors and the roof, making it a more expensive but yet a more durable material and more able to stand up to hurricane winds much more than wood roof trusses.

Windows were proposed to be single hung in the Mediterranean design, while the Contemporary Buildings will have casement windows, which is also more expensive than single hung. Over the windows used to be canvas awnings which can discolor and tear, now the design has concrete eyebrows that will never have deterioration issues.

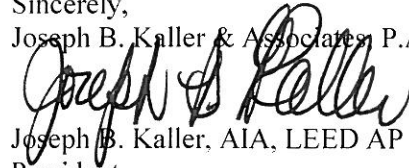


Overall, the new design has more expensive, more durable and more hurricane resistant materials and design features.

Should you have any questions, please feel free to contact this office.

Sincerely,

Joseph B. Kaller & Associates, P.A.

A handwritten signature in black ink, appearing to read "Joseph B. Kaller". The signature is written in a cursive, flowing style with a large initial "J".

Joseph B. Kaller, AIA, LEED AP BD+C  
President



DIRECT LINE: (305) 377-6229  
E-Mail: gpenn@BRZoningLaw.com

VIA HAND DELIVERY

March 31, 2014

Jaye Epstein, Director  
Planning & Development Services  
City of Hollywood  
2600 Hollywood Boulevard, Room 315  
Hollywood, FL 33022

Re: Commission Review Request for Hollywood Landings Townhomes (1840 N 27 Court).

Dear Mr. Epstein:

This firm represents RGFK Investments, LLC, which is the owner of the undeveloped property at 1840 N 27 Court in Hollywood, Florida (the "Property"). As you know, the Property has been approved for the development of a thirty-four (34) unit townhouse community since 2008 (Resolution No. 04-DPV-101a). We are writing to provide some additional context as to the posture of the Commission's review of the project.

Approved Design. The approved project depicted townhouses in multiple buildings, including one building backing onto the C-10 canal, and a clubhouse serving the development. Each townhouse was provided with three parking spaces, two in front of the proposed garage and room for a single car inside the garage. As you know, the Property is surrounded by a mix of single family and multifamily development, specifically the "Venice Isles Condominium".

Board Order. On February 13, 2014, the Planning and Development Board approved an application (Resolution 04-DPV-101c) by the owner seeking a change to the architectural design of the project. The original approved design was "Mediterranean Revival" in style and three stories in height. The revised design approved by the Board featured "Modern" architectural elements, such as flat roofs and concrete eyebrows, and reduced the height to two stories. Other than the changes to the façades and a reduction in the number of stories in the townhouse buildings, the

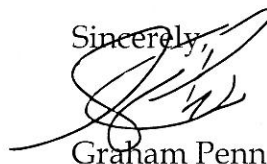


Jaye Epstein, Director  
Planning & Development Services  
March 31, 2014  
Page 2

February 13, 2014 Board resolution modified nothing of substance in the 2008 approval. The density and intensity of the development remained the same, as did, for example, the location of the proposed buildings and the number of parking spaces. The reduction in height will make the development more compatible with the surrounding area and will result in the removal of a variance from the project. We have provided renderings of the proposed design to give you, the Commission, and the public a better understanding of the change in architecture.

Commission Request for Review. We understand that some members of the public expressed concern about the project. Concerns that have been communicated to us include a belief that the number of parking spaces for each townhouse was proposed to be reduced and that the change in architecture would lead to less well-finished development, thereby reducing neighboring property values. As explained above, there is no reduction in parking spaces proposed for the development. Moreover, as explained in the attached letter from Joseph Kaller, the project's architect, the quality (and cost) of the finishes has substantially increased in the new design.

Thanks again for your help. We hope that this letter has helped explain the nature of the requests. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,  
  
Graham Penn

Enclosures

cc: Andria Wingett  
Adolfo Guitelman  
Joe Kaller, AIA  
Elena Bondarenko, Esq.

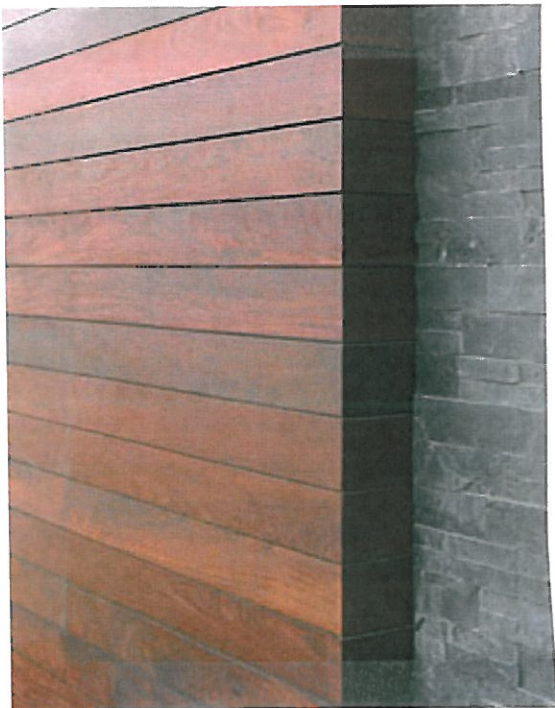
# Hollywood Landings

1840 N. 27TH COURT HOLLYWOOD, FL 33020

LEDGE STONE VENEER  
COLOR: HONEY CREEK



COMPOSITE WOOD SIDING  
COLOR: IPE



EXTERIOR WALL SCONCE  
STAINLESS STEEL DOWN LIGHT

