

Attachment II
Resolution 13-DPV-61

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD

RESOLUTION NO. 13-DPV-61

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR A VARIANCE, DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 12 UNIT TOWNHOME DEVELOPMENT (LINCOLN PARK WEST TOWNHOMES) LOCATED AT 2327-2329 LINCOLN STREET, 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, Sebastian Federico (the "Applicant"), has applied for a Variance, Design and Site Plan approval for the construction of a 12 unit townhome development located at 2329 Lincoln Street, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning and Development Services Director ("Director") and Planning Manager, following an analysis of the application and its associated documents have determined that the proposed request for a Variance, to reduce the required rear yard setback from a minimum of 20 feet to allow for a minimum 15 foot rear yard setback, does meet the criteria set forth in Section 5.3.F.1. a. through d. of the Zoning and Land Development Regulations (criteria e. is not applicable) and have therefore recommended approval; and

WHEREAS, the Planning Director and the Planning and Development Services Administrator, following analysis of the application and its associated documents, have determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.I.4. of the Zoning and Land Development Regulations and therefore recommend approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval of the proposed Site Plan along with the following conditions:

That the Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney, prior to the issuance of any building permits and the Unity of Title shall be recorded in the Public Records of Broward County by the City prior to issuance of the Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

; and

WHEREAS, on January 16, 2014, the Board met and held an advertised public hearing to consider the Applicant's requests; and

WHEREAS, the Board reviewed the application for the Variance to reduce the required rear yard setback from a minimum of 20 feet to allow for a minimum 15 foot rear yard setback, and determined that the Variance request does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect 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 need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

WHEREAS, the Board reviewed the application and the Department of Planning and Development Services staff report and recommendations for the 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.

; and

WHEREAS, the Board reviewed the application and the Department of Planning and Development Services staff report and the Technical Advisory Committee's recommendation with a condition for the Site Plan approval and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments;

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, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance to reduce the required rear yard setback from a minimum of 20 feet to allow for a minimum 15 foot rear yard setback and its findings set forth above, the Board finds that the necessary criteria have been met, and the requested Variance, is hereby **approved**.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein, the Board finds that the necessary criteria have been met, and the Design is hereby **approved with the following condition:**

The Applicant shall work with Staff to soften the color palette.

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 Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following condition:**

That the Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney, prior to the issuance of any building permits and the Unity of Title shall be recorded in the Public Records of Broward County by the City prior to the issuance of the Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

Section 4: That the Variance shall become null and void unless the Applicant has applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

Section 5: 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 6: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

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RESOLUTION CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD 13-DPV-61 Sebastian Federico (Lincoln Park West Townhomes)

Section 7: 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.

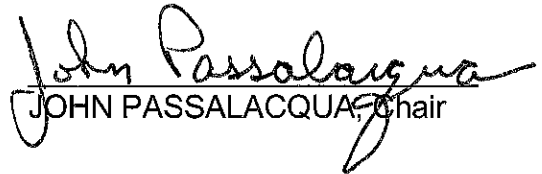
PASSED AND ADOPTED THIS 16th DAY OF JANUARY, 2014.

RENDERED THIS 11 DAY OF February, 2014.

ATTEST:



JOSEPH KALLER, 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.



JEFFREY P. SHEFFEL BOARD COUNSEL *DN*

EXHIBIT "A"
LEGAL DESCRIPTION

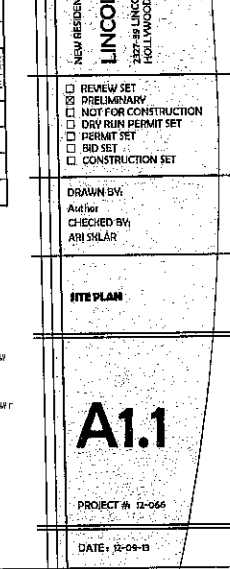
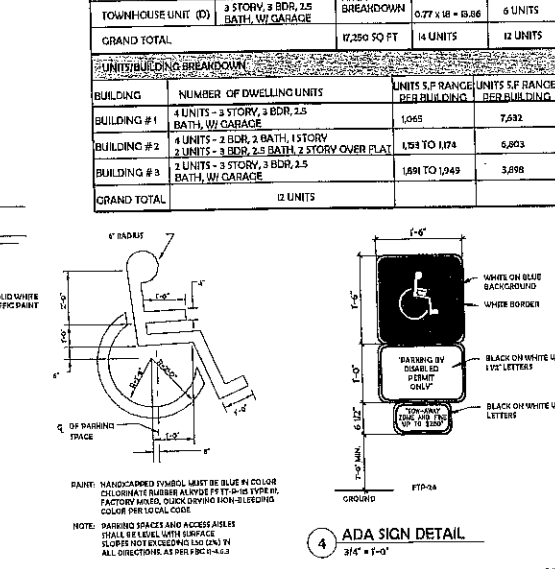
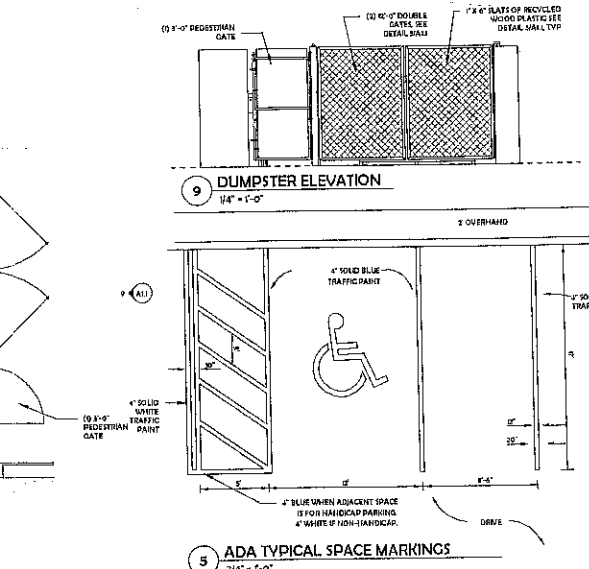
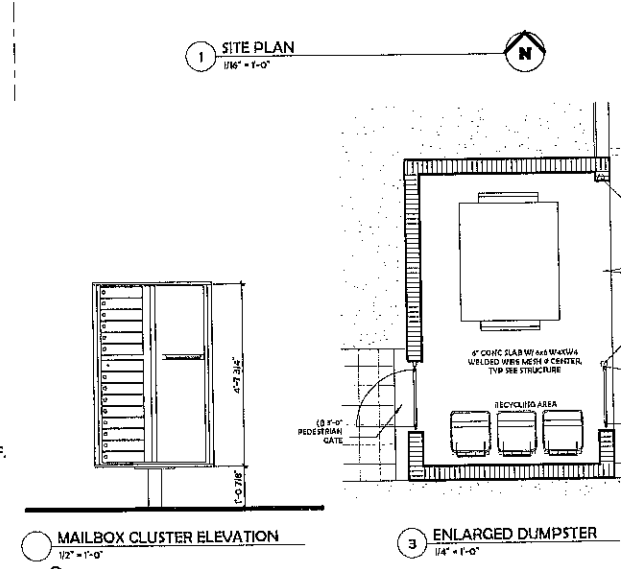
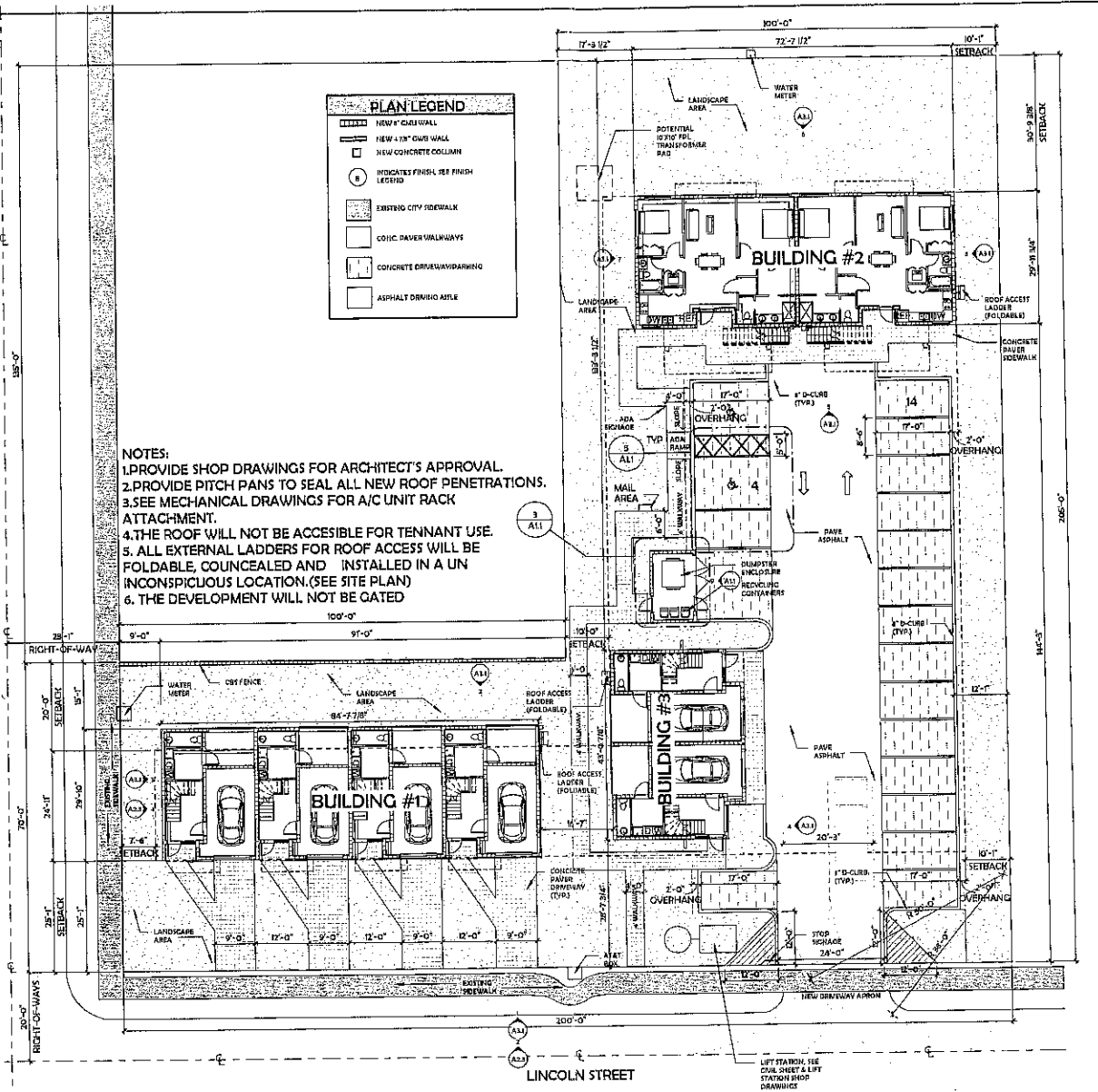
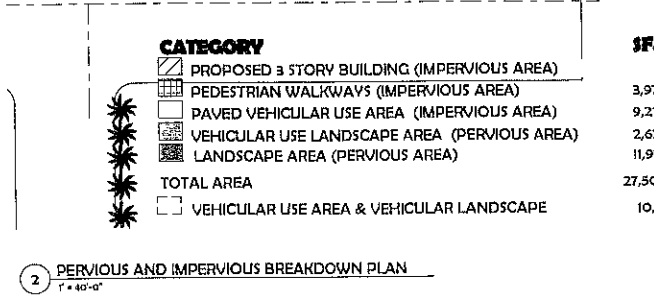
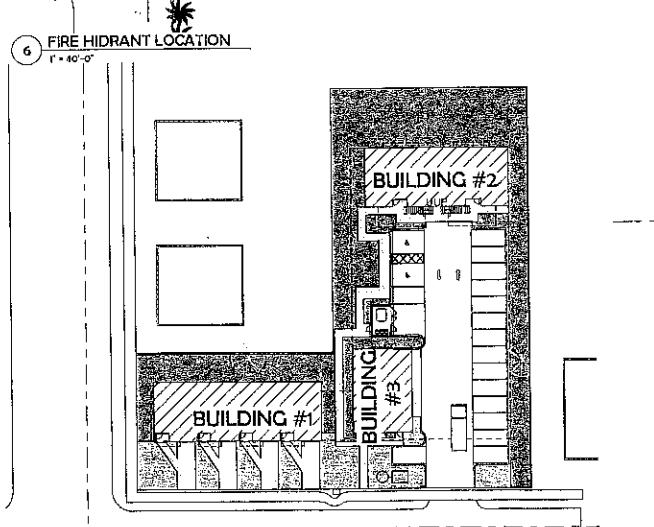
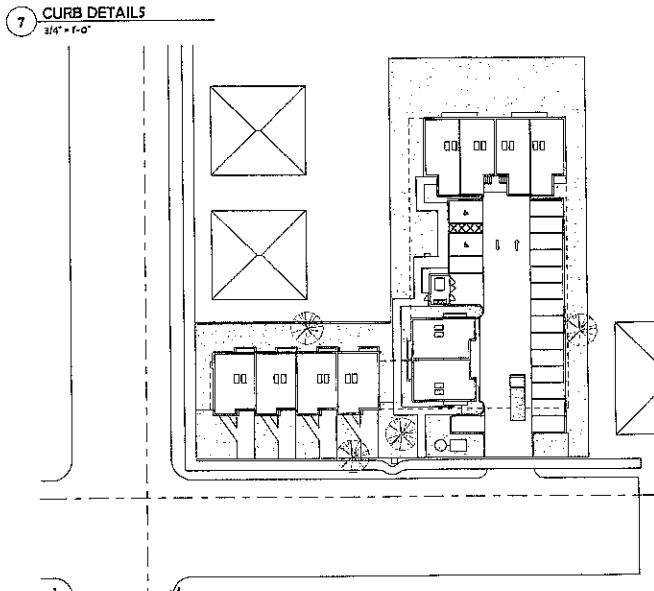
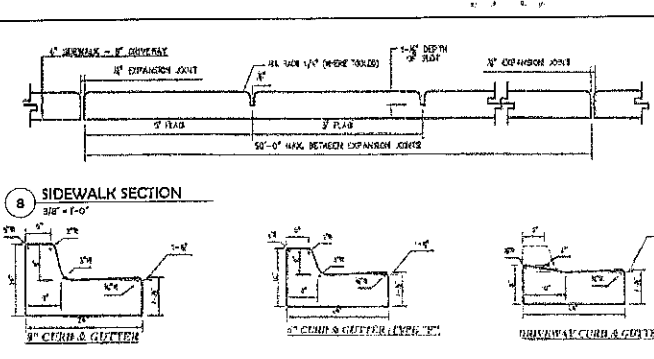
LINCOLN PARK WEST 13-DVP-61

PARCEL 2:

LOT 10, BLOCK 12, OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PG 26, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 70 FEET OF LOT 11, BLOCK 12, OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PG 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



SITE DATA		
	REQ'D/ALLOWED	PROVIDED
GENERAL		
LEGAL DESCRIPTION:	PARCEL 2, LOT 10, BLOCK 12, of Hollywood Little Ranches, according to plot thereof, as recorded in Plot Book 1, p. 26, of the Public Record of Broward County, Florida	
ZONING:	RM-10	
LAND USE:	REGIONAL ACTIVITY CENTER	
HEIGHT (TO ROOF LEVEL):	45 FEET	39 FEET (3 STORIES)
LOT SIZE:	27,500 SQUARE FEET (0.63 ACRES)	
LANDSCAPE OPEN SPACE:	27,500 SQ FT = 40% 11,000 SQ FT	12,143 SQ FT = 44% 21,435 SQ FT = 78% 7,750 SQ FT
GROSS FLOOR AREA:	10,643 SQUARE FEET (SEE AREA CALCULATION SHEET)	
SITE LIGHTING LEVEL:	MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES SHALL BE 0.5 FC	

VARIANCE BOX	
REQUESTED VARIANCES:	1. BUILDING #1 REAR SETBACK

SETBACKS			
BUILDING #1			
FRONT (SOUTH, LINCOLN ST.)	25'-0" (BUILDING #1)	15'-1" (BUILDING #1)	
SIDE (EAST)	LOT WIDTH X 20% = 202' X 10% = 20.2'	9'-1" (BUILDING #1)	
SIDE (WEST)	LOT WIDTH X 20% = 202' X 10% = 20.2'	9'-0" (BUILDING #1)	
REAR (NORTH)	20'-0" MIN	15'-1" (BUILDING #1)	
BUILDING #2			
FRONT (SOUTH, LINCOLN ST.)	10'-0" (BUILDING #2)	144'-3" (BUILDING #2)	
SIDE (EAST)	10'-0" (BUILDING #2)	10'-1" (BUILDING #2)	
SIDE (WEST)	10'-0" (BUILDING #2)	10'-1" (BUILDING #2)	
REAR (NORTH)	LOT DEPTH X 10% = 202' X 10% = 20.2'	30'-9" (BUILDING #2)	
BUILDING #3			
FRONT	20'-0" (BUILDING #3)	62'-0" (BUILDING #3)	
SIDE (EAST)	10'-0" (BUILDING #3)	56'-0" (BUILDING #3)	
SIDE (WEST)	10'-0" (BUILDING #3)	10'-1" (BUILDING #3)	
REAR (NORTH)	LOT DEPTH X 10% = 202' X 10% = 20.2'	100'-0" (BUILDING #3)	

PARKING			
APARTMENT - 1.5 PER UNIT	1.5 SPACES (3) = 3 SPACES		
TOWNHOUSE - 1 PER UNIT	1.0 PER 3 UNITS = 0.4 SPACES		
TOTAL	28 SPACES REQUIRED	28 SPACES PROVIDED	

TOWNHOUSE/APARTMENT UNIT SCHEDULE				
	DESCRIPTION	NET AREA	ALLOWED QTY. (8 UNITS PER ACRE)	PROVIDED QTY.
APARTMENT FLAT (A)	2 BDR, 2 BATH, 1 STORY	SEE AREA CALC. SHEET	14 UNITS	14 UNITS
TOWNHOUSE UNIT (B)	3 BDR, 2.5 BATH, 2 STORY OVER FLAT	33,784 SQ FT (0.77 ACRES)	4 UNITS	4 UNITS
TOWNHOUSE UNIT (C)	3 STORY, 3 BDR, 2.5 BATH, W/ GARAGE	0.77 X 16 = 12.36	6 UNITS	6 UNITS
GRAND TOTAL		17,250 SQ FT	14 UNITS	14 UNITS

UNITS/BUILDING BREAKDOWN			
BUILDING	NUMBER OF DWELLING UNITS	UNITS 5.5 RANGE PER BUILDING	UNITS 5.5 RANGE PER BUILDING
BUILDING #1	4 UNITS - 3 STORY, 3 BDR, 2.5 BATH, W/ GARAGE	1,065	7,632
BUILDING #2	4 UNITS - 2 BDR, 2 BATH, 1 STORY	1,581 TO 1,174	5,803
BUILDING #3	2 UNITS - 3 STORY, 3 BDR, 2.5 BATH, W/ GARAGE	1,891 TO 1,249	3,698
GRAND TOTAL	12 UNITS		

3000 HOLLYWOOD BL. W.
HOLLYWOOD, FL 33027
TEL: (305) 955-0525
FAX: (305) 955-0526
WWW.BCARB.COM

AR 0000049
18 000004
18 CARB CERTIFIED

SEAL
ARI L. SHALAR
LICENSE #R4173

REVISIONS

1	09-10-10	TAC QUANTITY
2	10-04-10	TAC COMMENTS
3	05-08-10	TAC COMMENTS

NEW RESIDENCES FOR
LINCOLN WEST
2027-24 LINCOLN STREET
HOLLYWOOD, FLORIDA

DRAWN BY:
AUSTIN
CHECKED BY:
ARI SHALAR

A1.1

PROJECT # 12-066
DATE: 05-08-10

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