

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 17-DP-52

INSTR # 115074865

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Broward County Commission
7 Page(s)
#1

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 40 UNIT RESIDENTIAL DEVELOPMENT (RESIDENCES ON MONROE) LOCATED AT 1840-1850 MONROE 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, Gusmell, LLC. ("Applicant"), has applied for Design and Site Plan approval for the construction for a 40 unit residential development ("Residences on Monroe") located at 1840-1850 Monroe Street, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and Associate Planner, following analysis of the application and its associated documents, has determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and have 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 with the following condition:

That a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of any and all permit and shall be recorded by the City of Hollywood in the Public Records of Broward County prior to the issuance of a Certificate of Occupancy or Certificate of Completion; and

WHEREAS, on April 12, 2018, the Board met and held an advertised public hearing to consider the Applicant's requests; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and recommendations for the Design approval, considered the following criteria pursuant to Section 5.3.I.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:

- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. 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.
- (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.
- (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.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with a condition, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met along with additional conditions required by the Board.

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

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

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and 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**.

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 conditions:**

- (a) That a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of any and all permit and shall be recorded by the City of Hollywood in the Public Records of Broward County prior to the issuance of a Certificate of Occupancy or Certificate of Completion; and
- (b) That the Applicant will work with City staff to revise the Site Plan to include glass railings in lieu of the proposed Railings.

Section 4: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

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

Section 6: That the Department of Development Services Planning Division 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 12th DAY OF April, 2018.

RENDERED THIS 23 DAY OF APRIL, 2018.

ATTEST:


DIANA PITTARELLI, SECRETARY


JOHN PASSALACQUA, CHAIR

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


DEBRA-ANN REESE, BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

All of lots 25 and 26 and the east 30 feet of lot 27 in block 36. The west 10 feet of lot 27 and all of lot 28, block 36, according to the plat thereof, as recorder in plat book 1, page 21 of the public records of Broward County, Florida.



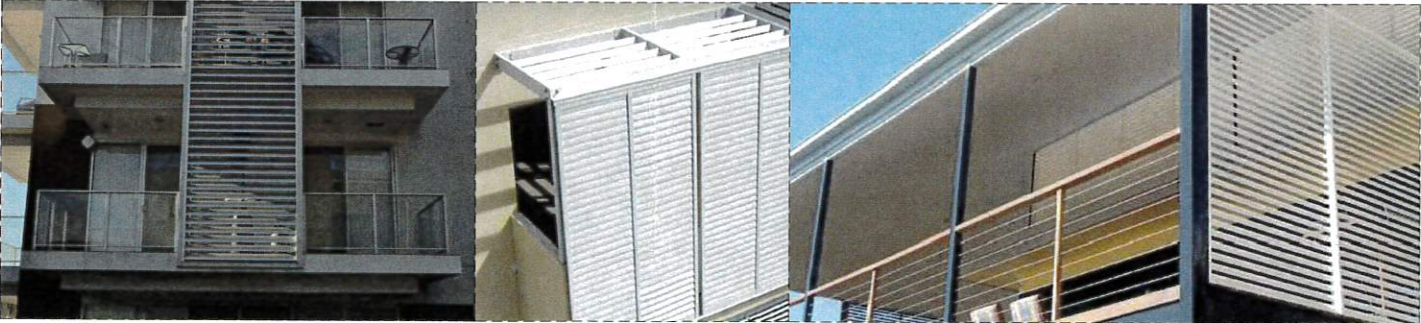
NORTH ELEVATION
FRONT (MONROE ST) SCALE: 1/8"=1'-0"



INSPIRATION


ENTRANCE CANOPY

STONE CLADDING



LOUVERS

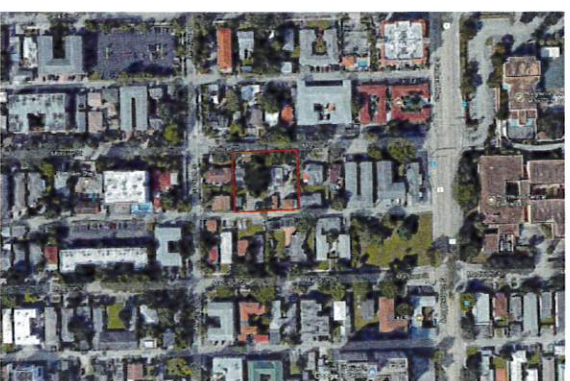
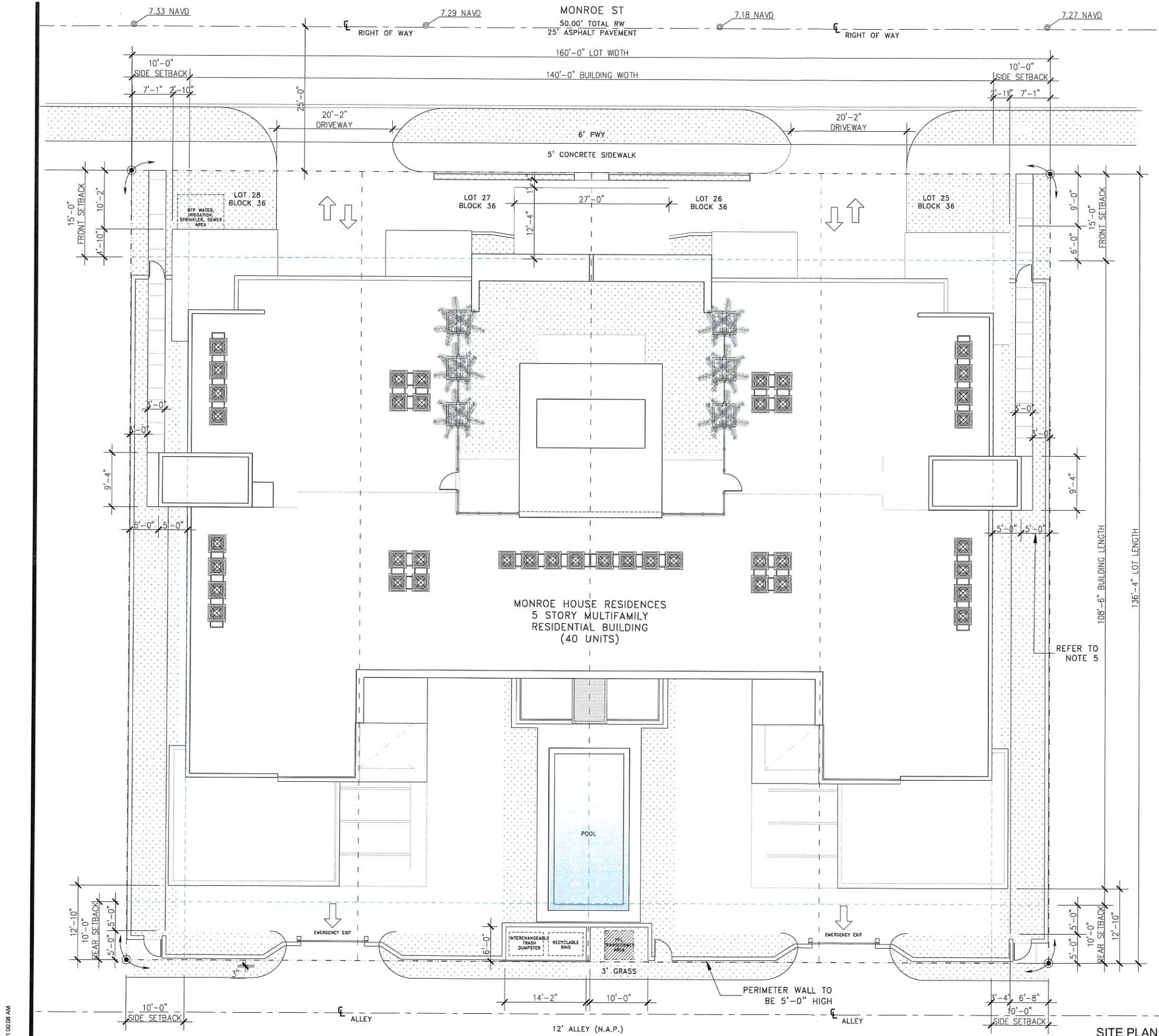
DESIGN INTENT



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THE RESIDENCES ON MONROE
CONDOMINIUM
Project Location: 1840-1850 Monroe St, Hollywood, FL 33020
ARCHITECTUREWORKS, LLC
300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1823 Fax: (305) 866 1881

ARCHITECT
James R. Macdonald
FLORIDA - AIT-0015491
SHEET
A001



LOCATION MAP
CITY OF HOLLYWOOD
SCALE: N.T.S.

LEGAL DESCRIPTION:
ALL OF LOTS 25 THROUGH 27 AND THE 30 FEET OF LOT 27 IN BLOCK 36, THE WEST 10 FEET OF LOT 27 AND ALL OF LOT 28, BLOCK 36, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOT INFORMATION:

JURISDICTION: CITY OF HOLLYWOOD / PS-2	LOT AREA: 21,848 SQ. FT.	0.5 ACRES (as per ALTA Survey)
FEMA INFORMATION: FLOOD ZONE: X		
PROPOSED NUMBER OF UNITS: 40 UNITS		
FAR: 2 X 21,848 = 43,696 SQ. FT.		
TOTAL FAR BUILDING PROPOSED: 43,165 SQ. FT.		

LAND USE & ZONING INFORMATION:

LAND USE DESIGNATION: RAC (Regional Activity Center)	
ZONING DESIGNATION: PS-2 (Parade Medium Intensity Multi-Family District)	
MAXIMUM BUILDING HEIGHT: 35'-0"	PROPOSED: 51'-4"

SETBACKS INFORMATION

BUILDING	FRONT	REAR	SIDE	REQUIRED	PROVIDED
				15'-0"	15'-0"
				10'-0"	10'-0"
				10'-0"	10'-0"

OFFSTREET PARKING

PARKING	REQUIRED	PROVIDED	AREA
REGULAR (1 PER UNIT)	40	40	
ACCESSIBLE (2% OF TOTAL REQUIRED) Minimum 2	2	2 (PHS Compliant)	
LOBBY	16A	16A	
QUESTS (1 PER 10 UNITS)	4	4	
TOTAL PARKING ON SITE	44	44	12,387 SQ. FT.

FLOOR AREA RATIO

APARTMENTS	36,364 SQ. FT.	
LOBBY	1,418 SQ. FT.	
MULTIPURPOSE ROOM	752 SQ. FT.	
STAIRS, ELEVATORS, AND COMMON HALLWAYS	4,361 SQ. FT.	
TOTAL FAR	43,165 SQ. FT.	BUILDING AREA: 12,845 SQ. FT.

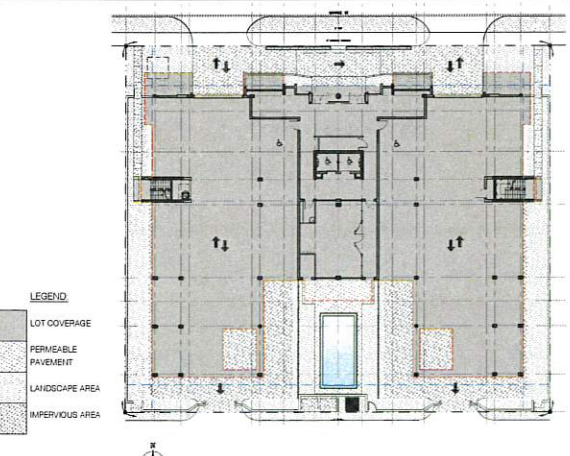
UNIT TYPE DESCRIPTION:

MINIMUM UNIT SIZE ALLOWED PS-2 = 400 SQ. FT. / PROPOSED = 712 SQ. FT. MIN.			
UNIT TYPE	DESCRIPTION	INTERIOR SQ. FT.	BALCONY SQ. FT.
LAHAI TYPE 'A'	1 BEDROOM 1 BATH	714 SQ. FT.	250 SQ. FT.
LAHAI TYPE 'D'	2 BEDROOM 2 BATH	1,055 SQ. FT.	720 SQ. FT.
TYPE 'A'	1 BEDROOM 1 BATH	714 SQ. FT.	123 SQ. FT.
TYPE 'A'	1 BEDROOM 1 BATH	722 SQ. FT.	165 SQ. FT.
TYPE 'B'	1 BEDROOM 1 BATH	755 SQ. FT.	119.3 SQ. FT.
TYPE 'C'	2 BEDROOM 2 BATH	1,059 SQ. FT.	266 SQ. FT.
TYPE 'D'	2 BEDROOM 2 BATH	1,055 SQ. FT.	162 SQ. FT.
TYPE 'E'	3 BEDROOM 2 BATH	1,236 SQ. FT.	119.3 SQ. FT.
TOTAL	36,364 SQ. FT.	7,872 SQ. FT.	40
AVERAGE UNIT SIZE	(36,364 / 40) = 909.1 SQ. FT.	DENSITY	80 UNITS PER ACRE

- SCOPE OF WORK**
- NEW CONSTRUCTION OF 5 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED OFF STREET PARKING (40 UNITS / 44 PKG SPACES)
 - ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER AND FIRE SAFETY FEATURES
 - BUILDING AMENITIES: MULTIPURPOSE ROOM, RECREATIONAL POOL
- NOTE:**
- MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES: MAXIMUM OF 0.5 ADJACENT TO RESIDENTIAL
 - SHRUBS PROPOSED SHALL COMPLY WITH 2018 IRL AND LAND DEVELOPMENT REGULATIONS
 - BUILDING WOULD BE IN COMPLIANCE WITH NFPA 1, 11, 10" Two-Way Radio Communication Systems
 - THE FIRE SPRINKLER SYSTEM TO BE DESIGNED AS EXTRA HAZARD, GROUP I
 - STAIR CORE 5'-0" ENCROACHMENT TO SETBACK AREA AS PER SECTION 4.6.3 (b) OF THE ZONING AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF HOLLYWOOD

OPEN SPACE & LOT COVERAGE CALCULATIONS

LOT AREA: 21,848 Sq Ft	PROVIDED	REQUIRED
LOT COVERAGE: 13,474 Sq Ft (62% of lot area)		
PERMISSIBLE PAVEMENT: 2,164.2 Sq Ft		
PROPOSED PERVIOUS AREA (landscaped area + roof): 3,080 Sq Ft + 994 Sq Ft (4,974 Sq Ft, 22.8% of lot area)	4,369.2 Sq Ft (20% of lot area)	
PROPOSED IMPERVIOUS AREA: 2,637.7 Sq Ft		
OPEN SPACE AREA PROPOSED (including pool area): 9,883.9 Sq Ft (45.3% of lot area)		



ARCHITECTUREWORKS, LLC
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(305) 866-1622, Fax: (305) 866-1681

"THE RESIDENCES ON MONROE"
CONDOMINIUM
ARCHITECTUREWORKS, LLC
Project Location: 1840-1850 Monroe St., Hollywood, FL 33020. Owner:

ARCHITECT
JAMES R. MACKENZIE
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