ATTACHMENT D

Resolution No. 20-DP-20

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 20-DP-20

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR A 28 UNIT RESIDENTIAL DEVELOPMENT (PARKVIEW APARTMENTS) LOCATED AT 2302-2306 PIERCE 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, Evia Properties, LLC. ("Applicant"), has applied for Design and Site Plan approval for a 28 unit residential development located at 2302-2306 Pierce Street as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and the Associate Planner, 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 have therefore recommended 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; and

WHEREAS, on September 21, 2021, 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 and Urban Design Division staff report and recommendations for the Design approval and 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. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The Design should consider architectural elements that are characteristic of the surrounding neighborhood.

(2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.

(3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings.

(4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and the Technical Advisory Committee's recommendation for the Site Plan, 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.

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 for approving/denying the requested Design for a 28 unit residential development located at 2302-2306 Pierce Street, 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.**

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 and Urban Design 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 21ST DAY OF SEPTEMBER, 2021.

RENDERED THIS 13th DAY OF October, 2021.

ATTEST:

ANDREW YANOWITZ, SECRETARY

DIANA PITTARELLI, 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

DEBRA- ANN REESE, BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

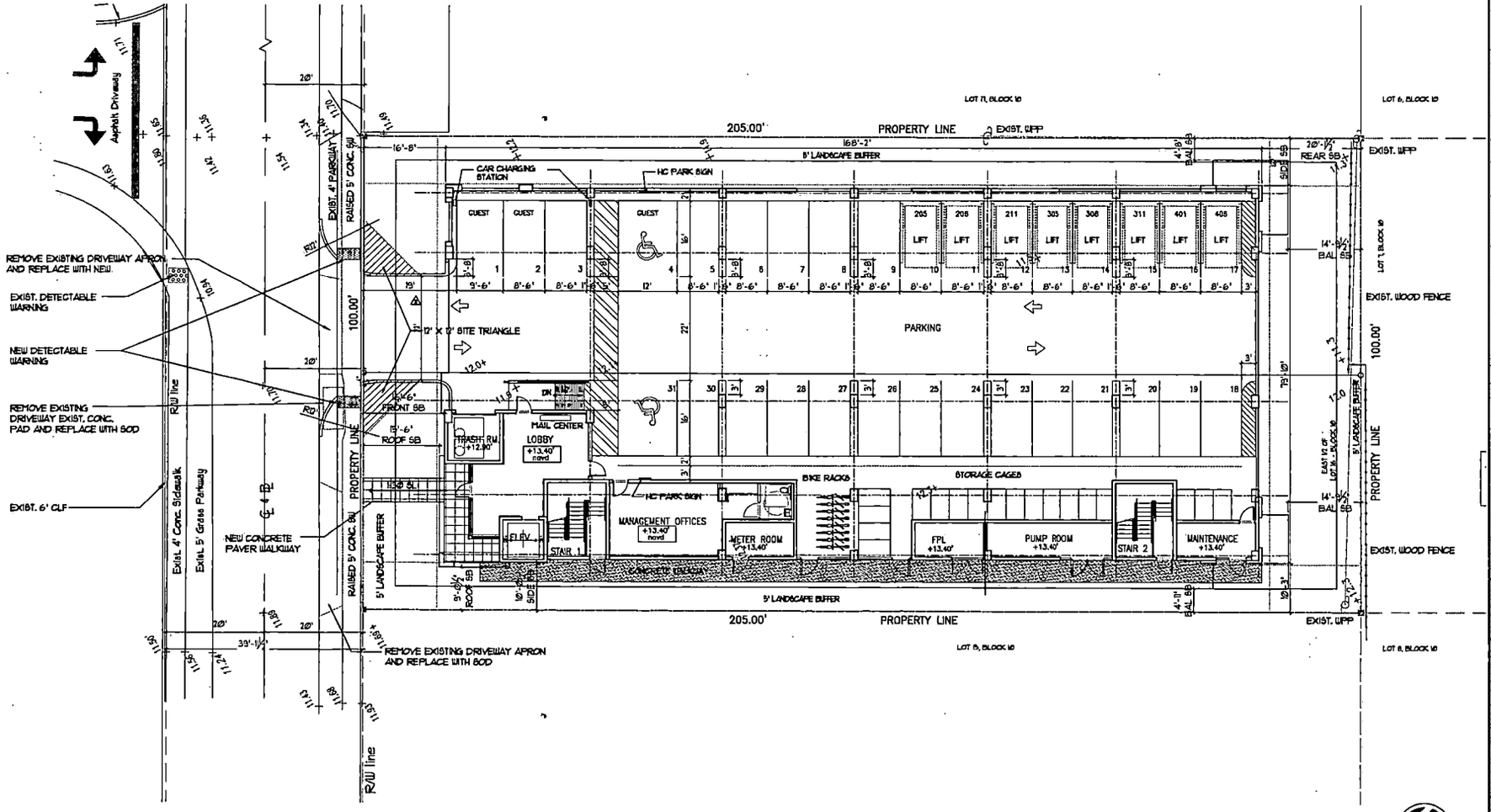
THE EAST HALF OF LOT 16, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALONG WITH

THE WEST HALF OF LOT 16, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT "B"
DESIGN AND SITE PLAN

EXHIBIT B



SEE SHEETS SP-1A FOR SITE NOTES

SEE SHEETS SP-1A AND SP-1B FOR STREET EXTESION FOR SEWER LINE

1 **SITE PLAN**
SCALE: 1" = 10'-0"

NORTH

SEE SITE DATA ON SHEET SP-0

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PARK VIEW
APARTMENTS
2302-2306 PIERCE STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
SITE PLAN

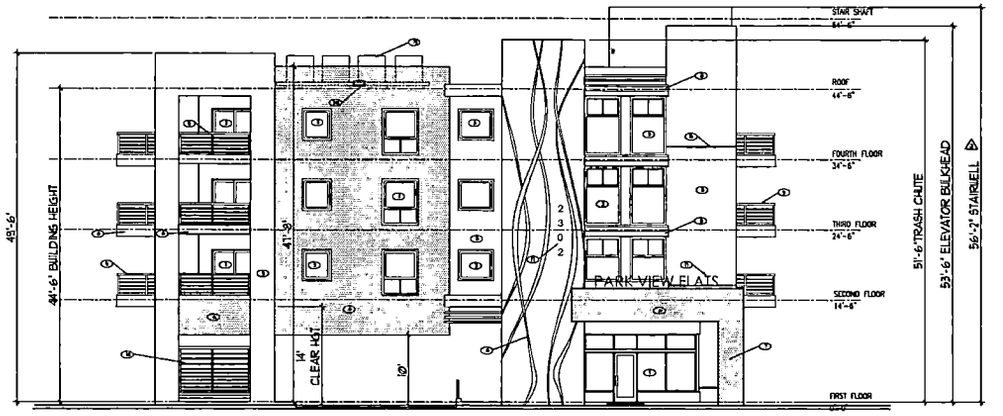
REVISIONS

No.	DATE	DESCRIPTION
1	6-18-20	PRELIM TAC
2	4-21-21	FINAL TAC

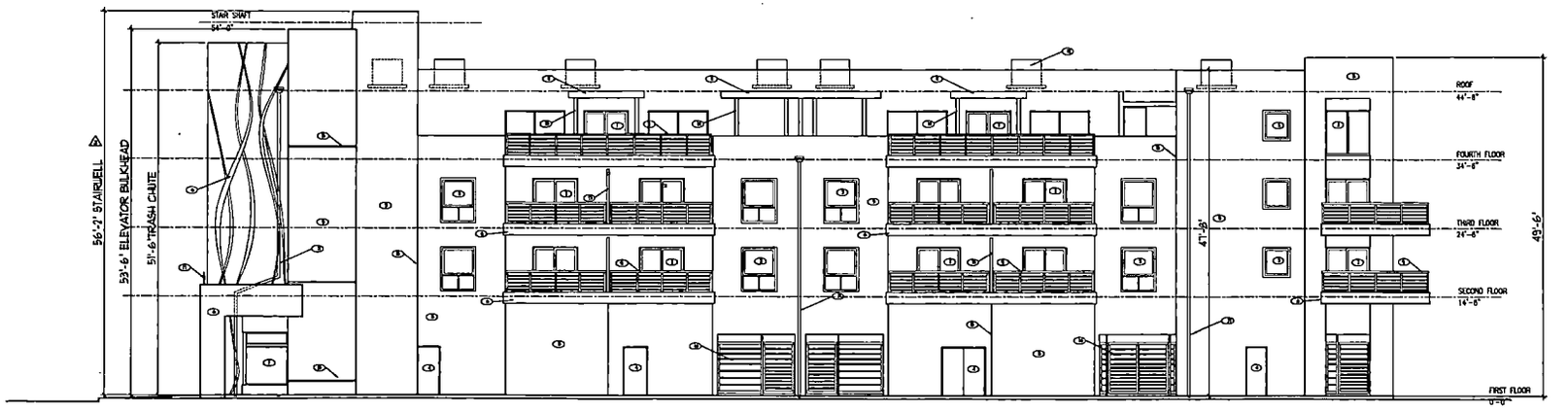
PROJECT No.: 19031
DATE: 7-1-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-1
SHEET 1 OF 4

EXHIBIT B



NORTH ELEVATION



WEST ELEVATION

1. TINTED IMPACT RESISTANT STOREFRONT
   COLOR - BRONZE
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
   COLOR - BRONZE
3. TINTED IMPACT RESISTANT WINDOWS
   COLOR - BRONZE
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. MEDIUM TEXTURED STUCCO WALL FINISH
7. CURVED METAL SCULPTURAL WALL FINISH
8. COMPOSITE WOOD SIDING
9. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
10. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
11. CONCRETE CANOPY
12. CONCRETE EYEBROW
13. POWDER COATED METAL PRIVACY SCREEN
14. POWDER COATED METAL COLUMN
15. HORIZONTAL AND VERTICAL STUCCO SCORING
16. POWDER COATED ALUMINUM HORIZONTAL GARAGE SCREENS
17. BACKLIT CHANNEL LETTER METAL SIGN
18. POWDER COATED GALVANIZED METAL COLUMN
19. CONDENSING UNITS BEYOND
20. SECONDARY OVERFLOW SCUPPER
21. RAIN WATER LEADER

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

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SEAL

JOSEPH R. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
PARK VIEW
APARTMENTS
2302-2306 PIERCE STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
ELEVATIONS

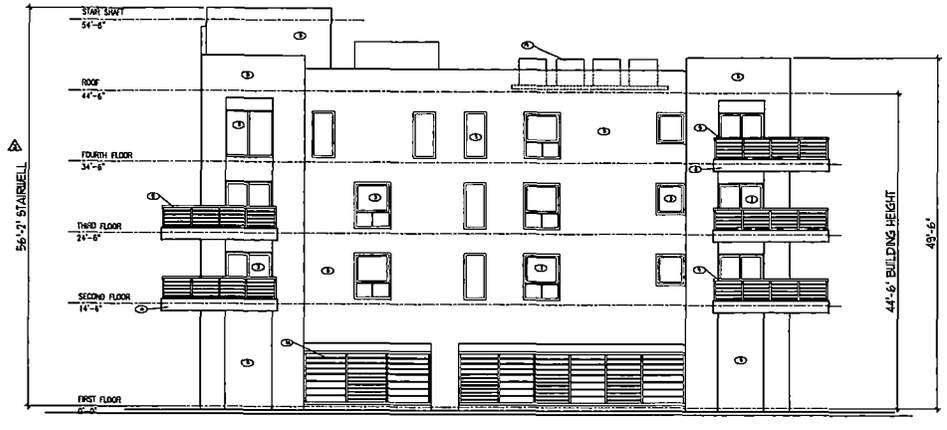
REVISIONS

No.	DATE	DESCRIPTION
1	6-18-20	PRELIM TAC
2	4-5-21	PLANNING
3	8-5-21	PLANNING

PROJECT No.: 19031
DATE: 7-1-19
DRAWN BY: TMS
CHECKED BY: JSK

SHEET
A-6
SHEET 1 OF 4

EXHIBIT B



SOUTH ELEVATION

(L) TINTED IMPACT RESISTANT STOREFRONT
COLOR - BRONZE
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
COLOR - BRONZE
3. TINTED IMPACT RESISTANT WINDOWS
COLOR - BRONZE
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. MEDIUM TEXTURED STUCCO WALL FINISH
7. CURVED METAL SCULPTURAL WALL FINISH
8. COMPOSITE WOOD SIDING
9. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
10. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
11. CONCRETE CANOPY
12. CONCRETE EYEBROW
13. POWDER COATED METAL PRIVACY SCREEN
14. POWDER COATED METAL COLUMN
15. HORIZONTAL AND VERTICAL STUCCO SCORING
16. POWDER COATED ALUMINUM HORIZONTAL GARAGE SCREENS
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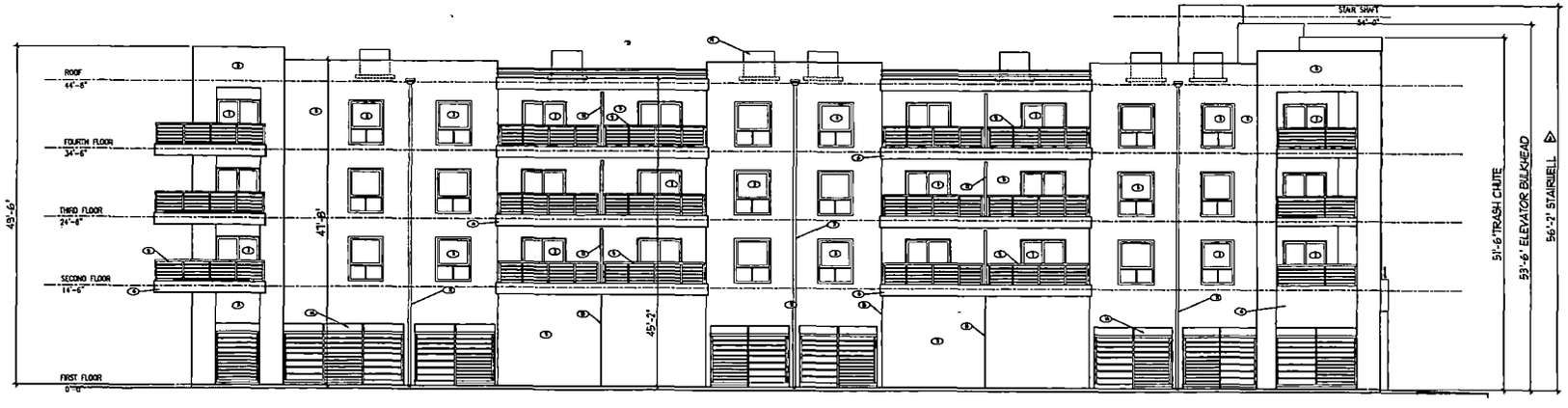

EAST ELEVATION

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

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PARK VIEW
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2302-2306 PIERCE STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
ELEVATIONS

REVISIONS

No.	DATE	DESCRIPTION
1	6-18-20	PHELDA TAC
2	4-5-21	PLANNING
3	4-6-21	PLANNING

PROJECT No.: 19031
DATE: 7-1-19
DRAWN BY: TMS
CHECKED BY: JRK

SHEET
A-7
SHEET 1 OF 4