

# 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 5.3.1.4. 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 5.3.1.4.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 13<sup>th</sup> 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, 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**

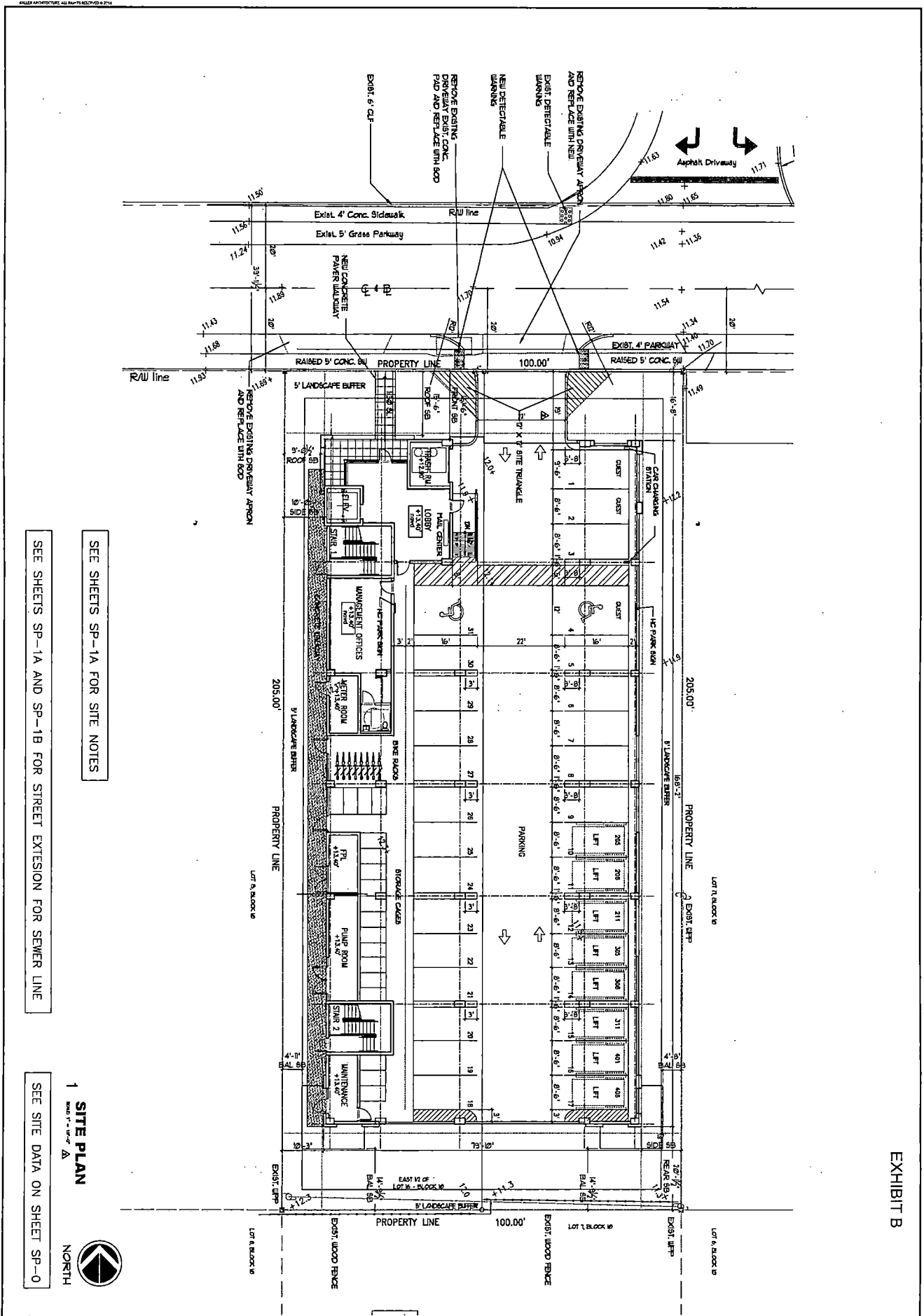


EXHIBIT B

SEE SHEETS SP-1A AND SP-1B FOR SITE NOTES

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

1 SITE PLAN



**SP-1**

SHEET 1 OF 4

**REVISIONS**

No.	DATE	DESCRIPTION
1	10/1/11	ISSUED FOR PERMIT
2	10/1/11	ISSUED FOR PERMIT

**PROJECT TITLE**

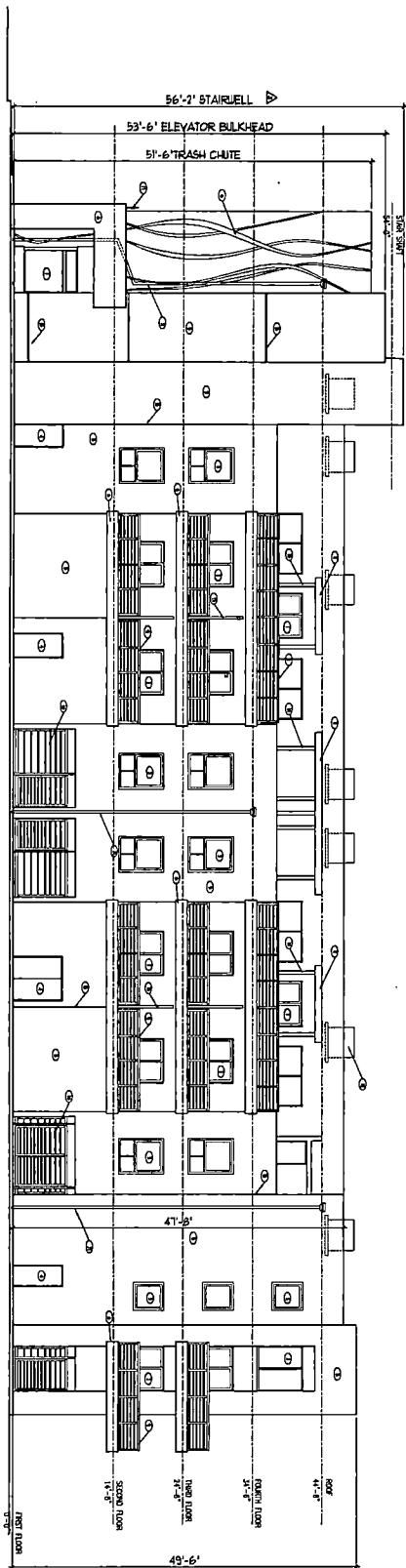
**PARK VIEW**  
APARTMENTS  
2302-2306 PIERCE STREET  
HOLLYWOOD FLORIDA 33020

**SEAL**

Keller/Architecture  
444 S. 10th St.  
Hollywood, FL 33020  
Tel: 954.975.5146  
Fax: 954.975.5146  
www.kellerarchitecture.com

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WEST ELEVATION



NORTH ELEVATION

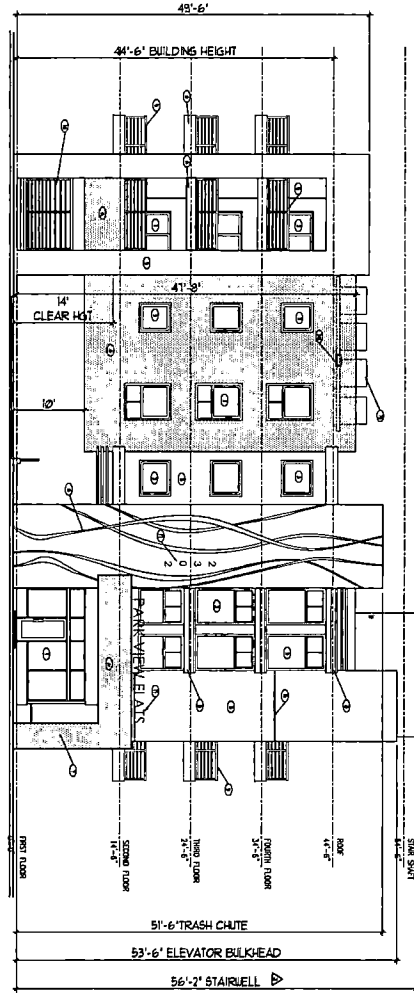


EXHIBIT B

- 1. UNED IMPACT RESISTANT SIGNMENT
- 2. UNED IMPACT RESISTANT ALUMINUM GLASS DOORS
- 3. COLOR - BROWN
- 4. COLOR - BROWN
- 5. IMPACT RESISTANT PAINTED ALUMINUM DOORS
- 6. IMPACT RESISTANT PAINTED ALUMINUM DOORS
- 7. IMPACT RESISTANT PAINTED ALUMINUM DOORS
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- 13. IMPACT RESISTANT PAINTED ALUMINUM DOORS
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- 15. IMPACT RESISTANT PAINTED ALUMINUM DOORS
- 16. IMPACT RESISTANT PAINTED ALUMINUM DOORS
- 17. IMPACT RESISTANT PAINTED ALUMINUM DOORS
- 18. IMPACT RESISTANT PAINTED ALUMINUM DOORS
- 19. IMPACT RESISTANT PAINTED ALUMINUM DOORS
- 20. IMPACT RESISTANT PAINTED ALUMINUM DOORS

1 ELEVATIONS

A-6  
SHEET 1 OF 4

SHEET

PROJECT NO: 19931  
DATE: 7-1-19  
DRAWN BY: TMS  
CHECKED BY: JMK

DALEY ARCHITECTURE, INC.  
2302-2306 PIERCE STREET  
HOLLYWOOD, FLORIDA 33020  
TEL: 954.963.3146  
WWW.DALEYARCHITECT.COM

NO.	DATE	DESCRIPTION
1	7-1-19	ISSUED FOR PERMIT
2	7-1-19	REVISIONS
3	7-1-19	REVISIONS
4	7-1-19	REVISIONS
5	7-1-19	REVISIONS
6	7-1-19	REVISIONS
7	7-1-19	REVISIONS
8	7-1-19	REVISIONS
9	7-1-19	REVISIONS
10	7-1-19	REVISIONS
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13	7-1-19	REVISIONS
14	7-1-19	REVISIONS
15	7-1-19	REVISIONS
16	7-1-19	REVISIONS
17	7-1-19	REVISIONS
18	7-1-19	REVISIONS
19	7-1-19	REVISIONS
20	7-1-19	REVISIONS

SHEET TITLE  
ELEVATIONS

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

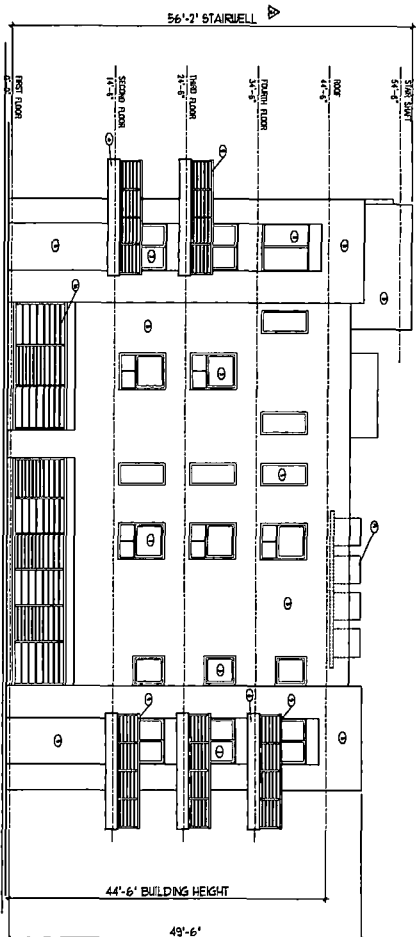
JOSEPH A. KATZ  
2302-2306 PIERCE STREET  
HOLLYWOOD, FLORIDA 33020  
TEL: 954.963.3146  
WWW.DALEYARCHITECT.COM

DALEY ARCHITECTURE  
2302-2306 PIERCE STREET  
HOLLYWOOD, FLORIDA 33020  
TEL: 954.963.3146  
WWW.DALEYARCHITECT.COM

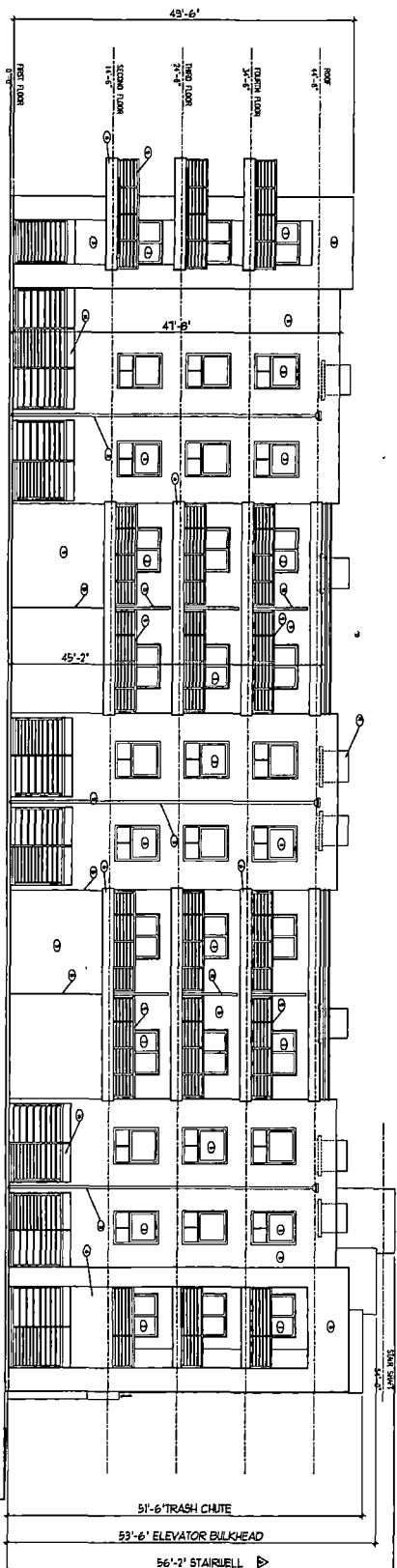
DALEY ARCHITECTURE



**EXHIBIT B**



**SOUTH ELEVATION**



**EAST ELEVATION**

- [illegible]

## 1 ELEVATIONS

$$D^{-1} = \frac{1}{\sigma^2}$$

A-7

**SHEET 1 OF 1**

**SHEET**

PROJECT NO.:	190
DATE:	7-1-
DRAWN BY:	TMS

What is missing in an hermeneutic of reason the propriety of the Arab is esophageal, gold word as used in production of the Arab

• • •

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[illegible]

1. *What is the main purpose of the study?*

4-18-70

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TITLE

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**Abstract**

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2304

V  
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ERCE

EW  
STREET

1992-93

JOSEPH H. KA  
FLORIAN R. A. 00

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

Building upon the work of [10], [11], [12], [13], [14], [15], [16], [17], [18], [19], [20], [21], [22], [23], [24], [25], [26], [27], [28], [29], [30], [31], [32], [33], [34], [35], [36], [37], [38], [39], [40], [41], [42], [43], [44], [45], [46], [47], [48], [49], [50], [51], [52], [53], [54], [55], [56], [57], [58], [59], [60], [61], [62], [63], [64], [65], [66], [67], [68], [69], [70], [71], [72], [73], [74], [75], [76], [77], [78], [79], [80], [81], [82], [83], [84], [85], [86], [87], [88], [89], [90], [91], [92], [93], [94], [95], [96], [97], [98], [99], [100], [101], [102], [103], [104], [105], [106], [107], [108], [109], [110], [111], [112], [113], [114], [115], [116], [117], [118], [119], [120], [121], [122], [123], [124], [125], [126], [127], [128], [129], [130], [131], [132], [133], [134], [135], [136], [137], [138], [139], [140], [141], [142], [143], [144], [145], [146], [147], [148], [149], [150], [151], [152], [153], [154], [155], [156], [157], [158], [159], [160], [161], [162], [163], [164], [165], [166], [167], [168], [169], [170], [171], [172], [173], [174], [175], [176], [177], [178], [179], [180], [181], [182], [183], [184], [185], [186], [187], [188], [189], [190], [191], [192], [193], [194], [195], [196], [197], [198], [199], [200], [201], [202], [203], [204], [205], [206], [207], [208], [209], [210], [211], [212], [213], [214], [215], [216], [217], [218], [219], [220], [221], [222], [223], [224], [225], [226], [227], [228], [229], [230], [231], [232], [233], [234], [235], [236], [237], [238], [239], [240], [241], [242], [243], [244], [245], [246], [247], [248], [249], [250], [251], [252], [253], [254], [255], [256], [257], [258], [259], [260], [261], [262], [263], [264], [265], [266], [267], [268], [269], [270], [271], [272], [273], [274], [275], [276], [277], [278], [279], [280], [281], [282], [283], [284], [285], [286], [287], [288], [289], [290], [291], [292], [293], [294], [295], [296], [297], [298], [299], [300], [301], [302], [303], [304], [305], [306], [307], [308], [309], [310], [311], [312], [313], [314], [315], [316], [317], [318], [319], [320], [321], [322], [323], [324], [325], [326], [327], [328], [329], [330], [331], [332], [333], [334], [335], [336], [337], [338], [339], [340], [341], [342], [343], [344], [345], [346], [347], [348], [349], [350], [351], [352], [353], [354], [355], [356], [357], [358], [359], [360], [361], [362], [363], [364], [365], [366], [367], [368], [369], [370], [371], [372], [373], [374], [375], [376], [377], [378], [379], [380], [381], [382], [383], [384], [385], [386], [387], [388], [389], [390], [391], [392], [393], [394], [395], [396], [397], [398], [399], [400], [401], [402], [403], [404], [405], [406], [407], [408], [409], [410], [411], [412], [413], [414], [415], [416], [417], [418], [419], [420], [421], [422], [423], [424], [425], [426], [427], [428], [429], [430], [431], [432], [433], [434], [435], [436], [437], [438], [439], [440], [441], [442], [443], [444], [445], [446], [447], [448], [449], [450], [451], [452], [453], [454], [455], [456], [457], [458], [459], [460], [461], [462], [463], [464], [465], [466], [467], [468], [469], [470], [471], [472], [473], [474], [475], [476], [477], [478], [479], [480], [481], [482], [483], [484], [485], [486], [487], [488], [489], [490], [491], [492], [493], [494], [495], [496], [497], [498], [499], [500], [501], [502], [503], [504], [505], [506], [507], [508], [509], [510], [511], [512], [513], [514], [515], [516], [517], [518], [519], [520], [521], [522], [523], [524], [525], [526], [527], [528], [529], [530], [531], [532], [533], [534], [535], [536], [537], [538], [539], [540], [541], [542], [543], [544], [545], [546], [547], [548], [549], [550], [551], [552], [553], [554], [555], [556], [557], [558], [559], [560], [561], [562], [563], [564], [565], [566], [567], [568], [569], [570], [571], [572], [573], [574], [575], [576], [577], [578], [579], [580], [581], [582], [583], [584], [585], [586], [587], [588], [589], [590], [591], [592], [593], [594], [595], [596], [597], [598], [599], [600], [601], [602], [603], [604], [605], [606], [607], [608], [609], [610], [611], [612], [613], [614], [615], [616], [617], [618], [619], [620], [621], [622], [623], [624], [625], [626], [627], [628], [629], [630], [631], [632], [633], [634], [635], [636], [637], [638], [639], [640], [641], [642], [643], [644], [645], [646], [647], [648], [649], [650], [651], [652], [653], [654], [655], [656], [657], [658], [659], [660], [661], [662], [663], [664], [665], [666], [667], [668], [669], [670], [671], [672], [673], [674], [675], [676], [677], [678], [679], [680], [681], [682], [683], [684], [685], [686], [687], [688], [689], [690], [691], [692], [693], [694], [695], [696], [697], [698], [699], [700], [701], [702], [703], [704], [705], [706], [707], [708], [709], [710], [711], [712], [713], [714], [715], [716], [717], [718], [719], [720], [721], [722], [723], [724], [725], [726], [727], [728], [729], [730], [731], [732], [733], [734], [735], [736], [737], [738], [739], [740], [741], [742], [743], [744], [745], [746], [747], [748], [749], [750], [751], [752], [753], [754], [755], [756], [757], [758], [759], [760], [761], [762], [763], [764], [765], [766], [767], [768], [769], [770], [771], [772], [773], [774], [775], [776], [777], [778], [779], [780], [781], [782], [783], [784], [785], [786], [787], [788], [789], [790], [791], [792], [793], [794], [795], [796], [797], [798], [799], [800], [801], [802], [803], [804], [805], [806], [807], [808], [809], [810], [811], [812], [813], [814], [815], [816], [817], [818], [819], [820], [821], [822], [823], [824], [825], [826], [827], [828], [829], [830], [831], [832], [833], [834], [835], [836], [837], [838], [839], [840], [841], [842], [843], [844], [845

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2417 Hollywood  
Hollywood Florida

[REDACTED]

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