

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: July 25, 2019 **MEMO NO.:** P-19-11

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Deandrea Moise, Planning Administrator

SUBJECT: Continued Item 17-DP-54

EXPLANATION:

File No. 17-DP-54 was continued from the July 11, 2019 Planning and Development Board meeting, at Staff's request. Due to a miscalculation on the timing of the adoption of the Design Criteria Text Amendment (19-T-02) and the publishing of the staff reports, the report did not include the amended criteria. Upon evaluation of the new criteria, Staff finds that the previously provided analysis remains applicable; and therefore, recommends **approval**. The criteria and analysis are provided below:

APPLICABLE CRITERIA

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

CRITERIA 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: As described by the Applicant, a "Coastal Contemporary" architectural style is proposed. The Applicant is proposing a unique design that seeks to introduce a different architectural style than seen throughout the surrounding area, which does not exhibit any distinct architectural styles. Furthermore, the proposed development seeks to enhance pedestrian connectivity by providing pedestrian access from 58th avenue. Staff has also recommended the condition that the Applicant work with both City Staff and County Staff to provide a bus shelter, if feasible.

FINDING: Consistent.

CRITERIA 2:	<i>Compatibility.</i> 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:	Although the proposed design will be unique to the area, the various materials, architectural elements, and scale of the building help to tie in the proposed design into the surrounding area. The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the surrounding area.
FINDING:	Consistent.
CRITERIA 3:	<i>Scale/Massing.</i> 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 proposed building is proportionate in scale and massing with the adjacent structures and meets the height requirements. As the proposed is located on more than one lot, Staff recommends that a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of Building Permits, and recorded by the City of Hollywood, in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).
FINDING:	Consistent.
CRITERIA 4:	<i>Landscaping.</i> 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 Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building.
FINDING:	Consistent.