

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

DATE: July 23, 2020 **FILE:** 19-CDPVM-61

TO: Historic Preservation Board
Joint Historic Preservation and Planning and Development Board
Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Alexandra Guerrero, Principal Planner

SUBJECT: The Estate Companies, SunTrust Office Building LLC, and SunTrust Office Parking Lot LLC requests Certificate of Appropriateness for Demolition, Certificate of Appropriateness for Design, Site Plan, and Variances for a 347 unit mixed-use development with approximately 30,000 square feet of retail space, partially located within the Historic Hollywood Business District (Soleste).

REQUEST

Certificate of Appropriateness for Demolition, Certificate of Appropriateness for Design, Site Plan, and Variances for a 347 unit mixed-use development with approximately 30,000 square feet of retail space, partially located within the Historic Hollywood Business District (Soleste).

As portions of the subject site are located within the Historic Hollywood Business District, Board purview and consideration should be as follows:

Historic Preservation Board:

Certificate of Appropriateness for Demolition

Joint Historic Preservation Board and Planning and Development Board:

Certificate of Appropriateness for Design and Site Plan for portions of the project within the Historic Hollywood Business District.

Planning and Development Board:

Variances, Design, and Site Plan for portions of the project outside the Historic Hollywood Business District.

Variance 1: To reduce the required setback from 10 feet to allow 3 feet (north façade).

Variance 2: To reduce the required setback from 5 feet to allow 0 feet (south alley).

RECOMMENDATION

Historic Preservation Board:

Certificate of Appropriateness for Demolition: To be determined by the Historic Preservation Board.

Joint Historic Preservation Board and Planning and Development Board:

Certificate of Appropriateness for Design: Approval, if the Certificate of Appropriateness for Demolition is obtained.

Site Plan: Approval, if the Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design are obtained/approved; and with the Site Plan conditions listed below.

Planning and Development Board:

Variances: Approval, if the Certificate of Appropriateness for Demolition is obtained.

Design: Approval, if the Certificate of Appropriateness for Demolition and Variances are obtained/approved.

Site Plan: Approval, if the Certificate of Appropriateness for Demolition, Variances, a Design are approved; and with the Site Plan conditions listed below.

Site Plan Conditions applicable to site and project in its entirety:

- a. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney shall be submitted prior to the issuance of Building permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
- b. Ensure that all plumbing, mechanical and electrical fixtures and equipment (including back-flow preventer) are screened from public right-of-way.
- c. That the Applicant continue to work with Engineering on the alley vacation; specifically, the area shown on the vacation and easements plan provided during TAC and establishing easements of such area along with a corner radius for trash trucks turning movements.

BACKGROUND

The existing commercial building which housed the First National Bank of Hollywood was constructed in 1927 (as stated in the Historical Site File); the Architect of Record was Phillip Weisenburgh. Permit history indicates several renovations and alterations occurred; three of which were major renovations that took place in the 1940s, 1960s, and the 1980s. Originally the architectural style contained a Neo Classical design, but as renovations took place throughout the years these elements were lost.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Demolition, Certificate of Appropriateness for Design, Site Plan, and Variances for a 347 unit mixed-use development with approximately 30,000 square feet of retail space known as Soleste. The subject site is approximately three and a half acres (gross) and currently contains commercial and parking lot uses. It is comprised of several lots located east of 21st Avenue, north of Hollywood Boulevard, south of Tyler Street and west of 20th Avenue; it is in the Downtown Core and is partially within the Historic Hollywood Business District.

The project proposes to demolish the existing bank building which is located in the Hollywood Historic Business District, although not a designated historic building, the Applicant has identified the existing vault to be worthy of preserving and will be incorporated into the new construction; while the rest of the building is to be demolished. In addition, the existing surface parking areas and other commercial buildings not in the Hollywood Historic Business District shall be demolished to accommodate the proposed eight-story mixed-use development. The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. Although the existing building was constructed over 50 years ago, it does not possess distinct historic architectural features and is not a contributing structure or example of a definitive piece of architecture that is vital to the continued perseverance of the district at large.

Partially located within the Historic Hollywood Business District, the Zoning and Land Development Regulations require the Applicant obtain a Certificate of Appropriateness for Demolition. Should the Historic Preservation Board deem the structure non-historic, no further action is required and a Certificate of Appropriateness for Demolition shall be issued. However, if the structure is determined to be historic, a recommendation will be made by the Historic Preservation Board to the City Commission regarding demolition. The Certificate of Appropriateness for Design, Variances, and Site Plan shall be considered by the Joint Planning and Development Board and the Historic Preservation Board.

The mixed-use development includes 347 residential units, approximately 30, 000 square feet of retail space, various amenities, and associated parking. The proposed building height is approximately 85 feet; with vertical circulation and decorative elements it extends to approximately 95 feet to the highest projections, which is permitted in this Zoning District. The Applicant has worked with Staff to provide adequate vehicular and pedestrian circulation meeting all setback requirements; landscaping meets all requirements and includes a variety of native species, beautifying and enhancing the site. All parking areas are screened with the use of active liners, decorative elements, and landscaping.

The proposed design captures a streamline/art moderne architectural style that incorporates different materials and architectural details including steel columns, aluminum storefronts, mesh railings, horizontal louvers, and perforated panels. The main entrances both for the retail and residential uses face Hollywood Boulevard which keeps in character with the surrounding buildings. Active use liners are proposed at the ground floor, as well as an inviting pedestrian walkway which serves as a connection between the Hollywood Boulevard retail spaces and the ones located on Tyler Street.

The Applicant is requesting two Variances; To reduce the required setback from 10 feet to allow 3 feet (north façade) and to reduce the required setback from 5 feet to allow 0 feet (south alley). The Variance along Tyler street will allow an arcade which will tie in to the existing sidewalk allowing for an open pedestrian walkway with much needed shade; as such staff is supportive as it is an improvement to the existing conditions along Tyler street. Furthermore, the building line does meet the required setback. The second Variance is for a minimal portion along the alley; considering most of the alley on this block has been vacated the Variance request is in line with the vehicular access needed and not detrimental. While the proposed project requires these Variances, redevelopment of this site will allow the Applicant to maximize the use of the property; while vastly improving current conditions. As this is an improvement to the existing conditions, staff finds the project as a whole meets the intent of the code.

Owner/Applicant:	The Estate Companies / SunTrust Office Building LLC / SunTrust Office Parking Lot, LLC
Address/Location:	2001 Hollywood Boulevard – generally located east of 21st Avenue, north of Hollywood Boulevard, south of Tyler Street and west of 20th Avenue.
Gross Are of Property:	approximately 147,399 sq. ft. (3.38 acres)
Net Area of Property:	approximately 98,006 sq. ft. (2.25 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Historic Retail Core (RC-2); North Downtown High Intensity Mixed-Use District (ND-3)
Existing Use of Land:	Commercial and Parking Lot

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	North Downtown High Intensity Mixed-Use District (ND-3)
South:	Historic Retail Core (RC-2)
East:	Dixie Highway High Intensity Mixed-Use District (DH-3)
West:	Historic Retail Core (RC-2), North Downtown High Intensity Mixed-Use District (ND-3)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property.*

The proposed design allows the Applicant to reinvest into the property to gain public interest and maximize the use of the property. The proposed design is compatible with the adjacent properties and surrounding area, and respects the existing style of the area. The redevelopment of this property serves

as an example for future revitalization along Hollywood Boulevard and achieves the Goals and Objectives outlined in the Land Use Element.

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

Objective 5: *Encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan places a priority on attracting and retaining businesses that will increase economic opportunities for the City while enhancing the quality of life for residents. The proposed development is sensitive to the character of the district while allowing the Applicant to update his property meeting the vision for this area of the City. The proposed request is consistent with City-Wide Master Plan based upon the following:

Guiding Principle: *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

Policy CW.46: *Place emphasis on redevelopment along the major highway corridors; SR 7, US 1, Dixie Highway, Hollywood Boulevard and SR A1A by limiting expansion of residential areas, and deepening industrial and commercial zones to increase tax revenues.*

Policy 4.36: *Identify obsolete structures and work to have them demolished and redeveloped, while preserving buildings of historical value.*

APPLICABLE CRITERIA

Decisions on Certificates of Appropriateness for Demolition. Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. The Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion. *In addition to the mandatory criteria, the designation of any individual site or district as an Historic Site or District requires compliance with at least one of the following additional criteria:*

- (1) Association with events that have made a significant contribution to the broad patterns of our history;*
- (2) Association with the lives of persons significant in our past;*
- (3) Embodiment of distinctive characteristics of a type, period, or method of construction;*
- (4) Possession of high artistic values;*
- (5) Representation of the work of a master;*
- (6) Representation of a significant and distinguishable entity whose components may lack individual distinction; and*
- (7) Yield, or the likelihood of yielding information important in prehistory or history.*

Analysis of criteria and finding for Certificate of Appropriateness for Demolition as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

ANALYSIS: The Historic District Design Guidelines recommend *identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood*. This existing structure, while built over 50 years ago and while part of the Historic Hollywood Business District, is not a contributing structure or example of a definitive piece of architecture that is vital to the continued perseverance of the district at large.

As stated by the Applicant's Historic consultant, "The building at 2001 Hollywood Boulevard qualifies as "historic" as it is over 50 years old. However, it was not and is not considered a contributing resource to the NRHP-listed Hollywood Boulevard Historic Business District (8BD03284) due to its lack of historic materials and architectural integrity. The building no longer retains aspects of integrity related to design, materials, workmanship and/or feeling. Moreover, the building no longer possesses its original historic character."

CRITERION 2: The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: The original building does not exhibit characteristics or elements that are unique or contributing to the character of the Historic District. While there may be no portion of the structure or design element on the original building or site that could not be reproduced or replicated without great difficulty or expense, the proposed design is more consistent with the desired vision of the corridor while still maintaining contextual harmony with the historic nature of the district.

As stated by the Applicant's Historic consultant, "The materials used in the construction of the building in 1927 were concrete and local wood sources. The concrete structural elements remain but are altered. All the exterior and interior wood materials have been removed and replaced with modern finishes. The sources of local wood products are no longer extant, thus any attempt to reconstruct the building's historic features would be very difficult and of great expense."

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

ANALYSIS: The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. Although the existing building was constructed over 50 years ago, it does not possess distinct historic architectural features.

As stated by the Applicant's Historic consultant, "The building is not among the last remaining examples of its kind and its current state does not possess characteristics that

make it stand out as an obvious type of business, nor is it indicative of a style of a determinable purpose.

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: Staff finds there is not substantial historic character in the original building that could be considered to impart a significant contribution to the overall character of the district.

CRITERION 5: Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

ANALYSIS: As stated hereinabove, the existing building does not embody a structure steeped in architectural style or historical character that would provide an opportunity for study of local history, architecture, or design.

CRITERION 6: There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will not adversely effect on the historic character of the Historic District.

ANALYSIS: The Applicant is proposing to demolish the existing buildings and surface parking areas to construct a mixed-use development; meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighbors. The proposed building is functional, allowing the Applicant to maximize the use of their property. As such, redevelopment of the property, if the demolition is approved, will improve the character of the area.

As stated by the Applicant's Historic consultant, "The plans have been developed with a sensitivity to the aesthetics of the NRHP-listed Hollywood Boulevard Historic Business District and will consist of a style harmonious to the surrounding architecture within the NRHP district. New construction will be compatible with surrounding buildings regarding design style, mass, scale, and rhythm to reflect the characteristics of the Historic District and current zoning regulations. There will be no adverse effect to the historic district, as the current building is a non-contributing structure."

CRITERION 7: The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

ANALYSIS: The Unsafe Structures Board has not ordered the demolition of this site. However, a feasibility study was provided by the Applicant and they state, "the report provides critical evidence of the current condition of the building structure as well as the exterior envelope. The current condition of the building's structure is in very poor condition. The building structural support columns, beams and slabs, appear to have chronic spalling and large amounts of deterioration. Years of neglect have weakened the structural integrity of the concrete and its steel reinforcement. Every Structural member shows

signs of damaging deterioration. This alone, will require the entire structure to be redone. In doing so every structural member, down to foundation would have to be new. This alone would render the project financially unfeasible.”

CRITERION 8: The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

ANALYSIS: The property is not individually designated as per the Florida Site File (8BD03284; 8BD00567).

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

VARIANCE 1 and 2: **To reduce the required setback from 10 feet to allow 3 feet (north façade); To reduce the required setback from 5 feet to allow 0 feet (south alley).**

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: Setbacks allow for sufficient distance separation between habitable space and adjacent buildings for provision of open space and quality of living. The Applicant is requesting two Variances; to reduce the required setback from 10 feet to allow 3 feet (north façade) and to reduce the required setback from 5 feet to allow 0 feet (south alley). The Variance along Tyler street will allow an arcade which will tie in to the existing sidewalk allowing for an open pedestrian walkway with much needed shade; as such staff is supportive as it is an improvement to the existing conditions along Tyler street. Furthermore, the building line does meet the required setback. The second Variance is for a minimal portion along the alley on the south; considering most of the alleys on this block have been vacated the Variance request is in line with the vehicular access needed and is not visible, therefore not affecting the stability and appearance of the City.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The Variances are not detrimental to the community. The Variance request along Tyler street will enhance the pedestrian experience allowing an arcade to tie into the existing sidewalk; in addition the building line does meet the required setback. The Variance request for the alley is not an area typically accessed by the public, therefore not detrimental.

FINDING: Consistent.

CRITERION 3: 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.

ANALYSIS: The City of Hollywood Comprehensive Plan states as a Goal in the Land Use Element, “Promote a distribution of land uses that will enhance residential communities while allowing land owners to maximize the use of their property.” The Applicant is seeking Variances to reduce the required setbacks to accommodate a project that is in line with the Vision of this area of the City, therefore Staff finds the request consistent.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is proposing a more urban type of development which necessitates the reduced setbacks as the building has been placed in a manner to provide for better pedestrian connectivity and back of house vehicular circulation. Therefore, the requested Variances are not economically based and better serve the intent of the code than the current use of the property, as well as serving as a model for other redevelopment desired within the area.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Analysis of criteria and finding for Certificate of Appropriateness for Design as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Historic District Design Guidelines encourages new structures to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic Design Guidelines recommend maintaining consistent spacing and setbacks and further state new construction should be compatible with existing buildings. Within the context of historic preservation, elements of design such as massing, scale, and rhythm reflect architectural style as well as the richness of the historic district. The proposed design demonstrates elements of streamline/art modern design which gives

character to the district; this is achieved through a mixture of materials and architectural details including steel columns, aluminum storefronts, mesh railings, horizontal louvers, and perforated panels.

FINDING: Consistent.

CRITERION: SETTING

ANALYSIS: The Historic Design Guidelines states that setting is *relationship of a building to adjacent buildings and the surrounding site environment*. The proposed building meets all applicable setback requirements. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. Redevelopment of this site provides a similar proportion with the surrounding properties, complying with the Design Guidelines.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials should be compatible in quality to those that are used in the historic district. The Applicant has demonstrated that the proposed design, while utilizing modern methods of construction and materials, will not affect the integrity of the surrounding neighborhood.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: Design Guidelines for Historic Properties and Districts state *new construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings*. The proposed design captures a streamline/art moderne architectural style that incorporates different materials and architectural details including steel columns, aluminum storefronts, mesh railings, horizontal louvers, and perforated panels. The main entrances both for the retail and residential uses face Hollywood Boulevard which keeps in character with the surrounding buildings. Active use liners are proposed at the ground floor, as well as an inviting pedestrian walkway which serves as a connection between the Hollywood Boulevard retail spaces and the ones located on Tyler Street.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining consistent spacing and setbacks and further states *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm*

reflect architectural style as well as the richness of the historic district. Meeting all applicable code requirements, the proposed design enhances the site, and is consistent with the scale and massing of the adjacent properties and surrounding neighborhood. The proposed building is designed to be open and welcoming as it relates to the pedestrian oriented character of the Downtown.

FINDING: Consistent.

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. 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.

ANALYSIS: The proposed design demonstrates elements of streamline/art modern design which gives character to the district; this is achieved through a mixture of materials and architectural details including steel columns, aluminum storefronts, mesh railings, horizontal louvers, and perforated panels. Pedestrian connectivity is provided through the transparency of the ground floor and the amenities within the building thus inviting the same characteristics of the surrounding neighborhood.

FINDING: Consistent.

CRITERIA 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.

ANALYSIS: The Design Guidelines state new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility. Redevelopment of this site provides a similar proportion with the surrounding properties, complying with the Design Guidelines and is a step closer to beautifying the Downtown Core. The placement of the building on the site creates a harmonious relationship between the proposed building and the existing context, as well as adhering to the patterns for future developments.

FINDING: Consistent.

CRITERIA 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 for 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.

ANALYSIS: The scale of the development is reflective of the adopted vision for the area, meeting all applicable code requirements, the proposed design enhances the site, and is consistent with the scale and massing of the adjacent properties and surrounding neighborhood. The proposed building is designed to be open and welcoming as it relates to the pedestrian oriented character of the Downtown.

FINDING: Consistent.

CRITERIA 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.

ANALYSIS: The proposed landscape connects the site to its context, through the use of complementary plant material that blurs the lines between the public and private realm. This enhances the design of the proposed building and the pedestrian experience along Hollywood Boulevard and Tyler Street.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations on April 16, 2020. Therefore, Staff recommends approval, with the conditions listed on page one of this report.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

- A. *Natural Environment.* All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.
- B. *Open space.* Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between

the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking.* All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities.* All proposed developments shall be designed and located in such a manner as to insure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to insure the safety of all persons within the project.
- E. *Building and other structures.* All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:
1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.
 2. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.
 3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.
- F. *Level of service standards.* For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.
- G. *Other requirements.* Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use and Zoning Map
Attachment C: Permit History
Attachment D: Correspondence