

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

DATE: June 8, 2021 **FILE:** 21-DP-09

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Fitz M. Murphy, Planning Administrator

SUBJECT: CPI Orangebrook Owner LLC requests Design and Site Plan for an addition of five mobile homes and a clubhouse located at 1447 S Park Road (Orangebrook Mobile Homes Estates).

REQUEST

Design and Site Plan for an addition of five mobile homes and a clubhouse.

RECOMMENDATION

Design: Approval.

Site Plan: Approval, if Design are granted, with the following conditions:

- a. Approval shall become effective upon recordation of the Plat.
- b. The Applicant submit a Unity of Title in a form acceptable to the City Attorney, prior to the issuance of any Building Permits and recorded by the City of Hollywood in the Public Records of Broward County prior to the issuance of Certificate of Occupancy (C/O).

REQUEST

The Applicant requests Design and Site Plan for an addition of five mobile homes and a clubhouse to an existing 247 mobile home development, comprised of 239 single mobile homes and 8 duplex mobile homes. The proposed area for the scope of work is currently vacant. The property has a Land Use of Medium (16) Residential (MRES) and a Zoning designation of Trailer Park District (TD).

The proposed addition to the development, is comprised of five new mobile home lots, a club house and accessory maintenance building, a pool and deck, pickle ball and petanque courts. While the proposed development does not maximize the residential density permitted, it further enhances the existing development.

The design and materiality of the clubhouse and maintenance building is consistent with Vernacular architecture of the 1920's Hollywood, utilizing simple hipped roof, and horizontal wood siding. The design also incorporates punched window openings and louvered shading devices. The Applicant has worked with Staff to ensure that all applicable regulations are met. The proposed landscape connects the site to its context, through the use of complementary native and nonnative plant material that blurs the lines between the public and private realm. This enhances the design of the proposed amenity area. The Applicant has worked with Staff to ensure that all applicable regulations are met.

As part of the Development Review Process the Applicant is required a new plat for the development. This plat has City Commission approval and is pending County Commission approval and recordation. The Plat is expected to be submitted for recordation by the end of 2021. **Due to the site conditions and the proposed work, Staff conditions that should this item be approved that it shall only become effective following Plat recordation and that the Applicant submit a Unity of Title.**

The Applicant has worked carefully with Staff to ensure a design and site plan that is in line with the regulations and enhances the character of the mobile home development. As such, Staff recommends approval with the aforementioned conditions.

Owner/Applicant:	CPI Orangebrook Owner LLC
Address/Location:	1447 S Park Road
Net Area of Scope of Work	21,900 sq. ft. (0.51 acres)
Net Area of Property:	1,127,766 sq. ft. (25.890 acres)
Gross Area of Property:	1,249,417 sq. ft. (28.683 acres)
Land Use:	Medium (16) Residential (MRES)
Zoning:	Trailer Park District (TD)
Existing Use of Land:	Vacant portion of mobile home park

ADJACENT LAND USE

North:	Medium High(25) Residential (MHRES) & Open Space and Recreation (OSR)
South:	General Business (GBUS) Industrial – Pembroke Park
East:	Open Space and Recreation (OSR)
West:	Utilities (UTL) & General Business (GBUS)

ADJACENT ZONING

North:	High Multiple Family District (RM-25) & Government Use (GU)
South:	Low Intensity Industrial & Manufacturing District (IM-1) Industrial District (M-1) – Pembroke Park
East:	Government Use (GU)
West:	Government Use (GU) Low Intensity Industrial and Manufacturing District (IM-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed project is located in the Medium Residential Land Use area. The 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 land Applicants to maximize the use of their property.* The surrounding community includes a mix of multiple family, commercial, governmental and open space and recreation properties. The project is consistent with the Comprehensive Plan based on the following Objectives:

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 project is located in Sub-Area Six, West-Central Hollywood, geographically defined by I-95 to the east, Pembroke Road to the south, Sheridan Street to the north, and 56th Ave to the west. This area includes the residential neighborhoods of Hollywood Hills, Park East and Hillcrest.

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City. The proposed project is consistent with the City-Wide Master Plan based upon the following:

Guiding Principles and Policies:

- *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*
- *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

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. 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 design and materiality of the clubhouse and maintenance building is consistent with Vernacular architecture of the 1920's Hollywood, utilizing simple hipped roof, and horizontal wood siding. The design also incorporates punched window openings and louvered shading devices. The Applicant has worked with Staff to ensure that all applicable regulations are met.

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. Considering that the proposal is within an existing development, it is expected that the proposal be compatible with the existing development. There is no predominant architectural style of the development, however the Applicant has worked to ensure that the proposed development is improves the area while remaining compatible with the neighborhood.

The placement of the building on the site creates a harmony and adheres to the patterns of the existing development.

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 proposed addition to the development is consistent with the existing development, which includes one story mobile homes and accessory amenity buildings. The development of the vacant lot further unifies the site and provides an infill for the development.

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 native and nonnative plant material that blurs the lines between the public and private realm. This enhances the design of the proposed amenity area. The Applicant states that they have made efforts to preserve the mature shade and palm trees.

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 26, 2021. Therefore, Staff recommends approval, if Design is granted, with the **Staff conditions that should this item be approved that it shall only become effective following Plat recordation and that the Applicant submit a Unity of Title.**

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 ensure 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 ensure 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 ensuring 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