

ATTACHMENT C

Civic Association Correspondence

Alexandra Guerrero

From: Leslie Del Monte
Sent: Thursday, September 2, 2021 10:17 AM
To: Alexandra Guerrero
Subject: FW: [EXT]20-DP-40 and 20-DP-41, 2700 Block of Polk Street - RAC Transition Area

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From: Patricia Antrican [mailto:ann2can@bellsouth.net]
Sent: Tuesday, March 2, 2021 12:27 PM
To: Leslie Del Monte <LDELMONTE@hollywoodfl.org>; Shiv Newaldass <SNEWALDASS@hollywoodfl.org>; Raelin Storey <RSTOREY@hollywoodfl.org>; Gus Zambrano <GZAMBRANO@hollywoodfl.org>; Douglas Gonzales <DGONZALES@hollywoodfl.org>; Mayor-Commissioners <Mayor-Commissioners@hollywoodfl.org>; Elaine Franklin <EFRANKLIN@hollywoodfl.org>; Chris O'Brien <COBRIEN@hollywoodfl.org>
Subject: [EXT]20-DP-40 and 20-DP-41, 2700 Block of Polk Street - RAC Transition Area

Good afternoon Leslie, Please attach this report to both of the subject application's package.

My email address is not Hotmail.

Yesterday we learned that correspondence for the North Central Hollywood Civic Association (NCHCA) has been directed to the Lippman Center at 2030 Polk Street instead of to our Registered Agent. The Lippman Center has been closed for almost a year and the Civic Association has not used that address for anything other than location for meetings.

The subject application was heard at two TAC meetings. As of this time, the NCHCA has not received any contact from the applicant for the subject sites.

Therefore, we are basing this report on the presentation made by the applicant at the two TAC meetings, and our findings from the applicant's application package.

The RAC Ordinance was designed to conform with the City's Master Plan. In our most important documents neighborhoods get priority while commercial development is encouraged on the commercial corridor. To give you an idea of how important neighborhoods are in our City's vision, Staff's recommendation to the Commission (that was closely watched by the residents of North Central) makes direct reference 17 times on 14 pages to the need to put neighborhoods first. The words "protect", "preserve", "neighborhoods", are on every page and sometimes twice. It's almost as if that were the only purpose of a Regional Activity Center Ordinance in Hollywood.

Encouraging development on the commercial corridors is essential for the progress of our City and we are not against making hay where it grows best. The RAC was designed to protect us while you do that. The RAC is a clear and precise document. It defines the streets between the corridor and the residences as a Transition Area. It is the area used to scale back height so that the low skyline residences, that have to accommodate change, are not offended.

The 2700 block of Polk Street is the only street in the Transition Area between the 2700 block of Hollywood Boulevard and the 2700 block of Taylor Street. The skyline of Hollywood Boulevard in the 2700 block is predominately one story. The skyline of Taylor Street is one-story. Particular care should be taken when approving a site plan that dominates the skyline, promotes overly dense occupancy and intrudes on the privacy of the neighboring homes.

The applicant wants two buildings of 45 - 600 square foot units with two toilets each, plus a partially enclosed rooftop with two toilets and a pool. 184 toilets on less than one acre is more suited to an urban core. Using the City's interactive map, these buildings are too big, too high, and too dense.

The Transition Area provides for a maximum of four (4) floors. While the rooftop uses are not considered occupancy as are bedrooms, the use of the rooftop is a fifth floor. In light of the low skyline surrounding the site, this type of use of the rooftop is incongruous. The very nature of the planned activities for the roof bring noise and light pollution to the neighborhood.

The setbacks are inadequate. FAR addresses this. Traditional setbacks, when using FAR, are inadequate. Homes adjacent on Polk Street should not be in the shadow of balconies.

The parking would be under the buildings and on the north side of the street. The parking isn't adequate for the concept of two toilets in a bedsitter. Traffic would come and go on Polk Street, a narrow two way City Street. Cars would be coming and going at the back yards of residents on Taylor Street at any hour. Noise and lighting would be intrusive. The setback should be deep enough for a substantial buffer.

The concept of two toilets in a bedsitter resembles the hotel on North Federal Highway that was converted to month to month rentals and rooms that were sublet. It was the address of hundreds of police and rescue calls to service each year until we paid five million dollars to banish the concept and demolish the building. Two toilets encourages dual occupancy in units of under 600 square feet and encourages month to month subletting and short term turnover, complete with the lack of adequate garbage containment, piles of mattresses and furniture, and transient renters.

The maximum number of units is up to 36 per building according to the City's interactive map. Everything is subject to reasonable conformity to the surrounding area. If the two lots don't accommodate 90 units, the applicant should not be allowed to increase density by including City property as if a City street right-of-way would be buildable area, especially as the applicant omits to include that same City property in calculating the ratio of permeable to impermeable areas.

The tree survey in the application is insufficient for mitigation purposes. If the application were for 36 units per building, it would need less parking spaces and the old growth native trees in the parking lot could be spared.

The Civic Association and the residents adjacent to the site are not in favor of this site plan.

Patricia Antrican, President and Registered Agent
North Central Hollywood Civic Association, Inc.
2534 Fillmore Street
Hollywood, Florida 33020
954-662-3612

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