



Legislation Text

File #: R-2024-174, **Version:** 1

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering A Request For Design And Site Plan Of A 29-Unit Residential Development Located At 1914-1920 Pierce Street Pursuant To The City Commission Request For Review. (24-CRR-30)

Economic Vitality

Staff Recommends: Approval of the attached Resolution.

Explanation:

The Applicant, 1920 Pierce LLC/Alexis Bogomolni, was granted Planning and Development Board Approval on March 12, 2024, for Design and Site Plan of a 29-unit residential development (23-DP-20) located within the North Downtown Medium Intensity Multi-Family Zoning District (ND-2) within the Regional Activity Center District ("RAC"). The approved development consists of 14 one-bedroom units, 12 two-bedroom units, and 3 three-bedroom units, with a height of 55 feet. This zone permits vertical projections that must not exceed 25 percent of the total permitted building height, except for mechanical equipment. The applicant is proposing a 14 feet vertical projection to the permitted 55 feet in Zoning District ND-2. This encroachment is compliant with RAC regulations.

The development requires a minimum of 40 parking spaces, and 44 parking spaces are proposed with 15 car lifts and 3 parking spaces in lieu. Although the project is providing additional parking spaces, the car lifts, which contain two spaces, can only be used for the two-and-three-bedroom units. Therefore, 14 single parking spaces must be available for the 14 one-bedroom units. This availability leaves the proposed development short of the required three guest parking spaces. Article 7.4 of the Parking in Lieu Program requires that in no instance shall the substitution of the fee result in a new residential development which provides less than one parking space per unit. The three parking spaces in lieu represent the required guest parking for the development. Therefore, at least one parking space is provided per unit within this new residential development and the regulation of this article is satisfied. The requirements of the Parking in Lieu Program have been satisfied, with the approval for the 'in-lieu' contribution of \$40,000 per space (R-2023-258).

On January 8, 2024, Alexis Bogomolni (the "Applicant") applied for Design and Site Plan Review to establish a 29-unit residential building at 1914-1920 Pierce Street. This project

underwent a comprehensive technical review, receiving full scrutiny from the Technical Advisory Committee (“TAC”) before being presented to the Planning and Development Board (“PDB”). Throughout each stage of the TAC review process, the proposal was refined in accordance with local, state, and federal laws. The major milestones associated with the project are as follows:

Preliminary TAC Meeting: March 20, 2023

PACO Meeting: July 17, 2023

Final TAC Meeting: July 17, 2023

Sign-Off Achieved: February 3, 2024

On March 12, 2024, the Planning and Development Board approved the Design and Site Plan request with the following conditions provided by the Technical Advisory Committee:

1. The entire garage be screened with architectural features.
2. Payment for Parking in Lieu is made at time of permitting.
3. Parking lifts shall be located entirely under the building and screening shall not encroach into the required setback.
4. Prior to the issuance of permits, a covenant running with the land that holds the City harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City Attorney, shall be submitted and recorded in the Public Records of Broward County by the City prior to the issuance of a certificate of occupancy or certificate of completion.

Pursuant to Article 5.6 of the Zoning and Land Development Regulations, three or more City Commissioners requested review of project number 23-DP-20 which is provided for if the project is in an area which, due to characteristics of the project and the surrounding area, requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. The proposal and staff recommendations (outlined in the attached Staff Report prepared by the Department of Development Services) remain largely unchanged from the Planning and Development Board meeting, with the exception of the addition of two conditions from Public Utilities. The nature of the comments of Public Utilities were not substantial enough to make any material difference to the site configuration of the property or the proposal. These matters would have otherwise been addressed prior to permitting, and as such have been added as conditions. These conditions are:

5. Prior to the issuance of permits, drainage features, including yard drains and manholes, shall be coordinated across civil and landscape plans, including cross sections depicting, well details, and elevations to the satisfaction of the Department of Public Utilities Engineering & Construction Services;
6. Prior to the issuance of permits, plans for the proposed “Future Offsite Water Main Plans” as referenced on Sheet C-3 shall be submitted and reviewed to the

satisfaction of the Department of Public Utilities Engineering & Construction Services.

Fiscal Impact:

Approval of this resolution will not fiscally impact the City as this is a Design and Site Plan approval for a 29-unit residential development.

Recommended for inclusion on the agenda by:

Anand Balram, Planning Manager

Andria Wingett, Director of Development Services

Raelin Storey, Assistant City Manager