

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

DATE: December 10, 2024 **FILE:** 24-DP-14

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Reginald White, MPA, Planner III

SUBJECT: Design and Site Plan review for a ~~109-~~ 111-unit residential development located in the DH-2 zoning district within the Regional Activity Center.

REQUEST:

Design and Site Plan review for a 111-unit residential development in the DH-2 zoning district within the Regional Activity Center located at 2219 Lincoln Street.

RECOMMENDATION:

Design: Approval.
Site Plan: Approval if the design is granted, with the following conditions:
1. Tandem spaces must be assigned to one unit.

BACKGROUND

The subject site at 2219 Lincoln St is approximately 1.41 acres situated within the Regional Activity Center. The intention of the Regional Activity Center (RAC) is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Furthermore, The purpose of the RAC is to concentrate density in specific areas, protecting adjacent residential neighborhoods from excessive growth and commercial intrusion while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth.

The property at 2219 Lincoln Street is currently a vacant lot that has lacked development for several years. The vacant lot is a unique L-shaped parcel that is adjacent to Lincoln Street as well as Johnson Street.

REQUEST

The applicant is requesting a review and approval of the Design and Site Plan for a new 111-unit residential development located in the DH-2 zoning district within the Regional Activity Center.

The proposed 4-story multifamily development is approximately 45 feet in height and is comprised of 111 units with a mix of one and two-bedroom apartments. The residential development has a total gross floor area of approximately 100,758 square feet, accessed from Lincoln Street to the south and Johnson Street to the north. The residential development's design is modern and contemporary. The building has a smooth stucco finish of different colors and uses aluminum and bronze materials for screening and railings. The building uses bronze-framed aluminum windows and wood slates to give the building a modern yet natural appearance. The proposed development features a second-level landscaped courtyard and a rooftop garden. In addition to the rooftop garden, the residential development offers a pool, patio area, and covered terrace on the rooftop.

The proposed development at 2219 Lincoln Street is a contemporary residential building with dual prominent street frontages. The design emphasizes innovation, sustainability, and aesthetic integration and enhances the neighborhood through the implementation of an innovative design.

It is noted that the request for the item noted above was previously advertised, by way of mailouts, to the properties within 500 feet as required by the Zoning and Land Development Regulations with an error with regards to the unit count. The total requested units as part of this application is 111 units whereas 109 units were advertised in error. Nonetheless, the request for Design and Site Plan approval remains valid, and the intended unit count of 111 units is compliant with all the relevant state, county, and local laws as demonstrated through the sign offs received by the applicant for the final submission to the Technical Advisory Committee.

PROJECT INFORMATION

Owner/Applicant:	2219 Lincoln LLC
Address/Location:	2219 Lincoln St
Net Size of Property:	61,839 sq. ft. (1.41 acres)
Land Use:	Regional Activity Center (RAC)
Existing Zoning:	Dixie Highway Medium Intensity Multi-Family District (DH-2)
Present Use of Land:	Vacant

Gross Floor Area:	100,758 sq. ft.
Parking	152 spaces
Bicycle Parking:	34 spaces

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:	Dixie Highway Low Intensity Multi-Family District (DH-1)
South:	Dixie Highway Medium Intensity Multi-Family District (DH-2)
East:	Dixie Highway Medium Intensity Multi-Family District (DH-2)
West:	Dixie Highway Medium Intensity Multi-Family District (DH-2)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center, the subject site is surrounded by a mix of low to medium residential developments, commercial properties, and an educational facility. 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 owners to maximize the use of their property.* The intent of the Regional Activity Center land use designation is to *encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the area, encourages redevelopment of the area, and reduces blight within the Regional Activity Center.

Together the architectural elements create a design that is non-intrusive while establishing a strong design tone for the future development of the Regional Activity Center. Furthermore, the design uses landscaping to enhance the property and soften the transition between the building and its context. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape. The building meets all building and parking setbacks.

The project is consistent with the Comprehensive Plan based on the following Objectives:

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.*

Land Use Element – 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 3, geographically defined by the Dixie Highway to the east, I-95 to the west, Stirling Road to the north and Pembroke Road to the south. This area includes residential neighborhoods, the Regional Activity Center, and City Hall. The proposed request is consistent with City-Wide Master Plan based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 3.3: *Attract new commercial and light industrial/service uses that provide adequate buffering, through an overlay district.*

Policy 3.4: Encourage combining lots into larger parcels in the overlay district.

Policy 3.11: Encourage mixed-use overlay districts to include additional uses and increase heights, as well as, more intense office, commercial and mixed-use.

Policy 6.7: Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment

The City-Wide Master Plan identifies limited sidewalk space and pedestrian amenities currently plaguing the built environment. As proposed the development is providing for sidewalks along Oakwood Boulevard with additional areas for pedestrian activities within a plaza on the site.

The City-Wide Master Plan recognizes the need for mixed-use development along the corridors in this sub-area. The Regional Activity Center land use designation contemplates mixed use developments that reduce the reliance on the automobile to move between land uses.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood’s 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 building's design is modern and contemporary, incorporating architectural elements that align with the building’s mass and enhance the pedestrian experience. The building's façade is symmetrical using high-quality materials that balance the form and function. Wood slates give the building a natural look, and aluminum grills with leaf motifs show the development's artistic detail and texture. The development offers thoughtful design to its entryway and is cohesive with the neighborhood. The development has a dual frontage with entrances on both Lincoln and Johnson Street and a dedicated lobby and elevator for seamless access. The main entrance offers a breezeway to its entryway that is open to pedestrians. The U-shaped floor plan includes an open breezeway from Lincoln Street, creating a welcoming main entrance and, along with a central courtyard, natural air and light to flow through the property.

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 proposed design of the development contributes to the continuity and character of the streetscape. The project aligns with the adopted vision and guidelines of the zoning district. The architecture implements adequate landscaping focusing on natural and sustainable elements to establish a harmonious connection between the building and its surroundings.

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 building's proportions and geometries are consistent with the new zoning in this area, ensuring the project fits seamlessly into its context. The Applicant has worked with staff to design a proposal that is compliant with zoning regulations as it pertains to the FAR, height, setbacks, and landscape requirements. The development does not exceed height limitations as set forth in the Zoning and Land Development. The proposed scale and height are consistent with the vision of the Regional Activity Center and zoning district.

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 Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The landscaping plan integrates a variety of native and compatible plants to enhance the property's aesthetic and environmental sustainability. Some of the landscape features are ground-level landscaping that enhances curb appeal, a second-level Courtyard that provides landscape views to interior units, and a rooftop garden.

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. The Technical Advisory Committee has included comments that are to be considered at the time of permitting and conditions to be considered post approval to ensure the alignment of the Design and Site Plan requests with the overarching PD Ordinance.

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 (1)
- Attachment A: Application Package (2)
- Attachment A: Application Package (3)
- Attachment B: Land Use and Zoning Map
- Attachment C: Public Participation