

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

DATE: February 7, 2023 **FILE:** 22-DP-48

TO: Planning and Development Board

VIA: Andria Wingett, Assistant Director

FROM: Carmen Diaz, Planning Administrator

SUBJECT: Pinnacle 441 Phase 2, LLC requests Design and Site Plan for an eight-story residential development consisting of 100 residential unit development (Pinnacle 441 – Phase II)

REQUEST

Design and Site Plan for an eight-story residential development consisting of 100 residential units.

RECOMMENDATION

Design: Approval.

Site Plan: Approval, if Design is granted and with the following conditions.

- a. A Unity of Title or Unity of Control for Phase 1 and Phase 2, in a form acceptable to the City Attorney, be submitted prior to the issuance of 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).

REQUEST

The Applicant requests Design, and Site Plan an eight-story residential development consisting of 100 residential units, including one (1) live / work unit. The subject site is at located at 6028 Johnson Street, within Transit Oriented Corridor (TOC), west of the corner of Johnson Street and State Road 7.

The proposed development is Phase 2 of the Pinnacle development. Phase 1, on the corner of Johnson Street and State Road 7, consists of 113 residential units and approximately 8,300 square feet (sq. ft.) of office and commercial space, and was approved by the Planning and Development Board on October 12, 2021 (Resolution No 21-DP-15). Phase I is currently under construction. The existing mobile home park on the subject property will be demolished and a new site configuration is proposed which will integrate with the Phase 1 development.

As the subject property is the second phase of development, Staff recommends that a Unity of Title or Unity of Control for Phase 1 and Phase 2, in a form acceptable to the City Attorney, be submitted prior

to the issuance of 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).

The TOC Land Use designation encourages redevelopment or development of significant areas. 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. The subject property is located near a key intersection yet the existing mobile home development, a single use and vehicle-oriented community, does not exhibit characteristics representative of the vision for the TOC.

The proposed design and site plan is a significant contrast to the existing site conditions. The proposed building is oriented towards the Johnson Street and NW 61st Avenue frontages, mirroring the configuration of the Phase 1 development. The Johnson Street frontage is activated with pedestrian access to the lobby, connecting to the public sidewalk. Ground floor uses include the live/work unit, a lobby, and other residential amenities. Furthermore, the parking area is strategically located behind the building with access provided from both Johnson Street and through the Phase 1 development to State Road 7. An additional "exit only" lane is proposed to NW 61st Avenue. The parking features bike storage and dedicated ride-share spaces promoting a more urban form.

The proposed design introduces new and refreshing elements to the surrounding community. The contrasting material and design elements create visually appealing facades that have long been absent in this area and integrate seamlessly with the Phase 1 development. The use of glazing on the ground floor fronting Johnson Street and series of contrasting volumes and elements creates dynamic and visually appealing façades. This design will be a further catalyst for development in this area and propels this area in the direction that reinforces the urban environment as envisioned for the TOC. Furthermore, this design also uses landscaping to enhance urban form. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along Johnson Street and NW 61st Avenue.

The proposed plan meets all the regulations as required per the Zoning and Land Development Regulations (ZLDRs). The Applicant has worked carefully with Staff to ensure a design and site plan that is in line with the regulations and cohesive with the character of the surrounding area. Redevelopment of this site enhances the corridor, encourages additional redevelopment of the area, and provides as additional example for new development in the surrounding area.

Applicant: Pinnacle 441 Phase 2, LLC
Address/Location: 6028 Johnson Street
Gross Area of Property: 72,596 sq. ft. (1.66 acres)
Land Use: Transit Oriented Corridor (TOC)
Zoning: Central Johnson Street Mixed Use District (C-JS)
Existing Use of Land: Residential - Mobile Home Park

ADJACENT LAND USE

North: Transit Oriented Corridor (TOC)
South: Transit Oriented Corridor (TOC)
East: Transit Oriented Corridor (TOC)
West: Transit Oriented Corridor (TOC)

ADJACENT ZONING

North: Central Johnson Street Mixed Use District (C-JS)
South: Central Mixed-Use District (C-MU)
East: Central Johnson Street Mixed Use District (C-JS)
West: Central Johnson Street Mixed Use District (C-JS)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transit Oriented Corridor, the project site is surrounded by a mix of uses. Phase 1 of the Pinnacle mixed use development is under construction to the east, whilst to the north and west along Johnson Street, uses are predominantly commercial. Residential uses exist to the south and along Lincoln Street to the west. 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 landowners to maximize the use of their property. Redevelopment of this site will increase the availability of higher density residential uses and expand the mixture of uses in the area, serving the adjacent community as well as the region.

Policy 2.2.11: *Promote the development of US 441/SR 7 as a major transit corridor.*

Policy 3.1.4: *Promote land assembly along the US 441/SR 7 Corridor to create larger development parcels for economic sustainability to offset the physical and economic loss from Florida Department of Transportation right-of-way acquisition.*

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 of Hollywood recognizes State Road 7 as a major transportation corridor and one which is crucial to the success of the western portion of the City. Being established as the first sub-area in the Plan, it is clear the City and its residents are committed to the revitalization of this corridor. The proposed development is consistent with the following principles and policies for Sub-Area 1:

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

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

Policy 1.1: *Place a priority on the US 441/SR 7 Corridor for redevelopment opportunities, influence FDOT on design of the highway, and create innovative zoning to implement future plans.*

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 proposed development offers a design that can be seen as a positive addition to the surrounding area. This design will help to be a catalyst for ongoing and future redevelopment in this area and propels this area in the direction that reinforces the urban environment as envisioned for the TOC. The development is seamlessly connected to the public realm, which enhances the pedestrian experience and connectivity.

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 architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the surrounding area. Architectural elements of the design are compatible with the Phase 1 development to the east and introduce new and refreshing elements with the surrounding area.

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 proposed building is proportionate in scale and massing with the adjacent structures, including the Phase 1 development under construction to the east. The design includes architectural details that elevate and introduces new and compatible elements into the surrounding area.

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 proposed landscape helps articulate the property and enhance the design of the proposed building.

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 December 20th, 2022. Therefore, Staff recommends approval if Design is granted.

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