

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

DATE: April 17, 2024 **FILE: 22-DP-44**

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Reginald White, Planning Administrator

SUBJECT: Design and Site Plan for a new 8-unit residential development located at 5824 Taft Street.

REQUEST:

Design and Site Plan Review for an 8-unit residential development (5824 Townhomes).

RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if the Design is granted.

BACKGROUND

The subject property is within the State Road 7 Medium Density Multiple Family (SR-7 RM-18) zoning district and has a land use designation of 'Transit Oriented Corridor' (TOC). The property is approximately 0.67 acres in area and fronts the south side of Taft Street.

The proposed townhouse development contains 8 units across two townhouse blocks, at approximately 23' in height, with a gross floor area of 10,587 square feet.

Entry to the development is provided on Taft Street through use of a two-way drive. Bike racks are incorporated into the project to encourage multi-modal transport by residents and visitors. Lastly, EV charging stations are installed in each garage.

Architectural elements of the building are contemporary in nature, including a façade mixed with a variety of finishes and materials. The townhomes articulate by creating depth, rhythmic positioning of windows and doors, and various other visual interests. The design includes the use of glass, wood, stone, and stucco. Units include an array of poches and terraces. The landscape plan incorporates a variety of native materials.

REQUEST

The Applicant has worked with Staff and has complied with the requests of the Technical Advisory Committee to ensure that all applicable regulations are met. Accordingly, The Applicant requests Design and Site Plan approval from the Planning and Development Board for the 8-unit residential development. The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center. Development of this site enhances the neighborhood, encourages alternative modes of transportation, and provides gentle intensification in an area where it is anticipated by the City's policy framework.

SITE Information

Owner/Applicant:	JASI Service Inc.
Address/Location:	5824 Taft Street
Net Size of Property:	30,000 square feet (0.69 acres)
Land Use:	Transit Oriented Corridor (TOC)
Zoning:	State Road 7 Medium Density Multiple Family (SR 7 RM-18)
Present Use of Land:	Residential
Year Built:	1950
Gross Floor Area:	10,587 sq. ft.
Average Unit Size:	750 sq. ft.
Parking:	18 Spaces
Bicycle Parking	2 Bicycle Hooks

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:	State Road 7 Medium Density Multiple Family (SR7 RM-18)
South:	State Road 7 Medium Density Multiple Family (SR7 RM-18)
East:	State Road 7 Medium Density Multiple Family (SR7 RM-18)
West:	State Road 7 Medium Density Multiple Family (SR7 RM-18)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Transit Oriented Corridor (TOC) was adopted into the Future Land Use Map in 2010, the City's Comprehensive Plan provides that *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.* This form of land use is

characterized by mixed-use neighborhoods or projects, within a quarter-mile walking distance of a transit stop, premium transit or bus transfer stations.

Located within the Transit Oriented Corridor (TOC) the subject site is surrounded by mixed density and typology residential uses. 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*. The intent of the TOC designation is to *facilitate a balanced and interconnected mix of land uses, encourages mass transit and non-motorized transportation, reduces the need for automobile travel, provides incentives for quality development, and gives definition to the urban form*. Development of this site enhances the neighborhood, encourages redevelopment of an underutilized parcel, and provides a development consistent with uses already within the TOC. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination. (see Comprehensive Plan, page LU-76).*

Objective 6: *Encourage multi-use areas and mixed-use concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development (see Comprehensive Plan, page LU-78).*

The proposed development consists of intensifying an existing low density residential underutilized parcel located within the Washington Park neighborhood in the western portion of the city. Objective 5 of Comprehensive Plan provides for appropriate infill redevelopment through the use of improved architectural and streetscape standards. The proposal provides a contemporary architectural design with different materials implemented to articulate the buildings side façade to appropriately face Taft Street. The proposal also includes enhanced landscape along Taft Street including a paved sidewalk.

Objective 6 provides for mixed use concentrations of density near existing or planned employment centers and transportation routes. Policy 6.3 provides that standards for different intensities of land uses and residential densities are desirable. The proposed development provides an increase in density from 1 dwelling on the 0.69-acre parcel to 8 units with a density of 12 units per acre.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is in Sub-Area 1, geographically defined by 56th Avenue to the east (including the portion of Washington Park that extends to 52nd Avenue), the Dania Cut-Off Canal to the north, Florida's Turnpike to the west and Pembroke Road to the south. This area includes residential neighborhoods of Beverly Park, Lawn Acres and Washington Park as well as the undefined residential area east and west of US 441/SR 7 north of Hollywood Boulevard. The proposed request is consistent with the City-Wide Master Plan based upon the following economic development, geographic, land use, zoning considerations:

Guiding Principle: *Promote the highest and best use of land in each sector of the city without compromising the goals of the surrounding community (see Comprehensive Plan, pg. LU-2)*

Policy CW.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, pg. 141).*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, pg. 142).*

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 proposed development offers a design that can be seen as a positive example of the vision for the Transit-Oriented Corridor District. The design is contemporary, incorporating simple rectilinear lines and intentional framing, moving away from symmetry and creating varying volumetric facade elements. Materials used include concrete, stucco, large aluminum-framed glazing, and stone and wood veneers. The building consists of varying parapet heights. Pedestrian connectivity is provided through the engagement of the useable front yard garden and a distinct pedestrian entry.

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 does not include architectural features/styles that are insensitive nor incompatible with adjacent structures. Currently, the existing structures in the neighborhood contain design elements that are aged. Thus, the proposed townhomes can potentially influence a class of infill development within the 441 Corridor that is unique and in keeping with the Comprehensive Plan's objective of improved architectural standards.

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 Applicant has worked with Staff to design a proposal that is compliant with zoning regulations and landscape requirements. The proposed scale and height are consistent with the vision of the Transit Oriented Corridor 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 proposed landscape helps articulate the property and enhance the design of the proposed building. The landscape plan incorporates an array of native trees, palms, and shrubs.

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 March 6, 2023; Therefore, Staff recommends approval.

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 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
Attachment C:	Public Participation and supporting documents