

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

DATE: November 10, 2025 **FILE:** 23-DPV-72

TO: Planning and Development Board

VIA: Anand Balram, Assistant Director/Chief Planner

FROM: Adrian Carrillo, Principal Planner/Supervisor - Zoning

SUBJECT: Great Partners Investment LLC requests Design and Site Plan for a 7-story residential development consisting of 29 residential units; and a Variance to Section 4.23 of the Zoning and Land Development Regulations to permit a walkway to encroach within 0 feet of a side lot line (2032 Jefferson Street)

REQUEST

Design and Site Plan for a 7-story residential development consisting of 29 residential units; and a Variance to Section 4.23 of the Zoning and Land Development Regulations to permit an encroachment in the required setback from the side lot line for a property in the DH-3 zoning district within the Regional Activity Center.

RECOMMENDATION

Variance 1: To be determined by the Board.

Design: Approval, if Variance is granted.

Site Plan: Approval, if the Variance and Design are granted.

BACKGROUND

There is currently a 1 story, three-unit structure that was originally constructed in 1960, per the Broward County Property Appraiser. The City of Hollywood has not received any permit applications for demolition. The property has no open violations at this time.

REQUEST

The applicant is requesting a variance to section 4.23(B)(6) of the Zoning and Land Development Regulations to permit a pedestrian walkway within 0' feet of the side lot line, whereas the ZLDR requires a 3-foot setback from the side lot line.

The Site Plan requests pertain to a 7 story, 29-unit residential development at 2032 Jefferson Street and a Variance to Section 4.23 of the Zoning and Land Development Regulations to permit a side lot line setback encroachment for a walkway. The site is zoned Dixie Highway Multi-Family District (DH-3) and

has a land use designation of Regional Activity Center (RAC). The property is approximately 0.25 acres in area.

The proposed 7-story residential development, at approximately 86 feet in height, and is comprised of thirteen (13) one-bedroom units, thirteen (13) two-bedroom units, and three (3) three-bedroom units. 48 parking spaces are proposed on the first floor and second floor and the proposal includes sixteen mechanical lifts that will be assigned to the 2 or 3 bedroom units, 3 guest spaces, with vehicular ingress and egress to Jefferson Street. There will be no vehicular access to the alley in the rear. Pedestrian access to the proposed development will be directly from Johnson Street. An outdoor terrace is located on the fourth floor.

The design request is supported by contemporary, proposing a series of contrasting volumes consisting of a neutral paint palette, supported by multiple materials and finishes, such as stucco, porcelain tile wood siding, and glass balcony railings. Window sizes are varied, including large floor-to-ceiling glazing on the south façade facing the street. Parking is located at grade and on the second floor, and is screened, while the design also uses landscaping to enhance and frame the property.

PROJECT DATA

Owner/Applicant:	Great Partners Investment LLC.
Address/Location:	2032 Jefferson Street
Net Area of Property:	10,906 sq. ft. (0.25 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Dixie Highway High Intensity Mixed-Use District (DH-3)
Existing Use of Land:	Multi-Family Residential
Year Built:	1960 (Broward County Property Appraiser)
Gross Floor Area:	31,911 sq. ft.
Bicycle Parking:	27 bicycle spaces
Parking:	48 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 High Intensity Mixed-Use District (DH-3)
South:	Dixie Highway High Intensity Mixed-Use District (DH-3)
East:	Dixie Highway High Intensity Mixed-Use District (DH-3)
West:	Dixie Highway High Intensity Mixed-Use District (DH-3)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded primarily by single-family and multi-family residential properties. 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 to automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 1: *To ensure the provision of sufficient housing, the City, through revision its regulations, shall offer incentives to residential development for all income levels. The City shall also provide technical and financial assistance to those agencies working toward the provision of new housing and rehabilitation housing units to meet the housing needs of the City's existing and projected population*

Policy 1.8: Within the Regional Activity Center (RAC), encourage additional housing for various income levels.

Objective 2: *To preserve and upgrade the City's existing housing stock through the continuation of existing housing and neighborhood preservation programs and the formulation of new programs as they are found to be necessary.*

Policy 2.6: Provide programs and incentives for infill development of single-family lots. (CWMP Policy CW.90)

Objective 6: *Encourage multi-use areas and mixed uses 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.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

VARIANCE 1: **Variance to Section 4.23(B)(6) of the ZLDR to reduce the required setback for a concrete walkway to side property lines from 3' to 0'.**

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The requested variance seeks to reduce the setback area for a concrete walkway from 3' to 0' will maintain the basic intent and purpose of the zoning regulations and will not negatively impact the appearance of the City. The DH-3 zoning regulations allow structures to be placed at zero setback at the side of an interior lot. The applicant is proposing placement of the structure back 3.5 feet from the lot line and is providing an open landscape area. The applicant is providing more area for drainage than the code requires and is providing a building setback area more compatible with the surrounding area. The intent of the regulation is upheld and improved through the variance request.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The requested variances are compatible with the surrounding land uses and will not be detrimental to the community. The property is located within a primarily multi-family medium intensity neighborhood with existing adjacent residential uses, further west and east are commercial, and nonresidential uses with varying setbacks and building orientations. Blocks to the north and west, within the same zoning district, contain multiple sites with structures placed at zero setback along the side lot line. The current proposal is providing a building setback of 3.5 foot. The request pertains only to the placement of a walkway within the side yard setback to be used as footing for pedestrian exit. Other sites provide similar 3 to 5 foot setback areas for buildings. The proposed variances do not introduce a condition that is incompatible with the existing area, nor does it introduce a condition that will be visually deleterious.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from

time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS:

The requested variance will facilitate the intensifying of residential land uses where the Comprehensive Plan and ZLDRs anticipate growth. This use is consistent with the permitted uses of the Regional Activity Center. Policy 2.6 of Objective 2 of the Housing Element within the Comprehensive plan speaks to the intent of the City facilitating infill development of single family lots.

Furthermore, the request is consistent with the following goals, objectives and policies of the City's Comprehensive Plan and the City-Wide Master Plan (CWMP):

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 CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

FINDING:

Consistent.

CRITERIA 4:

That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS:

The variance results from a life-safety requirement to provide an emergency exit walkway, which was not accommodated within the existing building footprint to promote a better design condition. T

While the east side setback variance can be avoided the resulting condition would be arguably worse from a planning perspective. Therefore, staff finds that the request is not malicious or deleterious in nature and may be considered under the specific circumstances of this property

FINDING:

Inconclusive.

CRITERIA 5:

That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING:

Not applicable.

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. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The design is contemporary, consisting of articulation and a neutral color palette, large windows and ample glazing on the building corner, and creating dynamic and visually appealing facades. The different materials emphasize the geometric language. The building faces Jefferson Street and provides pedestrian access giving definition to the urban form. The terraces located on floors three (3) through (6) provide for wood tones and greenery which complement the building's overall aesthetic while providing needed amenity areas for residents.

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The relationship between existing architectural styles 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. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: With varying architectural styles and finish materials found throughout the surrounding community, the proposed development exhibits proportionate architectural features and styles that are sensitive and compatible to the surrounding neighborhood. The Applicant has introduced a contemporary and subtle design with partially inset balconies to support a non-intrusive form of intensification. Additionally, the proposed 7-story building is setback 15' from the front property line (where 15' is required), and is set back 3.5 feet from the side property lines (where 0' is allowed). While the code allows 0 foot setbacks to the side property line, the applicant has decided to create a form that is more compatible with the current state of the adjacent properties by providing a landscape setback and less intrusive placement of the structure.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass 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. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The project is compliant with zoning regulations as it pertains to FAR, height, setbacks, and landscape requirements. The proposed scale and height are consistent with the vision of the Regional Activity Center and zoning district. The structure is consistent with the existing community as it relates to setbacks and landscape requirements. The current surrounding community consists of single-family and multi-family residential structures that contain 3 to 5 foot setback areas, and commercial structures that have varying setbacks from 5 to 0 feet. The structure and form is consistent with the zoning code as it relates to FAR and height. The current surrounding community contains structures ranging from 1 to 3 stories. However, the code allows structures up to 10 stories or 140 feet in height.

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 Architect 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 buildings.

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. 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 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
ATTACHMENT B:	Land Use and Zoning Map
ATTACHMENT C:	Public Participation Meeting