

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

**DATE:** September 12, 2023 **FILE: 22-DP-42**

**TO:** Planning and Development Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Cameron Palmer AICP, Principal Planner

**SUBJECT:** MMVJ Land LLC requests Design and Site Plan approval for a 49-unit residential development.

**REQUEST:**

Design and Site Plan approval for a 49-unit residential development located at 2005-2011 Jackson Street.

**RECOMMENDATION:**

Design: Approval.

Site Plan: Approval, if the Design is granted.

**REQUEST**

The Applicant requests Design and Site Plan approval for a 49-unit residential development. The subject property is zoned 'Parkside High Intensity Mixed Use District' (PS-3) and has a land use designation of 'Regional Activity Center' (RAC). The property is approximately 0.36 acres in area with frontage along the north side of Jackson Street.

The proposed 7-story residential development, at approximately 77' in height, is comprised of 49 units – 5 of which are townhouse units with walk-up access from Jackson Street. The proposal provides 2,143 square feet of private amenity space and 4,968 square feet (24% of the site) of open landscaped areas. The development includes 62 vehicular parking spaces and 4 bike racks within an attached and enclosed parking structure to the north of the property.

The development includes the creation of two new vehicular access points located along South 20<sup>th</sup> Avenue and the parking garage ramp along Jackson Street. The residential lobby is located towards the south of the property along the Jackson Street frontage.

The Architectural design includes elements of modern and contemporary design implementing a façade which uses a variety of finishes and materials, and large balconies. The building achieves articulation by creating depth employing an rooftop eyebrow with undulating facades in various portions of the building. The design includes the use of various materials including glass, metal screening, and stucco. Balconies are comprised of piped guard railings. The landscape plan incorporates a variety of native materials and walk-up gardens.

The Applicant has worked with Staff to ensure that all applicable regulations are met. The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center. Staff recommends approval of the proposed redevelopment, as the development enhances the neighborhood, is of appropriate scale and massing, and is in conformity with the objectives of the Comprehensive Plan.

#### **SITE DATA**

<b>Owner/Applicant:</b>	MMVJ Land LLC.
<b>Address/Location:</b>	2005-2007, 2011 Jackson Street
<b>Net Size of Property:</b>	20,845 square feet (0.48 acres)
<b>Land Use:</b>	Regional Activity Center (RAC)
<b>Zoning:</b>	Parkside High Intensity Mixed Use District (PS-3)
<b>Present Use of Land:</b>	Residential
<b>Year Built:</b>	1946 (Broward County Property Appraiser)

#### **ADJACENT LAND USE**

<b>North:</b>	Regional Activity Center (RAC)
<b>South:</b>	Regional Activity Center (RAC)
<b>East:</b>	Regional Activity Center (RAC)
<b>West:</b>	Regional Activity Center (RAC)

#### **ADJACENT ZONING**

<b>North:</b>	Parkside High Intensity Mixed Use District (PS-3)
<b>South:</b>	Parkside High Intensity Mixed Use District (PS-3)
<b>East:</b>	Parkside High Intensity Mixed Use District (PS-3)
<b>West:</b>	Dixie Highway Medium Intensity Mixed Use District (DH-3)

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

Located within the Regional Activity Center the subject site is surrounded primarily by multi-family residential properties, including high density residential development to the east towards Dixie Highway. 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.*

Further, the intent of the 'Regional Activity Center' (RAC) 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 4:** *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

**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.*

### **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The project is located Sub-Area 2, East Hollywood, is geographically defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north and Pembroke Road to the south. This area includes the residential neighborhood of the Lakes, West Lake and the ill-defined residential areas between Federal and Dixie Highways. 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 CW.15:** *Place a priority on protecting, preserving, and enhancing residential neighborhoods.*

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

### **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 Regional Activity Center. The contemporary design is represented by a series of contrasting volumes and geometry, architectural features enhancing the façade. Design elements include large inset balconies and windows, concrete finishes, and a defined upper brow that adds character

and interest to the facade. Pedestrian connectivity is provided from the lobby entrance and walk-up townhouse units to the sidewalk.

**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 neighborhood. The development abuts other multi-story properties and appropriately matches the intensity and scale of existing buildings within the area. The architectural styles of the surrounding community vary and the proposed design is distinct in creating a prominent building on the street corner while matching the subtle muted language of the surrounding properties. The design is not intrusive and introduces an enhancement to the community without dominating the architectural landscape.

**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 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 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. Lastly, the project contains walk-up gardens, which expand the green areas of some residents.

**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 20, 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