

**From:** [ekooser@aol.com](mailto:ekooser@aol.com)  
**To:** [Tasheema Lewis](#)  
**Subject:** Re: [EXT]Fw: Failure Notice  
**Date:** Wednesday, April 24, 2024 12:31:39 PM

---

You don't often get email from [ekooser@aol.com](mailto:ekooser@aol.com). [Learn why this is important](#)

Begin forwarded message:

On Thursday, March 28, 2024, 11:46 AM, [ekooser@aol.com](mailto:ekooser@aol.com) <[ekooser@aol.com](mailto:ekooser@aol.com)> wrote:

For the record.

I am requesting permission to intervene on my behalf as the resident whose property (1924 Pierce St.) abuts the west property line of the proposed project 20-DP-23 (1920 Pierce St.), at such time and place as there is a quasi judicial hearing before the Commission.

I also request to be informed directly as to the date, time and location of such hearing.

Thank you,  
Margaret Elaine Kooser  
1924 Pierce Street  
Hollywood, Fl. 33020

[Sent from the all new AOL app for iOS](#)

Margaret Elaine Kooser

On Wednesday, April 24, 2024, 12:17 PM, Tasheema Lewis <[TLEWIS@hollywoodfl.org](mailto:TLEWIS@hollywoodfl.org)> wrote:

Good morning Maragret,

Your email did not contain any attachments.

Thank you,

**Tasheema Lewis, MPA**  
Associate Planner  
City of Hollywood, Florida  
Division of Planning and Urban Design  
Department of Development Services  
Office: 954-921-3471, Ext. 6628

---

**From:** ekooser@aol.com <ekooser@aol.com>  
**Sent:** Tuesday, April 23, 2024 6:15 PM  
**To:** Tasheema Lewis <TLEWIS@hollywoodfl.org>  
**Subject:** [EXT]Fw: Failure Notice

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Margaret Elaine Kooser

Begin forwarded message:

On Tuesday, April 23, 2024, 4:48 PM, [MAILER-DAEMON@aol.com](mailto:MAILER-DAEMON@aol.com) <[MAILER-DAEMON@aol.com](mailto:MAILER-DAEMON@aol.com)> wrote:

Sorry, we were unable to deliver your message to the following address.

<[tlewis@hollywooffl.org](mailto:tlewis@hollywooffl.org)>:

No mx record found for domain=hollywooffl.org

----- Forwarded message -----

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Begin forwarded message:

On Thursday, March 28, 2024, 11:46 AM, [ekooser@aol.com](mailto:ekooser@aol.com) <[ekooser@aol.com](mailto:ekooser@aol.com)> wrote:

For the record.

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I also request to be informed directly as to the date, time and location of such hearing.

Thank you,  
Margaret Elaine Kooser  
1924 Pierce Street

Hollywood, FL 33020

[Sent from the all new AOL app for iOS](#)

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***Tasheema Lewis***

Associate Planner

City of Hollywood

The Division of Planning and Urban Design

2600 Hollywood Blvd

P.O. Box 229045

Hollywood, FL 33020

Office: 954-921-3471 ext 6628

E-mail: [TLEWIS@hollywoodfl.org](mailto:TLEWIS@hollywoodfl.org)



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**From:** [Anand Balram](#)  
**To:** [ekooser@aol.com](mailto:ekooser@aol.com)  
**Cc:** [Patricia Cerny](#); [Douglas Gonzales](#); [George R. Keller JR CPPT](#); [Andria Wingett](#); [Deena Gray](#); [Cameron Palmer](#)  
**Subject:** RE: [EXT]1914-1920 Pierce Street, 23-DP-20, Commission's Review of Planning and Development Board Decision of March 12th, 2024  
**Date:** Monday, May 20, 2024 8:04:00 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Good morning, Ms. Kooser,

I am writing to confirm receipt of your argument and supporting materials for your intervener status at the CRR Hearing scheduled for June 5th.

Kind regards,

**Anand Balram MCIP, BES, MEDI**  
Planning Manager  
Division of Planning and Urban Design  
Department of Development Services



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**From:** [ekooser@aol.com](mailto:ekooser@aol.com) <[ekooser@aol.com](mailto:ekooser@aol.com)>  
**Sent:** Friday, May 17, 2024 2:50 PM  
**To:** Mayor-Commissioners <[Mayor-Commissioners@hollywoodfl.org](mailto:Mayor-Commissioners@hollywoodfl.org)>; Josh Levy <[JLEVY@hollywoodfl.org](mailto:JLEVY@hollywoodfl.org)>; Linda Hill Anderson <[LANDERSON@hollywoodfl.org](mailto:LANDERSON@hollywoodfl.org)>; Caryl Shuham <[CSHUHAM@hollywoodfl.org](mailto:CSHUHAM@hollywoodfl.org)>; Adam Gruber <[AGRUBER@hollywoodfl.org](mailto:AGRUBER@hollywoodfl.org)>; Traci Callari <[TCALLARI@hollywoodfl.org](mailto:TCALLARI@hollywoodfl.org)>; Kevin Biederman <[KBIEDERMAN@hollywoodfl.org](mailto:KBIEDERMAN@hollywoodfl.org)>; Idelma Quintana <[IQUINTANA@hollywoodfl.org](mailto:IQUINTANA@hollywoodfl.org)>  
**Cc:** Patricia Cerny <[PCERNY@hollywoodfl.org](mailto:PCERNY@hollywoodfl.org)>; Douglas Gonzales <[DGONZALES@hollywoodfl.org](mailto:DGONZALES@hollywoodfl.org)>; George R. Keller JR CPPT <[GKELLER@hollywoodfl.org](mailto:GKELLER@hollywoodfl.org)>; Andria Wingett <[AWingett@hollywoodfl.org](mailto:AWingett@hollywoodfl.org)>; Anand Balram <[ABALRAM@hollywoodfl.org](mailto:ABALRAM@hollywoodfl.org)>  
**Subject:** [EXT]1914-1920 Pierce Street, 23-DP-20, Commission's Review of Planning and Development Board Decision of March 12th, 2024

Mayor and Commissioners,

The purpose of this email is to comply with the submission requirements to intervene in the Commission Request for Review of the Planning and Development Board's approval of the referenced project. Thank you for initiating this review, tentatively scheduled for the June 5th City Commission agenda.

This review, according to City Code 5.6 City Commission Request for Review of a Board Decision (CRR), is for the purpose of determining **1)** whether or not the project is in an area which, due to the characteristics of the project and the surrounding area, requires a review by the City Commissioners, in order to ensure that development standards and criteria have been met, and **2)** to ensure that the area surrounding the development is protected from the impacts of the development.

As a homeowner whose property shares a property line with the project, I am intervening on my own behalf and submitting the following attachments in support of my position that **1)** the applicant has not satisfied the development standards and criteria, and **2)** that my home is not protected by the impacts of the development.

Respectfully,

Margaret Elaine Kooser  
1924 Pierce Street

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## **Attachment A – Section 5.6 Development Review Process**

### **§ 5.6. City Commission Request for Review of a Board Decision (CRR).**

A. If an application for a development permit is approved or denied by a Board appointed by the City Commission, the City Commission may initiate a CRR to set a hearing to review the application if it is found that the project is in an area which, due to characteristics of the project and the surrounding area, requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. The process for a CRR is initiated in one of the following ways: (1) if three or more City Commissioners request a review during City Commission comments at a City Commission meeting, which is within 17 days of the Board's action, then a de novo hearing shall be set in accordance with subsection 5.6B. below; or (2) if three or more City Commissioners file a request for review in writing with the City Clerk within 17 days of the Board's action, then a de novo hearing shall be set in accordance with subsection 5.6B. below.



**For Compass Florida, LLC. - 03/21/2024**  
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## What's special

### ROOFTOP POOL

Pre Construction Opportunity in Hollywood.  
Spacious 2 bedrooms plus DEN (easily converted into 3 bedrooms). Modern boutique building with a rooftop pool and covered parking included. Walking distance to Young Circle and entertainment. Close to the beach, shopping mall and FL Airport. Delivery estimated for 2026. Daily and long rentals allowed for flexible use. The units are currently being sold at pre-construction featuring 1, 2 & 3 bedrooms plus DEN . Contact for information and availability.

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## **Attachment D – Section 2.1 Hardship Definition**

### **§ 2.1. General Rules of Construction.**

For the purpose of these Zoning and Land Development Regulations, certain terms used herein are herewith defined. The following general rules of construction shall apply to the regulations of this Code:

.....

**HARDSHIP.** A condition adversely affecting the use of property, not created by the property owner, and beyond the reasonable control of the property owner.

# Attachment E

## Section 4.6 Scale, Massing & Articulation

### **§ 4.6 REGIONAL ACTIVITY CENTER, DOWNTOWN AND BEACH COMMUNITY REDEVELOPMENT, AND TRANSIT ORIENTED CORRIDOR DISTRICTS.**

Hollywood, FL City of Hollywood Zoning and Land Development Regulations

...Ensure all new construction is similar in scale, **massing** and articulation to its historic context; e. Create development along the corridors, including residential uses and local, regional and tourist-oriented businesses, in a manner that is similar in scale, **massing** and articulation with the existing historic character and existing tourist-oriented businesses and facilities; f.

...(a) Building facades shall incorporate breaks in the horizontal and vertical wall plane to provide articulation and reduce visual **mass**. (b) Blank walls visible from adjacent streets, public areas or adjacent buildings shall not be permitted and shall incorporate facade articulation. A portion of the facade proportionate to the building **massing** may be permitted.

#### **1. § 4.22 SUPPLEMENTAL USE REGULATIONS.**

Hollywood, FL City of Hollywood Zoning and Land Development Regulations

...Buildings shall be designed in a contextual manner which responds to the character of its surrounding areas; and incorporate **massing** articulation, ground floor active uses, transparency, pedestrian connectivity, screening, and buffering, where appropriate. 3. Individual storage units shall not be accessible from the public right-of-way.

#### **2. § 7.1. GENERAL PROVISIONS.**

Hollywood, FL City of Hollywood Zoning and Land Development Regulations

...The use of mechanical parking lifts or similar mechanical systems shall only be permitted within parking garages and on at-grade parking lots located under a building; and shall not increase the overall building **massing**; 2. All portions of parking lifts and automobiles stationed on such lifts shall be fully screened from public view.

## **Attachment F – 7.1 General Provisions, Mechanical Parking**

### **§ 7.1. General Provisions.**

.....

I. Vertical and horizontal tandem parking. Vertical and horizontal tandem parking, including the use of mechanical parking lifts or similar mechanical systems, may be permitted with the following conditions:

1. The use of mechanical parking lifts or similar mechanical systems shall only be permitted within parking garages and on at-grade parking lots located under a building; and shall not increase the overall building massing;

2. All portions of parking lifts and automobiles stationed on such lifts shall be fully screened from public view;

3. The garage shall be fully operated by valet services at all times; and

4. Buildings with 10 units or less may be exempt from provision c. of this section, provided the tandem space (vertical or horizontal) is assigned to- and for the sole use of a single unit; not to include required guest spaces; and a covenant running with the land holds the City harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, 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).

5. Primarily residential buildings with less than 50 lifts may be exempt from provision 3 of this section, provided the vertical tandem space is assigned to and for the sole use of a single unit, not including required guest spaces, and a covenant running with the land that holds the city harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of permits and recorded in the Public Records of Broward County by the city prior to the issuance of a certificate of occupancy or certificate of completion.

(Ord. O-94-24, passed 7-6-94; Am. Ord. O-2000-25, passed 6-7-00; Am. Ord. O-2006-17, passed 5-17-06; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2016-22, passed 10-19-16; Am. Ord. O-2013-23, passed 12-6- 17; Am. Ord. O-2019-05, passed 3-20-19)

# **Attachment G**

## **Section 7.4 Payment in Lieu of Parking**

### **§ 7.4. Parking Payment in Lieu of Providing Parking Program.**

A. Where there is inadequate area available on-site, or within 700 ft. of the site in areas set forth in division (B) below, the parking requirement for a given Use may be fulfilled by payment of a fee, as provided herein. However, in no instance shall the substitution of the fee result in a new residential development which provides less than one parking space per unit or hotel development which provides 0.5 space per hotel unit.

B. Properties within the following areas eligible to participate in this program: The Community Redevelopment Area, the Broadwalk on the east, Georgia St. on the south, the Intracoastal on the west and Simms St. on the North.

# **Attachment H**

## **Section 7.5 Valet Parking Regulations**

### **§ 7.5. Valet Parking Regulations.**

Required parking for charter, tour, or sightseeing boats, or for a restaurant that exceeds 200 seats, may use the Valet Parking Lot and/or Garage regulations subject to the following regulations:

1. The perimeter setback and perimeter landscape requirements listed in Article 7 and 9 shall not be reduced, and shall at a minimum include a decorative perimeter wall and/or landscape buffer sufficient to screen vehicles from view. A variance to reduce these requirements is not permitted.

2. The Director shall determine the amount of landscaping, if any, that is required in the interior of the lot. The Director shall base this decision on the height, quality and quantity of landscaping in the perimeter of the site and drainage recommendations from the City Engineer. The amount of perimeter landscaping shall be increased for every square foot of landscaping that is reduced in the interior of the lot.

(Ord. O-97-28, passed 6-25-97; Am. Ord. O-2004-05, passed 1-21-2004; Am. Ord. O-2011-14, passed 5-4-11)

# Attachment I

## Webster's Definition of Nuisances, Obnoxious

A nuisance occurs when a landowner engages in an activity that significantly interferes with the use or enjoyment of another's property, or that affects the health, safety, welfare or comfort of the public at large. A nuisance that violates an individual's right to quiet enjoyment of his or her land is referred to as a private nuisance, while a nuisance that affects the health and safety of more than one person is known as a public nuisance. Nuisance actions are instituted for a number of reasons, such as the desire to eliminate an unpleasant smell, sound, or other hazard that disturbs the lives of surrounding property owners. Nuisance refers to any activity or thing that harms the health, safety, comfort, convenience, or enjoyment of a person's life. Let's explore the two main types of nuisance:

1. Private Nuisance: This type of nuisance affects individuals or small groups of people. It involves activities or conditions that cause annoyance, inconvenience, or harm to specific individuals. Examples include loud music, excessive smoke, strong odors, and light pollution. Private nuisances typically impact a limited number of people.

2. Public Nuisance: Public nuisances affect an entire community. These activities or conditions can disrupt the well-being of a larger group of people. Examples of public nuisances include pollution, noise, and unsanitary conditions. Public nuisances have the potential to impact many lives and require collective attention and resolution.

# ATTACHMENT I

Planning and Development & Historic Preservation  
Board Staff Report and Back Up



**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION**

**DATE:** July 19, 2016

**FILE:** 14-TZ-75

**TO:** Joint Historic Preservation Board and Planning and Development Board/Local Planning Agency; and  
Planning and Development Board/Local Planning Agency

**FROM:** Leslie A. Del Monte, Planning Manager

**SUBJECT:** The City of Hollywood requests a Text Amendment to the Zoning and Land Development Regulations; to create new Regional Activity Center (RAC) Districts and Subdistricts (established permitted uses, development regulations, development standards, and applicable definitions); to define new uses, establish development and parking standards for such uses (City-wide); and further, to rezone certain properties within the Regional Activity Center (RAC), Downtown Community Redevelopment Agency (DCRA), Lakes Area Historic Multiple Resource Listing District, and the Historic Hollywood Business District.

**REQUEST:**

Text Amendment to the Zoning and Land Development Regulations; to create new Regional Activity Center (RAC) Districts and Subdistricts (established permitted uses, development regulations, development standards, and applicable definitions); to define new uses, establish development and parking standards for such uses (City-wide); and further, to rezone certain properties within the Regional Activity Center (RAC), Downtown Community Redevelopment Agency (DCRA), Lakes Area Historic Multiple Resource Listing District, and the Historic Hollywood Business District.

**RECOMMENDATION:**

Joint Historic Preservation Board and Planning and Development Board/Local Planning Agency:  
Forward a **recommendation** of Approval to the City Commission for all proposed changes within- and associated with the Lakes Area Historic Multiple Resource Listing District and the Historic Hollywood Business District (Attachment F).

Planning and Development Board/Local Planning Agency:  
Forward a **recommendation** of Approval to the City Commission for all proposed changes *not* within- or associated with the Historic Districts; and with the condition the DH-1 - Dixie Highway Low Intensity Multi-Family District (generally located North of Johnson Street between 22<sup>nd</sup> and 24<sup>th</sup> Avenue) be excluded from this request, to be considered at a later time.

**BACKGROUND**

In 1990, the City of Hollywood amended the City's Comprehensive Plan to adopt the Regional Activity Center (RAC) Land Use designation; becoming the first municipality to be granted this approval by Broward County. As stated by the City's Comprehensive Plan, the *Regional Activity Center Land Use designation encourages 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.*

In 2005, after an inventory of development capacities and Census data was conducted and in accordance with the City-Wide Master Plan (CWMP), the boundary of the Regional Activity Center was expanded to its current limits. The expansion effort also evaluated and established new development thresholds as follows:

- Residential Land Uses: 16,100 dwelling units (includes 1,000 units allocated from Flex Zone 87)
- Commercial Land Uses: 3,280,000 square feet
- Office Land Uses: 1,500,000 square feet
- Community Facilities: 390,000 square feet
- Open Space/ Recreation Uses: approx. 47.44 acres

In an effort to create zoning regulations consistent with the established RAC Land Use designation, in 2009, the Downtown Master Plan was adopted. The Plan included recommendations for the creation of zoning districts. The objective was to create a sustainable downtown by strengthening commercial corridors and protecting residential neighborhoods. As stated by the Plan *Increasing the development potential and intensity of specific areas creates a sustainable Downtown and reinforces its intended growth pattern. Concentrating density in specific areas also protects adjacent residential neighborhoods from excessive growth and commercial intrusion; while accommodating a diverse range of housing types and heights which is ideal for sustainable growth.* The Plan prioritized the protection of residential neighborhoods, using the zoning recommendations as a tool to integrate adequate scale and use transitions to protect the character of residential neighborhoods and prevent commercial intrusion.

Although the Plan's scope of work was limited to an exemplifiable transect of the Downtown, these districts were intended to expand to the entire RAC area. However, due to the downturn of the economy, the full implementation of the Plan was delayed.

Subsequently, in 2009, zoning regulations for two of the Districts recommended by the Master Plan, the North Downtown and Young Circle Districts, were adopted. In 2012, to promote redevelopment of North Federal Highway by allowing mixed-uses, the North Federal Highway Overlay District (generally located between Sheridan Street and Johnson Street and N. 20<sup>th</sup> Avenue and N. 17<sup>th</sup> Avenue and also including certain properties north of Shenandoah Street between Federal Highway and N. 16<sup>th</sup> Avenue) was created. While the creation of the overlay district focused mainly on uses; it included the creation of a height and density bonus for specific properties along the corridor.

## REQUEST

As the City continues to experience positive growth, the current objective is to move forward with the implementation of Zoning Regulations which are consistent with, and in furtherance of, the existing Regional Activity Center (RAC) Land Use Designation and the City's Comprehensive Plan.

Establishing a vision for the future, as a Land Use designation, the Regional Activity Center allows for mixed-uses; encouraging attractive and functional mixed living, working, shopping, education, and recreational activities. RACs are typically created in areas of regional importance to congregate development and protect residential neighborhoods. The Zoning, which is the regulatory tool to further control development capacities, then dictates appropriate locations and intensities for these uses. The existing zoning, however, is not consistent with those objectives and poses an array of issues related to the limitation of uses; the adjacency and lack of transition between uses; and unachievable densities.

The purpose and intent of the proposed Zoning Regulations is dual purpose; by creating concentrated areas of higher intensity which attract significant commercial and residential development (increasing the tax base), employment centers, and basic services, all which benefit the community as a whole; while also serving to protect residential neighborhoods by preventing commercial intrusion and sprawl. The objective of the rezoning is to ensure adequate safeguards are created to protect the neighborhoods as the City prepares for more intense development along the corridors. The concept of concentrating growth within a compact walkable core is also a Smart Growth strategy with significant environmental impacts. Concentrating densities and allowing for mixed-uses within close proximity helps prevent urban sprawl, promotes the efficient use of resources, and protects the natural environment.

The proposed zoning regulations are based on the recommendations established by the 2009 Downtown Master plan. One of the overarching principles of the Downtown Master Plan was to protect residential neighborhoods. At the time, there were considerable efforts to ensure adequate transitions were provided and uses were adequately situated to prioritizing the protection of the scale and character of residential neighborhoods. The proposed regulations ensure those priorities are still in place; focusing development and intensity along the corridors and providing adequate scale transitions to the neighborhoods. Additionally, the City contracted Lambert Advisory last year to conduct an update to the 2009 Economic Study, included within the Master Plan, to ensure the regulations were based on actual and current market analysis. The attached maps and data depict and detail the location of the various intensities and typologies; and the appropriateness of the transitions (of uses, scale, and character).

Additionally, the current request also proposes the following district specific and city-wide amendments to the Zoning and Land Development Regulations:

- Elimination of unnecessary zoning districts; and references to such districts. The subject area currently encompasses approximately 33 existing zoning districts; 19 of which are unique to, and associated with the CRA. The proposed regulations would replace and eliminate these portions of the existing regulations;
- Consolidation of definitions for ease of use. Currently, definitions associated with Downtown are part of Article 4. To avoid confusion and eliminate discrepancies, the text amendment proposes to consolidate all definitions in Article 2;
- Establishment of new uses; and the creation of definitions and performance standards for such uses. As technologies, industries, and markets change, cities are faced with the incorporation of uses which are not addressed by existing codes. The text amendment proposes to accommodate new and developing uses; and establish adequate locations and performance standards for such uses;
- Addition of tandem parking regulations. As technologies for mechanical parking systems improve, projects are incorporating these systems to improve the efficiency of urban sites and reduce building massing. The text amendment proposes to establish the appropriate use of- and applicable conditions for horizontal and vertical tandem parking; and
- Replacement of general references to existing districts with proposed districts throughout the Zoning and Land Development Regulations.

In preparation for adoption of the regulations, and in an effort to provide information and solicit feedback, the City has held several public meetings; focusing on a broad constituency of impacted stakeholders that includes residents, businesses, developers, architects, and industry organizations. Presentations were made to the following Homeowners and Civic Associations: Highland Gardens, North Central, Hollywood Lakes, United Neighbors, and Parkside. Meetings were also held with representatives from the real estate community and the Hollywood Chamber. A Citywide Workshop was also held, where the public had the opportunity to sit with the Staff one-on-one to discuss the proposed regulations and voice concerns.

Some community members have requested additional time for the community to understand and vet the proposed changes associated with the DH-1 - Dixie Highway Low Intensity Multi-Family District (generally located North of Johnson Street between 22<sup>nd</sup> and 24<sup>th</sup> Avenue). The DH-1 District is currently included in the attached draft to provide the Board and the community with a comprehensive understanding of the proposed regulations. However, to allow time for further review and outreach, Staff recommends **the DH-1 - Dixie Highway Low Intensity Multi-Family District (generally located North of Johnson Street between 22<sup>nd</sup> and 24<sup>th</sup> Avenue) be excluded from this request, to be considered at a later time.**

To promote a cohesive assessment, the proposed regulations will be presented simultaneously to a Joint Historic Preservation Board and Planning and Development Board/Local Planning Agency; and the Planning and Development Board/Local Planning Agency. The Joint Board (encompassed by four members of the Planning and Development Board and five members of the Historic Preservation Board) will consider and recommend on proposed changes within- and associated with the Lakes Area Historic



Multiple Resource Listing District and the Historic Hollywood Business District (Attachment F). The Planning and Development Board will consider and recommend on all other areas.

## **SITE INFORMATION**

**Owner/Applicant:  
Address/Location:**

City of Hollywood  
Areas with the Regional Activity Center Land Use Designation, the  
Downtown Community Redevelopment, Lakes Area Historic Multiple  
Resource Listing District, and the Historic Hollywood Business District  
(generally located east of I95, west of 16th Avenue, South of Sheridan  
Street, and North of Pembroke Road); and City-wide.

**Gross Area of Property**

1,125 gross acres

**Land Use:**

Regional Activity Center (RAC) and Medium High Residential

**Existing Zoning:**

Multiple (See Attachments A and B)

**Proposed Zoning**

Multiple (See Attachments C and D)

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The proposed text amendment and rezoning are consistent with the Comprehensive Plan, based upon the following:

### ***Land Use Element***

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 surrounding community has a mix of residential, office and other commercial uses.

**Policy 3.2.3:** *Continue to implement Joseph Young's vision for Hollywood Boulevard as a "grand landscaped gateway" to the beach. (CWMP Policy 2.2)*

**Policy 3.2.18:** *Define options and develop recommendations for redevelopment, nonconformity, etc. along major transportation corridors, i.e.: Dixie Highway, US 1, Stirling Road, Griffin Road, Pembroke Road, US 441/SR 7 and Hollywood Boulevard. (CWMP Policy CW.6)*

**Policy 4.8:** *Ensure that future neighborhood plans are consistent with the City-Wide Master plan and City's Comprehensive Plan. (CWMP Policy CW.13)*

**Policy 4.9:** *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas. (CWMP Policy CW.15 & CW.19)*

**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.*

**Policy 5.5:** *Continue redeveloping downtown.*

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

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City. The proposed text amendment and rezoning are consistent with the City-Wide Master Plan based upon the following Guiding Principles and Policies:

**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.5:** *In conformance with the City of Hollywood Comprehensive Plan, preserve and maintain historically significant structures located within the City.*

**Policy CW.6:** *Define options and develop recommendations for redevelopment, nonconformity, etc. along major transportation corridors, i.e.: Dixie Highway, US 1, Stirling Road, Griffin Road, Pembroke Road, US 441/SR 7 and Hollywood Boulevard.*

**Policy CW.13:** *Ensure that future neighborhood plans are consistent with the City-Wide Master plan and City's Comprehensive Plan.*

**Policy CW.15 & CW.19:** *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

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

**Policy CW.48:** *Continue working with the Downtown and Beach CRA's, the Broward Alliance, the Hollywood Business Council and other economic development agencies to realize redevelopment, increased tax base and improved quality of life.*

**Policy CW.80:** *Identify and evaluate vacant buildings and encourage adaptive reuse where the building is worth saving. In cases where the building is not worth saving demolition and land assembly is encouraged.*

**Policy CW.81:** *Develop and implement city-wide and neighborhood design guidelines which must be consistent with the City's Design Review Guidelines Manual.*

**Policy 2.9:** *Encourage development of office space in the Downtown and other desired locations.*

**Policy 2.14:** *Encourage expansion of business and public improvements that are "family oriented" and targeted to local residents and workers.*

**Policy 2.16:** *Provide a mix of businesses and events that will attract area residents to the Downtown.*

**Policy 2.29:** *Attract national retailers to anchor Hollywood's Downtown.*

**Policy 2.31:** *Continue support of CRA projects and plans.*

**Policy 2.46:** *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

## **APPLICABLE CRITERIA**

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

**CRITERIA 1:** The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan as amended from time to time.

**ANALYSIS:** The proposed amendment is consistent with multiple policies of the City's Comprehensive Plan as outlined previously in the Consistency section of this Report. Furthermore, the proposed text amendment allows for the creation of zoning districts which are compatible and in furtherance of the Regional Activity Center Land Use designation as established by the City's Comprehensive Plan; which indicates the City's housing demand should be met through the RAC.

**FINDING:** Consistent

**CRITERIA 2:** That conditions have substantially changed from the date the present zoning regulations were established.

**ANALYSIS:** Based on the Master Plan, the proposed regulations are reflective of the changes in development demands placed on Downtown and the Federal Highway and Dixie Highway corridors, and their surrounding areas; and ensuring such adequate areas are established for such development to occur. The text amendment is intended to “enhance the identity and image of Downtown Hollywood as a historic, cultural and entertainment destination for residents, business owners, and visitors while preserving and fortifying its sense of place.”

**FINDING:** Consistent

**Analysis of Criteria and Findings for Rezoning** as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.

**CRITERIA 1:** That the petition for a change of zoning district will not result in spot zoning or contract zoning.

**ANALYSIS:** The purpose of the rezoning is to provide standards for redevelopment consistent with the RAC Land Use designation. Proposed uses allow for a mix of residential, commercial, and office uses in areas where these uses were previously primarily segregated. These were evaluated and proposed comprehensively throughout the RAC, ensuring adequate transitions were provided. Therefore, the change will not result in spot or contract zoning.

**FINDING:** Consistent

**CRITERIA 2:** That the proposed change is consistent with, and in furtherance of the Goals, Objectives and Policies of the City’s Comprehensive Plan.

**ANALYSIS:** As previously stated in other sections of this report, the proposed changes are consistent and in furtherance of the Goals, Objectives, and Policies of the City’s Comprehensive Plan.

**FINDING:** Consistent

**CRITERIA 3:** That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary.

**ANALYSIS:** The establishment of the Regional Activity Center in 2009, created the need for consistent and corresponding zoning districts. As the City continues to experience positive growth, the current objective is to move forward with the implementation of Zoning Regulations which are consistent with, and in furtherance of, the existing Regional Activity Center (RAC) Land Use Designation and the City’s Comprehensive Plan.

**FINDING:** Consistent

**CRITERIA 4:** The proposed change will not adversely influence living conditions in the neighborhood.

**ANALYSIS:** The purpose and intent of the proposed Zoning Regulations is dual purpose; by creating concentrated areas of higher intensity which attract significant

commercial and residential development (increasing the tax base), employment centers, and basic services, all which benefit the community as a whole; while also serving to protect residential neighborhoods by preventing commercial intrusion and sprawl. One of the overarching principles of the Downtown Master Plan was to protect residential neighborhoods. At the time, there were considerable efforts to ensure adequate transitions were provided and uses were adequately situated to prioritizing the protection of the scale and character of residential neighborhoods. The proposed regulations ensure those priorities are still in place; focusing development and intensity along the corridors and providing adequate scale transitions to the neighborhoods.

**FINDING:**

Consistent

**CRITERIA 5:**

That the proposed change is compatible with the development(s) within the same district/neighborhood.

**ANALYSIS:**

The objective of the rezoning is to ensure adequate safeguards are created to protect the neighborhoods as the City prepares for more intense development along the corridors. Establishing locations for the various intensities and typologies and creating appropriate transitions (of uses, scale, and character), ensures compatibility and promotes the desired vision for each district.

**FINDING:**

Consistent

**ATTACHMENTS**

- Attachment A: Existing Land Use and Zoning Map and Supplemental Maps
- Attachment B: Existing Regulations
- Attachment C: Proposed Zoning and Supplemental Maps
- Attachment D: Proposed Regulations
- Attachment E: Subdistrict Map and List of Affected Properties
- Attachment F: Properties within Historic Districts to be considered by Joint Board

**RELEVANT LINKS**

Downtown Master Plan: <http://www.hollywoodcra.org/DocumentCenter/Home/View/34>  
Downtown Master Plan Appendix: <http://www.hollywoodcra.org/DocumentCenter/Home/View/35>

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

**DATE:** March 12, 2024 **FILE: 23-DP-20**

**TO:** Planning and Development Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Tasheema Lewis, Associate Planner

**SUBJECT:** Request for Design and Site Plan Review for a 29-unit residential development located at 1914-1920 Pierce Street (Downtown Hollywood)

**REQUEST:**

Design and Site Plan Review for a 29-unit residential development.

**RECOMMENDATION:**

Design: Approval.

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

1. The entire garage be screened with architectural features.
2. Payment for Parking in Lieu is made at time of permitting.

**REQUEST**

The site is located within the 'North Downtown Medium Intensity Multi-Family' Zoning District (ND-2) and has a land use designation of 'Regional Activity Center' (RAC). The property is approximately 0.38 acres.

The Applicant is seeking approval of a residential multi-family development consisting of 14 one-bedroom units, 12 two-bedroom units, and 3 three-bedroom units, with a height of 55 feet. This zone permits vertical projections that must not exceed 25 percent, except for mechanical equipment. The applicant is proposing a 69 feet maximum elevation which adds an additional 14 feet to the required 55 feet in Zoning District ND-2. This encroachment is compliant with the regulations of the Regional Activity Center Article 4.6.B.3.a.(9).

The development requires a minimum of 40 parking spaces, and 44 parking spaces are proposed with 15 car lifts and 3 parking spaces in lieu. Although the project is providing additional parking spaces, the car lifts, which contains two spaces, can only be used for the two-and-three-bedroom units. Therefore, 14 single parking spaces must be available for the 14 one-bedroom units. This availability leaves the proposed development short of the required three (3) guest parking spaces. Article 7.4 of the Parking in Lieu



program requires that in no instance shall the substitution of the fee result in a new residential development which provides less than one parking space per unit. The 3 parking spaces in lieu represent the required guest parking. Therefore, at least one parking space is provided per unit within this new residential development and the regulation of this article is satisfied. The requirements of the Parking in Lieu Program have been satisfied, and the Director of Parking has provided administrative approval for the 'in-lieu' contribution of \$40,000 per space, pursuant to Resolution R-2023-258.

The architectural elements are contemporary utilizing smooth stucco exterior finishes with stamped concrete, wood tile in a gold finish, black aluminum railings, bronze aluminum window and door frames, gray tinted glass, and anodized aluminum architectural screening. The color palette encompasses cool and warm tones of light and dark grays, white, and brown. Recesses and reveals are used symmetrically to reduce massing and provide movement to the building. The landscape plan incorporates a variety of native tree and shrub species that complements the architectural features of the building. The contemporary design of the proposed development will enhance the streetscape of the surrounding ranch style homes, encouraging new developments that meet the intention of the Regional Activity Center.

The Applicant has worked with Staff to ensure that all applicable regulations are met. Development of this site enhances the neighborhood and encourages redevelopment of the area.

#### **SITE INFORMATION**

<b>Owner/Applicant:</b>	<b>1920 Pierce LLC/Alexis Bogomolni</b>
<b>Address/Location:</b>	<b>1914-1920 Pierce Street, Hollywood, FL 33020</b>
<b>Net Size of Property:</b>	<b>16,360 sq. ft. (0.38 acres)</b>
<b>Land Use:</b>	<b>Regional Activity Center (RAC)</b>
<b>Zoning:</b>	<b>ND-2</b>
<b>Present Use of Land:</b>	<b>Residential- Single-Family and Multi-Family</b>
<b>Year Built:</b>	<b>1934/1924 and 1949/1944 (Broward County Property Appraiser)</b>

#### **ADJACENT LAND USE**

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

#### **ADJACENT ZONING**

<b>North:</b>	<b>North Downtown Medium Intensity Multi-Family District (ND-2)</b>
<b>South:</b>	<b>North Downtown Medium Intensity Multi-Family District (ND-2)</b>
<b>East:</b>	<b>North Downtown Medium Intensity Multi-Family District (ND-2)</b>
<b>West:</b>	<b>North Downtown Medium Intensity Multi-Family District (ND-2)</b>

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

Located within the Regional Activity Center the subject site is surrounded by 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 landowners 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 Objective:

**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 (see Comprehensive Plan, page LU-74).*

The project is located within the City's Parkside neighborhood. The Masterplan identifies preserving the existing housing stock, redeveloping underutilized property, and improving the streetscape within the Parkside neighborhood.

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

The project is in Sub-Area 2, East Hollywood, 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 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 2.10:** *Encourage high-density residential development in the Downtown. (See City-Wide Master Plan, Sub Area 2, Policies, p. 72)*

**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, p. 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, p. 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 Architectural elements and design are contemporary. The building's design is enhanced by wood, and glass elements that create vertical and horizontal sightlines and movement that are noticeable from the street. All these elements work together to create a modern feel. The series of contrasting volumes, created by articulation, recessed walls and balconies, and the use of cool and warm color tones create an aesthetic vision for the neighborhood.

**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 design guidelines and the expectations of ND-2 zoning district within the Regional Activity Center. The main architecture style in the area is low level Ranch styles. The design meets the intent of the neighborhood and utilizes styles and elements similar to previously approved developments within Regional Activity Center

**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 design uses recesses and reveals in a proportional manner that adheres to the to the scale/massing intent of this criterion. The architectural features certainly provide a vision for the area. The appropriate use of color and materials balances the length, width, and height of the development. In addition, the development is compliant with zoning regulations as it pertains to floor area ratio, setbacks, height, and open space, which play a role in achieving the appropriate scale and massing.

**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, which does not overpower or create visual clearance issues for adjacent properties.

**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.

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 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 Outreach Meeting