

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

DATE: June 11, 2024 **FILE:** 22-DPV-50

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: Variance, Design and Site Plan for a 12-unit residential development located in the RM-18 zoning district (Nod Modern Living).

REQUEST:

Variance to reduce the required landscape from 40% to 31%, pursuant to Article 4, Section 4.2.B.
Design and Site Plan for a 12-unit residential development located at 2438-2442 Johnson Street

RECOMMENDATION:

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

REQUEST

The Applicant requests a Variance, Design and Site Plan for a 12-unit residential development located at 2438-2442 Johnson Street. The subject property is zoned Medium-High Density Multiple Family (RM-18) and has a land use designation of Medium Residential (MRES). The property is approximately 0.79 acres in area with frontage to Johnson Street.

The proposed development consists of two three-story buildings with a central driveway providing vehicular access to each unit. The project includes 12 townhomes, each featuring a garage and bedroom on the ground floor, a living room, dining room, and kitchen on the second floor, and two bedrooms plus a roof terrace on the third floor. Parking includes two spaces per unit and three guest spaces, meeting Code requirements. Some parking spaces are on the ground floor of each unit, with additional parking at the rear of the property. The site plan includes walkways along the east and west sides for pedestrian access to each unit.

The RM-18 zoning district mandates 40% open space landscaping, but the applicant proposes to provide 31%. This request for relief is due to the City's requirement for a 20-foot right-of-way dedication along the frontage of the property on Johnson Street, as per the Broward County Trafficways Plan. To comply with the front setback requirement, the building was moved further from the new front property line. The applicant has collaborated with staff to maximize landscaping and incorporate native vegetation. The proposed buildings have contemporary architectural design elements that provide depth and articulation accentuated by a neutral color scheme. The different materials such as stucco with smooth finish and score lines, aluminum railing balconies, green walls, and the window styles and sizes are mostly uniformed in height and width. Development of this site enhances the neighborhood and encourages redevelopment of the area.

SITE INFORMATION

Owner/Applicant:	KMA Hollywood 14 LLC
Address/Location:	2438-2442 Johnson Street
Net Area of Property:	31,537 sq. ft. (0.72 acres)
Gross Area of Property:	34,537 sq. ft. (0.79 acres)
Land Use:	Medium Residential (MRES)
Zoning:	Medium-High Density Multiple Family (RM-18)
Existing Use of Land:	Residential
Year built:	1955/1953
Gross Floor Area:	30,583 sq. ft.
Average Unit Size:	1,650 sq. ft.
Vehicle Parking:	27 parking spaces

ADJACENT LAND USE

North:	Medium Residential (MRES)
South:	Medium Residential (MRES)
East:	Medium Residential (MRES)
West:	Medium Residential (MRES)

ADJACENT ZONING

North:	Low-Medium Density Multiple Family (RM-9)
South:	Medium-High Density Multiple Family (RM-18)
East:	Medium-High Density Multiple Family (RM-18)
West:	Medium-High Density Multiple Family (RM-18)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject site is surrounded by residential uses. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property*. The intent of the Medium Residential (MRES) land use designation is to facilitate opportunities for development of medium density residential uses in appropriate locations. Development of this site enhances the neighborhood, encourages

redevelopment of the area, and is consistent with the intent of the MRES land use designation. The project is consistent with the Comprehensive Plan based on the following Goals and Objectives:

Goal: *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.*

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.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 3, geographically defined by Dixie Highway to the east, I-95 to the west, Stirling Road to the north and Pembroke Road to the south. This area includes residential neighborhoods and the commercial corridor of Hollywood Boulevard. 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.*

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: Reduction of the required landscape from 40% to 31%, pursuant to Article 4, Section 4.2.B.

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 landscape requirement from 40% to 31%. According to Article 4.2 for multifamily districts, a 40% landscape area is required. However, the applicant is providing a 20-foot right-of-way dedication along the entire width of the property frontage on Johnson Street. This dedication impacts the ability to meet the 40% landscape requirement. Despite this reduction, the appearance of the proposed building and the neighborhood will not be negatively affected.

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. The proposed variance does 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 intensification of residential land uses where the Comprehensive Plan and ZLDRs anticipate growth. The requested variance, arising partially as a result of a roadway land conveyance, will permit the redevelopment of the subject property into a multi-family building providing twelve units to the City's housing supply. Furthermore, the request is consistent with the goals, objectives and policies of the City's Comprehensive Plan and the City-Wide Master Plan (CWMP):

FINDING: Consistent.

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: This variance is not economically based or self-imposed. The Applicant is able to meet all other requirements of the ZLDRs. However, the variance request to reduce the landscape open area is necessary. This is the result of the required conveyance of 20 feet strip along the property frontage.

FINDING: Consistent.

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'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 area. The contemporary design is represented by two buildings with contrasting volumes, utilizing concrete framing, aluminum railing balconies, and stucco finish with additional green walls as design features.

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 or incompatible to the surrounding neighborhood. The architectural styles of the surrounding community vary. The design is not intrusive and introduces a fresh look to the neighborhood that helps to propel a sense of community.

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 as it pertains to height, setbacks, and parking requirements. The proposed scale and height are consistent with the vision of the area.

FINDING: Consistent.

CRITERIA 4: *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed buildings. The landscape plan incorporates an array of native trees, palms, and shrubs.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations, on April 25th, 2024. 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 – Part I
 Application Package – Part II
- Attachment B: Land Use and Zoning Map
- Attachment C: Public Participation Meeting