

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

**DATE:** August 12, 2025 **FILE:** 24-ZJDP-67

**TO:** Joint Planning and Development Board & Historic Preservation Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Reginald White, MPA, Planner III

**SUBJECT:** Waiver, Design, Site Plan, Certificate of Appropriateness of Design, and to rezone from the N-MU zoned district to a new Planned Development (PD), for an 8-story mixed development of 470 units, a Community Building, Synagogue, and the preservation of the existing historic structure known as the Bryan House (4220 & 4231 N 58<sup>th</sup> Ave).

**REQUEST:** Waiver, Design, Site Plan, Certificate of Appropriateness of Design, and to rezone from the N-MU zoned district to a new Planned Development (PD), for an 8-story mixed development of 470 units, a Community Building, Synagogue, and the preservation of the existing historic structure known as the Bryan House.

**RECOMMENDATION:**

Staff recommends that the Planning and Development Board together with the Historic Preservation Board forward a recommendation of approval to the City Commission for the following:

Waiver:

A waiver to the 10-acre minimum required for Planned Developments proposed outside of the Downtown CRA District.

Rezoning:

Approval of the rezoning from North Mixed-Use (N-MU) to Planned Development (PD), if the waiver is supported, with the following conditions:

1. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a unified plan of development as reflected on the Site Plan, be submitted prior to the issuance of Building 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).

#### Master Development Plan

Approval of Master Development Plan, if the rezoning is granted, with the following conditions:

1. Prior to the issuance of any building permit for the first phase of development, the Applicant shall submit legal documents to constitute evidence of unified control of the entire area within the proposed Planned Development, and authorization from the landowner which shall be reviewed and certified by the City Attorney and/or the Director of Development Services.

#### Certificate of Appropriateness of Demolition

Approval of the Certificate of Appropriateness of Demolition, with the following conditions:

1. Submit a structural engineer's report stating that the partial demolition will not compromise the structural integrity of the building and the historic integrity of the designated structure is not compromised.

#### Certificate of Appropriateness of Design

Approval of the Certificate of Appropriateness of Design

#### Design

Approval of the design is granted, with the following conditions, to the satisfaction of the Director of Development Services:

1. The applicant shall work with the Planning Staff to improve the overall design by establishing a more cohesive and more engaging design.
2. Work with Planning staff to enhance the parking garage design by providing greater articulation and contrast in the garage screening.

#### Site Plan

Approval of the design is granted, with the following conditions:

1. Provide a 25'x25' corner dedication at the northeast corner of the parcel at the southeast corner of Stirling Road and North 58<sup>th</sup> Avenue for future traffic signal equipment.
2. Plat approval by the City and Broward County be provided
3. A Traffic Signal Warrant Study be submitted upon 50 percent occupancy of the project with a bond for construction of a traffic signal at Stirling Road and North 58<sup>th</sup> Avenue including any median access modifications on Stirling Road prior to TCO/CO of the project, completed to the satisfaction of the City Engineer.
4. Work with the Engineering department to address any pending comments at permitting.

#### **BACKGROUND:**

The subject site, located at 4220 and 4231 N 58th Ave, is approximately 5.74 acres in size and situated in the North Mixed-Use district within the Transit-Oriented Corridor. The intention of the Transit Oriented Corridor is to facilitate a balanced and interconnected mix of land uses, encourage mass transit and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Development patterns shall generally reflect planning and design principles that support mixed-use development to integrate housing, employment, retail, recreation, and local and regional community facilities with a primary orientation toward a multimodal transportation system.

The development site was previously utilized as a single-family home with a guest house. The location of the site is not visible from major corridors and is mostly secluded by commercial establishments that line State Road 7 and Stirling Road. The development site is adjacent to commercial establishments to the north of Stirling Road and to the east of State Road 7. To the west, the site is adjacent to an Assisted Living Facility, and to the South, along Oaks Street, is a single-family residence with a guest house. The development site is situated in close proximity to the Seminole Classic Casino Hollywood, and the Seminole Hard Rock Hotel & Casino is approximately 1,800 feet northeast of the development site.

A historically designated site known as the Bryan House is located at 4220 N 58<sup>th</sup> Ave. The House was designated a Local Historic Site by the City of Hollywood in 1999, following a recommendation from the Broward County Historical Commission. The Phase I Assessment affirmed the findings of the 1999 designation and concluded that the Bryan House remains potentially eligible for listing in the National Register of Historic Places (“National Register”) under Criteria A (association with significant events), B (association with significant persons), and C (architectural significance). This historic significance is further confirmed in Article 5.5.D of the City of Hollywood Ordinance, where the property is designated as an HPOS-12 Historic Overlay Site.

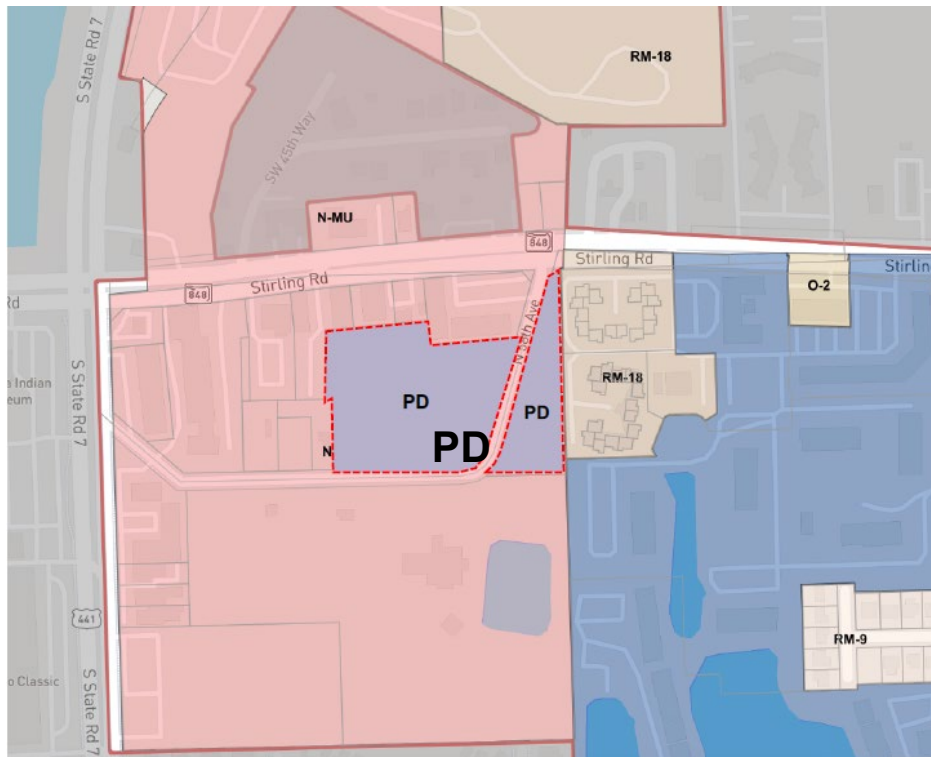
## **REQUEST**

The subject site comprises of 2 parcels totaling 5.74 acres. The Applicant proposes to rezone the properties from N-MU to a Planned Development (“PD”). The new 4220 N 58<sup>th</sup> Avenue PD proposes a mixed-use site plan comprising 470 multifamily residential units, including 14 live-work units, 1,400 square feet of private amenity space within the Bryan House, a 9,300-square-foot private amenity clubhouse, a 4,070-square-foot place of worship (synagogue), and 809 parking spaces. A seven-story parking garage will contain 786 spaces, and 23 surface parking spaces will be provided for the use of the clubhouse and synagogue.

A focal point of this project is the preservation and adaptive reuse of the Bryan House. The structure will undergo partial demolition, careful restoration, and repurposing as a private residential library integrated into the landscaped courtyard of the multifamily building, celebrating the historic asset while complying with modern accessibility, safety, and functional standards. The applicant proposes restoring the original architectural features of the Bryan House, such as the wood shutters, building wood corner guards, and the fireplace, while incorporating necessary updates to accommodate the architectural needs, including a code-compliant stair, ramp, ADA restrooms, and BOH rooms. The exterior will feature white wood siding and natural wood elements to maintain the building’s original appearance.

The applicant is requesting a rezoning of the subject property from North Mixed-Use (N-MU) to a Planned Development (PD) zoning district, “4220 N 58<sup>th</sup> Avenue PD”.

### ***Figure 1: Proposed Zoning Map Amendment***



Planned Development zoning districts provide greater flexibility by allowing applicants to modify existing zoning standards or create new ones tailored to the Master Development Plan being established through the rezoning process. The 4220 N 58<sup>TH</sup> Avenue PD includes the Master Plan Development Guidelines (Attachment B), which form part of the zoning Ordinance. The following zoning thresholds and standards have been established for the 4220 N 58<sup>TH</sup> Avenue PD:

Hollywood Oaks PD Zoning District	
<b>USES</b>	
Residential Uses	470 units
Live-Work Units	14 Units
Private Clubhouse	9,300 SF
Bryan House	1,400 SF
Place of Worship (Synagogue)	4,070 SF
Central Courtyard	32,000 SF (0.73 acres)
<b>STANDARDS</b>	
Maximum Height	85 feet
Maximum Total Site Coverage	44% of the total PD area
Frontage/Side setback	15 feet
Open Space	32% (of total PD area)
Multifamily Residential, including Live-Work Units - Parking	1.5 spaces per unit
Affordable Housing - Parking	1 space per unit
Guest Parking Spaces	94 spaces
Place of Worship (Synagogue)	0 Spaces

Bicycle Parking	52 Spaces
Loading	5 loading spaces

As part of the PD Master Plan, it is envisioned that the Property will incorporate a horizontal mix of uses that are internally accessible by vehicles and pedestrians. The Master Development Plan contemplates numerous community amenities such as a dog park, courtyards, community pools, several linear parks and over 30 percent of open space on both the commercial and residential portions of the subject lands.

The following uses, or accessory uses, shall be prohibited in the 4220 N 58<sup>TH</sup> Avenue Planned Development zoning district:

- Adult Entertainment or Adult Related Uses
- All General and Heavy Manufacturing Uses
- Bulk Sales, Storage, or Display of Lumber and Building Materials
- Gun Shop
- Outdoor Storage
- Pawn Shops
- Psychic Help Uses
- Self-Storage Facility
- Any use not listed as a Main Permitted Use.

#### PROJECT DATA

**Owner/Applicant:** 58 Oak LLC AND 4220 N 58th Avenue Partners LLC  
**Address/Location:** 4220 & 4231 N 58<sup>th</sup> Avenue  
**Net Size of Property:** 249,853 sq. ft. (5.74 acres)  
**Land Use:** Transit Oriented Corridor (TOC)  
**Zoning:** North Mixed Use-District (N-MU)  
**Proposed Zoning:** Planned Development (PD)  
**Present Use of Land:** Single Family Residence  
**Year Built:** 1955 and 1997

#### ADJACENT LAND USE

**North:** North Mixed Use-District (N-MU)  
**South:** North Mixed Use-District (N-MU)  
**East:** North Mixed Use-District (N-MU)  
**West:** North Mixed Use-District (N-MU)

#### ADJACENT ZONING

**North:** Transit Oriented Corridor (TOC)  
**South:** Transit Oriented Corridor (TOC)  
**East:** Transit Oriented Corridor (TOC)  
**West:** Transit Oriented Corridor (TOC)

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The intent of the Land Use Element of the Comprehensive plan is to lay out a broad physical plan for the future development of the city. This is the only element describing appropriate locations for future Land Use and declares the policies regulating their location and development. The Land Use Element takes into consideration factors affecting current development trends. The requested Rezoning and Master Development Plan is consistent with the following policies of the comprehensive plan:

### **Land Use Element:**

**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.*

**Policy 3.1.6:** *Create development node at major intersections where opportunity exists for larger parcels to be assembled for redevelopment. (CWMP Policy 1.6)*

**Policy 3.1.7:** *Encourage the development of larger parcels for the SR 7 corridor as mixed-use projects. Amend the zoning code to facilitate such mixed-use development. (CWMP Policy 1.7)*

**Policy 3.1.8:** *Comprehensively examine land uses/zoning and parcel redevelopment potential for properties surrounding the Seminole Lands. (CWMP Policy 1.8)*

**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*

**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 subject lands are located in Sub-Area 1, defined by 56<sup>th</sup> Avenue to the east (including that portion of Washington Park that extends to 52<sup>nd</sup> Avenue), the Dania Cut-Off Canal to the north, Florida's Turnpike to the west, and Pembroke Road to the south. This area includes the residential neighborhoods of Beverly Park, Lawn Acres and Washington Park as well as the undefined residential areas east and west of US 441/SR 7 north of Hollywood Boulevard.

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

**Policy CW.50:** *Identify areas where buffers can be provided between residential and commercial/industrial uses and develop incentives to spur privately financed improvements.*

**Policy CW.82:** *Inventory vacant land and determine the potential for additional residential development*

**Policy 3.39:** *Support new housing and rehabilitation to replace deteriorated structures.*

## **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 applicant proposes a building design with smooth stucco finishes and stone accents, which are used to establish a cohesive visual language. Windows and sliding doors are framed in bronze or other complementary finishes to elevate the design aesthetic and ensure durability. Balconies are articulated with aluminum or similar metal railings and designed to reinforce the rhythm and proportion of the building façades. The building layout promotes a strong connection between indoor and outdoor spaces, with open-air courtyards, green spaces, or similar features serving as organizing elements within the PD. The historic Bryan House will be preserved in its current location and adaptively reused as a resident-serving amenity to celebrate the site's history.

**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 PD enables a master-planned, context-sensitive redevelopment of the property that prioritizes preservation and adaptive reuse of the historic Bryan House structure in its current location while accommodating a horizontally integrated mix of multifamily residential, live/work units, and community-serving place of worship consistent with the intent of the TOC land use designation. Central to the project is the partial demolition, careful restoration, and adaptive reuse of the Bryan House, which will be repurposed as a private residential library and integrated into the landscaped courtyard of the

multifamily building, preserving its historic character while ensuring compliance with modern standards for accessibility, safety, and functionality.

**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 requests approval for a new Planned Development to obtain a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning, particularly to support high-quality, creative development that serves a broader public interest. As a result of this request, the applicant proposes a multifamily development and mixed-use elements that are higher in density than its adjacent properties. The proposed Multifamily development is eight stories and 85 feet in height. It's important to note that the proposed mixed-use development is in close proximity to the Seminole Hard Rock Hotel & Casino, which is 36 stories and has a building height of 450 feet.

**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:** Landscaping within the planned development incorporates shade trees, landscaping, and vegetative cover along streets, pathways, and open spaces to provide shade for pedestrians and buildings. The buildings are surrounded by lush, well-planned landscaping, including palm trees and ground-level greenery, to soften the structure and create an inviting, pedestrian-friendly environment. Furthermore, the PD proposes an open courtyard that includes pedestrian pathways with a variety of trees and plants.

**FINDING:** Consistent.

**Analysis of criteria and finding for Certificate of Appropriateness for Demolition** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

**CRITERION 1:** The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

**ANALYSIS:** The existing 1920's Pothos Bryan Home is a Historic Residential Landmark to be preserved and retained in the interior courtyard of a Proposed New Multi-Family



Development Site. The applicant is seeking partial demolition, of a portion of the home that was not part of the original construction.

**CRITERION 2:** The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

**ANALYSIS:** The small rear (west) portion of the building that is proposed to be demolished is not original to the building itself. It is an addition that was poorly constructed of wood framing, with low ceilings and no insulation. There is no air conditioning, finished ceilings or floors in the area. The removal of the addition would be done in order to meet the simplicity of the original design of the building, and giving the Historical Structure the presence that it so highly deserves.

**CRITERION 3:** The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

**ANALYSIS:** The existing 2-Story building structure is characterized by the 1920's Southern, craftsman/colonial revival style, and is currently surrounded by others similar in age and varying styles, and varying samples of this particular style exist in the area.

**CRITERION 4:** The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

**ANALYSIS:** The Historical Building is not located in a Historic District, but its adaptive re-use as a library would significantly be seen as a historic jewel in the center of the proposed new multi-family development Site.

**CRITERION 5:** Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

**ANALYSIS:** The restoration and renovation of the existing Two-Story Historic Building in its original Site location promotes the general welfare of the City by providing an opportunity for the study of local Florida History, Architecture and Design and understanding the importance and value of Historic Architecture within our Community.

**CRITERION 6:** There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely effect on the historic character of the Historic District.

**ANALYSIS:** Since the existing Historic Building will be retained, restored and re-purpose, it will enhance the immediate area and yet preserve the structures Historical Charm.

**CRITERION 7:** The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

**ANALYSIS:** This has not been reviewed by the Unsafe Structures Board.

**CRITERION 8:** The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

**ANALYSIS:** The information listed in the Historic Properties database, reflects this structure to be considered as a Historic Home that was built in the early 1900's, and therefore the Certificate of Appropriateness for "partial" demolition should be considered.

## **APPLICABLE CRITERIA**

**Analysis of criteria and finding for Certificate of Appropriateness of Design** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

**CRITERION:** INTEGRITY OF LOCATION

**ANALYSIS:** The existing 2-story Historical home built in the 1920's is to be carefully restored and re-purposed as a library/meeting area for the residential development. This Historical Gem allows visual views from all sides of the surrounding Buildings

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** A partial demolition of external stairs, floor slabs, walls and roof of a more recent addition in the first floor of the building in the areas area and the demolition of the internal stair and second level floor slab with architectural features such as walls, doors, plumbing fixtures, lighting and carpentry (existing windows to remain on facades).

**FINDING:** Consistent.

**CRITERION:** SETTING

**ANALYSIS:** The current Historical Building is presently centrally located on the 45.74 acre site located at 4220 North 58 Avenue. The integration of the House placed in the central courtyard of the development which will provide a Historical Charm and serve as a small amenity building at the core and in the consolidated location of the Site.

**FINDING:** Consistent.

**CRITERION:** MATERIALS

**ANALYSIS:** The restoration will focus on key architectural features, such as windows with wood shutters, building wood corner guards, roof with wood structural elements, white wood siding for facades and fireplace while making necessary updates to accommodate the needs of a library. This will include areas for reading, study, community events, restrooms, water filling station, A/C and janitor's room. The restoration plan also integrates materials that closely resemble the original materials in appearance but offer greater durability and improved longevity.

**FINDING:** Consistent.

**CRITERION:** WORKMANSHIP

**ANALYSIS:** The proportion of form, space and functionality are simple but sophisticated at the same time. The style is characterized by straight lines, volumes that make a strong imprint of architecture. The workforce must be very careful in order to achieve the necessary quality standards and achieve an energy efficient product and at the same time an environment filled with light, preserving its Historic Charm while ensuring it meets all the updated standards for accessibility, safety and functionality.

**FINDING:** Consistent.

**CRITERION:** ASSOCIATION

**ANALYSIS:** The Historical residence is located and incorporated in a perfect manner into the surrounding environment, not only from the existing frontage facing the multi-family buildings. This home allows visual from all sides to both its residents and neighbors. Should you have any questions or need anything further, please feel free to contact this office.

**FINDING:** Consistent.

#### **SUMMARY OF FINDINGS:**

**Analysis of Criteria and Findings for Rezonings** as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.4 (G) (4) (a) (b):

**A. *That the petition for a change of zoning does not meet any one of the following criteria whereby the request would be considered contract or spot zoning:***

**CRITERIA 1:** The proposed rezoning would give privileges not generally extended to a property similarly situated in the area;

**ANALYSIS:** The Planned Development (PD) zoning district is intended to allow parcels with unique potential and differing constraints, such as the subject property,

to be developed with greater flexibility. This is done by removing some of the detailed restrictions of conventional zoning. The PD zone's standards and development limits are determined by the City Commission through the adoption of a companion Master Development Plan. Therefore, a PD zone must undergo additional scrutiny and public engagement above and beyond what would be required for development activity in other zones in the area. Accordingly, while the PD zoning district offers greater flexibility the proposed rezoning does not extend unfettered privileges not generally extended to a similarly situated property in the area.

**FINDING:** Consistent

**CRITERIA 2:** **The proposal will result in similarly situated property being treated differently;**

**ANALYSIS:** The City-Wide Master Plan and Comprehensive Plan, as well as the existing land use designations support the proposed uses at this time, however the existing zoning districts outside of an Activity Center do not support the proposed mixed uses. Therefore, any proposal seeking to enact the mixed uses enabled by the underlying land use designations will result in the same process to rezone to a mixed-use permissible zone and would be required to go through the same review process, in accordance with the City's requirements. Accordingly, the proposal will not result in similarly situated property being treated differently.

**FINDING:** Consistent

**CRITERIA 3:** **The proposed rezoning request does not fall within the existing land use designation(s) for the subject property;**

**ANALYSIS:** The proposed development is consistent with the Transit Oriented Corridor designation that supports the proposed development. Accordingly, the proposed rezoning request is within the existing land use designations for the subject property.

**FINDING:** Consistent

**CRITERIA 4:** **The proposed change will result in an isolated district unrelated to adjacent or nearby districts.**

**ANALYSIS:** The flexible nature of the PD district permits the establishment of specialized regulations that take into consideration the standards of the surrounding zoning districts. There are several standards within the proposed PD zoning district that will mirror the existing requirements of the Zoning and Land Development Regulations to maintain uniformity of this district with the City as a whole. Accordingly, the proposed rezoning will not result in an isolated district unrelated to adjacent or nearby districts.

**FINDING:** Consistent

**Spot Zoning Finding:**

Based on the findings generated from the change of zoning criteria analysis, the application for change of zoning from N-MU to PD for the subject site **would not** be considered spot zoning pursuant to the criteria listed in Section 5.4(G)(4)(a) of the Zoning and Land Development Regulations.

**B. *That the petition for change of zoning is consistent with six or more of the following criteria:***

**CRITERIA 1: The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the Comprehensive Plan.**

**ANALYSIS:** The proposed rezoning from North Mixed-Use (N-MU) to Planned Development (PD) directly advances several key Goals, Objectives, and Policies of the City's Comprehensive Plan. Specifically, the Land Use Element promotes redevelopment that maximizes land use potential, encourages mixed-use projects at strategic locations, and fosters vibrant, multimodal communities.

This project exemplifies those principles by transforming an underutilized 5.74-acre site into a high-density, mixed-use development that includes residential units, live-work spaces, a community place of worship, and the preservation and adaptive reuse of a historic structure. It enhances the Transit Oriented Corridor (TOC) designation by integrating walkable design, a mix of uses, internal connectivity, and proximity to major employment centers, all of which reduce automobile dependency and support sustainable growth patterns.

**FINDING:** Consistent

**CRITERIA 2: The rezoning will result in uses permitted under the proposed district classification, which would be in the general public interest and/or would not be merely in the interest of an individual or small group.**

**ANALYSIS:** The project will spur economic growth by providing 14 live work units, with the goal of adding new businesses to the City of Hollywood. This redevelopment of an underutilized site not only expands the tax base, ensuring substantial long-term benefits for the City.

**FINDING:** Consistent

**CRITERIA 3:**           **The proposed change will result in a development that is consistent in scale (building height, mass, siting) with other buildings in the neighborhood.**

**ANALYSIS:**           This project has undergone significant development review by the City and its various disciplines which have determined the proposed development to be in keep with the character of the surrounding neighborhood and is not anticipated to have any adverse impacts on surrounding properties.

The PD zoning district's flexibility allows for specialized regulations while aligning with surrounding zoning standards, with several proposed regulations mirroring existing ZLDR requirements to ensure uniformity with the City.

**CRITERIA 4:**           **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 City of Hollywood is in a redevelopment stage to make way for an influx of new types of development. One of the more recent styles of development characterizing the City are mixed use buildings and more urban developments that facilitate pedestrian movements. This has resulted in mixed uses and higher densities on a parcels, particularly along major roadways, now being widely supported by both the Comprehensive Plan, City Commission, and Planning Staff. Although this property is located within the Transit Oriented Corridor (TOC), no mixed-use zoning districts exist to accommodate the proposed uses on the site. The proposed remediation and strategic mixed use development can only be enabled through a PD zoning district.

**FINDING:**           Consistent

**CRITERIA 5:**           **The proposed change will not adversely influence living conditions in the neighborhood.**

**ANALYSIS:**           The proposed change is not anticipated to negatively impact the neighborhood; rather, it will provide opportunities for mixed-use development and a complete community that promotes good urban practices, including pedestrian efforts, open space/greenspace, active transportation, and consideration for good urban design standards. The proposed PD district will include Master Plan Development Guidelines that will promote enhanced architecture, site design, a mix of land uses including open spaces, and enhanced pedestrianization for both future residents of the PD and surrounding areas.

**FINDING:**           Consistent

**CRITERIA 6:**                    **The proposed change is consistent with public safety concerns and will not create traffic hazards.**

**ANALYSIS:**                    The intent of the requested zoning designation is to facilitate the proposed development on the subject lands. The proposed uses are compatible with the surrounding area the City’s Engineering Division, Police Department, and Fire Department which have not identified any deleterious impacts to traffic, community safety, or City liability by the requested rezoning.

The proposed development also contemplates active transportation uses and pedestrianization which will assist in alleviating traffic concerns that would typically be an area of concern for car-centric development.

**FINDING:**                    Consistent

**CRITERIA 7:**                    **The proposed change will not adversely affect property values in the adjacent area.**

**ANALYSIS:**                    The proposed changes on the land are beneficial to the surrounding community and area. The land in its present form is under-utilized and present extensive opportunities for a large scaled mixed-use development that may act as a catalyst for other site redevelopments in the future. The requested PD zoning district will promote the urban realm, active transportation, and complete communities that will benefit the surrounding neighborhood as a whole. Through the redevelopment of the underutilized parcel into a Planned Development, the City will experience increased property tax revenues and economic growth through a land lease to the residential and/or commercial operators.

**FINDING:**                    Consistent

**CRITERIA 8:**                    **It is impossible to find other adequate sites in the city for the proposed use or property presently zoned for such use.**

**ANALYSIS:**                    The current site is unique to the City due to the parcel having a single-family home that is a designated historic site, and the land being underutilized for much of the present day. The lands are one of the few large parcels that remain underutilized and have the potential to deliver a strong development opportunity to the City and its residents.

**FINDING:**                    Consistent

### **Zoning Change Findings**

Based on findings generated from the change of zoning criteria analysis, the application for change of zoning from GU to PD for the subject lands are **consistent** with more than six (6) required criteria listed in Section 5.4(G)(4)(b) of the Zoning and Land Development Regulations.

## **PLANNED DEVELOPMENT ZONING DISTRICT MINIMUM REQUIREMENTS**

The request to rezone to a PD zoning district must be accompanied by a Master Development Plan. The Master Development Plan and PD zoning district shall conform with the density permissions of the underlying land use designations in the County and City's Comprehensive Plans. Modifications to the standards of the PD zoning district may be requested by the applicant for consideration by the City Commission, pursuant to Section(F)4:

*At the time of application for a rezoning to Planned Development which includes the Master Development Plan, the applicant shall also submit a Design, Site Plan including any modifications and requests for variances, to the Department of Planning and Development Services.*

Analysis of **requirements and requested modifications** for the Park Road Planned Development Zoning District as stated in the City of Hollywood Zoning and Land Development Regulations, Article 4, Section 4.15 (C)(D)(E):

- |      |  |   |
|------|--|---|
| i.   | <b>REQUIREMENT:</b><br><b>FINDING:</b> | <b>Minimum size of 10 acres</b><br>Inconsistent: The development site is 5.74 acres, which is less than the minimum ten acre requirement for Planned Developments. However in accordance with Section 4.15 of the Zoning and Land Development Regulations, "this minimum may be waived by the City Commission upon the recommendation of the Planning and Development Board."   |
| ii.  | <b>REQUIREMENT:</b><br><b>FINDING:</b> | <b>Unified control</b><br>Consistent: The applicant has agreed to provide proof of Unified Control.   |
| iii. | <b>REQUIREMENT:</b><br><b>FINDING:</b> | <b>Permitted Uses</b><br>Consistent with the Comprehensive Plan land use designations.  |
| iv.  | <b>REQUIREMENT:</b><br><b>FINDING:</b> | <b>Permitted Density</b><br>Consistent with the Comprehensive Plan land use designations.   |
| v.   | <b>REQUIREMENT:</b><br><b>FINDING:</b> | <b>Setbacks standards</b><br><u>Modification requested</u> to permit 10' rear 'setback to the rear whereas 15' setback is required. The requested setback reduction from the 15' required in PD zones is appropriate to support more urban forms of development. The intent of the PD setback is to provide landscaping and buffering from uses external to the PD. The requested modification still enables the intent of the setback and also enables additional utility and function within the setback areas with the location of trails and accessible open space areas. |



- vi. **REQUIREMENT:** **Parking and Loading standards**  
**FINDING:** Modification requested to permit a reduction in required non-residential parking with the following parking supply rates:

Multifamily Residential, including Live-Work units	1.5 spaces per unit
Multifamily Residential Affordable Units	1 space per unit
Multifamily Residential Guest Parking Spaces	1 space per 5 units* *Designated guest parking shall not be assigned or otherwise designated for any other purpose but may be included in the shared parking calculations.
Place of Worship	Exempt per Shared Parking Analysis
Bicycle Parking	1 bike rack space per every 20 required parking spaces
Loading	Multifamily: 1 space for 50–100 units, plus 1 additional space per 100 units or major fraction thereof

All other off-street parking and loading standards shall meet the requirements of Article 7 of the City's ZLDRs.

- i. **REQUIREMENT:** **Landscaping standards**  
**FINDING:** Consistent with Article 9 of the City's ZLDRs.
- ii. **REQUIREMENT:** **Supporting Site Plan for the PD zoning district**  
**FINDING:** Consistent with the requirements of Article 6 of the City's ZLDRs.

## **MASTER DEVELOPMENT PLAN**

In addition to the standards outlined in section 4.15 of the Zoning and Land Development Regulations requests for rezoning to the PD zoning district must be accompanied by a Master Development Plan and applicable standards and guidelines to direct a site-specific development within the PD. The 4220 N 58<sup>th</sup> Ave Master Development Plan includes the Master Plan Development Guidelines (Attachment C) that will be adopted with the companion PD rezoning Ordinance. The Master Plan Development Guidelines outlines information such as proposed land uses, density, setbacks, open space areas, minimum parking requirements, design guidelines, architectural guidelines, and standards for the public realm and site amenities.

It is noted that the Master Plan Development Guidelines are intended to form part of this PD zoning district and shall guide all future development within the Master Development Plan. Any request to modify (major or minor) or change the Master Development Plan or Site

Plans approved at the time of PD adoption must align with the Development Guidelines of the PD zoning district and the Zoning and Land Development Regulations (ZLDR) standards in effect, unless expressly stated in the PD zoning regulations and Master Development Plan Development Guidelines.

Site plans in of itself are not the mechanisms to establish the standards of the Planned Development District and future modifications, alterations may be subject to design, variance, and/or special exception requests by recommendation of the Planning and Development Board and final approval by the City Commission.

**ATTACHMENTS:**

Attachment A:	Application Package Part I
Attachment A:	Application Package Part II
Attachment A:	Application Package Part III
Attachment A:	Application Package Part IV
Attachment B:	Master Development Plan/Master Plan Development Guidelines
Attachment C:	Land Use and Zoning Map
Attachment D:	Community Outreach Package