

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

DATE: January 23, 2024 **FILE:** 23-DPV-02

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planning Administrator

SUBJECT: Request for Variance, Design, and Site Plan for a 42-unit residential development located at 2022-2026 Fletcher Street.

REQUEST:

Variance, Design, and Site Plan for a 42-unit residential development.

Variance 1: To increase the maximum allowed curb cut width percentage from 30% to 44%.

RECOMMENDATION:

Variance: Approval.

Design: Approval, if Design is granted.

Site Plan: Approval, if Variance and Design are granted with the following conditions:

1. A Unity of Title for both lots, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Public Records of Broward County, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) and/or Certificate of Completion (C/C).
2. 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 a Building Permit and recorded in the Public Records of Broward County, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

REQUEST

The Applicant requests Design and Site Plan for a residential development located in the Parkside neighborhood. The site is located within the 'Pembroke Road Mixed-Use' Zoning District (PR) and has a land use of 'Regional Activity Center' (RAC). The property is approximately 0.30 acres.

The proposed development is to construct a five to six story, 42-unit residential building including accessory parking for 31 one-bedroom and 11 two-bedroom apartments. The building has been designed to front Fletcher Street. The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center. Architectural elements of the contemporary and clean design, such as aluminum louvers and eyebrows, porcelain tile wood color, large glass panels, and balconies enclosed by glass railings come together to create a design that is not intrusive and enhances the character of the neighborhood. The series of contrasting volumes, created by recessed volumes and material changes create an aesthetic vision that serves as a catalyst for future development in the area. Furthermore, the landscaping is used to enhance the property and soften the transition between the building and its context.

The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape, particularly along Fletcher Street. The site is within 100 feet of PS-1 which requires a reduced height for portions of the building. The east side of the building is proposed at 46 feet in height, five stories and the west side is at 57 feet, six stories. The proposal meets all building and parking setbacks.

A variance is being requested to increase the maximum allowed curb cut width percentage from 30% to 44%. The proposal includes two driveways, each driveway is 22 feet wide. The curb cut allowed shall be 30% of the lot width, 30 feet. The increasing curb cut will not affect the pedestrian circulation because of the location of the parcels at a dead-end street.

The building meets the required setback, which is allowed at zero feet the applicant is providing a five-foot setback on each side of the building. The request is not detrimental to the community, and more appropriately addresses a life safety concern.

The Applicant has worked with Staff to ensure that all applicable regulations are met and has worked extensively with Engineering to ensure that vehicular circulation is adequate. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for development within the community.

SITE INFORMATION

Owner/Applicant:	2026 Fletcher LLC.
Address/Location:	2022-2026 Fletcher Street
Net Area of Property:	12,998 sq. ft. (0.30 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Pembroke Road Mixed-Use District (PR)
Existing Use of Land:	Multi-family residence

ADJACENT LAND USE

North: Regional Activity Center (RAC)
South: Regional Activity Center (RAC)
East: Regional Activity Center (RAC)
West: Regional Activity Center (RAC)

ADJACENT ZONING

North: Pembroke Road Mixed-Use District (PR)
South: Pembroke Road Mixed-Use District (PR)
East: Pembroke Road Mixed-Use District (PR)
West: Pembroke Road Mixed-Use District (PR)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded primarily 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 land owners to maximize the use of their property.* The intent of the Regional Activity Center land use designation is to *encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 2, 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 residential neighborhoods and Downtown. 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.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

Policy 6.7: *Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Code of Ordinances, Section 155.08(H).

CRITERIA 1: Variances to this section shall not be granted unless a written application for a variance has been submitted to the Office of Planning demonstrating:

- a) That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands;
- b) That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties;
- c) That the special conditions and circumstances do not result from actions of the applicant; and
- d) That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.

ANALYSIS: Staff has completed the following analysis based on the variance criteria outlined above:

- a) The intent and purpose of Sect. 155.08 (E) regarding curb cuts is to preserve traffic flow. The site is bound by an alley on the south side. The alley could not be used to access a parking garage. The location of the property is at a dead end street.
- b) The proposed project meets that intent and purpose by providing two driveways to the ground and second floor parking area.
- c) The requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City. However, due to the unique location and design of the drive lanes, a variance is required to enhance/maintain proper access to the garage.
- d) The provision of the two driveways enhances traffic flow on Fletcher Street, facilitates traffic access, compliance, and improves overall circulation. Accordingly, the proposed design maintains the basic intent and purpose of the subject regulation.

FINDING: Consistent.

CRITERIA 2: Upon the recommendation of the City Engineer, Variance requests shall be forwarded to the Planning and Development Board. A public hearing before the Board shall be scheduled to hear the proposed variance request. The Planning and Development Board, shall make the following findings:

- a) That the requirements of this subdivision have been met.
- b) That the reasons set forth in the application justify the granting of the variance to make possible the reasonable use of the land;
- c) That the granting of the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding property, would not impair the desirable general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

ANALYSIS: Staff has completed the following analysis based on the variance criteria outlined above:

- a) The City Engineer forwarded the variance request to the Planning and Development Division. The project is in the Regional Activity Center and close to the Downtown of Hollywood.
- b) Due to the project's unique location and design of the drive lanes, a variance is required to maintain proper vehicular movements and access to both garage floors. The property is located at a dead end street, which will not interfere with pedestrian circulation.
- c) Granting the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding property, would not impair the desirable general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

FINDING: Consistent.

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

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center. As stated by the applicant "The use of various materials like aluminum louvers, wood tile, raised bands and

irregular scoring and paint at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor.” The series of contrasting volumes, created by recessed volumes and material changes create an aesthetic vision that serves as a catalyst for future development in the area.

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

ANALYSIS: The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the surrounding neighborhood. The design is not intrusive to the neighborhood and utilizes styles and elements found throughout; it 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 FAR, height, setbacks, and landscape requirements. The building has different heights because of its proximity to PS-1 district. PR district allows a maximum height of 55 feet, 5 stories when the property is within 100 feet of PS-1. The development does not exceed height limitations as set forth in the Zoning and Land Development. The proposed scale and height are consistent with the vision of the Regional Activity Center and zoning district.

FINDING: Consistent.

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

ANALYSIS: The Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed

building. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along the frontage.

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 December 7, 2023. Therefore, Staff recommends approval, with the conditions listed on page one of this report.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

- A. *Natural Environment.* All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.
- B. *Open space.* Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.
 - 1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.
 - 2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.
- C. *Circulation and parking.* All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:
 - 1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed

development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities.* All proposed developments shall be designed and located in such a manner as to insure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to insure the safety of all persons within the project.

E. *Building and other structures.* All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards.* For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements.* Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use and Zoning Map
Attachment C:	Public Participation Meeting