

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

DATE: May 14, 2024 **FILE: 23-DP-80**

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 mixed-use development consisting of 200 residential units and approximately 1,380 SF of retail space located at 1830-1844 Jackson Street (Jackson Street Apartments)

REQUEST:

Design and Site Plan Review for a mixed-use development consisting of 200 residential units and approximately 1,380 SF of retail space.

RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if Design is granted.

BACKGROUND

The site is comprised of a four-lot assembly split between two zoning districts Federal Highway Medium-High Intensity Mixed-Use District (FH-2) and Parkside High Intensity Mixed-use District (PS-3), within the Regional Activity Center Land Use Designation. The subject site is approximately 0.85 acres.

The Applicant is seeking approval of a mixed-use development consisting of 81 studio units, 99 one-bedroom units, 6 one-bedroom plus den units, 14 two-bedroom units, and 1,383 square feet of at-grade retail space. The maximum height for both FH-2 and PS-3 zoning districts is 140 feet. However, PS-3 cannot exceed 10 stories within the 140 feet maximum. The FH-2 zoning portion of the site continues to 13 stories within the 140 feet maximum. Above the 140 feet maximum height, there is an 11-foot encroachment for the vertical circulation, and the mechanical equipment is screened by a 5 feet parapet wall. The encroachments comply with the allowable height projections of Article 4.6.B of the Zoning and Land Development Regulations. The development is proposing the required 236 parking spaces within the first three stories. The mixed-use development is proposed as of right meeting the required setback, landscape and height requirements and does not require any variances. The development provides retail uses on the ground floor, and amenities for the residential uses. The amenities include a pool, gym, social room, and pickle ball courts.

The architectural elements are contemporary utilizing putz finish stucco exterior finishes, prodema horizontal cladding on the facade, frameless glass railing system, horizontal aluminum louvers, and silver aluminum framed windows. The color palette is primarily cool with light gray and white paint. 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 areas within the Downtown Community Redevelopment Agency, while encouraging new developments that meet the intention of the Regional Activity Center.

REQUEST

The Applicant has worked with Staff and the CRA and has complied with the requests of the Technical Advisory Committee to ensure that all applicable regulations are met. Accordingly, the Applicant is seeking Design and Site Plan approval from the Planning and Development Board. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for development within the community.

PROJECT INFORMATION

Owner/Applicant:	Menachem Trietel
Address/Location:	1830-1844 Jackson Street, Hollywood, FL 33019
Net Size of Property:	36,832 sq. ft. (0.845 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	PS-3/FH-2
Present Use of Land:	Residential Multi-Family
Year Built:	1950/1934/1927/1937 (Broward County Property Appraiser)

Gross Floor Area:	123,921 sq. ft.
Average Unit Size:	619.61 sq. ft.
Parking:	236
Bicycle Parking:	Provided

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:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2) & Parkside High Intensity Mixed-Use District (PS-3)
South:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2) & Parkside High Intensity Mixed-Use District (PS-3)

East: Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
West: Parkside High Intensity Mixed-Use District (PS-3)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by residential properties south of Young Circle. 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 and near the City's Parkside neighborhood. The Masterplan identifies preserving the existing housing stock, redeveloping underutilized property, and improving the streetscape which are some issues plaguing the area.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is in Sub-Area 2, East Hollywood, which is geographically defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north and Pembroke Road to the south. 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 CW.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, pg. 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, pg. 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:	<i>Architectural and Design components.</i> 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 prodema cladding and glass elements that create vertical and horizontal sightlines and movement that are noticeable from the street. The variation of the building's height across two zoning districts contributes to the building's movement. The pool's location on the fifth floor sets the middle portion of the tower further back from the street frontage which creates a positive impact on the building's volumes. The series of contrasting volumes, appropriately placed articulation, recessed walls and balconies, and the use of colors and an assorted materials create an aesthetic vision for the neighborhood.
FINDING:	Consistent.
CRITERIA 2:	<i>Compatibility.</i> The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.
ANALYSIS:	The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the surrounding neighborhood. The development is designed as of right and aligns with the vision and purpose of the within Regional Activity Center. It introduces a fresh, clean, and aesthetically pleasing look to the neighborhood.
FINDING:	Consistent.
CRITERIA 3:	<i>Scale/Massing.</i> 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 floor area ratio, setbacks, height, and open space, which play a role in achieving the appropriate scale and massing. The Community Redevelopment Agency provided design feedback to the applicant that incorporated the requested changes to the façade.
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.

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