

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

**DATE:** March 12, 2024 **FILE: 23-DPV-25**

**TO:** Planning and Development Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Tasheema Lewis, Associate Planner

**SUBJECT:** Request for Variance, Design and Site Plan Review for a 14-unit townhome residential development located at 1837-1855 Johnson Street (The Habitat)

**REQUEST:**

Variance, Design and Site Plan Review for a 14-unit townhome residential development.

**Variance 1:** To reduce the required front setback on Johnson Street from 20 feet to 5 feet pursuant to Article 4.6.B.4.a.(2).

**Variance 2:** To reduce the required side street setback on North 19<sup>th</sup> Avenue from 15 feet to 10 feet pursuant to Article 4.6.B.4.a.(2).

**RECOMMENDATION:**

Variances: Approval.

Design: Approval, if Variances are approved.

Site Plan: Approval, if Variances and Design are granted.

**REQUEST**

The site is located within the North Downtown Low Intensity Multi-Family Zoning District (ND-1) and has a land use of Regional Activity Center (RAC). The property is approximately 0.63 acres.

The Applicant is seeking approval of a residential multi-family development consisting of 14, 3-story townhomes, with a maximum height of 45 feet. This height includes the rooftop amenities. The development requires a minimum of 30 parking spaces, and 30 parking spaces are provided with 2 parking spaces for each townhome and 2 parking spaces for guests. The Applicant requests two variances to reduce the front setback on Johnson Street from 20 feet to 5 feet and the side street setback on North 19<sup>th</sup> Avenue from 15 feet to 10 feet. The 20-foot right-of-way (ROW) dedication requirement along Johnson Street is the reason for the variance requests. The variance criteria analysis is found under the Applicable Criteria section of this report.

The architectural elements are contemporary utilizing concrete-like stucco exterior finishes with composite wood panels, aluminum railings, with cool and warm color palettes comprise of gray, white, iron ore, and rust. Recesses and reveals are used symmetrically to reduce massing and provide movement to the building. The landscape plan incorporates a variety of native tree and shrub species that complements the architectural features of the building. The contemporary design of the proposed development will enhance the streetscape of the surrounding garden style residential properties, encouraging new developments that meet the intention of the Regional Activity Center.

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

#### **SITE INFORMATION**

<b>Owner/Applicant:</b>	<b>Ghasem Jafarmadar/Tida Saniei</b>
<b>Address/Location:</b>	<b>1837-1855 Johnson Street, Hollywood, FL 33020</b>
<b>Net Size of Property:</b>	<b>27,573 sq. ft. (0.63 acres)</b>
<b>Land Use:</b>	<b>Regional Activity Center (RAC)</b>
<b>Zoning:</b>	<b>ND-1</b>
<b>Present Use of Land:</b>	<b>Residential- Single-Family</b>
<b>Year Built:</b>	<b>1945/1937 and 1945/1939 (Broward County Property Appraiser)</b>

#### **ADJACENT LAND USE**

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

#### **ADJACENT ZONING**

<b>North:</b>	<b>North Downtown Low Intensity Multi-Family District (ND-1)</b>
<b>South:</b>	<b>North Downtown Medium Intensity Multi-Family District (ND-2)</b>
<b>East:</b>	<b>North Downtown Low Intensity Multi-Family District (ND-1)</b>
<b>West:</b>	<b>North Downtown Low Intensity Multi-Family District (ND-1)</b>

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

Located within the Regional Activity Center the subject site is surrounded by residential properties. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property*. The intent of the Regional Activity Center land use designation is to *encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form*. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center.

The project is consistent with the Comprehensive Plan based on the following Objective:

**Objective 4:** *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas (see Comprehensive Plan, page LU-74).*

The Masterplan identifies preserving the existing housing stock, redeveloping underutilized property, and improving the streetscape are some issues plaguing the area.

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

The project is in Sub-Area 2, East Hollywood, geographically defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north and Pembroke Road to the south. This area includes the residential neighborhood of the Lakes, West Lake and the ill-defined residential areas between Federal and Dixie Highways. The proposed request is consistent with City-Wide Master Plan based upon the following economic development, geographic, land use, zoning considerations:

**Guiding Principle:** *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community (see Comprehensive Plan, pg. LU-2).*

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

**Policy CW.15:** *Place a priority on protecting, preserving, and enhancing residential neighborhoods (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, p. 141).*

**Policy CW.44:** *Foster economic development through creative land use, zoning and development regulations, City services and City policies (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, p. 142).*

## **APPLICABLE CRITERIA**

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

**Variance:** To reduce the front setback on Johnson Street from 20 feet to 5 feet and the side street setback on North 19<sup>th</sup> Avenue from 15 feet to 10 feet.

**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 variances maintain the basic intent and purpose of the Regional Activity Center (RAC) by giving definition to urban form and encouraging development, especially when faced with challenges that are not self-imposed. The variances are requested to maximize development within a site area that is reduced by a 20 feet right-of-way (ROW) dedication on Johnson Street,

establishing a new property line. The 20 feet required setback from the new property line would have greatly limited or distinguish the project's viability. Permitting the requested variances would bring the building closer to the new property lines, which conform to urbanize development and supports the vision for the RAC.

**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 will not have a detrimental impact to the surrounding land uses within the community. The surrounding land uses fall within the RAC and its basic intent and purpose for the RAC are upheld with the requested variances. As development continues for this area, the current proposed development will remain compatible with the surrounding community.

**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 variances are consistent with the comprehensive plan because it aligns the objective to enhance neighborhoods and improve streetscapes. It also aligns with the development focus of the Regional Activity Center. Without the variances, the 14, 3-story townhomes could not be development with the proposed mass and scale.

**FINDING:** Consistent.

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

**ANALYSIS:** The requested variance is not economically based or self-imposed because it is a direct result of the 20 feet ROW dedication.

**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 Architectural elements and design are contemporary. The building's design is enhanced by composite wood panels, aluminum panels, and stucco that mimics concrete blocks. The architectural and design elements create beautiful vertical and horizontal sightlines and movement that enhances both Johnson Street and North 19<sup>th</sup> Avenue. The use of recesses and reveals, combined with the material elements, create an exquisite balance of contrasting volumes. The use of cool and warm color tones creates an aesthetic vision for the neighborhood.

**FINDING:** Consistent.

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

**ANALYSIS:** The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the design guidelines and the expectations of ND-1 zoning district within the Regional Activity Center. The proposed development is compatible with the surrounding garden style apartments, and it establishes a vision for the area.

**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 buildings' design uses architectural elements and materials that are proportional, complementary, and adheres to the to the scale/massing intent of this criterion. The appropriate use of color and materials balances the length, width, and height of the development. In addition, the development is compliant with zoning regulations as it pertains to floor area ratio, height, and open space, which play a role in achieving the appropriate scale and massing.

**FINDING:** Consistent.

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

**ANALYSIS:**                    The Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed buildings. The landscape plan incorporates an array of native trees, palms, and shrubs, which does not overpower or create visual clearance issues for adjacent properties.

**FINDING:**                    Consistent.

## **SITE PLAN**

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations. Therefore, Staff recommends approval.

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

- A.    *Natural Environment.* All proposed development shall be designed in such a manner as to preserve, perpetuate, and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.
- B.    *Open space.* Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.
  - 1.    Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.
  - 2.    Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located to permit easy access to all residents or users within a development. Private recreational facilities and activities within

specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking.* All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

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

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

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

5. Sidewalks shall be provided as required by the City Regulations.

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

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

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

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

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

E. *Building and other structures.* All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract

from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.
  2. All buildings and structures shall be designed and oriented in a manner ensuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.
  3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.
- F. *Level of service standards.* For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.
- G. *Other requirements.* Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

## **ATTACHMENTS**

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