

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

DATE: February 10, 2026 **FILE:** 24-DPV-34

TO: Planning and Development Board

VIA: Cameron Palmer, Planning Manager

FROM: Umar Javed, Planner III

SUBJECT: Gil Ovadia requests a Design and Site Plan approval for a 4-story, 22-unit multi-family residential development of approximately 28,998 square feet and Variances to permit reduced corner setbacks in the Federal Highway Low-Medium Intensity Multi-Family (FH-1) Zoning District within the Regional Activity Center (2101-2111 N 16th Avenue).

REQUEST:

Design and Site Plan request for a 4-story, 22-unit multi-family residential development of approximately 28,998 square feet; Variances to Section 4.6(B) of the Zoning & Land Development Regulations to permit reduced corner setbacks in the Federal Highway Low-Medium Intensity Multi-Family (FH-1) Zoning District within the Regional Activity Center (RAC).

RECOMMENDATION:

Variance: Approval.

Design: Approval, if variances are granted.

Site Plan: Approval, if design is granted with the following condition:

1. The Applicant will satisfy all public art requirements, in accordance with Section 3.22 (J).

BACKGROUND

The subject site, located at 2101-2111 N 16th Avenue comprises of two parcels that are approximately 20,000 square feet when combined, and are zoned FH-1 in the Zoning and Land Development Regulations (ZLDR), within the Regional activity Center (RAC). The lands are situated at the east side of N 16th Avenue and are surrounded by a number of uses such as residential to the north south, east, west.

The intention of the RAC is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Furthermore, the purpose of the RAC is to concentrate density in specific areas, protecting adjacent residential neighborhoods from excessive growth and commercial intrusion while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth.

REQUEST

The Applicant is requesting review and approval of the Design and Site Plan application for a 22-unit multi-family development. The applicant is proposing 13 one-bedroom units and 9 two-bedroom units that will equate to a minimum cumulative average size of 625 square feet per unit.

The proposed building is designed with a maximum height of 4 stories (45 feet), encompassing approximately 28,998 square feet of gross floor area. The proposed development will meet the landscaping and open space requirements of the ZLDRs through the provision of green space at grade.

The applicant is proposing a total of 34 parking spaces, which results in a surplus of 4 parking spaces above the requirement of the ZLDRs. 13 parking spaces will be allocated to the one-bedroom units, 18 spaces to the two-bedroom units, and the remaining 3 spaces reserved for visitors. It is noted that 9 of the 18 spaces reserved for two bedroom units, will be tandem spaces. The proposed parking configuration is consistent with the City's Zoning and Land Development Regulations.

In addition to the Design and Site Plan approval request, the Applicant is seeking a total of two (2) variances related to the required front/corner setbacks. As part of the Development Review process, the City is requiring right-of-way dedications along both Shenandoah Street and N. 16th Avenue to accommodate future roadway improvements. These required dedications materially reduce the buildable area of the subject corner lot and result in revised property lines from which setbacks must be measured. Accordingly, the Applicant is requesting a variance to reduce the minimum front/corner setback from 25 feet to 13 feet along N. 16th Avenue, and a variance to reduce the minimum front/corner setback from 25 feet to 3 feet along Shenandoah Street. The requested variances are necessary to allow reasonable development of the property following the required dedications while maintaining the intent of the Zoning and Land Development Regulations.

Staff note that the applicant has fulfilled all public outreach requirements, including a public participation meeting which was held for members of the public on October 23, 2024 for informational purposes.

Additionally, the applicant has committed to providing public art in accordance with the City's Zoning and Land Development Regulations. Public art will be facilitated separately through the applicable approval and permit requirements.

The subject property at 2101 N. 16th Avenue, Hollywood, Florida was previously subject to code enforcement matters and public concerns identified through earlier TAC reviews and public meetings; however, all cited violations have been fully corrected and formally closed, and there are no active code enforcement violations on the site. The Applicant has implemented corrective measures addressing prior issues related to waste management, parking, and overall property standards. The current Design and Site Plan application has been reviewed and approved by all applicable City departments and agencies, including Planning and Development Services, Engineering, Transportation, Public Utilities, and Code Enforcement, and is fully compliant with the City of Hollywood's Code of Ordinances and the Zoning and Land Development Regulations and appropriate for consideration from Planning and Development Board.

As of August 18, 2025, new regulations governing Planning and Urban Design Site Plan Applications went into effect. Under the updated thresholds, proposals under 30,000 square feet or under 30 units are exempt from Planning and Development Board review and are processed administratively. The proposed development falls within the threshold for administrative approval; however, the application was submitted prior to the effective date of the new regulations and was already nearing completion under

the former review process. Accordingly, the applicant is proceeding through the Planning and Development Board for consideration of their Design and Site Plan request.

Staff notes that due to the existing unit capacity limitation of the Regional Activity Center, units requested as part of this development request will be provided through the City's Flexibility Unit allocation pursuant to City Commission action R-2025-253.

PROJECT INFORMATION

Owner/Applicant:	Gil Ovadia
Address/Location:	2101-2111 N 16 th Avenue)
Net Size of Property:	20,400 square feet (0.18 acres)
Land Use:	Regional Activity Center (RAC)
Existing Zoning:	Federal Highway Low-Medium Intensity Multi-Family District (FH-1)
Present Use of Land:	Residential and Assisted Living
Gross Floor Area:	28,998 square feet
Parking	34
Bike Parking:	6 bike racks

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Low-Medium (10) Residential (LMRES)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Federal Highway Low-Medium Intensity Multi-Family District (FH-1)
South:	Federal Highway Low-Medium Intensity Multi-Family District (FH-1)
East:	Residential Single-Family (RS-5) Zone
West:	Federal Highway Low-Medium Intensity Multi-Family District (FH-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center, the subject site is surrounded by a mix of low-to- medium residential developments. 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 for automobile travel, provide incentives for quality development, and give definition to the urban form*.

Development of this site enhances the area, encourages redevelopment of the area, and reduces blight within the Regional Activity Center.

Together, the architectural elements create a design that is non-intrusive while establishing a strong design tone for the future development of the Regional Activity Center. Furthermore, the design uses landscaping 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. The building meets all building and parking setbacks. The project is consistent with the Comprehensive Plan based on the following Objectives:

Land Use Element – Objective 5: Encourage appropriate infill, redevelopment in blighted areas throughout the City, and economic development in blighted business and tourist areas.

Land Use Element – 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.

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 building features a mix of high-quality materials to enhance visual interest and minimize the visual impact of the structure. The building also incorporates varied architectural elements—such as balconies, overhangs, and vertical articulation—to reinforce human scale and reflect design characteristics found within 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 proposed development demonstrates compatibility with the evolving character of the area, which includes a mix of residential development. The

proposal fits within this context, especially given that is located within the Regional Activity Center. The project's scale, massing, and materials are harmonious with the surrounding community, thereby promoting a unified and vibrant streetscape. The applicant's attempt to screen the parking garage from the public right of way reinforces this compatibility, aligning with the adopted vision for the Regional Activity Center as a walkable, transit-oriented, and architecturally cohesive urban center.

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 development has been designed to reflect appropriate proportions and massing within the evolving context of the neighborhood. Rising 4 stories in height, the building establishes a moderate urban presence while maintaining a balanced relationship with surrounding structures. The design emphasizes vertical articulation, clean geometries, and material variation to break down the overall scale into a cohesive and legible form. Key architectural features include the balconies for the units as well as vertical and horizontal massing combinations.

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 landscape design has been developed to enhance curb appeal, promote sustainability, and create a welcoming environment for residents. At the ground level, a mix of plant species provides shade, softens hardscapes, and activates the pedestrian experience along the walkways. The applicant is proposing green and open space that meets code requirements.

FINDING: Consistent.

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

Variance 1: **To reduce the minimum front/corner setback of 25 feet to 13 feet in the FH-1 Zoning District (N 16th Ave).**

Variance 2: To reduce the minimum front/corner setback of 25 feet to 3 feet in the FH-1 Zoning District (Shenandoah Street).

CRITERION 1: That the requested Variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The intent of the front and corner setback regulations is to preserve adequate separation between structures and the public right-of-way, ensure safe sightlines, and maintain a consistent streetscape. The subject property is uniquely affected by required right-of-way dedications along both Shenandoah Street and N 16th Avenue. These dedications substantially reduce the buildable area of the site and functionally shift the property line inward from its original configuration. When measured from the right-of-way dedication, the proposed building maintains separation from the public realm comparable to or greater than that contemplated by the Zoning and Land Development Regulations. The requested Variances do not eliminate the setback intent but instead recognize that the effective setback is achieved through a combination of right-of-way dedication and building placement. All other required setbacks, including side and rear setbacks, fully comply with the Code and require no relief. Accordingly, the proposed development maintains adequate spacing from the public right-of-way, preserves the visual and spatial character of the street frontage, and remains consistent with the stability and appearance of the surrounding area.

FINDING: Consistent

CRITERION 2: That the requested Variances are otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The subject property carries a Future Land Use designation of Regional Activity Center, an area intended to accommodate a mix of higher-intensity residential and non-residential uses in a compact, urban form. The surrounding area reflects this transition, with a variety of residential densities and development patterns. The requested Variances do not alter the permitted use or intensity of development on the site but rather facilitate the orderly development of a multi-family residential building that is consistent with the Regional Activity Center designation. The reduced setbacks result from public infrastructure requirements rather than design incompatibility and do not adversely impact adjacent properties. The building orientation, massing, and placement remain compatible with surrounding land uses and are consistent with the evolving urban context of the area. As such, the Variances would not introduce any conditions detrimental to the community and are compatible with existing and planned development patterns.

FINDING: Consistent

CRITERION 3: That the requested Variances are consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time.

ANALYSIS: The Comprehensive Plan encourages efficient land use, infill development, and redevelopment within designated activity centers to support compact growth and

efficient public services. The Land Use Element promotes the ability of property owners to reasonably develop their land while enhancing residential and business communities. The requested Variances directly support these objectives by allowing development that is consistent with the Regional Activity Center designation while accommodating required public right-of-way improvements. The proposal advances infill development goals by utilizing an underdeveloped site in a manner that reinforces the urban form envisioned by the Comprehensive Plan. Further, Policy 7.48 requires dedication of necessary right-of-way as part of the development approval process, which the applicant has agreed to provide. The Variances therefore function as a necessary regulatory adjustment to implement Comprehensive Plan policies rather than a departure from them.

FINDING: Consistent

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

ANALYSIS: The need for the requested Variances arises from site-specific conditions and public infrastructure requirements rather than economic considerations or actions taken by the applicant. As a corner property, the site is subject to dual frontages and associated right-of-way dedications along both Shenandoah Street and N 16th Avenue. These dedications are required to accommodate planned future roadway improvements and materially reduce the developable area of the lot. The proposed building footprint was designed in compliance with setback requirements based on the original property boundaries. The need for Variances was triggered only after the applicant was required, through the Development Review process, to dedicate portions of the site for public use. The applicant did not create the hardship, nor is the request based on maximizing economic return, but rather on adapting the development to City-mandated infrastructure requirements as directed by Engineering staff.

FINDING: Consistent

CRITERION 5: That the Variances are necessary to comply with state or federal law and in the minimum Variance necessary to comply with the applicable law.

ANALYSIS: State or Federal law is not the impetus of the requested variance.

FINDING: Not applicable.

SITE PLAN

The Development Review Committee (DRC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations. The Development Review Committee has included comments that are to be considered at the time of permitting and conditions to be considered post approval to ensure the alignment of the Design and Site Plan requests with the overarching PD Ordinance.

The following standards shall be utilized by the Development 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