

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

DATE: February 10, 2025 **FILE:** 25-Z-52a

TO: Planning and Development Board

VIA: Anand Balram, Assistant Director / Chief Planner

FROM: Umar Javed, Planner III

SUBJECT: Gadamis Property LLC. and Ventas Realty LTD. request a rezoning from Parkside High Intensity Mixed-Use District (PS-3) to Federal Highway Medium-High Intensity Mixed-Use District (FH-2) for the property generally located at 1841-1857 Jackson Street, 1856 Van Buren Street and Folio Numbers 5142-15-01-7550 and 5142-15-01-7540 within the Regional Activity Center (RAC).

REQUEST:

Rezoning of 1.11 acres from Parkside High Intensity Mixed-Use District (PS-3) to Federal Highway Medium-High Intensity Mixed-Use District (FH-2) for the property located at 1841-1857 Jackson Street, 1856 Van Buren Street and Folio Numbers 5142-15-01-7550 and 5142-15-01-7540 within the Regional Activity Center (RAC).

RECOMMENDATION:

Forward a recommendation to the City Commission as follows:

Rezoning: Approval.

BACKGROUND

Gadamis Property LLC owns seven lots along Jackson Street and intends to develop the second phase of the Nine Hollywood project, a mixed-use development that will include 198 residential units. Phase I of Nine Hollywood, a mixed-use development consisting of 204 residential units, was approved by the Planning and Development Board in April 2019 and was completed in 2025. Of the seven lots under Gadamis Property LLC's ownership, four are located within the Parkside High Intensity Mixed-Use District (PS-3) and three are already zoned Federal Highway Medium-High Intensity Mixed-Use District (FH-2). The purpose of this rezoning request is to change the remaining PS-3 parcels to FH-2, thereby establishing a consistent zoning designation across the entire development site. This uniform zoning will facilitate the construction of Phase II of Nine Hollywood project, which has been submitted concurrently for Design and Site Plan review as a companion item under project number 25-DPV-52.

Ventas Realty, which represents Kindred Healthcare, owns three lots on Van Buren Street that are located within the PS-3 zoning district. These parcels are situated directly south of the existing Kindred Hospital, which is located on the north side of Van Buren Street. The applicant is seeking to rezone these lots from

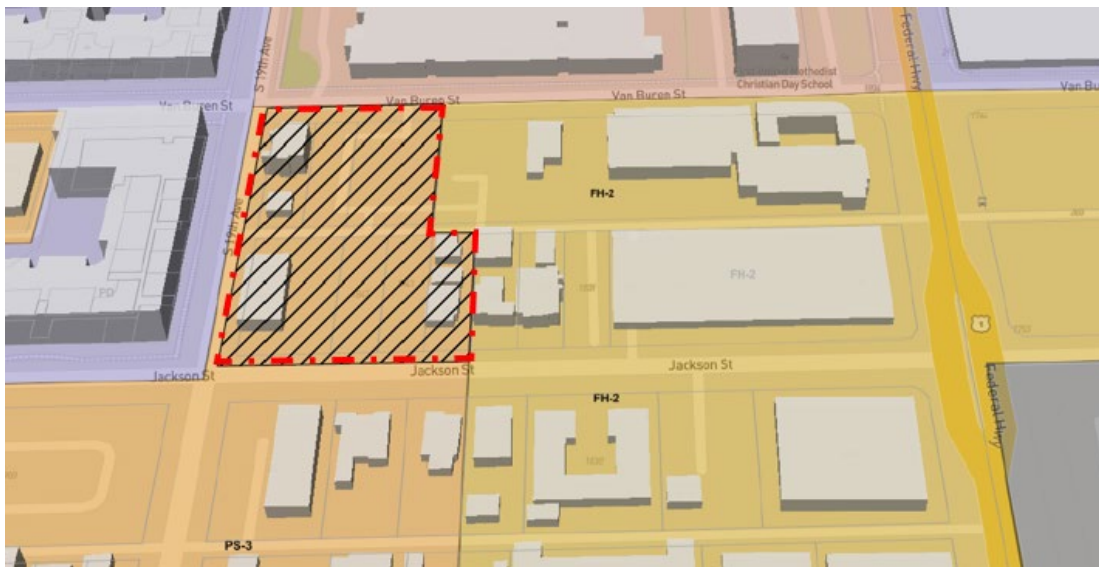
PS-3 to FH-2 to ensure consistency with adjacent properties and to support future redevelopment potential consistent with the intensity and character of the Federal Highway corridor.

REQUEST

Gadamis Property LLC and Ventas Realty have both submitted requests to rezone properties currently located within the Parkside High Intensity Mixed-Use District (PS-3) to the Federal Highway Medium-High Intensity Mixed-Use District (FH-2) (see Figure 1). The subject site currently has a land use designation of Regional Activity Center (RAC) which permits a variety of uses. The Gadamis Property LLC located on Jackson Street is approximately 0.62 acres while the Ventas Realty Ltd. Properties on Van Buren Street is approximately 0.49 acres.

Both the PS-3 and FH-2 zoning districts permit a base Floor Area Ratio (FAR) of 3.0; however, the FH-2 district provides additional development potential for properties located north of Monroe Street, which applies in this case. Under the FH-2 zoning regulations, a single-use development may achieve an FAR of up to 3.75, while a mixed-use development may reach an FAR of up to 4.75. Although both zoning districts allow a maximum building height of 140 feet, the PS-3 district further restricts development by specifying a maximum of 10 stories, a limitation not imposed under the FH-2 standards. The requested rezoning would therefore offer greater flexibility in terms of allowable floor area and building design, particularly suited for a mixed-use project such as the proposed Phase II of Nine Hollywood.

Figure 1: Parcels Subject to the Request



SITE INFORMATION

Owner/Applicant:	Gadamis Property LLC. and Ventas Realty LTD.
Address/Location:	1841-1857 Jackson Street, 1856 Van Buren Street, 5142-15-01-7550 & 5142-15-01-7540
Gross Size of Property:	26,895 sq. ft. (0.62 acres) and 21,516 sq. ft. (0.49 acres)
Land Use:	Regional Activity Center (RAC)
Existing Zoning:	Parkside High Intensity Mixed-Use District
Proposed Zoning:	Federal Highway Medium-High Intensity Mixed-Use District
Existing Use of Land:	Residential, Office, and Parking lot
Year Built:	2001 (Broward County Property Appraiser)

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:	Young Circle Mixed-Use District (YC)
South:	Parkside High Intensity Mixed-Use District (PS-3)
East:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
West:	Planned Development District (PD)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The existing land use is Regional Activity Center (RAC) which allows the development of mixed-uses. 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 surrounding community has a mix of commercial and vacant land.

Land Use Element:

Goal: *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.*

Policy 1.3: *Maintain the City Code or Zoning and Development regulations to require that all new and existing unsewered development, where practical and financially feasible, including new residential units, be connected to the sewer system.*

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

Objective 3.2: *Assist, coordinate and monitor adjacent municipalities' land development efforts along major thoroughfare corridors and, when feasible, implement plans, Capital Improvement Projects and other programs to supplement and enhance economic development, land use changes, streetscape design, and infrastructure service improvements along these corridors.*

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

Policy 4.5: *Maintain the City of Hollywood Zoning Map and Zoning and Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses.*

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas. (CWMP Policy CW.15 and CW.19)*

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.*

Policy 6.5: *Encourage the creation of zoning mixed-use and/or special-use districts to address areas of special concern. (CWMP Policy CW.17)*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Rezoning as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.3.K.2.

CRITERIA 1: That the petition for a change of zoning district will not result in spot zoning or contract zoning.

ANALYSIS: The proposed rezoning does not constitute spot zoning or contract zoning. Instead, it corrects a fragmented zoning pattern established during the 2016 RAC adoption, when zoning boundaries were aligned with the irregular ownership configurations that existed at the time. By updating the zoning to reflect current ownership and planned development, the proposal creates a more consistent and logical land-use pattern.

The rezoning covers seven parcels. Four of these parcels are included in the companion Site Plan and Design Review application for the Jackson Street project (Nine Hollywood Phase II). The remaining three parcels are not proposed for physical changes; however, their inclusion in the rezoning eliminates an isolated zoning island (which would then be considered spot zoning) within the block and supports a more cohesive zoning framework.

FINDING: Consistent

CRITERIA 2: The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the Comprehensive Plan.

ANALYSIS: The proposed zoning change is **consistent with and furthers the Comprehensive Plan** by implementing adopted land use goals and policies.

- It advances the Land Use Element **Goal** to “*promote a distribution of land uses that will enhance and improve residential, business, resort and natural communities while allowing landowners to maximize the use of their property.*”
- The request supports **Policy 3.1.6** by facilitating “*development nodes at major intersections*” as the site is located within 500 feet of the intersection of Young Circle and South Federal highway, which is considered a major intersection within the City’s downtown core.
- It aligns with **Objective 6** by encouraging “*multi-use areas and mixed-use concentrations of density near major employment centers and major transportation routes*” along South Federal Highway and within the City’s downtown area. It is noted that both South Federal Highway and Young Circle have bus stop facilities.
- Compatibility and neighborhood protection are addressed consistent with **Policy 4.5** and **Policy 4.9**, which prioritize “*compatibility of adjacent land uses*” and the “*protection, preservation and enhancement of residential neighborhoods.*” The proposed request is intended to facilitate a companion Design and Site plan request for a development similar in nature, regarding height, density, and scale, to what exists east of the subject lands.

The City is committed to modernizing the downtown area through the introduction of additional mixed-use projects that support local businesses and long-term economic vitality. The companion request for Site Plan and Design directly aligns with this objective, further reinforcing the City’s vision for a vibrant, connected, and resilient downtown. Accordingly, the proposed change directly implements and furthers the Goals, Objectives, and Policies of the Comprehensive Plan.

FINDING: Consistent

CRITERIA 3: That 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: While the zones for the RAC were established after the RAC land use designation was adopted, the RAC zones were in large part based off the provisions of the legacy zoning districts that pre-dated the RAC. This resulted in zoning patterns that may be inconsistent with the intent and physical geography of the zone. Within the last decade the Regional Activity Center, specifically lands around Federal Highway, has seen an increased demand to utilize the entitled height and densities provided by the zoning code. This has been met with the City’s staff continuous push for better design that is appropriate for the downtown area. Therefore conditions affecting the Property have substantially changed since the original zoning classifications were applied. The City has amended the Property’s land use designation to support higher-intensity mixed-use development, specifically to allow additional residential and commercial uses consistent with the vision for the Nine Hollywood project. The first phase of Nine Hollywood was

built along Federal Highway. This request represents a shift toward encouraging cohesive redevelopment along this corridor and accommodating increased residential density within targeted mixed-use districts.

The proposed rezoning is therefore necessary to align the Property's zoning with its current land use designation and to establish consistent FH-2 zoning across the development site. This consistency will remove regulatory inconsistencies, support orderly redevelopment, and facilitate implementation of Phase II of the Nine Hollywood project.

FINDING: Consistent

CRITERIA 4: The proposed change will not adversely influence living conditions in the neighborhood.

ANALYSIS: The proposed rezoning will not adversely affect living conditions in the surrounding neighborhood. The requested FH-2 zoning district is consistent with the Property's existing land use designation and is compatible with the mixed-use character already established by Phase I of the Nine Hollywood project and other development patterns along the Federal Highway corridor.

The rezoning will allow the second phase of a unified, master-planned development that incorporates residential, commercial, and pedestrian-oriented design elements. These improvements will enhance the area by providing updated streetscapes, improved connectivity, and new residential options. No negative impacts to adjacent properties or established residential areas are anticipated, as the proposed development intensity aligns with both the City's adopted planning policies and the evolving urban character of the corridor.

FINDING: Consistent

CRITERIA 5: That the proposed change is compatible with the development(s) within the same district/neighborhood.

ANALYSIS: The proposed rezoning is compatible with existing and planned development within the surrounding district. The Federal Highway corridor has evolved into a higher-intensity mixed-use area characterized by residential, commercial, and multifamily redevelopment projects, including Phase I of the Nine Hollywood development, which was previously approved and constructed under similar standards. Reclassifying the remaining parcels to the FH-2 zoning district will create a uniform regulatory framework across the site and ensure that Phase II of the project aligns with the scale, intensity, and design character already present in the neighborhood.

FINDING: Consistent

SUMMARY OF FINDINGS

Based on findings and analysis of the rezoning criteria, the application for change of zoning from Parkside High Intensity Mixed-Use District (PS-3) to Federal Highway Medium-High Intensity Mixed-Use District (FH-2) for the subject lands are found to be **consistent** with the Zoning and Land Development Regulations.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Zoning and Land Use Map

ATTACHMENT C: Public Participation Meeting