

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

DATE: October 10, 2023 **FILE: 22-DP-72**

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Cameron Palmer AICP, MCIP-I, Principal Planner

SUBJECT: Polk Equities, LLC., requests Design and Site Plan for a 23-unit residential development (2133-2139 Polk Street).

REQUEST:

Variance, Design and Site Plan and Variance request for a 23-unit residential development.

RECOMMENDATION:

Variance 1: Approval.

Variance 2: Approval.

Design: Approval, if Variance is granted.

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

REQUEST

The Applicant is proposing a multifamily residential development requiring Variance, Design and Site Plan approval for a 23-unit residential development. The subject property is zoned 'Dixie Highway High Intensity Multi-Family District' (DH-3) and has a land use designation of 'Regional Activity Center' (RAC). The property is approximately 0.26 acres in area with frontage to Polk Street to the south.

The proposed 5-story residential development, approximately 55' in height with a unit mix comprised of one-, two- and three- bedroom units. The proposal provides 670 square feet of private amenity space and 859 square feet (7.5% of the site) of open landscaped areas. The development includes 38 vehicular parking spaces, including 14 parking stackers, within an enclosed parking area on the ground level of the building.

Entry to the development is provided on Polk Street through use of a two-way drive. The project has a total of 38 spaces out of the required 34 spaces.

Architectural elements of the building are contemporary including a façade mixed with variety of finishes and materials. The building articulates by creating depth, decorative railings, a rhythmic lit eyebrow, and various other visual interests. The landscape plan incorporates a variety of native materials.

The Applicant has worked with Staff to ensure that all applicable regulations are met. The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for development within the community.

SITE DATA

Owner/Applicant:	Polk Equities LLC.
Address/Location:	2133-2139 Polk Street
Net Size of Property:	11,500 square feet (0.26 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Dixie Highway High Intensity Multi-Family District (DH-3)
Present Use of Land:	Residential
Year Built:	1938 (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:	Dixie Highway High Intensity Multi-Family District (DH-3)
South:	Government Use (GU)
East:	Dixie Highway High Intensity Multi-Family District (DH-3)
West:	Dixie Highway High Intensity Multi-Family District (DH-3)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded primarily by multi-family residential properties, including high density residential development to the east towards Dixie Highway. 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 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 Sub-Area 3, East Central Hollywood, which is defined by Dixie Highway to the east, Stirling Road to the north, Hollywood to the south and I-95 to the west. This area includes the residential neighborhoods of Liberia/Oakwood Hills, North Central and South Central. 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.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

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 1: Reduction of the required setback for at-grade parking lot to a property line from 5' to 0' in the rear yard. Pursuant to Article 4, Section 4.6 (B)(3c)

Variance 1: Reduction of the required perimeter landscape buffer within the required setback areas from 5' to 0' and elimination of landscaping requirement of 1 tree for every 20 linear feet of buffer area. Pursuant to Article 4, Section 4.6 (B)(3d)

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 variance to reduce the parking area setback and consequently the requirement landscape buffer from 5' to 0' will maintain the basic intent and purpose of the zoning regulations and will not negatively impact the appearance of the City. The City has requested a right-of-way land conveyance request along

the property frontage for a total depth of 5'. As such, the applicant has located the building in the proposed location to maintain the required front yard setback and landscaping. Consequently, the parking area to the rear of the property encroaches into the required parking setback and landscape area. The intent of the regulation is to provide areas of infiltration along the property line and buffers to adjacent uses from parking areas.

However, it is noted that the abutting property to the rear of the subject site is built to or near to the property line. Furthermore, the applicant has met all drainage requirements for the proposal and still maintains a building setback of 10' to the rear property line. It is noted that the applicant was able to demonstrate compliance with the ZLDRs prior to the adhering to the requested land dedication request along the front property line. As such, this variance request comes as a direct result of the applicant meeting another City request. This variance request will aid ingress/egress traffic circulation and provide ample parking for Federal Spa and Bath customers.

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 variance is compatible with the surrounding land uses and will not be detrimental to the community. The property is located in a transitioning neighborhood with existing residential, commercial, and nonresidential uses with varying setbacks and building orientations. The proposed variances do not introduce a condition that is incompatible with the existing area nor does it introduce a condition that will be visually deleterious.

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 variance will facilitate the intensifying of residential land uses where the Comprehensive Plan and ZLDRs anticipate growth. This use is consistent with the permitted uses of the Regional Activity Center. Reducing the parking area setback and landscaping buffer as a result of a roadway land conveyance will permit the proposed and functional configuration of parking and vehicular movement on the site. Furthermore, the request is consistent with the following goals, objectives and policies of the City's Comprehensive Plan and the City-Wide Master Plan (CWMP):

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.

FINDING: Consistent.

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

ANALYSIS: This variance is not economically based or self-imposed. The Applicant can meet the setback and landscaping requirements of the ZLDRs with the existing property. Through the request from the City's Engineering Division for the conveyance of a 5' strip along the property frontage the developable area becomes limited, requiring the parking lot to extend into the buffer area. It is noted that the applicant has implemented other space efficient design elements to better use the limited area of the lot, such as parking stackers which allow two vehicles to be parked in one parking stall. The parking lot meets all other Code requirements and meets the intent of the Code by providing the required shrubbery and plant materials along the front and sides of the building.

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 proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center. The contemporary design is represented by a series of contrasting volumes and geometry, architectural features enhancing the façade, and use of a variety of design materials to create an aesthetic vision that serves as a catalyst for future development in the area.

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 does not include architectural features/styles that are insensitive nor incompatible with adjacent structures. Currently, the existing structures in the neighborhood contain design elements that are aged. The architectural styles of the surrounding community vary, and the proposed design introduces a an appropriate level of contemporary and modern elements. The proposed development includes an array of materials, such as wood tones, which help soften the design and provide visual interest.
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 and landscape requirements. The development abuts other multi-story properties and appropriately matches the intensity and scale of existing buildings within the area. The proposed scale and height are consistent with the vision of the Regional Activity Center and zoning district.
FINDING:	Consistent.
CRITERIA 4:	<i>Landscaping.</i> 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.
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 June 20, 2023; 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 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 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