

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

**DATE:** March 12, 2024 **FILE:** 23-DPV-13

**TO:** Planning and Development Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Carmen Diaz, Planning Administrator

**SUBJECT:** Request for Variance, Design, and Site Plan for a mixed-use development consisting of 90 residential units and 4,820 square feet of commercial space (2110-2114 Adams Street & 810 S. Dixie Highway)

**REQUEST:**

Variance, Design, and Site Plan for a mixed-use development of 90 residential units and 4,820 square feet of commercial space

**Variance 1:** Increase the maximum allowed curb cut width to 36% (33') of the lot width; whereas 30% (27') is the maximum. Pursuant to Title XV, Chapter 155.08(D)

**RECOMMENDATION:**

Variance: Approval.

Design: Approval, if Variance is granted.

Site Plan: Approval, if Variance and Design are granted with the following conditions:

1. A Unity of Title, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Public Records of Broward County, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) and/or Certificate of Completion (C/C).

**REQUEST**

The Applicant requests Variance, Design and Site Plan for a mixed-use development located on the south side of Hollywood. The site is located within the “Dixie Highway High Intensity Mixed-Use” (DH-3) zoning district and has a land use of ‘Regional Activity Center’ (RAC). The property is approximately 0.84 acres.

The proposed development will be a nine-story building at approximately 95’ in height. The building is comprised of one- and two-bedroom apartments totaling 90 residential units and 4,820 square feet of commercial space at grade. The proposal includes 123 parking spaces on three levels. There are amenities and common areas on the third and fourth levels such as a fitness center, a multipurpose room, a pool and a pool deck. The parcel is irregular in nature and can be described as having an “L” shape. The proposed building façade faces Adams Street and Dixie Highway. Adams Street is used as the residential access with a lobby, stairs, and elevators. The commercial area is located along the Dixie Highway frontage and complies with the active use requirement of the DH-3 zone.

A variance is being requested to increase the maximum allowed curb cut width percentage from 30% to 36% (from 27’ to 33’). The proposal includes two driveways on Adams Street, one driveway will serve the three-level garage for residents and visitors. The second driveway will be for service and loading trucks only. The vehicle entry will be through Dixie Highway and the exit on Adams Street. This service drive aisle proposed on Adams Street will be limited to waste collection and deliveries.

The design of the proposed building exemplifies the vision for the Regional Activity Center in a positive manner. With its contemporary and clean aesthetic, the building incorporates various materials, including aluminum louvers, large glass panels, and concrete columns and beams. The balconies, enclosed by aluminum and glass railings, contribute to a non-intrusive design that enhances the neighborhood’s character. The interplay of contrasting volumes, achieved through recessed elements and diverse materials, serves as a model for future development in the area. Additionally, thoughtful landscaping softens the transition between the building and its surroundings, featuring native trees, palms, and shrubs. The streetscape is highly improved along Adams Street and Dixie Highway.

The Applicant has worked with Staff to ensure that all applicable regulations are met and has worked extensively with Engineering to ensure that vehicular circulation is adequate. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for development within the community.

## PROJECT INFORMATION

<b>Owner/Applicant:</b>	Hollywood Community Redevelopment Agency/Adams Street Residential LLC.
<b>Address/Location:</b>	2110-2114 Adams Street & 810 S. Dixie Highway
<b>Net Area of Property:</b>	36,750 square feet (0.84 acres)
<b>Land Use:</b>	Regional Activity Center (RAC)
<b>Zoning:</b>	Dixie Highway High Intensity Mixed-Use District (DH-3)
<b>Existing Use of Land:</b>	Vacant
<b>Gross Floor Area:</b>	198,277 sq. ft.
<b>Average Unit Size:</b>	760 sq. ft.

**Parking** 123 spaces  
**Bicycle Parking:** 12 spaces

#### **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 Mixed-Use District (DH-3)  
**South:** Dixie Highway High Intensity Mixed-Use District (DH-3)  
**East:** Dixie Highway High Intensity Mixed-Use District (DH-3)  
**West:** Dixie Highway High Intensity Mixed-Use District (DH-3)

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

Located within the Regional Activity Center, specifically in South Central Downtown Hollywood, the subject site is surrounded primarily by residential properties and commercial and industrial along 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 for 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 in Sub-Area 3, East Central Hollywood, geographically defined by Dixie Highway to the east, Stirling Road to the north, Pembroke Road to the south and I-95 to the west. This area includes residential neighborhoods and Liberia/Oakwood Hills, North Central and South-Central Hollywood. 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.44:** Foster economic development through creative land use, zoning and development regulations, City services and City policies.

**Policy 3.2:** Create an overlay district along the Dixie Highway corridor to promote economic redevelopment.

**Policy 3.9:** Encourage mixed-use overlay districts to include additional uses and increased heights, as well as more intense office, commercial and mixed-use.

**Policy 6.7:** Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment.

## **APPLICABLE CRITERIA**

**Analysis of Criteria and Findings for a Variance** as stated in the City of Hollywood's Code of Ordinances, Section 155.08(H).

**CRITERIA 1:** Variances to this section shall not be granted unless a written application for a variance has been submitted to the Office of Planning demonstrating:

- a) That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands;
- b) That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties;
- c) That the special conditions and circumstances do not result from actions of the applicant; and
- d) That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.

**ANALYSIS:** Staff has completed the following analysis based on the variance criteria outlined above:

- a) The intent and purpose of Sect. 155.08 (E) regarding curb cuts is to preserve traffic flow and protect pedestrian movement by limiting the number of vehicle interruptions along the sidewalk and street. The site has existing conditions that constrict vehicular access on the project. These conditions include the configuration of four parcels forming an "L" shape lot making the lot width on Adams Street 90' wide. Another restricting factor is the requirement from DH-3 Zoning District to locate the vehicular access on the south or north streets and ends up being on Adams Street. Furthermore, the property has an existing shared two-way driveway on the south side of the lot creating a cross-access easement with the property to the south that

must be maintained. It is noted that the location of the loading and service vehicle traffic inside the garage would have limited traffic maneuverability. Accordingly, the additional curb cut is to facilitate a private driveway that will function more like a municipal alley and therefore have significantly less vehicular movement than a traditional driveway. Given the less vehicular movements anticipated the intent of preserving traffic flow and protecting pedestrian movement along the sidewalk is adequately maintained.

- b) The subject site has a unique circumstance given the shape of the parcel (being an L-shape) with limited frontage on the side street and a cross access easement on the south side that cannot be relocated. The request from the Applicant to apply for this variance is in order to comply with DH-3 zoning requirements and provide more efficient traffic circulation.
- c) The requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City. Other properties in DH-3 have alleys that help with waste collection and an additional driveway is not necessary. Most of the time the dumpster enclosures are located closest to the alley. However, due to the unique shape of the lot and the location of an access easement agreement, the applicant has proposed a private alley on site. In doing so, the alley requires an additional curb cut than what would otherwise be required for properties with alley access, accordingly there is a need for this variance request.
- d) The existing condition of the easement and the “L” shape parcel places the Applicant’s site at a disadvantage when compared to other properties that have regular shape or have direct access to an alley. The provision of the two driveways enhances traffic flow, facilitates residents and visitors access to the building garage and the loading and service truck to drive around the perimeter of the building without any conflicts of traffic inside the garage. The creation of this secondary driveway will function as a service alley rather than an additional entrance for residents and/or visitors and as a result will have significantly less vehicular traffic. The access, as proposed, complies with DH-3 Zoning District requirements and improves overall circulation.

**FINDING:** Consistent.

**CRITERIA 2:** Upon the recommendation of the City Engineer, Variance requests shall be forwarded to the Planning and Development Board. A public hearing before the Board shall be scheduled to hear the proposed variance request. The Planning and Development Board, shall make the following findings:

- a) That the requirements of this subdivision have been met.
- b) That the reasons set forth in the application justify the granting of the variance to make possible the reasonable use of the land;

- c) That the granting of the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding property, would not impair the desirable general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

**ANALYSIS:** Staff has completed the following analysis based on the variance criteria outlined above:

- a) The City Engineer forwarded the variance request to the Planning and Development Division. The project is in the Regional Activity Center, specifically in the DH-3 Zoning District that requires that vehicle access be located on the south and north side streets. The proposed driveways are located on the north side of the property on Adams Street.
- b) Due to the project's unique location on Dixie Highway, the L-shape lot and a cross-access easement on the south, a variance is requested for the two curb cuts on Adams Street. Service vehicle access via the lane and curb cut makes the intent of the zone for higher densities possible. Without the requested variance, higher and more intense uses cannot as effectively be accommodated on this irregular site. The design of the drive lanes on Adams Street maintains proper vehicular movement and access to the garage and circulation of the loading/service trucks separately.
- c) Service vehicle access via the lane and curb cut makes the intent of the zone for higher densities possible. Without the requested variance, higher and more intense uses cannot be accommodated as effectively on this irregular site. Granting the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding properties, would not impair the desirable general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

**FINDING:** Consistent.

**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. As stated by the applicant

“The use of various materials like aluminum louvers, aluminum and glass railings, concrete beams and columns, concrete eyebrows on the balconies, and pastel colors as well as the large glass panels for the commercial and residential entrance provide a contemporary look and feel as well as natural light on every floor.” The series of contrasting volumes, created by recessed volumes and material changes create an aesthetic vision that serves as an example for future development in the area.

**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 or incompatible to the surrounding neighborhood. The design is not intrusive to the neighborhood and utilizes styles and elements found throughout; it introduces a fresh look to the neighborhood that communicates a sense of community.

**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 Applicant has worked with Staff to design a proposal that is compliant with zoning regulations as it pertains to FAR, height, setbacks, and landscape requirements. The Applicant has proposed two volumes. The four-story building comprises the commercial space and common areas for residents fronting Dixie Highway. The ten-story building located behind the lower volume contains the residential units and fronts Adams Street. The proposed scale and height are consistent with the vision of the Regional Activity Center and zoning district.

**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 while improving the streetscape along the frontage.

**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 January 25, 2024. Therefore, Staff recommends approval, with the conditions listed on page one of this report.

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 developments 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 for 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 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 Meeting