

**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION**

**DATE:** March 8, 2018 **FILE:** 16-DPZ-72

**TO:** Planning and Development Board

**VIA:** Leslie A. Del Monte, Planning Manager 

**FROM:** Alexandra Carcamo, Principal Planner 

**SUBJECT:** Liberia Economic and Social Development Association Inc., request Design and Site Plan approval for a 12 unit residential development (Crispus Commons – Parcel A).

**REQUEST**

Design and Site Plan approval for a 12 unit residential development (Crispus Commons – Parcel A).

**RECOMMENDATION**

Design: Approval.

Site Plan: Approval, if Design is granted.

**HISTORY**

In May of 2017 the property was rezoned from Single Family (RS-6) to Low Density Multiple Family (RM-9). The Land Use is Low/Medium Residential, which allows for six to ten units per acre; the Zoning of the property was single family. Although the Single Family Zoning was consistent in terms of residential development, it was not the highest and best typology for this community. The Comprehensive Plan states to "Maintain the City of Hollywood Zoning Maps and Zoning and Land Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses." The request to change the zoning designation from Single Family (RS-6) to Low Density Multiple Family (RM-9) brought the property closer to compliance with the Land Use and Zoning Map as stated in the Comprehensive Plan (See the

**REQUEST**

Today, the request is for Design and Site Plan approval for a 12 unit residential development, which falls in line with the previously approved rezoning. The property is located north of Evans Street and west of 22<sup>nd</sup> Avenue. Surrounding uses include residential, vacant land, and commercial fronting Stirling Road. The multi-family development will consist of 12 three bedroom townhomes, two stories in height (approximately 25 feet). Two different typologies are proposed for this development offering a range of housing types; one type with a rear yard, and the other type with a front yard and parking/garage access in the rear. The design is traditional in nature; the geometric language is further emphasized by the use of materials and textures including smooth and textured stucco finishes and impact resistant glass. Safe and direct pedestrian connections are provided from the public sidewalk to building entrances. Adequate vehicular and pedestrian circulation is provided.

## SITE INFORMATION

**Owner/Applicant:** Liberia Economic and Social Development, Inc.  
**Address/Location:** Generally located north of Evans Street and west of 22<sup>nd</sup> Ave, Crispus Commons - Parcel A.  
**Gross Area of Property:** 70,652 Sq. Ft. (1.62 acres)  
**Net Area of Property:** 53,996 Sq. Ft. (1.24 acres)  
**Land Use:** Low Medium Residential  
**Zoning:** Low Density Multiple Family (RM-9)  
**Existing Use of Land:** Vacant

## ADJACENT LAND USE

**North:** City of Dania Beach  
**South:** Community Facility  
**East:** City of Dania Beach  
**West:** Low Medium Residential

## ADJACENT ZONING

**North:** City of Dania Beach  
**South:** Government Use (GU)  
**East:** City of Dania Beach  
**West:** Government Use (GU)

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed development is located in the Low/Medium Residential Land Use area. 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 proposed development is consistent with the Comprehensive Plan, based upon the following Goals, Objectives, and Policies:

**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 CW.19)*

The proposed development achieves the Goals and Objectives outlined in the Land Use Element by allowing the applicant to develop an underutilized parcel and improve conditions in the area. The site is currently vacant and is located in an area conducive to the proposed use. Surrounding uses include residential, vacant land, and commercial fronting Stirling Road.

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The site is located in Sub-Area 3, East Central Hollywood, 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 the residential neighborhoods of Liberia/Oakwood Hills, North Central and South Central.

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. The City-Wide Master Plan addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed request is consistent with the City-Wide Master Plan based upon the following policies:

**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 3.37:** *Implement revitalization strategies in Liberia to provide improved housing stock.*

**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.*

Granting the proposed development will allow for the highest and best use of the property and will fall in line with the rezoning that took place in May of 2017. The project will allow for the construction of residential uses which will help to increase the housing stock in the City and assist in supporting the adjacent business community near Stirling Road.

## **APPLICABLE CRITERIA**

**Analysis of Criteria and Findings for Design** as stated in the City of Hollywood 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. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**ANALYSIS:** The design is traditional in nature, consisting of two-story rectilinear buildings. The geometric language is further emphasized by the use of materials and textures including smooth and textured stucco finishes and impact resistant glass. Safe and direct pedestrian connections are provided from the public sidewalk to building entrances.

**FINDING:** Consistent.

**CRITERIA 2:** *Compatibility.* The relationship between existing architectural styles 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. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

**ANALYSIS:** The Design Guidelines state *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.* The site is currently vacant and primarily surrounded by single family homes. The proposed development is two stories at approximate 25' in height. The building's massing, scale, and rhythm are compatible with the desired character 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. Building mass 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. Architectural details include, but are not limited to, banding, molding, and fenestration.

**ANALYSIS:** The Design Guidelines state, *Building Heights for additions and new construction are recommended to relate to the height of abutting buildings.* It further states, *Building footprints should take into account pedestrian and vehicular circulation.* The architecture surrounding the site consist of single family homes, consistent in both scale and mass with the surrounding neighborhoods, the proposed development will further enhance the residential core near Stirling Road.

**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 plan incorporates an array of native trees, palms, and shrubs. As stated in the Design Guidelines, *Large parking areas and driveways should be heavily landscaped along the perimeter and within interior and terminal islands.* The applicant has worked with the City in selecting appropriate landscaping material which meets the City of Hollywood's landscaping requirements.

**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 Zoning and Land Development Regulations on January 17, 2018. Therefore, staff recommends approval.

#### **ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Land Use and Zoning Map  
ATTACHMENT C: Rezoning Ordinance