

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

DATE: September 6, 2018 **FILE:** 18-DP-32

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Fitz Murphy, Planning Administrator

SUBJECT: Gal Sara & Shalom Hanoh requests Design and Site Plan for a 27 unit residential development located at 2316-2318 Van Buren Street (Van Buren Apartments).

REQUEST

Design and Site Plan for a 27 unit residential development (Van Buren Apartments).

RECOMMENDATION

Design: Approval.

Site Plan: Approval, if Design is granted with a condition for a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

REQUEST

The Applicant requests Design and Site Plan for a residential development in the Highland Gardens neighborhood. This site is zoned Dixie Highway Medium Intensity Multi-Family Zoning District (DH-2) and has a land use of Regional Activity Center (RAC). The property is approximately 0.4452 acres.

The proposed development is for a four-story, 27 unit residential building. The project includes accessory parking and a secure entry lobby for the residential units, which will consist of 18 one-bedroom apartments and nine two-bedroom apartments. The building is oriented to front Van Buren Street which is in line with the vision of the RAC. Architectural elements of the contemporary design, such as the decorative stone, large balconies, and metal railings come together to create a design that is not intrusive, enhances the character of the neighborhood, and promotes a positive relationship between the pedestrian and the built environment. The use of volumetric shifts, warm materials and contrasting colors, and architectural scoring define façades that will become a positive addition to the urban fabric of the developing Regional Activity Center. Furthermore, the landscape plan incorporates xeriscaping material through the use of native species to improve the pedestrian experience and screen the ground level parking area from the public right-of-way. The building is proposed at 42 feet in height,

with a balance of varying roof levels, including parapets, double height volumes, and prominent stair towers. The Applicant has worked with Staff to ensure that all applicable regulations are met; as such the proposed site plan is consistent with code. Development of this site enhances the neighborhood and encourages redevelopment of the area.

Owner/Applicant:	Gal Sara & Shalom Hanoh
Address/Location:	2316-2318 Van Buren Street
Net Area of Property:	19,393 sq. ft (0.4452 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Dixie Highway Medium Intensity Multi-Family District (DH-2)
Existing Use of Land:	Residential

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:	Transitional Core District (TC-1)
South:	Dixie Highway Medium Intensity Multi-Family District (DH-2)
East:	Dixie Highway Medium Intensity Multi-Family District (DH-2)
West:	Dixie Highway Medium Intensity Multi-Family District (DH-2)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded primarily by multi-family residential properties. 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 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 in Sub-Area 3, geographically defined by Dixie Highway to the east, I-95 to the west, Stirling Road to the north and Pembroke Road to the south. This area includes 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.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

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

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: Architectural elements of the contemporary design, such as decorative stone, large balconies, and metal railings come together to create a design that are simple with clean lines, allowing for the ease of maintenance and the longevity of the design. The use of shifting volumes, warm materials contrasting colors, and architectural scoring define façades that will become a positive addition to the urban fabric of the developing Regional Activity Center.

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: With varying architectural styles and finish materials of the surrounding community, the proposed development does not exhibit architectural features and styles that are insensitive and incompatible to the surrounding neighborhood. The applicant has introduced a modern interpretation of the

styles and elements found throughout the neighborhood, introducing a fresh look to the neighborhood, and propel a sense of community pride.

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 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 development does not exceed height limitations as set forth in the Zoning and Land Development regulations and is compatible with surrounding sites. The proposed scale and height is consistent with the vision of the Regional Activity Center.

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 Architect 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 xeriscaping material through the use of native species to improve the pedestrian experience and screen the parking level from the public right-of-way.

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 July 24, 2018. Therefore, staff recommends approval, if the Design is granted and with the **condition for a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map