

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

DATE: February 7, 2019 **FILE:** 18-D-70

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Alexandra Carcamo, Principal Planner

SUBJECT: Port Everglades Int's Logistic Center, LLC., request Design review for an office and accessory warehouse complex including two buildings at an approximate total of 303,000 sq. ft., located within Port Everglades (International Logistics Center)

REQUEST:

Design review for an office and accessory warehouse complex including two buildings at an approximate total of 303,000 sq. ft. (International Logistics Center)

RECOMMENDATION:

Design: Approval.

BACKGROUND

Port Everglades is a major regional facility located within multiple cities in Broward County – City of Hollywood, City of Dania Beach, and City of Fort Lauderdale, with approximately 70 percent located in the City of Hollywood. Port Everglades is essential to the continued economic vitality of the cities and the county as it includes multiple industries (i.e. import/export of goods, tourism, petroleum storage, etc.). As a key economic agent for the City of Hollywood and region, the Zoning District recognizes the need to accommodate these uses. As the facilities are located in multiple cities, a consistent zoning district was created so that all Port activities and projects would require the same review. For facilities located within Port Everglades Development District (PEDD) Site Plan approvals are not required and **only Design approvals are necessary.**

REQUEST

Port Everglades Int's Logistic Center, LLC., is requesting Design review for an office and accessory warehouse complex including two buildings at an approximate total of 303,000 square feet (International Logistics Center). The site is located within Port Everglades, south of Eller Drive and west of McIntosh Road.

The first building is approximately 157,000 square feet which includes a two-story office space of approximately 10,000 square feet with accessory warehouse space; and the second building is approximately 146,000 square feet, with a proposed two-story office space of 29,000 square feet and accessory warehouse space. The layout of the site and the buildings is designed to accommodate various tenants and loading spaces. The proposed height is approximately 35 feet.

The building's massing, scale, and rhythm are compatible with the desired character for the area. The design is contemporary with clean lines and modern finishes. Architectural treatment and materials include: concrete tilt up panels with scores and reveals, as well as glazing accents throughout. Moldings and fenestrations are added to enhance the surface and better define the volume of the structure. A neutral paint palette is proposed including white, light grey, and dark grey. Sidewalks are provided from the parking areas to the each building entrance and the landscape plan incorporates an array of native trees, palms, and shrubs while improving the existing conditions of the site.

SITE INFORMATION

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|------------------------------|--|
| Owner/Applicant: | Port Everglades Int's Logistics Center, LLC. |
| Address/Location: | 4301 McIntosh Road |
| Net Size of Property: | approximately 53,485 sq. ft. (1.23 acres) |
| Land Use: | Transportation |
| Zoning: | Port Everglades Development District (PEDD) |
| Existing Use of Land: | Industrial/Office/Warehouse |

ADJACENT LAND USE

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|---------------|------------------------------------|
| North: | Transportation |
| South: | Transportation |
| East: | City of Dania Beach/Transportation |
| West: | Transportation |

ADJACENT ZONING

| | |
|---------------|---|
| North: | Port Everglades Development District (PEDD) |
| South: | Port Everglades Development District (PEDD) |
| East: | City of Dania Beach/Port Everglades Development District (PEDD) |
| West: | Port Everglades Development District (PEDD) |

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transportation Land Use designation, the site is surrounded by both commercial and industrial uses including cruise terminals and cargo facilities. 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. This development will significantly improve the existing conditions of the site as well as provide office space for existing and new tenants.

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The project is located in Sub-Area 5, which includes Port Everglades, the north portion of West Lake Park and John U. Lloyd State Park. This Sub-Area is defined by Atlantic Ocean to the east, Sheridan Street to the south, SR 84 to the north with an irregular boundary to the west.

The Port Jurisdictional Area (PJA) includes the Cities of Dania Beach, Fort Lauderdale, Hollywood and Unincorporated Broward. The majority of the PJA, 71.3 percent to be exact, is located within the City of Hollywood's municipal borders. Additionally, this area of the Port includes several cruise passenger terminals, cargo facilities and container facilities that provide for dockside emptying for numerous shipping companies.

The City-Wide Master Plan identifies Port Everglades as a key economic agent by providing a full range of facilities and services related to the cargo, warehousing and cruising industries. In addition, Port Everglades' physical advantages to economic expansion include proximity to several transportation hubs, the deepest port in Florida and a short entry channel.

According to the City-Wide Master Plan, Port Everglades is a multi-million dollar business that has continued to increase revenues annually. Its diversity of maritime businesses includes cargo and passenger cruise lines, as well as other supporting businesses. Cruising activities have expanded at Port Everglades, which is one of the busiest cruise ports in the world. Port Everglades takes in more than 2 million passengers annually and there are approximately 1,550 cruise ships that dock throughout the year.

The City-Wide Master Plan supports the economic expansion of Port Everglades and the protection of environmental sensitive land and parks. Site improvements and renovations of the existing terminals are consistent with its vision based upon the following policy:

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 5.5: *Support and promote projects that will increase fees or revenues to the City of Hollywood from Port Everglades.*

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.

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| ANALYSIS: | The design is contemporary with clean lines and modern finishes. Architectural treatment and materials include: concrete tilt up panels with scores and reveals, as well as glazing accents throughout. Moldings and fenestrations are added to enhance the surface and better define the volume of the structure. A neutral paint palette is proposed including white, light grey, and dark grey. |
| FINDING: | Consistent. |
| CRITERIA 2: | <i>Compatibility.</i> 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 <i>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.</i> Located in the Port, the proposed building is compatible with its surroundings as most this area is comprised of utilitarian buildings with simple designs. The building's massing, scale, and rhythm are compatible with the desired character for the area. |
| FINDING: | Consistent. |
| CRITERIA 3: | <i>Scale/Massing.</i> 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, <i>Building Heights for additions and new construction are recommended to relate to the height of abutting buildings.</i> It further states, <i>Building footprints should take into account pedestrian and vehicular circulation.</i> The architecture surrounding the site is sparse and mostly industrial in character. The proposed structure will be proportionate to its surroundings; it will reach a maximum height of approximately 35 feet. Its overall mass is similar with the other buildings that are currently built around the area. |
| 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: Not applicable within the PEDD Zoning Designation.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map