

ATTACHMENT A

Application Package



HUDSON VILLAGE

PLANNING AND DEVELOPMENT BOARD

96-Unit New Construction Family Development
City of Hollywood, Broward County, FL



SEPTEMBER 30
2019

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development Board

Date of Application: 9/30/2019

Location Address: 901 S Federal Hwy, Hollywood, FL 33020

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 5142-22-09-1530 and 51-42-22-09-1360

Zoning Classification: FH-2 Land Use Classification: RAC

Existing Property Use: Vacant Sq Ft/Number of Units: 1 residential

Is the request the result of a violation notice? () Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

- ☐ Economic Roundtable ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: _____

Number of units/rooms: 96 units Net: 99,006 SF
Sq Ft: Gross: 162,842 SF

Value of Improvement: \$27,895,000 Estimated Date of Completion: March 2021

Will Project be Phased? () Yes ☒ No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: VK Development Group, LLC

Address of Property Owner: 3505 S. Ocean Drive, CU-1, Hollywood, FL 33019

Telephone: 352-222-2526 Fax: _____ Email Address: nick@verarealty.com

Name of Consultant/Representative/Tenant (circle one): Rodrigo Paredes

Address: 3225 Aviation Ave., 6th Floor Telephone: 305-537-4704

Fax: _____ Email Address: rodrigo@htgf.com

Date of Purchase: 10/1/2018 Is there an option to purchase the Property? Yes ☒ No ()

If Yes, Attach Copy of the Contract. * see attached contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

* Section 29 of contract contains power of attorney provided by owner.

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GENERAL APPLICATION


CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner:  Date: 9/25/19

PRINT NAME: Rodrigo Paredes, on behalf of VK Development Group Date: _____

Signature of Consultant/Representative:  Date: 9/25/19

PRINT NAME: Rodrigo Paredes Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☐ Produced Identification _____



LEGAL DESCRIPTION - CURRENT SITE CONDITIONS

LEGAL DESCRIPTION:

LOT 1, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS

ALL THAT PART OF SAID LOT 1, BLOCK 8, IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST WHICH LIES WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 24.50 TO THE POINT OF BEGINNING; THENCE RUN NORTH 01°18'58" WEST A DISTANCE OF 52.60 FEET TO A POINT OF CURVE WHICH IS CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AND ARC DISTANCE OF 29.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG SAID REVERSE CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AND ARC DISTANCE OF 29.26 FEET TO THE END OF SAID REVERSE CURVE; THENCE RUN NORTH 01°18'58" WEST A DISTANCE OF 24.97 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND THE END OF THE HEREIN DESCRIBED LINE; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, ALL AS SHOWN ON THE RIGHT OF WAY MAP FOR SECTION 86010-2510, STATE ROAD NO. 5.

AND

LOTS 2, 3 AND WEST HALF OF LOT 4, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 27, 28, 29 AND 30, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS

THE WESTERLY 7 FEET OF LOT 30, BLOCK 8 OF "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING THAT PART OF SAID LOT 30 WHICH LIES WITHIN 40 FEET EAST OF THE CENTERLINE OF RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION FOR STATE ROAD NO. 5, ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 86010-2510.

AND LESS

THAT PART OF LOT 30, BLOCK 8 OF "HOLLYWOOD SOUTH SIDE ADDITION" WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE NORTH LINE OF SAID LOT 30 AND TANGENT TO A LINE WHICH IS 7 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 30.





PROJECT INFORMATION

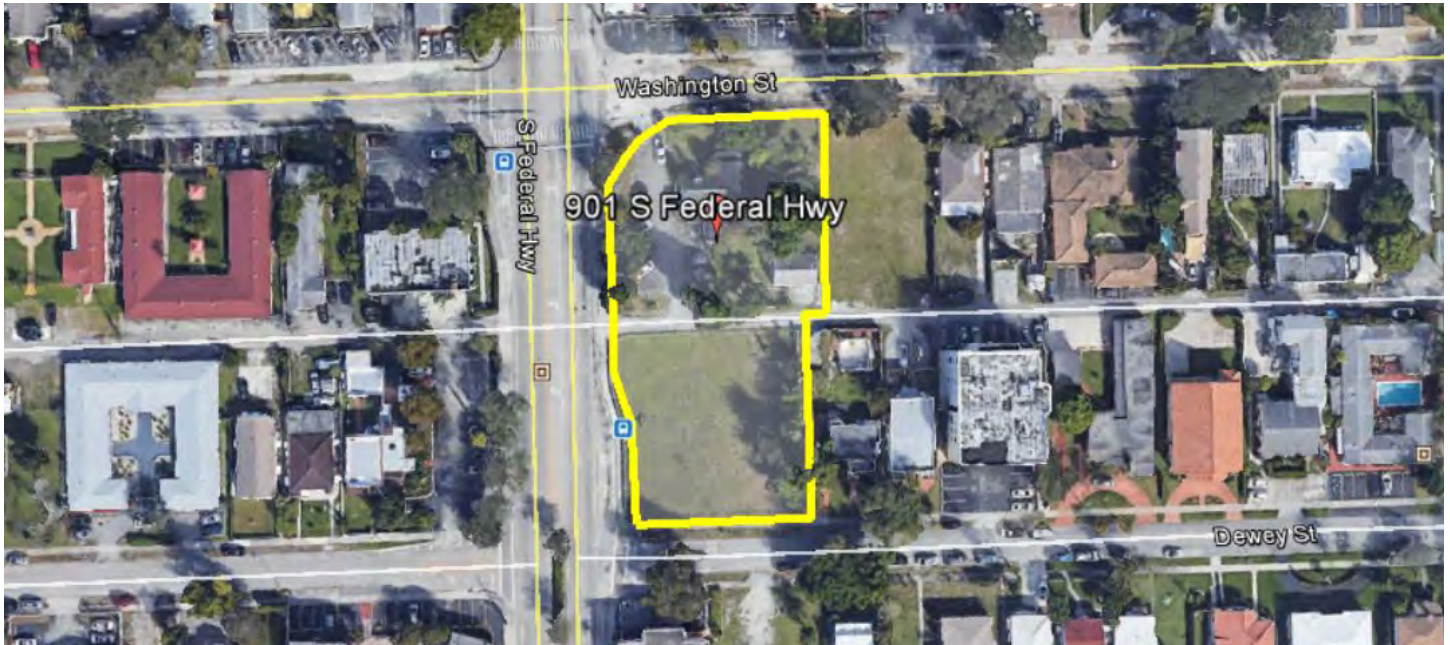
Owner Name & Address:	HTG Fiori, LLC. (an affiliate of Housing Trust Group) 3225 Aviation Avenue, 6 th Floor Coconut Grove, FL 33133		
Development Facts:	Address: 901 S Federal Hwy, Hollywood, Broward County, FL Folio Numbers: 514222091360 and 514222091530 Zoning and FLU: RAC, FH-2 (Federal Highway Medium Intensity Mixed Use) Development Type: 8-Story, high-rise, concrete, new construction Amenities: Multipurpose Room, Swimming Pool, Fitness Center, Bike Storage, Amazon Parcel Room, Computer Room/Business Center		
Development Metrics:	Units: 96 (53 one bed/one bath, 43 two bed/two bath) Height: 91'-10" overall height, 8-story habitable under 75' Total Area and FAR: 98,953 SF, 2.6 FAR Total Building Gross Area: 162,842 SF Parking Spaces: 124 spaces		
Contact Persons:	Mr. Matthew Rieger President & CEO (305) 860-8188 mattr@htgf.com	Mr. Rodrigo Paredes VP of Development (305) 537-4704 rodrigop@htgf.com	Ms. Dilia Tabora AVP of Development (786) 347-4540 diliat@htgf.com
Financing:	9% Tax Credit Equity Conventional construction loan and long-term permanent loan		
Timing:	October 8, 2018 April 15, 2019 May 20, 2019 June 3, 2019 September 30, 2019 November 14, 2019 February, 2020	Initial Pre-App Meeting (PACO) Second Pre-App Meeting (PACO) Preliminary Technical Adv. Committee (TAC 1) 2nd Preliminary Technical Adv. Committee (TAC 2) Obtained Final Sign-Off from all Departments Planning and Development Board Project Grounbreaking/Commencement	



DEVELOPMENT TEAM

Developer:	HTG Fiori Developer, LLC (an affiliate of Housing Trust Group)
Architect:	Corwil Architects
Engineer:	Thomas Engineering
General Contractor:	TBD via closed bid
Property Management:	HTG Management, LLC

SITE LOCATION



Hudson Village (formerly known as Fiori Village) is located at 901 S Federal Highway in the City of Hollywood, Florida. Situated a few blocks from Young Circle and just 1.5 miles East of I-95. The site has direct access to other cities and employment hubs. Hollywood is within the seventh largest MSA, Miami-Fort Lauderdale-West Palm Beach MSA, also known as Greater Miami. As of 2018, this MSA had a population of over 6.1M people with a median age of 41 and median household income of \$54,284.

The area employs nearly 3M people. The largest industries are Health Care (397,841 people), Retail Trade (356,782 people), and Hospitality & Food Services (252,216 people). Hudson Village is located in an area that is projected to experience significant growth, including public infrastructure improvements that will support this growth.

The City of Hollywood has a family-friendly and vibrant business environment. It offers a strategic location (close to Fort Lauderdale, Miami and West Palm Beach) ideal for employees working in any of those major hubs. Just a short drive from Hudson Village is Hollywood's bustling Historic Downtown area with a variety of retail shops and an abundance of restaurants.

The area surrounding Hudson Village is home to a wide variety of services and commercial establishments for residents to enjoy. There are major grocers nearby such as Save-a-lot and Publix Super Market. Residents will benefit from immediate access to healthcare facilities, pharmacies, convenience stores and public transportation options, all within half a mile from the development site.





DEVELOPMENT

Hudson Village is a 96-unit family development consisting of one (1) 8-story high-rise concrete building, 2,272 SF multi-purpose room, fitness center, swimming pool deck with lounging areas, business center with computers and over 110 on-site parking spaces. It is a 9% LIHTC development funded under Florida Housing Finance Corporation's RFA 2018-112.

UNIT MIX

UNIT TYPE	# OF UNITS
1 BED / 1 BATH	53
2 BED / 2 BATH	43

INCOME SET ASIDES

INCOME AVERAGING WITH:

15.63% of Units (15 units) @ 30% AMI

37.50% of Units (36 units) @ 60% AMI

46.87% of Units (45 units) @ 70% AMI

COMMUNITY AMENITIES:

- Safe, secure building with on-site management, access controls and surveillance cameras
- Clubhouse/Multi-purpose Room
- Fitness Center
- Business Center with Computer Lab
- Swimming Pool with Lounging Areas
- Amazon Parcel Room

IN-UNIT AMENITIES:

- Washer/Dryer in every unit
- Full-size Energy-Star appliances (dishwasher, microwave, range, refrigerator)
- Luxury tile flooring

RESIDENT PROGRAMS & CERTIFICATIONS:

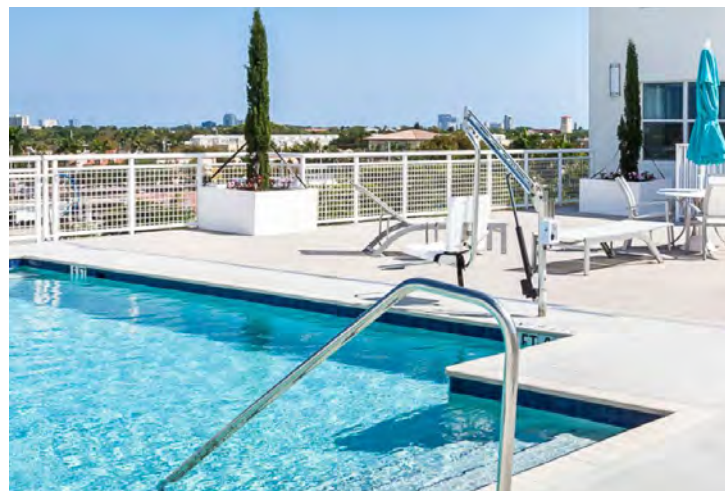
- Adult Literacy training, Employment Assistance and Financial Management.
- National Green Building Standards (NGBS) Certification



HTG in Broward County: Arbor View



HTG in Broward County: Arbor View





OCCUPANCY AND RENTS

Florida's rental market exhibits strong occupancies within both market-rate and affordable developments. Florida Housing's affordable portfolio maintains excellent performance, with over 96% average occupancy for all of its Broward County portfolio (data from May 2019, a portion of which is shown in the chart below). Also shown below, highlighted in orange, are HTG's properties in Broward County whose average is higher at 99.43%. Douglas Gardens V, which was completed earlier this year is 100% occupied.

Development Name	City	County	FHFC Demographic	Total Units	May 2019 %Occupied
Arbor View	Margate	Broward	Elderly	100	100.00%
Broward Gardens	Ft. Lauderdale	Broward	Family	96	100.00%
Colonial Park	Margate	Broward	Elderly	160	100.00%
Crystal Lakes	Hollywood	Broward	Family	190	100.00%
Dixie Court III	Ft. Lauderdale	Broward	Family	100	99.00%
Douglas Gardens V	Pembroke Pines	Broward	Elderly	110	N/A (Lease-Up)
Dr. Kennedy Homes	Ft. Lauderdale	Broward	Family	132	98.48%
Emerald Palms	Ft. Lauderdale	Broward	Family	318	99.37%
Falls at Bonaventure	Ft. Lauderdale	Broward	Family	300	100.00%
Gardens at Driftwood	Hollywood	Broward	Elderly	120	99.17%
Meridian - Hollywood	Hollywood	Broward	Elderly	160	98.13%
Monterra	Hollywood	Broward	Family	300	97.67%
Northwest Gardens	Ft. Lauderdale	Broward	Elderly	143	99.30%
Pinnacle at Tarpon River	Ft. Lauderdale	Broward	Family	112	100.00%
Progresso Point	Ft. Lauderdale	Broward	Family	76	100.00%
Prospect Park	Ft. Lauderdale	Broward	Family	125	100.00%
Regal Trace	Ft. Lauderdale	Broward	Family	408	99.26%
Sailboat Bend	Ft. Lauderdale	Broward	Elderly	105	97.14%
Sailboat Bend Artists Lofts	Ft. Lauderdale	Broward	Family	37	97.30%
Town Park Crossing	Hollywood	Broward	Family	100	99.00%
Venice Cove	Ft. Lauderdale	Broward	Family	150	98.67%
Village Place	Ft. Lauderdale	Broward	Elderly	112	99.11%
Wisdom Village Crossing	Ft. Lauderdale	Broward	Family	105	99.05%
Average Occupancy FHFC Portfolio in Ft Lauderdale/Hollywood					96.49%
Average Occupancy HTG Portfolio in Broward County					99.43%



PHOTOGRAPHS OF SITE AND ADJACENT PROPERTIES



Photo 1: View of the northern portion of the *Property* – looking west.



Photo 2: View of the northeastern boundary of the *Property* – looking south.



Photo 3: View of the northeastern portion of the *Property* – looking south.



Photo 4: View of the north side of the main structure at the *Property*.



Photo 5: View of the northwestern boundary of the *Property* – looking south.



Photo 6: View of the northern portion of the *Property* – looking east.



Photo 7: View of the southwestern portion of the *Property* – looking north.



Photo 8: View of the southeastern portion of the *Property* – looking south.



Photo 9: View of the southern portion of the *Property* – looking southwest.



Photo 10: View of the southern portion of the *Property* – looking west.



Photo 11: View of the southern portion of the *Property* – looking south.



Photo 12: View of the southern boundary of the *Property* – looking west.



Photo 13: View of the south side of the guest house at the *Property*.



Photo 14: View of the northeastern portion of the *Property* – looking north.



Photo 15: View of the northeastern adjoining properties beyond Washington Street.



Photo 16: View of the northern adjoining property beyond Washington Street.



Photo 17: View of the alleyway separating the north and south parcels of the *Property* – looking west.



Photo 18: View of the northeastern adjoining property.



Photo 19: View of the western adjoining properties beyond South Federal Highway.



Photo 20: View of the southeastern adjoining properties beyond Dewey Street.



Photo 21: View of the southern adjoining properties beyond Dewey Street.



Photo 22: View of the southern adjoining properties beyond Dewey Street.



Photo 23: View the southeastern adjoining property.



Photo 24: View of the southwestern adjoining property beyond the intersection of South Federal Highway and Dewey Street.



Photo 25: View of the western adjoining properties beyond South Federal Highway.



Photo 26: View of the northwestern adjoining property beyond the intersection of South Federal Highway and Washington Street.



CRITERIA STATEMENTS: DESIGN CRITERIA

Hudson Village (fka: Fiori Village)

Request: Site Plan Approval by the Planning and Development Board (PDB)

PDB Application Submittal: September 30, 2019

PDB Meeting Date: November 14, 2019

On behalf of HTG Fiori LLC, the Applicant, we are requesting Site Plan Approval by the Planning and Development Board for a 96-unit multi-family project within the City of Hollywood. The following is a summary of how the proposed Project conforms to the Design Criteria requirements of City of Hollywood.

(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.

The architectural style chosen for the development is Contemporary, which refers to present-day building style and practices. The Contemporary style takes into account stark, clean lines along the building's frame and seeks to veer from symmetry to create unique shapes. The aesthetic sense is very much emphasized in the design of the structure by bringing together a combination of carefully selected materials that bring about contrast without taking away from the overall building uniformity.

The colors and building materials are all chosen to contribute to the sleek contemporary design: concrete, stucco, glass, artificial green vines, and aluminum cladding and louvres for key visual areas. The balconies have also been designed with expanded aluminum-mesh screen railings to match the rest of the finishes.



Aluminum louvres



Corner roof element

The external elements and geometries give the roofline and facade some interest by drawing the eye to geometries and details. The architectural details are commensurate with the building mass, they are grand and match the scale of the project. For example, the aluminum louvres that visually shield the podium parking are large and wrap around the building, creating an element that grounds the view and emphasizes the ground floor. Similarly, the roof element at the corner of Dewey Street and South Federal Highway is large and draws attention to this corner which is the main entrance.

The ground floor of the building is heavily clad in glass to begin addressing one of the City's goals for the Federal Highway corridor, which is to make the pedestrian environment more harmonious with the built environment. This design does this successfully through not only the openness of the ground floor but also through the landscape and hardscape chosen for the sidewalk areas.



(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.

The proposed architecture is consistent with architectural massing and typology along South Federal Highway. The building layout is also consistent with the surrounding neighborhood because it maintains the 25 feet setback on the East-West streets while keeping a much closer setback on to the sidewalk on US-1. Although the style diversity in some of the older structures in the surrounding neighborhoods are different, the materiality and massing of buildings along US-1 is similar to this project (concrete and larger scale office buildings).

The architecture in this neighborhood has a blend of multiple architectural styles. To the North and West there are several lodges, motels and offices along US-1, which are mostly single-story commercial uses with non-descript architectural styles. South of Dewey Street there are larger office and multifamily residential developments, again with non-descript architectural styles. The properties to the west are residential homes with multiple architectural styles. Due to the diversity in styles the project's aim is to be compatible with the adopted vision for the area, which is a pedestrian friendly and contemporary language that will age well as the area grows and continues to be redeveloped.

(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.

The scale of the building is reflective of the adopted vision for the area. The property is part of the Regional Activity Center, an area that was re-zoned to incorporate higher density and promote redevelopment of the areas surrounding Young Circle, City Hall and the Federal Highway corridor. This project is zoned Federal Highway 2 (FH-2) which allows for commercial and multi-family activities up to ten (10) stories in height. The proposed project is eight (8) stories high and well below all the maximum metrics. The scale does match the surrounding area in the sense that it follows the pattern of higher density and height along Federal Highway.

The building geometries reflect a simple composition that is a direct product of the lot it sits on. The height of the building is about 1/3 of the building's frontage (which is over 270 feet), making for pleasant proportions that will not stand out as an aberration.



(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.

Landscaping for this project has been carefully coordinated with the City's landscape department to ensure that a variety of native species and preferred plant types were integrated into the design. Some of the plants chosen include live oak trees, buttonwood trees, pink trumpet trees, pigeon plums, date palms and sabal palms. The paved areas surrounding the landscape are designed to be pedestrian friendly, with aesthetically pleasing pavers and covered arcades as a promenade.

There was only one mature live oak tree on site that was preserved (located on the northwest corner of the site, and depicted as preserved in all landscape plans). Furthermore, the trees chosen to line the Federal Highway corridor are also live oaks that will match the surrounding and the City's vision for landscaping along the Federal Highway corridor.

