

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

**DATE:** March 10, 2020 **FILE:** 19-DP-55

**TO:** Planning and Development Board

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

**FROM:** Carmen Diaz, Associate Planner

**SUBJECT:** 4151 Property Ltd. requests Design and Site Plan for an approximate 16,000 square feet of outdoor soccer field and an accessory building (Soccer Fields).

**REQUEST:**

Design and Site Plan to establish approximate 16,000 square feet of outdoor soccer field and an accessory building (Soccer Fields).

**RECOMMENDATION:**

Design: Approval

Site Plan: Approval

**REQUEST**

4151 Property Ltd. requests Design and Site Plan to establish soccer fields and an accessory building at 4151 N. 29 Avenue. The approximate two acre corner lot is located within the Industrial Parks of Hollywood, just west of Interstate 95. The west portion of the site contains an existing commercial structure; while the eastern portion is undeveloped.

The Applicant proposes to develop the vacant portion of the site into an outdoor soccer recreational facility, while the existing commercial structure will remain. The Applicant proposes to implement three soccer fields as well as an accessory structure. The fields will be surrounded by a fence to ensure that all outdoor activities do not disrupt the public right of way or neighboring properties. Furthermore, the site is designed in a manner where the fields are mostly surrounded by existing buildings and the proposed accessory building is oriented towards the public right of way. All required parking for players and visitors is provided on site as required. Additionally, the site will now feature a formal landscape plan for the entire site.

The accessory building is approximately 600 square feet. It is one story and will include restrooms, an office and a food vendor area. It has a contemporary design, consisting of simple lines and an angle flat metal roof. The neutral paint palette and varying materials, such as textured stucco and wood porcelain

accents on the walls are used to further emphasize the design. This project will bring updated, fresh architecture and design to help improve the appearance of the surrounding community.

The proposed Site Plan and Design meet all applicable regulations and is consistent with the design guidelines.

#### **SITE INFORMATION**

<b>Owner/Applicant:</b>	4151 Property Ltd.
<b>Address/Location:</b>	4151 N. 29th Avenue
<b>Net Size of Property:</b>	110,203 (2.5 acres)
<b>Land Use:</b>	Industrial (IND)
<b>Zoning:</b>	Low Intensity Industrial and Manufacturing District (IM-1)
<b>Existing Use of Land:</b>	Industrial

#### **ADJACENT LAND USE**

<b>North:</b>	Industrial (IND)
<b>South:</b>	Industrial (IND)
<b>East:</b>	Industrial (IND)
<b>West:</b>	Industrial (IND)

#### **ADJACENT ZONING**

<b>North:</b>	Low/Medium Intensity Industrial and Manufacturing District (IM-2)/Government Use District (GU)
<b>South:</b>	Low Intensity Industrial and Manufacturing District (IM-1)
<b>East:</b>	Low Intensity Industrial and Manufacturing District (IM-1)
<b>West:</b>	Low Intensity Industrial and Manufacturing District (IM-1)

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

Located within the Industrial Land Use, the subject site is surrounded by offices, retail and warehouses. 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 Design is consistent with the Comprehensive Plan based upon the following:

**Objective 4:** *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

**Policy 4.11:** *Review zoning district standards as they relate to buffering and uses between single-family residential and more intense uses along the traffic way corridors, to create adequate separations and to allow a deepening, where possible, of the commercial or industrial zone. (CWMP Policy CW.20)*

If the Design is granted, the soccer fields and the accessory building will increase both the recreational choices and access to and within the Community. In addition, utilizing an undeveloped area enhances the neighborhood by encouraging investment in the existing Industrial Zoning District. The proposed request is consistent with the Comprehensive Plan.

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The subject property is located in Sub-Area 7, which is also known as North Hollywood. It is surrounded by Sub-Areas 1, 3 and 6. It is geographically defined by 56<sup>th</sup> Avenue to the west, I-95 to the east, Sheridan Street to the south and SR-84 and Broward County Unincorporated areas to the north. This area includes the residential areas of Emerald Hills, Oakridge and the industrial/office of Port 95 Commerce Park.

The proposed Design is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and 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.*

***Guiding Principle:*** *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

***Policy CW.44:*** *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

The proposed soccer fields allow further use of the property while also helping to meet a need in the immediate Community. The goal of the City Wide Master Plan is to promote and attract uses that will enhance and improve locations; this includes recreational uses.

## APPLICABLE CRITERIA

**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. 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 within the built environment.

**ANALYSIS:** The design is contemporary with clean lines and modern finishes. Architectural treatment and materials include masonry walls treated with textured stucco and wood porcelain accents, an angle flat metal roof and glass windows. The variety of materials are added to enhance the surface and better define the volume of the structure. A neutral color as gray will be used on the exterior walls.

**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.* Located in the Industrial District, the proposed building is compatible with its surroundings as most this area is one story buildings. The building's massing, scale, and rhythm are compatible with the desired character of 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 is mostly industrial in character and the proposed structure will be proportionate to its surroundings.

**FINDING:** Consistent.

**CRITERIA 4:** Landscaping. Landscape 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 plant species that help improve the pedestrian experience.

**FINDING:** Consistent.

## **SITE PLAN**

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all the regulations as set forth in Article 6 of the Zoning and Land Development Regulations on December 18<sup>th</sup>, 2019. Therefore, Staff recommends approval.

## **ATTACHMENTS**

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map