

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

**DATE:** June 8, 2021 **FILE:** 20-DPV-38

**TO:** Planning and Development Board

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

**FROM:** Alexandra Guerrero, Principal Planner

**SUBJECT:** 2027 Fletcher LLC. Requests a Variance, Design, and Site Plan for a 23 unit residential development (2027 Fletcher).

**REQUEST:**

Variance, Design, and Site Plan for a 23 unit residential development (2027 Fletcher).

Variance 1: To reduce the required 3'-0" setback for a paved walkway to allow 1'-4".

**RECOMMENDATION:**

Variance: Approval.

Design: Approval, if Design is granted.

Site Plan: Approval, if Variance and Design are granted.

**REQUEST**

The Applicant requests Design and Site Plan for a residential development located in the Parkside neighborhood. The site is located within the Pembroke Road Mixed-Use Zoning District (PR) and has a land use of Regional Activity Center (RAC). The property is approximately 0.23 acres.

The proposed development is to construct a five-story, 23 unit residential building including accessory parking for (14) one-bedroom and (9) two-bedroom apartments. The building is oriented to front Fletcher Street, and promotes a positive relationship between the pedestrian and the built environment. The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center. Architectural elements of the contemporary and clean design, such as wood cladding, large glass panels, and balconies enclosed by glass railings come together to create a design that is not intrusive and enhances the character of the neighborhood. The series of contrasting volumes, created by recessed volumes and material changes create an aesthetic vision that serves as a catalyst for future development in the area. Furthermore, the design uses landscaping to enhance the property and soften the transition between the building and its context.

The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape, particularly along Fletcher Street. The building is proposed at 55 feet in height and meets all building and parking setbacks.

A variance to reduce the required 3'-0" setback for a paved walkway to allow 1'-4" is proposed. Although the building meets the required setback, which is allowed at zero feet the applicant is providing a paved walkway as egress at the rear of the building. The request is not detrimental to the community, and more appropriately addresses a life safety concern.

The Applicant has worked with Staff to ensure that all applicable regulations are met, and has worked extensively with Engineering to ensure that vehicular circulation is adequate. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for development within the community.

#### **SITE INFORMATION**

<b>Owner/Applicant:</b>	2027 Fletcher Street LLC
<b>Address/Location:</b>	2027 Fletcher Street
<b>Net Area of Property:</b>	10,049 sq. ft. (0.23 acres)
<b>Land Use:</b>	Regional Activity Center (RAC)
<b>Zoning:</b>	Pembroke Road Mixed-Use District (PR)
<b>Existing Use of Land:</b>	Multi-family residence

#### **ADJACENT LAND USE**

<b>North:</b>	Regional Activity Center (RAC)
<b>South:</b>	Regional Activity Center (RAC)
<b>East:</b>	Regional Activity Center (RAC)
<b>West:</b>	Regional Activity Center (RAC)

#### **ADJACENT ZONING**

<b>North:</b>	Pembroke Road Mixed-Use District (PR)
<b>South:</b>	Pembroke Road Mixed-Use District (PR)
<b>East:</b>	Pembroke Road Mixed-Use District (PR)
<b>West:</b>	Parkside Low Intensity Multi-Family District (PS-1)

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

Located within the Regional Activity Center the subject site is surrounded primarily by 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 2, geographically defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north and Pembroke Road to the south. This area includes residential neighborhoods and Downtown. 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 a Variance** as stated in the City of Hollywood's Zoning and Land Development Regulations Article 5.

**Variance 1:**     **To reduce the required 3'-0" setback for a paved walkway to allow 1'-4".**

**CRITERIA 1:**             That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

**ANALYSIS:**             The Variance request is to reduce the required 3'-0" setback for a paved walkway to allow 1'-4"; this has come up as a life safety issue to allow for egress. In order to achieve an urban type of development in a form that will enhance the community and provide safety, the variance is necessary; the reduction will still provide a landscape buffer area, therefore granting the Variance request should not affect the public interest in any way.

**FINDING:**               Consistent.

**CRITERIA 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**ANALYSIS:** Redevelopment of the site as a multi-family property will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. The site will adequately accommodate the structure and residents while serving as a model for denser development within the Regional Activity Center.

**FINDING:** Consistent.

**CRITERIA 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

**ANALYSIS:** The goal of the Land Use Element is *to promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* In order to achieve an urban type of development in a form that will enhance the community and provide safety, the variance is necessary.

**FINDING:** Consistent.

**CRITERIA 4:** That the need for the requested Variance is not economically based or self-imposed.

**ANALYSIS:** The Applicant is proposing a more urban type of development which necessitates the reduced setback request. Redevelopment of this neighborhood into a more urban community supports the vision for the Regional Activity Land Use. Therefore the requested Variance is not economically based and better serve the intent of the applicable plans than the current use of the property, as well as serving as a model for other redevelopment within the area.

**FINDING:** Consistent.

**CRITERIA 5:** That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law..

**FINDING:** Not applicable.

**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. 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.

**ANALYSIS:** The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center. As stated by the applicant “The use of various materials like wood, raised bands and irregular scoring and paint at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor.” The series of contrasting volumes, created by recessed volumes and material changes create an aesthetic vision that serves as a catalyst for future development in the area.

**FINDING:** Consistent.

**CRITERIA 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.

**ANALYSIS:** The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the surrounding neighborhood. The design is not intrusive to the neighborhood and utilizes styles and elements found throughout; it introduces a fresh look to the neighborhood that helps to propel a sense of community.

**FINDING:** Consistent.

**CRITERIA 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.

**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. The proposed scale and height is consistent with the vision of the Regional Activity Center and zoning district.

**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 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 an array of native trees, palms, and shrubs while improving the streetscape along the frontage.

**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 May 4, 2021. Therefore, Staff recommends approval, with the conditions listed on page one of this report.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

- A. *Natural Environment.* All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.
- B. *Open space.* Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.
  - 1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.
  - 2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.
- C. *Circulation and parking.* All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:
  - 1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be

separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities.* All proposed developments shall be designed and located in such a manner as to insure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to insure the safety of all persons within the project.

E. *Building and other structures.* All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards.* For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements.* Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

## **ATTACHMENTS**

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