

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

**DATE:** June 9, 2026 **FILE:** 23-DP-34

**TO:** Planning and Development Board

**VIA:** Cameron Palmer, Assistant Director, Chief Planner

**FROM:** Umar Javed, Planner III

**SUBJECT:** Ari Sklar of Sklarchitecture regarding a Design and Site Plan request for a 7-unit residential development of approximately 19,596 square feet and three (3) stories (approximately 32 feet in height) in the DH-1 Zoning District within the Regional Activity Center. (2351 Thomas Street)

**REQUEST:**

Design and Site Plan request for a three (3) story 7-unit townhouse development of approximately 19,596 square feet in the DH-1 Zoning District within the Regional Activity Center (RAC).

**RECOMMENDATION:**

Design: Approval.

Site Plan: Approval, if Design is granted, subject to the following conditions:

1. The applicant shall ensure coordination between the submitted civil and architectural plans with respect to pool equipment elevations and the transition grades between the pool deck and adjacent parking lot elevations; and,
2. The applicant shall submit corrected and approved fire flow calculations as well as a hydrant flow test within one year of approval.

**BACKGROUND**

The subject site, located at 2351 Thomas Street, comprises approximately 16,809 net square feet (0.39 net acres), is zoned DH-1 in the Zoning and Land Development Regulations (ZLDR), and is located at the northwestern limits of the Regional Activity Center (RAC). The property fronts the north side of Thomas Street and east side of N 24<sup>th</sup> Avenue, with an alley in the rear. The property is bordered to the north and west by lands outside of the Regional Activity Center occupied by open space / recreational uses (Boggs Field) to the north and multifamily residential to the west. Adjacent lands within the RAC to the south and east are occupied by commercial and light industrial uses.

The intention of the RAC is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Furthermore, the purpose of the RAC is to concentrate density in specific areas, protecting

adjacent residential neighborhoods from excessive growth and commercial intrusion while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth.

Pursuant to the Broward County Planning Council replatting is not a requirement for redevelopment of this lot.

## **REQUEST**

The Applicant is requesting review and approval of the Design and Site Plan application for a 7-unit residential development. The applicant is proposing a townhome style development across two buildings, with all units consisting of 3-bedrooms (plus den), a two-car garage and a roof-top terrace, and an average size of 2,216 square feet per unit.

The proposed building is designed with a maximum height of 32 feet, encompassing approximately 19,596 square feet of gross floor area, plus roof top terrace areas. Each unit has an individual private yard on the ground floor. A communal pool is also located on the ground floor in the north-eastern corner of the property. The proposed development will meet the landscaping and open space requirements of the ZLDRs through the provision of green space at grade.

The applicant proposes a total of 16 parking spaces, consisting of a two-car garage per unit, plus 2 guest spaces, accessed from N 24<sup>th</sup> Avenue and is compliant with Article 7 of the City's Zoning and Land Development Regulations.

Staff notes that the applicant has fulfilled all public outreach requirements, including a public participation meeting which was held for members of the public on July 12, 2023 and again on August 1, 2024, for informational purposes.

As of August 18, 2025, new regulations governing Planning and Urban Design Site Plan Applications went into effect. Under the updated thresholds, proposals under 30,000 square feet or under 30 units are exempt from Planning and Development Board review and are processed administratively. The proposed development falls within the threshold for administrative approval; however, the application was submitted prior to the effective date of the new regulations and was already nearing completion under the former review process. Accordingly, the applicant is proceeding through the Planning and Development Board for consideration of their Design and Site Plan request.

Staff notes that due to the existing unit capacity limitation of the Regional Activity Center, units requested as part of this development request will be provided through the City's Flexibility Unit allocation pursuant to City Commission action R-2025-253.

The proposed development has completed the Development Review and Site Plan process pursuant to Section 6.19 of the Zoning and Land Development Regulations and has received signoffs from the applicable City departments and divisions, including Planning and Urban Design, Engineering, Traffic and Mobility, Public Utilities, and Parks and Recreation, as well as other disciplines, subject to the inclusion of conditions of approval to address outstanding engineering and utilities staff review comments. Accordingly, the Applicant is seeking approval from the Planning and Development Board.

## PROJECT INFORMATION

**Owner/Applicant:** Owner: Super Seven LLC  
Applicant: Ari Sklar of Sklarchitecture  
**Address/Location:** 2351 Thomas Street  
**Net Size of Property:** +/- 16,809 square feet (0.39 acres))  
**Land Use:** Regional Activity Center (RAC)  
**Existing Zoning:** Dixie Highway Low Intensity Multi-Family District (DH-1)  
**Present Use of Land:** Vacant

**Gross Floor Area:** 19,596 square feet  
**Parking:** 16 spaces  
**Bike Parking:** 1 wall mounted bike rack in the garage of each unit

## 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:** Government Use District (GU)  
**South:** Dixie Highway Low Intensity Multi-Family District (DH-1)  
**East:** Dixie Highway Low Intensity Multi-Family District (DH-1)  
**West:** Low-Medium Density Multiple Family District (RM-9)

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center, the subject site is surrounded by a mix of uses, including public open space/ recreational uses (Boggs Field) to the north, commercial and light industrial uses to the south and east, and low to medium density residential developments to the west.

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 for automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the area, encourages redevelopment of the area, and reduces blight within the Regional Activity Center.

Together the architectural elements, including division of the development into two buildings, create a design that is non-intrusive and responsive to the surrounding area, while establishing a strong design

tone for the future development of the Regional Activity Center. Furthermore, the design uses landscaping to enhance the property and soften the transition between the buildings and its context. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape. The building meets all building and parking setbacks.

The proposed development is consistent with the City of Hollywood Comprehensive Plan, including but not limited to the following Objectives of the Land Use Element:

***Land Use Element – Objective 5: Encourage appropriate infill, redevelopment in blighted areas throughout the City, and economic development in blighted business and tourist areas.***

***Land Use Element – 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.***

Based on the foregoing, the proposed project is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

#### **APPLICABLE CRITERIA - DESIGN**

**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 buildings feature a mix of high-quality materials to enhance visual interest and minimize the visual impact of the structures. The division of the development into two separate buildings breaks up the bulk of the structures, which are cohesively integrated with an archway beam across the driveway. The buildings also incorporate varied architectural elements—such as terraces, balconies, overhangs, and vertical and horizontal articulation—to reinforce human scale and reflect design characteristics found within the neighborhood.

**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 proposed development demonstrates compatibility with the evolving character of the area, which includes a mix of uses. The proposal fits within this context, especially given that it is located within the Regional Activity Center. The project's scale, massing, and materials are harmonious with the surrounding community, thereby promoting a unified and vibrant streetscape.

The proposed development is designed to maintain compatibility with the surrounding context through a pedestrian-oriented architectural approach, articulated façades, and a residential-scaled rhythm that enhances the public realm along the park frontage. The project breaks down the overall massing into individual townhouse-style modules featuring residential design elements such as balconies, individual entrances, consistent bay spacing, and warm material treatments, creating an appropriate transition to adjacent residential areas. At the same time, the development introduces a cohesive and higher-quality architectural expression along the industrial edges to the south and east, serving as a buffer between industrial and residential uses while supporting the long-term revitalization of the area. The division of the project into two buildings further reduces perceived mass and improves integration within the existing urban fabric. Overall, the project reinforces architectural continuity, respects surrounding neighborhood conditions, and advances the City's vision for a vibrant, walkable, and pedestrian-oriented Regional Activity Center district.

**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 development has been designed to reflect appropriate proportions and massing within the evolving context of the neighborhood. Rising 3 stories in height and with rooftop terraces, the development is split into two buildings and establishes a moderate urban presence while maintaining a balanced relationship with surrounding structures. The design emphasizes vertical and horizontal articulation, clean geometries, and material variation to break down the overall scale into a cohesive and legible form. Key architectural features include the balconies for the units, the rooftop terraces, as well as vertical massing and design treatments on the building façade, including an archway beam framing the driveway entrance and connecting the two buildings.

**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 landscape design has been developed to enhance curb appeal, promote sustainability, and create a welcoming environment for residents. At the ground level, a mix of plant species provides shade, softens hardscapes, and activates the pedestrian experience along the walkways. The applicant is proposing green and open space that meets code requirements.

**FINDING:** Consistent.

#### **SITE PLAN**

The Development Review Committee (DRC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations. The Development Review Committee has included comments that are to be considered at the time of permitting and conditions to be considered post approval.

The following standards shall be utilized by the Development 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 |
| Attachment C: | Public Participation    |