



Legislation Text

File #: 18-0260, **Version:** 1

ZC2017-05, The purpose of this Public Hearing is to consider, at the request of 1600 SW 66 Avenue, LLC, a zoning change from B-3 / M-1 (General Business / Light Industrial District) to PD-SL (Planned Development - Small Lot District) with associated 80 reserve unit allocation for the **1600 Building** (ZC 2017-05) property generally located north of Pembroke Road, east of the Florida Turnpike, along SW 66 Avenue, containing approximately 1.902 acres more or less.

Greenberg Traurig, agent for owner 1600 SW 66th Ave LLC, is requesting approval of a zoning change application to amend the zoning district from Community Business (B-2) and Light Industrial (M-1) to PD-SL (Planned Development - Small Lot) with associated 80 reserve unit allocation for a parcel of land generally located north of Pembroke Road and west of Southwest 66 Avenue. The site currently houses a vacant commercial building. The applicant is proposing to demolish the existing building and redevelop the site into an 80 unit mid-rise apartment complex.

The existing zoning and land use plan designations for the properties surrounding the subject parcel are as follows:

North - Light Industrial (M-1) / Industrial
East - City of Hollywood
South - Community Business (B-2) / Commercial
West - Community Business (B-2), Light Industrial (M-1) / Commercial, Industrial

In order to develop the proposed urban mid-rise development with amenities for this infill property, the applicant provides design guidelines which include specific requirements custom to this site which include but not limited to:

- Minimum Unit Size
- Minimum Plot Size
- Open Space
- Parking
- Loading Area
- Landscape requirements

All other development regulations for this site not specifically indicated within the guidelines will be required to be compliant with the Apartment (R-4) zoning district and multi-family standards of the City Code.

Included within this application is the assignment of 80 reserve units to this property. The City's comprehensive plan allows for the designation of reserve units on this property for residential use.

It is the intent of the applicant to set aside 10% of the units proposed as affordable units. Terms and

conditions for the assignment of these units will be considered at time of site plan review.

PD-SL Compatibility

The applicant provides a purpose and intent for this project as well as a statement of need into the PD-SL guidelines. In the attached narrative, the applicant highlights the following qualities of this infill project:

- Proximity of site near Pembroke Road.
- Proximity to mass transit.
- The redevelopment of an abandoned building.
- New development will serve as a catalyst for further redevelopment in the area.
- Building design and streetscape materials will be upgraded compared to existing.
- Project will result in increase in taxable value.
- Extensive use of green amenities on site.

The purpose of the PD-SL guidelines is to, *“promote and facilitate the development and redevelopment of by-passed, underutilized, or abandoned properties. The PD-SL District provides for the development of these properties in a manner that will contribute to the creation of high quality employment opportunities, provide for diversity of housing stock, and/or improve the overall economic viability of that area of the city. The PD-SL District may be used when other tools available in the city’s Zoning Code do not address the needs of the properties involved.”*

Additional policies within the Comprehensive plan which support this project include:

Policy 1.5 - Continue to structure higher density near major arterials and open spaces

OBJECTIVE VIII

Continue to implement land development regulations which insure the revitalization or redevelopment of any blighted areas that may be identified in the future, and encourage the provision of affordable housing opportunities for the residents with special attention to the low and very low income populations.

Policy 8.2 - Continue to provide diversified affordable housing opportunities utilizing various means such as density bonuses, tax incentives and government sponsored financing mechanisms to attract and stimulate private sector involvement.

Policy 14.1 - Promote mass transit services and discourage automobile travel by encouraging the location of mixed uses along major roadway corridors with mass transit facilities and amenities.

Staff notes that the redevelopment of this underutilized infill property will provide a diversity of housing in the neighborhood both in type, age and quality. The development of the proposed units may also serve to spur future redevelopment in an area which has been identified as a redevelopment zone within the City. The proposed PD-SL zoning district has been reviewed by staff and found to be consistent with the goals and objectives set forth in the PD-SL zoning regulations. Staff therefore recommends approval of this application.

Staff Recommendation: Transmit the zoning change application and associated assignment of 80 reserve units to the City Commission with a favorable recommendation.