



KallerArchitecture

March 3, 2026

Attention: Hollywood City Commission

Subject: Gil Ovadia requests Design and Site Plan Approval for a 4-Story, 22 Unit Multi-Family Residential Development of approximately 28,998 Sq. Ft.

Request: Design and Site Plan request for a 4-Story, 22 Unit Multi-Family Residential Development of approximately 28,998 Sq. Ft.

BACKGROUND

The subject site, located at 2101-2111 N 16th Avenue, comprises of two parcels that are approximately 20,000 square feet when combined, and are zoned FH-1 in the Zoning and Land Development Regulations (ZLDR), within the Regional Activity Center (RAC). The lands are situated on the east side of N 16th Avenue and are surrounded by a number of uses such as residential to the east and multi-family to the north, south and west.

REQUEST

The Applicant is requesting review and approval of the Design and Site Plan application for a 22-unit multi-family development. The applicant is proposing 13 one-bedroom units and 9 two-bedroom units that will equate to a minimum cumulative average size of 625 square feet per unit.

The proposed building is designed with a maximum height of 4 stories (45 feet), encompassing approximately 28,998 square feet of gross floor area. The proposed development will meet the landscaping and open space requirements of the ZLDRS through the provision of green space at grade.

The applicant is proposing a total of 34 parking spaces, which results in a surplus of 4 parking spaces above the requirement of the ZLDR s. 13 parking spaces will be allocated to the one-bedroom units, 18 spaces to the two-bedroom units, and the remaining 3 spaces reserved for visitors. It is noted that 9 of the 18 spaces reserved for two-bedroom units will be tandem spaces. The proposed parking configuration is consistent with the City's Zoning and Land Development Regulations.

The applicant has fulfilled all public outreach requirements, including a public participation meeting which was held for members of the public on October 23, 2024 for informational purposes.

Additionally, the applicant has committed to providing public art in accordance with the City's Zoning and Land Development Regulations. Public art will be facilitated separately through the applicable approval and permit requirements.

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 building features a mix of high-quality materials to enhance visual interest and minimize the visual impact of the structure. The building also incorporates varied architectural elements—such as balconies, overhangs, and vertical articulation—to reinforce human scale and reflect design characteristics found within the neighborhood.

ARCHITECTURAL & DESIGN COMPONENTS

The proposed development demonstrates compatibility with the evolving character of the area, which includes a mix of residential multi-family developments. 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 applicant's attempt to screen the parking garage from the public right of way reinforces this compatibility, aligning with the adopted vision for the Regional Activity Center as a walkable, transit-oriented, and architecturally cohesive urban center.

SCALE/MASSING

The development has been designed to reflect appropriate proportions and massing within the evolving context of the neighborhood. Rising 4 stories in height, the building establishes a moderate urban presence while maintaining a balanced relationship with surrounding structures. The design emphasizes vertical 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 as well as vertical and horizontal massing combinations.

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LANDSCAPING

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.

Shortly before the February 10th Planning and Development Board meeting, City Staff indicated at the last minute, that they believed a variance might be required for the corner chords at Shenandoah Street and 16th Avenue, as well as the corner chord at the alley intersection.

However, one week later after our Presentation at the Planning & Development Board, the Planning Department informed our office that the corner chord variances were not required, and the entire Project is being built as of right, and the Site Plan is designed in full compliance with the Hollywood Zoning Code. (Note: See attached email from Cameron Palmer dated February 24, 2026 stating that the Variance request initially posted by the City Staff in their February 10, 2026 Staff Report is not necessary for the Project).

Should you have any questions, please feel free to contact me at any time.

Sincerely,
Kaller Architecture



Joseph B. Kaller, AIA LEED AP BD+C

Alley:

