

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
OFFICE OF PLANNING**

DATE: September 2, 2010 **FILE:** 10-DP-42

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager 

VIA: Julie Walls Krolak, Principal Planner

FROM: Leander Hamilton, Planning & Development Services Administrator 

SUBJECT: Nova Southeastern University requests Design and Site Plan Approval for an approximate 87,000 square foot graduate research facility (Nova Southeastern University Oceanographic Center).

REQUEST

Design and Site Plan Approval for an 87,000 square foot graduate research facility.

RECOMMENDATION

Design Review: Approval, subject to any changes the City Commission may deem necessary while considering the Site Plan.

Site Plan: Recommendation of approval, if Design is granted.

REQUEST

The applicant is requesting Design and Site Plan approval for a Graduate Research Facility – the Center of Excellence for Coral Reef Ecosystem Science (COE). The proposed site is already home to Nova Southeastern University’s Oceanographic Center (NSUOC) and their largest research component the National Coral Reef Institute (NCRI). This includes three permanent structures, two temporary modular buildings along with abandoned shrimp and mangrove ponds. While they have been successful in serving University’s need, these buildings are old and can no longer meet pressing needs for technological advancement in the study of coral reefs, one of our most important water resources. Although this request is only for the new COE, the applicant has submitted a phased Master Plan to reflect future proposed development. These items will come back separately at a future date.

The proposed site is located along the Intracoastal Waterway (on the east) in the northernmost part of Hollywood near John U. Lloyd State Park. Other than the park, its only neighbors are the Navy and Coast Guard. The new building will be situated on the campus’ southern portion in the area of the abandoned ponds. At 5 stories and 101 feet tall to the highest point, this building will be approximately 87,641 square feet. It will house mostly research facilities including labs and offices for the NCRI, Guy Harvey Research Institute, Deep Sea Research, Fisheries Investigations, GIS and Remote Sensing Facility, Plankton Lab, Microbiology, Chemistry, Physical Oceanography, Computing, Monitoring and

a Research Library. The building will be setback approximately 52 feet from the nearest property line which is more than what most commercial and multifamily developments provide. Also included in the scope of work is an outdoor research area to the west of the new building.

Main access to the site is given from N. Ocean Drive (on the east side) which runs through the park. There will also be a service entrance further north on the site. The existing campus to the north and new parking area to the south are separated by a main drive aisle which leads to the front entrance of the COE. This design promotes safe traffic flow and allows for convenient access to parking. The applicant has provided a total of 146 parking spaces which includes 2 loading spaces and 10 guest spaces. This amount exceeds the 127 spaces which are required based on the proposed use. Additional parking will be provided which future phases of development.

A sidewalk which leads from the park can be used by pedestrians to access the site. This walkway carries throughout the landscaped portions of the parking area to the front of the COE. Pavers will be used in certain areas to delineate this walkway across drive aisles. Landscaping within the vehicular use area and the remainder of the site will contain a variety of native trees and shrubs to enhance the overall development. Approximately 32% open space (over 64,000 square feet) will be provided within the area of redevelopment.

The purpose of the Government Use (GU) Zoning District is to permit a variety of development with a greater amount of flexibility through less detailed regulations than conventional zoning. However, to show sensitivity to the existing environment, items such as setbacks, heights and density are designed to be consistent with the surrounding area. Given the special nature of this zoning designation, the City Commission will give final Design and Site Plan consideration. As such, the Board is tasked with making a recommendation for this request to the Commission, rather than giving final consideration.

SITE INFORMATION

Owner/Applicant: Nova Southeastern University/EDSA, Inc.
Address/Location: 8000 N. Ocean Drive
Net Size of Property: 2.08 acres (approx.)
Future Land Use: Community Facility
Zoning: Government Use (GU)
Existing Use of Land: NSU Oceanographic Center

ADJACENT FUTURE LAND USE

North: Community Facility
South: Community Facility
East: Open Space and Recreation
West: Intracoastal Waterway

ADJACENT ZONING

North: Government Use (GU)
South: Government Use (GU)
East: Government Use (GU)
West: Intracoastal Waterway

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

This property is located in Sub-Area 5, which includes Port Everglades, the north portion of West Lake Park and John U. Lloyd State Park. This Sub-Area is defined by Atlantic Ocean to the east, Sheridan Street to the south, SR 84 to the north with an irregular boundary to the west. The Port Jurisdictional Area (PJA) includes the Cities of Dania Beach, Fort Lauderdale, Hollywood and Unincorporated Broward. The majority of the PJA, 71.3% to be exact, is located within the City of Hollywood's municipal borders.

The City-Wide Master Plan identifies Port Everglades as a key economic agent by providing a full range of facilities and services related to the cargo, warehousing and cruising industries. In addition, Port Everglades' physical advantages to economic expansion include proximity to several transportation hubs, the deepest port in Florida and a short entry channel.

In order to protect other species of wildlife, Port Everglades prohibits fishing, provides nominal fee lease arrangements to various non-profit organizations and has donated several acres of land for open space, parks and conservation purposes. In addition, Port Everglades has been responsible for restoration and/or construction in conjunction with mitigation projects at both West Lake Park and John U. Lloyd State Park. It is recommended that continuing environmental preservation and mitigation occur within the Port Everglades area and a cooperative effort by the City to ensure the ecosystem sustainability of the area.

The City-Wide Master Plan supports the economic expansion of Port Everglades and the protection of environmental sensitive land and parks. Port Everglades is recognized as its own independent jurisdiction; however, the assistance of the City of support development of vacant land within the Port is recommended.

As noted earlier, the new Graduate Research Facility will be dedicated to the exploration and conservation of coral reefs. This resource is vital to the stability of our marine life and is economically valuable, contributing over \$6 billion in income and 71,000 jobs annually in South Florida, according to NSU's National Coral Reef Institute. This is consistent with the Master Plan's environmental awareness and goals for economic sustainability.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

As explained in the Conservation Element, Living marine resources are oceanic or estuarine plants and animals, such as mangroves, seagrasses, algae, coral reefs, fish, shellfish, crustacean, fisheries, sea turtles, and marine mammals. Living marine resources adjacent to the Broward County coast include at least fifteen families of cartilaginous fishes such as sharks and rays and 55 families of bony fishes such as tarpon, herring, snook, snapper and species typically inhabiting the coral reefs of southeast Florida.

Since 1967, Broward County has conducted an artificial reef program to provide habitat for marine species and expand recreational diving and fishing opportunities. Very little commercial fishing takes place in Broward County waters. Netting, fish traps and bottom longlines are prohibited by the State. However, recreational fishing is one of the most important activities off of the Broward County Coast.

Site improvements for the NSUOC National Coral Reef Institute are consistent with the Comprehensive Plan based upon the following:

Objective 8: Assist the State, the SFRPC, and Broward County in protecting the Coral Reef by supporting studies on the effects of the artificial reef program, sewage, or recreational use of the coral reef.

Policy 8.1: Coordinate with U.S. Corps of Engineers, Florida Department of Environmental Protection, Bureau of Beaches and Coastal Systems, South Florida Regional Planning Council, Broward County Planning Services Division; Engineering Department, and other appropriate agencies on studies and in implementing regulations designed for the protection of the coral reef, furthering the artificial reef program, and further understanding the effects of wastewater on marine environments.

The Conservation Element is dedicated to promoting “the conservation, use and protection of natural resources.” The new Graduate Research Facility will help this effort by creating a state-of-the-art facility for students and scholars to conduct in-depth studies and develop ways to manage and protect this vital natural resource.

DESIGN REVIEW

Analysis of Criteria and Findings for Design Review as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6). Approval with Conditions or Denial will be based on the following criteria:

CRITERION 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 with the built environment.

ANALYSIS: In their award winning application for grant-funding to construct this building, the applicant describes the COE as a “high-performing environmentally sustainable building that will attain a LEED Silver rating.” The architectural design of this building was created with the surrounding nautical environment in mind creating a structure which would interact with world around it for maximum efficiency. Unlike traditional academic architecture, this building is noted as having a “modern industrial feel”. However, traditional materials such as concrete, aluminum and glass will be used to present an product which carries the eye from one end of the building to the other with flowing lines, building curvatures and strategic breaks in massing.

With an east-west orientation the longest portion of the building will face north to “take advantage of cool north light and shaded exterior terraces”. Also, “Windows on the south, east and west sides will be protected from direct sunlight while providing daylight and outward views. This orientation no only enhances the researcher’s experience but also reduces lighting and cooling demands.” In addition to maximizing energy efficiency, the extensive use of windows helps reduce massing by creating depth not otherwise found with opaque materials. Additionally, various fluctuations vertical plains, undulations in the building façade and contrasting materials and finishes all help to reduce the overall building mass.

Due to the nature of the proposed use, this building will require a larger amount of space for mechanical support than usual. As such, the design has incorporated this into an enclosed area on the first floor. This feature limits the amount of equipment on the roof and avoids detracting from the aesthetically pleasing design.

FINDING: Consistent.

CRITERION 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 that “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.”

The existing buildings are described by the applicant as being “small, old, degraded, operating beyond capacity, and preclude research expansion to address pressing global coral reef needs.” The new building design is not comparable to what exists. However, this inconsistency in architecture is a welcome change to the dated architecture there today. It will bring new life to what appears to be an otherwise underutilized site.

Other than the flexible nature of GU zoning, the secluded location gives way to additional room for additional plasticity in relation to compatibility with adjacent structures and overall streetscape. As mentioned earlier in this report, the only neighbors to this property are John U. Lloyd State Park, the U.S. Coast Guard Station, and the U.S. Navy Warfare Center. While the park does not have any facilities in close proximity to the proposed development, the Coast Guard and Navy do have some small structures scattered about their properties. Closest to this development are a range of single-story buildings near the south property line belonging to the Coast Guard. The new building is setback about 52 feet from this area. The referenced buildings are also setback from the property line. These conditions create ample space between the facilities. Trees and shrubs along the south property line will help create a greater visual buffer. Additionally, the “modern industrial” design will be compatible with the surrounding uses.

FINDING: Consistent.

CRITERION 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: For buildings along the Intracoastal and other highly visible frontages, the Design Guidelines recommend “buildings be designed with a distinctive form.” They go on to say “stepped form and distinctive rooflines create a more interesting skyline and increase building recognition.” These elements create an interesting design and also help to create needed breaks in massing. In the first criteria, the use of curtainwall glass to create an expansive window system was described. This feature will be used along the north east and west elevations. In addition to maximizing energy efficiency, the extensive use of windows helps reduce massing by creating depth not otherwise found with opaque materials. Additionally, various fluctuations vertical plains, undulations in the building façade and contrasting materials and finishes all help to reduce the overall building mass.

The building will be 5 stories (101 feet) tall with the first level being dedicated exclusively to mechanical support. Actually, this area could not be used for habitable space due to FEMA requirements. Something else which may be considered when looking at the scale/massing of this building is the context in which it is being built. Unlike a typical commercial, multi-family, or mixed use development, this structure – and those in the subsequent phases – is being built as part of a university campus, albeit a satellite campus. As such, its relationship to its surroundings is mostly internal. As mentioned previously, this building is quite different from what exists; however, this is a welcome change for the University and is more consistent with architecture on its main campus. Moreover, the purpose which it will serve is greatly needed and highly respected.

FINDING: Consistent.

CRITERION 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: Of the ten different types of trees and palms proposed, eight of them are native species. In addition, native shrubs are also being used. These materials include a mix of Live Oak, Sea Grape, Cabbage and Date Palms, Red Tip Cocoplum and Sawgrass Palmetto. In addition to enhancing the site, these materials will thrive in the salty, windy environment typical of locations near the ocean. The trees and shrubs will line the site’s perimeter along N. Ocean Drive as well as the south property line acting as a buffer to the Coast Guard property. Ample landscaping has been provided within the vehicular use areas creating shady conditions for parked cars and for pedestrians using the walkway. Planters and trees placed around the building will compliment the architecture and soften the overall impact of this structure.

The applicant has worked with staff to ensure proper tree mitigation for existing trees and has provided amounts in excess of what is required.

FINDING: Consistent.

SITE PLAN

A final site plan was reviewed by the Technical Advisory Committee (TAC) and comments were made by members of the TAC in a staff report dated July 9, 2010. The comments were addressed by the applicant, who then obtained the signature of each TAC member signifying the site plan's compliance with all regulations as set forth in Chapter 162 of the Hollywood Code of Ordinances. Due to the Government Use zoning, the task of Site Plan approval lies with the City Commission. Therefore, the Development Review Board will forward a **recommendation to the City Commission for this item, if the Design is granted.**

RECOMMENDATION

Design Review

Staff finds the request for Design Review consistent with all eleven specified criteria and therefore **recommends approval subject to any changes the City Commission may deem necessary while considering the Site Plan.**

Site Plan

The Technical Advisory Committee (TAC) found the Site Plan substantially compliant with all applicable regulations and therefore recommends the **Development Review Board forward a recommendation of approval to the City Commission if the Design is granted.**

ATTACHMENTS

- ATTACHMENT A: Application Package
- ATTACHMENT B: Land Use and Zoning District Map