

The
Keyes
Company

Commercial Real Estate



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1708 N Dixie Hwy

Hollywood, FL 33024



FOR MORE INFORMATION, PLEASE CONTACT:

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OFFERING SUMMARY

Type:	Corner Lot
Primary Zoning:	DH-3
Land Use:	Regional Activity Center (RAC)
Main Permitted Uses:	Auto Rentals, Multi-family, Self-Storage Facility, Schools, Retail, Restaurant, Wholesale & Warehousing
Lot Size:	21,261 SF
Frontage:	142' Dixie Highway 150' Taft Street
Maximum Height:	Not to exceed 140 ft
Walk Score®:	Very Walkable (73)

PROPERTY OVERVIEW

1708 North Dixie Highway consists of a corner lot totaling approximately 21,200 square feet (0.5 acres), on the intersection of North Dixie Highway and Taft Street. Prime location with great frontage space, on both North Dixie Highway and Taft Street, totaling approximately 142 feet and 150 feet, respectively. Subject property is suitable for a variety Commercial and Residential purposes. Zoning is DH-3 (see attached content for details).

Subject Property is enclosed with an 8 ft high concrete wall on the north and west side of the property; the remainder portion is enclosed by chain-link fence and gates. In addition, there is an enclosed back lot area; isolating it from the general parking. The building was renovated with improvements consisting of impact windows and doors, drainage system, parking and paving.

LOCATION OVERVIEW

The area is rapidly changing and thriving! Mainly focusing on attracting functional mixed living, working, shopping, education, and recreational activities. Close proximity and easy access to major highways and intersections. The new proposed Tyler/Taylor Street Brightline Station in Hollywood in close proximity to subject property.

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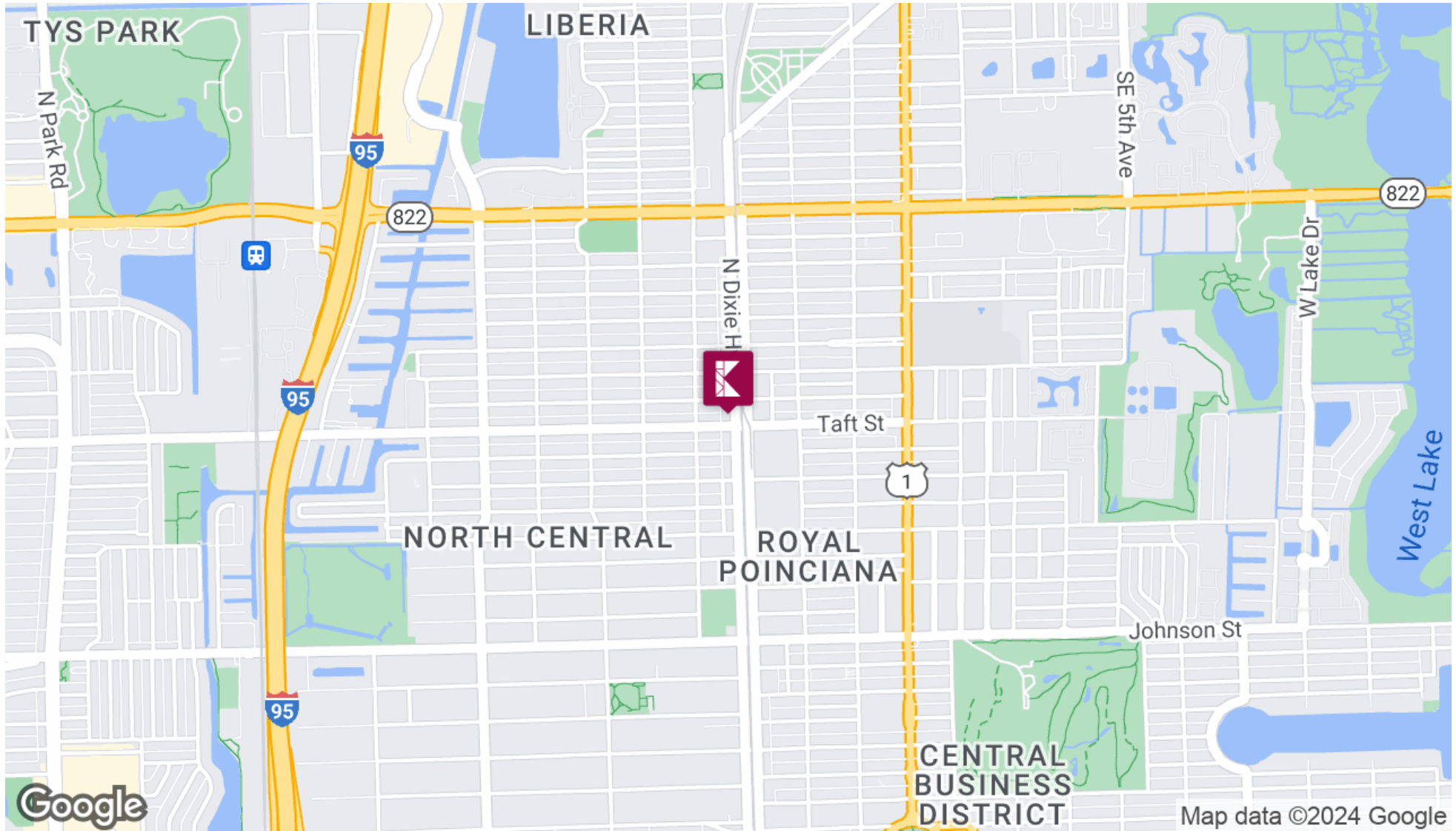
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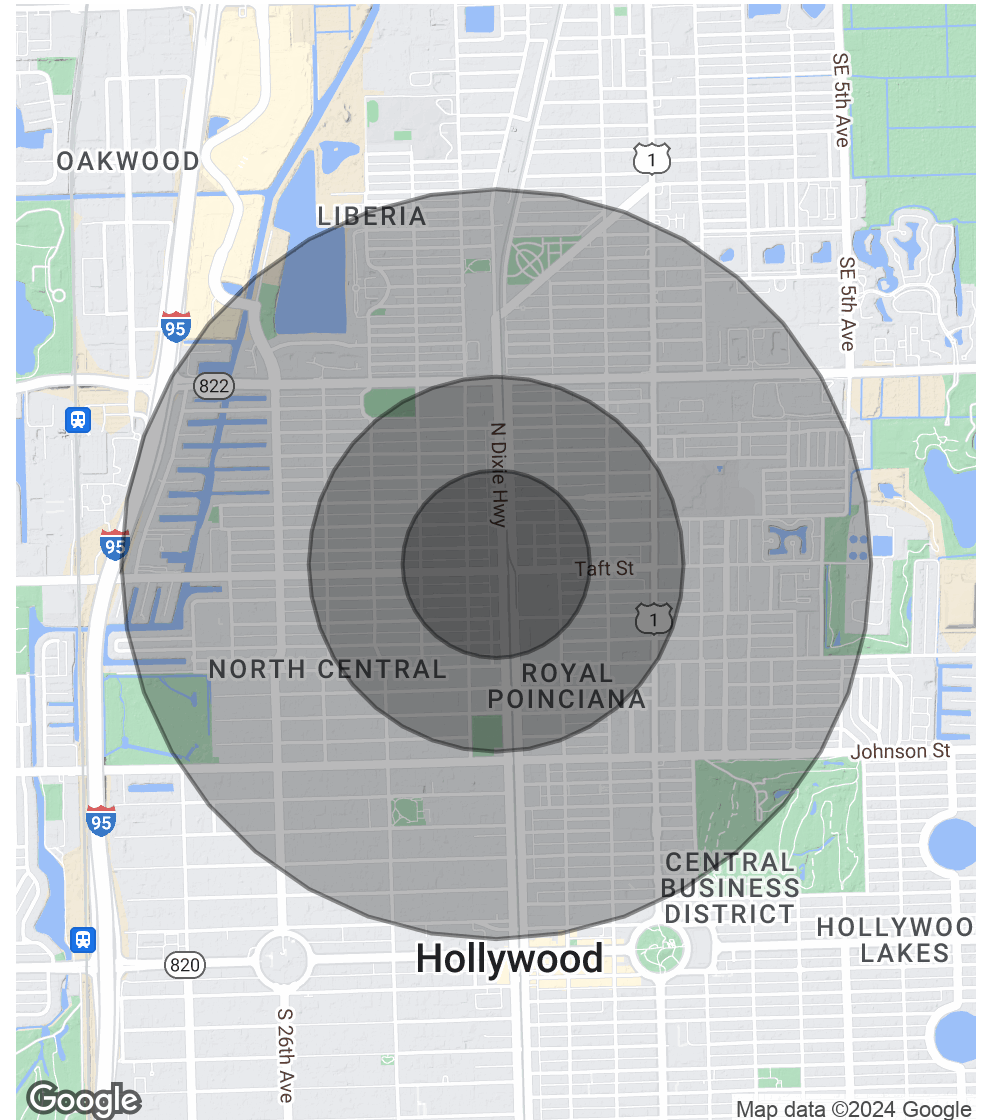
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	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,122	4,569	21,686
Average Age	37.0	37.9	39.2
Average Age (Male)	38.3	38.3	37.7
Average Age (Female)	37.2	38.9	40.4
HOUSEHOLDS & INCOME			
Total Households	629	2,505	11,286
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$42,256	\$42,957	\$47,589
Average House Value	\$190,196	\$186,700	\$213,914

* Demographic data derived from 2020 ACS - US Census



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Regional Activity Center

City of Hollywood, Florida



DRAFT

Summary of Proposed Regulations

Character District	Dixie Highway	Federal Highway	North Downtown	Parkside	Core	Dixie Highway	Lakes Transition	Core	North Downtown	Parkside	Core	Core	Pembroke Road	Sheridan Street	Dixie Highway	Federal Highway	North Downtown	Parkside	Young Circle	
Zoning District	DH-1	FH-1	ND-1	PS-1	MC-1	DH-2	LT	TC-1	ND-2	PS-2	RC-2	RC-1	PR	SS	DH-3	FH-2	ND-3	PS-3	YC	
Allowable Uses	Residential Single Family, Multi-Family					Transitional Primarily Single Family, Multi-Family and including some Light-Office and Light-Commercial Uses (Intensities of non-residential uses are limited by district)					Mixed-Use Residential and General Commercial Uses (Intensities of non-residential uses are limited by district)									
Typology	Residential Core Single Family, Duplex, Townhomes, Low Scale Multi-Family					Transition Zone Single Family, Duplex, Townhomes, Low-Medium Scale Multi-Family, Adaptive Re-Use of Existing Structures, Low-Scale Light Commercial Uses in specific areas.					Main Street Low-Scale Commercial Uses, Mid-rise Mixed Use		Commercial Corridor Multi-Family, Mid-Large Scale Commercial Uses, Mixed Use		Urban Corridor Multi-Family, Low to Med-High Commercial and Mixed Use		Urban Core Multi-Family, Low to Med-High Commercial and Mixed Use			
Maximum FAR	1.25	1.25	1.25	1.25	1.50	1.75	1.25	1.50	2.00	2.00	2.50	2.75	3.00	3.00	3.00	3.00	3.00	3.00	4.50	
Height	Existing Heights Remain											Increased Heights								
Maximum Height (Feet)	35	45	45	45	45	45	35	50	55	55	55	75	140	140	140	140/190	140	140	230	
Maximum Height (Stories)	3	4	4	4	4	4	3	4	5	5	5	7	10	10	10	10/18	10	10	-	
												Maximum Height proposed against corridors. Scale transitions required when adjacent to lower scale districts.								

Notes: Refer to Maps for depictive representation; colors correspond to Legend on Maps.
Higher height for FH-2 (18 Stories/190 Feet) is proposed on the two blocks north and south of the Young Circle District only when adjacent to Federal Highway, not along the entire corridor.

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(c) DH-3 – Dixie Highway High Intensity Mixed-Use District

(i) DH-3 – Dixie Highway High Intensity Mixed-Use District Use Table.

DH-3 – Dixie Highway High Intensity Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
<p>Adult Educational Facilities¹ Amusement Uses (Indoor and Outdoor) Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing and Space Assembly of Pre-manufactured Parts for Sale on Premises Automotive Rental Automotive Sales, New Bar, Lounge, or Night Club Bed and Breakfast Inn Cabinet, Furniture, and Upholstery Shop Car Wash² Coin Laundry³ Commercial Uses Contractor Shop and Storage (Indoor) Dry Cleaner Food Processing Funeral Home Hotel Institutional Live-Work Microbrewery, Microdistillery, and</p>	<p>Automotive Repair Automotive Paint or Body Automotive Sales, Used Light Manufacturing associated with Retail or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use⁴ Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery⁵ Any use customarily associated with one of the Main Permitted Uses.</p>	<p>Day Care Facility Outdoor Storage Schools (K-12) Service Station</p>	<p>Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber and Building Materials Pawn Shop Psychic Help Uses Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard Any use not listed as a Main Permitted Use</p>

Microwinery
 Motel
 Multi-Family Residential,
 except on the ground
 floor adjacent to Tyler
 Street, Dixie Highway and
 21st Avenue
 Museum, Art Gallery, and
 Similar Cultural Uses
 Office
 Parking Lot and Garages
 (Commercial)
 Personal Service
 Place of Worship, Meeting
 Hall, and Fraternal Lodge
 Restaurant
 Retail (Indoor)
 Schools (Business,
 Commercial, or
 Vocational; Recreational
 or Cultural; and
 University)¹
 Self-Storage Facility
 Single Family Residential,
 except on the ground
 floor adjacent to Dixie
 Highway and 21st Avenue
 Thrift Shop
 Wholesale and
 Warehousing

¹ **Adult Educational Facilities** and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

² Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.

³ Coin Laundries shall be fully enclosed and air-conditioned.

⁴ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

⁵ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) DH-3 – Dixie Highway High Intensity Mixed-Use District Development Regulations Table.

DH-3 - Dixie Highway High Intensity Mixed-Use District Development Regulations		
MAXIMUM FAR		
3.00		
MAXIMUM HEIGHT		
140 ft. Sites or portions of sites within 100 feet of RS-3, PS-1: 5 Stories, not to exceed 55 ft. Sites or portions of sites within 200 feet of DH-1, DH-2, ND-1: 5 Stories, not to exceed 55 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor - 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft. When adjacent to RS-3, DH-1, and DH-2: 10 ft.	0 ft. When adjacent to RS-3: 100 ft. When adjacent to DH-1, and DH-2: 200 ft.
Alley	5 ft. When adjacent to RS-3, DH-1, and DH-2: 20 ft.	5 ft. When adjacent to RS-3: 100 ft. When adjacent to DH-1, and DH-2: 200 ft.
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
Dixie Highway 21st Avenue	30 ft.	N/A
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor

Dixie Highway	60%	N/A
21st Avenue	60%	N/A

(iii) DH-3 - Dixie Highway High Intensity Mixed-Use District Special Requirements.

a. For lots which abut Dixie Highway and 21st Avenue, the tower orientation shall be towards Dixie Highway and 21st Avenue.

b. Where possible, vehicular access shall be located along the east-west streets.

c. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

c. Federal Highway Districts.

(1) Federal Highway District Purpose and Character.

(a) Encourage higher intensity mixed-use buildings which accommodate a diverse mix of commercial uses, large format or destination retail, and neighborhood commercial to support the residential uses.

(b) Orient the highest intensity and ground floor commercial uses towards Federal Highway to enhance the corridor, creating a more urban environment with buildings on the street edge, continuous sidewalks, and active uses which promote pedestrian activity.

(c) Improve setback fronting the golf course with landscape and multi-purpose or pedestrian paths to enhance the edge condition and create the Hollywood Beach Golf Course Greenway.

(d) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.

(e) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

(f) Encourage building frontages along 17th Avenue to reinforce the existing character.

(2) Federal Highway Districts Use and Development Regulations: