

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

DATE: April 11, 2023 **FILE:** 22-DPV-75

TO: Planning and Development Board

VIA: Andria Wingett, Assistant Director/Planning Manager

FROM: Mawusi Khadija Watson, Planning Administrator

SUBJECT: Variance, Design and Site Plan Review for a 6,300 sq. ft. Commercial Development (Federal Bath and Spa).

REQUEST:

Variance 1: Reduce vehicular use area requirement from 25% to 12%.

Design and Site Plan for a 6,300 sq. ft. commercial development (Federal Bath and Spa).

RECOMMENDATION:

Variance: Approval.

Design: Approval, if the Variance is granted.

Site Plan: Approval, if the Variance and Design are granted.

REQUEST

The Applicant requests a variance, design and site plan for Federal Bath and Spa. The subject property is zoned Federal Highway Medium-High Intensity Mix-Use District (FH-2) and has a land use designation of vacant lot. The property is located on North Federal Highway and is approximately 0.45 acres in area.

The proposed spa is 6,318 sq. ft. and has a restaurant facility. The aim of the project is to develop a modern spa and restaurant along Federal Highway. The project will have the following amenities: small and large saunas, steam rooms, Japanese bath, cold plunge pool, cold waterfall showers, salons, a pool and restaurant. It's anticipated that Federal Bath and Spa will bring a new destination/experience to the City, residents and surrounding communities.

The Applicant is requesting Variances for relief from the following Land Development Regulation §4.6(B)(2), General Landscape Requirements, which requires lots with a width of more than 50 feet to

provide landscaping in the amount of 25 percent of the total square footage of the paved vehicular use area. The Applicant has worked with Staff to ensure that all applicable regulations, other than the requested variance, are met. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for development within the community.

SITE INFORMATION

Owner/Applicant:	Federal Spa LLC
Address/Location:	1203 N. Federal Highway
Net Size of Property:	19,614 sq. ft. (0.45 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Federal Highway Medium-High Intensity Mix Use District (FH-2)
Existing Use of Land:	Vacant
Year Built:	1979 (Broward County Property Appraiser)
Proposed Land Use:	Regional Activity Center (RAC)
Proposed Zoning:	Federal Highway Medium-High Intensity Mix Use District (FH-2)

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:	Federal Highway Medium-High Intensity Mix Use District (FH-2)
South:	Federal Highway Medium-High Intensity Mix Use District (FH-2)
East:	Federal Highway Medium-High Intensity Mix Use District (FH-2)
West:	Right of Way (Railroad)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by residential and commercial properties. 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 landowners 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 of automobile travel, provide incentives for quality development, and give definition to the urban form. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.

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.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The project is located in Sub-Area 2 (Downtown/Lakes), defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north, and Pembroke Road to the south. This area includes the residential neighborhoods of Parkside, Royal Poinciana and Hollywood Lakes. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

***Guiding Principle:** Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

***Policy CW.15:** Place a priority on protecting, preserving and enhancing residential neighborhoods.*

***Policy CW.44:** Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

***Policy 6.7:** Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

Variance: Reduce vehicular use area requirement from 25% to 12%.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The requested variance to reduce the vehicular use requirement will maintain the basic intent and purpose of the zoning regulations and will not negatively impact the appearance of the City. Currently the property is an unimproved lot. The intent of the regulation is to provide parking landscape buffers; however, on this site landscape islands would adversely impact the parking layout. The site's modest size is constraining and has traffic considerations due to its only vehicular access on Federal Highway. This variance request will aid ingress/egress traffic circulation and provide ample parking for Federal Spa and Bath customers.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The requested variance is compatible with the surrounding land uses and will not be detrimental to the community. The property is surrounded by commercial and

residential uses. The proposed landscape design and areas are consistent with the surrounding area and will not be harmful or detrimental to the community.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The requested variance will facilitate the development of the spa and restaurant. This use is consistent with the permitted uses of the Regional Activity Center. Reducing the vehicular use requirement to twelve (12) percent allows more off-street parking and ease the impacts of traffic congestion potentially caused by the spa's clients. Additionally, elements, such as a bike rack, have been added to the project and encourage multi-modal transportation to the destination. Furthermore, the request is consistent with the following goals, objectives and policies of the City's Comprehensive Plan and the City-Wide Master Plan (CWMP).

FINDING: Consistent.

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: This variance is not economically based or self-imposed. The Applicant is working with the restraints of a small lot, which was not created by them. They have designed their parking lot within these restraints. The parking lot meets all other Code requirements and meets the intent of the Code by providing the required shrubbery and plant materials along the front and sides of the building.

FINDING: Consistent.

CRITERIA 5: That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Analysis of Criteria and Findings for Design Review 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: This project was design with the pedestrian scale in mind. It has a contemporary/modern style. The fascia finishes and storefront layout create a simplistic and cleanly designed façade. The building’s neutral color scheme compliments neighboring structures and assist with bolstering the streetscape along Federal Highway. The use of massing and flying beams form a visually interesting roof line and functional areas for signage elements.

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 project site is currently a vacant lot; thus, a new building will generate a harmonious relationship between the existing architectural language and composition. It will easily weave itself into the pattern created by adjacent structures and surrounding neighborhoods. This type of development is what is envisioned for the area.

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 project’s massing is consistent with the area. The building’s geometry is simplistic and will enhance/modernize the existing streetscape.

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 applicant in requesting a variance for the vehicular use area. They are unable to achieve the 25 percent vehicular use requirement, instead they are providing 12 percent. All other landscaping requirements are being met.

FINDING: Inconsistent due to variance request.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article five of the Hollywood Zoning and Land Development Regulations on January 23, 2023.

Therefore, staff recommends approval, if Variances and Design are granted **and with the aforementioned conditions.**

The following standards shall be utilized by the Technical Advisory 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 Outreach