

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

**DATE:** February 7, 2023 **FILE:** 22-DPS-34

**TO:** Planning and Development Board

**VIA:** Andria Wingett, Assistant Director

**FROM:** Carmen Diaz, Planning Administrator

**SUBJECT:** UTXIII Miami Hollywood LLC / UTEX Storage Partners requests Special Exception, Design and Site Plan for an expansion of a non-conforming use and addition of approximately 64,600 square feet of self-storage building and Recreational Vehicle (RV) parking at 500 S. State Road 7 (UTEX Storage).

**REQUEST**

Special Exception, Design, and Site Plan for an expansion of a non-conforming use and addition of approximately 64,600 square feet of self-storage building and Recreational Vehicle (RV) parking.

**RECOMMENDATION**

Special Exception: Approval with the condition that:  
The RV parking storage will be an accessory use of the main permitted use.

Design: Approval, if Special Exception is granted.

Site Plan: Approval, if Special Exception and Design are granted.

**REQUEST**

The Applicant is requesting Special Exception, Design and Site Plan for the addition of approximately 64,600 square feet (sq. ft.) of self-storage and establishment of Recreational Vehicle (RV) parking at an existing self-storage facility located at 500 S. State Road 7. The subject site is located on the west side of State Road 7, north of Washington Street and south of Hollywood Boulevard.

An existing self-storage facility, approximately 52,216 sq. ft. in floor area, is located at the rear of the subject property, with parking and access fronting S. State Road 7. The Applicant proposes to construct an additional self-storage building at the front of the property, consisting of a 2-story structure fronting the street and flanked by two single story structures on the north and south side of the property, extending to the west. Behind the proposed addition, and screened from the street, will be vehicular areas for parking and RV storage as an accessory use of the self-storage facility.

The subject property is located north of Washington Street in the State Road 7 South -Mixed Use (S-MU) zoning district. Self storage facilities north of Washington Street are not listed as a permitted use in the Zoning and Land Development Regulations (ZLDRs). Accordingly, the Applicant is requesting a Special Exception to expand the existing non-conforming self-storage use and the RV parking on the subject property.

**Applicant:** UTXIII Miami Hollywood LLC / UTEX Storage Partners  
**Address/Location:** 500 S. State Road 7  
**Gross Area of Property:** 199,009.48 sq. ft. (4.57 acres)  
**Land Use:** Transit Oriented Corridor (TOC)  
**Zoning:** South Mixed-Use District (S-MU)  
**Existing Use of Land:** Commercial – Self-Storage

#### **ADJACENT LAND USE**

**North:** Transit Oriented Corridor (TOC)  
**South:** Transit Oriented Corridor (TOC)  
**East:** Transit Oriented Corridor (TOC)  
**West:** Low Residential (LRES)

#### **ADJACENT ZONING**

**North:** South Mixed-Use District (S-MU)  
**South:** South Mixed-Use District (S-MU)  
**East:** South Mixed-Use District (S-MU)  
**West:** South Mixed-Use District (S-MU)

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

Located within the Transit Oriented Corridor, the project site is surrounded by a mix of commercial uses to the north, east and south, with residential uses to the west. 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 proposed development is consistent with Comprehensive Plan based upon the following:

**Objective 4:** *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

**Objective 5:** *Encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.*

Redevelopment of this site will expand an existing established self-storage use on the property, allowing the landowner to maximize the use of their property and provide additional services to patrons.

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The subject property is located within Sub-Area 1 “US 441 / SR7 Corridor” of the City-Wide Master Plan. The proposal facilitates redevelopment of a property that is already utilized for self-storage purposes, a use that is established within the community and will allow the operator to expand its operations on the site. The proposed development is consistent with the following 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.*

**Guiding Principle:** *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

**Policy 1.1:** *Place a priority on the US 441/SR 7 Corridor for redevelopment opportunities, influence FDOT on design of the highway, and create innovative zoning to implement future plans.*

## APPLICABLE CRITERIA

**Analysis of Criteria and Findings for a Special Exception** as stated in the City of Hollywood Zoning and Land Development Regulations, Article 3.

**CRITERIA 1:** The approval of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.

**ANALYSIS:** The site already has an existing self-storage facility, and the Applicant is expanding the business to the front, south and north side of the site.

**FINDING:** Consistent.

**CRITERIA 2:** The approval will not, under any circumstances of the particular case, be detrimental to the health, safety and general welfare of persons working or residing within the vicinity.

**ANALYSIS:** The request is not detrimental to the health, safety, and general welfare of persons working or residing within the vicinity. In fact, the request will enhance the operations by providing more space and in order to operate in a safe manner and meet state laws.

**FINDING:** Consistent.

**CRITERIA 3:** The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the city.

**ANALYSIS:** The request is for a horizontal expansion of a non-conforming building to allow the continuance of a non-conforming use. The approval will accommodate more space offering more storage area to the community in a safer environment; it will not be detrimental or injurious to the property.

**FINDING:** Consistent.

**CRITERIA 4:** The approval will, to the maximum extent possible, bring the use or building and the site upon which it is located into compliance with city regulations.

**ANALYSIS:** Currently the use is legal non-conforming. The existing building is located in the rear of the lot with parking on the front facing State Road 7. The new buildings will be located in the front and parking will be behind the new buildings. The new project is meeting all current City regulations. There are no violations on this site that would trigger noncompliance with City regulations.

**FINDING:** Consistent.

**Analysis of Criteria and Findings for Design** as stated in the City of Hollywood 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:** The proposed development offers a design that is contextual to the character of the area. The proposed building utilizes various finishes and treatments, particularly on the façade facing the street. The building is pulled forward towards State Road 7 so as to present the built form to the street and consists of a part one-story / part two-story structure with architectural features that are commensurate with the scale and intent for future built form in this zoning district.

**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:** With varying architectural styles and finish materials found throughout the surrounding community, the proposed development exhibits proportionate architectural features and styles that are sensitive and compatible to the surrounding area. Additionally, vehicular use areas are screened such that they do not face directly to the street.

**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 is compliant with zoning regulations as it pertains to FAR, height, setbacks, and landscape requirements. The proposed scale and height are consistent with the surrounding area and zoning district.

**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 has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building.

**FINDING:** Consistent.

## **SITE PLAN**

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations on December 8, 2022. Therefore, Staff recommends approval if Design and Special Exception are granted.

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 ensure 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 ensure 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 ensuring 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