

**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION**

**DATE:** December 8, 2016

**FILE:** 16-DPV-36

**TO:** Planning and Development Board

**VIA:** Alexandra Carcamo, Principal Planner



**FROM:** Arceli Redila, Planning Administrator

**SUBJECT:** Triangle Auto Center, Inc. requests Variances, Design and Site Plan for an approximate 408,000 sq. ft. auto dealership including showroom, office, service area, and parking garage generally located east of State Road 7, between Taft Street and West Park Road (Toyota of Hollywood).

**REQUEST:**

Variance 1: To increase the maximum allowable height from 30 feet to provide 52 feet with decorative elements extending a total of 67 feet for portions of the building that lies within C-1 District.

Variance 2: To allow a garage door within less than 100 feet of residentially zoned property.

Variance 3: To reduce the required two-way drive aisle width from a minimum of 24 feet to a minimum of 22 feet.

Design and Site Plan.

**RECOMMENDATION:**

Variances 1-2: Approval.

Variance 3: Approval, with condition that a covenant running with the land that holds the City harmless against any claims arising from accidents as a result of the reduced drive aisle width, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

Design: Approval, if Variances are granted.

Site Plan: Approval, if Variances and Design are granted with the following conditions:

- a. No delivery or drop off of vehicles on site through the use of auto-carrier trucks.
- b. A Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C) for all parcels associated with the requests.

## BACKGROUND

The subject site, consisting of multiple lots totaling approximately 7.5 acres, is generally located east of State Road 7, between Taft Street and West Park Road. There is an existing auto dealership (Toyota of Hollywood) on site at approximately 50,000 square feet, originally constructed in the 1989 (based on Broward County records). It has a Land Use designation of Transit Oriented Corridor (TOC) and is zoned Commercial Corridor District-Moderate Hybrid Commercial Sub-Area (SR7 CCD-MHC) with underlying Commercial Districts (C-1, C-3, C-4). The overlay establishes permitted uses while the underlying zoning provides development regulations as applicable to this property.

## REQUEST

The Applicant, Triangle Auto Center Inc. is proposing to demolish the existing building and is requesting Variances, Design, and Site Plan for a new auto dealership at approximately 408,000 sq. ft. including showroom, office, service area, and parking garage which will still be Toyota of Hollywood.

The proposed design is contemporary, consisting of simple rectilinear forms. The geometric language is further emphasized by the use of materials and textures. To break the appearance of a long blank façade, architectural embellishments are provided along with extended parapets of varying height. The ground floor contains a showroom with front canopy extending on the entire front façade, facing State Road 7. The building steps up to the second floor containing administrative offices. Towards the rear is a five-story parking garage. Planters will be provided on facades facing residential areas (east and south sides). Exterior building materials include glass, concrete, stucco and various metal elements. To soften the building and paving, the design is enhanced by a landscape plan which includes a wide array of planting materials and provides approximately 25 percent pervious areas.

The Applicant is requesting three Variances. The first Variance request is to increase the maximum allowable height from 30 feet to provide 52 feet with decorative elements extending a total of 67 feet for portions of the building that lies within C-1 District. The subject property comprises multiple lots, totaling approximately 7.5 acres. It lies in more than one zoning district, C-1, C-3, and C-4. Although C-3 allows 65 feet and C-4 allows 175 feet which encompasses most of the site, a portion of the site, on the northern side, along Harding Street is zoned C-1 which allows a maximum height of only 30 feet.

The second Variance request is to allow a garage door within less than 100 feet of residentially zoned property (south facade). The Zoning and Land Development Regulations, Section 4.3.J requires *automotive uses including sales, repair, detailing and washing: all vehicle repair shall take place within a fully enclosed building. **No windows or garage door shall be placed within 100 feet of residentially zoned property.*** The Applicant is proposing an overhead door on the ground floor of the south façade to serve as secondary exit from the service bays. It is approximately 87 feet away from the property line of the abutting residentially zoned properties to the south. According to the Applicant, "the service bays will be air conditioned so the overhead door will always be closed when not in use." It is recessed into the building and additional landscaped areas will be provided on the perimeter where the overhead door is located.

The third Variance request is to reduce the required two-way drive aisle width from a minimum of 24 feet to a minimum of 22 feet. This drive aisle width reduction occurs on western portion of the site, along State Road 7; and, on the at-grade parking lots designated employee parking, located on the north side of Harding Street.

State Road 7 is a major transportation corridor and one of regional significance. It has long been the City's intent to shape this area into one which supports multiple modes of transportation while also creating a hub for redevelopment and economic vitality for the western portion of Hollywood. Staff supports the Applicant's intent to improve the existing auto dealership. It is a much needed improvement for the overall site and State Road 7 as well.

## SITE INFORMATION

<b>Owner/Applicant:</b>	Triangle Auto Center, Inc.
<b>Address/Location:</b>	Generally located east of State Road 7, between Taft Street and West Park Road.
<b>Net Area of Property:</b>	325,288 Sq. Ft. (7.47 acres)
<b>Land Use:</b>	Transit Oriented Corridor
<b>Zoning:</b>	SR7 CCD-MHC, C-1, C-3, C-4
<b>Existing Use of Land:</b>	New Automotive Sales

## ADJACENT LAND USE

<b>North:</b>	Transit Oriented Corridor
<b>South:</b>	Transit Oriented Corridor
<b>East:</b>	Transit Oriented Corridor
<b>West:</b>	Transit Oriented Corridor

## ADJACENT ZONING

<b>North:</b>	Commercial Corridor District - Moderate Hybrid Commercial Sub-Area (SR7 CCD-MHC), C-4
<b>South:</b>	Commercial Corridor District - Moderate Hybrid Commercial Sub-Area (SR7 CCD-MHC), C-4 Multiple Family District (RM-12)
<b>East:</b>	Multiple Family District (RM-9 and RM-12)
<b>West:</b>	Commercial Corridor District – Moderate Hybrid Commercial Sub-Area (SR7 CCD-MHC), C-4

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed improvement to the existing Toyota of Hollywood auto dealership is consistent with the Comprehensive Plan, based upon the following:

**Policy 3.1.4:** *Promote land assembly along the US 441/SR 7 Corridor to create larger development parcels for economic sustainability to offset the physical and economic loss from Florida Department of Transportation right-of-way acquisition.*

**Objective 5:** *Encourages appropriate infill redevelopment in blighted areas throughout the City, and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.*

The existing Toyota of Hollywood dealership has been in operation for almost two decades. Approval of this request will allow the Applicant to build a new auto dealership, make necessary improvements while maximizing the use of the land.

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The City-Wide Master Plan recognizes the need for a mix of uses along the corridors and identifies the US 441/SR 7 Corridor as a Special Emphasis Area of high importance for the development of the City and its improved image. The proposed project is consistent with the City-Wide Master Plan based upon the following:

### **Guiding Principles and Policies:**

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

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

**Policy CW.21:** *Create and expand where appropriate commercial and industrial zones to increase tax dollars.*

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

**Policy CW.46:** *Place emphasis on redevelopment along the major highway corridors; SR 7, US 1, Dixie Highway, Hollywood Boulevard and A-1-A by limiting expansion of residential areas, and deepening industrial and commercial zones to increase tax revenues.*

## **APPLICABLE CRITERIA**

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

**Variance 1:** **To increase the maximum allowable height from 30 feet to provide 52 feet with decorative elements extending a total of 67 feet for portions of the building that lies within C-1 District.**

**CRITERION 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 subject property comprises multiple lots, totaling approximately 7.5 acres. It lies in more than one zoning district, C-1, C-3, and C-4. It is important to note that portion of the site facing State Road 7, zoned C-4 allows a maximum height of 175 feet, C-3 allows a maximum height of 60 feet. The building height proposed is 52 feet to the top of the roof; it extends to a maximum of 67 feet to the highest vertical projections. The request is only for that portion of the building facing Harding Street that lies within C-1 District, which only allows a maximum height of 30 feet. The proposed height is allowed in C-3 and C-4 zoning districts which encompasses most of the site.

**FINDING:** Consistent.

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

**ANALYSIS:** The new auto dealership is an existing use on site, permitted in this zoning district, compatible with the surrounding uses. Since the property lies in multiple zoning districts, one of which is C-1 which allows a maximum height of only 30 feet. Portion of the project could go as high as 175 feet; what is being proposed is only 52 feet to the top of the roof. The Variance request is only for a portion of the garage on the northern side. The Variance request is the minimum necessary to facilitate the completion of a much needed improvement for the overall site and State Road 7 as well.

**FINDING:** Consistent.

**CRITERION 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 goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural*



*communities while allowing land owners to maximize the use of their property. Furthermore, Objective 4 of the Land Use Element states to maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted. The proposed development allows the Applicant maximum use of the property which also results into an improvement of a larger new auto dealership which will help to maintain a successful business community in this area.*

FINDING: Consistent.

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

ANALYSIS: As previously mentioned, portions of the project could go as high as 175 feet but the overall height proposed is only 52 feet. The Variance is only for a portion of the building that lies in C-1 district. The proposed Variance is not economically based and better serves the intent of a quality development that is compatible with the surrounding community while encouraging revitalization of this area.

FINDING: Consistent.

**CRITERION 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.

ANALYSIS: Not applicable.

FINDINGS: Not applicable.

**Variance 2:** **To allow a garage door within less than 100 feet of residentially zoned property.**

**CRITERION 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 Zoning and Land Development Regulations (ZLDR), Section 4.3.J performance standards, requires ***no windows or garage door shall be placed within 100 feet of residentially zoned property.*** The Applicant is proposing an overhead door on the ground floor of the south façade to serve as secondary exit from the service bays. It is approximately 87 feet away from the property line of the abutting residentially zoned properties to the south. According to the Applicant, "the service bays will be air conditioned so the overhead door will always be closed when not in use." It is recessed into the building and additional landscape areas will be provided on the perimeter where the overhead door is located.

FINDING: Consistent.

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

ANALYSIS: State Road 7 corridor has a variety of automotive uses that existed prior to the regulations. The intent of the Applicant is to improve the site, build a new, modern auto dealership. Therefore, redevelopment of this site will enhance the appearance of the site and that of surrounding areas; as well as improve the community.

FINDING: Consistent.

**CRITERION 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 goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. The subject site currently contains a one-story antiquated auto dealership. Redevelopment of this site will enhance the appearance of the site and that of surrounding areas; as well as improve the community.

**FINDING:** Consistent.

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

**ANALYSIS:** According to the Applicant, the request is not economically based or self-imposed. While the ZLDR requires *no windows or garage door shall be placed within 100 feet of residentially zoned property*. It also prohibits overhead doors and service bays from facing SR 7 and adjacent public roadways. Although it faces residentially zoned properties to the south but it is 87 feet away from the property line. The Variance request is the minimum necessary to facilitate the completion of a much needed improvement for the overall site and State Road 7 as well.

**FINDING:** Consistent.

**CRITERION 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.

**ANALYSIS:** Not applicable.

**FINDING:** Not applicable.

**Variance 3:** **To reduce the required two-way drive aisle width from a minimum of 24 feet to a minimum of 22 feet.**

**CRITERION 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 Zoning and Land Development Regulations requires drive aisle width a minimum of 24 feet for two way traffic. The proposed drive aisle width reduction occurs on portions of the site, on areas designated as car display, facing State Road 7; and on the at-grade parking lots designated employee parking, located on the north side of Harding Street. The intent of the drive aisle width requirement is to ensure proper on-site circulation is provided. According to the Applicant, the two feet reduction helps to increase the perimeter landscape buffer. Staff is recommending approval with **condition that a covenant running with the land that holds the City harmless against any claims arising from accidents as a result of the reduced drive aisle width, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

**FINDING:** Consistent, with Staff's condition.

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

**ANALYSIS:** The subject site is located on State Road 7 within the Commercial Corridor District – Moderate Hybrid Commercial Sub-Area (SR7 CCD-MHC) Zoning District, on the corner of Taft and State Road 7, a major transportation corridor and economic hub, not only to the city but also regionally. The proposed redevelopment of this site would be beneficial to the community and perhaps act as a catalyst to other property owners thinking of building or renovating their sites.

**FINDING:** Consistent.

**CRITERION 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 goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The subject site currently contains a one-story antiquated auto dealership. Redevelopment of this site will enhance the appearance of the site and that of surrounding areas; as well as improve the community.

**FINDING:** Consistent.

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

**ANALYSIS:** According to the Applicant, the request is not economically based or self-imposed. The drive aisle width reduction was added to the interior landscape areas. Staff supports the Applicant's intent to improve the existing dealership. The Variance request is the minimum necessary to facilitate the completion of a much needed improvement for the overall site and State Road 7 as well.

**FINDING:** Consistent.

**CRITERION 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.

**ANALYSIS:** Not applicable.

**FINDING:** Not applicable.

**Analysis of CRITERIA and Findings for Design** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

**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:** The proposed design is contemporary, consisting of simple rectilinear forms. The geometric language is further emphasized by the use of materials and textures. To break the appearance of a long blank façade, architectural embellishments

are provided along with extended parapets of varying heights. Exterior building materials include glass, concrete, stucco and various metal elements.

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: State Road 7 Corridor contains several auto sales and synergy of uses related to auto sales in aging structures that do not contribute to the vision of the Comprehensive Plan. There is no predominant architectural style along this corridor. Redevelopment of this existing dealership would be a step in progress in beautifying the State Road 7 corridor. The overall design is reflective of its time, clearly a product of the current architecture.

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: As proposed, the project presents a modern new auto dealership. The ground floor contains a showroom with front canopy extending on the entire front façade, facing State Road 7. The building steps up to the second floor containing administrative offices. Towards the rear is a five-story parking garage. Planters will be provided on facades facing residential areas (east and south). To break the appearance of a long blank façade, architectural embellishments are provided along with extended parapets of varying height.

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: As described by the Design Guidelines, *landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan Design.* The Applicant has worked with Staff to provide adequate landscaping to match what exists and provide proper screening on all sides. A variety of native and exotic trees, shrubs and ground covers are being used, which include, but are not limited to Silver Buttonwood, Live Oak, Palm Trees, Red Tip Cocoplum, etc. These landscape materials are arranged in a manner to compliment the building's architecture.

FINDING: Consistent.

## **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 October 12, 2016. Therefore, staff recommends approval, if Variances and Design are granted and with the aforementioned conditions.

## **ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Land Use and Zoning Map  
ATTACHMENT C: Letter regarding car carrier delivery

# ATTACHMENT A

## Application Package



## DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

# GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

*This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.*

*The applicant is responsible for obtaining the appropriate checklist for each type of application.*

*Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.*

*At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).*

*Documents and forms can be accessed on the City's website at  
<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>*



### APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☒ Planning and Development Board

Date of Application: **October 21, 2016**

Location Address: **1841 North State Road 7, Hollywood, Florida 33021**

Lot(s): **See attached** Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): **See attached**

Zoning Classification: **SR7CCD-MHC, C-1/C-3/C-4** Land Use Classification: **TOC**

Existing Property Use: **Auto Dealership** Sq Ft/Number of Units: **50,072 Sq. Ft.**

Is the request the result of a violation notice? ( ) Yes ( ) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): **Final TAC (16-DP-36) Special Exception (15-V-73)**

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☒ Planning and Development

Explanation of Request: **Site Plan approval with associated variance requests for height, drive aisle widths and overhead doors within 100' of residential property.**

Number of units/rooms: **N/A** Sq Ft: \_\_\_\_\_

Value of Improvement: **\$25 million** Estimated Date of Completion: **February 1, 2018**

Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: **Triangle Auto Center, Inc.**

Address of Property Owner: **1850 North State Road 7, Hollywood, Florida 33021**

Telephone: **954-967-4111** Fax: **954-985-3844** Email Address: **tliuzzi@czag.net**

Name of Consultant/Representative/Tenant (circle one): **Greenspoon Marder, P.A./ Alicia Lewis, Esq.** Address: **200 East Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301**

Telephone: **954-527-6281** Fax: **954-333-4176**

Email Address: **Alicia.Lewis@gmlaw.com**

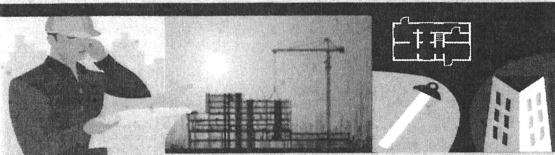
Date of Purchase: **January 2, 2004** Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: **Jeff Peal (Stiles)**

Address: **301 E. Las Olas Blvd., Fort Lauderdale, FL 33301**

Email Address: **jeff.peal@stiles.com**

**DEPARTMENT OF PLANNING**

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

**GENERAL APPLICATION****CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Patricia Parke Date: 9/20/16

PRINT NAME: Patricia Parke Date: \_\_\_\_\_

Signature of Consultant/Representative: Alice Date: 9/22/16

PRINT NAME: Alicia Lewis Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**CURRENT OWNER POWER OF ATTORNEY**

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Alicia Lewis to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 20<sup>th</sup> day of September

Dan McGee  
Notary Public State of Florida

Patricia Parke  
SIGNATURE OF CURRENT OWNER

Patricia Parke  
PRINT NAME

My Commission Expires: Dec. 8, 2018 (Check One) ☒ Personally known to me; OR \_\_\_\_\_



October 25, 2016

City of Hollywood  
Department of Planning  
2600 Hollywood Boulevard  
Room 315  
Hollywood, FL 33022

## **Triangle Auto Center, Inc. (Toyota of Hollywood)**

Triangle Auto Center, Inc. ("Applicant") is the owner of the Toyota of Hollywood ("TOH") auto dealership located at 1841 North State Road 7 ("Property") between Taft Street and West Park Road on State Road 7 in Hollywood, Florida ("City"). The Property consists of 7.47 acres with an existing 50,072 square feet auto dealership. The Applicant is proposing to demolish the existing dealership to construct a new 408,000 square foot dealership that will include a showroom, office, service area and five-story parking garage ("Proposed Development").

On June 6, 2016 and September 6, 2016, the City's Technical Advisory Committee ("TAC") reviewed the site plan submitted by the Applicant for the Proposed Development. The Applicant addressed the TAC comments and made all necessary revisions to the submitted plans. However, during the TAC review it was determined that the Applicant would need to apply for the following variances to construct the Proposed Development:

- **Two-Way Drive Aisle Variance-** To reduce the two-way drive aisles to 22 feet where 24 feet is required.
- **Garage Door Variance-** To place a garage door within less than 100 feet of a residentially zoned property.
- **Parking Garage Height Variance-** To exceed the 30 foot height allowance in the C-1 zoning district where the proposed parking garage will be located.

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville  
New York | Orlando | Port St. Lucie | San Diego | Tallahassee | Tampa | West Palm Beach

The Property has a Transit Oriented Corridor (TOC) land use designation and is located within the City's Commercial Corridor District-Moderate Hybrid Commercial Sub-Area (SR7 CCD), Low Intensity Commercial (C-1), Medium Intensity Commercial (C-3), and Medium/High Intensity Commercial (C-4) zoning districts. The City has initiated an ordinance to rezone the SR7 Commercial Corridor which includes the Applicant's Property. The City's rezoning would permit the Proposed Development and eliminate the Applicant's need to apply for variances. However, the City's rezoning is currently under review has not been finalized or approved. Thus, the Applicant is submitting the enclosed variance applications to proceed with the Proposed Development in a timely manner. Pursuant to the variance review criteria set forth in Section 5.3 F. Variances, the Applicant is requesting relief from the following Code provisions:

Code Section	Requirement	Proposed	Variance
Article 4.3.A Maximum parking garage height.	Maximum height: 30'	51'6"	21'6" height requested above maximum allowed.
Article 4.3.J No windows or garage doors shall be placed within 100' of residentially zoned property.	Minimum distance: 100'	86'9"	13'3" separation to residential zoned property.
Article 7.1 Minimum drive way width dimensions.	Two way drive minimum width: 24'	Two way drive minimum width: 22'	2' width reduction

Please feel free to contact me if you have any questions or need any additional information.

Thank you,

A handwritten signature in black ink, appearing to read 'Alicia', followed by a horizontal line.

Alicia J. Lewis, Esq.

**TWO-WAY DRIVE AISLE VARIANCE NARRATIVE**  
**Triangle Auto Center, Inc. ("Applicant")**

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The Applicant is seeking to develop a new automobile dealership at the property located at 1841 North State Road 7, Hollywood ("Property"). Pursuant to Article 7.1, the minimum drive aisle with for two-way traffic shall be no less than 24'. In accordance with the application submitted, the Applicant respectfully requests a variance to reduce the two-way drive aisles to 22' in width, where the 24' is required. The variance criteria set forth in Section 5.3F of the City Code provides:

- a. 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; and**

*Response: Per conversation with the City of Hollywood Engineering, if the parking spaces are 19' in depth, 22' drive aisles are acceptable. The reduced 2' width of driveway helps to increase the total interior landscape area to meet Code. This driveway reduction only occurs in a portion of the site and all main drive aisles are 24' wide. This Variance request to reduce from 24' drive aisle to 22' drive aisle will maintain the basic intent and purpose of the subject regulation as it affects the stability and appearance of the City.*

- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and**

*Response: The reduction in drive aisle width to increase landscape area will not affect the compatibility with surrounding land uses and will not be detrimental to the community.*

- c. 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; and**

*Response: The reduction to the driveway width to increase landscape area will not affect the 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.*

- d. That the need for the requested Variance is not economically based or self-imposed; or**

*Response: The need for the Variance request is not economically based or self-imposed. The Variance request is to reduce drive aisle width to increase interior landscape area to*

*meet Code. This project is unique because of the three land parcels and Code requirement for a 10' perimeter landscape buffer around the perimeter of each parcel. This created a larger than normal amount of perimeter landscaping but none of this is allowed to be counted as interior landscaping. The reduction of the drive aisle width enables us to meet the interior landscape requirement. The overall landscape area will actually be greater than a typical single parcel site of comparable size.*

- e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.**

**Response:** *As stated if the parking spaces are 19' in depth, 22' drive aisles are acceptable. The reduced 2' width of driveway helps to increase the total interior landscape area to meet Code.*

The Applicant respectfully requests the City of Hollywood approve their request for a variance to allow a reduction for the drive aisle widths for the constructed of the dealership as proposed.



**GARAGE DOOR VARIANCE NARRATIVE**  
**Triangle Auto Center, Inc. ("Applicant")**

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The Applicant is seeking to develop a new automobile dealership at the property located at 1841 North State Road 7, Hollywood ("Property"). Pursuant to Article 4,3.J, no window or garage door shall be placed within 100' of residentially zoned property. In accordance with the application submitted, the Applicant respectfully requests a variance to allow the garage door placed within 86'-9" to residentially zoned property where the Land Development Regulations require 100'. The variance criteria set forth in Section 5.3F of the City Code provides:

- a. 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; and**

**Response:** *The Code does not allow OH doors facing streets or facing residential properties unless setback 100' from the Property Line. This Property has streets on two sides and residential on the other two sides. The OH door we are requesting a Variance for is located on the south side of the service building. The following design features have been implemented to minimize the impact of this one door:*

- 1. The OH Door is setback 86'-9" from the Property Line and recessed into the building as far as possible, based on the service bay layout.*
- 2. The service bays will be air conditioned so the door will always be closed when not in use.*
- 3. This OH Door is a secondary exit from the service bays. It is not needed for their daily operation and not expected to be utilized very frequently.*
- 4. Additional landscape area with trees and planting has been added in front of this door to help buffer from adjacent properties.*

*As such, we believe this Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.*

- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and**

**Response:** *As per the design features outlined above to minimize the impact of the OH Door location, we believe this Variance is compatible with surrounding land uses and will not be detrimental to the community.*

- c. 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; and**

**Response:** *The OH Doors and design features outlined above will not affect the 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.*

- d. That the need for the requested Variance is not economically based or self-imposed; or**

**Response:** *The need for the Variance is not economically based or self-imposed. The Variance is required due to the Zoning Code requirement to not allow OH Doors facing streets or residential zoned properties, unless setback 100'. The Property is surrounded by streets on two sides and residential on the other two sides. To operate properly, the service facility requires OH Doors and we have made every attempt to meet the Code however these constraints on all four sides of the building make it almost impossible. We have implemented design features outlined above to minimize the impact of this OH Door.*

- e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.**

**Response:** *The variance request to allow the garage door to be placed at the south side of the building to allow the repair work to be performed within the enclosed building. This is the only location a garage door will be placed within 100 ft. of residentially zoned property.*

The Applicant respectfully requests the City of Hollywood approve their request for a variance on this property to allow the overhead doors located on the south side of the property to be within 100' and facing residential property to all the development to be constructed as proposed.

**PARKING GARAGE HEIGHT VARIANCE NARRATIVE**  
**Triangle Auto Center, Inc. ("Applicant")**

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The Applicant is seeking to develop a new automobile dealership at the property located at 1841 North State Road 7, Hollywood ("Property"). The Proposed Development is located within the Commercial Corridor District-Moderate Hybrid Commercial Sub-Area (SR7 CCD), Low Intensity Commercial (C-1) Medium Intensity Commercial (C-3) and Medium/High Intensity Commercial (C-4) Districts. Pursuant to code section 4.3.A the maximum parking garage height allowed within the (C-1) district is 30'. In accordance with the application submitted, the Applicant respectfully requests a variance to allow the proposed parking garage to exceed the allowable height of 30' on the Low Intensity Commercial (C-1) zoned portion of the property. The Proposed Development is consistent with the uses allowed within the zoning categories and the land use designation.

The variance criteria set forth in Section 5.3F of the City Code provides:

- a. **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; and**

*Response: The City of Hollywood is currently rezoning the SR7 Commercial Corridor to allow design standards to dictate mass, scale and density of development. The proposed parking garage structure has a proposed height of 51'6" to the ceiling height of the 5<sup>th</sup> parking deck level. The new parking garage will have a marked increase in the appearance of the site and will allow consistency with the garage height allowance within the C-3 zoning.*

- b. **That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and**

*Response: The requested variance would be compatible with the surrounding land uses as most of the property is currently zoned C-3 and the height restriction within the C-3 zoning category is 60' and the portion of the property along the SR -7 corridor has an allowable height up to 175' which is located in C-4 zoning category. There are several large existing automobile sales and service dealerships along the SR-7 Commercial Corridor, the variance requested today will allow the property to be redeveloped into a state-of-the-art dealership.*

- c. **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; and**

*Response: As stated above, the City of Hollywood is rezoning the SR-7 Commercial Corridor to allow design standards to regulate height, massing and scale. The City's plan*

*will allow consistency through-out the corridor and eliminate the separate zoning classifications which cause the disparities between the existing districts.*

**d. That the need for the requested Variance is not economically based or self-imposed; or**

**Response:** *The need for the requested Variance is largely due to the inconsistent zoning as it exists today. The existing C-1 zoning only applies to a small portion of the property and the remaining property is zoned C-3 or higher. If the zoning were consistent through-out, this variance request would not be needed.*

**e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.**

**Response:** *The request to allow the parking garage to exceed the 30' height limitation is the minimum request needed to develop the property as presented to the City of Hollywood. The applicant originally had applied to rezone the entire property to one uniform C-2 zoning designation; however the City's own initiated rezoning will eliminate the need for the variance, however due to the timing required to approve the rezoning, the applicant is requesting a variance at this time in order to develop the property in a timely manner.*

The Applicant respectfully requests the City of Hollywood approve their request for a variance on this property to allow the parking garage to be constructed as proposed.



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FL REG. # AA26001798

October 21, 2016

Ms. Andria Wingett  
City of Hollywood  
Department of Planning  
2600 Hollywood Boulevard  
Room 315  
Hollywood, FL 33022

**RE: Design Review Criteria Statement for  
Toyota of Hollywood**  
1841 N State Rd 7  
Hollywood, FL 33021

To Whom It May Concern,

Design Review Criteria responses for the above referenced project 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. 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.

**RESPONSE:** **Architectural Design Components.** The design of the Toyota Dealership addresses the pedestrian scale by creating a front canopy feature extending along the entire faced facing State Road 7, providing a natural space to gather. As the building extends back into the site, the building steps up to the 2<sup>nd</sup> floor offices and as further back stepping up to the 5-story parking garage. The combination of solid planes and open fenestration in the façade provide a strong balance and are commensurate with the building mass. Architectural embellishments (cornice eyebrows, raised bands, sunscreen shades over windows and planters) are proportionate in scale to the building. Architectural material incorporated into the exterior façade include glass, concrete, stucco and metal; all of which are traditional materials.

**CRITERIA 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.

**RESPONSE:** **Compatibility.** The State Road 7 corridor surrounding Toyota of Hollywood is a mix of older small retail buildings and car dealerships. There is no predominant architectural style along this corridor. The most recent development along this



corridor is a contemporary designed Honda dealership. The design of the Toyota of Hollywood dealership follows Toyota Manufacturers Design Standard for the front showroom façade portion of the building. The 2<sup>nd</sup> floor offices above and the parking garage incorporate and mimic these design features utilizing similar colors and materials. The new dealership façade design for Toyota of Hollywood will be a contemporary design that will be compatible with the new Honda dealership.

**CRITERIA 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.

**RESPONSE:** Scale/Massing. As mentioned above, the surrounding State Road 7 corridor is a mix of older small retail buildings. The Zoning Code and zoning of the properties along State Road 7 has changed and the new zoning now allows more urban scale projects. Toyota of Hollywood is in the forefront and will hopefully encourage more redevelopment along this corridor.

The design of the dealership does reflect a building mass with solid planes, fenestration and basic architectural details including cornice eyebrows, raised bands, sunscreen shades over windows and planters.

**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.

**RESPONSE:** Landscaping. This project is heavily landscaped with a variety of native and other compatible plant types and forms. Unfortunately, a good majority of the existing trees on site were either invasive species, damaged due to trimming under powerlines or in poor condition and will need to be replaced.

Please contact this office with any questions you may have.

Sincerely,  
**STILES ARCHITECTURAL GROUP**

Jeffrey L. Peal  
President

JLP/mr

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