


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

DATE: January 18, 2018 **FILE:** 17-PV-42
TO: Planning and Development Board
VIA: Leslie A. Del Monte, Planning Manager
FROM: Alexandra Carcamo, Principal Planner 
SUBJECT: S.T.O.F. Holdings, LTD. Requests Variance and Site Plan for a temporary parking lot generally located north of Stirling Road and east of State Road 7 (Miro Corners Parking).

APPLICANT'S REQUEST

Variance and Site Plan for a temporary parking lot (Miro Corners Parking).

Variance: To waive development standards for a parking lot.

STAFF'S RECOMMENDATION:

Variance: Approval, with the following conditions:

- a. The parking lot may operate for a maximum of two years. An additional time extension may be granted by the Division of Planning for two years should the Applicant submit appropriate justification that warrants additional use of the parking lot. Any additional extension thereafter shall be granted by the Board;
- b. At the end of two years, the subject site shall comply with all applicable Zoning and Land Development Regulations, or apply for time extensions as stipulated above;
- c. The parking lot shall be used exclusively for the use of supporting the construction of the new hotel (directly to the west of the subject site) for construction staff only and shall not be used as a commercial (pay) parking lot;

Site Plan: Approval.

REQUEST

The subject site, consisting of multiple lots, is generally located north of Stirling Road and east of State Road 7, the site is currently vacant. The Seminole Tribe of Florida is currently constructing a new hotel (directly west of the subject site) which creates the need for this temporary parking lot for construction staff. The parking lot will be lined with gravel surface and used for a maximum of two years while development plans and construction activity is undertaken in the existing hotel directly west of the subject site.

The Zoning and Land Development Regulations require certain development standards for off-street parking facilities such as: surface material, striping, curbing, setbacks, landscaping, etc. As the proposed use is temporary in nature, the Applicant is requesting to waive all development standards for a parking lot. The Applicant is proposing gravel surface parking lot rather than hard-surface area. The parking lot will consist of 852 parking spaces. Striping, curbing, and landscape islands are not proposed at this time. Perimeter setback/landscape buffers will be provided specifically in the areas fronting State Road 7. The Applicant has worked with Staff to provide new landscaping materials including grass, trees, and shrubs.

What the Applicant is proposing is not new to the City. Temporary or Provisional Parking Lots up to a maximum of two years is allowed in a commercial area of the Downtown and Beach District within the Community Redevelopment Agency (CRA). However, the subject site is located outside the CRA therefore, a Variance is necessary. Staff is recommending approval with the following conditions: **a. The parking lot may operate for a maximum of two years. An additional time extension may be granted by the Division of Planning for two years should the Applicant submit appropriate justification that warrants additional use of the parking lot. Any additional extension thereafter shall be granted by the Board;** **b. At the end of two years, the subject site shall comply with all applicable Zoning and Land Development Regulations, or apply for time extensions as stipulated above;** **c. The parking lot shall be used exclusively for the use of supporting the construction of the new hotel (directly to the west of the subject site) for construction staff only and shall not be used as a commercial (pay) parking lot;**

Owner/Applicant:	S.T.O.F Holdings, LTD.
Address/Location:	Generally located north of Stirling Road and east of State Road 7
Gross Area of Property:	N/A
Net Area of Property:	TBD
Land Use:	Transit Oriented Corridor (TOC)
Zoning:	North Mixed-Use District (N-MU)
Existing Use of Land:	Vacant

ADJACENT LAND USE

North:	Transit Oriented Corridor (TOC) / Outside is City limit
South:	Transit Oriented Corridor (TOC) / Outside is City limit
East:	Outside of City limits
West:	Outside of City limits

ADJACENT ZONING

North:	North Mixed-Use District (N-MU) / Outside of City limits
South:	Outside of City limits
East:	Outside of City limits
West:	Outside of City limits

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transit Oriented Corridor, the project is surrounded by primarily commercial uses. 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 land owners to maximize the use of their property*. This temporary parking lot will help to support the new hotel under construction which will increase the availability of commercial uses, and will expand the mixture of uses in the area; serving the adjacent community as well as the region.

Policy 2.2.11: Promote the development of US 441/SR 7 as a major transit corridor.

Policy 3.1.1: Continue to prioritize US 441/SR 7 Corridor for redevelopment opportunities and work with the Florida Department of Transportation and other applicable agencies on design of the highway, and create innovative zoning to implement future plans.

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: **To waive development standards for a parking lot.**

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) requires *off-street parking facilities including access aisles and driveways shall be surfaced with a hard dustless material and maintained in a smooth well graded condition.* This requirement is intended for long-term, permanent parking lot. The Applicant is proposing gravel surface parking lot to be used temporarily up to a maximum of two years. Perimeter setback/landscape buffers will be provided specifically the areas fronting State Road 7

The Applicant is proposing a temporary parking lot similar to that of a provisional parking lot allowed in the CRA. Considering the proposed use is only temporary, Staff supports the request with the following conditions: **a. The parking lot may operate for a maximum of two years. An additional time extension may be granted by the Division of Planning for two years should the Applicant submit appropriate justification that warrants additional use of the parking lot. Any additional extension thereafter shall be granted by the Board; b. At the end of two years, the subject site shall comply with all applicable Zoning and Land Development Regulations, or apply for time extensions as stipulated above; c. The parking lot shall be used exclusively for the use of supporting the construction of the new hotel (directly to the west of the subject site) for construction staff only and shall not be used as a commercial (pay) parking lot;**

FINDING: Consistent, with the imposition of Staff's condition(s).

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 North Mixed-Use District. Although the Variance request is to waive the development standards for a parking lot the proposed use for a parking lot is temporary. Additionally, landscaping is being proposed to enhance the existing site. Staff is of the opinion the proposed variance would not be detrimental to the neighborhood.

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 in the Comprehensive Plan is to *promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property*. This temporary parking lot will help to support the new hotel under construction which will increase the availability of commercial uses, and will expand the mixture of uses in the area; serving the adjacent community as well as the region.

FINDING: Consistent.

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

ANALYSIS: The Variance request is not economically based or self-imposed. As mentioned, the request is temporary in nature, the Variance request is the minimum necessary to facilitate the completion of a much needed improvement for the adjacent 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.

FINDING: Not Applicable.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map