

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

DATE: April 12, 2018 **FILE:** 18-S-03

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Julian Gdaniec, Assistant Planner 

SUBJECT: Imperial Gardens of Young Circle, Inc. requests a Special Exception to establish a Beauty Salon at 1657 Tyler Street (1657 Tyler Hair Salon).

REQUEST

Special Exception to establish a Beauty Salon at 1657 Tyler Street (1657 Tyler Hair Salon).

RECOMMENDATION

Special Exception: Approval.

REQUEST

The Applicant is requesting a Special Exception to establish a Hair Salon at 1657 Tyler Street. The .48 acre site is located on the northeast corner of Tyler Street and N 17th Avenue. The site has a zoning designation of Lakes Transition District (LT) and a Land Use Designation of Regional Activity Center (RAC). Pursuant to the Zoning and Land Development Regulations, in the LT District, personal service uses are permitted by Special Exception. The subject site is already utilized as a mixed-use building with residential apartments, office, and café. The site is sufficient in size to accommodate the proposed personal service use, and the existing number of parking spaces is sufficient in meeting requirements for the existing uses in addition to the proposed hair salon. Minimal improvements, if any, will be required in order to accommodate the proposed use, and Staff anticipates the hair salon will fit seamlessly within the context of the existing uses.

The Regional Activity Center rezoning was passed with the intention of catalyzing mixed use development in downtown areas. Specifically, the Lakes Transition District is intended to provide a buffer between more intense development along Young Circle and the quaint charm and character of the Lakes Area Historic District. The proposed use is consistent with the intention of the district in that a mixture of uses is experienced on the property but at a scale and intensity that is appropriate for a property in close proximity to the Lakes Historic District.

SITE INFORMATION

Owner/Applicant: Imperial Gardens at Young Circle
Address/Location: 1657 Tyler Street
Net Area of Property: 20,899 sq. ft. (.48 acres)
Land Use: Regional Activity Center (RAC)
Zoning: Lakes Transition District (LT)
Existing Use of Land: Mixed-Use

ADJACENT LAND USE

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

ADJACENT ZONING

North: Lakes Transition District
South: Lakes Transition District
East: Lakes Transition District
West: Planned Development

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by residential and mixed-use 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 land owners 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 to travel by automobile, 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 redevelopment 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.*

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

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, geographically 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 residential neighborhoods and Downtown. The proposed request is consistent with 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.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.*

The proposed beauty salon allows further use of the property while also helping to meet a need in the immediate community and region. The goal of the Master Plan is to promote and attract uses that will enhance and improve locations. The proposed use will provide a personal service, increasing the access to such uses within the community.

APPLICABLE CRITERIA

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

CRITERION 1: The Proposed use must be consistent with the principles of the City's Comprehensive Plan.

ANALYSIS: The intent of the Comprehensive Plan's 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.* The proposed salon preserves the character of the adjacent area by locating within a pre-existing mixed-use building. Furthermore, the salon will provide a personal service, increasing access to such uses within the community. This mix of uses on site provides convenience and support to the community, while simultaneously enhancing walkability of the neighborhood, and is therefore consistent with the principals of the City's Comprehensive Plan.

FINDING: Consistent.

CRITERION 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

ANALYSIS: The proposed use is consistent with the existing land use pattern. Currently the surrounding area includes retail, offices, banks, grocery stores, and other service oriented businesses that work to support the surrounding community. The hair salon is consistent with other commercial uses in the area. Furthermore, these types of low intensity uses serve to create a buffer for the single family homes to the east. As such, the requested Special Exception is compatible with the surrounding land use pattern, which is transitional in nature.

FINDING: Consistent.

CRITERION 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

ANALYSIS: When the existing office use was established a variance was granted for three required parking spaces. Furthermore, in 2001 a variance was obtained to waive seven additional required parking spaces on site. Even with the previous variances that have been obtained waiving requisite parking, the provided number of spaces (21) is still sufficient to meet the minimum parking requirements for the proposed use as per the newly adopted Regional Activity Center Parking regulations. The existing building is designed to promote a safe and friendly pedestrian experience by orienting the parking to the rear and by orienting the building so that it fronts the primary rights of way. The establishment of a hair salon on the ground floor does not compromise pedestrian circulation and, in fact, further enhances walkability throughout the neighborhood.

FINDING: Consistent.

CRITERION 4: That there are setbacks, buffering and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

ANALYSIS: As stated, the proposed use will be occupying an existing mixed-use building. As such, all existing setbacks, fences, and buffers will be maintained. The proposed use should not generate any additional noise, light, dust or other nuisances; or adversely impact buffering properties.

FINDING: Consistent.

CRITERION 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

ANALYSIS: The proposed salon will occupy an existing building. As the existing conditions of the site are not changing, height, orientation, and location of the use will not be detrimental to the health, safety, and welfare of the community. In fact, the use should stand to improve the health, safety, and welfare of the community by implementing the intentions of the Lakes Transition District to promote walkable, mixed-use neighborhoods.

FINDING: Consistent.

CRITERION 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

ANALYSIS: The existing building has sufficient space to accommodate the use without requiring any expansion, and the site can adequately accommodate the number of required parking spaces.

FINDING: Consistent.

CRITERION 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the Zoning Classification in which such use is proposed to be located and all other requirements for such particular use set forth elsewhere in the Zoning Code, or otherwise adopted by the City Commission.

ANALYSIS: A Special Exception is defined as a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions. Due to its low intensity and nature as an amenity to residents of the surrounding neighborhood, the proposed use is appropriate at this location. The existing building meets all other zoning requirements regarding parking, landscaping, and buffering from residential neighbors. Therefore, the proposed use is consistent with the criteria.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Regional Activity Center Zoning Map