

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

DATE: September 15, 2020 **FILE:** 18-DPS-62

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Deandrea Moise, Planning Administrator

SUBJECT: RAZ Properties Inc., is requesting a Special Exception, Design, and Site Plan for a service station located at 3990 Griffin Road (Griffin RaceTrac).

REQUEST:

Special Exception, Design, and Site Plan for a service station (Griffin RaceTrac).

RECOMMENDATION:

Special Exception: Approval.

Design: Approval, if Special Exception is granted.

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

- a. Approval shall become effective upon recordation of the Plat.
- b. The Applicant submit a Unity of Title in a form acceptable to the City Attorney, prior to the issuance of any Building Permits and recorded by the City of Hollywood in the Public Records of Broward County prior to the issuance of Certificate of Occupancy (C/O).
- c. An additional monument sign along SW 40th Avenue shall be prohibited.

REQUEST

RAZ Properties Inc. is requesting a Special Exception, Design, and Site Plan for a service station. A Special Exception is required in order to establish a service station in most areas of the City. As defined in the Zoning and Land Development Regulations, a Special Exception is *a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions.*

The commercially zoned property is currently vacant, but was once home to a tree nursery that has since been abandoned. The Applicant proposes to develop approximately 1.70 acres of the approximate six acres to establish a fuel station. The proposed RaceTrac fuel station will feature 10 fuel islands under a 20 foot

canopy, and a 5,411 sq. ft. convenience/retail space that has been “designed to meet the needs of the modern consumer...” as stated by the Applicant. The site layout is typical of a fuel station, where the canopy primarily along the Griffin Road frontage; while the convenience/retail space is situated at the rear of the site. Furthermore, the Applicant has worked extensively with Staff to propose thoughtfully landscaped buffers along both frontages that greatly exceed the requirements. Ingress and egress to the site will be provided along SW 40th Avenue, Griffin Road, and SW 49th Court. **Due to the site location and proposed work Staff conditions that should this item be approved that it shall only become effective following Plat recordation and that the applicant shall submit a Unity of Title and access agreements to the City.**

Though the fuel station design represents the user’s prototype, the introduction of this design helps to encourage reinvestment in the surrounding area and sets the stage for future commercial development on this site since the 1998 plat and as permitted by the zoning and land use. The design features elements such as brick, metal, glass, and stacked stone that is also carried through on the columns of the canopy. These elements work together to create a design that seamlessly blends with the surrounding area. The design is further enhanced by the proposed landscape which includes a wide array of planting materials. The Applicant Is also making several improvements outside of the lease lines to reduce traffic concerns and provide the adjacent community with added privacy.

The proposed request provides a design that enhance the surrounding area and a site plan that includes thoughtful landscape design both within the vehicular use area and frontages. As the Applicant is proposing a monument sign at the corner of SW 40th Avenue and Griffin Road based on the length of the property along SW 40th Avenue, **Staff conditions that a future additional monument shall not be permitted on SW 40th Avenue.**

SITE INFORMATION

Owner/Applicant:	RAZ Properties Inc.
Address/Location:	3990 Griffin Road
Area of Property:	255,097 (5.86 acres)
Lease Area	74,608 sq. ft. (1.17 acres)
Land Use:	General Business (GBUS)
Zoning:	Medium Intensity Commercial District (C-3)
Existing Use of Land:	Vacant

ADJACENT LAND USE

North:	City of Dania Beach
South:	General Business (GBUS)
East:	City of Dania Beach
West:	City of Dania Beach / Low Residential (LRES) / Low Medium Residential (LMRES)

ADJACENT ZONING

North:	City of Dania Beach
South:	Medium Intensity Commercial District (C-3)
East:	City of Dania Beach
West:	City of Dania Beach / Planned Development (PD)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within General Business, the project is near commercial, and residential 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*. Redevelopment of this site 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.

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

Policy 5.16: *Foster Economic Development through creative land use, zoning and development regulations, City services, and City policies.*

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 proposed project is consistent with the City-Wide Master Plan based upon the following:

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 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.*

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 calls to *encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas*. As stated by the Applicant, "the project will be a state of the art facility with expanded and upscale offerings in the convenience store such a soft yogurt service (Swirl World), gourmet coffee, and

wide range of food options for locals as well as travelers.” Redevelopment of this site demonstrates reinvestment and value in the area.

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: There are additional commercially zoned properties and commercial land uses within the vicinity, however the proposed development of this site enhances the overall character of the corridor and contributes to the active streetscape along Griffin Road.

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: Ingress and egress to the site will be provided off Griffin Road, SW 40th Avenue, and SW 49th Court; these access points will allow drivers to safely navigate internally and avoid traffic back-up in the public right-of-way. Adequate striping and signage is provided throughout to ensure safe circulation of vehicles and pedestrians.

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: The Applicant has worked with Staff to ensure that the proposed design limits any adverse effects and potential nuisances. Furthermore, the Applicant has worked extensively with Staff to propose thoughtfully landscaped buffers along both frontages that greatly exceed the requirements.

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 Applicant has worked with Staff comprehensively with regards to design, landscaping, setbacks, vehicular and pedestrian circulation, etc. to ensure that the proposed use conforms to the surrounding character. Furthermore, the Applicant proposes several improvements outside of the lease lines to reduce

traffic concerns and provide the adjacent community with added privacy. The site meets the Zoning and Land Development Regulations.

FINDING: Consistent.

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

ANALYSIS: The Zoning and Land Development Regulations require Service Stations to have a minimum plot size of no less than 100 feet in width and 100 feet in depth. The parcel provides ample space to accommodate the proposed use.

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*. The project meets the minimum lot size required for Service Station. The Applicant has worked with Staff with regards to design, landscaping, setbacks, vehicle and pedestrian circulation, etc. It meets regulations and guidelines to design, height, setbacks, vehicular use area landscaping, etc.

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 fuel station incorporates the building's design to represent the user's prototype; the building is consistent in massing, scale, and architectural elements. The proposed materials including glass, brick, metal and stacked stone come together to introduce a compatible design along Griffin Road.

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 Design Guidelines state *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.* There is no predominant architectural style along this corridor. The proposed development is consistent with the surrounding buildings in scale, massing, and placement. Architectural detailing is provided in harmony with the surrounding built environment using an array of materials to provide an identity for the building while creating a cohesive fabric.

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 Design Guidelines state, *Building Heights for additions and new construction are recommended to relate to the height of abutting buildings.* It further states, *Building footprints should take into account pedestrian and vehicular circulation.* The proposed buildings are consistent in massing, scale, and architectural elements. Proposed materials include brick, glass, metal, and stacked stone, along with a neutral colored canopy that does not exceed the height of the building.

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 landscaping was designed with both beautification and function in mind and all landscape requirements have been met. The proposed landscape helps articulate the property and enhance the design of the building. A variety of native plants and trees are proposed. Ample buffers are provided where required with a considerable amount of native trees, shrubs, and ground covers.

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 Zoning and Land Development Regulations on August 3, 2020. Therefore, Staff recommends approval if the Special Exception, Design are granted and **with the conditions listed on page 1 of this report.**

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