



## Legislation Details (With Text)

**File #:** R-2015-261    **Version:** 1    **Name:** RaceTrac CRR  
**Type:** Quasi-Judicial Resolution    **Status:** Passed  
**File created:** 8/7/2015    **In control:** Department of Planning  
**On agenda:** 8/26/2015    **Final action:** 8/26/2015  
**Title:** A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering A Commission Request For Review Of Special Exception, Sign Variances, Design And Site Plan, To Establish A Service Station Including An Approximate 6,000 Square Foot Convenience Store Located At 101 South State Road 7 (The Place at Hollywood-RaceTrac), Pursuant To The Provisions Of The City Of Hollywood Zoning And Land Development Regulations. (14-CRR-91)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Reso Racetrack dev review app rev1.pdf, 2. Exhibit A.pdf, 3. ExhibitB.pdf, 4. Attachment I.pdf, 5. Attachment II.pdf, 6. Attachment III.pdf, 7. Attachment IV.pdf

| Date      | Ver. | Action By                       | Action | Result |
|-----------|------|---------------------------------|--------|--------|
| 8/26/2015 | 1    | Regular City Commission Meeting | adopt  | Pass   |

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering A Commission Request For Review Of Special Exception, Sign Variances, Design And Site Plan, To Establish A Service Station Including An Approximate 6,000 Square Foot Convenience Store Located At 101 South State Road 7 (The Place at Hollywood-RaceTrac), Pursuant To The Provisions Of The City Of Hollywood Zoning And Land Development Regulations. (14-CRR-91)

Staff Recommends: Approval of the attached Resolution.

**Explanation:**

In accordance with Article 5, Section 5.6 of the City's Zoning and Land Development Regulations, Commissioner Blattner along with Commissioner Sherwood and Mayor Bober requested Commission Review (CRR) of a Planning and Development Board (PDB) decision. The specific case is a recently approved Special Exception, Sign Variances, Design and Site Plan, to establish a service station including an approximate 6,000 square foot convenience store located at 101 South State Road 7 (The Place at Hollywood-RaceTrac).

At the July 9, 2015, regular PDB meeting, in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and Site Plan approval pursuant to Article 6 of the City's Zoning and Land Development Regulations, the

Board approved Palm Beach 2000, Inc. and Vestmaz, Inc. (the Applicant) requests for Special Exception, Sign Variances, Design and Site Plan along with conditions as set forth in the PDB Resolution No. 14-DPSV-91 (copy attached).

Prior to PDB consideration, the Applicant worked extensively with Staff and the Community to minimize potential adverse impacts on the adjacent community; and therefore, made the following concessions:

- Two fueling stations were eliminated;
- The color of the canopy was changed, from RaceTrac's trademark red, to tan;
- The height of the canopy was reduced from 18 ft. to 16 ft.;
- Fuel tank pad was shifted away from the residential area;
- Air Vacuum stand was relocated away from Hollywood Boulevard;
- All signs proposed facing the residential area (east elevation) were eliminated;
- The height of the proposed monument sign was reduced;
- Planters were provided on the northern façade of the convenience store; and
- A 30-foot perimeter buffer with a 3-foot high berm, enhanced with multi-tiered landscape was provided along Hollywood Boulevard.

As a reminder, the Public Hearing of the City Commission shall be a 'DE NOVO' hearing, which will supersede the PDB decision of the Special Exception, Sign Variances, Design and Site Plan, as if the request is being considered for the first time. The same applicable standards and criteria found in the Zoning and Land Development Regulations shall be applied. At the conclusion of the hearing, the City Commission shall take action by approving, approving with conditions or denying the application for the requested Special Exception, Sign Variances, Design and Site Plan as depicted in the attachments.

ATTACHMENT I: Planning and Development Board Staff Report

ATTACHMENT II: Planning and Development Board Minutes, July 9, 2015

ATTACHMENT III: Planning and Development Board Resolution No. 14-DPSV-91

ATTACHMENT IV: Zoning and Land Development Regulations, City Commission Request for Review of a Board Decision (CRR)

Recommended for inclusion on the agenda by:

Wazir Ishmael, Ph.D. City Manager

Gus Zambrano, Assistant City Manager/Sustainable Development

Jaye M. Epstein, AICP, Director, Department of Planning