

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

**DATE:** May 11, 2021 **FILE:** 21-T-22

**TO:** Planning and Development Board/Local Planning Agency

**FROM:** Leslie A. Del Monte, Planning Manager

**SUBJECT:** Text Amendment to Section 4.6.B. Regional Activity Center and Downtown Community Redevelopment Districts, of the Zoning and Land Development Regulations relative to properties adjacent to City Hall Circle.

**REQUEST:**

Text Amendment to Section 4.6.B. Regional Activity Center and Downtown Community Redevelopment Districts, of the Zoning and Land Development Regulations relative to properties adjacent to City Hall Circle.

**RECOMMENDATION:**

The Planning and Development Board, acting as the Local Planning Agency, forward ***a recommendation of approval*** to the City Commission.

**REQUEST**

The City has identified the nearly 10 acre City Hall Circle site as an exciting opportunity for a public-private partnership; anchored by new City facilities and inclusive of new multi-family residential, office and retail development. To both, reinforce and capitalize on this, the text amendment proposes to incentivize redevelopment of properties directly adjacent to the Circle. Increasing the height for this area would further encourage and focus catalytic redevelopment opportunities. While minimal, the change would also enhance the spatial quality of the Circle by encouraging buildings to respond to and reinforce the circular form. Focusing the increase from four to seven stories to the extreme edges directly around the circle creates the incentive while continuing to provide adequate scale transitions to protect adjacent residential neighborhoods.

The request proposes to amend Article 4 in the following manner:

***§ 4.6 Regional Activity Center, Downtown and Beach Community Redevelopment, and Transit Oriented Corridor Districts.***

\* \* \*

***B. Regional Activity Center and Downtown Community Redevelopment Districts.***

\* \* \*

4. District use and development regulations. The purpose of the district specific regulations is to reinforce the existing and potential character of each district and subdistrict.

a. Core Districts.

\* \* \*

(2) Core Districts Use and Development Regulations:

\* \* \*

(b) TC-1 – Transitional Core

(i) TC-1 – Transitional Core Use Table.

<b>TC-1 – Transitional Core Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Café, when part of multi-use/multi-tenant building Hotel Multi-family Residential Office Single Family Residential  <u>Sites or portions of sites adjacent to City Hall Circle, south of Polk Street, and north of Van Buren Street: All RC-1 District uses.</u>	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Retail Sales Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

(ii) TC-1 – Transitional Core Development Regulations Table.

<b>TC-1 – Transitional Core Development Regulations</b>	
<b>MAXIMUM FAR</b>	
1.50	
<b>MAXIMUM HEIGHT</b>	
4 Stories, not to exceed 50 ft. <u>Sites or portions of sites adjacent to City Hall Circle, south of Polk Street, and north of Van Buren Street: 7 Stories, not to exceed 75 ft.</u>	
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	10 ft.

Rear	10 ft.
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**SITE INFORMATION**

**Owner/Applicant:** City of Hollywood  
**Address/Location:** Citywide

**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The proposed text amendment are consistent with the Comprehensive Plan, based upon the following:

**Policy 3.2.18:** *Define options and develop recommendations for redevelopment, nonconformity, etc. along major transportation corridors, i.e.: Dixie Highway, US 1, Stirling Road, Griffin Road, Pembroke Road, US 441/SR 7 and Hollywood Boulevard. (CWMP Policy CW.6)*

**Policy 4.8:** *Ensure that future neighborhood plans are consistent with the City-Wide Master plan and City’s Comprehensive Plan. (CWMP Policy CW.13)*

**Policy 4.9:** *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas. (CWMP Policy CW.15 & CW.19)*

**Objective 5:** *Encourage 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.*

**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 text amendment is consistent with the City-Wide Master Plan based upon the following Guiding Principle:

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

**Policy CW.15 & CW.19:** *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

**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 Text Amendments** as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.

**CRITERIA 1:** The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan as amended from time to time.

**ANALYSIS:** The proposed amendment is consistent with multiple policies of the City's Comprehensive Plan as outlined previously in the Consistency section of this Report. Furthermore, the proposed text amendment reinforces the desire to create redevelopment opportunities that concentrate higher intensities on the corridors, as envisioned by the Comprehensive Plan.

**FINDING:** Consistent

**CRITERIA 2:** That conditions have substantially changed from the date the present zoning regulations were established.

**ANALYSIS:** While conditions have not changed dramatically, the City's desire to stimulate the redevelopment of City Hall Circle and its surrounding area, provides a unique setting to generate incentives that may lead to the catalytic redevelopment of the Circle. The text amendment does this while maintaining the original intent of the regulations.

**FINDING:** Consistent

#### **ATTACHMENT**

Attachment A: Existing Zoning Map