

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

DATE: June 8, 2021 **MEMO NO:** P-21-03

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Alexandra Guerrero, Principal Planner

SUBJECT: Text Amendment to the Zoning and Land Development Regulations amending Section 4.15 to allow Planned Developments within the Beach and Downtown Districts of the Community Redevelopment Agencies.

EXPLANATION:

On May 11, 2021 the City presented a text amendment to the Planning and Development Board regarding Planned Developments within the Beach and Downton Districts of the Community Redevelopment Agency. The item was continued time and date certain to the June 8, 2021 meeting as the Board felt more outreach regarding the text amendment was necessary.

Since, the City met with members of the Hollywood Beach Civic Association, the Hollywood Beach Coalition, the 1301 Committee, and several other community leaders (May 20, 2021); and held a public workshop (May 24, 2021) to better inform all interested parties of the proposed text amendment.

In conjunction with the Community Redevelopment Agency, Staff's recommendation is now to exclude the Beach District from the current text amendment, as follows:

§ 4.15 PD Planned Development District.

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B. B. Definition. A Planned Development is land under unified control, planned and developed as a whole in a single development operation or an approved, programmed series of development operations. It may include principal and accessory uses and structures substantially related to the character of the development itself and the surrounding area of which it is a part. Planned Development Districts are not permitted in the Beach District ~~or Downtown Districts~~ of the Community Redevelopment Agency. In the event that a Planned Development within the Beach District ~~or Downtown Districts~~ was approved prior to 2012, such originally approved Planned Development may be expanded, subject to the following conditions:

1. An expansion of an approved Planned Development shall only be permitted if the proposed expansion is for property that abuts the existing Planned Development, which may include crossover rights-of-way;
2. The area of the expansion shall not exceed the area of the originally approved Planned Development; and
3. The maximum height (in feet) within the expanded Planned Development shall not exceed the maximum height of the originally approved Planned Development.

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E. Land use and design regulations.

1. Minimum size of planned development. All Planned Developments shall contain a minimum of ten acres of land under unified control; except within the Downtown District of the Community Redevelopment Agency where Planned Developments shall contain a minimum of two acres of land under unified control. This minimum may be waived by the City Commission upon the recommendation of the Planning and Development Board.

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The proposed text amendment continues to be consistent with all applicable criteria and regulations.

RECOMMENDATION:

Approval.

ATTACHMENTS:

ATTACHMENT I: Planning and Development Board Package