

ATTACHMENT I

Planning and Development Board Staff Report

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
PLANNING & DEVELOPMENT SERVICES**

DATE: April 11, 2013 **FILE:** 13-Z-11

TO: Planning & Development Board

VIA: Andria Wingett, Planning Manager *aw*

FROM: Elizabeth Chang, Planning & Development Services Administrator *EC*

SUBJECT: ZE Management, LLC requests a change in zoning designation from Low/Medium Intensity Commercial (C-2) to Low-Medium Multiple Family (RM-9) and amending the City's Zoning Map to reflect said changes for property generally located south of Stirling Road, east of North 31st Terrace.

REQUEST

A change in Zoning designation from Low/Medium Intensity Commercial (C-2) to Low-Medium Multiple Family (RM-9) and amending the City's Zoning Map to reflect said changes.

RECOMMENDATION

Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward this petition (13-Z-11) to the City Commission with a recommendation of approval.

REQUEST

The request is for a change in zoning designation from Low/Medium Intensity Commercial (C-2) to Low-Medium Multiple Family (RM-9). The requested change in zoning designation is a result of the property containing an inconsistent zoning and land use designation. While the land use is Low Medium Residential, which allows for 5-10 units per acre; zoning of the property is currently for commercial use. The Comprehensive Plan states to "Maintain the City of Hollywood Zoning Maps and Zoning and Land Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses." The request to change the zoning designation from Low/Medium Intensity Commercial (C-2) to Low-Medium Multiple Family (RM-9) will bring it into compliance with the Land Use and Zoning Map as stated in the Comprehensive Plan. As such, the Board is compelled to provide a Zoning consistent with the existing Land Use.

The property is located south of Stirling Road, adjacent to N. 31st Terrace. Surrounding uses include single- and multi-family residential, vacant land, and commercial fronting Stirling Road. While commercial uses are appropriate along Stirling Road, properties directly to the south include residential uses which help support the business community along the corridor. Currently, the site contains two plots, one of which contains a triplex while the other is vacant. The applicant intends to construct residential units on the vacant plot which are compatible with the adjacent properties. The requested zoning designation is most appropriate for the site,

allowing for nine units per acre. Therefore, based on the size of the property, a total of five units are allowed on the entire site. Regardless of whether or not the property is developed as unified lots or independently, the vacant plot is limited to two units, as there are three existing.

As the site is not directly adjacent to a right-of-way, there is a 15 foot ingress/egress easement on the east portion of the property which connects to N. 31st Terrace. Additionally, the southeast portion of the vacant plot connects to an unpaved portion of N. 30th Avenue. The applicant has worked with Engineering to ensure access will be obtained prior to the issuance of Building permits.

SITE INFORMATION

Owner/Applicant:	ZE Management, LLC
Address/Location:	Generally located south of Stirling Road, east of North 31 st Terrace
Net Size of Property:	11,757 sq. ft. (0.27 acres)
Land Use:	Low Medium Residential
Zoning:	Low/Medium Intensity Commercial (C-2)
Proposed Zoning:	Multiple Family (RM-9)
Existing Use of Land:	Vacant

ADJACENT LAND USE

North:	Low Medium Residential
South:	Low Residential/Low Medium Residential
East:	Low Medium Residential
West:	Medium Residential

ADJACENT ZONING

North:	Low/Medium Intensity Commercial (C-2)
South:	Single Family (RS-2)/Multiple Family (RM-9)
East:	Low/Medium Intensity Commercial (C-2)
West:	Planned Development (PD)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The request for rezoning is located in the Low Medium Residential Land Use area. 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." This proposed development is consistent with the Comprehensive Plan, based upon the following:

Land Use Element:

Goal:	<i>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.</i>
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Policy 4.5: Maintain the City of Hollywood Zoning Map and Zoning and Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses.

Policy 4.24: Place a priority on protecting, preserving and enhancing residential neighborhoods. While incorporating the unique characteristics of redevelopment areas (CWMP Policy CW.15 CW.19)

The request for rezoning achieves the Goals and Objectives outlined in the Land Use Element by allowing the applicant to develop an underutilized parcel and improve conditions in the area. The site is currently vacant and is located in an area conducive to the proposed use. Surrounding properties includes single- and multi-family residential and vacant land. Should the property be granted the request for rezoning, it is the applicant's intent to construct residential units compatible with the adjacent properties.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

Located within Sub-Area 7, the property is located in North Hollywood and includes residential areas of Emerald Hills, Oakridge and the industrial office area of Port 95 Commerce Park. This area is geographically defined as 56th Avenue to the west, I-95 to the east, Sheridan Street to the South and SR 84 and Broward County Unincorporated areas to the north.

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. The City-Wide Master Plan addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed request is consistent with the City-Wide Master Plan based upon the following policies:

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 4.3: *Appropriately permit the consolidation of the properties to create modern, economically viable development conditions that will attract higher end uses, thereby improving the quality of the area.*

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.*

Granting the request for rezoning will make the zoning designation consistent with the land use. The proposed zoning designation will allow for the construction of residential uses which will help to increase the housing stock in the City and assist in supporting the adjacent business community along Stirling Road.

SUMMARY OF FINDINGS

Analysis of Criteria and Findings for Rezoning as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.4(G)(3).

CRITERIA 1: That the petition for a change of zoning district will not result in spot zoning or contract zoning.

ANALYSIS: The proposed change will not result in spot zoning – the existing land use for the property is Low Medium Residential; therefore, the request for change in zoning designation will create consistency between the land use and zoning.

FINDING: Consistent

CRITERIA 2: That the proposed change is consistent with, and in furtherance of, the Goals, Objectives and Policies of the City's Comprehensive Plan.

ANALYSIS: The Comprehensive Plan states to "Maintain the City of Hollywood Zoning Maps and Zoning and Land Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses." The existing land use of the property designates the site as residential and the request to change the zoning designation from Low/Medium Intensity Commercial (C-2) to Low-Medium Multiple Family (RM-9) will bring it into compliance with the Comprehensive Plan. As such, the Board is compelled to provide a Zoning consistent with the existing Land Use.

FINDING: Consistent

CRITERIA 3: That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary.

ANALYSIS: The property is located south of Stirling Road, adjacent to N. 31st Terrace. Surrounding uses include single- and multi-family residential, vacant land, and commercial fronting Stirling Road. While commercial uses are appropriate along Stirling Road, properties directly to the south include residential uses which help support the business community along the corridor. The applicant intends to construct residential units compatible with the adjacent properties.

FINDING: Consistent

CRITERIA 4: The proposed change will not adversely influence living conditions in the neighborhood.

ANALYSIS: As the surrounding neighborhood includes single- and multi-family residential and vacant land, the proposed change will not adversely influence living conditions in the neighborhood and will in fact, increase the housing stock and improve the neighborhood. It is the applicant's intent to construct residential units on the property if the zoning change is granted.

FINDING: Consistent

CRITERIA 5: That the proposed change is compatible with the development(s) within the same district/neighborhood.

ANALYSIS: The property is located south of Stirling Road, adjacent to N. 31st Terrace. Surrounding uses include residential with commercial uses fronting Stirling Road. The proposed change will allow for additional residential which is compatible with existing uses and will help support the business community along Stirling Road.

FINDING: Consistent

Based on the findings generated from the change of zoning criteria analysis, the application for change of zoning from Low/Medium Intensity Commercial (C-2) to Low-Medium Multiple Family (RM-9) is consistent with all of the five (5) criteria listed in Section 5.4(G)(3) of the Zoning and Land Development Regulations.

RECOMMENDATION

Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward this petition (13-Z-11) to the City Commission with a recommendation of approval.

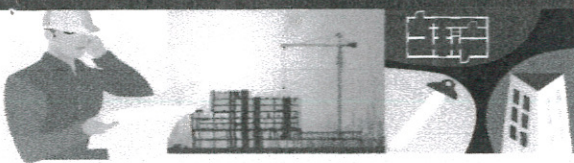
ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map
ATTACHMENT C: Zoning and Land Development Regulations for Low/Medium Intensity Commercial (C-2)
ATTACHMENT D: Zoning and Land Development Regulations for Low-Medium Multiple Family (RM-9)

ATTACHMENT A

Application Package

OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (to be filled by the Office of Planning): _____

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

http://www.hollywoodfl.org/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

- ☐ Development Review Board ☐ Historic Preservation Board
☒ Planning and Zoning Board ☐ Technical Advisory Committee
☐ City Commission

Date of Application: _____

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 514205000131/514205000126/514205000134

Zoning Classification: _____ Land Use Classification: RESIDENTIAL

Existing Property Use: VACANT Sq Ft/Number of Units: _____

Is the request the result of a violation notice? () Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): NO

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Development Review Board
☐ Planning and Zoning Board ☐ Historic Preservation Board ☐ City Commission

Explanation of Request: CITY RECORDS SHOWS COMMERCIAL
BROWARD COUNTY APPRAISAL SHOWS RESIDENTIAL

Number of units/rooms: 3 Sq Ft: 2886

Value of Improvement: \$180,000 Estimated Date of Completion: _____

Will Project be Phased? () Yes ☒ No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: ZE MANAGEMENT LLC.

Address of Property Owner: 12041 NW 26 ST PLANTATION FL 33323

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): MAURICIO RIVERA

Address: 464 S. FIG TREE LANE Telephone: 786 246 4393

Fax: 954 962 9968 Email Address: MAXRISZ@GMAIL.COM

Date of Purchase: 12/17/2010 Is there an option to purchase the Property? Yes () No ☒

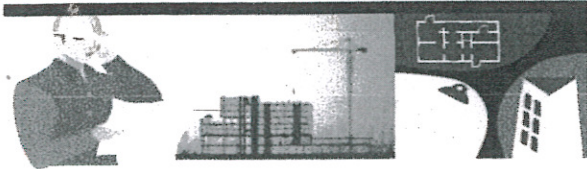
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: LUIS POLIGNAN

Address: 408 N 26 AV HOLLYWOOD, FL

33020 Email Address: L.POLIGNAN@GMAIL.COM

OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: _____

PRINT NAME: Eli Zeno Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

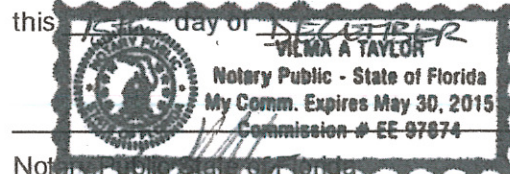
Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) _____ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) MIGUEL POLICIAW to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me



Notary Public - State of Florida

SIGNATURE OF CURRENT OWNER

PRINT NAME

My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____

Criteria Statement

The present request of rezoning complies with the City of Hollywood Zoning and Development Regulations, Article 5.4(G)(3). Are for the properties folio: 514205000131 / 514205000126 / 514205000134

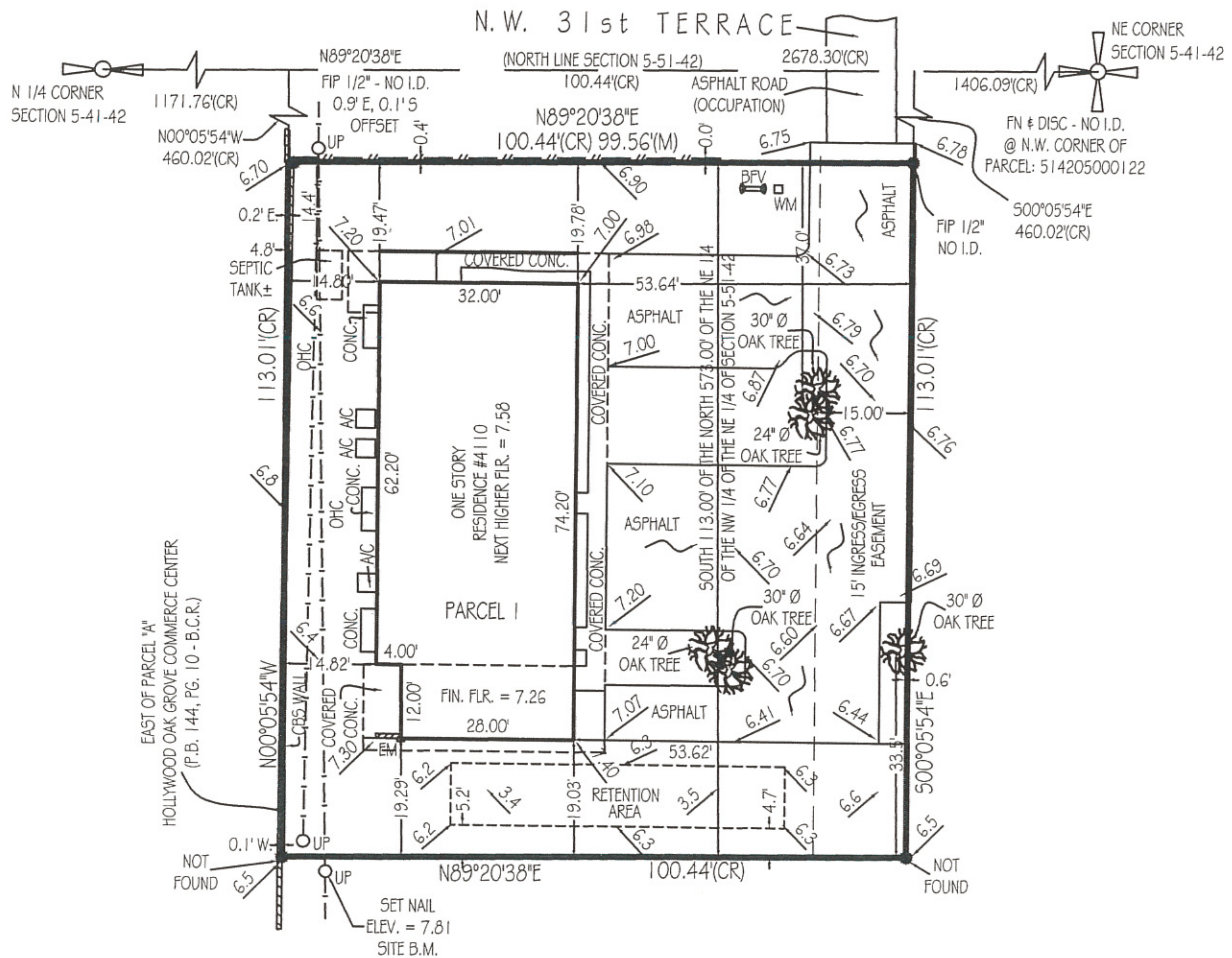
The rezoning of these properties will not affect the zoning of the area, the land use is residential as per Broward county and the properties around are all residential, as per Hollywood zoning it set as commercial.

By changing the zoning of these properties there will be an improvement in the neighborhood because the current conditions of the properties are a jungle in the middle of a developed residential area.

The benefits for the City of Hollywood are more revenue from property taxes from vacant to residential, pavement of a street that is currently dirt road, giving direct access to a property that is a locked having to use an easement as access, giving road for emergency vehicles and service vehicles, having a consistency in the neighborhood incrementing the value.



SCALE: 1"=30'



XX
= TOPOGRAPHIC ELEVATIONS

***DIMENSIONS TO TREES ARE TO THE CENTER OF THE CLUSTERS

FOR CONSTRUCTION PURPOSES:

BENCHMARK: 1800 B.C.B.M.

ELEVATION: 7.03 N.G.V.D. 1929

NOTE: THERE ARE NO WELLS OR SEPTIC SUSTEMS WITHIN 75 FEET OF THE SUBJECT PROPERTY UNLESS OTHERWISE SHOWN.

Adverse Conditions - Please note the following:

- CBS Wall crosses South Property line.

Landtech Surveying offers services throughout the State of Florida. Please refer to our website at www.LandtechSurvey.com for up to date information about our locations and coverage area.

This survey has been issued by the following Landtech Surveying office:

1500 N.W. 62nd Street, Suite 511

Fort Lauderdale, Florida 33309

Office: (954) 776-6766 Fax: (954) 776-4660

www.LandtechSurvey.com

Invoice Number : 01-56410

Date of Field Work : 11/23/10

Drawn By : C. Ferrara

Revision : Final Survey - 1/23/12 - CF

Date of Field Work : 11/23/10

Revision : Rev. Final Topo. 1/31/2012

Revision : Split of Parcels 1 and 2 - 2/7/11 - CF

Revision : Topo & Tree Location - 03/21/11 - CF



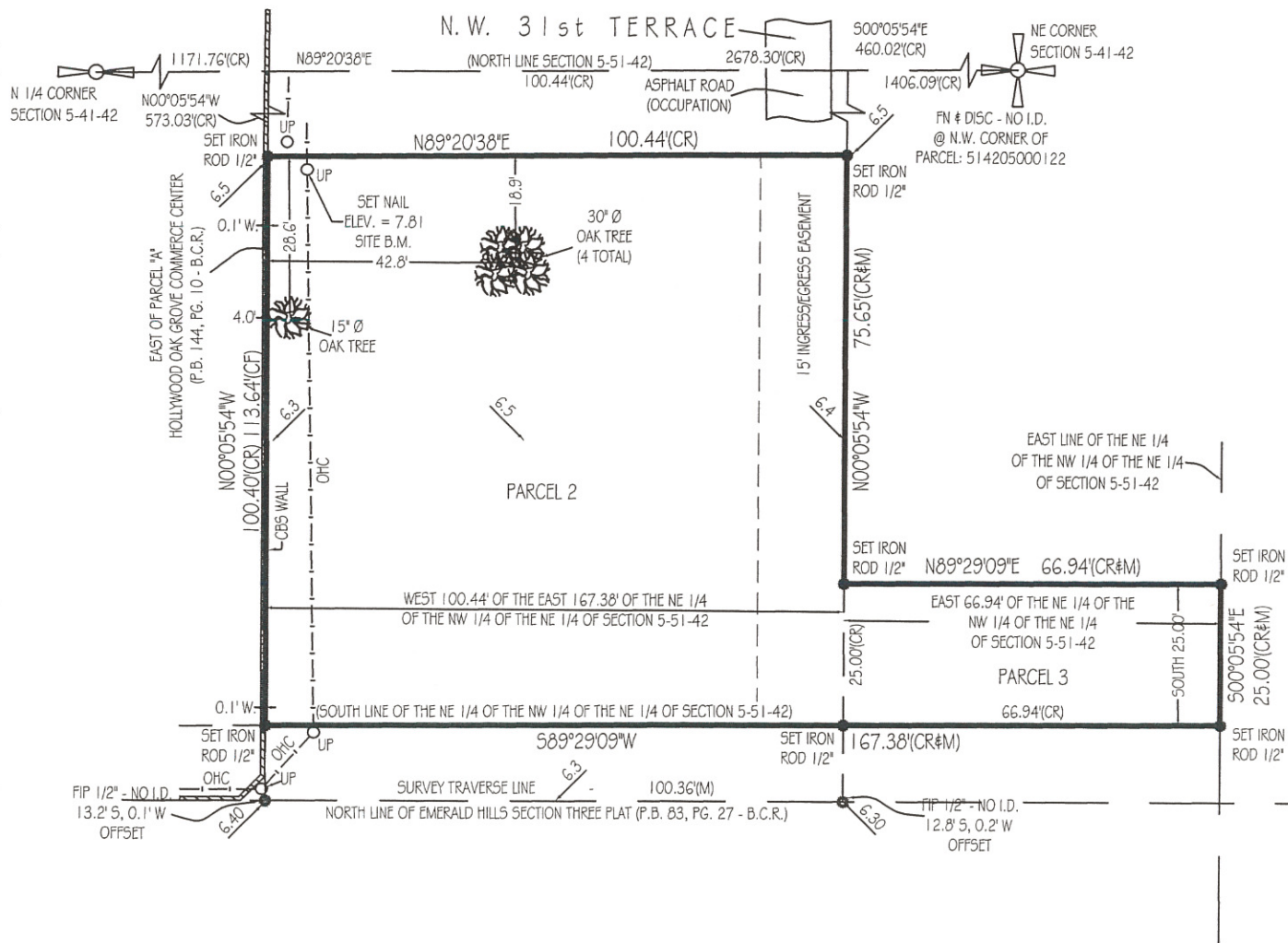
LANDTECH

S U R V E Y I N G

Providing Fast & Accurate Land Surveying Services throughout Florida
...measurably better!



SCALE: 1"=30'



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1500 N.W. 62nd Street, Suite 511

Fort Lauderdale, Florida 33309

Office: (954) 776-6766 Fax: (954) 776-4660

www.LandtechSurveying.com

Invoice Number : 01-56410

Drawn By : C. Ferrara

Date of Field Work : 11/23/2010

Revision : Split of Parcels 1 and 2 - 2/7/11 - CF

Revision : Topo & Tree Location - 03/21/11 - CF

Revision : Survey Updated & Trees updated - 11/22/11 - CF

Revision: Added Parcel 3 - 3/2/2012 - BJF

Revision :

Revision :

Revision :

**LANDTECH**

S U R V E Y I N G

Providing Fast & Accurate Land Surveying Services throughout Florida

...measurably better!



NORTH VIEW FROM PARCEL #1



EAST VIEW FROM NW 31ST TERRACE



NE VIEW FROM PARCEL #1 TO PARCEL #2



SE VIEW FROM PARCEL #2



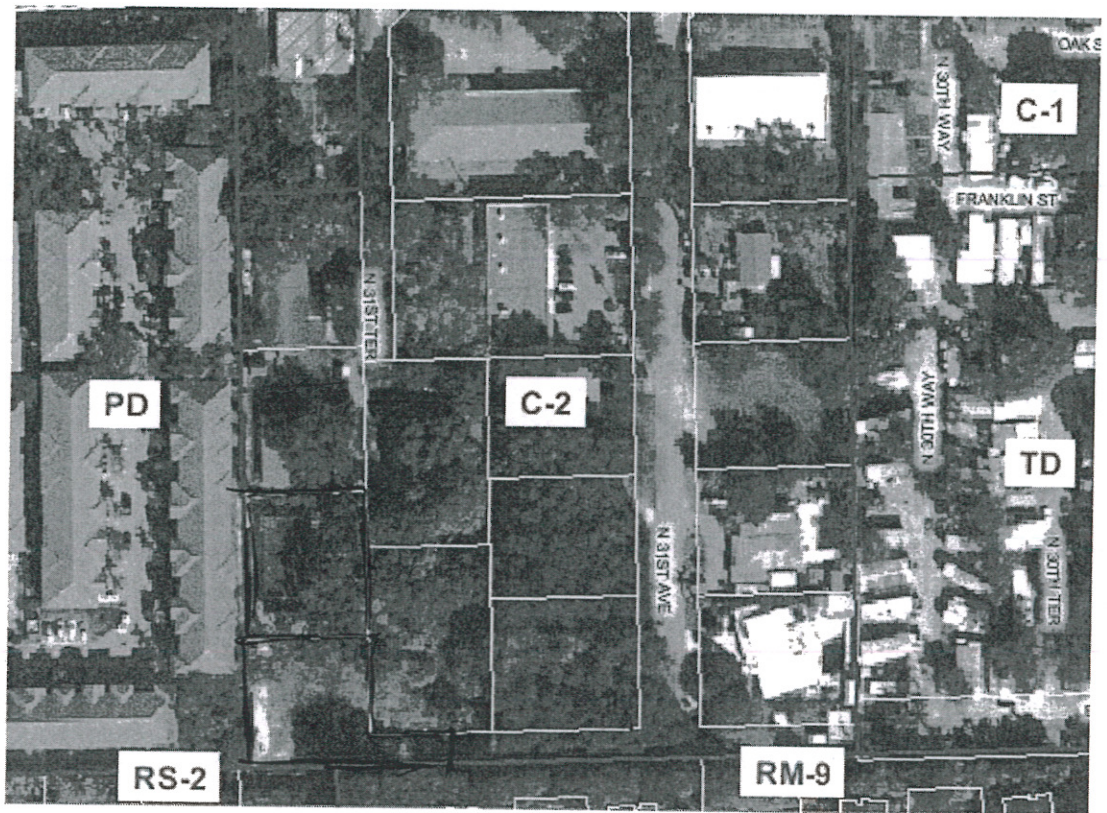
SW VIEW FROM PARCEL #2



NW VIEW FROM PARCEL #2 TO NW 31ST
TERRACE

Layers

- ☒ Highways
- ☒ Major Roads
- ☐ Twn-Rng-Sec
- ☒ Municipalities
- ☐ City Limits
- ☐ Zip Codes
- ☐ CRA Boundaries
- ☐ Census Tracts
- ☒ City Zoning Codes
- ☐ County Land Use
- ☐ Comm Appraisal Districts
- ☐ Resid Appraisal Districts
- ☐ Subdiv. Number
- ☐ Subdiv. Name
- ☐ Pairing Codes
- ☐ No Sales
- ☒ Streets
- ☒ Parcels
- ☐ Aerials (2012)
- ☒ County Boundary



SELECTED PROPERTY-FOLIO: 514205000130

Source: Broward County Property Appraiser

ATTACHMENT B

Land Use and Zoning Map

FOLIO: 5142-05-00-0131 & 5142-05-00-0134



PLANNING AND
DEVELOPMENT SERVICES

Legend

Subject Property

City Boundary

Streets

ZONING

C-1

C-2

C-4

O-2

PD

RM-9

RS-2

RS-6

TD

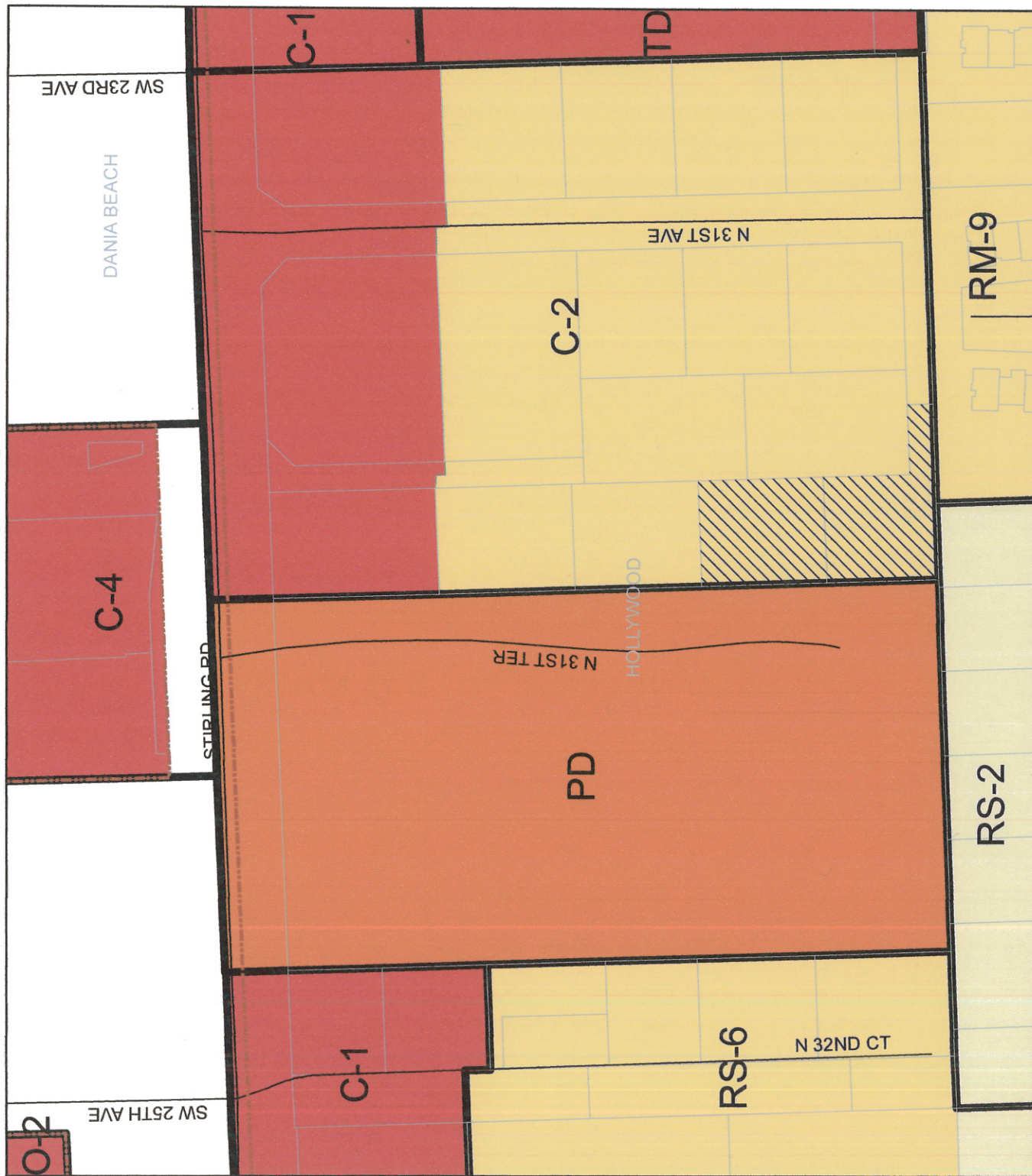
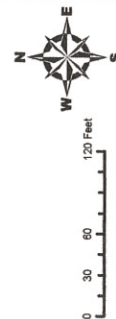
LAND USE

LRES

LMRES

MRES

GBUS



ATTACHMENT C
Zoning and Land Development Regulations for
Low/Medium Intensity Commercial (C-2)

Schedule of District, Use and Setback Regulations

B. C-2 Low/Medium Intensity Commercial District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the sale of goods and services to the entire city while remaining compatible with the surrounding residential neighborhood.	<p>Apt. on the second floor and above.*</p> <p>Assembly of pre-manufactured parts for sale on the premises (See § 4.20.h).</p> <p>Automotive sales (new).</p> <p>Commercial uses. Except for Self-Storage Facilities.</p> <p>Consignment shops.</p> <p>Hotels & Motels.</p> <p>Offices.</p> <p>Personal Services.</p> <p>Places of worship, meeting halls and fraternal lodges.</p> <p>Retail (indoor/outdoor).**</p> <p>Adult Educational Facilities (See Article 2 "Definitions").</p> <p>*Can not exceed 50% of the total floor area of the building.</p> <p>**See performance Standards § 4.3.J</p>	<p>Day Care Facilities.</p> <p>School,** public or private.</p> <p>Service Stations.</p>	Any Use that is customarily associated with the Main Permitted Uses or Special Exceptions. (See § 4.20).	Any use not listed as a Main Permitted Use or Special Exception.

2. Development regulations:

Setbacks	Maximum Height	Minimum Unit Size (Sq. Ft.) and Maximum Density
<p>0 ft. adjacent to commercial property.</p> <p>If adjacent to residential zoning district.</p> <p># of Stories Setback front, rear, sides</p> <p>1 15 ft.</p> <p>2-5 15 ft. + 10 ft. per floor</p> <p>A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area.</p> <p>See Performance Standards in § 4.3.J.</p>	5 stories or 60 ft.	<p>Apt.: 500 Min. 750 Avg.</p> <p>Hotel or motel: 300-335 sq. ft 15 % of units 335+ sq. ft 85% of units</p> <p>Density: Apts. = 18 units per acre Hotel or motel = 36 units per acre.</p>

Setbacks are measured from the Base Building Line pursuant to Article 3.

ATTACHMENT D
Zoning and Land Development Regulations for
Low-Medium Multiple Family (RM-9)

Schedule of District, Use and Setback Regulations

	Single-Family Homes Facing Ely Boulevard	Townhouses Must Face Ely Boulevard
<i>Setback requirements</i>		
Front	25 feet (for garage) 15 feet (principal structure)	25 feet (for garage) 15 feet (principal structure)
Side	7.5 feet (adjacent to alley) 5 feet (interior)	10 feet (adjacent to alley) 10 feet (building separation)
Side (street)	15 feet	15 feet
Rear	15 feet	15 feet
<i>Density</i>	1 dwelling unit per platted lot	As permitted by the land use plan.

* All other requirements of the RS-1 Zoning District continue to apply.
(Ord. O-94-14, passed 4-16-94; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2003-39, passed 11-19-2003)

§ 4.2 Multiple Family Districts.

A. Purpose and uses.

District Purpose	Main Permitted Uses	Special Exceptions	Accessory Uses
These districts are designed to provide standards for the development and maintenance of multiple family residential buildings and hotels, where such uses are permitted (See no. 2 below).	See chart on next page.	Places of worship, meeting halls, social halls, institutional uses, day care facilities, commercial and non-commercial parking lots, and educational facilities. (See chart below)	Those uses which are customarily associated with one of the main permitted uses (See § 4.20).

Hollywood — Zoning and Land Development Regulations

District (Multiple Family MF)	Main Permitted Uses						
	Maximum Density, units per acre*	Single Family	Duplex	Town house	Apt. Bldg.	Hotel	Commercial
(1) RM-9 (Low -Med MF)	9	Yes	Yes	Yes	Yes	No	No
(2) RM-12 (Med MF)	12	Yes	Yes	Yes	Yes	No	No
(3) RM-18 (Med-High MF)	18	Yes	Yes	Yes	Yes	No, except east of I-95 permitted.	No
(4) RM-25 (High MF)	25 for Apt. Bldg.; 50 for Hotel, except if Comprehensive Plan land Use designation is Commercial**	Yes	Yes	Yes	Yes	Yes	No
(5) BRT-25 (Beach Resort MF)	25 for Apt. Bldg. 50 for Hotel, except if Comprehensive Plan land Use designation is Commercial **	Yes	Yes	Yes	Yes	Yes	Special Exception for eating and drinking uses if east of AIA, otherwise they are a Permitted Use; pawn, thrift, consignment shops, psychic help uses, tattoo shops and office are prohibited; all other commercial uses are permitted.

Schedule of District, Use and Setback Regulations

District (Multiple Family MF)	Main Permitted Uses					
	Maximum Density, units per acre*	Single Family	Duplex	Town house	Apt. Bldg.	Hotel
						Commercial
(6) See § 4.2.D for RM-WET Multiple Family Wetlands District Regulations.						
(7) See § 4.2.E for NBDD North Beach Development District Regulations.						
* When residential uses are permitted, at least two units per platted lot are permitted regardless of the maximum permitted density.						
**Maximum density for parcels with Comprehensive Plan designation of General Business is outlined under "Permitted Uses in Areas Designated General Business" in Future Land Use Element of the Comprehensive Plan.						
MF = Multiple Family						

Hollywood — Zoning and Land Development Regulations

B. Development regulations.

Minimum Unit Size (Sq. Ft.)									
District	Min. Lot Area (sq. ft.)*	Min. Lot Width* (ft.)	Max. Height (ft.)	Land- scape, open space**	Single Family (SF)	Duplex (Dup)	Townhse.	Apt.	Hotel
(1) RM-9	6000	60	2 stories not to exceed 30 ft.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(2) RM-12	6000	60	3 stories not to exceed 35 ft.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(3) RM-18	6000	60	4 stories not to exceed 45 ft., except if adjacent to sing. fam. district, then height 30 ft for first 100 ft of lot.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(4) RM-25	6000	60	Oceanfront - 80% of the distance from Erosion Control Line. Non- Oceanfront 65 ft or 6 stories. Development east of A-1-A, south of Harrison Street: no greater than 50 feet where there is already an existing high density multi-family residential project developed east of A-1-A and whose oceanfront views would otherwise be severely restricted and/or blocked by any such proposed development to be located east of the existing building and on the same block.	40%	1000	500	800	500 Min 750 Avg	15% of units 300-335; 85 % of units 335 +

Schedule of District, Use and Setback Regulations

Minimum Unit Size (Sq. Ft.)									
District	Min. Lot Area (sq. ft.)*	Min. Lot Width* (ft.)	Max. Height (ft.)	Land- scape, open space**	Single Family (SF)	Duplex (Dup)	Townhse.	Apt.	Hotel
(5)BRT-25	6000	60	North of Tyler to Sherman Street - 50 feet. South of Harrison St. - 65 ft. and North of Balboa Street - 150 ft.	40 %	1000	500	800	500 Min 750 Avg	15 % of units 300-335; 85 % of units 335 +
(6) See Section 4.2.D for RM-WET Wetlands District Regulations.									
(7) See Section 4.2.E for NBDD North Beach Development District Regulations.									
* Platted lots or lots of record which contain less than the minimums are considered as legal non-conforming and may be developed consistent with these regulations.									
** Includes landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks and similar uses.									

Hollywood — Zoning and Land Development Regulations

C. (1) Setback requirements main structure: RM-9, RM-12 and RM-18.

Front	Side/Interior	Side/Street	Rear
20 ft. for structures; 5 ft. for at-grade parking lots.	The sum of the side yard setbacks shall be at least 20% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback. When an existing Building has a 5 ft. side yard setback, the setback of new construction may also be 5 ft. This applies to the linear or vertical extension of a single story building.	15 ft.; except at-grade lot 5 ft.	1 story bldg. - 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min.

Cross-reference:

For parking lots, see § 4.21

(2) Setback requirements main structure: RM-25, BRT-25.

	Front	Side/Interior	Side/Street	Rear
(1) Pedestal	25 ft.; except Retail uses shall provide 0 ft. setback.	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 10 ft., whichever is greater. Retail uses shall provide 0 ft. setback.	15 ft. minimum; except retail uses shall provide 0 ft. setback.	1 story bldg. - 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min. 50 ft. maximum.
(2) Tower	25 ft. + 1 ft. increase for each ft. of height above 50 ft. Setback not to exceed 50 ft.	The required pedestal setback plus 20% of the height of the tower portion of the bldg. The total required tower setback shall not exceed 50 ft.	The required pedestal setback plus 15% of the height of the tower portion of the bldg. The total required tower setback shall not exceed 50 ft.	Oceanfront lots* - 25% of lot depth. Non-oceanfront lots - 15% of lot depth. No setback less than pedestal setback.
(3) Setbacks are measured from the base building line pursuant to Article 3.				
(4) See § 4.2.D for RM-WET Multiple Family Wetlands District Regulations.				
(5) See § 4.2.E for NBDD North Beach Development District Regulations.				
* Oceanfront Lots are properties that have the erosion control line as a property line.				