

ORDINANCE NO. _____

(19-T-02)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ARTICLE 5 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ENTITLED "DEVELOPMENT REVIEW PROCESS" BY AMENDING SECTION 5.3I. ENTITLED "DESIGN PROCEDURES" TO REVISE THE DESIGN CRITERIA.

WHEREAS, Section 5.3 of the Zoning and Land Development Regulations establishes the guidelines and procedures for the Planning and Development Board to review requests for variances, special exceptions, design, text amendments and rezonings; and

WHEREAS, through the City's Comprehensive Plan, Zoning and Land Development Regulations and various master plans, the City has identified several zones, including the Transit Oriented Corridor and the Regional Activity Center, and visions for these districts have been established; and

WHEREAS, these visions delineate the desired character of future development, generally encouraging redevelopment or development, facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and provide definition to the urban form; and

WHEREAS, as the visions are implemented and development is facilitated, they include elements that deviate from the makeup of the existing neighborhood, particularly for sectors that have been underdeveloped or deemed blighted; and

WHEREAS, during the initial stages under these visions, catalyst projects that meet the intent of the vision and comply with the desired character may not be fully compatible with the immediate surrounding character; and

WHEREAS, both Planning staff and the Planning and Development Board have recognized the above findings and have determined that the Design Criteria should be amended to further accommodate these areas during the periods of transition; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a zoning text change of regulatory controls may be filed; and

(Coding: Underscored text are additions to existing text; words ~~stricken-through~~ are deletions from existing text; and **shaded** text represents changes between first and second readings).

WHEREAS, the staff of the Planning and Urban Design Division analyzed the proposed text amendment and submitted them to the Planning and Development Board; and

WHEREAS, on February 7, 2019, the Planning and Development Board, acting as the City's local planning agency, reviewed the proposed text amendment to Article 5, Section 5.31.4., and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission, following review of the proposed text amendment at a public hearing accepts such recommendations and finds them to be in the best interest of the citizens of Hollywood.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: That Article 5, Section 5.3 of the Zoning and Land Development Regulations entitled "Planning and Development Board" is hereby amended as follows

ARTICLE 5: DEVELOPMENT REVIEW PROCESS

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§5.3. Planning and Development Board.

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I. Design Procedures.

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4. Design Criteria. The Board and the Director shall review plans based upon the criteria below. If the Board or Director (as applicable) determines that an application is not consistent with the criteria, reasons shall be set forth in writing substantiating the finding.

a. General Criteria. All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

- (1) Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. ~~The use of traditional materials for new architectural details is recommended.~~ 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.

- (2) Compatibility. The harmonious relationship between existing architectural language and composition styles 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, ~~or and with the established and adopted vision for the area. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.~~

- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, ~~or and~~ with the established and adopted vision of the area. Building geometries ~~mass~~ shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in contexts with adjacent buildings. ~~Architectural details include, but are not limited to, banding, molding, and fenestration.~~

- (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.

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Section 3: That it is the intention of the City Commission that the provisions of this section shall be made a part of the Zoning and Land Development Regulations, and the sections of the regulations may be renumbered to accomplish such intention.

Section 4: That if any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

Section 5: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict are repealed to the extent of such conflict.

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Section 6: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised _____, 2019.

Advertised _____, 2019.

PASSED on first reading this _____ day of _____, 2019.

PASSED AND ADOPTED on second reading this _____ day of _____, 2019.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY for the use and reliance of the City of Hollywood, Florida, only.

DOUGLAS R. GONZALES, CITY ATTORNEY