

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

DATE: May 13, 2025

FILE: 25-T-40

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Lauren Pruss, Principal Planner/Supervisor, Long Range-Planning

SUBJECT: Text Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations, Section 4.23 Entitled "Supplemental Setback Regulations for Allowable Encroachments in Front, Side and Rear Yards," to Amend the Definitions and Regulations for Carports.

REQUEST:

The City of Hollywood requests a Text Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations, Section 4.23 Entitled "Supplemental Setback Regulations for Allowable Encroachments in Front, Side and Rear Yards," to Amend the Definitions and Regulations for Carports.

RECOMMENDATION:

The Planning and Development Board ***recommend*** Approval of the Text Amendment to the City Commission.

BACKGROUND

The current zoning regulations for carports in the City of Hollywood are limited in scope and do not adequately address important aspects such as setbacks, location flexibility, and design standards. The lack of comprehensive regulation has led to challenges in administration and consistency with modern development practices, creating the impression that regulations are applied arbitrarily. Additionally, the existing code permits the use of cloth, canvas, or other lightweight materials for carports in front yards. However, these materials deteriorate rapidly in the harsh South Florida climate, leading to durability issues and diminished neighborhood aesthetics over time.

CURRENT REQUEST

The request before the Board is to amend the existing carport regulations to clarify, improve, and codify current practice. The proposed text amendment aims to:

- Establish transparent and more comprehensive regulations for carport placement, size, and design.
- Reflect current construction and placement practices.

- Introduce architectural and material standards to ensure compatibility with existing structures.
- Provide flexibility through an administrative variance or administrative site plan process.

Key changes to the carport regulations are proposed as part of this amendment to better align with current development practices and improve administrative clarity. To start, the amendment clarifies the definition of a carport as a permanently constructed structure that is not fully enclosed, providing greater certainty for property owners and applicants. In addition, the definition of a private garage is refined to emphasize that it must be fully enclosed and used specifically for the parking of vehicles and storage of personal belongings. These clarifications are intended to improve consistency in the application of regulations and reduce ambiguity.

Building on these definitional updates, the proposed amendments establish clear and transparent setback and location standards. In addition to reflecting existing practices, the new standards introduce flexibility by allowing carports that are open on three sides to encroach into the required front yard setback. Minimum setback requirements are now specified based on structure type and design configuration, including distinctions between attached or detached, and enclosed or open structures. To preserve neighborhood character, the regulations also limit carports to a maximum of one in the front or side yard facing the street, with an allowance for one additional carport in the rear yard.

Further supporting the codification of current practice, the proposed changes update the dimensional and height requirements for carports. Maximum dimensions are calibrated to vary depending on configuration, such as side-by-side or tandem parking designs, based on standard vehicle sizes while providing flexibility for different lot sizes and layouts. The maximum allowable height for a carport is set at 15 feet or the height of the principal structure's roofline, whichever is lower, helping to ensure that carports remain subordinate to the primary structure. Additionally, the amendments introduce administrative flexibility that allows staff to approve minor variations in permitted size, facilitating more efficient review while still maintaining the intent of the regulation.

Complementing the dimensional standards, the amendments propose new design requirements to ensure architectural compatibility. Carports must be designed in a manner that is consistent with the scale, materials, and roof pitch of the principal structure, thereby supporting neighborhood aesthetics and cohesion. To further protect the visual character of residential streetscapes, the regulations mandate the use of durable construction materials and prohibit cloth, canvas, and similar temporary coverings in locations visible from the front yard.

In order to address potential misuse of the added flexibility for open-sided carports, the amendments include provisions governing conversions. Carports that benefit from reduced setbacks due to their open-sided design will be prohibited from being enclosed or converted to habitable space unless they meet all applicable building codes and off-street parking requirements. These measures safeguard against unintended impacts on neighborhood character and parking availability.

To provide additional administrative efficiency and responsiveness to unique site conditions, the amendments introduce a new administrative variance provision. This new process will allow staff to approve deviations related to setbacks or size without requiring review by the Planning and Development Board, provided that the proposed structures remain compatible with surrounding development. By enabling limited staff-level flexibility within established parameters, the City can more effectively balance regulatory consistency with the practical realities of redevelopment and home improvement projects.

Taken together, these proposed amendments represent a significant step forward in strengthening the

regulatory framework for carports in Hollywood. They promote consistency with modern development trends, provide clear guidance to the public, and ensure aesthetic and functional compatibility with the City's residential neighborhoods, while offering streamlined administrative pathways where appropriate.

SITE INFORMATION

Owner/Applicant: City of Hollywood
Address/Location: City-wide

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed text amendment is consistent with the Comprehensive Plan per the following policies:

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)

Policy 2.46: Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The proposed text amendment is consistent with the City-Wide Master Plan per 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 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.

Policy CW.81: Develop and implement city-wide and neighborhood design guidelines which must be consistent with the City's Design Review Guidelines Manual.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Text Amendments as stated in the City of Hollywood Zoning and Land Development Regulations Article 9 and the Landscape Manual.

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 creates regulations that would continue to promote Hollywood's unique character.

FINDING: Consistent

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

ANALYSIS: Conditions have substantially changed from the date the present zoning regulations were established. The current regulations lack guidance on proper location and design of carports. The design and use of carports has changed over time, and staff finds the need for additional regulation to ensure proper installation and design.

FINDING: Consistent.

ATTACHMENTS:

Attachment A: Draft regulations

Attachment B: Jurisdictional Scan