


ATTACHMENT I
Planning and Development Board Staff Report

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: September 8, 2016 **FILE:** 16-T-59

TO: Planning and Development Board/Local Planning Agency

FROM: Leslie A. Del Monte, Planning Manager 

SUBJECT: The City of Hollywood requests a Text Amendment to Article 5 Development Review Process, of the Zoning and Land Development Regulations, amending public notice requirements.

REQUEST:

Text Amendment to Article 5 Development Review Process, of the Zoning and Land Development Regulations, amending public notice requirements.

RECOMMENDATION:

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

REQUEST

At the June 15, 2016 City Commission meeting, the Commission directed Staff to evaluate noticing requirements for public hearings relative to land development applications, rezonings, and text amendments, as outlined in Article 5. Currently, the City of Hollywood's Zoning and Land Development Regulations, in accordance with Florida Statutes, requires public notice for public hearings, including Mailed Notice, Property Posting (Signs), and/or Newspaper Advertisements, depending on the nature of the application request. Generally these notices are required to be post marked, posted, or published ten calendar days prior to the public hearing. Mailed notices are required to be mailed to all owners of property laying wholly or partially within 300 feet of the property subject to the petition.

In an effort to promote community engagement and enhance the public involvement process to ensure transparency and allow the community to be well informed, this Text Amendment proposes to expand current requirements as outlined in the table below. The amendment applies to all land development applications, rezoning, and text amendments, as outlined in Article 5 of the Zoning and Land Development regulations; whether initiated by an applicant or the City. At the time of City Commission consideration, this item will be accompanied by a proposal to also amend the Quasi-Judicial Procedures Policy to reduce the submittal deadline for Intervener Applications from eight calendar days to three calendar days, prior to the public hearing. The combination of these changes reaches a wider audience, while providing additional time for the public to review, understand, and comment on the nature of development applications. To allow Staff adequate time to review applications and ensure quality development, current submittal deadline policies will also be extended as a result of the proposed timeframe changes.

Notice Requirements for ALL Requests as Outlined in Article 5		
Historic Preservation Board, Planning and Development Board, City Commission		
	Existing	Proposed
Mailed Notice Property Posting (Signs)	10 calendar days	15 calendar days

Newspaper Advertisement¹		
Mailed Notice Radius	300 feet	500 feet
Quasi-judicial Intervener Application Submittal Deadline²	8 calendar days	3 calendar days
Technical Advisory Committee		
	Existing	Proposed
Mailed Notice Property Posting (Signs) Newspaper Advertisement¹	10 calendar days	10 calendar days
Mailed Notice Radius	300 feet	500 feet
¹ As applicable per request. ² Not a part of the Zoning and Land Development Regulations; shall be considered by the City Commission.		

SITE INFORMATION

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Land Use Element

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.* It also promotes making public participation a part of the private redevelopment process.

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

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.*

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 promotes community engagement and enhances the public involvement process to ensure transparency and allows the community to be well informed.

FINDING: Consistent

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

ANALYSIS: As the City of Hollywood continues to experience positive growth, the number of land development applications requiring public hearings, also continues to increase. It is currently not uncommon to have three to five significant development applications on a single Board agenda. As a result, the community and the City Commission have expressed concern regarding the amount of time the public is allowed to review, understand, and comment on the nature of these items. Therefore, the Text Amendment proposes enhance this process by extending both the time requirement and the radius of public notices.

FINDING: Consistent