



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

DATE: October 17, 2017 **MEMO NO.:** P 17-20
TO: Historic Preservation Board
VIA: Leslie A. Del Monte, Planning Manager 
FROM: Jean-Paul W. Perez, Planning Administrator 
SUBJECT: Revised Staff Report for File No. 17-CM-13, 17-C-14 and 17-C-15.

EXPLANATION:

Nonconforming lots are subject to the provisions of Sections 3.8, 3.9 and 4.1 of the City's Zoning and Land Development Regulations ("City Code"). Historically, the City's position has been that the most recent provision, Section 4.1 (1994) which states, "Platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with these regulations," superseded the applicability of 3.8 and 3.9 (1984). However, presented with new evidence, Staff now finds the applicable regulations to be supplemental, rather than conflicting. Therefore, a determination has been made by the City that the subject Applications for the property located at 958 Jefferson Street, File Nos. 17-CM-13, 17-C-14 and 17-C-15, are not consistent with the City Code. As such, Staff rescinds its recommendations of approval including the Staff Report attached hereto until revised applications are submitted to the City that demonstrate compliance with the City Code.

Additionally, Staff acknowledges there is a scrivener's error in the citation in paragraph 3 of the Staff Report for File No. 17-CM-13, 17-C-14 and 17-C-15. Specifically, the citation for Section 3.2(B)(2)(a) of the City Code should read Section 4.1(B)(2)(a) of same.

ATTACHMENTS:

ATTACHMENT A: Revised Staff Report for File No. 17-CM-13, 17-C-14 and 17-C-15