

ORDINANCE NO. _____

(18-T-55)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING SECTION 157.78 OF THE CODE OF ORDINANCES, ENTITLED "MINIMUM MAINTENANCE STANDARDS", TO REPEAL THE REGULATIONS RELATING TO PROVISIONAL PARKING LOTS WITHIN THE DOWNTOWN AND BEACH DISTRICTS OF THE COMMUNITY REDEVELOPMENT AGENCY.

WHEREAS, Section 157.78, City Code, establishes minimum maintenance standards for commercial properties in the redevelopment area included in the Hollywood Community Redevelopment Agency's Plans for both the Downtown and Beach Districts; and

WHEREAS, Section 157.78 (D)(9)(b) and (d), City Code, set forth requirements relating to parking areas and the use of undeveloped vacant lots located within a commercial area of the Downtown District or Beach District as provisional parking lots; and

WHEREAS, due to various concerns relating to provisional parking lots, particularly within the Beach District area, the City Commission directed staff to evaluate and possibly eliminate the provisional parking lots; and

WHEREAS, on May 16, 2018, the Parking Administrator and Walker Consultants presented their findings regarding the Barrier Island Parking Study, which included the recommendation to prohibit provisional parking lots within the Beach District; and

WHEREAS, in evaluating the current regulations regarding provisional parking lots, CRA staff determined that the provisional parking lot regulations relating to the Downtown District should also be prohibited; and

WHEREAS, based upon the Barrier Island Parking Study, the CRA's evaluation of provisional parking lots within the Downtown District, and the City Commission's request for elimination of the provisional parking lots, the repeal of such requirements is being recommended, with the understanding that those provisional parking lots that had obtained approval from the Executive Director of the CRA and have obtained the required City and Broward County permits prior to the enactment of this Ordinance shall be able to continue said use until the expiration of the permit, but no later than May 31, 2019; and

Coding: Words in ~~struck-through~~ type are deletions from existing text; words underscored are additions to existing text.

WHEREAS, upon the expiration of the permits for those provisional parking lots in existence prior to the effective date of this Ordinance, the owners shall be required to comply with all laws and requirements relating to the maintenance of the vacant lots.

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 herein in this Resolution.

Section 2: That Section 157.78 of the Hollywood Code of Ordinances, entitled "Minimum Maintenance Property Standards", is hereby amended as follows:

TITLE XV: LAND USAGE

CHAPTER 157: PROPERTY STANDARDS

COMMUNITY REDEVELOPMENT AREA

§157.78 MINIMUM MAINTENANCE STANDARDS.

* * *

* * *

(D) *Standards.*

* * *

* * *

(9) *Green areas, ~~parking areas~~ and vacant lots.* The requirements for green areas, ~~parking areas~~ and vacant lots within a commercial district shall be as follows:

* * *

(b) ~~All parking areas are to be maintained and kept free of overgrowth, weeds, trash, and debris. Paving and striping will be maintained in a neat and clean appearance.~~

(b)(c)

* * *

~~(d) — An undeveloped vacant parcel located within a commercial area of the Downtown District, or Beach District, may be utilized as a Provisional Parking Lot. A Provisional Parking Lot shall be defined as a stabilized area that has been graded with a dust free surface of asphalt or no less than two inches of crushed rock, or a combination thereof, the lot shall have a hedge and ground cover. Provisional Parking Lots may operate for up to 2 years. The applicant may request up to two additional two-year extensions from the CRA Executive Director, or his/her designee.~~

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Section 3: That those provisional parking lots with a valid permit may continue to operate such lots until May 31, 2019.

Section 4: That all other provisional parking lots without permits must cease and desist operations within 60 days of the effective date of this Ordinance.

Section 5: That any application for provisional parking lot that is in the permit review process, including obtaining a Broward County Permit, at least 60 days prior to the effective date of this Ordinance, shall be permitted to operate for a period of one year upon issuance of said permits.

Section 6: That it is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Hollywood, Florida, and the provisions of this Ordinance may be renumbered to accomplish such intention.

Section 7: 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 8: 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.

PROVISIONAL PARKING LOT REGULATIONS

Section 9: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

ADVERTISED on _____, 2018.

PASSED on first reading this _____ day of _____, 2018.

PASSED AND ADOPTED on second reading this _____ day of _____, 2018.

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