

ATTACHMENT I

Planning and Development Board
Staff Report and Supporting Documents
October 11, 2018

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

DATE: October 11, 2018

FILE: 18-T-52

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 the Zoning and Land Development Regulations amending Article 7 relative to tandem parking, parking lifts, and curbing.

REQUEST:

Text Amendment to the Zoning and Land Development Regulations amending Article 7 relative to tandem parking, parking lifts, and curbing.

RECOMMENDATION:

Forward a ***recommendation of approval*** to the City Commission.

REQUEST

The request is to amend Article 7 of the Zoning and Land Development Regulations to provide additional flexibility in the use of tandem spaces and parking lifts for primarily residential buildings. This text amendment was requested by the Planning and Development Board in earlier in 2018, after considering residential projects which may have benefited from maximizing the use of parking lifts. Concurrently, Staff had considered ways to allow for further flexibility, creating an incentive for additional parking to be provided; while maintaining the intent of the regulations.

The request also includes an amendment to Article 7 as it relates to curbing for parking stalls. In order to allow for greater flexibility in design, the amendment proposes to allow bollards to be used, in lieu of curbing or car stops, in flush curbing conditions. The Board has recently granted variances to eliminate the need for car stops and curbing to accommodate this scenario. Applicants have also reported that this design is more convenient for pedestrians and accommodates various levels of mobility.

As such, the text amendments proposes to amend Section 7.1. as follows:

§ 7.1. General Provisions

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1. Vertical and horizontal tandem parking. Vertical and horizontal tandem parking, including the use of mechanical parking lifts or similar mechanical systems, may be permitted with the following conditions:

1. The use of mechanical parking lifts or similar mechanical systems shall only be permitted within parking garages and on at-grade parking lots located under a building; and shall not increase the overall building massing;

2. All portions of parking lifts and automobiles stationed on such lifts shall be fully screened from public view;

3. The garage shall be fully operated by valet services at all times; and

4. Buildings with 10 units or less may be exempt from provision 3. ~~€~~ of this section, provided the horizontal tandem space (~~vertical or horizontal~~) is assigned to- and for the sole use of a single unit; not to include required guest spaces; and a covenant running with the land holds the City harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

5. Primarily residential buildings with less than 50 lifts may be exempt from provision 3. of this section, provided the vertical tandem space is assigned to- and for the sole use of a single unit; not to include required guest spaces; and a covenant running with the land holds the City harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

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B. Location, Character, and size of required parking spaces.

* * *

2. Design of all required parking spaces

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k. All parking spaces shall have concrete car stops (6 ft. long) or curbing. Except for tandem spaces and parking spaces in single family districts. Bollards shall be used in combination with flush curbing.

SITE INFORMATION

Owner/Applicant: City of Hollywood

Address/Location: Citywide

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary 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 the land owners to maximize the use of their property.* Further, Policy 5.6 requires the simplification of the Zoning and Land Development Regulations. The proposed text amendment allows for applicants to provide additional parking by maximizing the use of tandem spaces and allows for greater flexibility in design for parking stalls; indirectly benefiting the adjacent community.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed text amendment takes this into consideration by mitigating the community's concern regarding parking by allowing for further flexibility in the use of tandem spaces and design of parking stalls.

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

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

The CWMP also states *the character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements.*

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 the City's Comprehensive Plan as outlined previously in the Consistency section of this Report. Proposing this greater flexibility creates an incentive for additional parking to be provided, indirectly benefiting the adjacent community; while maintaining the intent of the regulations. Furthermore, by allowing bollards the Applicant has greater flexibility in design that may benefit the pedestrian experience while enhancing the site plan.

FINDING: Consistent

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

ANALYSIS: While conditions have not changed dramatically in the last two years, there has been a considerable amount of development which has triggered the applicability and implementation of these regulations. Having these case studies has provided a platform for finding ways to enhance and improve the code; while still maintaining its original intent.

FINDING: Consistent