

City of Hollywood

Comprehensive Plan

RFQ-4611-19-AP





WHY KCI?

LEADERS IN OUR INDUSTRY



Heidi Siegel, AICP
21 Years Experience
Chair, Broward County Bicycling and Pedestrian Advisory Committee



Erin Sita, AICP
19 Years Experience
Vice-Chair, Palm Beach County Planning Congress



Kristen Nowicki, AICP
19 Years Experience
Chair, Broward Section of the American Planning Association



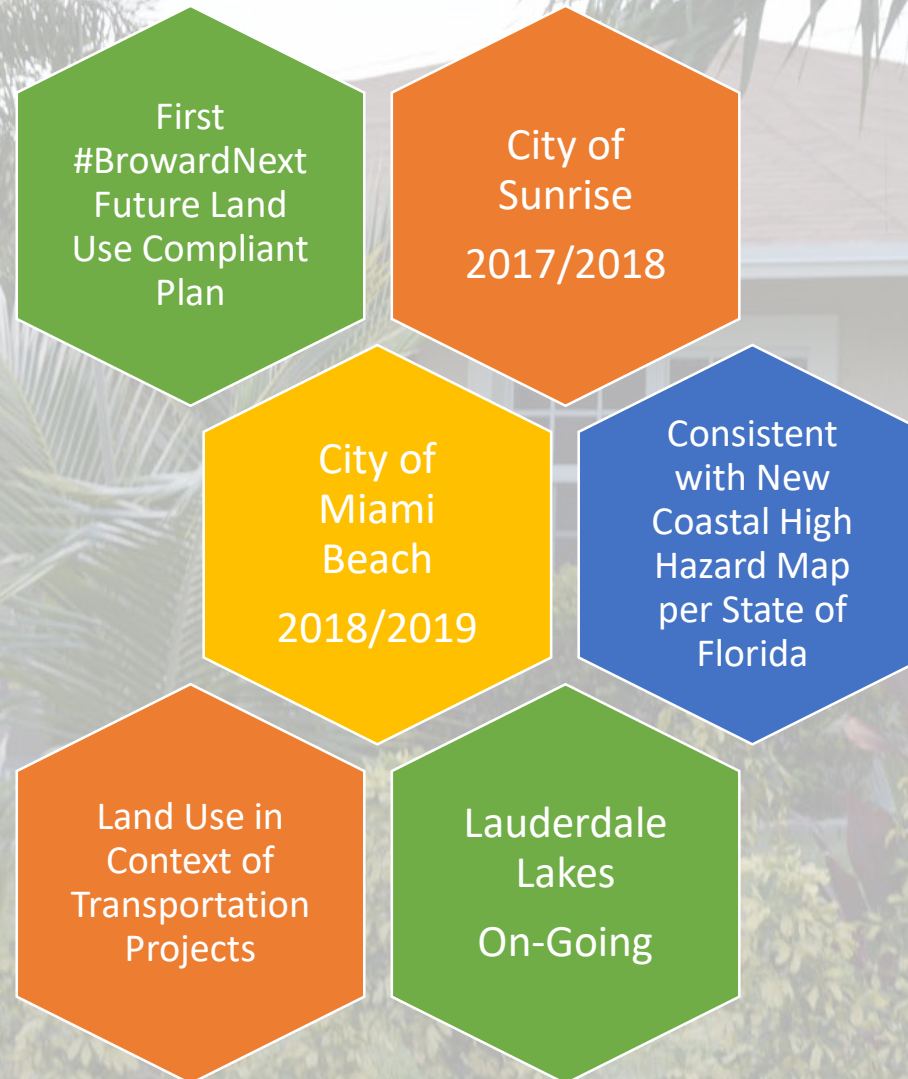
Erin Deady, AICP, Esq., LEED AP
22 Years Experience
Resiliency Committee, The Florida Bar



Nannette Rodriguez
30 Years Experience
Former National President of 3CMA



RECENT EXPERIENCE WITH NEW REGULATORY PROCESS



FINAL DOCUMENTS ARE READY FOR IMPLEMENTATION

Innovative

Understand Staff

Created for Client



OUR TEAM

*DH.33—Boulevard Business Section
Hollywood, Florida*

**Keith &
Schnars**

1972

**Fort
Lauderdale**
BASED TEAM

100+
STATE, REGIONAL,
AND LOCAL
GOVERNMENT CLIENTS IN
FLORIDA



OUR TEAM

PRINCIPAL-IN-CHARGE



BRUCE REED, RLA, CPTD

PROJECT MANAGER



HEIDI SIEGEL, AICP

SENIOR PLANNER



KRISTEN NOWICKI, AICP

PLANNING MANAGER



ERIN SITA, AICP

URBAN PLANNER +
DESIGNER



BRADLEY BENMOSHÉ, CNU-a,
LEED GA

LANDSCAPE
ARCHITECTURE



KIRK HOOSAC, RLA

ATTORNEY +
LAND USE PLANNER



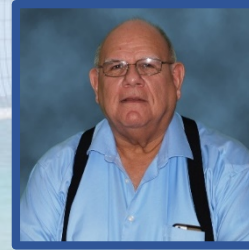
ERIN DEADY, AICP,
ESQ., LEED AP

STORMWATER
ENGINEER



SHAHIN SHAFIQ, PE, PTOE

MULTIMODAL
TRANSPORTATION



JOSE RODRIGUEZ, PE

PUBLIC
PARTICIPATION



PETER DOBENS

A vibrant, colorful mural of tropical plants and flowers is painted on the side of a white building. The mural features large, stylized leaves in shades of blue, green, and purple, along with various tropical flowers in pink, yellow, and orange. The building has several small, rectangular windows with colorful frames. The foreground shows a patch of green grass.

PUBLIC OUTREACH

CONNECTING WITH THE COMMUNITY

- Project Specific Website & Social Media
 - Logo
 - #Hollywood2040
 - Project Phone Line
 - Project Email Address
- Welcome Video
- Project Information Sheets
- Surveys
- Community Meetings
- Neighborhood Groups

[HOME](#)[THE PLAN](#)[GET INVOLVED](#)[NEWS](#)[RESOURCES](#)[INTERACTIVE MAP](#)[MARTIN MPO](#)

MARTIN IN MOTION

2045 Long-Range Transportation Plan

[DOCUMENTS](#)[SURVEY](#)[VIDEO](#)[MAPS](#)[LINKS](#)



METHODOLOGY

The background of the slide features a photograph of a modern building. On the left side of the building, there is a large, vibrant mural composed of various geometric shapes in shades of green, yellow, orange, and blue. The main part of the building has a light-colored facade with a pattern of vertical, slightly wavy lines. To the right of the building, a tall palm tree stands against a clear blue sky. In the foreground, a traffic light with a red light illuminated is visible, along with a 'FOR LEASE' sign that includes the text 'E/MAX' and 'JOHN DEMARCO'.

PROJECT APPROACH

Kickoff Meeting and Project Coordination

Site Inventory, Review of Documents, Review of Ordinances, And Data Analysis

Stakeholder and Planning Board Interviews

Public Relations / Public Communications

Public Workshops

Summary Presentation to Planning and Development Board and City Commission

Drafting of Comprehensive Plan

Public Outreach

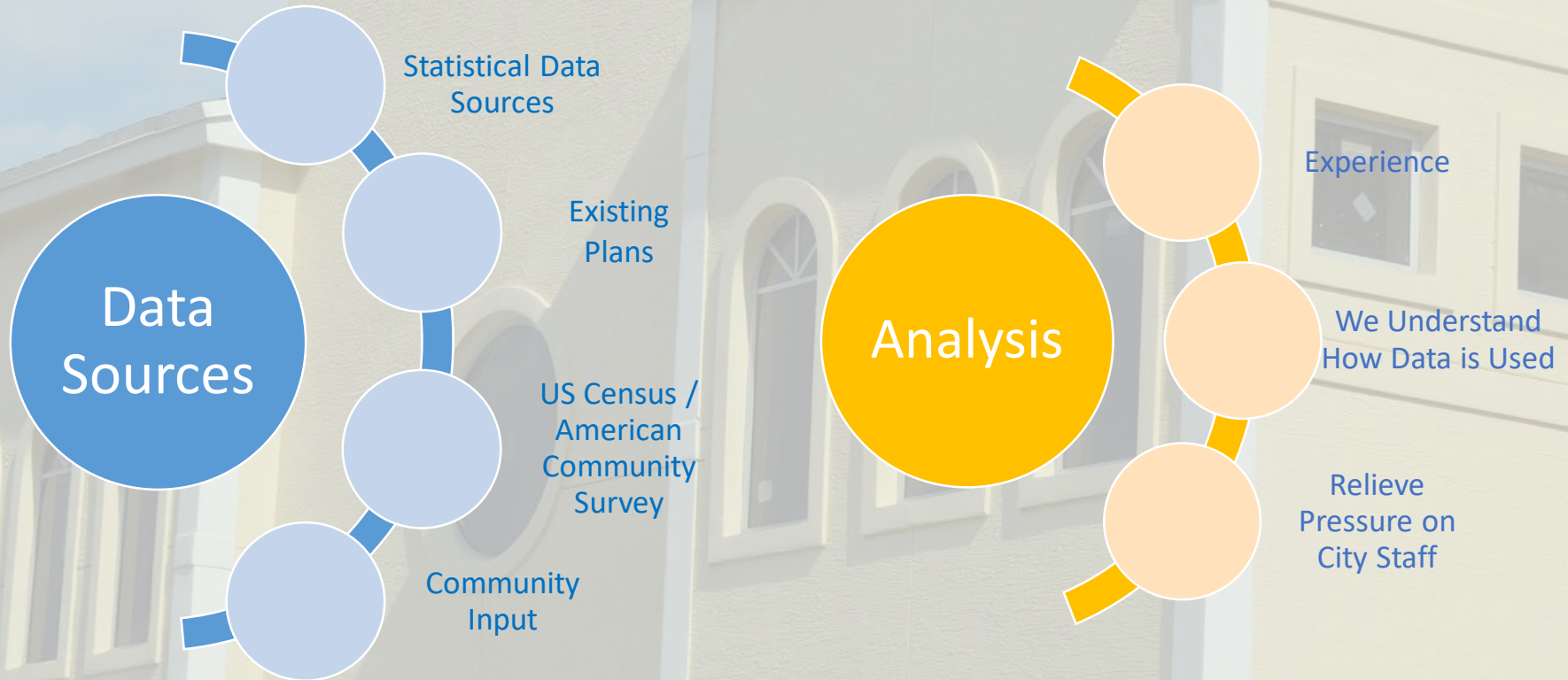
Approval Process

Final Formatting

PROJECT APPROACH

TASK	Time (In Months)																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
KICKOFF MEETING AND PROJECT COORDINATION																		
SITE INVENTORY, REVIEW OF DOCUMENTS, REVIEW OF ORDINANCES, AND DATA ANALYSIS																		
STAKEHOLDER AND PLANNING COMMISSION INTERVIEWS																		
PUBLIC RELATIONS / PUBLIC COMMUNICATIONS																		
PUBLIC WORKSHOPS																		
SUMMARY PRESENTATION TO PLANNING AND DEVELOPMENT BOARD AND CITY COMMISSION																		
DRAFTING OF COMPREHENSIVE PLAN																		
PUBLIC OUTREACH																		
APPROVAL PROCESS																		
FINAL FORMATTING																		

Data Collection and Analysis





First BROWARDNEXT compliant
Comprehensive Plan for the City of Sunrise

Updated references for consistency

BROWARDNEXT prioritized climate change
resilience and post-disaster redevelopment

Multimodal Vision

EXPERIENCE WITH REGULATORY PROCESS

Compliance Tracking Table developed by KCI

Tracks Florida Statute Requirements & Local Ordinances

Identifies All Changes Since City's Last Plan Update

F.S. Reference or Ordinance for City Amendments	Year F.S.	Previous Amend Adopted?	Comp Plan Update?	D&A Updated?	Action Required	Notes
Section 163.3164 - Definitions, added a new definition of "master development plan" or "master plan" as subsection (31) and renumbered subsequent sections.	2018		N/A	N/A	Notify City of potential impacts to LDRs	
Sections 163.3221(4)(b)(2) and (4)(b)(8) - Amends the definition of "development" to exclude work by electric utility providers on utility infrastructure on certain rights-of-way or corridors and the creation or termination of distribution and transmission corridors.	2018		N/A	N/A	Notify City of potential impacts to LDRs	
Sections 163.3246 (11), (12), and (14) - Local Government Comprehensive Planning Certification Program updated to delete references to Development of Regional Impact Review.	2018		N/A	N/A	Do a word search for "DRI" and "Development of Regional Impact" and note occurrences. No change to Comp Plan anticipated. K&S notified City Planning Staff that they are now only review agency for DRI per changes to F.S.	Ask about status: Miami Beach Marina 1975 (port) - active and city-owned South Shore Development 1978 (residential) city staff not sure of this DRI.
Section 163.3175(7), Military Base Amendment	2016		N/A	N/A	Include military rep as a non-voting member of city's planning board. Land use compatibility.	US Coast Guard Station in City limits. FLU Objective 11 After additional research a non-voting member is not required for this installation.
Section 163.3177(6)(c)4., Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (Chapter 2015-30, section 2, Laws of Florida). • Provides that a local government that does not own, operate, or maintain its own water supply facilities and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or maintain a work plan if the local government's usage of water is less than 1 percent of the public water utility's total permitted allocation.	2015	Yes	Adopt by Ref if possible Miami Dade Plan	? Waiting on Follow-up with SFWMMD	Call SFWMMD for determination that Miami Beach can incorporate Miami-Dade County plan by reference	Review for Consistency with Revised F.S. Miami Beach maintains and operates the distribution system. Therefore, they are required to have a Water Supply Plan. K&S to contact SFWMMD to determine if they can adopt the Miami Dade County Plan by reference.
Section 163.3178, Coastal Management Element (Chapter 2015-69, section 1, Laws of Florida) • Adds a requirement that the redevelopment component of the Coastal Management Element must: • Reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. • Encourage removal of coastal real property from FEMA flood zone designations. • Be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and federal flood plain management regulations. • Require construction seaward of the coastal construction control line to be consistent with chapter 163, Florida Statutes. • Encourage local governments to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for their residents.		Yes	Maps & Data	Yes	Confirm adopted ordinance is consistent and D&A is incorporated appropriately. It appears the CHHA map was updated in 2011. Staff believes map was updated in 2013 after F.S. change to the def of CHHA Future Discussion with Staff on Sustainability Element/Sub-Element/FLU	http://www.floridacba.org/community-planning-and-development/legislation/community-planning-table-of-contents/coastal-high-hazard-areas Statute definition different than FEMA. F.S. required for adopted map. http://www.fema.gov/coastal-high-hazard-areas An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The coastal high hazard area is identified as Zone V on Flood Insurance Rate Maps (FIRMs). Special floodplain management requirements apply in V Zones including the requirement that all buildings be elevated on piles or columns.

INNOVATION

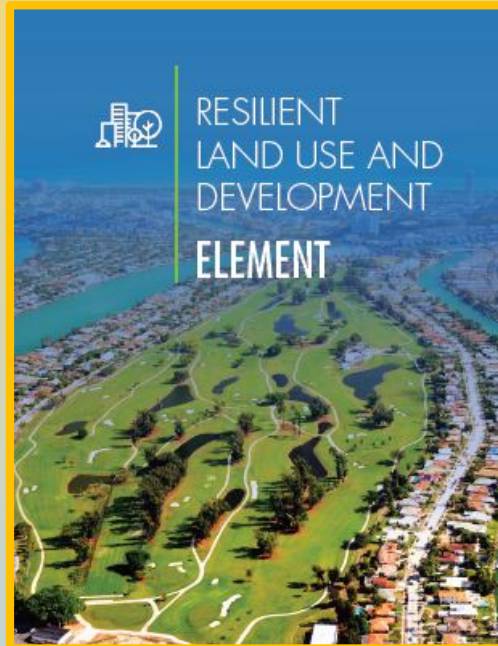


AN INNOVATIVE APPROACH TO COMPREHENSIVE PLANNING



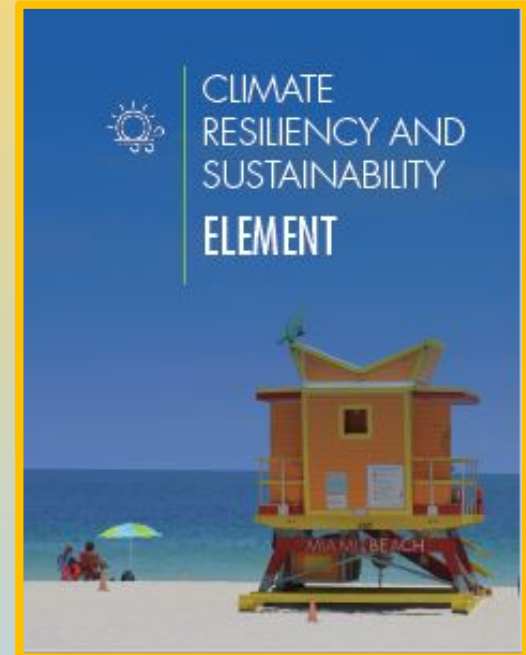
Extension of City's
Branding

Coffee Table Book



Intuitively Organized

Simplified
Guiding Principles



Post Disaster
Recovery Planning

Combines State
Requirements

A CREATIVE APPROACH TO COMPREHENSIVE PLANNING

Created for each Local Government

Extension of City's Branding

Regulatory Document & Marketing Material

Policy 2.4.2 FLORIDA MEDICAL CENTER HOSPITAL PROPERTY AND PROPERTY TO THE SOUTH

Location: NW 49th Avenue, north of Woodside Oaks Apartments, just east of Florida's Turnpike.

Recommendation: Create a Hospital overlay district to allow for complimentary uses such as a commercial liner in parking garages and workforce housing at a base density of 25-30 dwelling units per acre.

Vision: Through a concurrent future land use amendment and the creation of an overlay district or new zoning district, allow for a mixture of workforce housing types and densities, commercial, retail, and recreational activities, and a network of interconnected, tree lined, and accessible pedestrian pathways. The Florida Medical Center Hospital could serve as the anchor and gateway for the western boundary of the City and provide workforce housing to hospital employees.



Location Map

Design Guidelines:

- > Low scale retail and commercial spaces should be placed along NW 49th Avenue, with minimal setback.
- > Parking should be placed at the rear of the building, not along NW 49th Avenue nor along Dr. Edward Daurer Drive.
- > Parking structures lined with ground floor retail and commercial spaces are strongly encouraged over surface parking.
- > Protect the pedestrian and enhance the pedestrian environment and scale.
- > Use of sustainable, permeable, heat reflective materials wherever feasible; porous asphalt is encouraged.
- > Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention through Environmental Design (CPTED).



Existing Conditions



Existing Conditions

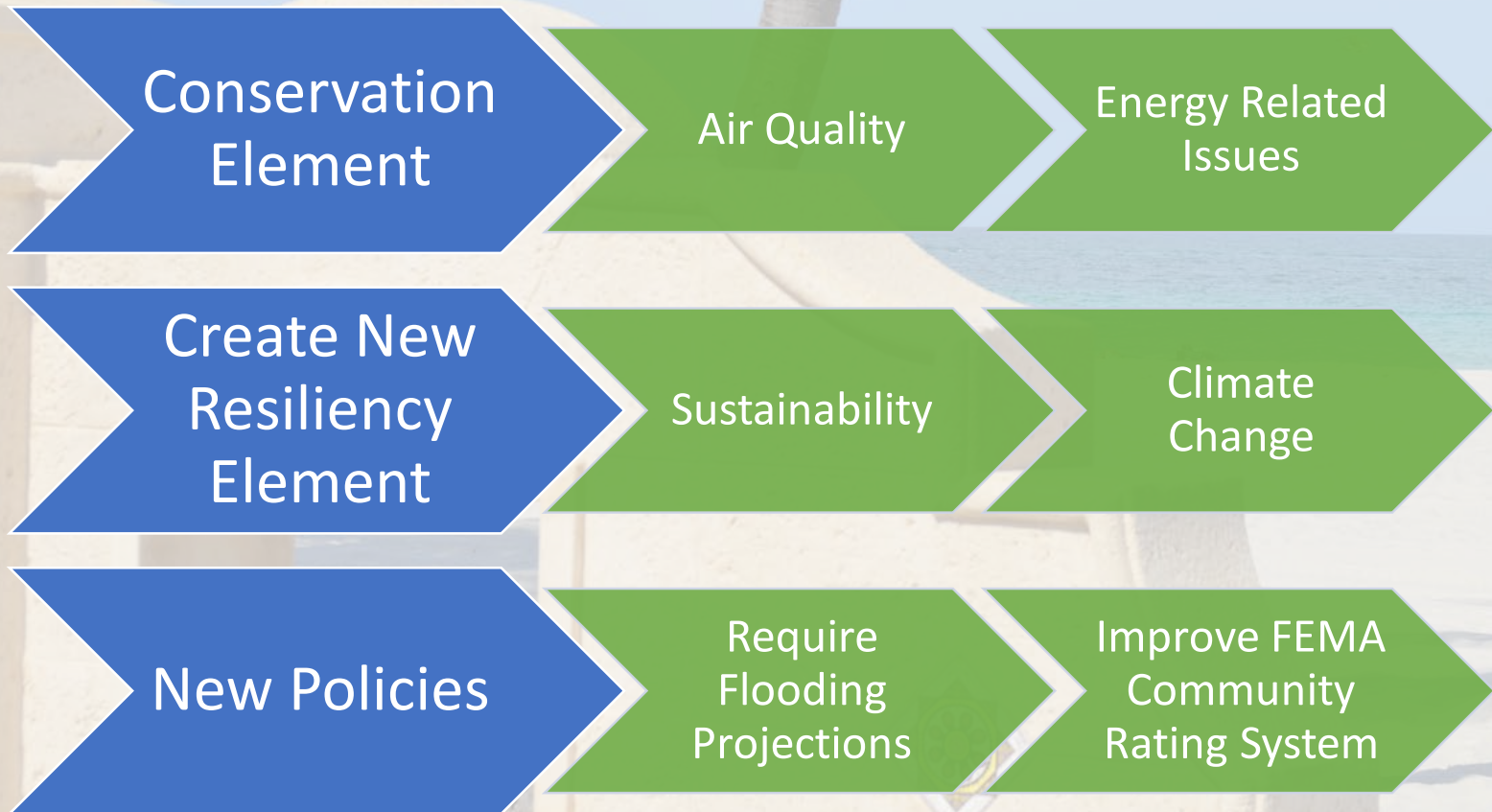


This pedestrian promenade helps to promote connectivity and enhances the pedestrian environment.

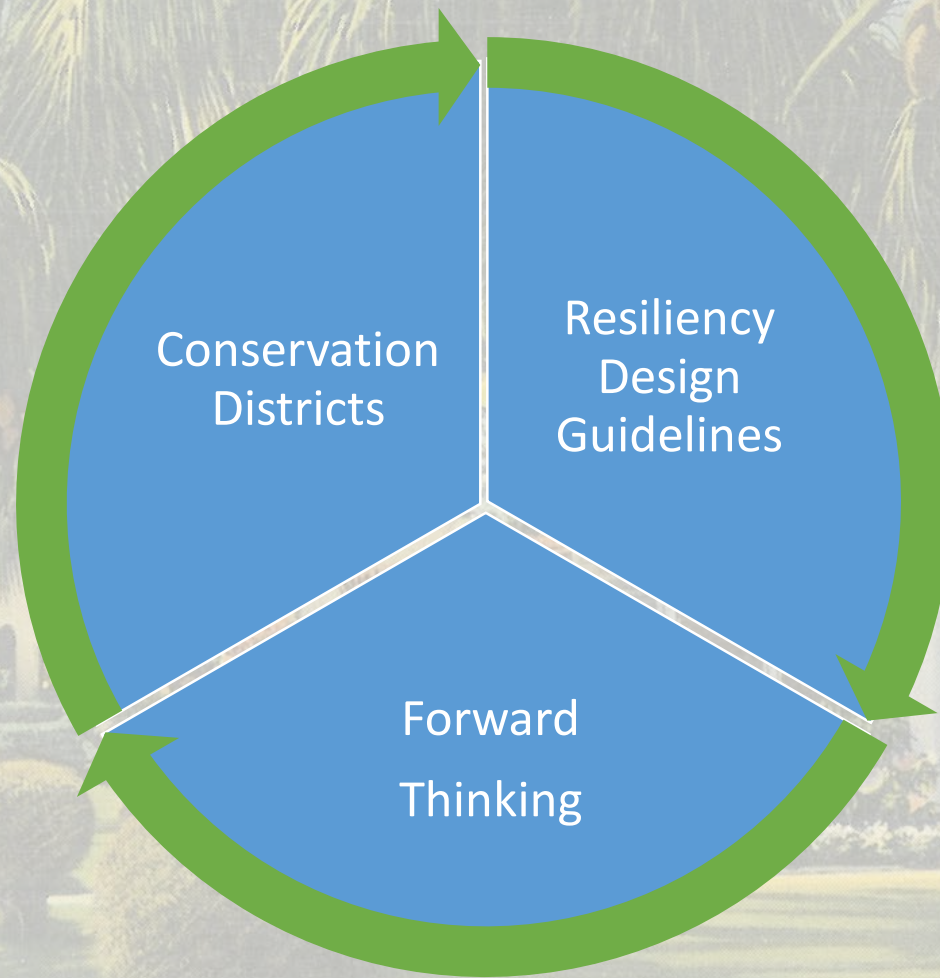


Designing for the pedestrian in mind helps to enhance the pedestrian environment and user experience.

AN **ADAPTIVE** APPROACH TO COMPREHENSIVE PLANNING



A MODERN APPROACH TO HISTORIC PRESERVATION

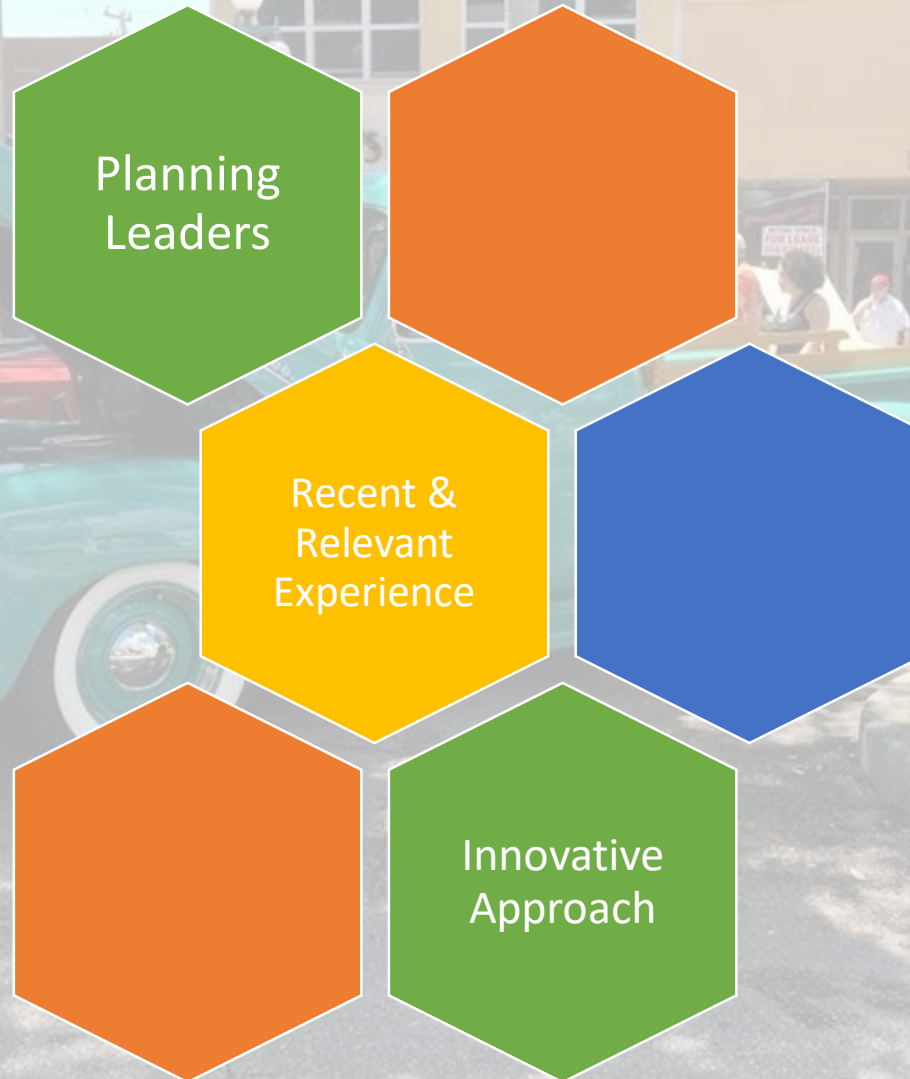


BEAUTIFUL PALMS AND FLOWERS, A RESIDENTIAL STREET, HOLLYWOOD, FLORIDA B32

A VISUAL APPROACH TO COMPREHENSIVE PLANNING



WHY CHOOSE KCI?



City of Hollywood

Comprehensive Plan

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