

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

DATE: October 13, 2020 **FILE:** 20-T-43

TO: Planning and Development Board/Local Planning Agency

VIA: Leslie A. Del Monte, Planning Manager

FROM: Clarissa Ip, Assistant City Engineer

SUBJECT: Text Amendment to Article 9, Section 9.4 of the Zoning and Land Development Regulations to amend landscape requirements for existing single family homes and amending the Landscape Manual to reflect said change.

REQUEST:

The City of Hollywood requests a Text Amendment to the Zoning and Land Development Regulations and Landscape Manual to eliminate the threshold requiring landscape improvements for existing single family homes (Article 9 Amendment).

RECOMMENDATION:

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

REQUEST

The City of Hollywood has in place a minimum threshold dollar amount for any construction or renovations to single family residence to require the property to meet current landscape code requirements (Article 9 of the Land Development Regulations and the Landscape Manual). The purpose of this requirement is to promote maintenance and upkeep of landscapes for single family properties including standards for shrubs and groundcover, yard trees, street trees, and the general appearance of residences.

The current value of improvements that invoke this requirement is \$60,000, as determined at the time of Building Permit application. Although the intent of this requirement benefits the City and its residents, it has created difficult and undue burdens to many residents. It sometimes poses hardships or penalties on simple home maintenance, rehabilitation and upgrade projects when many projects have little or no relevancy to landscape improvements. Some examples of these project types are window and door replacement, new roofing, septic system replacement, interior alterations (i.e. bath and kitchen change outs) and swimming pools. This requirement also delay the residents' ability to obtain building permits in many cases.

Therefore, Staff recommends eliminating the requirement to provide for landscape improvements to meet current codes for single-family residential improvement(s) and removing the minimum threshold value of improvement(s) to a single-family residential for which landscape improvements are required. Both Article 9

of the Zoning land Development Regulations and the Landscape manual will be amended as follows:

ARTICLE 9: VEHICULAR USE AREA LANDSCAPING

§ 9.4. Minimum Landscape Requirements for Single Family Residential.

- A. For all new construction or ~~renovations~~ additions to existing single family residences ~~exceeding \$60,000 in value, or any work~~ which results in an increase of 50% or more in floor area:

SITE INFORMATION

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed text amendment is consistent with the Comprehensive Plan per the following policies:

Housing Element

Goal: To provide an adequate supply of decent, safe, and sanitary housing that is affordable to present and future residents of Hollywood.

Policy 1.5: The City will review its regulatory and permitting process and will improve them as deemed necessary to shorten processing time to housing plans.

Objective 2: To preserve and upgrade the City's existing housing stock through the continuation of existing housing and neighborhood preservation programs and the formulation of new programs as they are found to be necessary.

Policy 2.10: Support new housing and rehabilitation to eliminate deteriorated structures.

Objective 3: To revitalize and encourage re-investment in older neighborhood in which housing conditions are in a state of decline.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The proposed text amendment is consistent with the City-Wide Master Plan per the following policies:

Guiding Principle: Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.

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

Policy CW.44: Foster economic development through creative land use, zoning and development regulations, City services and City policies.

Eliminating the requirement to provide for landscape improvements to meet current codes for single-family residential improvements will help streamline the building permit review process. Through this amendment the City is proactively addressing the future needs of its residents by encouraging residential property owners to prioritize maintenance and improvements to their property without the undue burden of having to meet the landscape requirements for maintenance, repairs and upgrades.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Text Amendments as stated in the City of Hollywood Zoning and Land Development Regulations Article 9 and the Landscape Manual.

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 goal of the Housing Element in the City's Comprehensive Plan is to provide an adequate supply of decent, safe, and sanitary housing that is affordable to present and future residents of Hollywood. Through this amendment the City is proactively addressing the future needs of its residents by encouraging residential property owners to prioritize maintenance and improvements to their property without the undue burden of having to meet the landscape requirements for minor maintenance repairs and upgrades.

FINDING: Consistent

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

ANALYSIS: Continuous rising construction costs have made common interior renovations, such as kitchen remodels, more costly for Hollywood homeowners. With the costs continuing to rise, Hollywood homeowners are being required to take on an additional costs to meet landscape requirements, although the proposed renovations do not directly or indirectly affect the exterior or existing landscape conditions of the property.

FINDING: Consistent.