

ORDINANCE NO. \_\_\_\_\_

(19-T-80)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING SECTION 4.6B. OF ARTICLE 4 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ENTITLED "REGIONAL ACTIVITY CENTER AND DOWNTOWN COMMUNITY REDEVELOPMENT DISTRICTS" TO REVISE THE REQUIREMENTS RELATED TO AUTO-ORIENTED USES, MINIMUM PARKING REGULATIONS, MINIMUM UNIT SIZE AND MAXIMUM HEIGHT FOR PROPERTIES WITHIN THE DISTRICTS.

WHEREAS, Section 4.6 of the Zoning and Land Development Regulations sets forth the regulations and guidelines for the Regional Activity Center ("RAC"), Downtown and Beach Community Redevelopment, and Transit Oriented Corridor Districts; and

WHEREAS, the City Commission requested that City staff evaluate regulations pertaining to development within the RAC, specifically relative to auto-oriented uses on Dixie Highway, minimum parking requirements, and maximum height; and

WHEREAS, since the adoption of the RAC rezoning in 2016, staff has evaluated projects in the Development Review Process to ensure the adopted regulations are applied as intended and the product accurately represents the vision; and

WHEREAS, Planning and Urban Design Division staff analyzed the proposed text amendments and submitted those amendments to the Planning and Development Board and the Joint Planning and Development Board and Historic Preservation Board; and

WHEREAS, on January 21, 2020, in a joint meeting of the Planning and Development Board and Historic Preservation Board, the Boards reviewed the proposed text amendments to Article 4, Section 4.6 and have forwarded a recommendation of approval to the City Commission for areas located within the Historic Hollywood Business District; and

WHEREAS, on January 21, 2020, the Planning and Development Board reviewed the proposed text amendments to Article 4, Section 4.6 and have forwarded a recommendation of denial to the City Commission, with the condition that the minimum parking requirement be amended to 1.25 spaces per unit for units exceeding one bedroom, for areas that are not within the Historic Hollywood Business District; and

WHEREAS, on August 11, 2020, the Affordable Housing Advisory Committee reviewed the proposed text amendments to Article 4, Section 4.6 as it relates to the increase in required parking spaces having an impact on the cost of housing, and have

forwarded a recommendation of approval to the City Commission, with the condition that qualifiable affordable housing projects be exempt from the increase in the number of required spaces; and

WHEREAS, the City Commission, following review of the proposed text amendments at a public hearing, accepts these recommendations and finds them to be in the best interest of the citizens of Hollywood.

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 into this Ordinance.

Section 2: That Article 4, Section 4.6B. entitled “Beach Community Redevelopment Districts” of the Zoning and Land Development Regulations is hereby amended as follows<sup>1</sup>:

#### **ARTICLE 4. SCHEDULE OF DISTRICT; USE AND SETBACK REGULATIONS**

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#### **§ 4.6 Regional Activity Center, Downtown and Beach Community Redevelopment, and Transit Oriented Corridor Districts.**

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##### **B. Regional Activity Center and Downtown Community Redevelopment Districts.**

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##### **3. General Development Regulations Applicable to All Districts.**

###### **a. General building requirements.**

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- (7) The minimum dwelling unit and room size shall be regulated by the building’s principal use as indicated in the Minimum Dwelling Unit Size Table.

<sup>1</sup> Coding: Words in ~~struck through~~ type are deletions from existing text; words underscored are additions to existing text.

Minimum Dwelling Unit Size Table

MINIMUM DWELLING UNIT AND HOTEL ROOM SIZE		
Use	Minimum Per Unit	Minimum Cumulative Average
Multi-family Dwelling Units		
<u>Alterations of Existing Buildings</u>	<u>500 SF</u>	<u>750 SF</u>
New Construction	400 SF	650 SF
Multi-family Dwelling Units, within the CRA		
<u>Alterations of Existing Buildings</u>	<u>450 SF</u>	<u>700 SF</u>
New Construction	300 SF	500 SF
Hotel Rooms	250 SF	250 SF

\* \* \*

c. General parking regulations.

(1) Parking requirements.

(a) Parking shall be provided pursuant to the Parking Requirements Table as set forth herein. All uses not listed in the Table shall be pursuant to Article 7 of the Zoning and Land Development Regulations.

Parking Requirements Table.

PARKING REQUIREMENTS		
Use	Minimum	Maximum
Commercial	3 spaces per 1,000 SF	5 spaces per 1,000 SF
Hotel	1 space per room for the first 10 rooms, plus .25 space per room for each additional room; plus 60% of the requirement for accessory uses	1 space per room; plus 80% of the requirement for accessory uses
Multifamily Residential (Except for sites or portions of sites within DH-1)	<u>Units of one bedroom or less; and Qualifiable Affordable Housing Developments:</u> 1 space per unit; <u>Units exceeding one bedroom (including dens):</u> <u>1.5 space per unit;</u>	2.5 spaces per unit; plus 1 space per 5 units for guest parking

	plus 1 space per 10 units for guest parking	
<u>Multifamily Residential</u> <u>(For Sites or portions of sites within DH-1)</u>	<u>1.5 space per unit; plus</u> <u>1 space per 5 units for</u> <u>guest parking</u>	<u>3 spaces per unit; plus</u> <u>1 space per 2 units for</u> <u>guest parking</u>
Office	2.5 spaces per 1,000 SF	5 spaces per 1,000 SF
<b>Exemptions:</b> The following uses are exempt from parking requirements: Retail, commercial, and office uses located on the first and second floor of a building on sites or portions of sites within DH-3 east of 21 <sup>st</sup> Avenue; ND-3 south of Polk Street; PS-3 north of Van Buren Street; RC-2; and YC.		
Parking for Live-Work uses shall be provided for each individual use as required above. Parking for sites or portions of sites within DH-1 shall comply with parking regulations set forth in Article 7 of the Zoning and Land Development Regulations. All other uses shall comply with parking regulations set forth in Article 7 of the Zoning and Land Development Regulations.		

4. District use and development regulations. The purpose of the district specific regulations is to reinforce the existing potential character of each district and subdistrict.

a. Core Districts.

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(2) Core Districts Use and Development Regulations:

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(d) RC-2- Historic Retail Core

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(ii) RC-2 – Historic Retail Core Development Regulations Table.

RC-2 – Historic Retail Core Development Regulations		
MAXIMUM FAR		
Sites or portions of sites within the Historic Hollywood Business District: 2.50 All other sites or portions of sites: 3.00		
MAXIMUM HEIGHT		
Sites or portions of sites within the Historic Hollywood Business District: 5 Stories, not to exceed 55 ft. All other sites or portions of sites: <del>10 Stories, not to exceed</del> 140 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 35 Feet	Upper Level Above 35 Feet
All Frontages	Match Adjacent or 0 ft.	0 ft.

Hollywood Boulevard Harrison Street	Match Adjacent or 0 ft.	25 ft.
Side Interior	0 ft.	0 ft.
Alley	5 ft.	5 ft.
<b>MAXIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
All Frontages	25 ft.	N/A
<b>MINIMUM ACTIVE USES</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Hollywood Boulevard	70%	N/A
Harrison Street	50%	N/A
<sup>1</sup> Base – 40 Feet if a mechanical parking system is proposed.		

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b. Dixie Highway Districts.

(2) Dixie Highway Districts Use and Development Regulations:

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(c) DH-3 Dixie Highway High Intensity Mixed-Use District

(i) DH-3 Dixie Highway High Intensity Mixed-Use District Use Table.

<b>DH-3 - Dixie Highway High Intensity Mixed-Use District Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Adult Educational Facilities <sup>1</sup> Amusement Uses (Indoor and Outdoor) Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing and Space Assembly of Pre-manufactured Parts for Sale on Premises Automotive Rental	<u>Automotive Repair</u> Automotive Paint or Body <u>Automotive Sales, Used</u> Light Manufacturing associated with Retail or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or	Day Care Facility Outdoor Storage Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber and Building Materials Pawn Shop Psychic Help Uses Uses which produce effects upon contiguous property in the

<p> <del>Automotive Repair</del>  Automotive Sales,  New and Used  Bar, Lounge, or Night  Club  Bed and Breakfast  Inn  Cabinet, Furniture,  and Upholstery  Shop  Car Wash<sup>2</sup>  Coin Laundry<sup>3</sup>  Commercial Uses  Contractor Shop and  Storage (Indoor)  Dry Cleaner  Food Processing  Funeral Home  Hotel  Institutional  Live-Work  Microbrewery,  Microdistillery, and  Microwinery  Motel  Multi-Family  Residential, except  on the ground floor  adjacent to Tyler  Street, Dixie  Highway and 21<sup>st</sup>  Avenue  Museum, Art Gallery,  and Similar  Cultural Uses  Office  Parking Lot and  Garages  (Commercial)  Personal Service  Place of Worship,  Meeting Hall, and  Fraternal Lodge  Restaurant  Retail (Indoor)  Schools (Business,  Commercial, or  Vocational;  Recreational or  Cultural; and </p>	<p> similar use<sup>4</sup>  Tattoo, Body Art, or  Body Piercing  Establishments,  associated with an  Art Gallery<sup>5</sup>  Any use customarily  associated with  one of the Main  Permitted Uses. </p>	<p> form of noise,  odor, vibration,  smoke, particulate  matter, glare, heat,  fire or explosive  hazard  Any use not listed as  a Main Permitted  Use </p>
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University) <sup>1</sup> Self-Storage Facility Single Family Residential, except on the ground floor adjacent to Dixie Highway and 21 <sup>st</sup> Avenue Thrift Shop Wholesale and Warehousing			
<sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation. <sup>2</sup> Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way. <sup>3</sup> Coin Laundries shall be fully enclosed and air-conditioned. <sup>4</sup> Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements. <sup>5</sup> Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

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(ii) DH-3—Dixie Highway High Intensity Mixed-Use District Development Regulations Table.

DH-3 - Dixie Highway High Intensity Mixed-Use District Development Regulations		
MAXIMUM FAR		
3.00		
MAXIMUM HEIGHT		
<del>40 Stories, not to exceed 140 ft.</del> Sites or portions of sites within 100 feet of RS-3, PS-1: 5 Stories, not to exceed 55 ft. Sites or portions of sites within 200 feet of DH-1, DH-2, ND-1: 5 Stories, not to exceed 55 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft. When adjacent to RS-3, DH-1, and DH-2: 10 ft.	0 ft. When adjacent to RS-3: 100 ft. When adjacent to DH-1, and DH-2: 200 ft.
Alley	5 ft. When adjacent to RS-3, DH-1, and	5 ft. When adjacent to RS-3: 100 ft.

	DH-2: 20 ft.	When adjacent to DH-1, and DH-2: 200 ft.
<b>MAXIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Dixie Highway 21 <sup>st</sup> Avenue	30 ft.	N/A
<b>MINIMUM ACTIVE USES</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Dixie Highway	60%	N/A
21 <sup>st</sup> Avenue	60%	N/A

c. Federal Highway Districts.

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(2) Federal Highway Districts Use and Development Regulations:

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(b) FH-2----Federal Highway Medium-High Intensity Mixed-Use District.

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(ii) FH-2-Federal Highway Medium-High Intensity Mixed-Use District Development Regulations Table.

<b>FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Development Regulations</b>		
<b>MAXIMUM FAR</b>		
3.00 Sites south of Fillmore and north Monroe Streets: Single Use Buildings/Development: 3.75 Mixed Use Buildings/Development: 4.75		
<b>MAXIMUM HEIGHT</b>		
<del>10 Stories, not to exceed</del> 140 ft. Sites located between Fillmore and Monroe Streets and fronting Federal Highway: 18 Stories, not to exceed 190 ft.; Sites or portions of sites within 60 feet of FH-1: 5 Stories, not to exceed 55 ft. Sites or portions of sites within 100 feet of ND-1, PS-1: 5 Stories, not to exceed 55 ft.		
<b>MINIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Base Ground Floor – 55 Feet</b>	<b>Tower Above 55 Feet</b>
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Fronting Golf Course	20 ft.	20 ft.
Side Interior	0 ft.	0 ft.

	When adjacent to FH-1 : 10 ft.	When adjacent to FH-1: 60 ft.
Alley	5 ft. When adjacent to FH-1 : 20 ft.	5 ft. When adjacent to FH-1: 60 ft.
<b>MAXIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Federal Highway	30 ft.	N/A
<b>MINIMUM ACTIVE USES</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Federal Highway	60%	N/A
North 17 <sup>th</sup> Avenue between Polk and Johnson Streets	40%	N/A

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g. Pembroke Road District.

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(2) Pembroke Road District Use and Development Regulations:

(a) PR-Pembroke Road Mixed-Use District

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(ii) PR-Pembroke Road Mixed-Use District Development Regulations Table.

PR – Pembroke Road Mixed-Use District Development Regulations		
<b>MAXIMUM FAR</b>		
3.00		
<b>MAXIMUM HEIGHT</b>		
<del>10 Stories, not to exceed</del> 140 ft. Sites or portions of sites within 100 feet of FH-1, PS-1: 5 Stories, not to exceed 55 ft.		
<b>MINIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Base Ground Floor – 55 Feet</b>	<b>Tower Above 55 Feet</b>
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft.	0 ft. When adjacent to PS-1: 100 ft.
Alley	5 ft.	5 ft.

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h. Sheridan Street District.

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(2) Sheridan Street District Use and Development Regulations:

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(ii) SS-Sheridan Street Mixed-Use District Development Regulations Table.

SS – Sheridan Street Mixed-Use District Development Regulations		
MAXIMUM FAR		
3.00		
MAXIMUM HEIGHT		
10 Stories, not to exceed 140 ft. Sites or portions of sites within 100 feet of FH-1 and ND-1: 5 Stories, not to exceed 55 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft.	0 ft. When adjacent to FH-1 and ND-1: 100 ft.
Alley	5 ft.	5 ft.

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Section 3: That it is the intention of the City Commission and it is ordained that the provisions of this section shall be made a part of the Zoning and Land Development Regulations, and the sections of the Regulations may be renumbered to accomplish such intention.

Section 4: 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 5: That all sections or parts of sections of the Zoning and Land Development Regulations, all regulations or parts of regulations, and all resolutions or parts of resolutions in conflict are repealed to the extent of such conflict.

Section 6: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING SECTION 4.6B. OF ARTICLE 4 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ENTITLED "REGIONAL ACTIVITY CENTER AND DOWNTOWN COMMUNITY REDEVELOPMENT DISTRICTS" TO REVISE THE REQUIREMENTS RELATED TO AUTO-ORIENTED USES, MINIMUM PARKING REGULATIONS, MINIMUM UNIT SIZE AND MAXIMUM HEIGHT FOR PROPERTIES WITHIN THE DISTRICTS. (19-T-80)

Advertised on \_\_\_\_\_, 2021.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
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