

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

DATE: February 9, 2021 **FILE:** 21-T-02

TO: Planning and Development Board/Local Planning Agency

VIA: Leslie A. Del Monte, Planning Manager

FROM: Fitz Murphy, Planning Administrator

SUBJECT: Text Amendment to the Zoning and Land Development Regulations amending Article 3 to provide distance separation requirements for package stores.

REQUEST:

A Text Amendment to the Zoning and Land Development Regulations amending Article 3 to provide distance separation requirements for package stores.

RECOMMENDATION:

The Planning and Development Board, acting as the Local Planning Agency, forward ***a recommendation of approval*** to the City Commission.

REQUEST

In an effort to encourage a mix of uses city wide, the proposed amendment proposes a distance separation for package stores, defined in Article 2 as *a place where alcoholic beverages are dispensed or sold in containers for consumption off the premises*, the text amendment proposes to amend Article 3 of the Zoning and Land Development Regulations.

The request proposes to amend Article 3 in the following manner:

* * *

§ 3.23 Distance Separation Requirements.

* * *

- I. The distance separation requirements for package stores ≤9,000 square feet shall be 2,500 linear feet between a package store ≤9,000 square feet and another package store ≤9,000 square feet.*

* * *

SITE INFORMATION

Owner/Applicant: City of Hollywood
Address/Location: Citywide

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed text amendment are consistent with the Comprehensive Plan, based upon the following:

Goal: *Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

Objective 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.*

The proposed text amendment is consistent with the City's Comprehensive Plan goal to encourage positive economic development by providing consistency among similar uses.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City. The proposed text amendment is consistent with the City-Wide Master Plan based upon the following Guiding Principle:

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

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 distance separation creates an incentive for a greater mix of active uses, indirectly benefiting the adjacent community; while maintaining the intent of the regulations.

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, Staff has identified other similar uses, such as convenience stores, which include a distance separation requirement. A distance separation for package stores will provide a more consistent interpretation of the code; while maintaining its original intent.
FINDING:	Consistent