



City of Hollywood

Hollywood City Hall
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Hollywood, FL 33020
<http://www.hollywoodfl.org>

Legislation Text

File #: PO-2019-11, **Version:** 2

An Ordinance Of The City Of Hollywood, Florida, Amending Article 5 Of The Zoning And Land Development Regulations Entitled "Development Review Process" By Amending Section 5.3.I. Entitled "Design Procedures" To Revise The Design Criteria. (19-T-02)

Staff Recommends: Approval of the Attached Ordinance.

Explanation:

Through various regulations and plans, the City has identified several zones, including the Transit Oriented Corridor (TOC) and Regional Activity Center (RAC), as areas of importance and established a vision for these districts. These visions, which delineate the desired character of future development, include elements that deviate from the makeup of the existing neighborhood; particularly for sectors which have been underdeveloped or deemed blighted. As the districts begin to develop and the vision starts to take shape, there is a natural period of transition. During these initial stages, catalyst projects which meet the intent of the vision and comply with the desired character, may not be fully compatible with the immediate or surrounding character. As suggested by the Planning and Development Board after experiencing this difficulty in considering projects, Staff proposes a text amendment to the Design Review Criteria to better accommodate these areas and periods of transition.

This shift in rationale would allow for catalyst projects to be reviewed on the merits of their consistency with the desired vision, rather than with the existing surroundings, as appropriate in the district. Thus, allowing for and encouraging the implementation of the vision; and not hindering the impetus for redevelopment. The text amendments seeks to revise the code in a manner that is consistent with established visions and current development patterns.

Attachment I: February 7, 2019 Planning and Development Board Staff Report

Recommended for inclusion on the agenda by:
Leslie A. Del Monte, Planning Manager
Shiv Newaldass, Director, Development Services
Gus Zambrano, Assistant City Manager/Sustainable Development