



City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Legislation Text

File #: PO-2019-02, **Version:** 2

An Ordinance Of The City Of Hollywood, Florida, Amending Article 4, Section 4.1c. Of The Zoning And Land Development Regulations Entitled "Single Family Districts" To Revise The Front Setback Requirements For Lakefront Properties Located Within The Lakes Area Historic Multiple Resource Listing District. (18-T-54)

Staff Recommends: Approval of the Attached Ordinance.

Explanation:

The request is to amend Article 4 of the Zoning and Land Development Regulations to reduce the required front setback, from 80 feet to 25 feet, for lakefront lots located within the Lakes Area Historic Multiple Resource Listing District, to match that of non-lakefront lots. Current single family district setback regulations require a minimum 80-foot setback for lakefront lots; while the requirement for non-lakefront lots within the district and elsewhere in the City is a minimum of 25 feet. This text amendment was requested by the Historic Preservation Board in early 2018, after considering proposed lakefront projects; and considering the existing setback to be onerous in comparison with other lots and inconsistent with the existing fabric of the lakefront.

After conducting a visual evaluation and finding that approximately 43 percent of lakefront lots do not comply with the existing minimum setback requirement, Staff agrees with the Board's observation regarding the inconsistency of the existing fabric. Additionally, the 80-foot setback is required for habitable portions of the home; garages, however, have a minimum setback requirement of 25 feet. The combination of those two scenarios, translates into approximately 84 percent of the lots having structures within the required 80 foot setback.

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