



# City of Hollywood

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

## Legislation Text

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**File #:** PO-2020-17, **Version:** 2

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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)

*Quality of Life & Strong Neighborhoods*

Staff Recommends: Approval of the attached Ordinance.

Explanation:

Second Reading:

This item passed on first reading including the recommendation provided by the Affordable Housing Advisory Committee (AHAC). The Ordinance has been revised to reflect this change, creating an exemption for qualifiable affordable housing developments; and to correctly reflect the removal of the number of stories for the FH-2 District on page 8.

First Reading:

During recent City Commission meetings, the Commission directed Staff to evaluate regulations pertaining to development within the Regional Activity Center (RAC), specifically, relative to auto-oriented uses on Dixie Highway, minimum parking requirements, and maximum height.

For zoning codes to remain relevant and effective, they have to respond to the current needs of the area-adapting and evolving over time to adequately implement the established vision. 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. With these observations in mind and with the City Commission's direction, the proposed text amendment proposes the following:

- To create a distinction between new and existing units relative to minimum unit area. While **new** small size units are desirable for urban areas, unit size reductions are not intended to justify the conversion of existing developments to increase the number of units; or to rectify illegal conversions-particularly for sites that were not intended to

accommodate the increase in number of units.

- To increase the number of required parking spaces for multi-family residential buildings based on the size of the unit (bedrooms).
- To further restrict auto-oriented uses on Dixie Highway.
- To increase the number of stories within the allowable height (feet) for specific zoning districts along the major corridors. Currently, the general allowable height for these districts is ten (10) stories, not to exceed 140 feet. Maintaining the overall height of 140 feet, the text amendment proposes to increase the number of stories to 12, for the following districts:
  - RC-2 - Historic Retail Core (for portions outside the Historic Hollywood Business District);
  - DH-3 - Dixie Highway High Intensity Mixed-Use District;
  - FH-2 - Federal Highway Medium-High Intensity Mixed-Use District;
  - PR - Pembroke Road Mixed-Use District; and
  - SS - Sheridan Street Mixed-Use District

At the January 21, 2020 Joint Planning and Development Board and Historic Preservation Board Meeting, the Board, acting as the Local Planning Agency, forwarded a recommendation of approval for areas within the Historic Hollywood Business District.

At the January 21, 2020 Planning and Development Board Meeting, the Board, acting as the Local Planning Agency, forwarded a recommendation of denial to the City Commission with the recommendation that the components pertaining to the unit size, auto-related uses, and height be approved; and that the parking requirement for units exceeding 1 bedroom be changed to 1.25 spaces per unit, for areas not within the Historic Hollywood Business District.

As the proposed increase in parking would increase the cost of housing, the item was brought before the Affordable Housing Advisory Committee for consideration as per Chapter 160.06(H)(1) of the Code of Ordinances. At the August 11, 2020 Affordable Housing Advisory Committee Meeting, the Committee, with regard to the proposed parking requirements. AHAC recommended approval with the condition that Staff include language that qualifiable affordable housing projects be exempt from increase in the number of required spaces.

Attachment I: January 21, 2020 Joint Planning and Development Board and Historic Preservation Board, and Planning and Development Board Staff Report

#### Fiscal Impact:

Approval of this ordinance will not fiscally impact the City as this is a request to amend the City's regulations as it relates to uses, height, and parking.

Recommended for inclusion on the agenda by:

Deandrea Moise, Planning Administrator

Leslie A. Del Monte, Planning Manager

Shiv Newaldass, Director, Development Services

Gus Zambrano, Assistant City Manager/Sustainable Development