



## Legislation Text

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**File #:** PO-2021-14, **Version:** 2

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**..Title**

An Ordinance Of The City Of Hollywood, Florida, Amending The Zoning And Land Development Regulations To Allow Planned Developments Within The Downtown District Of The Hollywood Community Redevelopment Agency. (21-T-23)

**..Strategic Plan Focus**

Quality of Life & Strong Neighborhoods

**..Body**

Staff Recommends: Approval of the attached Ordinance.

**Explanation:**

**Second Reading:**

This item passed on first reading with the recommendations provided by the City Commission. The Ordinance was revised to only allow Planned Developments adjacent to the following major corridors within the Downtown District of the Community Redevelopment Area:

- \* Federal Highway
- \* Dixie Highway
- \* Hollywood Boulevard

**First Reading:**

As a result of the Hollywood Beach and Downtown Hollywood Master Plans, the City Commission adopted amendments to the Zoning and Land Development Regulations in order to eliminate future Planned Developments (PD) within the Beach and Downtown Districts of the Community Redevelopment Agency; in 2006 and 2009, respectively. Consequently, the future expansion of existing Planned Developments was also prohibited. These amendments were adopted under the following premise:

The Planned Development (PD) zoning overlay category is intended to provide a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning for the purpose of allowing higher intensity mixed-use development, usually in residential neighborhoods. PDs are often necessary when traditional zoning segregates uses and has not been updated to accommodate the growth of an area or market conditions. Since the Master Plan establishes appropriate zoning recommendations for each of the districts - in accordance with the City's Comprehensive Plan and the community's vision - allowing for mixed-use and higher intensities, Planned Developments are no longer required.

Although this principle is still true, given the built-out environment of the City, specifically in the Downtown District of the Community Redevelopment Agency, it is necessary to allow Planned Developments while providing specific standards so that properties with different zoning designations do not face the challenge of complying with two significantly different zoning regulations.

On May 11, 2021 the City presented a text amendment to the Planning and Development Board regarding Planned Developments within the Beach and Downtown Districts of the Community Redevelopment Agency. The item was continued time and date certain to the June 8, 2021 meeting as the Board felt more outreach regarding the text amendment was necessary.

As a result, the City met with members of the Hollywood Beach Civic Association, the Hollywood Beach Coalition, the 1301 Committee, and several other community leaders (May 20, 2021); and held a public workshop (May 24, 2021) to better inform all interested parties of the proposed text amendment.

Subsequently, in conjunction with the Community Redevelopment Agency, staff's recommendation changed to exclude the Beach District from the current text amendment; and to only move forward in amending the Downtown District of the CRA to allow for Planned Developments with specific development standards.

Attachment 1: June 8, 2021 Planning and Development Board Package.

**Fiscal Impact:**

Approval of this ordinance will not fiscally impact the City as this is a text amendment to incentivize redevelopment of properties.

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