

Permitted Uses in the Area Designated Regional Activity Center

The Regional Activity Center land use designation encourages redevelopment or development of areas that are regionally significant. The major purposes of this designation are is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.

Hollywood's Downtown Regional Activity Center will:

1. Focus on the best mix of office, service, retail, entertainment, residential, community facilities, open space and transportation uses that will promote a lively, livable, and successful regional downtown area;
2. Encourage a pedestrian oriented core;
3. Promote mass transit and other forms of transportation as an alternative to the Automobile that will link the downtown with I-95, the airport, the Port, Tri-Rail, Central Beach and the rest of Hollywood Blvd;
4. Encourage historic preservation;
5. Promote creative siting of buildings, transportation routes, and open space to create vistas that will pull the downtown together, link the downtown with the rest of Hollywood Boulevard, let in light, and discourage crime; and
6. Total densities and intensities of development within the Downtown Regional Activity Center shall be as follows:
 - *Residential Land Uses ~~46,100~~ 23,600 dwelling units (includes 1,000 units allocated from Flex Zone 87)
 - Commercial Land Uses ~~3,280,000~~ 2,550,000 square feet
 - Office Land Uses ~~4,500,000~~ 1,300,000 square feet
 - Community Facilities 390,000 square feet
 - Open Space/ Recreation Uses Approx. 47.44 acres

*Residential Uses Shall Consist of:

Single-family	<u>3,590</u>
Townhouses	<u>1,510</u>
Garden Apartment	<u>7,500</u>
Mid-Rise	<u>1,000</u>
High-Rise	<u>10,000</u>

To accelerate the realization of future transit corridors and direct higher-density development into walkable, transit-supportive areas, Mid-Rise and High-Rise residential development shall be prioritized along the following key growth corridors:

- Hollywood Boulevard, including the City Hall Circle and Young Circle
- Federal Highway (US-1)
- Dixie Highway

Growth shall be encouraged within following zoning districts that align with these corridors and are best suited to accommodate transit-oriented, mixed-use development:

- DH-3
- FH-2
- PD

- RC-1
- RC-2
- TC-1
- YC

The City shall proactively support this vision through rezoning efforts, infrastructure investment, and development review processes that encourage timely buildout, promote walkability, and enhance the viability of future transit service.