

ORDINANCE NO. _____

(23-Z-36)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 1845-1885 HOLLYWOOD BOULEVARD, HOLLYWOOD, FLORIDA, GENERALLY LOCATED EAST OF 19 AVENUE, NORTH OF HOLLYWOOD BOULEVARD, WEST OF YOUNG CIRCLE AND SOUTH OF TYLER STREET, FROM GU (GOVERNMENT USE) TO YC (YOUNG CIRCLE MIXED-USE DISTRICT); AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

WHEREAS, the City's Zoning and Land Development Regulations provide that an application for a change of zone may be filed; and

WHEREAS, an application (23-Z-36) was filed by the Hollywood Community Redevelopment Agency ("CRA") with the Department of Development Services, Planning and Urban Design Division, requesting a change of zoning from GU (Government Use) to YC (Young Circle Mixed-Use District), for property generally located at 1845-1985 Hollywood Boulevard, with approximately 44,124 sq. ft./1.01 net acres as more particularly described in the attached Exhibit "A" ("Subject Property"); and

WHEREAS, the purpose of the request for change in zoning designation is to allow for the CRA's sale and conveyance of the Subject Property to accommodate redevelopment for mixed use including residential and commercial use; and

WHEREAS, the Subject Property has a current City zoning designation of GU and an existing Land Use Designation of Regional Activity Center ("RAC"); and

WHEREAS, the Subject Property is adjacent to YC Young Circle (YC) on the North, YC on the south, Government Use (GU) on the east, and Historic Retail Core and North Downtown High Intensity Mixed-Use District (RC-2 and ND-3) on the west; and

WHEREAS, the Planning Manager, following analysis of the application and its associated documents, has determined that the proposed change of zoning district is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan and the City-Wide Master Plan, and has therefore recommended that it be approved; and

WHEREAS, on May 9, 2023, the Planning and Zoning Board, acting as the Local Planning Agency, met and reviewed the above noted request for a change of zoning to YC (Young Circle Mixed-Use District) and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that the rezoning request to YC is/is not consistent with the Zoning and Land Development Regulations, is/is not consistent with the City of Hollywood's Comprehensive Plan, and is/is not in the best interest of the citizens of the City of Hollywood.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: That the Applicant **has/has not** presented competent substantial evidence that the requested rezoning request to YC is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and there is no legitimate public purpose in maintaining the existing zoning.

Section 3: That the Subject Property, as more particularly described in the attached Exhibit "A," **is/is not** rezoned from the zoning designation of GU to YC.

Section 4: That the Official Zoning Map of the City of Hollywood is/is not amended to incorporate the above-described change in zoning designation for the Subject Property.

Section 5: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict are repealed to the extent of such conflict.

Section 6: That if any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 1845-1985 HOLLYWOOD, FLORIDA, GENERALLY LOCATED EAST OF 19 AVENUE, NORTH OF HOLLYWOOD BOULEVARD, WEST OF YOUNG CIRCLE AND SOUTH OF TYLER STREET, FROM GOVERNMENT USE TO YOUNG CIRCLE MIXED-USE DISTRICT; AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

Section 7: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised _____, 2023.

PASSED on first reading this _____ day of _____, 2023.

PASSED AND ADOPTED on second reading this _____ day of _____, 2023.

RENDERED this _____ day of _____, 2023.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DOUGLAS R. GONZALES
CITY ATTORNEY