

ORDINANCE NO. _____

(23-ZJ-86)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF SOUTH PARK ROAD AND PEMBROKE ROAD, SOUTH OF HILLCREST DRIVE (1600 S. PARK ROAD) AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" FROM GOVERNMENT USE (GU) TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT; AND APPROVING A MASTER DEVELOPMENT PLAN FOR A MIXED-USE DEVELOPMENT (KNOWN AS "PARK ROAD MASTER DEVELOPMENT PLAN"); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

WHEREAS, the Zoning and Land Development Regulations provide that an application for a change in zoning designation may be filed; and

WHEREAS, an application (23-ZJ-86) was filed with the Planning Division of the Development Services Department ("Department") requesting a change in zoning designation from Government Use ("GU") to Planned Development District ("PD"), for property generally located on the northwest corner of South Park Road and Pembroke Road, south of Hillcrest Drive (1600 S. Park Road) as more specifically described in Exhibit "A" (the "Property") attached hereto and incorporated herein by reference; and

WHEREAS, the purpose of this request for change in zoning designation is to allow the development of the Property, containing two (2) parcels of an aggregate total of 22.1+/- acres, to proceed in accordance with the PD Ordinance, in order to construct a mixed-use planned development contemplating commercial and office uses to be located on the southern parcel (5.4+/- acres) and residential use to be located on the northern parcel (16.7+/- acres); and

WHEREAS, the Property has a current zoning designation of GU and a Future Land Use Designation of High (50) Residential (HRES) and General Business (GBUS); and

WHEREAS, the Property is adjacent to properties GU, Hospital District (HD) & Multiple Family District (RM-25) to the north, the City of Pembroke Park to the south, Multiple Family District (RM-25), Trailer Park District (TD), and Low Intensity Industrial and Manufacturing District (IM-1) to the east, and Planned Unit Development (PUD), Low Intensity Industrial, Manufacturing District (IM-1), and Office District (O-1) to the west; and

WHEREAS, the PD ordinance requires that a Master Development Plan be submitted by the applicant for review by City staff and the Planning and Development Board; and

WHEREAS, the Department Director, following analysis of the proposed Master Development Plan and its associated documents, has determined that the proposed Plan and the proposed change of zoning designation are consistent with the Zoning and Land Development Regulations, are consistent with the City's Comprehensive Plan and the City-Wide Master Plan, and has therefore recommended approval; and

WHEREAS, on February 11, 2025, the Planning and Development Board met and reviewed the above request for a change in zoning designation to PD and for approval of the proposed Master Development Plan, and have forwarded a recommendation of approval to the City Commission with the following conditions:

1. Prior to the issuance of Building Permits, the applicant shall submit a Covenant in lieu of a Unity of Title, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a plan of development as reflected on the companion Site Plan requests. The applicant shall also provide satisfactory legal documentation, certified by the Department, demonstrating unified control of the Planned Development District in accordance with Section 4.15 of the ZLDR. The Covenant shall be recorded in the Broward County Public Records by the City of Hollywood before the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
2. Prior to the issuance of a building permit, the applicant shall submit agreements, covenants, and/or sureties, in a form acceptable to the City, to ensure ongoing compliance and maintenance of private areas. Successors in title shall be bound by these commitments, and any common open space managed by an association or nonprofit shall comply with Florida law.
3. Prior to the rezoning becoming effective, Land Use Plan Amendment 23-L-86 shall be recertified by the Broward County Planning Council;
4. If there are major modifications to the site plans submitted as a companion to this request (23-JDP-86a&b), the Applicant shall submit an updated Master Development Plan for all lands within the Planned Development District. The updated Master Development Plan shall address all requirements for Master Development Plans as enumerated in Section 4.15(F)3 of the City of Hollywood's Zoning and Land Development Regulations;
5. If there are major modifications to the site plans submitted as a companion to this request (23-JDP-86a&b), the Applicant shall submit

documentation demonstrating the modification's compliance with all requirements of Section 4.15 of the City of Hollywood Zoning and Land Development Regulations and the adopted Master Plan Development Guidelines.

; and

WHEREAS, the Section 4.15(F) of the Zoning and Land Development Regulations ("ZLDR") provides that the City Commission, through the recommendation of the Planning and Development Board, may consider requests for modifications to the ZLDR's standards with the rezoning request to PD; and

WHEREAS, the Planning and Development Board has recommended approval of the following modifications requested to form part of this PD zoning district:

1. Parking supply rates as outlined on Sheet SP-0 prepared by Sun-Tech Engineering Inc. dated, 08/22/24 (Exhibit "B"); and
2. Reduced internal and external setbacks from 25' to 15' to public Right of Ways. ; and

WHEREAS, the City Commission finds that the rezoning request to PD, along with approval of the Master Development Plan and modifications, are consistent with the criteria outlined within the Zoning and Land Development Regulations, are consistent with the City's Comprehensive Plan, and are in the best interest of the citizens of Hollywood; and

WHEREAS, Section 166.041(3)(c)(2), Florida Statutes, requires that the local governing body shall hold two advertised public hearings on the proposed ordinance, and at least one hearing shall be held after 5:00 P.M., unless the local governing body, by a majority plus one vote, elects to conduct that hearing at another time of day.

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

Section 1: That the applicant has presented competent substantial evidence that the rezoning request to PD is consistent with the Zoning and Land Development Regulations, is consistent with the City's Comprehensive Plan, and there is no legitimate public purpose in maintaining the existing zoning.

Section 2: That the Property as is hereby rezoned from the zoning designation of GU to PD.

Section 3: That the Park Road Master Development Plan and Master Plan Development Guidelines, as more specifically described in Exhibit "B" attached hereto and incorporated herein by reference, are hereby approved with the following conditions:

1. Prior to the issuance of Building Permits, the applicant shall submit a Covenant in lieu of a Unity of Title, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a plan of development as reflected on the companion Site Plan requests. The applicant shall also provide satisfactory legal documentation, certified by the Department, demonstrating unified control of the Planned Development District in accordance with Section 4.15 of the ZLDR. The Covenant shall be recorded in the Broward County Public Records by the City of Hollywood before the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
2. Prior to the issuance of a building permit, the applicant shall submit agreements, covenants, and/or sureties, in a form acceptable to the City, to ensure ongoing compliance and maintenance of private areas. Successors in title shall be bound by these commitments, and any common open space managed by an association or nonprofit shall comply with Florida law.
3. Prior to the rezoning becoming effective, Land Use Plan Amendment 23-L-86 shall be recertified by the Broward County Planning Council;
4. If there are major modifications to the site plans submitted as a companion to this request (23-JDP-86a&b), the Applicant shall submit an updated Master Development Plan for all lands within the Planned Development District. The updated Master Development Plan shall address all requirements for Master Development Plans as enumerated in Section 4.15(F)3 of the City of Hollywood's Zoning and Land Development Regulations;
5. If there are major modifications to the site plans submitted as a companion to this request (23-JDP-86a&b), the Applicant shall submit documentation demonstrating the modification's compliance with all requirements of Section 4.15 of the City of Hollywood Zoning and Land Development Regulations and the adopted Master Plan Development Guidelines.

Section 4: That the Official Zoning Map of the City is hereby amended to incorporate the above-described change in zoning designation for the subject parcel.

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 herewith are hereby 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, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

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Section 7: That the City Commission, pursuant to Section 166.041(3)(c), Florida Statutes, elects by a majority plus one vote, to conduct the second reading of this Ordinance prior to 5:00 P.M. at a regularly scheduled City Commission public hearing.

Section 8: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised _____, 2025.

PASSED on first reading this _____ day of _____, 2025.

PASSED AND ADOPTED on second reading this _____ day of _____, 2025.

RENDERED this _____ day of _____, 2025.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DAMARIS HENLON
INTERIM CITY ATTORNEY