

ORDINANCE NO. \_\_\_\_\_

(21-T-22)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ARTICLE 4 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ENTITLED "SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS" BY AMENDING SECTION 4.6 "REGIONAL ACTIVITY CENTER, DOWNTOWN AND BEACH COMMUNITY REDEVELOPMENT, AND TRANSIT ORIENTED CORRIDOR DISTRICTS" TO ADDRESS REGULATIONS RELATED TO PROPERTIES ADJACENT TO CITY HALL CIRCLE; PROVIDING FOR A REPEALER PROVISION AND A SEVERABILITY CLAUSE.

WHEREAS, City staff has identified the nearly 10 acre City Hall circle site as an exciting opportunity for a public-private partnership that may be anchored by new City facilities and inclusive of new multi-family residential, office and retail development; and

WHEREAS, to both reinforce and capitalize on such opportunity, it has been determined that the current regulation should be amended to incentivize redevelopment of properties directly adjacent to City Hall Circle; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a zoning text change of regulatory controls may be filed; and

WHEREAS, on May 11, 2021, the Planning and Zoning Board, acting as the Local Planning Agency, reviewed and recommended approval of the proposed amendments to Article 4, Section 4.6 of the Zoning and Land Development Regulations; 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 PM, unless the local governing body, by a majority plus one vote, elects to conduct that hearing at another time of day; and

WHEREAS, the City Commission, following review and public hearing, accepts such recommendations and finds them to be in the best interest of the citizens of Hollywood.

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

Coding: Words in ~~struck through~~ type are deletions from existing text; underscored words are additions to existing text.

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 Article 4, *Schedule of District, Use and Setback Regulations*, Subsection 4.6, *Regional Activity Center, Downtown and Beach Community Redevelopment, and Transit Oriented Corridor* of the Zoning and Land Development Regulations is hereby amended as follows<sup>1</sup>:

#### **ARTICLE 4. SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS**

\* \* \*

##### **§4.6. Regional Activity Center, Downtown and Beach Community Redevelopment, and Transit Oriented Corridor.**

\* \* \*

##### **B. Regional Activity Center, Downtown Community Redevelopment Districts.**

\* \* \*

4. District use and development regulations. The purpose of the district specific regulations is to reinforce the existing and potential character of each district and subdistrict.

##### **a. Core Districts.**

\* \* \*

##### **(2) Core Districts Use and Development Regulations.**

\* \* \*

##### **(b) TC-1- Transitional Core**

##### **(i) TC-1- Transitional Core Use Table.**

| TC-1 – Transitional Core Uses  |  |   |   |
|--|--|---|---|
| Main Permitted Uses  | Accessory Uses   | Special Exception Uses  | Prohibited Uses                             |
| Café, when part of multi-use/multi-tenant building<br>Hotel<br>Multi-family Residential<br>Office<br>Single Family Residential<br><br><u>Sites or portions of sites adjacent to City Hall Circle, south of Polk Street, and north of Van Buren Street: all RC-1 District uses.</u> | Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use<br>Retail Sales<br>Any use customarily associated with one of the Main Permitted Uses. | Day Care Facility<br>Place of Worship, Meeting Hall, and Fraternal Lodge<br>Schools (All) | Any use not listed as a Main Permitted Use. |
| See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.  |  |   |   |

(ii) TC-1 – Transitional Core Development Regulations Table.

| TC-1 – Transitional Core Development Regulations  |  |
|---|--|
| MAXIMUM FAR   |  |
| 1.50  |  |
| MAXIMUM HEIGHT  |  |
| 4 Stories, not to exceed 50 ft.   |  |
| <u>Sites or portions of sites adjacent to City Hall Circle, south of Polk Street, and north of Van Buren Street: 7 Stories, not to exceed 75ft.</u> |  |
| MINIMUM SETBACKS  |  |
| Frontage  |  |
| All Frontages   | Non-Residential: 10 ft.<br>Residential: 15 ft. |
| Side Interior   | 10 ft.   |
| Rear  | 10 ft.   |

**Section 3:** That the City Commission, pursuant to Section 166.041(3)(c), F.S., elects, by a majority plus one vote, to conduct the second reading prior to 5:00 p.m. at a regularly scheduled City Commission public hearing.

**Section 4:** That it is the intention of the City Commission and it is ordained that the provisions of this section shall be made a part of the Zoning and Land Development Regulations, and the sections of the Regulations may be renumbered to accomplish such intention.

AN ORDINANCE AMENDING ARTICLE 4 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ENTITLED "SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS" BY AMENDING SECTION 4.6 "REGIONAL ACTIVITY CENTER, DOWNTOWN AND BEACH COMMUNITY REDEVELOPMENT, AND TRANSIT ORIENTED CORRIDOR DISTRICTS" TO ADDRESS REGULATIONS RELATED TO PROPERTIES ADJACENT TO CITY HALL CIRCLE.

Section 5: 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.

Section 6: That all sections or parts of sections of the Zoning and Land Development Regulations, all regulations or parts of regulations, and all resolutions or parts of resolutions in conflict are repealed to the extent of such conflict.

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

Advertised \_\_\_\_\_, 2021.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
JOSH LEVY, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY for the use and reliance of  
the City of Hollywood, Florida, only.

\_\_\_\_\_  
DOUGLAS R. GONZALES  
CITY ATTORNEY