

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

(24-ZJDP-67)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DISTRICT DESIGNATION FROM NORTH MIXED-USE TO PLANNED DEVELOPMENT AND PROVIDING A WAIVER PERTAINING TO THE ACREAGE OF THE PROPERTIES LOCATED AT 4220 AND 4231 NORTH 58TH AVENUE, TOTALING APPROXIMATELY 5.74 ACRES; APPROVING A MASTER DEVELOPMENT PLAN TO PERMIT A MIXED-USE DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property located at 4220 and 4231 N. 58th Avenue consists of two parcels totaling 5.74 acres, situated within the North Mixed-Use District of the Transit-Oriented Corridor; and

WHEREAS, the site presently contains the Bryan House, designated as a Local Historic Site in 1999, and formally recognized as HPOS-12 Historic Overlay Site, described in Exhibit "A", which has been deemed potentially eligible for the National Register of Historic Places; and

WHEREAS, the Property has a current zoning designation of North Mixed-Use (N-MU) and a Future Land Use Designation of Transit Oriented Corridor; and

WHEREAS, the Property is adjacent to properties within the North Mixed Use (N-MU) to the north and south, a Planned Unit Development (PUD-R) district & Multiple Family District (RM-18) to the east, and the Hollywood Reservation of the Seminole Tribe to the west; and

WHEREAS, the Planned Development (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 Division of Planning and Urban Design, following analysis of the application and its associated documents, has determined that the proposed change of zoning designation and waiver request 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, the Division of Planning and Urban Design, following analysis of the proposed Master Development Plan and its associated documents, have determined that the proposed Plan is consistent with the Zoning and Land Development

Regulations and the City's Comprehensive Plan, and have therefore recommended that the Master Development Plan be approved; and

WHEREAS, the Zoning and Land Development Regulations Article 5, Section 5.5(G) provides that projects in local Historic Districts or Historic Sites, which are not located in single family districts, that require Site Plan approval and a Certificate of Appropriateness for Design, be heard by a joint meeting of the Planning and Development and Historic Preservation Board; and

WHEREAS, on September 9, 2025, the Joint Historic Preservation and 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. City Commission grants a waiver to the 10-acre minimum required for Planned Developments proposed outside of the Downtown CRA District.
2. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a unified plan of development as reflected on the Site Plan, be submitted prior to the issuance of Building Permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy ("C/O") or Certificate of Completion ("C/C").

; and

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

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

1. Alternate Parking and loading standards, as outlined in the PD Master Plan - Attachment B; and
2. Reduced setbacks from 25' to 15' from internal and external to public Right of Ways.

; and

WHEREAS, the City Commission finds that the rezoning request to PD, along with approval of the Waiver and Master Development Plan, are consistent with 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 foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: 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 3: That the Property as is hereby rezoned from the zoning designation of N-MU to PD.

Section 4: That the Master Development Plan and Master Plan Development Guidelines, as more specifically described in Exhibit "B," attached hereto and incorporated herein by reference, is hereby approved with the following conditions:

1. City Commission grants a waiver to the 10-acre minimum required for Planned Developments proposed outside of the Downtown CRA District.
2. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a unified plan of development as reflected on the Site Plan, be submitted prior to the issuance of Building Permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of C/O or C/C.
3. Alternate Parking and loading standards, as outlined in the PD Master Plan - Attachment B; and
4. Reduced setbacks from 25' to 15' from internal and external to public Right of Ways.

Section 5: 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 6: 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 7: 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.

Section 8: 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 9: 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  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
DAMARIS HENLON  
CITY ATTORNEY