

ORDINANCE NO. _____

(23-JPWZ-58)

(23-PZ-58)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, WAIVING THE 10-ACRE MINIMUM ACREAGE REQUIREMENT FOR A PLANNED DEVELOPMENT DISTRICT PURSUANT TO SECTION 4.15.E.1 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 3081 TAFT STREET FROM HIGH MULTIPLE FAMILY DISTRICT (RM-25) TO PLANNED DEVELOPMENT (PD); APPROVING THE PLANNED DEVELOPMENT MASTER PLAN FOR THE SUBJECT PROPERTY (HEREINAFTER KNOWN AS "FEDERATION PLAZA 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 of zoning may be filed; and

WHEREAS, an application (23-PZ-58) was filed with the Planning Division, including a request for a change of zoning designation from High Multiple Family District ("RM-25") to Planned Development ("PD") for property generally located at 3081 Taft Street as more particularly described in the attached Exhibit "A" ("Subject Property"); and

WHEREAS, the Applicant is proposing to rezone the property as a mixed-use site consisting of 124 senior affordable residential units, an approximate 20,423 square foot building for commercial and institutional uses, and an increase of on-site parking from 128 to 155 spaces; and

WHEREAS, the PD ordinance requires a minimum size of 10 acres for a PD, which may be waived by the City Commission upon the recommendation of the Planning and Development Board; and

WHEREAS, the Subject Property has a current City zoning designation of RM-25 and an existing Land Use Designation of Medium-High Residential; and

WHEREAS, the Subject Property is adjacent to an IM-1-zoned industrial parcel and one RS-2-zoned parcel to the north, a C-5 High intensity-zoned parcel to the east, an RS-6-zoned parcel to the west, and a GU-zoned parcel and an IM-1 zoned parcel to the south; and

WHEREAS, the Manager of the Planning and Urban Design Division, staff, and the Planning and Development Board have determined that the proposed change of

zoning district from RM-25 to PD; the waiver of the 10-acre minimum acreage from 10 acres to 4.86 acres; the Master Development Plan with the condition that the Master Development Plan permits a maximum height of 65 feet or six stories; and the Site Plan are consistent with the Zoning and Land Development Regulations, are each consistent with the City's Comprehensive Plan and the City-Wide Master Plan, and therefore recommend approval; and

WHEREAS, on December 12, 2023, the Planning and Development Board met and reviewed the request to change of zoning designation from RM-25 to PD, the request for waiver of the 10-acre minimum acreage requirement from 10 acres to 4.86 acres, the proposed Master Development Plan with the condition that the Master Development Plan permits a maximum height of 65 feet or six stories, and the Site Plan and have forwarded a unanimous recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that waiving the 10-acre minimum acreage requirement for a PD, the rezoning request to PD along with the approval of the Master Development Plan with the condition that the Master Development Plan permits a maximum height of 65 feet or six stories, and the Site Plan are consistent with the Zoning and Land Development Regulations, are consistent with the City's Comprehensive Plan, and are in the City's best interest.

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 competent substantial evidence has been presented that the requested rezoning request from RM-25 to PD 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 minimum acreage requirement of 10 acres for a PD is waived, thus reducing the minimum acreage from 10-acres to 4.86 acres for the Subject Property.

Section 4: That the Subject Property as more particularly described in Exhibit "A" is rezoned from the zoning designation of RM-25 to PD.

Section 5: That the Federation Plaza Master Development Plan and Site Plan as more specifically described in the attached Exhibit "B" is approved.

Section 6: That the Official Zoning Map of the City of Hollywood is amended to incorporate the above-described change in zoning designation for the Subject Property.

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Section 8: 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 9: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised _____, 2024

PASSED on first reading this _____ day of _____, 2024

PASSED AND ADOPTED on second reading this _____ day of _____, 2024.

RENDERED this _____ day of _____, 2024

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM

DOUGLAS R. GONZALES
CITY ATTORNEY