

ORDINANCE NO. _____

(21-Z-04)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF STIRLING ROAD AND COMPASS WAY FROM IM-3 (MEDIUM INTENSITY INDUSTRIAL AND MANUFACTURING DISTRICT) AND RS-6 (SINGLE FAMILY) TO RM-18 (MEDIUM-HIGH MULTIPLE FAMILY); 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 zone may be filed; and

WHEREAS, an application (21-Z-04) was filed by CF & A Hill Family, LTD. with the Department of Development Services, Planning and Urban Design Division, requesting a change of zoning district designation from IM-3 and RS-6 to RM-18 for the property generally located on the southeast corner of Stirling Road and Compass Way with approximately 26.7 gross acres, as more particularly described in the attached Exhibit "A" ("subject parcel"); and

WHEREAS, the existing subject parcel has a current City zoning designation of IM-3 (Medium Intensity Industrial and Manufacturing) and RS-6 (Single Family) and a Future Land Use Designation of Medium (16) Residential (MRES); and

WHEREAS, the subject parcel abuts Planned Mixed Use Development and the City of Dania Beach on the north; Single Family District on the south; Government Use on the east; and Medium Intensity Industrial and Manufacturing, Low Intensity Industrial and Manufacturing, and Single Family Residential on the west; and

WHEREAS, the Planning Manager and Planning Administrator, following analysis of the application and its associated documents, have determined that the proposed change of zoning district is consistent with the Zoning and Land Development Regulations, is consistent with the City's Comprehensive Plan and the Citywide Master Plan, and have therefore recommended approval; and

WHEREAS, on April 13, 2021, the Planning and Zoning Board met and reviewed the above noted request for a change of zoning to RM-18 (Medium-High Multiple Family) and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that the rezoning request to RM-18 is/is not consistent with the Zoning and Land Development Regulations, is/is not consistent with the City'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 RM-18 is/is not consistent with the Zoning and Land Development Regulations, is/is not consistent with the City of Hollywood's Comprehensive Plan, and there is/is not a legitimate public purpose in maintaining the existing zoning.

Section 3: That the subject parcel as more particularly described in the attached Exhibit "A" is/is not rezoned from the zoning designation of IM-3 (Medium Intensity Industrial and Manufacturing District) and RS-6 (Single Family) to RM-18 (Medium-High Multiple Family).

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 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 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.

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REZONING ORDINANCE FOR PROPERTY GENERALLY LOCATED AT SOUTHEAST CORNER OF STIRLING ROAD AND COMPASS WAY.

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.

RENDERED 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