

ORDINANCE NO. _____

(25-Z-52a)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF 1.11 ACRES GENERALLY LOCATED ON 19TH AVENUE BETWEEN JACKSON AND VAN BUREN STREETS, MUNICIPALLY KNOWN AS 1841-1857 JACKSON STREET, 1856 VAN BUREN STREET AND FOLIO NUMBERS 5142-15-01-7550 AND 5142-15-01-7540, FROM PS-3 (PARKSIDE HIGH INTENSITY MIXED-USE DISTRICT) TO FH-2 (FEDERAL HIGHWAY MEDIUM-HIGH INTENSITY MIXED-USE DISTRICT); AMENDING THE CITY'S OFFICIAL ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, an application (25-Z-52a) was filed with the Planning Division of the Development Services Department ("Department") requesting a change in zoning designation from PS-3 (Parkside High Intensity Mixed-Use District) to FH-2 (Federal Highway Medium-High Intensity Mixed-Use District), for property generally located on 19TH Avenue between Jackson and Van Buren Streets, 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 eliminate split zoning and consolidate the Property under a single zoning district, allowing for cohesive, mixed-use development; and

WHEREAS, the Property has a current zoning designation of PS-3 (Parkside High Intensity Mixed-Use District) and a Future Land Use Designation RAC (Regional Activity Center); and

WHEREAS, the Property is adjacent to properties zoned YC (Young Circle Mixed-Use District) to the north, PS-3 (Parkside High Intensity Mixed-Use District) to the south, FH-2 (Federal Highway Medium-High Intensity Mixed-Use District) to the east, and Planned Development (PD) to the west; and

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

WHEREAS, on February 10, 2026, the Planning and Development Board met and reviewed the above request for a change in zoning designation to FH-2 (Federal Highway Medium-High Intensity Mixed-Use District) and have forwarded a recommendation of approval; and

WHEREAS, the City Commission finds that the rezoning request to FH-2 (Federal Highway Medium-High Intensity Mixed-Use District) is 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), Florida Statutes, requires that the local governing body shall hold two advertised public hearings on the proposed ordinance.

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 the Ordinance.

Section 2: That the applicant has presented competent substantial evidence that the rezoning request to FH-2 (Federal Highway Medium-High Intensity Mixed-Use District) 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 PS-3 (Parkside High Intensity Mixed-Use District) to FH-2 (Federal Highway Medium-High Intensity Mixed-Use District).

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 this Ordinance shall be in full force and effect immediately upon its passage and adoption.

ADVERTISED on _____, 2026.

PASSED on first reading this _____ day of _____, 2026.

PASSED AND ADOPTED on second reading this _____ day of _____, 2026.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DAMARIS HENLON
CITY ATTORNEY