

ORDINANCE NO. _____

(19-T-66)

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 TO EXTEND THE INCENTIVE PROGRAM FOR THE OPPORTUNITY ZONE TO INCLUDE SITES OR PORTIONS OF SITES ALONG FEDERAL HIGHWAY AND ~~DIXIE HIGHWAY~~ 21ST AVENUE CORRIDORS, PROVIDING FOR A REPEALER PROVISION AND A SEVERABILITY CLAUSE.

WHEREAS, on December 4, 2019, the City Commission passed and adopted Ordinance No O-2019-28 that created an incentive program for the Downtown Core within the Young Circle-Hollywood Boulevard-South Federal Highway Opportunity Zone Area; and

WHEREAS, capitalizing on the unique incentive through the opportunity zone existing framework and the continued evaluation of the Downtown Core Opportunity Zone incentive, City staff has determined that extending the Downtown Core Opportunity Zone Incentive's geographical area to include sites or portions of sites along the major mixed use corridors of Federal Highway and ~~Dixie Highway~~ 21st Avenue would further encourage and focus catalytic redevelopment; and

WHEREAS, the request proposes to amend Section 4.6.B.3.e. "Regional Activity Center and Downtown Community Redevelopment Districts" to extend the incentive program for the Downtown Core Opportunity Zone Incentive to include the area fronting the west side of Federal Highway and the east side of 21st Avenue and as more specifically described in the attached Exhibit A; 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 June 14, 2022, the Planning and Development Board, acting as the City's local planning agency, reviewed the proposed text amendment at a duly noticed public hearing and has forwarded a recommendation of approval of the text amendment to Article 4 of the Zoning and Land Development Regulations; and

Coding: Words in ~~struck through~~ are deletions from existing text; underscored words are additions to existing text; ~~shaded text~~ are additions for second reading.

WHEREAS, the City Commission, following review and public hearing, accepts the recommendations set forth herein and finds them to be in the best interest of the residents 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 Article 4 of the Zoning and Land Development Regulations, entitled “Schedule of District, Use and Setback Regulations”, is hereby amended as follows:

ARTICLE 4: SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS

* * *

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

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B. Regional Activity Center and Downtown Community Redevelopment Districts.

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3. General Development Regulations Applicable to All Districts.

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- e. Downtown Core and Corridor Opportunity Zone Incentive. For the purposes of this section the Downtown Core shall be defined as the area generally located south of Polk Street, north of Van Buren Street, east of 21st Ave, and west of 17th Avenue. Sites or portions of sites within the Downtown Core or fronting the west side of Federal Highway and or the east side of Dixie Highway/21st Avenue corridor within the Opportunity Zone may calculate the Floor Area Ratio based on the gross area of the property or site. This section shall become inactive on December 31, 2024, and shall be considered repealed on that date.

* * *

Section 3: 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 intentions.

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 TO EXTEND THE INCENTIVE PROGRAM FOR THE OPPORTUNITY ZONE TO INCLUDE SITES OR PORTIONS OF SITES ALONG FEDERAL HIGHWAY AND ~~DIXIE HIGHWAY~~ 21ST AVENUE CORRIDORS; PROVIDING FOR A REPEALER PROVISION AND A SEVERABILITY CLAUSE. (19-T-66)

Section 4: 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 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 this Ordinance shall be in full force and effect immediately upon its passage and adoption and shall expire on December 31, 2024.

Advertised _____, 2022.

PASSED on first reading this _____ day of _____, 2022.

PASSED AND ADOPTED on second reading this _____ day of _____, 2022.

RENDERED this _____ day of _____, 2022.

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