

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF STIRLING ROAD AND ADJACENT TO NORTH 31ST TERRACE, FROM LOW/MEDIUM INTENSITY COMMERCIAL (C-2) TO LOW-MEDIUM MULTIPLE FAMILY DISTRICT (RM-9); 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 (13-Z-11) by ZE Management, LLC. was filed with the Department of Planning including a request for a change of zoning district designation from Low-Medium Intensity Commercial (C-2) to Multiple Family District (RM-9) for the property generally located south of Stirling Road and east of North 31st Terrace, containing approximately 0.27 net acres as more particularly described in Exhibit "A" (subject property) attached hereto and incorporated herein by reference; and

WHEREAS, the existing subject property has a current City zoning designation of Low-Medium Intensity Commercial (C-2) and an existing Land Use Designation of Low Medium Residential; and

WHEREAS, the subject property is adjacent to Low/Medium Intensity Commercial (C-2) to the north and east, Single Family (RS-2) and Multiple Family (RM-9) to the south, and Planned Development (PD) to the west; and

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

(Coding: Words in struck through type are deletions from existing law; words underscored are additions.)

WHEREAS, on April 11, 2013, the Planning and Development Board met and reviewed the above noted request for a change of zoning and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that the rezoning request is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and is 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 applicant has presented competent substantial evidence that the requested rezoning to Low-Medium Multiple Family (RM-9) 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 2: That the subject property as more particularly described in Exhibit "A" is hereby rezoned from the zoning designation of Low/Medium Intensity Commercial (C-2) to Low-Medium Multiple Family (RM-9).

Section 3: That the Official Zoning Map of the City of Hollywood is hereby amended to incorporate the above described change in zoning designation for the subject parcel.

Section 4: That it is the intention of the City Commission and it is hereby ordained that the provisions of this ordinance shall be made a part of the Code of Ordinances of the City of Hollywood, Florida, and the sections of the Code may be renumbered to accomplish such intention.

Section 5: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 6: That if any word, phrase, clause, subsection or selection of this ordinance is for any reason held unconstitutional or valid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 7: That this ordinance shall be in full force and effect immediately upon its passage and adoption.

Rezoning Ordinance 13-Z-11 for ZE Management, LLC.

ADVERTISED on the _____ day of _____, 2014.

PASSED on the first reading this _____ day of _____, 2014.

PASSED AND ADOPTED on the second reading this _____ day of _____ 2014.

PETER BOBER, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGAILITY
for the use and reliance of the
City of Hollywood, Florida, only

JEFFREY P. SHEFFEL, CITY ATTORNEY