

ORDINANCE NO. _____

(20-L-32)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 2609 NORTH 26TH AVENUE AND THE ADJACENT PARCELS TO THE NORTH AND WEST, 200 & 300 OAKWOOD LANE, 1 OAKWOOD BOULEVARD AND THE ADJACENT PARCEL TO THE SOUTH, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3800, 3901-3921, 4001-4101, 4100, AND 4150 OAKWOOD BOULEVARD, 2700 STIRLING ROAD, AND OAKWOOD BOULEVARD, GENERALLY LOCATED SOUTH OF STIRLING ROAD AND EAST OF INTERSTATE 95 FROM THE LAND USE DESIGNATION OF GENERAL BUSINESS AND OPEN SPACE AND RECREATION TO ACTIVITY CENTER (OAKWOOD ACTIVITY CENTER); AMENDING THE CITY'S LAND USE MAP TO REFLECT THE CHANGES.

WHEREAS, the City of Hollywood, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan, which has been approved by the State of Florida Department of Community Affairs and certified by the Broward County Planning Council; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a Land Use Plan Amendment may be filed; and

WHEREAS, a valid application was filed (20-L-32) for a change of land use designation from General Business and Open Space and Recreation to Activity Center (Oakwood Activity Center) for the property located at 2609 N. 26th Avenue and adjacent parcels to the north and west, and property located at 200 & 300 Oakwood Boulevard and adjacent parcels to the south, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215 3350, 3401. 3501-3881, 3800, 3901-3921, 4001-4101, 4150 Oakwood Boulevard, 2700 Stirling Road, and Oakwood Boulevard, generally located south of Stirling Road and east of Interstate 95 that contains approximately 112.5 gross acres/111.8 net acres as more specifically described in the attached Exhibit "A"; and

WHEREAS, the existing zoning for the subject property is Low Intensity Industrial and Manufacturing (IM-1); and

WHEREAS, the Planning Manager and Planning Administrator, following analysis of the application, recommended that it be approved; and

WHEREAS, on April 13, 2021, the Planning and Zoning Board, acting as the City's Local Planning Agency, recommended that the City Commission approve the applicant's land use request; and

WHEREAS, the City Commission has conducted duly advertised hearings on the future land use amendment proposed through the above referenced petition and has considered all comments received concerning the proposed amendment as required by state law and local ordinances; and

WHEREAS, the City Commission finds that the proposed amendment is consistent with the goals, policies, and objectives of the City's Comprehensive Plan, Article 1 of the Broward County Administrative Rules Document, and Broward County Land Use Plan.

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 land use designation of the property specifically described in the attached Exhibit "A" that contains approximately 111.8 net acres/112.5 gross acres, located in the City of Hollywood, Broward County, Florida, is changed from General Business and Open Space and Recreation to Activity Center ("Oakwood Activity Center").

Section 3: That the Oakwood Activity Center Development for the subject property shall be developed as more specifically set forth in the attached Exhibit "B" and in accordance with Broward County Ordinances 2022-06 and 2022-07.

Section 4: That the Official Land Use Map of the City of Hollywood is amended to incorporate the above listed change in land use designation.

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.

Section 7: The effective date of this Ordinance shall be the date upon which the following event has occurred:

- (a) The plan amendment is recertified by the Broward County Planning Council once one of the following has occurred:

(1) a final order is issued by the Department of Community Affairs finding the amendment to be in compliance with Section 163.3184, Florida Statutes; or

(2) a notice of intent is issued by the Department of Community Affairs Administrative Commission finding the amendment to be in compliance with Chapter 163, Florida Statutes.

Section 8: That no development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective. If a final order of non-compliance is issued by the Administrative Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution and ordinance shall be sent to the Department of Community Affairs, Division of Community Planning, Plan Processing Team, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100.

Advertised this _____ day of _____, 2021.

Advertised this _____ day of _____, 2022.

PASSED on first reading this _____ day of _____, 2021.

PASSED AND ADOPTED on second reading 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