

ORDINANCE NO. _____

(16-DPVZ-72)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED NORTH OF EVANS STREET AND WEST OF 22ND AVE FROM RS-6 (SINGLE FAMILY) TO RM-9 (LOW DENSITY MULTIPLE FAMILY); 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 (16-DPVZ-72) was filed with the Department of Development Services, Planning Division, requesting a change of zoning designation from RS-6 (Single Family) to RM-9 (Low Density Multiple Family), for the property generally located north of Evans Street and west of 22nd Ave, with approximately 1.62 net acres (approximately 70,652 square feet) as more particularly described in Exhibit "A" (subject parcel) attached hereto and incorporated herein by reference (Crispus Commons B, Parcel A); and

WHEREAS, the property has a current City zoning designation of RS-6 (Single Family) and an Existing Land Use Designation of Low Medium Residential; and

WHEREAS, the subject property is adjacent to the City of Dania Beach on the north and east, and Government Use (GU) on the south and west; and

WHEREAS, the Planning Manager and the Principal Planner (Staff), following analysis of the application and its associated documents, have determined that the proposed request for a change of zoning designation 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 have therefore recommended that it be approved; and

WHEREAS, on March 9, 2017, the Planning and Development Board met and reviewed the above noted request for a change of zoning to RM-9 (Low Density Multiple Family) and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that the rezoning request from RS-6 (Single Family) to RM-9 (Low Density Multiple Family) 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; and

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 request from RS-6 (Single Family) to RM-9 (Low Density Multiple Family) 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 RS-6 (Single Family) to RM-9 (Low Density Multiple Family).

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 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 5: 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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ORDINANCE LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT REZONING OF PROPERTY GENERALLY LOCATED NORTH OF EVANS STREET AND WEST OF 22ND AVE. (16-DPVZ-72).

Section 6: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised _____, 2017.

PASSED on first reading this _____ day of _____, 2017.

PASSED AND ADOPTED on second reading this _____ day of _____, 2017.

RENDERED this _____ day of _____, 2017.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.

ALAN FALLIK, ACTING CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

ALL OF PARCEL 'A' OF "CRISPUS COMMONS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.