

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development Board

Date of Application: 8/24/2023

Location Address: 1600 S. Park Road.

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 514220000040; 514220000140; 514220000170; 514220000150

Zoning Classification: Government and Utilities and Use Classification: Open Space and Recreation and Utilities

Existing Property Use: Vacant and Government Use Sq Ft/Number of Units: 630

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development

Explanation of Request: See Narrative for Rezoning

Number of units/rooms: 630 Sq Ft: 35k retail and 45k office

Value of Improvement: TBD Estimated Date of Completion: _____

Will Project be Phased? () Yes () No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: City of Hollywood

Address of Property Owner: 2600 Hollywood Boulevard, Hollywood, FL 33020

Telephone: C/o Representative Fax: _____ Email Address: rstorey@hollywoodfl.org

Name of Consultant/Representative/Tenant (circle one): Pedro Gassant, Esq., and Eric Metz

Address: 515 East Las Olas Blvd, Fort Lauderdale, FL Telephone: 305.789.7430

Fax: _____ Email Address: pedro.gassant@hklaw.com; emetz@metzreg.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 9-5-23

PRINT NAME: City of Hollywood

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: Pedro Gassant, Esq.

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for rezoning to my property, which is hereby made by me or I am hereby authorizing Pedro Gassant and Eric Metz to be my legal representative before the Planning Development Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☐ Produced Identification _____

Holland & Knight

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Holland & Knight LLP | www.hklaw.com

Pedro Gassant
305.789.7430
pedro.gassant@hklaw.com

January 20, 2025

BY ELECTRONIC DELIVERY

Andria Wingett
Director of Development Services
City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL, 33021

RE: Park Road Development, LLC / Master Development Plan Development Guidelines

Introduction

Purpose

These guidelines for the Park Road Planned Development (“Park Road PD”) aim to provide flexibility in site design and development intensity, encouraging innovative approaches that mitigate environmental site concerns while positively contributing to the built form of the City of Hollywood. The overarching goal is to foster creative development designs that improve the limitations of general district regulations. These guidelines emphasize the efficient use of land through thoughtful arrangements of structures and circulation systems while prioritizing the inclusion of site amenities in a harmonious and visually appealing manner.

History of the Property and Limitations

The site was formerly the Hollywood Incinerator Ash Dump in the 1950s and, more recently, the City of Hollywood Public Works Facility. The property is known to have subsurface contaminants that have been documented by the federal government, the City of Hollywood, and the Developer. In 2011, the City of Hollywood designated the Property as a Brownfield Area to ensure that the Property would be eligible for private redevelopment to cleanup the site and effectuate redevelopment activity.

1. SITE DESIGN

Schematic Overview

The Park Road PD encompasses ± 22 net acres and includes ± 630 multifamily residential units, $\pm 35,000$ square feet of general retail space, and $\pm 45,000$ square feet of general office space (collectively, the "Project"). The Project will feature amenities, including courtyards, recreational areas, walking paths and trails, community pools, several linear parks, and over 30% open space allocated across commercial and residential areas. The entirety of the Project, including the land to be retained by the City of Hollywood, is a designated Brownfield. To address this issue effectively, the Project design incorporates surface parking and building pads in the north area of the Project, acting as a "cap" over the contaminated zones, whereas the surface water infiltration is located in the south area of the Project.



A conceptual master plan is provided, above, illustrating the envisioned layout. It should be noted that the building and garage configurations are subject to adjustments and modifications, provided they comply with the requirements of the Park Road PD and City of Hollywood Code of Ordinances, as applicable.

Guideline 1.1: Mix of Uses with Active Commercial Areas

Design project layouts that horizontally blend residential, retail, office, and recreational uses to promote a vibrant, walkable community that are balanced against the Project's historical and environmental impairments. Commercial spaces should feature active uses

like shops, cafés, restaurants, and community services with transparent facades and outdoor seating, where feasible, to encourage social interaction and street-level activity. Residential spaces should provide amenities, recreational opportunities, and well-designed spaces for City of Hollywood residents.

Guideline 1.2: Prioritize Pedestrian Accessibility and Safety

Ensure a well-connected network of pedestrian pathways, sidewalks, and crosswalks that link residential, commercial, and recreational areas to provide connectivity between the commercial and residential uses while maintaining an appropriate level of safety and privacy for residential uses.

Guideline 1.3: Enhance Public Spaces and Entry Points

Incorporate community amenities similar to plazas, parks, and green spaces as central elements of the development, ensuring they are accessible, visible, and well-integrated with surrounding uses. Provide shaded seating, landscaping, and amenities like bike racks to foster connectivity and encourage walking and cycling throughout the site. Entry points should be clearly defined and easily accessible, using architectural features such as art, signage, monumentation, and/or landscaping to create a welcoming and functional transition from the surrounding area into the development.

Guideline 1.4: Promote Connectivity and Multimodal Access

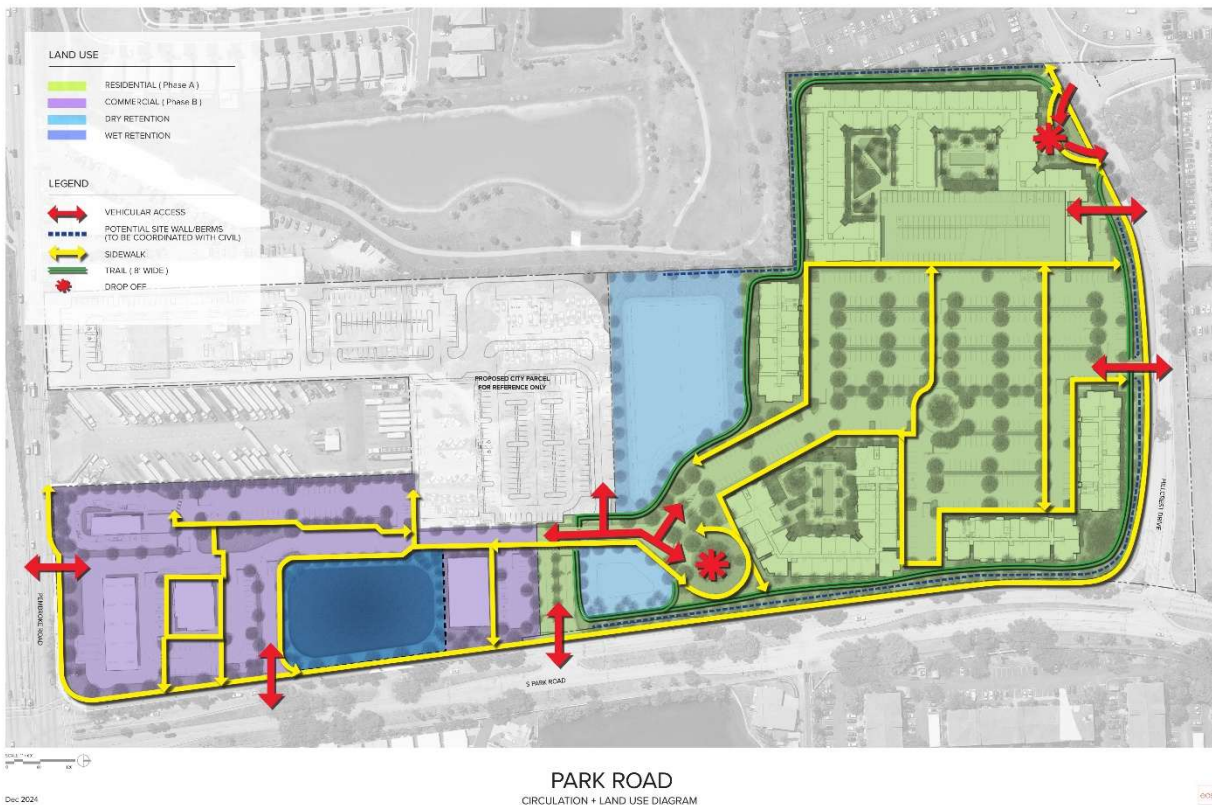
Enhance connectivity by integrating multiple access points, ensuring efficient links to adjacent infrastructure, and supporting diverse transportation modes, including walking, cycling, transit, and vehicles.

Guideline 1.5: Encourage Flexible and Sustainable Land Use

The development should accommodate efficient infrastructure placement and incorporate green spaces or community amenities, enhancing functionality and sustainability while preserving natural site features.

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Connectivity



The Project has five public road access points: (a) Pembroke Road from the south, (b) two access points from South Park Road on the east, and (c) two access points from Hillcrest Drive on the north. These public rights-of-way provide excellent ingress to and egress from the Project site, which helps ensure efficient traffic circulation around the project. In addition, the Project has been designed to provide cross-access between the residential portion on the north and the commercial portion on the south. This cross-access will be effectuated through a cross-access agreement to ensure shared access to the Project's internal roads. All internal roads are private unless otherwise required to be conveyed to the City of Hollywood through deed, instrument, or perpetual rights/easements.

Circulation Standards

- Minimum standards for walkways/sidewalks and pedestrian connectivity elements of ± 5 to 6.5 feet wide with buffers such as landscaping or curbs to enhance safety and comfort. Sizing of sidewalks to be determined during the site plan review process and adjusted, if needed, for grade/elevation changes and physical restraints/placement.
- Integrate Green Infrastructure within the landscape/furniture zones, which may include but are not limited to trees, bioswales, and rain gardens for sustainability and stormwater management is encouraged.

- Internal roads should be seamlessly integrated with existing state and local roadways to ensure efficient traffic flow, minimize congestion, and support multimodal transportation options.

Guidelines 1.6: Provide Adequate Points of Connection for Circulation

Provide sufficient circulation opportunities throughout the Project and to the connecting street system to accommodate multiple points of access to and from the Project.

Bicycle Parking

Transportation systems are understood to include facilities providing both vehicular and non-vehicular connections within the Project. The roadways throughout the project will create the redevelopment framework by providing new developable building areas with vehicular and pedestrian connectivity. The roadway and sidewalk networks within the Project will be privately owned, maintained, and designed to meet the criteria within these development guidelines.

Guideline 1.7: Provide Convenient and Secure Bicycle Parking

Bicycle parking facilities should be distributed throughout the development, particularly near high-activity areas such as residential buildings, commercial spaces, parks, and transit stops, where applicable. These facilities should include features – such as bike racks, lockers, or bike storage rooms – designed to protect bicycles from theft and the elements where practicable. Bicycle parking should be in apparent, easily accessible areas to encourage cycling as a primary mode of transportation.

2. COMMON OPEN SPACE

Stormwater Facilities

Common open-space facilities may be designed to double as dry storage for stormwater runoff offer functional and community benefits. These dual-purpose areas maximize land use efficiency while providing valuable recreational and/or passive amenities for the community, including view corridors, water features, and similar improvements. Incorporating features such as bioswales or native landscaping around these spaces further enhances their ability to manage runoff sustainably while creating an attractive user environment.

Sidewalks, Pedestrian Paths, and Trails

Pedestrian paths, sidewalks, and trails within the planned development are integral to fostering a compact urban form and enhancing multimodal connectivity. Sidewalks are designed to seamlessly integrate with the urban fabric, supporting pedestrian movement and activities such as public gatherings, and community interaction. These pathways create a pedestrian-friendly environment emphasizing safety, accessibility, and comfort while connecting key areas like residential zones,

commercial spaces, parks, and transit hubs, where applicable. Including trails and wider pathways further encourages active transportation, promoting a vibrant, walkable community.

Roads

The roads within the planned development should be designed to prioritize pedestrian safety, and the efficient flow of vehicular traffic. Building setbacks should meet the setback regulations of the Project unless otherwise modified.

Site Amenities/Hardscape

Pedestrian-scale site amenities and hardscape features are vital in creating inviting and functional spaces within a Planned Development. These elements may include plazas, decorative features, and gathering areas with seating options that may include, but are not limited to benches, low walls, and wide planter edges that encourage relaxation and social interaction. Additional features such as pedestrian-scale lighting, trash receptacles, bicycle racks, bollards, drinking fountains, kiosks, and tables with chairs may be included to contribute to the usability and convenience of the space. Together, these amenities may enhance the pedestrian experience by fostering comfort, safety, and accessibility while complementing the overall design of the development.

Guideline 2.1: Integrate Water Features for Aesthetic and Environmental Benefits

Water features should be designed to serve aesthetic and functional roles, enhancing the visual appeal of the development while addressing stormwater management. Natural water features like retention ponds, bioswales, or rain gardens can help capture and treat runoff, reducing flood risks and improving water quality.

Guideline 2.2: Create Walkable, Multi-Use Pathways and Trails

Sidewalks, pedestrian paths, and trails should be designed to foster and encourage pedestrianism. The trail is designed to enhance and encourage pedestrianism within the residential portion of the development, while the sidewalks should be curated to seamlessly integrate with the development's overall layout, providing safe, accessible routes that connect residential, commercial, and recreational areas. Alongside typical pedestrian functions, sidewalks should accommodate pedestrian connectivity throughout the project. Trails and paths should be included to enhance walkability further, contributing to a vibrant, pedestrian-friendly environment that encourages community interaction and promotes sustainable mobility.

Public Art

Public art may be provided as part of the Project. To the extent that Public Art is provided in the Project, it should incorporate art installations, sculptures, murals, or interactive design elements into common open spaces. Developments can create unique, memorable environments that encourage community engagement and cultural expression. These artistic features help define a

sense of place, fostering a connection between residents and their surroundings. Placemaking strategies, such as creating inviting gathering spaces, integrating local history or culture, and enhancing the aesthetic quality of streets and parks, further promote social interaction, creativity, and a strong sense of community pride.

Guideline 2.3: Integration of Public Art to Enhance Place Identity

To the extent public art is provided, it should be thoughtfully curated. Art installations, sculptures, murals, and interactive pieces should be strategically placed in high-visibility public spaces such as plazas, parks, or walkways, ensuring they are accessible and engage residents and visitors alike. The art should reflect the cultural, historical, or natural context of the development, creating a connection to the local community while contributing to the overall aesthetic of the environment. Public art should also be designed to invite interaction, spark creativity, and promote social engagement, enhancing the vibrancy and unique character of the space.

Outdoor Seating

To the extent that a restaurant is provided within the Project, outdoor seating may be provided. In planned developments outdoor seating generally fosters vibrant, engaging community spaces where residents and visitors can gather, relax, and socialize. These areas enhance the overall appeal of the development by creating dynamic, multi-functional environments that encourage foot traffic and support local businesses. Additionally, outdoor seating promotes well-being by connecting people to nature and offering opportunities to enjoy fresh air, sunlight, and scenic surroundings.

3. BUILDINGS

Orientation and Setbacks

Building orientation and setbacks are crucial in enhancing walkability and creating a cohesive urban environment. The buildings within the Project will comply with the Project setback requirements. Positioning buildings close to the street with minimal setbacks, subject to site limitations and design standards/intent, fosters pedestrian-friendly streetscapes, encouraging foot traffic and activating spaces. This approach supports a strong development fabric by defining the street edge, promoting continuity, and creating a sense of enclosure that enhances the urban fabric. Placing buildings near sidewalks also facilitates direct access to storefronts and amenities, reducing reliance on vehicular travel and supporting vibrant, connected neighborhoods.

Guideline 3.1: Building Placement and the Street Edge

Buildings shall comply with the Project regulations concerning setbacks unless modified by a site plan approval.

Building Attachments

Building attachments, such as balconies, awnings, canopies, loggias, and arcades, play a crucial role in enhancing the functionality and aesthetic of building facades. These features provide shade and weather protection, improving pedestrian comfort while clearly defining entry points from both the street and parking areas. Building attachments may encroach into prescribed setbacks, provided they do not interfere with pedestrian pathways, landscaping, or vehicular circulation. Signage and graphics affixed to attachments must comply with Project regulations, supporting wayfinding and branding. Encroachments into pedestrian and vehicular areas are permitted within the development, provided they meet vertical clearance standards, ensuring safety and usability.

Guideline 3.2: Balconies

Balconies should be designed to enhance the building's façade while providing shade and weather protection along pedestrian routes. They may extend into setbacks if they do not obstruct pedestrian walkways, landscaping, or vehicle movement. Balconies must not be enclosed.

Guideline 3.3: Awnings and Canopies

Awnings, canopies, and similar attachments should be used to define entrances and improve pedestrian comfort by offering shelter from the elements. They may encroach into setbacks, provided they do not interfere with circulation or landscaping, and must comply with vertical clearance standards to ensure safety.

Guideline 3.4: Signs

Signage and graphics attached to building features, such as awnings and balconies, must adhere to zoning and development regulations. Distinct and thematic signage and wayfinding shall be provided and are to be located at entry points and designed to guide residents and visitors effectively. The design of signage should complement the overall architectural style of the development.

Building Architecture

Cohesive building architecture in a planned development creates a unified aesthetic that enhances the visual appeal and identity of the entire area. Visually consistent architecture fosters a sense of place by ensuring that buildings complement one another to create harmony in scale, materials, and design elements, while also providing unique architectural expressions between buildings and/or uses. This consistency improves the overall user experience, making spaces feel more connected and inviting. A cohesive design also helps to reinforce the development's brand or character, making it more recognizable and appealing to residents, visitors, and businesses. Additionally, it promotes a balanced environment that can increase property values, attract investment, and encourage community pride.

Guideline 3.5: Material Palette

The aesthetic of the building should prioritize the use of high-quality local materials that complement the surrounding environment and promote visual harmony. Utilize natural textures such as wood, local coral stone, and metal alongside glass to create an inviting and sophisticated appearance. Materials should be selected for durability, sustainability, and aesthetic appeal, ensuring that the buildings are cohesive with their surroundings while maintaining their own individuality.

Guideline 3.6: Features and Details

Architectural details such as sleek awnings, clean lines, and decorative elements should be thoughtfully incorporated to enhance the overall visual appeal. Features like canopies and overhangs provide shelter and add an elegant layer of texture to the facades. The use of complementary materials helps break up the massing of the building and adds depth, creating a sense of craftsmanship and attention to detail.

Guideline 3.7: Use of Glass and Openings

Large glass windows and strategic openings contribute to an architectural aesthetic by providing transparency, light, and connection with the exterior. The buildings design should allow natural light to penetrate deep into the interior while maintaining a visual relationship with the surrounding landscape. The use of glass in combination with solid materials enhances the building's dynamic appearance and promotes a seamless transition between the indoors and outdoors.

Service Structures and Uses

Service structures and equipment, including dumpsters, HVAC units, and utility boxes, should be discreetly integrated into the building design and properly screened. Rooftop or sidewall equipment should be concealed or integrated within the roof structure to minimize visibility where practicable per the pertinent building code(s). Refuse collection areas must be near service areas, enclosed with matching walls or fences, and screened with landscaping when needed. Dumpsters must comply with setback requirements and be easily accessible. For multiple buildings, consolidating vehicular service areas is recommended for efficiency.

Guideline 3.8: Vehicle Service Areas

Where practical, vehicular service areas for multiple buildings should be consolidated, and all service structures must comply with setback requirements and avoid obstructing traffic flow.

Guideline 3.9: Trash and Refuse Areas

Refuse collection areas, including dumpsters and compactors, should be located near service areas, and screened with walls or fences that are consistent with the building's architecture.

Guideline 3.10: Utility Equipment

Service structures and equipment, including HVAC units and utility boxes, should be integrated into building service areas and screened from public view where feasible. Rooftop or sidewall mechanical equipment should be concealed or integrated into the building form to minimize visibility.

4. OTHER CONSIDERATIONS

Automobile Parking & Loading Areas

Automobile parking and loading areas should be thoughtfully integrated into the site design to ensure efficient circulation while minimizing visual impact. Parking lots should be strategically located to be convenient for residents, visitors, and employees while working with the routing of pedestrian pathways and public spaces. Parking should be screened and/or framed with landscaping (surface lots) or architectural features (vertical parking garages) to enhance the aesthetic appeal of the development. Loading areas should be functional yet discreet, located in less prominent areas to reduce congestion and maintain the overall character of the development. Clear circulation patterns for both parking and loading should be established to ensure smooth traffic flow and accessibility.

Guideline 4.1: Efficient and Integrated Automobile Parking and Loading Areas

Automobile parking and loading zones should be seamlessly integrated into the planned development to support efficient traffic flow while minimizing visual and environmental impact. Parking areas should be conveniently located to serve residents, visitors, and employees, with consideration given to pedestrian access and the surrounding urban fabric. To reduce the visual impact of parking lots, landscaping and architectural screening should be used to blend these spaces into the development's overall aesthetic. Loading areas should be strategically placed in less prominent locations to avoid disrupting the pedestrian environment and ensure smooth operations. Clear, well-marked circulation routes should be provided for both parking and loading, maintaining a safe and functional environment for all users.

Landscaping-Buffering

Appropriate landscaping in any development enhances aesthetics, supports environmental sustainability, and fosters a welcoming atmosphere. Native and drought-tolerant plants should be prioritized to reduce water consumption and maintenance needs while contributing to local biodiversity. Landscaping should be used strategically to create visual buffers between different

uses, provide shade along pedestrian pathways, and enhance outdoor gathering spaces. Green spaces, including parks and plazas, should be integrated to offer residents and visitors places for relaxation and recreation. Thoughtful landscaping design can also aid in stormwater management through features such as bioswales and rain gardens.

Guideline 4.2: Installation of Effective and Strategic Landscaping

Landscaping within the planned development must incorporate shade trees, landscaping, and vegetative cover along streets, pathways, and open spaces to provide shade for pedestrians and buildings.

Guideline 4.3: Enhance Stormwater Management with Functional Landscaping

Landscaping should be designed to aid in stormwater capture and treatment through bioswales, rain gardens, permeable pavements, and vegetated retention basins. These features should be strategically placed to manage runoff efficiently while blending into the natural and built environments, supporting sustainability goals and preventing flooding.

Guideline 4.4: Use Landscaping to Enrich Public Spaces with Visual Appeal

Public areas, including parks, plazas, and gathering spaces, should be complemented by thoughtfully designed landscaping that enhances visual interest and creates a welcoming atmosphere. This may include various plant types, colors, textures, and seating areas integrated with green elements like planters or tree canopies. Landscaping should be a functional and aesthetic enhancement, promoting social interaction and relaxation.

Lighting

Appropriate lighting in a planned development is essential for enhancing safety, visibility, and aesthetic appeal while supporting a walkable environment. Light fixtures should be designed to provide adequate illumination at a human scale, promoting a comfortable and secure atmosphere for pedestrians. Light pollution should be minimized by directing light downward and using fixtures that reduce glare and light spillage. This approach helps preserve the natural night sky and enhances the development's sustainability and environmental quality.

Guideline 4.5: Pedestrian-Scale Lighting and Light Pollution Minimization

Pedestrian-scale lighting should be employed in appropriate areas such as sidewalks, pathways, plazas, and public spaces to enhance safety, visibility, and the overall walkability of the environment. Light fixtures should be designed at a human scale to provide adequate illumination without overwhelming the surroundings. To minimize light pollution, all lighting should be directed downward, and shielding should be used to reduce glare and light spillage. The design should also ensure that lighting levels are appropriate for the intended function of each space, promoting a balanced, sustainable approach that preserves

the natural night sky while maintaining a secure and welcoming atmosphere for pedestrians.

5. Design Guidelines and Future Development Policy

The design guidelines are aspirational in nature and provide a general sense of the development intended goal. In the event there are any conflicts between the Project's approvals, including the City Commission's adoption of the Planned Development zoning designation, then the following approvals shall control/govern the Project in the following order: (a) development agreement or similar instrument/document; (b) site plan; (c) rezoning; (d) land-use, and then, (e) any other approval that governs the Project. In the event there are minor inconsistencies between the approval, then the City of Hollywood Planning Director will have the discretion to update the respective approvals to achieve consistency/conformity provided the current or future Applicant has a right of appeal to the respective City of Hollywood authority (i.e., Planning & Development Board and/or City Commission) and legal appeal rights.

**STATEMENT OF CONFORMANCE WITH REZONING CRITERIA
FOR REZONING OF THE PROPERTY COMMONLY KNOWN AS
THE PARK ROAD PROPERTY**

- a. That the petition for a change of zoning district will not result in spot zoning or contract zoning;*

The proposed rezoning from GU (Governmental Use) to PD (Planned Development) will permit the sale of the subject property and its redevelopment as a mixed use development consistent with the terms of that certain agreement by and between the City of Hollywood and Park Road Development, LLC entitled "Land Development and Disposition Agreement" dated September 9, 2020 (the "LDDA").

- b. That the proposed change is consistent with, and in furtherance of, the Goals, Objectives and Policies of the City's Comprehensive Plan;*

Rezoning of the subject property to PD will further the Goals, Objectives and Policies of the City's Comprehensive Plan by allowing for residential and commercial development at the intersection of Pembroke Road and Park Road on a former Brownfield site.

- c. That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary;*

GU zoning is only permitted on publicly owned land. The City is selling the subject property to a private party and therefore, the proposed change is necessary.

- d. That proposed change will not adversely influence living conditions in the neighborhood;*

The proposed development will permit the redevelopment of a former Brownfield site and facilitate economic growth of an underutilized parcel of land, as well as offer additional residential and commercial opportunities in the area, thus improving living conditions in the area.

- e. That the proposed change is compatible with the development(s) within the same district/neighborhood.*

The proposed change will make the zoning of the subject property will continue the ongoing redevelopment and economic enhancement of the area west of Interstate 95 along Pembroke Road. In addition, the PD Master Plan has been designed to provide cross access and parking for the new 100,000 square feet of municipal use proposed for the ____ acres adjacent the PD where the future new City Public Works Department Headquarters will be located.