

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: February 11, 2024 **FILE:** 23-ZJ-86

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Cameron Palmer AICP, MCIP-I, Principal Planner

SUBJECT: Recommend approval of requests to Rezone the property generally located at 1600 S. Park Road from Government Use (GU) to a Planned Development (PD) Zoning District with modifications; and establish a Master Development Plan for a mixed-use development (Park Road Master Development Plan)

REQUEST: Recommend approval of an Ordinance of The City Of Hollywood, Florida, Changing The Zoning Designation of The Property Generally Located At 1600 South Park Road, To Planned Development (PD) District; Approving The Planned Development Master Plan For The Subject Property (Hereinafter Known As "Park Road Master Development Plan"); And Amending The City's Zoning Map To Reflect The Change In Zoning Designation. (23-ZJ-86)

RECOMMENDATION:

The Planning and Development Board, acting as the Local Planning Agency, forward a recommendation of approval to the City Commission for the following:

Rezoning:

- Approval of rezoning from Government Use (GU) to Planned Development (PD), with the following conditions:
 1. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a unified plan of development as reflected on the Site Plan, be submitted prior to the issuance of Building Permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
 2. Prior to the rezoning becoming effective, Land Use Plan Amendment 23-L-86 shall be recertified by the Broward County Planning Council;

Master Development Plan

Approval of Master Development Plan if the rezoning is granted, with the following conditions:

1. If there are major modifications to the site plans submitted as a companion to this request (23-JDP-86a&b), the Applicant shall submit an updated Master Development Plan for all lands within the Planned Development District. The updated Master Development Plan shall address all requirements for Master Development Plans as enumerated in Section 4.15(F)3 of the City of Hollywood's Zoning and Land Development Regulations;
2. If there are major modifications to the site plans submitted as a companion to this request (23-JDP-86a&b), the Applicant shall submit documentation demonstrating the modification's compliance with all requirements of Section 4.15 of the City of Hollywood Zoning and Land Development Regulations and the adopted Master Plan Development Guidelines.
3. Prior to the issuance of any building permit for the first phase of development, the Applicant shall submit legal documents to constitute evidence of the unified control of the entire area within the proposed Planned Development, and authorization from the landowner which shall be reviewed and certified by the City Attorney and/or the Director of Development Services.

Modifications to PD zoning district:

1. Provided parking supply rates outlined on Sheet SP-0 prepared by Sun-Tech Engineering Inc. dated, 08/22/24 (Attachment A); and
2. Reduced internal and external setbacks from 25' to 15' to public Right of Ways.

BACKGROUND:

The subject property, municipally known as 1600 South Park Road, comprises of approximately 22 acres of land located in the south-central portion of the City at the northwest corner of the intersection of Pembroke Road and South Park Road, bordering the City of Pembroke Park to the south. The site was historically used as a landfill and is adjacent to a city-owned parcel to the west housing the City's Public Works operations. On July 13, 2011, the subject property was designated a Brownfield through the Brownfield Redevelopment Act by the City Commission.

The Applicant, Park Road Developments LLC, was the successful respondent of a City of Hollywood issued Request for Proposals in 2018 for the remediation and redevelopment of the subject property. Subsequently, the Applicant and the City entered into a Public/Private Partnership ("P3") agreement to redevelop and reprogram the site into an asset for the City.

As a result of the site contamination the redevelopment of these lands has proven to be cost prohibitive and untimely for either the City or the private sector to undertake independently. Consequently, the Public-Private Partnership (P3) agreement was established, enabling both parties to collaborate on a new vision for the Park Road area to fruition. The location of the contamination of the Property is predominately located on the northern portion of the lands and is to be appropriately addressed by locating surface parking spaces and building pads on the contaminated areas, with other uses located away from this area.

The subject property, including the adjacent Public Works parcel, was previously designated Utilities (UTL) and Open Space and Recreation (OSR) and have since been redesignated to High (50) Residential (HRES) and General Business (GBUS) through a small-scale City and County Land Use Plan Amendment (LUPA) (File No. 23-L-86/ PC 24-7). The LUPA was adopted by the City Commission on first reading on September 4, 2024, then subsequently adopted by the County Commission on December 10, 2024 (Ordinance Number 2024-42), with a final reading scheduled for City Commission in February 2025.

The subject site, including the adjacent Public Works parcel, is currently zoned 'Government Use' (GU) and has a land use designation of High (50) Residential (HRES) and General Business (GBUS).

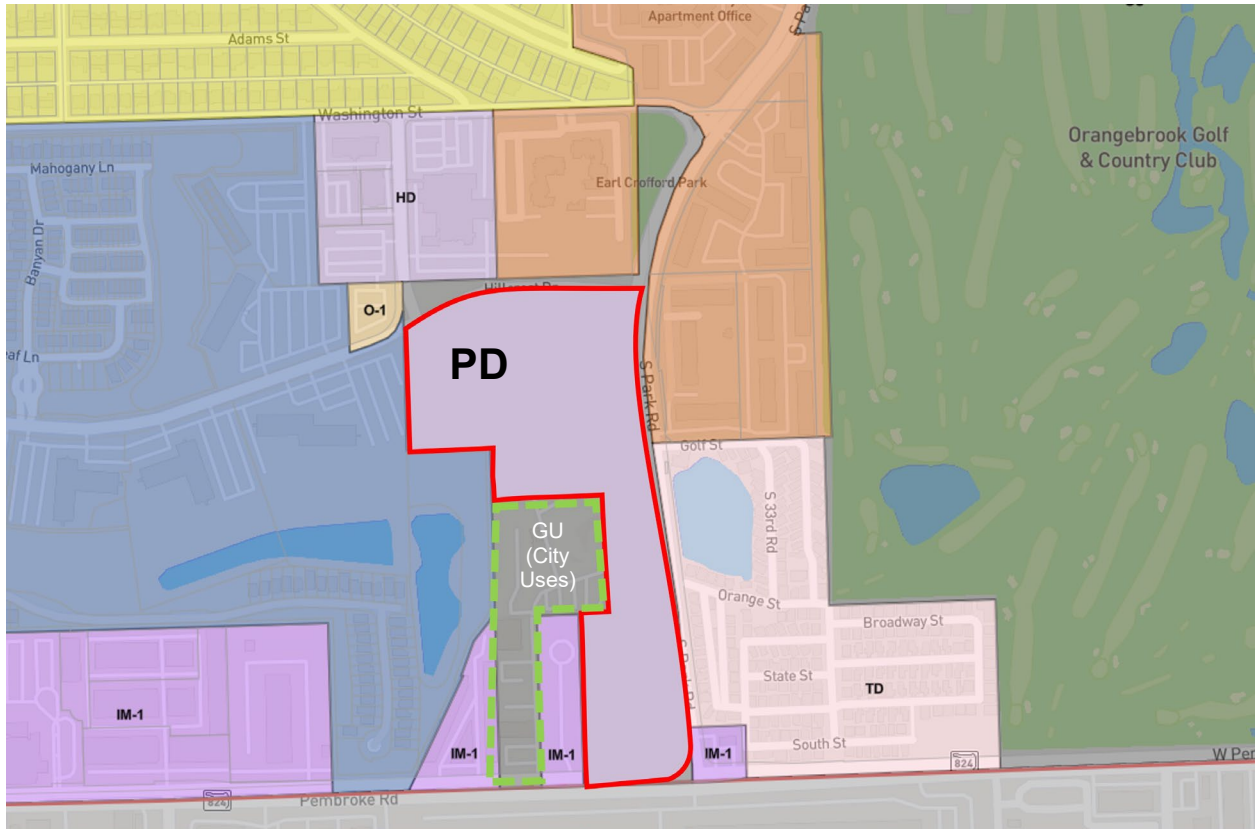
The Rezoning and establishing of a Master Development Plan requests will enable development in alignment with the property's new land use designations. Furthermore, the requests of this application are associated with a companion petition (City File No. 23-JDP-86a & 23-JDP-86b). The companion petitions are being brought forward in tandem to this request to delineate the detailed site design and configuration of the uses contemplated Master Development Plan.

REQUEST

The subject site comprises of 2 parcels totaling 22.1 net acres. The contemplated commercial and office uses are to be located on the southern parcel, totaling approximately 5.4 acres and the residential uses are to be located one the northern parcel, totaling approximately 16.7 acres. The City's existing public works office and service yard, approximately 6.3 acres, located outside of the subject site to the south and west of the subject site (outlined in green in Figure 1), is not included in the rezoning request and will remain in the GU zoning district.

The applicant is requesting a rezoning of the subject property from Government Use (GU) to a Planned Development (PD) zoning district "Park Road PD".

Figure 1: Proposed Zoning Map Amendment



Planned Development zoning districts provide greater flexibility by allowing applicants to modify existing zoning standards or create new ones tailored to the Master Development Plan being established through the rezoning process. The Park Road PD includes the Master Plan Development Guidelines (Attachment C) which form part of the zoning Ordinance. The following zoning thresholds and standards have been established for the Park Road PD:

Park Road PD Zoning District	
USES	
Residential Uses (max. Density)	630 units (38 du/ac)
Commercial Uses	35,000 SF
Office Uses	45,000 SF
Passive Parkland	0.55 acres min.
Linear Parkland	0.12 acres min.
Trails & Walking Paths	0.42 acres min.
STANDARDS	
Setback – to Public ROW	15 feet min.
Height	100 feet max.
VUA	25% (of total PD area)
Open Space	30% (of total PD area)
Parking Supply – Residential	1.5/unit + 1 guest space per 5 units
Loading Supply – Residential	1 per building 10' x 25'
Parking Supply – Commercial	1/250 SF

Parking Supply – Restaurant	1/150 SF
Parking Supply – Office	1/300 SF
Loading Supply – Commercial	1 per building 10' x 25'

As part of the PD Master Plan, it is envisioned that the Property will incorporate a horizontal mix of uses that are internally accessible by vehicles and pedestrians. The Master Development Plan contemplates numerous community amenities such as a dog park, courtyards, community pools, several linear parks and over 30 percent of open space on both the commercial and residential portions of the subject lands.

The following uses, or accessory uses, shall be prohibited in the Park Road Planned Development zoning district:

- Billiard parlor, night club, or similar places of recreation or amusement
- Any business exclusively serving alcoholic beverage except in conjunction with a restaurant operation
- Adult entertainment, adult bookstore, or other stores catering to adults only.
- Smoke shop
- Pawn shop
- Any business or facility involved in growing, delivering, transferring, supplying, dispensing, dispersing, distributing, or selling marijuana, whether by prescription, medical recommendation, or otherwise, and whether consisting of live plants, seeds, seedlings, or processed or harvested portions of the marijuana plant.
- Self-storage
- All General and Heavy Manufacturing Uses
- Automotive Sales, Paint, or Repair
- Bulk Sales, Storage, or Display of Lumber and Building Materials.
- Car Wash
- Coin Laundry
- Contractor Shop and Storage (Indoor or Outdoor)
- Stand-alone Drive-in or Drive-thru Uses
- Gun Shop
- Outdoor Storage
- Psychic Help Uses
- Thrift Shop

PROJECT DATA

Owner: City of Hollywood
Applicant: Park Road Developments, LLC
Address/Location: Generally located on the north-west corner of South Park Road and Pembroke Road, south of Hillcrest Drive
Net Size of Property: 22.1 net acres
Land Use: High (50) Residential (HRES) and General Business (GBUS)

Zoning: Government Use (GU)
Proposed Zoning: Planned Development (PD)
Present Use of Land: Vacant
Year Built: Not Applicable

ADJACENT LAND USE

North: High (50) Residential (HRES)
South: City of Pembroke Park
East: General Business (GBUS) and Medium (16) Residential
West: Industrial (IND) & Open Space and Recreation

ADJACENT ZONING

North: Government Use (GU), Hospital District (HD) & Multiple Family District (RM-25)
South: City of Pembroke Park
East: Multiple Family District (RM-25) & Trailer Park District (TD) & Low Intensity Industrial and Manufacturing District (IM-1)
West: Planned Unit Development (PUD) & Low Intensity Industrial and Manufacturing District (IM-1) & Office District (O-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

While the PD zoning district is a mixed-use district, it is important to note there are two underlying land use designations applicable to the subject property. As a result, the proposed site configuration locates residential uses in the High (50) Residential (HRES) land use designation and non-residential uses have been located in the General Business (GBUS) land use designation. Accordingly, the proposed rezoning and Master Development Plan requests are consistent with the Comprehensive Plan’s Future Land Use Map.

The intent of the Land Use Element of the Comprehensive plan is to lay out a broad physical plan for the future development of the city. This is the only element describing appropriate locations for future Land Use and declares the policies regulating their location and development. The Land Use Element takes into consideration factors affecting current development trends. The requested Rezoning and Master Development Plan is consistent with the following polices of the comprehensive plan:

Land Use Element:

Goal: *Promote a distribution of Land Uses that will enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property.*

Policy 1.3: *Maintain the City Code or Zoning and Development regulations to require that all new and existing unsewered development, where practical and financially feasible, including new residential units, be connected to the sewer system.*

Policy 3.1.6: *Create development nodes at major intersections where opportunity exists for larger parcels to be assembled for redevelopment. (CWMP Policy 1.6)*

Objective 3.2: *Assist, coordinate and monitor adjacent municipalities' land development efforts along major thoroughfare corridors and, when feasible, implement plans, Capital Improvement Projects and other programs to supplement and enhance economic development, land use changes, streetscape design, and infrastructure service improvements along these corridors.*

OBJECTIVE 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

Policy 4.6: *Maintain the Zoning and Development Regulations that improve requirements for drainage and stormwater management consistent with the criteria of the South Florida Water Management District, on site open space, and on site traffic flow.*

OBJECTIVE 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.*

Policy 17.4: *Assist property owners in applying for and obtaining Brownfield cleanup assistance. (CWMP Policy 3.48)*

OBJECTIVE 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

Policy 6.5: *Encourage the creation of zoning mixed-use and/or special-use districts to address areas of special concern. (CWMP Policy CW.17)*

Policy 7.4: Maintain the level of service for the City's park and open space standard of 3 acres per 1000 population to assess adequacy of service.

Objective 7: Achieve consistency with the Broward County Land Use Plan by adopting the following goals, objectives, and policies into the City's Land Use Element, by reference, from other elements of the City's Comprehensive Plan. See Exhibit A at the end of the Land Use Element.

Policy 7.41: Coordinate traffic circulation with future Land Use designations as specified by the City's Land Use Plan by reviewing traffic impacts during the development review process and by coordinating with County and State Governments.

Objective 8: Fulfill the requirements of and achieve consistency with the Broward County Land Use Plan by adopting the following new City policies.

Policy 8.12: The compatibility of existing and future Land Uses shall be a primary consideration in the review and approval of amendments to the Broward County and City Land Use plans.

Objective 17: Promote redevelopment of Brownfield sites and necessary cleanup of contamination. (CWMP Policy 3.47)

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The subject lands are located in Sub-Area 6, defined by I-95 to the east, Washington Street to the north, Pembroke Road to the south and 52nd Avenue to the west. This area includes the residential neighborhoods of Liberia/Oakwood Hills, North Central and South Central. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

Guiding Principle: Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.

Policy CW.44: Foster economic development through creative land use, zoning and development regulations, City services and City policies.

Policy CW.50: Identify areas where buffers can be provided between residential and commercial/industrial uses and develop incentives to spur privately financed improvements.

Policy CW.82: Inventory vacant land and determine the potential for additional residential development

Policy 3.39: Support new housing and rehabilitation to replace deteriorated structures.

SUMMARY OF FINDINGS:

Analysis of Criteria and Findings for Rezoning as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.4 (G) (4) (a) (b):

A. *That the petition for a change of zoning does not meet any one of the following criteria whereby the request would be considered contract or spot zoning:*

CRITERIA 1: The proposed rezoning would give privileges not generally extended to a property similarly situated in the area;

ANALYSIS: The Planned Development (PD) zoning district is intended to allow parcels with unique potential and differing constraints, such as the subject property, to be developed with greater flexibility. This is done by the removing some of the detailed restrictions of conventional zoning. This property is located outside of an Activity Center (RAC) and therefore no mixed-use zoning districts exist to accommodate the proposed uses on the site. The PD zone’s standards and development limits are determined by the City Commission through the adoption of a companion Master Development Plan. Therefore, a PD zone must undergo additional scrutiny and public engagement above and beyond what would be required for development activity in other zones in the area. Accordingly, while the PD zoning district offers greater flexibility the proposed rezoning does not extend unfettered privileges not generally extended to a similarly situated property in the area.

FINDING: Inconsistent

CRITERIA 2: The proposal will result in similarly situated property being treated differently;

ANALYSIS: The City-Wide Master Plan and Comprehensive Plan, as well as the existing land use designations support the proposed uses at this time, however the existing zoning districts outside of an Activity Center do not support the proposed mixed uses. Therefore, any proposal seeking to enact the mixed uses enabled by the underlying land use designations will result in the same process to rezone to a mixed-use permissible zone and would be required to go through the same review process, in accordance with the City’s requirements. Accordingly, the proposal will not result in similarly situated property being treated differently.

FINDING: Inconsistent

CRITERIA 3: The proposed rezoning request does not fall within the existing land use designation(s) for the subject property;

ANALYSIS: The proposed development is consistent with the High (50) Residential (HRES) and General Business (GBUS) designations that support the proposed development. Accordingly, the proposed rezoning request is within the existing land use designations for the subject property.

FINDING: Inconsistent

CRITERIA 4: **The proposed change will result in an isolated district unrelated to adjacent or nearby districts.**

ANALYSIS: The flexible nature of the PD district permits the establishment of specialized regulations that take into consideration the standards of the surrounding zoning districts. There are several standards within the proposed PD zoning district that will mirror the existing requirements of the Zoning and Land Development Regulations to maintain uniformity of this district with the City as a whole. Accordingly, the proposed rezoning will not result in an isolated district unrelated to adjacent or nearby districts.

FINDING: Inconsistent

Spot Zoning Finding:

Based on the findings generated from the change of zoning criteria analysis, the application for change of zoning from GU to PD for the subject site **would not** be considered spot zoning pursuant to the criteria listed in Section 5.4(G)(4)(a) of the Zoning and Land Development Regulations.

B. *That the petition for change of zoning is consistent with six or more of the following criteria:*

CRITERIA 1: The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the Comprehensive Plan.

ANALYSIS: The redevelopment of this parcel is consistent with the goals, objectives and policies of the Comprehensive Plan, specifically the overarching goal of the Land Use Element as well as Land Use Objectives 6 previously discussed.

The proposed rezoning to PD, as captioned in the Master Plan submitted, is comprised of 630 residential units, 35,000 square feet of commercial uses, and 45,000 square feet of general office uses. Resulting in a density of 38du/ac where up to 50 du/ac is permitted in the Land Use Designation. General office uses and commercial uses will have a FAR of <3.0, in accordance to the General Business land use designation. Thus, the Project complies with the permitted uses, densities and intensities provided in the City's Comprehensive Plan.

FINDING: Consistent

CRITERIA 2: **The rezoning will result in uses permitted under the proposed district classification, which would be in the general public interest and/or would not be merely in the interest of an individual or small group.**

ANALYSIS: The requested rezoning will support the existing public-private partnership (P3) for the redevelopment of the underutilized city-owned parcel. This in turn will improve the City's fiscal health by expanding the City's land lease and property tax revenues. The project will spur economic growth through the creation of 531 temporary jobs and 164 permanent jobs on the site. This redevelopment of the former landfill site not only expands the tax base but also leverages private investment to minimize financial risk to the organization, ensuring substantial long-term benefits for the City.

FINDING: Consistent

CRITERIA 3: **The proposed change will result in a development that is consistent in scale (building height, mass, siting) with other buildings in the neighborhood.**

ANALYSIS: This project has undergone significant development review by the City and its various disciplines which have determined the proposed development to be in keep with the character of the surrounding neighborhood and is not anticipated to have any adverse impacts on surrounding properties.

The PD zoning district's flexibility allows for specialized regulations while aligning with surrounding zoning standards, with several proposed regulations mirroring existing ZLDR requirements to ensure uniformity with the City.

CRITERIA 4: **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.**

ANALYSIS: The City of Hollywood is in a redevelopment stage to make way for an influx of new types of development. One of the more recent styles of development characterizing the City are mixed use buildings and more urban developments that facilitate pedestrian movements. This has resulted in mixed uses and higher densities on a parcels, particularly along major roadways, now being widely supported by both the Comprehensive Plan, City Commission, and Planning Staff. This property is located outside of an Activity Center (RAC) and therefore no mixed-use

zoning districts exist to accommodate the proposed uses on the site. The proposed remediation and strategic mixed use development can only be enabled through a PD zoning district.

FINDING: Consistent

CRITERIA 5: **The proposed change will not adversely influence living conditions in the neighborhood.**

ANALYSIS: The proposed change changed is not anticipated to negatively impact the neighborhood, rather it will provide opportunities for mixed-use development and a complete community that promotes good urban practices including pedestrian efforts, open space/greenspace, active transportation, and consideration for good urban design standards. The proposed PD district will include Master Plan Development Guidelines that will promote enhanced architecture, site design, a mix of land uses including open spaces, and enhanced pedestrianization for both future residents of the PD and surrounding areas.

FINDING: Consistent

CRITERIA 6: **The proposed change is consistent with public safety concerns and will not create traffic hazards.**

ANALYSIS: The intent of the requested zoning designation is to facilitate the proposed development on the subject lands. The proposed uses are compatible with the surrounding area the City's Engineering Division, Police Department, and Fire Department which have not identified any deleterious impacts to traffic, community safety, or City liability by the requested rezoning.

The proposed development also contemplates active transportation uses and pedestrianization which will assist in alleviating traffic concerns that would typically be an area of concern for car-centric development.

FINDING: Consistent

CRITERIA 7: **The proposed change will not adversely affect property values in the adjacent area.**

ANALYSIS: The proposed changes on the land are beneficial to the surrounding community and area. The land in its present form is under-utilized and present extensive opportunities for a large scaled mixed-use development that may act as a catalyst for other site redevelopments in the future. The requested PD zoning district will promote the urban realm, active transportation, and complete communities that will benefit the surrounding neighborhood as a whole.

The approval of this development will support the existing public-private partnership (P3) for the redevelopment of the city-owned property which will improve the City's fiscal health. Through the redevelopment of underutilized public land into a mixed-use development, the City will experience increased property tax revenues and economic growth through a land lease to the residential and/or commercial operators.

FINDING: Consistent

CRITERIA 8: **It is impossible to find other adequate sites in the city for the proposed use or property presently zoned for such use.**

ANALYSIS: The current site is unique to the City due to its central location and that the land has been underutilized for much of present day. The lands are one of the few large parcels that are City owned, allowing for a public-private partnership to deliver a strong development opportunity to the City and its residents. As a result of the site contamination the redevelopment of these lands has proven to be cost prohibitive and untimely for either the City or the private sector to undertake independently.

The subject property was designated as a Brownfield under the *Florida Brownfield Redevelopment Act*, F.S. § 376.82 by the City Commission on July 13, 2011. This designation is crucial as it targets the revitalization of properties that are idle or underutilized due to environmental contamination. Participation in the Brownfield program is anticipated to result in increased economic productivity at the site, either upon completion of the cleanup or potentially even sooner, as the redevelopment progresses.

FINDING: Consistent

Zoning Change Findings

Based on findings generated from the change of zoning criteria analysis, the application for change of zoning from GU to PD for the subject lands are **consistent** with more than six (6) required criteria listed in Section 5.4(G)(4)(b) of the Zoning and Land Development Regulations.

PLANNED DEVELOPMENT ZONING DISTRICT MINIMUM REQUIREMENTS

The request to rezone to a PD zoning district must be accompanied by a Master Development Plan. The Master Development Plan and PD zoning district shall conform with the density permissions of the underlying land use designations in the County and City’s Comprehensive Plans. Modifications to the standards of the PD zoning district may be requested by the applicant for consideration by the City Commission, pursuant to Section(F)4:

At the time of application for a rezoning to Planned Development which includes the Master Development Plan, the applicant shall also submit a Design, Site Plan including any modifications and requests for variances, to the Department of Planning and Development Services.

Analysis of **requirements and requested modifications** for the Park Road Planned Development Zoning District as stated in the City of Hollywood Zoning and Land Development Regulations, Article 4, Section 4.15 (C)(D)(E):

- i. **REQUIREMENT:** **Minimum size of 10 acres**
 FINDING: Consistent

- ii. **REQUIREMENT:** **Unified control**
 FINDING: Consistent

- iii. **REQUIREMENT:** **Permitted Uses**
 FINDING: Consistent with the Comprehensive Plan land use designations.

- iv. **REQUIREMENT:** **Permitted Density**
 FINDING: Consistent with the Comprehensive Plan land use designations.

- v. **REQUIREMENT:** **Setbacks standards**
 FINDING: Modification requested to permit 15’ landscaped ‘setback to internal and external public Right of Ways whereas 25’ landscaped setback is required. The requested setback reduction from the 25’ required in PD zones is appropriate to support more urban forms of development. The intent of the PD setback is to provide landscaping and buffering from uses external to the PD. The requested modification still enables the intent of the setback and also enables additional utility and function within the setback areas with the location of trails and accessible open space areas.

- vi. **REQUIREMENT:** **Parking and Loading standards**
 FINDING: Modification requested to permit a reduction in required non-residential parking with the following parking supply rates:

Parking Supply – Residential	1.5/unit + 1 guest space per 5 units
Loading Supply – Residential	1 per building 10' x 25'
Parking Supply – Commercial	1/250 SF
Parking Supply – Restaurant	1/150 SF
Parking Supply – Office	1/300 SF
Loading Supply – Commercial	1 per building 10' x 25'

All other off-street parking and loading standards shall meet the requirements of Article 7 of the City’s ZLDRs.

The applicant has rationalized the parking reduction request based on the City’s existing parking requirements, evaluating each proposed commercial land use independent of one another. Such a scenario would require 120 parking spaces to be provided. However, the site’s Planning Development (PD) zoning application proposes a total parking requirement of 100 spaces for the same uses while providing 105 commercial spaces on the site plan. Evaluating the site based upon the parking demand distributions and characteristics contained within the ULI’s Shared Parking, 3rd Edition, the highest peak-hour parking demand was calculated to be 100 parking spaces.

The shared parking analysis corresponds to a 16.67 percent (16.67%) reduction from City Code requirement of 120 parking spaces. Note that the mixed of uses within the non-residential parcel provides five (5) more parking spaces than the shared parking requirement of 100 parking spaces for a total of 105 parking spaces.

- i. **REQUIREMENT:** Landscaping standards
FINDING: Consistent with Article 9 of the City’s ZLDRs.
- ii. **REQUIREMENT:** Supporting Site Plan for the PD zoning district
FINDING: Consistent with the requirements of Article 6 of the City’s ZLDRs.

MASTER DEVELOPMENT PLAN

In addition to the standards outlined in section 4.15 of the Zoning and Land Development Regulations requests for rezoning to the PD zoning district must be accompanied by a Master Development Plan and applicable standards and guidelines to direct a site-specific development within the PD. The Park Road Master Development Plan includes the Master Plan Development Guidelines (Attachment C) that will be adopted with the companion PD rezoning Ordinance. The Master Plan Development Guidelines outlines information such as proposed land uses, density, setbacks, open space areas, minimum parking requirements, design guidelines, architectural guidelines, and standards for the public realm and site amenities.

It is noted that the Master Plan Development Guidelines are intended to form part of this PD zoning district and shall guide all future development within the Master Development Plan. Any request to modify (major or minor) or change the Master Development Plan or Site Plans approved at the time of PD adoption must align with the Development Guidelines of the PD zoning district and the Zoning and Land Development Regulations (ZLDR) standards in effect, unless expressly stated in the PD zoning regulations and Master Development Plan Development Guidelines.

Site plans in of itself are not the mechanisms to establish the standards of the Planned Development District and future modifications, alterations may be subject to design, variance, and/or special exception requests by recommendation of the Planning and Development Board and final approval by the City Commission.

ATTACHMENTS:

- Attachment A: Application Package
- Attachment B: Master Development Plan
- Attachment C: Master Plan Development Guidelines
- Attachment D: Land Use and Zoning Map
- Attachment E: Community Outreach Package