

ORDINANCE NO. \_\_\_\_\_

(14-DPVZ-93)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF STIRLING ROAD AND EAST OF DAVIE ROAD EXTENSION FROM O-2 (MEDIUM INTENSITY OFFICE) TO RM-18 (MEDIUM HIGH 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 zone may be filed; and

WHEREAS, an application (14-DPVZ-93) was filed with the Department of Planning and Development Services requesting a change of zoning designation from O-2 (Medium Intensity Office) to RM-18 (Medium High Density Multiple Family), for property generally located south of Stirling Road and east of Davie Road, with approximately 5.224 net acres (approximately 227,550 square feet) as more particularly described in Exhibit "A" (subject parcel) attached hereto and incorporated herein by reference; and

WHEREAS, the existing property has a current City zoning designation of O-2 (Medium Intensity Office) and an Existing Land Use Designation of Medium Residential; and

WHEREAS, the subject property is adjacent to the Town of Davie on the North, and West, High Density Multiple Family (RM-25) on the South and East, and Medium intensity Commercial (C-3) on the East; and

WHEREAS, the Assistant Director of Planning and the Planning and Development Services Administrator ("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 12, 2015, the Planning and Development Board met and reviewed the above noted request for a change of zoning to RM-18 (Medium High 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 O-2 (Medium Intensity Office) to RM-18 (Medium High 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 bests 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 request from O-2 (Medium Intensity Office) to RM-18 (Medium High 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 O-2(Medium Intensity Office) to RM-18 (Medium High 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 STIRLING DAVIE, LLC, REZONING OF PROPERTY GENERALLY  
LOCATED SOUTH OF STIRLING ROAD AND EAST OF DAVIE ROAD EXTENSION  
(FILE NO. 14-DPVZ-93).

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

Advertised \_\_\_\_\_, 2015.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of  
\_\_\_\_\_, 2015.

RENDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
PETER BOBER, 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.

\_\_\_\_\_  
JEFFREY P. SHEFFEL, CITY ATTORNEY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**