

ATTACHMENT C
Existing Zoning Regulations

§ 4.9 GU Government Use District.

A. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
<p>Any land acquired, owned or leased by the city or any other governmental entity/agency may be given a zoning designation of GU by initiating the rezoning process set forth in F.S. § 166.041, Art. 5 of the Zoning and Land Development Regulations, and this section.</p> <p>To permit residential, non-residential, and/or any combination of each on tracts of land that are owned or leased by the city or any other governmental entity or agency to be planned and developed as a whole, as a single operation or in phases with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning; except for land in Port Everglades.</p>	<p>Government Buildings and Uses (such as but not limited to Federal, State, County and city buildings; schools, offices, parks, public golf courses etc.) Any Use approved by the City Commission for the private development (lease, air-rights etc.) of governmentally owned property. All Uses must be consistent with the Comprehensive Plan and zoned according to state law. Those properties located within a designated Music District are permitted to engage in any activity, use, restriction, or exemption listed in the Code of Hollywood, § 100.06(K), § 113.03(A)(2) and City Commission Resolution No. 95-272(A).</p>	<p>Any building or Use adjacent to or within a single family, RM-9, RM-18 or RM-25 district. Parking garages.</p>	<p>Any Use that is customarily associated with the Main Permitted Use. See § 4.21.</p>

B. General development regulations for property within GU Government Use District.

1. Procedures and requirements for rezoning to a GU Development.

a. Application. An application for rezoning to GU Development shall be made only by the governmental entity or agency that owns or leases the subject property and processed in the same manner as other applications for change of zoning of land in accordance with state law and pursuant to Article 5.

b. Zoning designation. Upon the sale of public property that is currently zoned GU, the governmental entity or agency shall initiate a zoning designation change pursuant to F.S. Chapter 166.041, as amended from time to time, and in accordance with the procedures set forth in Article 5 of the Zoning and Land Development Regulations. If a governmental entity or agency acquires property to be utilized for a public purpose or desires to develop property it owns or leases for the purposes set forth in § 4.9.A. above, then the rezoning procedures set forth below shall be followed.

c. Consideration by the City Commission. Upon receiving the recommendation of the Planning and Development Board, the City Commission shall conduct a public hearing to consider the rezoning petition in accordance with the

rezoning procedures set forth in Article 5 and the Site Plan pursuant to Article 6. The City Commission shall evaluate the proposed development in the same manner as required of the Planning and Development Board.

C. Development regulations for GU property requiring Site Plan Review. When the city or any other governmental entity/agency owning or leasing public property within a GU District desires to develop the property, Site Plan Review in accordance with Article 6 and other applicable Articles of the Zoning and Land Development Regulations is required and the following development regulations shall be followed:

1. Unified control. All land included for the purpose of development within a GU District shall be under the control of the city, any other governmental entity or agency. The city or other governmental entity/agency shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed GU District, which shall be reviewed by the Department and the City Attorney's Office.

2. Land use and design regulations.

a. Maximum density.

1. Density. The maximum permitted density shall be determined by the City Commission, but in no event shall it exceed the limits set forth in the Comprehensive Plan.

2. For purposes of this section. Community Residential Facility and hotel units shall equal one-half of one dwelling unit, and any residential unit shall be equal to one dwelling unit.

b. Minimum plot size, distance between structures, frontage and setbacks.

1. No minimum plot size shall be required with a GU Development.

2. No minimum distance between structures shall be required within a GU District, except as required by the Florida Building Code. The appropriate distance between structures shall be evaluated on an individual development basis by the City Commission, upon recommendation of the Planning and Development Board, after considering the type and character of the building types within a development.

3. Setbacks. There are no required setbacks or yards except for those imposed by the City Commission, upon recommendation of the Planning and Development Board, and the Florida Building Code, as amended from time to time.

c. Maximum height of structures. No maximum height of structures shall be required within a GU District. The City Commission upon recommendation of the Planning and Development Board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Hollywood Comprehensive Plan, City-Wide Master Plan and relevant Neighborhood Plan.

d. Total site coverage. The City Commission, upon recommendation of the Planning and Development Board, shall determine the appropriate site coverage on an individual development basis after considering the character and intensity of the proposed development.

3. GU District Site Plan. The Site Plan petition shall be submitted to the Department pursuant to Article 6. The Development Review Coordinator shall review the GU Site Plan in accordance with the procedures set forth in Article 6 and shall forward his or her recommendation to the Planning and Development Board.

4. Consideration by the Planning and Development Board. The Planning and Development Board shall evaluate the Site Plan in accordance with the requirements set forth in Article 6. In addition, the Board shall evaluate the suitability of the proposed development with the Design Review Criteria set forth in § 5.3.J.4., the City's Comprehensive Plan, the City-Wide Master Plan and the relevant Neighborhood Plan. The Planning and Development Board may recommend reasonable conditions, safeguards and stipulations be attached to the approval of the Site Plan. Upon reviewing the Site Plan, the Planning and Development Board shall forward its recommendation to the City Commission.

5. Conformance to the approved GU District Site Plan.

a. Permits. After rezoning to GU Development District, no permits shall be issued by the city and no development shall commence unless in conformance with the approved GU Development Site Plan approved by the City Commission. The GU Development may be developed in phases; however, such phases shall be an element of the Site Plan approved by the City Commission.

b. Major and minor changes to the Site Plan shall be made pursuant to Article 6.

c. Transfer of ownership. No land within an approved GU District may be transferred in ownership or in any other way removed from unified control without a written agreement between the city and the parties to which such transfer is

made, stipulating their understanding and agreement to a condition that such transferred land shall continue under the full terms and provisions of the GU Development approval.

(Ord. O-94-14, passed 4-6-94; Am. Ord. O-96-44, passed 9-25-96; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2002-13, passed 3-6-2002; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2012-05, passed 3-7-12)