

ORDINANCE NO. _____

(21-T-23)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE ZONING AND LAND DEVELOPMENT REGULATIONS TO ALLOW PLANNED DEVELOPMENTS WITHIN THE DOWNTOWN DISTRICT OF THE HOLLYWOOD COMMUNITY REDEVELOPMENT AGENCY.

WHEREAS, Section 4.15 of the Zoning and Land Development Regulations sets forth regulations in connection with Planned Development Districts; and

WHEREAS, the current regulations eliminated Planned Developments ("PDs") within the Beach and Downtown Districts of the Community Redevelopment Agency ("CRA"), whereby the future expansion of existing PDs was also limited to those PDs approved prior to 2012; and

WHEREAS, due to the built-out environment of the City, specifically in the Downtown District of the CRA, it has been determined that it is necessary to allow PDs within the Downtown District; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a zoning text change of regulatory controls may be filed; and

WHEREAS, on June 8, 2021, the Planning and Development Board, acting as the local planning agency, reviewed the proposed text changes to Article 4 of the Zoning and Land Development Regulations and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, Section 166.041(3)(c)(2), Florida Statutes, requires that the local governing body hold two advertised public hearings on the proposed ordinance, and at least one hearing shall be held after 5:00 p.m., unless the local governing body, by a majority plus one vote, elects to conduct that hearing at another time of day; and

WHEREAS, the City Commission, following review of the proposed text changes at a public hearing, accepts such recommendations as set forth herein along with minor modifications by the City Commission, and finds them to be in the best interest of the citizens of Hollywood.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Coding: Underlined words are additions to existing text; words that are ~~struck through~~ are deletions from existing text; shaded text reflects changes between first and second readings.

Section 1: That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are incorporated into this Ordinance.

Section 2: That Article 4 of the Zoning and Land Development Regulations entitled “Schedule of District, Use and Setback Regulations” is hereby amended as follows:

ARTICLE 4. SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS

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§4.15 PD Planned Development District.

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- B. Definition. A Planned Development is land under unified control, planned and developed as whole in a single development operation or an approved, programmed series of development operations. It may include principal and accessory uses and structures substantially related to the character of the development itself and the surrounding area of which it is a part. Planned Development Districts are not permitted in the Beach District or Downtown Districts of the Community Redevelopment Agency. Planned Development Districts may be permitted adjacent to Federal Highway, Dixie Highway, and Hollywood Boulevard, within the Downtown District of the Community Redevelopment Agency. In the event that a Planned Development within the Beach District or Downtown Districts was approved in 2012, such originally approved Planned Development may be expanded, subject to the following conditions:

* * *

E. Land use and design regulations.

1. Minimum size of planned development. All Planned Developments shall contain a minimum of ten acres of land under unified control; except within the Downtown District of the Community Redevelopment Agency where Planned Developments shall contain a minimum of two acres of land under unified control. This minimum may be waived by the City Commission upon the recommendation of the Planning and Development Board.

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Section 3: That it is the intention of the City Commission and it is ordained that the provisions of this section shall be made a part of the Zoning and Land Development Regulations and the sections of the regulations may be renumbered to accomplish such intentions.

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Section 4: That if any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

Section 5: 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 are repealed to the extent of such conflict.

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

Section 7: That the City Commission, pursuant to Section 166.041(3)(c) F.S., elects, by a majority plus one vote, to conduct the second reading prior to 5:00 p.m. at a regularly scheduled City Commission public hearing.

Advertised _____, 2021.

Advertised _____, 2021.

PASSED on first reading this _____ day of _____, 2021.

PASSED AND ADOPTED on second reading this _____ day of _____, 2021.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY for the use and reliance of the City of Hollywood, Florida, only.

DOUGLAS R. GONZALES, CITY ATTORNEY