

ORDINANCE NO. _____

(16-DPSZ-12)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 1810 NORTH 64TH AVENUE (FIRE STATION 45) AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", FROM LOW DENSITY MULTIPLE FAMILY (RM-9) TO GU (GOVERNMENT USE); 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 (16-DPSZ-12) by the City of Hollywood was filed with the Office of Planning to request for a change of zoning designation from Low Density Multiple Family (RM-9) to Government Use (GU), for the property generally located at 1810 North 64th Avenue with approximately .69 net acres as more particularly described in Exhibit "A" (subject property) attached hereto and incorporated herein by reference; and

WHEREAS, the purpose of this request for a change in zoning designation is to have a zoning consistent with the Future Land Use Designation of Community Facility, thereby facilitating the redevelopment of Fire Station 45; and

WHEREAS, the existing subject parcels have a current City zoning designation of Low Density Multiple Family (RM-9) and a Future Land Use Designation of Community Facility; and

WHEREAS, the subject property is adjacent to RS-6 on the north, C-3 on the south, RM-12 on the east, and RM-9 on the west; and

WHEREAS, the Planning Division, following analysis of the application and its associated documents, has determined that the proposed change of zoning district 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 has therefore recommended that it be approved; and

WHEREAS, on April 12, 2016, the Planning and Development Board met and reviewed the above noted request for a change of zoning designation to GU

(Government Use) and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that the rezoning request to GU (Government Use) is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and is in the best 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 to GU 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 Low Density Multiple Family (RM-9) to Government Use (GU).

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.

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

REZONING ORDINANCE FOR 1810 NORTH 64TH AVENUE (FIRE STATION 45)

Advertised _____, 2016.

PASSED on first reading this _____ day of _____, 2016.

PASSED AND ADOPTED on second reading this _____ day of _____, 2016.

RENDERED this _____ day of _____, 2016.

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