

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: October 19, 2017 **FILE:** 17-AP-34
TO: Planning and Development Board
FROM: Leslie A. Del Monte, Planning Manager 
SUBJECT: Richgreens, LP (Richmond Italia) requests an appeal of an administrative decision for a sports recreational facility located at 2727 Johnson Street (Hollywood Adventures Park).

REQUEST

Appeal of an administrative decision for a sports recreational facility (Hollywood Adventures Park).

RECOMMENDATION

Appeal: Denial

BACKGROUND

Sunset Golf Course, built in 1953, is a privately owned 9-hole golf course located within a residential neighborhood, just east of I-95, between Arthur and Johnson Streets. The approximately 45-acre site has been vacant since 2010, when the golf course use was discontinued. The property also contains two structures, a one-story club house and a two-story garage and apartment for maintenance staff; and associated parking.

REQUEST

The request is for an Appeal of an administrative decision for a sports recreational facility proposed at the Sunset Golf Course site. As stated in their Application Package (Attachment A), the Applicant believes the City's interpretation of the Zoning and Land Development Regulations relative to the proposed use is not adequate. Appeals of administrative decisions shall be pursuant to Section 5.7 of the Zoning and Land Development Regulations (Attachment B).

On June 5, 2017, Richgreens, LP (Richmond Italia) applied for Site Plan review for the development of a sports recreational facility. The plans for the proposed outdoor facility include a variety of extreme sports and high energy activities, such as BMX trails, drone racing, laser tag, rock climbing, and paintball; as well as, more passive recreational activities and organized team sports (soccer, flag football, etc.); as more specifically described in Attachment F. As stated by the Applicant, the facility is geared towards corporate events, birthday and holiday parties, and summer camps. The redevelopment proposal includes renovations to the two existing buildings and site improvements to accommodate outdoor activities, associated parking, and landscape.

Established by the City of Hollywood's Comprehensive Plan, the Land Use Designation for the site is Open Space and Recreation (OSR), which allows for *active and passive outdoor recreation* (Attachment D). Municipalities, however, have the right to be more restrictive, by way of the Zoning and Land Development Regulations. Section 4.12 OS Open Space District of the Zoning and Land Development Regulations (Attachment D) outlines the allowable uses for the zoning district, which state: *Privately owned fields, undeveloped land, landscaped recreation areas, bodies of water, campgrounds and similar uses*. While these uses are broad, the intensity of such uses is driven by the District Purpose which

establishes the character of the district and states: *This district is intended to provide standards for privately owned uses which are characterized by large open spaces. The intent is **to preserve and protect areas having natural beauty and to mitigate the effects of development on the environment.***

While the Land Use allows for the *active* recreation component, the zoning clearly intends for these recreational uses to retain and preserve the natural beauty and character of the open space and landscape. Compelling the allowable uses to be low intensity and passive in nature. As such, given the proposed combination of uses and the nature and character of such facilities (as described by the Applicant), the Technical Advisory Committee (TAC) found the proposed Site Plan inconsistent with the Zoning and Land Development Regulations, as the intensity of the proposed use does not meet the intent of the Zoning District (Attachment E).

Owner/Applicant:	Richgreens, LP (Richmond Italia)
Address/Location:	2727 Johnson Street
Area of Property:	Approximately 45 acres
Land Use:	Open Space and Recreation (OSR)
Zoning:	Open Space District (OS)
Existing Use of Land:	Vacant Golf Course

ADJACENT LAND USE

North:	Low Residential (LRES)
South:	Low Residential (LRES); Medium Residential (MRES); General Business (GBUS)
East:	Low Medium Residential (LMRES)
West:	Interstate 95

ADJACENT ZONING

North:	Single Family District (RS-3)
South:	Single Family District (RS-3); Multi-Family District (RM-18); and High Intensity Commercial District (C-5)
East:	Single Family (RS-3)
West:	Interstate 95

ATTACHMENTS

ATTACHMENT A:	Application Package
ATTACHMENT B:	Zoning and Land Development Regulations, Section 5.7. Appeal Procedures relating to Decisions of the Planning and Development Board, Historic Preservation Board, and Administrative Decisions.
ATTACHMENT C:	Land Use and Zoning Map
ATTACHMENT D:	Applicable Land Use and Zoning Regulations
ATTACHMENT E:	Technical Advisory Committee Report – July 17, 2017
ATTACHMENT F:	Pre-application Conceptual Overview (PACO) Application – March 13, 2017
ATTACHMENT G:	Intervenor Package – Karen Caputo (Not a party but will become a party if pending request to intervene is granted).
ATTACHMENT H:	Correspondence