

ORDINANCE NO. _____

(19-L-48)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 1940 N. 30TH ROAD AND 1954 N. 30TH ROAD FROM THE LAND USE DESIGNATION OF INDUSTRIAL TO GENERAL BUSINESS; AMENDING THE CITY'S LAND USE MAP TO REFLECT THE CHANGES.

WHEREAS, the City, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan that has been approved by the State of Florida Department of Community Affairs and certified by the Broward County Planning Council; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a Land Use Plan Amendment may be filed; and

WHEREAS, a valid application was filed (19-L-48) for a change of land use designation from Industrial to General Business for the property located at 1940 N. 30th Road and 1954 N. 30th Road ("Yellow Green Farmer's Market") that contains approximately 9.4 net acres, as more specifically described in the attached Exhibit "A"; and

WHEREAS, the existing zoning for the subject property is Low Intensity Industrial and Manufacturing; and

WHEREAS, the proposed future land use change designation is consistent with Article 1 of Broward County's Administrative Rules Document and Broward County's Land Use Plan; and

WHEREAS, following analysis of the application, the Planning Manager and Planning Administrator recommended approval to the Planning and Development Board; and

WHEREAS, on November 14, 2019, the Planning and Development Board, acting as the City's Local Planning Agency, forwarded its recommendation to the City Commission to approve the applicant's land use request; and

WHEREAS, the City Commission has conducted duly advertised hearings on the future land use amendment proposed through the above referenced petition and has

considered all comments received concerning the proposed amendment as required by state law and local ordinances; and

WHEREAS, the City Commission finds that the proposed amendment is consistent with the goals, policies, and objectives of the City's Comprehensive Plan, Article 1 of the Broward County Administrative Rules Document, and Broward County's Land Use Plan.

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

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

Section 2: That the land use designation of the property located at 1940 N. 30th Road and 1954 N. 30th Road, that contains approximately 9.4 net acres, located in the City of Hollywood, Broward County, Florida, as more specifically described in the attached Exhibit "A", is changed from Industrial to General Business.

Section 3: That the Official Land Use Map of the City of Hollywood is amended to incorporate the above listed change in land use designation.

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 in conflict are 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, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

Section 6: That this Ordinance shall become effective 31 days after its adoption in accordance with Section 163.3187(3)(c), Florida Statutes, unless the Ordinance is challenged, whereby the Ordinance may not become effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining that the adopted small scale development is in compliance.

Advertised this _____ day of _____, 2020.

Advertised this _____ day of _____, 2020.

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PASSED on first reading this _____ day of _____, 2020.

PASSED AND ADOPTED on second reading this _____ day of _____, 2020.

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