

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: July 23, 2020 **FILE:** 20-L-09

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Fitz Murphy, Planning Administrator

SUBJECT: CF & A Hill Family LTD requests an amendment to the City's Comprehensive Plan to change the Land Use designation from Industrial (IND) and Low Medium (10) Residential (LMRES) to Medium (16) Residential (MRES); amending the City's Land Use Map to reflect the change generally located on the south east corner of Stirling Road and Compass Way (Stirling Road LUPA).

REQUEST:

Amend the City's Comprehensive Plan to change the Land Use designation from Industrial (IND) and Low Medium (10) Residential (LMRES) to Medium (16) Residential (MRES); amending the City's Land Use Map to reflect the change (Stirling Road LUPA).

RECOMMENDATION:

Staff finds the proposed land use change to be consistent with Article 1 of the Broward County Administrative Rules Document, Broward County Land Use Plan, the City Wide Master Plan and the City's Comprehensive Plan. Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward this petition to the City Commission with a ***recommendation of*** approval.

REQUEST

The request is to amend the Land Use element of the City's Comprehensive Plan Element to change the land use designation from Industrial (IND) and Low Medium (10) Residential (LMRES) to Medium (16) Residential (MRES). The subject site comprises approximately 26.7 gross acres, currently used as agricultural land, is situated on the south side of Stirling Road, between Compass Way and South Bryan Road, and constitutes all two parcels, with the northern termination of North 24th Avenue being the most southern point. The southern parcel is bisected by the C-10 Canal. The intent of the Land Use Amendment is to *identify parcels on Stirling Road with inappropriate land uses or are inappropriately sized or shaped and provide incentives for improvement or relocation of the uses*, as suggested in the City's Comprehensive Plan. This also supports the City-Wide Master Plan policy *to support new housing and rehabilitation to replace deteriorating structures*. The current land use designation for a portion of the site is Low Medium Residential permits residential use, however it does not allow for the future

residential density proposed. The north portion of the site, designated Industrial, has never been developed as an industrial urban use. As a result, the loss of area will have minimal impact, and will not exhaust the twenty percent of the industrial land for those uses required by the City's Future Land Use Plan to be within a flexibility zone. The Medium Residential land use designation will assist the future project to come into fruition. It is anticipated that during Site Plan approval, the Applicant will request a rezoning to Medium—High Multiple Family District (RM-18). This will allow for the future development of 427 units.

SITE INFORMATION

Owner/Applicant:	CF & A Hill Family LTD
Address/Location:	Generally located on the south east corner of Stirling Road and Compass Way
Net Size of Property	26.1 acres
Gross Size of Property:	26.7 acres
Land Use:	Industrial (IND)
	Low Medium (10) Residential (LMRES)
Zoning:	Medium Intensity Industrial and Manufacturing (IM-3)
	Single Family District (RS-6)
Existing Use of Land:	Ornamentals, Miscellaneous Agriculture
Year Built:	Not Applicable (Broward County Property Appraiser)
Proposed Land Use:	Medium (16) Residential (MRES)

ADJACENT LAND USE

North:	Regional Activity Center – Dania Beach
South:	Low Medium (10) Residential (LMRES)
East:	Parks and Recreation - Dania Beach
	Community Facility (COMFAC)
West:	Industrial (IND)
	General Business (GBUS)

ADJACENT ZONING

North:	Planned Mixed Use Development (PMUD) – Dania Beach
South:	Single Family District (RS-6)
East:	Open Space(OS) – Dania Beach
	Government Use (GU)
West:	Medium Intensity Industrial and Manufacturing District (IM-3)
	Low Intensity Industrial and Manufacturing District (IM-1)
	Single Family District (RS-6)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The intent of the Land Use Element of the Comprehensive plan is to lay out a broad physical plan for the future development of the city. This is the only element describing appropriate locations for future Land Use and declares the policies regulating their location and development. The Land Use Element takes into consideration factors affecting current development trends. The proposed amendment is consistent with the following policies of the comprehensive plan:

Land Use Element:

Goal: *Promote a distribution of Land Uses that will enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property.*

Policy 1.3: *Maintain the City Code or Zoning and Development regulations to require that all new and existing unsewered development, where practical and financially feasible, including new residential units, be connected to the sewer system.*

Objective 3.2: *Assist, coordinate and monitor adjacent municipalities' land development efforts along major thoroughfare corridors and, when feasible, implement plans, Capital Improvement Projects and other programs to supplement and enhance economic development, land use changes, streetscape design, and infrastructure service improvements along these corridors.*

Policy 3.2.16: *Identify parcels on Stirling Road with inappropriate land uses or are inappropriately sized or shaped and provide incentives for improvement or relocation of the uses. (CWMP Policy 7.2)*

Policy 3.2.18: *Define options and develop recommendations for redevelopment, non conformity, etc. along major transportation corridors, i.e.: Dixie Highway, US 1, Stirling Road, Griffin Road, Pembroke Road, US 441/SR 7 and Hollywood Boulevard. (CWMP Policy CW.6)*

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas. (CWMP Policy CW.15 and CW.19)*

Policy 7.4: *Maintain the level of service for the City's park and open space standard of 3 acres per 1000 population to assess adequacy of service.*

Policy 7.14: *Continue to provide enough potable water for a year-round water supply without mining the aquifer and encouraging more salt water intrusion.*

Policy 7.41: *Coordinate traffic circulation with future Land Use designations as specified by the City's Land Use Plan by reviewing traffic impacts during the development review process and by coordinating with County and State Governments.*

Policy 8.12: *The compatibility of existing and future Land Uses shall be a primary consideration in the review and approval of amendments to the Broward County and City Land Use plans.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The project is located in Sub-Area 3, defined by Dixie Highway to the east, Interstate 95 to the west, Stirling Road to the north, and Pembroke Road to the south. This area includes the residential neighborhoods of Liberia/Oakwood Hills, North Central and South Central. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

Policy CW.44: Foster economic development through creative land use, zoning and development regulations, City services and City policies.

Policy CW.50: Identify areas where buffers can be provided between residential and commercial/industrial uses and develop incentives to spur privately financed improvements.

Policy CW.82: Inventory vacant land and determine the potential for additional residential development

Policy 3.39: Support new housing and rehabilitation to replace deteriorated structures.

SUMMARY OF FINDINGS

1. Pursuant to the City's Comprehensive Plan as identified, Staff finds the proposed Land Use change from Industrial and Low Medium Residential to Medium Residential, referred to as Stirling Road LUPA, to be consistent with the City's Comprehensive Plan.
2. Pursuant to the City-Wide Master Plan Guiding Principles as identified, Staff finds the proposed Land Use change from Industrial and Low Medium Residential to Medium Residential, referred to as Stirling Road LUPA, to be consistent with the City-Wide Master Plan.

Additional review will be required during the Site Plan approval process to ensure consistency with the Zoning and Land Development Regulations and the City's vision.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map