

ORDINANCE NO. _____

(20-L-09)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTY GENERALLY LOCATED ON THE SOUTH EAST CORNER OF STIRLING ROAD AND COMPASS WAY FROM THE LAND USE DESIGNATION OF INDUSTRIAL AND LOW MEDIUM RESIDENTIAL (10) TO MEDIUM RESIDENTIAL (16); AMENDING THE CITY'S LAND USE MAP TO REFLECT THE CHANGES.

WHEREAS, the City of Hollywood, pursuant to and in accordance with the Local Government Comprehensive Planning and Land Development Regulation Act, 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 (20-L-09) for a change of land use designation from Industrial and Low Medium (10) Residential to Medium (16) Residential for the property generally located on the south east corner of Stirling Road and Compass Way that contains approximately 26.7 gross acres/26.1 net acres as more specifically described in the attached Exhibit "A"; and

WHEREAS, the existing zoning for the subject property is Medium Intensity Industrial and Manufacturing and Single Family District (RS-6); and

WHEREAS, the Planning Manager and Planning Administrator, following analysis of the application, recommended it be approved with the requirement that prior to the first public hearing, the applicant provide an updated affordable housing market assessment to the City as required by Policy 2.16.2 of the Broward County Land Use Plan; and

WHEREAS, on July 23, 2020, the Planning and Development Board, acting as the City's Local Planning Agency, recommended approval to the City Commission; 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 the Broward County 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 generally located on the south east corner of Stirling Road and Compass Way, which contains approximately 26.7 gross acres/26.1 net acres, located in Hollywood, Broward County, Florida, as more specifically described in the attached Exhibit "A" is changed from Industrial and Low Medium (10) Residential to Medium (16) Residential.

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 thereof 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 one of the following occurs:

(a) the State Land Planning Agency notifies the City that the plan is complete in accordance with Section 163.3184(3)(c), Florida Statutes; or

(b) if a timely challenge has occurred, the State Land Planning Agency or the Administrative Commission issues a final order determining that the adopted amendment is in compliance with Chapter 163, Florida Statutes.

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Section 8: That no development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective.

Advertised this _____ day of _____, 2021.

Advertised this _____ day of _____, 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