

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

DATE: September 21, 2021 **FILE:** 21-Z-06

TO: Planning and Development Board / Local Planning Agency

VIA: Leslie A. Del Monte, Planning Manager

FROM: Deandrea Moise, Planning Administrator

SUBJECT: ZE Management LLC requests a rezoning from Low-Medium Intensity Commercial District (C-2) and Low-Medium Multiple Family (RM-9) to Medium Multiple Family (RM-12) for properties located at 4110 N 31 Terrace and N 31 Terrace, generally located south of Stirling Road, west of N 31 Avenue, and east of N 32 Court (N 31 Terrace Rezoning).

REQUEST:

Rezoning from Low-Medium Intensity Commercial District (C-2) and Low-Medium Multiple Family (RM-9) to Medium Multiple Family (RM-12) (N 31 Terrace Rezoning).

RECOMMENDATION:

Forward a recommendation to the City Commission as follows:

Rezoning: Approval.

REQUEST

The request is to rezone from Low-Medium Intensity Commercial District (C-2) and Low-Medium Multiple Family (RM-9) to Medium Multiple Family (RM-12) for four properties just south of Stirling Road. The subject site comprises of approximately 1.27 gross acres. Three units exist on parcel 1, while parcels 2, 3, and 4 are vacant. In 2014, Parcel 1 and 2 were rezoned from C-2 to RM-9. Since that time the Applicant has acquired additional properties which now are a part of the current request.

The subject site currently has a land use designation of Low-Medium Residential (LMRES) which permits residential multifamily up to 10 units per acre. Currently the land use designation and commercial zoning district are incompatible. The proposed rezoning would *provide for compatibility of adjacent land uses by rezoning*, as suggested in the City's Comprehensive Plan. While the Site Plan is not for consideration at this time, the Applicant intends to develop the subject site as one development for a total of 12 residential units. The proposed density is consistent with the existing land use and the proposed zoning designation. While the zoning designation allows for 12 units per acre, the density would be restricted to 10 units per acre as dictated by the existing land use. The proposed rezoning

would give the property owner the ability to develop the property and do so in a manner that is consistent with the existing land use.

SITE INFORMATION

Owner/Applicant:	ZE Management LLC
Address/Location:	4110 N 31 Terrace and N 31 Terrace, generally located south of Stirling Road, west of N 31 Avenue, and east of N 32 Court
Gross Size of Property:	1.27 acres
Land Use:	Low-Medium Residential (LMRES)
Zoning:	Low-Medium Intensity Commercial District (C-2) Low-Medium Multiple Family (RM-9)
Existing Use of Land:	Residential/Vacant
Year Built:	1968 (Broward County Property Appraiser)
Proposed Zoning	Medium Multiple Family (RM-12)

ADJACENT LAND USE

North:	Low-Medium Residential (LMRES)
South:	Low-Medium Residential (LMRES) Low Residential (LRES)
East:	Low-Medium Residential (LMRES)
West:	Medium Residential (MRES)

ADJACENT ZONING

North:	Low-Medium Intensity Commercial District (C-2)
South:	Low-Medium Multiple Family (RM-9) Single-Family Residential (RS-2)
East:	Low-Medium Intensity Commercial District (C-2)
West:	Planned Development (PD)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Land Use Element

This proposed land use for this project is located in the Low-Medium Residential Land Use area which is characterized by residential uses with a density between 5 and 10 units per gross acre. The goal of the Land Use Element is to *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*. The surrounding community has a mix of commercial and vacant land.

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)*

Objective 4: *Maintain and enhance neighborhoods business, utilities, industrial and tourist areas that are not blighted.*

Policy 4.5: *Maintain the City of Hollywood Zoning Map and Zoning and Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses.*

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)*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The project is located in Sub-Area 7. Sub-Area 7 is the northernmost part of the City. The North Hollywood area is bordered by 56th Avenue to the west, I-95 to the east, Sheridan Street to the south and SR 84 and Broward County Unincorporated areas to the north. This area includes the residential areas of Emerald Hills, Oakridge and the industrial/office area of Port 95 Commerce Park. 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.*

Granting the request for rezoning will make the zoning designation consistent with the land use. The proposed zoning designation will allow for the construction of residential uses which will help to increase the housing stock in the City and assist in supporting the adjacent business community along Stirling Road.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Rezoning as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: That the petition for a change of zoning district will not result in spot zoning or contract zoning.

ANALYSIS: The Citywide Master Plan encourages the identification of *areas where buffers can be provided between residential and commercial/industrial uses and develop incentives to spur privately financed improvements.* The 1.27 acre site is

nestled just south of Stirling Road adjacent to primarily residential uses. The request to change the land use to a Low-Medium intensity residential zoning is consistent with the surround residential character of the area, and this rezoning is necessary to make the zoning compatible with the permitted uses and density of the land use.

FINDING: Consistent

CRITERIA 2: The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the Comprehensive Plan.

ANALYSIS: The rezoning will be in furtherance of the Comprehensive Plan, as it *Maintain[s] the City of Hollywood Zoning Map and Zoning and Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses*. The existing land use of the subject property and the request to change the zoning designation will bring the property into compliance with the Comprehensive Plan.

FINDING: Consistent

CRITERIA 3: That conditions have substantially changed from the date the present zoning district classification was placed on the property which make the passage of the proposed change necessary.

ANALYSIS: The Comprehensive Plan and the City-wide Master Plan specifically indicate the necessity 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*. The request to change the zoning is a direct response to the policy.

FINDING: Consistent

CRITERIA 4: The proposed change will not adversely influence living conditions in the neighborhood.

ANALYSIS: As the surrounding neighborhood includes single family, and multifamily residential, the proposed change will not adversely influence living conditions in the neighborhood. It will, increase the housing stock and improve the neighborhood.

FINDING: Consistent

CRITERIA 5: That the proposed change is compatible with the development(s) within the same district/neighborhood.

ANALYSIS: The requested rezoning will provide consistency between the land use and zoning designation, while also allowing the property owner to develop the site consistent with the allowable uses and density of the land use designation. The

zoning allows for multifamily residential which is consistent with the surrounding character and existing uses.

FINDING: Consistent

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
ATTACHMENT C:	Existing Zoning Regulations
ATTACHMENT D:	Proposed Zoning Regulations