



## Legislation Details (With Text)

**File #:** PO-2016-19    **Version:** 2    **Name:** RAC REZONING

**Type:** Ordinance    **Status:** Passed

**File created:** 9/6/2016    **In control:** Regular City Commission Meeting

**On agenda:** 10/19/2016    **Final action:** 9/21/2016

**Title:** An Ordinance Of The City Of Hollywood, Florida, Amending The Zoning And Land Development Regulations By Amending Section 4.6 Entitled "Community Redevelopment Districts" To Eliminate Certain Districts And Create Regional Activity Center Districts; Repealing Sections 4.6 A. Through 4.6 H (Except For Appendix 1 Which Shall Be Renamed Regional Activity Center District Diagrams); Repealing Section 4.201; To Establish Permitted Uses, Development Regulations, Development Standards, Definitions For New Uses; Establishing Development And Parking Standards City-Wide Within Various Articles Of The Zoning And Land Development Regulations; Changing The Zoning Designation Of Certain Properties Within Regional Activity Center (RAC), Downtown Community Redevelopment Agency (DCRA), Lakes Area Historic Multiple Resource Listing District, The Historic Hollywood Business District, With The Exception Of Properties Zoned Government Use As More Particularly Described In Exhibit "A" Attached Hereto; And Amending The City's Zoning Map To Reflect The Change In Zoning Designations; And Providing For An Effective Date. (14-TZ-75).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1475\_Ordinance\_2016\_1019, 2. Exhibit A, 3. Exhibit B, 4. 1475\_Attachment I\_Part I, 5. 1475\_Attachment I\_Part II

Date	Ver.	Action By	Action	Result
10/19/2016	2	Regular City Commission Meeting	adopt on second and final reading	Pass
9/21/2016	1	Regular City Commission Meeting	adopted as amended	
9/21/2016	1	Regular City Commission Meeting	withdrew	
9/21/2016	1	Regular City Commission Meeting	adopt on first reading	Pass

An Ordinance Of The City Of Hollywood, Florida, Amending The Zoning And Land Development Regulations By Amending Section 4.6 Entitled "Community Redevelopment Districts" To Eliminate Certain Districts And Create Regional Activity Center Districts; Repealing Sections 4.6 A. Through 4.6 H (Except For Appendix 1 Which Shall Be Renamed Regional Activity Center District Diagrams); Repealing Section 4.201; To Establish Permitted Uses, Development Regulations, Development Standards, Definitions For New Uses; Establishing Development And Parking Standards City-Wide Within Various Articles Of The Zoning And Land Development Regulations; Changing The Zoning Designation Of Certain Properties Within Regional Activity Center (RAC), Downtown Community Redevelopment Agency (DCRA), Lakes Area Historic Multiple Resource Listing District, The Historic Hollywood Business District, With The Exception Of Properties Zoned Government Use As More Particularly Described In Exhibit "A" Attached Hereto; And Amending The City's Zoning Map To Reflect The Change In Zoning Designations; And Providing For An Effective Date. (14-TZ-75).

**Staff Recommends:** Approval of the attached Resolution.

### Explanation:

Ordinance was presented at First Reading before the City Commission on September 19, 2016. Since then then, for clarification purposes, the following changes have been made:

Page 35: "Outdoor Storage" was added as a single use to the Prohibited Uses list.

Page 37 and 57: The word "Development" was added, as follows:

Single Use Buildings/Development: 3.75

Mixed Use Buildings/Development: 4.75

### Background

Establishing a vision for the future, as a Land Use designation, the Regional Activity Center allows for mixed-uses; encouraging attractive and functional mixed living, working, shopping, education, and recreational activities. RACs are typically created in areas of regional importance to congregate development and protect residential neighborhoods. The Zoning, which is the regulatory tool to further control development capacities, then dictates appropriate locations and intensities for these uses.

As the City continues to experience positive growth, the current objective is to move forward with the implementation of Zoning Regulations which are consistent with, and in furtherance of, the existing Regional Activity Center (RAC) Land Use Designation and the City's Comprehensive Plan. The purpose and intent of the proposed Zoning Regulations is dual purpose; by creating concentrated areas of higher intensity which attract significant commercial and residential development (increasing the tax base), employment centers, and basic services, all which benefit the community as a whole; while also serving to protect residential neighborhoods by preventing commercial intrusion and sprawl. The objective of the rezoning is to ensure adequate safeguards are created to protect the neighborhoods as the City prepares for more intense development along the corridors. The concept of concentrating growth within a compact walkable core is also a Smart Growth strategy with significant environmental impacts. Concentrating densities and allowing for mixed-uses within close proximity helps prevent urban sprawl, promotes the efficient use of resources, and protects the natural environment.

The proposed zoning regulations are based on the recommendations established by the 2009 Downtown Master plan. One of the overarching principles of the Downtown Master Plan was to protect residential neighborhoods. At the time, there were considerable efforts to ensure adequate transitions were provided and uses were adequately situated to prioritizing the protection of the scale and character of residential neighborhoods. The proposed regulations ensure those priorities are still in place; focusing development and intensity along the corridors and providing adequate scale transitions to the neighborhoods.

On July 19<sup>th</sup>, 2016, a concurrent meeting of the Joint Historic Preservation Board and Planning and Development Board; and the Planning and Development Board was held and their recommendation was as follows:

Joint Historic Preservation Board and Planning and Development Board/Local Planning Agency forwarded a recommendation of Approval (8-1) to the City Commission for all proposed changes within- and associated with the Lakes Area Historic Multiple Resource Listing District and the Historic Hollywood Business District.

Planning and Development Board/Local Planning Agency forwarded a recommendation of Approval (4-1) to the City Commission for all proposed changes not within- or associated with the Historic Districts; and with the condition Staff meet with the North Central Hollywood Civic Association prior to Commission Consideration.

Attachment I: Planning and Development & Historic Preservation Board Staff Report and Back Up

Recommended for inclusion on the agenda by:

Dr. Wazir Ishmael, City Manager

Gus Zambrano, Assistant City Manager/Sustainable Development

Thomas Barnett, Director, Department of Development Services

Leslie A. Del Monte, Planning Manager, Planning Division