



Legislation Details (With Text)

File #: PO-2017-08 **Version:** 2 **Name:** 16-DPVZ-72
Type: Quasi-Judicial Ordinance **Status:** Passed
File created: 3/22/2017 **In control:** Regular City Commission Meeting
On agenda: 5/3/2017 **Final action:** 5/3/2017

Title: An Ordinance Of The City Of Hollywood, Florida, Changing The Zoning Designation Of The Property Generally Located North Of Evans Street And West Of 22nd Ave From RS-6 (Single Family) To RM-9 (Low Density Multiple Family); And Amending The City's Zoning Map To Reflect The Change In Zoning Designation. (16-DPVZ-72)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1672_Ordinance_2017_0405.pdf, 2. Attachment I.pdf

Date	Ver.	Action By	Action	Result
5/3/2017	2	Regular City Commission Meeting	adopt on second and final reading	Pass
4/5/2017	1	Regular City Commission Meeting	adopt on first reading	Pass

An Ordinance Of The City Of Hollywood, Florida, Changing The Zoning Designation Of The Property Generally Located North Of Evans Street And West Of 22nd Ave From RS-6 (Single Family) To RM-9 (Low Density Multiple Family); And Amending The City's Zoning Map To Reflect The Change In Zoning Designation. (16-DPVZ-72)

Staff Recommends: Approval of the attached Ordinance.

Explanation:

The Applicant request is for a change in zoning designation from Single Family (RS-6) to Low Density Multiple Family (RM-9). The requested change in zoning results in allowing the land owner to maximize the use of their property. While the Land Use is Low/Medium Residential, which allows for six to ten units per acre; the Zoning of the property is currently single family. Although the Single Family Zoning is consistent in terms of residential development, it is not the highest and best typology for this community. The Comprehensive Plan states to "Maintain the City of Hollywood Zoning Maps and Zoning and Land Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses." The request to change the zoning designation from Single Family (RS-6) to Low Density Multiple Family (RM-9) will bring it closer to compliance with the Land Use and Zoning Map as stated in the Comprehensive Plan.

The property is located north of Evans Street and west of 22nd Avenue. Surrounding uses

include residential, vacant land, and commercial fronting Stirling Road. While commercial uses are appropriate along Stirling Road, properties directly to the south include residential uses which help support the business community along the corridor. The requested zoning designation allows for up to 9 units per gross acre; the site is approximately 1.62 gross acres. Therefore, a maximum of 15 units would be allowed on the entire site.

Attached are Schematic Plans for reference; the Planning and Development Board and the City Commission should not base their decisions on the Schematic Plans. Specific District Regulations, such as building height, setbacks, etc. will be addressed during Site Plan Review.

ATTACHMENT I: Planning and Development Board Staff Report

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