



Legislation Details (With Text)

File #: PO-2024-02 **Version:** 1 **Name:** 23-JPWZ-58 / Federation Plaza
Type: Ordinance **Status:** Second Reading
File created: 1/11/2024 **In control:** Regular City Commission Meeting
On agenda: 3/20/2024 **Final action:** 3/20/2024
Title: An Ordinance Of The City Of Hollywood, Florida, Waiving The 10-Acre Minimum Acreage Requirement For A Planned Development District Pursuant To Section 4.15.E.1 Of The Zoning And Land Development Regulations; Changing The Zoning Designation Of The Property Generally Located At 3081 Taft Street From High Multiple Family District (RM-25) To PD (Planned Development); Approving The Planned Development Master Plan For The Subject Property (Hereinafter Known As "Federation Plaza Master Development Plan"); And Amending The City's Zoning Map To Reflect The Change In Zoning Designation. (23-JPWZ-58)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance-2024 Federation Plaza.pdf, 2. EXHIBIT A.pdf, 3. EXHIBIT B.pdf, 4. Attachment I_Staff Report.pdf, 5. Attachment I-A_Master Development Plan.pdf, 6. Attachment I-B_Zoning and Land Use map.pdf, 7. Attachment I-C_Public Participation Meeting.pdf, 8. Attachment I-D_Application Package.pdf, 9. Business Impact Form for Ordinances.pdf

Date	Ver.	Action By	Action	Result
3/20/2024	1	Regular City Commission Meeting		
2/21/2024	1	Regular City Commission Meeting		

An Ordinance Of The City Of Hollywood, Florida, Waiving The 10-Acre Minimum Acreage Requirement For A Planned Development District Pursuant To Section 4.15.E.1 Of The Zoning And Land Development Regulations; Changing The Zoning Designation Of The Property Generally Located At 3081 Taft Street From High Multiple Family District (RM-25) To PD (Planned Development); Approving The Planned Development Master Plan For The Subject Property (Hereinafter Known As "Federation Plaza Master Development Plan"); And Amending The City's Zoning Map To Reflect The Change In Zoning Designation. (23-JPWZ-58)

Economic Vitality

Staff Recommends: Approval of the attached Ordinance.

Explanation:

SECOND READING:

After first reading staff worked with the applicant to identify inappropriate non-residential uses

that would be prohibited in the Master Development Plan. These uses include: Adult Entertainment Establishment, Homeless Shelters, Half-Way Housing, Substance Abuse and Rehabilitation Centers, Pain Management Clinics, Smoke Shops, and Sober Homes.

FIRST READING:

Federation Plaza LP and Federation Plaza Preservation LP% Related Companies requests a Change of Zoning Designation from High Multiple Family District (RM-25) to Planned Development (PD), approval of the Master Development Plan, Waiver, and Site Plan for an approximate 109,973 sq. ft. mixed-use development located at 3081 Taft Street (to be known as Federation Plaza).

The Property is divided into two parcels, the West Parcel (Parcel ID 514208170010) and the East Parcel (Parcel ID 514208170011). The West Parcel currently consists of a 5-story building with 124 affordable senior apartments for rent and 97 parking spaces. The East Parcel consists of a one-story building, approximately 20,423-square feet in area that abuts the residential tower with 31 parking spaces. The vacant portion of the building was previously used as a senior activity center, known as the Joseph Meyerhoff Senior Activity Center, that contained meeting rooms; an art studio; a kitchen facility; a stage area; and a library.

This application request is unique in nature as the Applicant is requesting the approval for a Master Planned Development, and associated acreage waiver, to permit the proposed Site Plan as it pertains only to the reconfiguring of the surface parking lot on the site. The available zoning districts excluding those available for Activity Center Land Use Categories (Regional Activity Center, Transit Oriented Corridor, etc.) do not facilitate mixed uses on a single parcel. As this property is not located within the RAC or other Activity Center, the applicant faced a zoning challenge in attempting to program and operationalize the vacant multi-purpose activity center (20,800 SF) of the existing building and is therefore requesting a PD Zoning.

As permitted by the County's Land Use Plan, the City's Plan allows offices, including banks and savings and loan institutions, medical offices and clinics, services, and retail sales of merchandise within residential buildings in areas designated for medium-high residential density for service, retail, and office uses as long as no more than 50% of the floor area is used for such uses.

On December 12, 2023, the Planning and Development Board, acting as the Local Planning Agency, forwarded the following recommendations to the City Commission:

Waiver: Approval.

Rezoning: Approval

Master Development Plan: Approval.

Site Plan: Approval, with the following conditions:

a. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a unified plan of development as reflected on the Site Plan, be submitted prior to the issuance of Building Permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

Staff finds the proposed project consistent with the Criteria set forth by the Zoning and Land Development Regulations as well as the City's Comprehensive Plan and therefore recommends approval. As a result, this request to establish the Master Development Plan will be followed by a companion Site Plan Resolution to be heard at the time of second reading of this ordinance. The companion item will include all supporting materials at that time.

Attachment I: PDB Staff Report & Backup

EXHIBIT A: Legal Description

EXHIBIT B: Master Development Plan

Fiscal Impact:

Approval of this resolution will not fiscally impact the City as this is a planned development.

Recommended for inclusion on the agenda by:

Anand Balram, Planning Manager

Andria Wingett, Director of Development Services

Raelin Storey, Assistant City Manager