



## Legislation Details (With Text)

**File #:** PO-2017-25    **Version:** 2    **Name:** TOC Rezoning  
**Type:** Ordinance    **Status:** Passed  
**File created:** 10/23/2017    **In control:** Regular City Commission Meeting  
**On agenda:** 12/6/2017    **Final action:** 12/6/2017

**Title:** An Ordinance Of The City Of Hollywood, Florida, Amending The Zoning And Land Development Regulations By Amending Section 4.6 Entitled “Regional Activity Center, Downtown And Beach Community Redevelopment Districts” To Create Transit Oriented Corridor Districts; Establishing 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; Repealing Section 4.20; Changing The Zoning Designation Of Certain Properties Within Transit Oriented Corridor (TOC), 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. (15-TZ-56).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1556\_Ordinance\_2017\_1115.pdf, 2. Exhibit A.pdf, 3. Exhibit B.pdf, 4. Appendix Diagrams.pdf, 5. Attachment I.pdf

Date	Ver.	Action By	Action	Result
12/6/2017	2	Regular City Commission Meeting	adopt on second and final reading	Pass
11/15/2017	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 “Regional Activity Center, Downtown And Beach Community Redevelopment Districts” To Create Transit Oriented Corridor Districts; Establishing 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; Repealing Section 4.20; Changing The Zoning Designation Of Certain Properties Within Transit Oriented Corridor (TOC), 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. (15-TZ-56).

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

**Explanation:**

The text amendment proposes Zoning Regulations which are consistent with, and in furtherance of, the existing Transit Oriented Corridor (TOC) Land Use Designation and the City’s Comprehensive Plan.

Establishing a vision for the future, as a Land Use designation, the Transit Oriented Corridor allows for mixed-uses; encouraging attractive and functional mixed living, working, shopping, education, and recreational activities. The Zoning, which is the regulatory tool to further control development capacities, then dictates appropriate locations and intensities for these uses. The existing underlying zoning, however, is not consistent with those objectives and poses an array of issues related to the limitation of uses; and the adjacency and lack of transition between uses. While the SR7 Zoning Overlays (2004) begin to address some of those issues, they were adopted prior to the Land Use amendment; as such, their geographic boundary does not create sufficient depth to promote desirable uses.

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 regulations focus development and intensity along the corridors, providing adequate scale transitions to the neighborhoods. The attached maps and data depict and detail the location of the various intensities and typologies; and the appropriateness of the transitions (of uses, scale, and character).

On October 19, 2017, the Planning and Development Board/Local Planning Agency forwarded a unanimous recommendation of Approval to the City Commission.

Attachment I: Planning and Development 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