



City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Legislation Text

File #: PO-2018-21, **Version:** 2

An Ordinance Of The City Of Hollywood, Florida, Changing The Zoning Designation Of The Property Generally Located East Of Southwest 40th Avenue On Southwest 49th Court From C-3 (Medium Intensity Commercial) To GU (Government Use); Amending The City's Zoning Map To Reflect The Change In Zoning Designation; And Providing For An Effective Date. (18-PZ-48)

Staff Recommends: Approval of the attached Ordinance.

Explanation:

The subject site is a heavily vegetated vacant lot, located east of Southwest 40th Avenue on Southwest 49th Court, the property is within the Mapleridge neighborhood and borders the City of Dania Beach. Broward County, is proposing a 300 foot communication tower and accessory structure, a critical component of the new Public Safety Radio System, which includes the City of Hollywood Police and Fire users.

The property has a General Business Land Use which allows for uses such as, utilities, transportation, communication facilities and easements. To better serve the proposed use and potential future needs, the Broward County is requesting to rezone from Medium Intensity Commercial District (C-3) to Government Use District (GU) allowing for government facilities and uses. Furthermore, the proposed rezoning will allow for greater flexibility by removing some of the detailed restrictions of conventional zoning.

The proposed structure is flanked by a water treatment plant to the south, a vacant medium intensity commercially zoned lot to the north. To the east and west, the proposed communication tower will be positioned in a manner which maintains the greatest distance (approximately 350 feet) from residential Planned Development and Dania Beach. Additionally, the existing vegetation will provide a buffer between the existing homes and the proposed structures.

As determined by the Zoning and Land Development Regulations, the Planning and Development Board makes a recommendation to the City Commission for the Commercial to Government Use Rezoning.

At the September 6, 2018 Planning and Development Board meeting the Board forwarded a recommendation of denial vote (0-6) to the City Commission.

Subsequent to the Planning and Development Board meeting, the Applicant has submitted additional

supporting documentation (Attachment II).

Attachment I: September 6, 2018 Planning and Development Board Staff Report & Backup

Attachment II: September 17, 2018 Supplemental Applicant Package

Recommended for inclusion on the agenda by:

Dr. Wazir Ishmael, City Manager

Gus Zambrano, Assistant City Manager/Sustainable Development

Shiv Newaldass, Interim Director, Department of Development Services

Leslie A. Del Monte, Planning Manager, Planning Division