



# City of Hollywood

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

## Legislation Text

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**File #:** PO-2017-10, **Version:** 2

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An Ordinance Of The City Of Hollywood, Florida, Approving The Application Of The 20% Flexibility Rule (Industrial To Commercial) To Approximately 0.75 Acres Generally Located At The Northwest Corner Of Sheridan Street And North 29<sup>th</sup> Avenue, Pursuant To The City Of Hollywood's Comprehensive Plan And Policy 13.01.10 Of The Broward County Land Use Plan; And Amending The City's Land Use Map To Reflect The Change In Land Use Designation. (17-F-10)

Staff Recommends: Approval of the attached Ordinance.

### Explanation:

The Applicant is proposing to build an approximate 600 square foot coffee shop (Cali Coffee) on a vacant lot of approximately 0.75 acres. Although the Zoning District, IM-1 allows for the proposed use, the City's Land Use Element states that no more than twenty percent (20%) of an area designated for Industrial uses within a flexibility zone on the City's Land Use Map may be used for office, service and retail business uses.

On April 13, 2017 the Planning and Development Board forwarded a unanimous recommendation of approval to the City Commission for allocation of Industrial to Commercial Flex through the application of the 20% Flexibility Rule for an approximate 0.75 acres for a proposed coffee shop generally located at the northwest corner of Sheridan Street and North 29<sup>th</sup> Avenue (Cali Coffee). The attached Planning and Development Board Staff Report provides an analysis of the request.

ATTACHMENT I: Planning and Development Board Staff Report and Backup

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