



City of Hollywood

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

Legislation Text

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

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 29th 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 29th 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