



## Legislation Text

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**File #:** PO-2023-08, **Version:** 1

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An Ordinance Of The City Of Hollywood, Florida, Changing The Zoning Designation Of The Properties Located At 2609 N. 26 Avenue And Adjacent Parcels To The North And West, Located At 200 & 300 Oakwood Boulevard, And Adjacent Parcels To The South Located At 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3901-3921, 4001-4101, 4150 Oakwood Boulevard, 2700 Stirling Road And Oakwood Boulevard, Hollywood, Florida, Generally Located South Of Stirling Road And East Of Interstate 95, From Low Intensity Industrial And Manufacturing (IM-1) To The Planned Development (PD) District; Approving The Planned Development (PD) Master Development Plan For The Subject Property; Approving Landscape And Parking Modifications; Amending The City's Zoning Map To Reflect The Change In Zoning Designation. (22-Z-57)

*Economic Vitality*

Staff Recommends: Approval of the attached Ordinance.

Explanation:

SECOND READING:

No changes since first reading.

FIRST READING:

On May 9, 2023, the Planning and Development Board acting as the Local Planning Agency forwarded a unanimous recommendation of approval to the City Commission to rezone the property from Low Intensity Industrial and Manufacturing (IM-1) to Planned Development (PD) District. The Board's recommendation included all of staff conditions and the condition that no freestanding self-storage businesses unassociated with the residents and business within in Oakwood Activity Center/PD be permitted.

Staff Conditions

1. Prior to the rezoning becoming effective, Land Use Plan Amendment 20-L-32 shall be recertified by the Broward County Planning Council as required by Ordinance No. O-2022-04, adopted by the City Commission on April 6, 2022.
2. At the time of submittal of the first site plan application for the first phase of

development on the subject property, and with each site plan application submittal for subsequent phases of development, the Applicant shall submit an updated Master Development Plan for all land within the Planned Development District. The updated Master Development Plan shall address: all requirements for Master Development Plans as enumerated in Section 4.15.F.3 of the City of Hollywood Zoning and Land Development Regulations; pedestrian and vehicular mobility; signage; and include revisions to the Design Guidelines that may result from changes to the Master Development Plan. The updates shall be processed administratively by the Director of Development Services, provided the changes comply with the requirements for “minor changes” in Section 4.15.G of the City of Hollywood Zoning and Land Development Regulations.

3. At the time submittal of the first site plan application for the first phase of development on the subject property, and with each site plan application submittal for subsequent phases of development, the Applicant shall submit documentation demonstrating each phase of development’s compliance with all requirements of Section 4.15 “PD Planned Development District” of the City of Hollywood Zoning and Land Development Regulations.
4. At the time submittal of the first site plan application for the first phase of development on the subject property, and with each site plan application submittal for subsequent phases of development, the Applicant shall submit evidence documenting the allocation of approved, proposed and remaining development entitlements on the subject property, consistent with the allocations for the Oakwood Activity Center. This shall include any existing development as well as any required allocations of affordable housing.
5. At the time of submittal of the first site plan application for the first phase of development, the Applicant shall submit legal documents to constitute evidence of the unified control of the entire area within the proposed Planned Development, which shall be reviewed and certified by the City Attorney and Director of Development Services.

At second reading of this ordinance a companion resolution will be presented for the sign variance.

## BACKGROUND

The City of Hollywood Zoning & Land Development Regulations establishes the requirements for the Planned Development (PD) District, the purpose of which is to permit larger tracts of land under unified control to be planned and developed as a whole (as a single operation or an approved series of operations) with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning.

The proposed rezoning and future site plan application requests will facilitate redevelopment, augment use of the property from only commercial to a higher density mixed-use, increase

the City's housing stock, expand the existing commercial footprint of the city and spur economic growth. The Master Plan, which is consistent with the land use, creates five distinct areas, totaling the following maximums:

- 1.2 million square feet of retail;
- 1.89 million square feet of office;
- 3,800 multi-family dwelling units;
- 625 hotel rooms; and,
- 2.50 acres of open space.

\*Refer to the Planning and Development staff report or Exhibit B starting on page 16 for the five distinct areas.

Given there are multiple existing commercial tenants on the subject property with active leases that need to be considered, the logistics of redevelopment will need to be coordinated. While this is not typical for traditional development, the Planned Development zoning district facilitates these unique circumstances. The property is anticipated to remain under one owner and the Zoning District Design Guidelines establish regulations similar to other traditional zoning districts while allowing for maximum flexibility. Some existing commercial uses may remain, while others may be in existing leases and will remain on the property for some time during the initial stages of development.

The master plan/zoning regulations for this property allow buildings up to 300 feet, 90 percent lot coverage and also include requirements for vertical and horizontal articulation and the use of building materials for, "reinforcement to the objective of creating a high-quality signature character...". Parking and landscape modifications are outlined in Attachment B, Appendix B and D. Deviations to the sign code require a variance, the sign regulations being adopted are outlined in Attachment B, Appendix C.

Notwithstanding, the Master Development Plan and associated Design Guidelines provide an essential framework against which individual site plan applications will be assessed, in addition to the provisions of the Zoning and Land Development Regulations.

#### Fiscal Impact:

Approval of this ordinance will not fiscally impact the City as this is a proposal for a rezoning.

Recommended for inclusion on the agenda by:

Mawusi Watson, Planning Administrator

Andria Wingett, Deputy Director of Development Services

Gus Zambrano, Assistant City Manager for Sustainable Development