



## Legislation Details (With Text)

**File #:** PO-2021-10    **Version:** 2    **Name:** Town Hollywood Rezoning  
**Type:** Quasi-Judicial Ordinance    **Status:** Passed  
**File created:** 4/28/2021    **In control:** Regular City Commission Meeting  
**On agenda:** 7/7/2021    **Final action:** 7/7/2021  
**Title:** An Ordinance Of The City Of Hollywood, Florida, Changing The Zoning Designation Of The Property Generally Located On The Southeast Corner Of Stirling Road And Compass Way From IM-3 (Medium Intensity Industrial And Manufacturing District) And RS-6 (Single Family) To RM-18 (Medium-High Multiple Family); Amending The City's Zoning Map To Reflect The Change In Zoning Designation. (21-Z-04)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2104\_Ordinance\_2021\_0602.pdf, 2. Exhibit A.pdf, 3. Attachment I\_April 13, 2021 Planning and Development Board Staff Report and Backup.pdf

Date	Ver.	Action By	Action	Result
7/7/2021	2	Regular City Commission Meeting	adopt on second and final reading	Pass
6/2/2021	1	Regular City Commission Meeting	adopt on first reading	Pass

An Ordinance Of The City Of Hollywood, Florida, Changing The Zoning Designation Of The Property Generally Located On The Southeast Corner Of Stirling Road And Compass Way From IM-3 (Medium Intensity Industrial And Manufacturing District) And RS-6 (Single Family) To RM-18 (Medium-High Multiple Family); Amending The City's Zoning Map To Reflect The Change In Zoning Designation. (21-Z-04)

*Economic Vitality*

Staff Recommends: Approval of the Attached Ordinance.

**Explanation:**

**Second Reading:**

This item passed on first reading with a request for an additional Public Participation Outreach Meeting. The Applicant will provide an update on the public outreach at the hearing.

**First Reading:**

The subject site comprises approximately 26.7 gross acres situated on the south east corner of Stirling Road and Compass Way.

The request is to rezone from Medium Intensity Industrial and Manufacturing District (IM-3) and Single Family (RS-6) to Medium-High Multiple Family (RM-18). The intent of the rezoning is to identify parcels on Stirling Road with inappropriate land uses or which are inappropriately sized or shaped and provide incentives for improvement or relocation of the uses, as suggested in the City's Comprehensive Plan.

Separately, the Applicant has also requested Land Use Plan Amendment to Medium Residential (MRES). This amendment was approved by the City Commission and the County Commission on first reading. It is anticipated that the amendment will return to the City Commission in July of 2021 for second reading, following approvals from the State and County Commission. The Land Use Amendment shall be approved prior to second reading of this rezoning.

While the proposed rezoning will allow for 481 units, the proposed underlying land use, Medium Residential, will limit the future development to a maximum 427 units.

Additionally, the proposed Site Plan is currently under review by the Technical Advisory Committee and is anticipated to be on the Planning and Development Board agenda in the Fall of 2021, following the approvals of the land use amendment and this rezoning.

At the April 13, 2021 Planning and Development Board meeting the Board forwarded a recommendation of approval.

Attachment I: April 13, 2021 Planning and Development Board Staff Report and Backup

Fiscal Impact:

Approval of this ordinance will not fiscally impact the City.

Recommended for inclusion on the agenda by:

Fitz Murphy, Planning Administrator

Leslie A. Del Monte, Planning Manager

Shiv Newaldass, Director, Development Services

Gus Zambrano, Assistant City Manager/Sustainable Development