



Legislation Details (With Text)

File #: PO-2021-19 **Version:** 1 **Name:** 2106_N 31 Rezoning
Type: Quasi-Judicial Ordinance **Status:** Passed
File created: 9/28/2021 **In control:** Regular City Commission Meeting
On agenda: 12/1/2021 **Final action:** 12/1/2021
Title: An Ordinance Of The City Of Hollywood, Florida, Changing The Zoning Designation Of The Properties Located At 4110 North 31st Terrace And North 31st Terrace, Generally Located South Of Stirling Road, West Of North 31st Avenue And East Of North 32nd Court From C-2 (Low-Medium Intensity Commercial) And RM-9 (Low-Medium Multiple Family) To RM-12 (Medium Multiple Family); And Amending The City's Zoning Map To Reflect The Change In Zoning Designation. (21-Z-06)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 0019_1_2106_Ordinance_2021_1103_First Reading.pdf, 2. EXHIBIT A.pdf, 3. Attachment I_September 21, 2021 Planning and Development Board Staff Report and Backup.pdf

Date	Ver.	Action By	Action	Result
12/1/2021	1	Regular City Commission Meeting	adopt on second and final reading	Pass
11/3/2021	1	Regular City Commission Meeting	adopt on first reading	Pass

An Ordinance Of The City Of Hollywood, Florida, Changing The Zoning Designation Of The Properties Located At 4110 North 31st Terrace And North 31st Terrace, Generally Located South Of Stirling Road, West Of North 31st Avenue And East Of North 32nd Court From C-2 (Low-Medium Intensity Commercial) And RM-9 (Low-Medium Multiple Family) To RM-12 (Medium Multiple Family); And Amending The City's Zoning Map To Reflect The Change In Zoning Designation. (21-Z-06)

Economic Vitality

Staff Recommends: Approval of the attached Ordinance.

Explanation:

The subject site is comprised of approximately 1.27 gross acres. Three units exist on parcel 1, while parcels 2, 3, and 4 are vacant. In 2014, Parcels 1 and 2 were rezoned from C-2 to RM-9. Since that time the Applicant has acquired additional properties which now are a part of the current request. The request is to rezone from Low-Medium Intensity Commercial District (C-2) and Low-Medium Multiple Family (RM-9) to Medium Multiple Family (RM-12) for four properties just south of Stirling Road.

The subject site currently has a land use designation of Low-Medium Residential (“LMRES”) which permits residential multifamily up to 10 units per acre. Currently the land use designation and commercial zoning district are incompatible. The proposed rezoning would provide for compatibility of adjacent land uses, as suggested in the City’s Comprehensive Plan.

While the zoning designation allows for 12 units per acre, the density would be restricted to 10 units per acre as dictated by the existing land use. The proposed rezoning would give the property owner the ability to develop the property and do so in a manner that is consistent with the existing land use. Though the Site Plan is not up for consideration at this time, the Applicant intends to develop the subject site as one development for a total of 12 residential units which is consistent with the zoning regulations and the existing land use.

At the September 21, 2021 Planning and Development Board meeting the Board, acting as the Local Planning Agency, forwarded a recommendation of approval to the City Commission.

Attachment I: September 21, 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:

Deandrea Moise, Planning Administrator

Leslie A. Del Monte, Planning Manager

Shiv Newaldass, Director, Development Services

Gus Zambrano, Assistant City Manager/Sustainable Development