

ORDINANCE NO. _____

(25-Z-13a)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF 0.94 ACRES, GENERALLY LOCATED AT 2910 POLK STREET, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A," FROM THE TRANSITIONAL CORE ZONING DISTRICT (TC-1) TO RETAIL CORE ZONING DISTRICT (RC-1) AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

WHEREAS, the Zoning and Land Development Regulations provide that an application for a change of zone may be filed; and

WHEREAS, an application 25-Z-13a was filed with the Planning Division of the Development Services Department ("Department") requesting a change in zoning designation from TC-1 (Transitional Core Zoning District) to RC-1 (Retail Core Zoning District), for property generally located at 2910 Polk Street, as more specifically described in Exhibit "A" (the "Property"), attached hereto and incorporated herein by reference; and

WHEREAS, the purpose of this request for change in zoning designation is to allow the development of the Property, that contains two (2) parcels of approximately 41,000 net square feet (0.94 net acres), to proceed in accordance with the RC-1 (Retail Core Zoning District) regulations, in order to construct a commercial office building development; and

WHEREAS, the Property has a current zoning designation of TC-1 (Transitional Core Zoning District) and a Future Land Use Designation RAC (Regional Activity Center); and

WHEREAS, the proposed rezoning is compatible with the surrounding development pattern and is consistent with office use already permitted within the existing zoning framework with properties to the east already being zoned RC-1, and the request is compatible with existing and future development within the Regional Activity Center; and

WHEREAS, the Department Director, following analysis of the application and its associated documents, has determined that the proposed change of zoning designation is consistent with the Zoning and Land Development Regulations, is consistent with the City's Comprehensive Plan and the City-Wide Master Plan, and has therefore recommended that it be approved; and

WHEREAS, on June 9, 2026, the Planning and Development Board met and reviewed the above request for a change in zoning designation to RC-1 and have forwarded a recommendation of approval; and

WHEREAS, the City Commission finds that the rezoning request to RC-1 is consistent with the City's Comprehensive Plan, and is in the best interest of the citizens of Hollywood; and

WHEREAS, Section 166.041(3)(c)(2), Florida Statutes, requires that the local governing body shall hold two advertised public hearings on the proposed ordinance, and at least one hearing shall be held after 5:00 P.M., unless the local governing body, by a majority plus one vote, elects to conduct that hearing at another time of day.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in the Ordinance.

Section 2: That the applicant has presented competent substantial evidence that the rezoning request to RC-1 (Retail Core Zoning District) is consistent with the City's Comprehensive Plan, and there is no legitimate public purpose in maintaining the existing zoning.

Section 3: That the Property as is hereby rezoned from the zoning designation of TC-1 (Transitional Core Zoning District) to RC-1 (Retail Core Zoning District).

Section 4: That the Official Zoning Map of the City is hereby amended to incorporate the above-described change in zoning designation for the subject parcel.

Section 5: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 7: That the City Commission, pursuant to Section 166.041(3)(c), Florida Statutes, elects by a majority plus one vote, to conduct the second reading of this Ordinance prior to 5:00 P.M. at a regularly scheduled City Commission public hearing.

Section 8: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

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ADVERTISED _____, 2026.

PASSED on first reading this _____ day of _____, 2026.

PASSED AND ADOPTED on second reading this _____ day of _____, 2026.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DAMARIS HENLON
CITY ATTORNEY