


**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

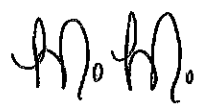
DATE: July 14, 2011

FILE NO.: 09-LZ-49a

TO: Planning and Development Board/Local Planning Agency

VIA: Andria Wingett, Planning Manager 

VIA: Julie Walls Krolak, Principal Planner 

FROM: Mariluz Maldonado, Planning and Development Services 

SUBJECT: The City of Hollywood is requesting a Land Use change from Low Residential (0-5 units/acre) to Open Space and Recreation and Rezoning from One Single Detached Dwelling per Site (RS-3) to Government Use (GU) for property generally located on the southwest corner of S. 24th Avenue and Monroe Street.

APPLICANT'S REQUEST: A Land Use change from Low Residential (0-5 units/acre) to Open Space and Recreation and a Rezoning from One Single Detached Dwelling per Site (RS-3) to Government Use (GU).

STAFF'S RECOMMENDATION: Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward a recommendation of approval to the City Commission.

BACKGROUND:

In September 2009, the Planning and Zoning Board was presented an item requesting a change of Land Use and zoning for properties (0.49 acres) generally located on the southwest corner of S. 24th Avenue and Monroe Street. At that time, the City had acquired the land from the County through the 2000 Safe Parks and Land Preservation Bond Program. The proposed use was to construct a new city park. Board approvals resulted into a Land Use of Open Space and Recreation and a zoning of Government Use (GU) to ensure the site will be utilized for Open Space. Subsequently, the City of Hollywood was able to acquire this adjacent site through the Neighborhood Stabilization Program (NSP). The applicant is requesting a Land Use change and a Rezoning to allow the incorporation of this parcel to match the rest of the site. The end result will be an approximately 0.71 acres park.

REQUEST:

Today, the applicant is requesting in a similar manner a Land Use change from Low Residential (0-5 units/acre) to Open Space and Recreation and a rezoning from One Single Detached Dwelling per Site (0-5 units/acre) to Government Use (GU) to expand the proposed park.

The site is approximately 0.22 acres and currently contains a one story single family home. While the Board will not be considering the Site Plan, revised schematic plans are provided for informational purposes. (Attachment "A") Plans for the neighborhood park include covered playgrounds, walking path, exercise stations and benches. The park will also offer sustainable features such as solar lighting, a cistern to catch rain water and reuse for watering landscape, recycled plastic benches, and a solar trash compactor among others. Some existing trees will remain, while additional vegetation will also be incorporated. At least 40% of the site will be planted with native species, including those that attract birds and butterflies.

BACKGROUND:

Applicant(s):	City of Hollywood
Owners(s):	City of Hollywood
Address/Location:	Generally located on the southwest corner of S. 24 th Avenue and Monroe Street
Net Size of Property:	0.22 Acres
Existing Zoning:	One Single Detached Dwelling per Site (RS-3)
Future Land Use:	Low Residential (0-5 units/acre)
Requested Zoning:	GU (Government Use)
Requested Future Land Use:	Open Space
Existing Use of Land:	Single Family Home

ADJACENT EXISTING LAND USE:

North:	Open Space and Recreation (OS)
South:	Low Residential (0-5 units/acre)
East:	Regional Activity Center
West:	Open Space and Recreation (OS)

ADJACENT ZONING:

North:	Government Use (GU)
South:	One Single Detached Dwelling per Site (RS-3)
East:	Medium Density Multiple Family (RM-18)
West:	Government Use (GU)

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

Sub-area 3, East-Central Hollywood, is centrally located in the City and contains easy access to major transportation links such as I-95 and the CSX railroad tracks, which Tri-rail utilizes. This Sub-Area is defined by Dixie Highway to the east, Stirling Road to the north, Pembroke Road to the south and I-95 to the west.

The proposed land use change from Low Residential to Open Space and Recreation is consistent with the City-Wide Master Plan, based upon the following:

Policy CW.99: Continue to apply for park and recreation grants whenever possible to support the City's CIP effort to upgrade community parks and recreation facilities.

Policy CW.104: Continue program of upgrading parks and recreational facilities and construct new parks and recreation facilities as identified in the City's Five Year Capital Improvement Program.

Utilizing this property as a public park will directly meet the above-referenced City-wide policies.

LAND USE AMENDMENT

CONSISTENCY WITH COMPREHENSIVE PLAN:

The proposed land use change from Low Residential to Open Space and Recreation is consistent with the City's Comprehensive Plan, based upon the following:

Land Use Element:

Policy 7.2: Continue to provide and maintain a complete range of recreational facilities and services as well as open space sites to fulfill the recreational needs of residents and visitors of all ages by the adequate and efficient provision of both facilities and programs through the coordination of both private and public development and the utilization of private and public resources.

Policy 7.4: Maintain the level of service for the City's park and open space standard of 3 acres per 1,000 population to assess adequacy of service.

Policy 7.6: Facilitate accessibility of recreational facilities and services to all City residents.

- The proposed land use for the subject property will allow for the expansion of a proposed neighborhood park to be constructed for the surrounding neighborhood. The additional open space will also benefit the City, as it will count towards required level of service for parks.

FINDING: Consistent.

Transportation Element:

- While the proposed amendment does not directly relate to specific GOP's within the Transportation Element, its location encourages nearby residents to walk instead of drive. Currently, the closest park for this area is more than a mile away. This new location will provide residents a park within close proximity to their homes.

FINDING: Consistent.

Housing Element:

Policy 2.7: Emphasize programs which increase housing values. (CWMP Policy 1.48)

- Incorporation of a new neighborhood park will help increase property values while beautifying the area while incorporating a new use.

FINDING: Consistent.

Coastal Element:

- The subject property is not located within the Coastal area; therefore, the Coastal Element does not apply.

FINDING: Consistent

Conservation Element:

Objective 10: Encourage an increase in the size of green spaces and existing natural areas.

- The proposed land use change fulfills this Objective by acquiring additional land for a public park.

FINDING: Consistent.

Recreation and Open Space Element:

GOAL: Provide and maintain a complete range of recreational facilities and services as well as open space sites to fulfill the recreational needs of residents and visitors of all ages, including special groups such as the elderly, the developmentally impaired and pre-school age children to be consistent with environmental resources.

Objective 4: Facilitate accessibility of recreational facilities and services to all City residents.

- The proposed land use change will provide a larger passive park, which will enhance and improve the quality of life for City residents and visitors.

Subsequently, this property will be added to the City's list of Recreation and Open Space Facilities Owned by the City of Hollywood, thereby increasing the city's stock of available recreational open space.

FINDING: Consistent.

Utilities Element:

Objective 4: Conserve and protect potable water resources with primary focus on the Biscayne aquifer by optimizing the utilization of water resources through effective water management practices.

- Included within the scope of work for the neighborhood park will be retention areas. This will help ensure water run-off from the new park will be properly accounted for on-site.

FINDING: Consistent.

Intergovernmental Coordination Element:

Goal: To enhance existing Intergovernmental coordination mechanisms, and to create new opportunities for cooperation among state, regional, and local government entities in provision of services and the management of future development.

- As mentioned previously, the subject property was purchased through Neighborhood Stabilization Program (NSP) to expand the proposed neighborhood park. Intergovernmental coordination such as this directly benefits the City's residents by providing new amenities.

FINDING: Consistent.

Capital Improvements Element:

Goal: To undertake actions to adequately provide needed public facilities to all residents within the jurisdiction of the City of Hollywood in a manner which protects investments in existing facilities, and promotes orderly compact urban growth.

- This location offers an opportunity for additional public service to be provided for area residents. As mentioned previously, the closest neighborhood park is a mile to the east. This location will encourage residents to walk to the new facility rather than drive to ones further away.

FINDING: Consistent.

Historic Preservation Element:

- The subject property is not located within a Historic District; therefore, the Historic Preservation Element does not apply.

FINDING: Consistent

Summary of Findings:

1. Pursuant to the City's Comprehensive Plan, staff finds the proposed future Land Use Map change of Low Residential (0-5 units/acre) to Open Space and Recreation for the subject property to be consistent with the City's Comprehensive Plan.
2. Pursuant to the City-Wide Master Plan Guiding Principles and Policies, staff finds the proposed Future Land Use Map change of Low Residential (0-5 units/acre) to Open Space and Recreation for the subject property to be consistent with the City-Wide Master Plan.

REZONING

Analysis of Criteria and Findings for Rezoning as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.4 (G)(3)(a-e).

In reviewing a request for a change of zoning district, the Board shall consider the following criteria:

CRITERIA 1: That the petition for a change of zoning district will not result in spot zoning or contract zoning.

ANALYSIS: The GU zoning district requires the owner, in this case the City, to develop the property in a manner consistent with the character of the surrounding area. Currently, proposed plans include additional land to expand the pathway and seating areas with few structures (playground, benches, etc.). Nearby properties are zoned for multiple and single-family residential. Allowing GU zoning for this site will not result in spot zoning, as this zoning category is compatible with the surrounding uses and has development standards. Additionally, rezoning to GU will bring the proposed park in line with other city parks, many of which have this same zoning classification.

FINDING: Consistent

CRITERIA 2: That the proposed change is consistent with, and in furtherance of the Goals, Objectives and Policies of the City's Comprehensive Plan.

ANALYSIS: The proposed change of zoning district designation is consistent with and in furtherance of the Goals of the Land Use Element of the City's Comprehensive Plan. The change will increase the City's open space stock, which is required to meet levels of service. Uses allowed by GU zoning are similar to those allowed by surrounding zoning districts. Additionally, new development must take into consideration the character of the surrounding area, particularly through tools such as Neighborhood Plans, City-Wide Master Plan and Comprehensive Plan.

FINDING: Consistent

CRITERIA 3: **That conditions have substantially changed from the date the present zoning district classification was placed on the property which make the passage of the proposed change necessary.**

ANALYSIS: With the current housing market situation, constructing a single family home on this plot would be difficult, at best, for the City to sell. Additionally, since the City purchased the property through NSP and a GU zoning classification would be the most appropriate. Changing the land use and zoning will allow for the expansion of a small neighborhood park for the surrounding community. As the park will be public and it will benefit residents as a whole.

FINDING: Consistent

CRITERIA 4: **The proposed change will not adversely influence living conditions in the neighborhood.**

ANALYSIS: While surrounding properties are zoned residential, a GU zoning designation for this property would not be unrelated to adjacent districts. Instead, the District Purpose is to "permit residential, non-residential, and/or a combination of each on tracts of land that are owned or leased by the city or any other governmental entity or agency to be planned and developed as a whole, as a single operation or in phases with a greater flexibility by removing some of the detailed restrictions of conventional zoning..."

FINDING: Consistent

CRITERIA 5: **That the proposed change is compatible with the development(s) within the same district/neighborhood.**

ANALYSIS: The GU zoning district requires the owner, in this case the City, to develop the property in a manner consistent with the character of the surrounding area. Currently, plans for this site show the expansion of

the proposed small neighborhood park, with few structures (playground, benches, etc.).

Summary of Findings:

Based on the findings generated from the change of zoning criteria analysis, the application for change of zoning from RS-3 to GU is consistent with all criteria listed in Section 5.4(G)(3)(a-e) of the Zoning and Land Development Regulations.

RECOMMENDATION:

Land Use

Staff finds the proposed land use change from Low Residential (0-5 units/acre) to Open Space and Recreation consistent with the City-Wide Master Plan and Comprehensive Plan and staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward a recommendation of approval to the City Commission.

Rezoning

Staff finds the proposed zoning change from One Single Detached Dwelling per Site (RS-3) to Government Use (GU) consistent with the City-Wide Master Plan and the Comprehensive Plan and staff recommends the Planning & Development Board, acting as the Local Planning Agency, forward a recommendation of approval to the City Commission.

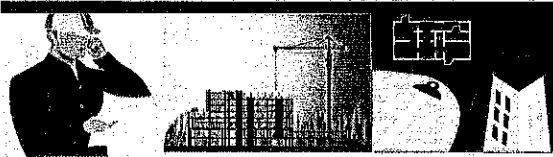
ATTACHMENTS:

- | | |
|---------------|--|
| Attachment A: | Application Package |
| Attachment B: | Land Use and Zoning Map |
| Attachment C: | Permitted Uses in Areas Designated Residential |
| Attachment D: | Permitted Uses in Areas Designated Open Space and Recreation |
| Attachment E: | Zoning and Land Development Regulations for Single Family (RS-3) |
| Attachment F: | Zoning and Land Development Regulations for Government Use (GU) |

ATTACHMENT A

Application Package

OFFICE OF PLANNING



File No. (to be filled by the Office of Planning):

09-L2-49a

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

*Documents and forms can be accessed on the City's website at
http://www.hollywoodfl.org/comm_planning/appforms.htm*



APPLICATION TYPE (CHECK ONE):

- ☐ Development Review Board ☐ Historic Preservation Board
☒ Planning and Zoning Board ☐ Technical Advisory Committee
☒ City Commission

Date of Application: 6/7/11

Location Address: 501 South 24th Avenue, Hollywood FL 33020-5307

Lot(s): 29, 30 Block(s): 22 Subdivision: Hollywood Little Rm

Folio Number(s): 514216018802, 514216270011

Zoning Classification: RS-3 Land Use Classification: Low 5 Residential

Existing Property Use: Residential Sq Ft/Number of Units:

Is the request the result of a violation notice? () Yes (✓) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): No

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Development Review Board
☐ Planning and Zoning Board ☐ Historic Preservation Board ☐ City Commission

Explanation of Request: Land use and zoning amendment

Number of units/rooms: 0 Sq Ft: 0

Value of Improvement: \$300,000 Estimated Date of Completion: 01/2012

Will Project be Phased? () Yes (✓) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: City of Hollywood Florida

Address of Property Owner: 2600 Hollywood Blvd.

Telephone: 954-921-3404 Fax: 954-921-3572 Email Address:

Name of Consultant/Representative/Tenant (circle one):

Address: Telephone:

Fax: Email Address:

Date of Purchase: 6/8/11 Is there an option to purchase the Property? Yes () No (✓)

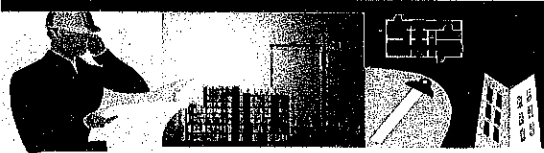
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing:

Address:

Email Address:

OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: *Cathy Swanson* Date: _____

PRINT NAME: Cathy Swanson, Rivenbark Interim City Mgr Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) _____ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

SIGNATURE OF CURRENT OWNER

Notary Public State of Florida

PRINT NAME

My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____

LEGEND OF SURVEY ABBREVIATIONS

A.....ARC DISTANCE	A/C.....AIR CONDITIONING	OBS.....CONCRETE BLOCK STRUCTURE	NGVD.....NATIONAL GEODETIC VERTICAL DATUM
C.....CALCULATED	O.S.....OATON BASIN	O.U.L.....OVERHEAD UTILITY LINE	PRO.....POINT OF REVERSE CURVATURE
CL.....CLEAR	OL.....CENTER LINE	P.C.C.....POINT OF COMPOUND CURVE	RAD.....RADIAL
ENC.....ENCROACHMENT	P.C.....POINT OF CURVATURE	P.O.C.....POINT OF COMMENCEMENT	R/W.....RIGHT OF WAY
FP.....FOUND IRON PIPE	P.O.B.....POINT OF BEGINNING	B.L.G.....BUILDING	SEC.....SECTION
O.H.....OVER HAND	W.M.....WATER METER	C.M.....CHORD DISTANCE	SCR.....SCREENED
P.B.....PLAT BOOK	M.....MEASURED	D.E.....DRAINAGE EASEMENT	S.I.P.....SET IRON PIPE
P.L.....PROPERTY LINE	CONC.....CONCRETE	F.H.....FIRE HYDRANT	SWK.....SIDEWALK
UP.....UTILITY POLE	F.D.....FOUND	R.....RADIUS	U.E.....UTILITY EASEMENT
			CHLF.....CHAIN LINK FENCE

Sheet 1 of 2

CERTIFY TO:

City Of Hollywood
Action Title Company
First American Title Insurance Co.

FLOOD ZONE: X
THIS IS A FLOOD
HAZARD ZONE
✓ THIS IS NOT A FLOOD
HAZARD ZONE
PANEL NO.: 316/F
COMMUNITY #: 125113
DATE OF FIRM: 10/02/1997
BASE FLOOD: N/A
FINISH FLOOR: N/A
LOWEST: N/A
ADJ GRADE

LEGAL DESCRIPTION:

Lot: SEE LEGAL BELOW

Block:

Subdivision:

According to the Plat thereof as recorded in

Plat Book: Page:

Public Records of BROWARD

County, Florida.

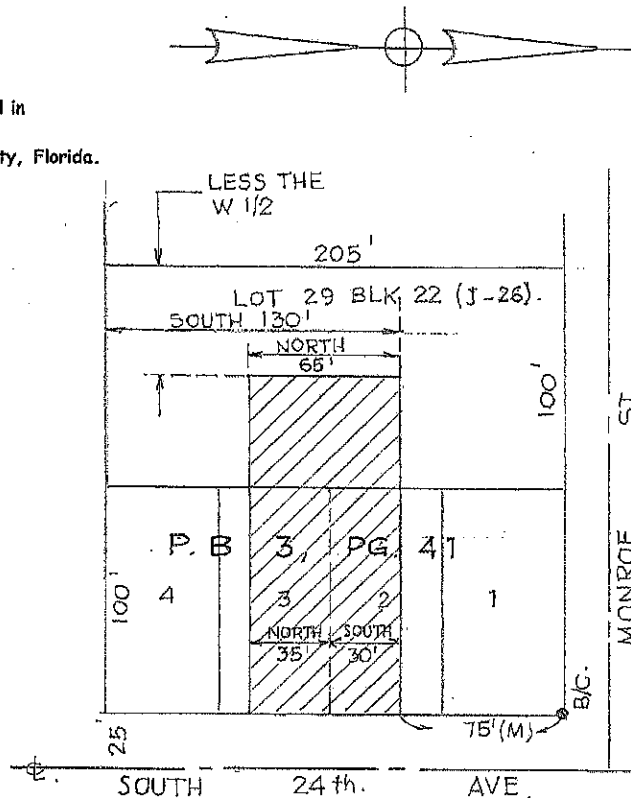
ADDRESS:

510 SOUTH 24 AVENUE
HOLLYWOOD FLORIDA 33020

Encroachments Noted: NONE

LOCATION SKETCH

SCALE: N.T.S.



NOTES:

- A) All Clearances and/or encroachments shown herein are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- B) This survey is intended for mortgage or refinancing purposes only exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use without written consent of Thomas J. Kelly, Inc.
- C) Code restriction and title search are not reflected on this survey.
- D) The flood information shown herein does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof, for any damage that results from reliance on said information.
- E) The lands depicted herein were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
- F) Underground Encroachments, if any, not located. I hereby certify that the survey represented herein meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 62-17.000 to 17.002 F.A.C., Article, Code pursuant 472.027 F.A.C. Statutes.

JOSE A. PEREA, P.S. & M. #4858

STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL

NOTES:

1. IF SHOWN, BEARING ARE TO AN ASSUMED MERIDIAN (BY PLAT).
2. IF SHOWN, ELEVATIONS ARE REFERRED N.T.S. V.D. 1989.
3. THIS IS A BOUNDARY SURVEY.

NORTH SIXTY-FIVE FEET (N. 65') OF SOUTH ONE HUNDRED THIRTY (S. 130) FEET OF LOT 29, LESS THE W 1/2 BLOCK 22, HOLLYWOOD LITTLE RANCHES ACCORDING TO THE PLAT THEREOF, RECORDED IN PLATBOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

SOUTH THIRTY FEET (S. 30') OF LOT 2 AND NORTH THIRTY-FIVE (N. 35') FEET OF LOT 3 OF E. G. CHALLENGER SUBDIVISION OF LOT 30 BLOCK 22 OF HOLLYWOOD LITTLE RANCHES ACCORDING TO THE PLAT THEREOF RECORDED IN PLATBOOK 3, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THOMAS J. KELLY, INC.

L.B. #6486

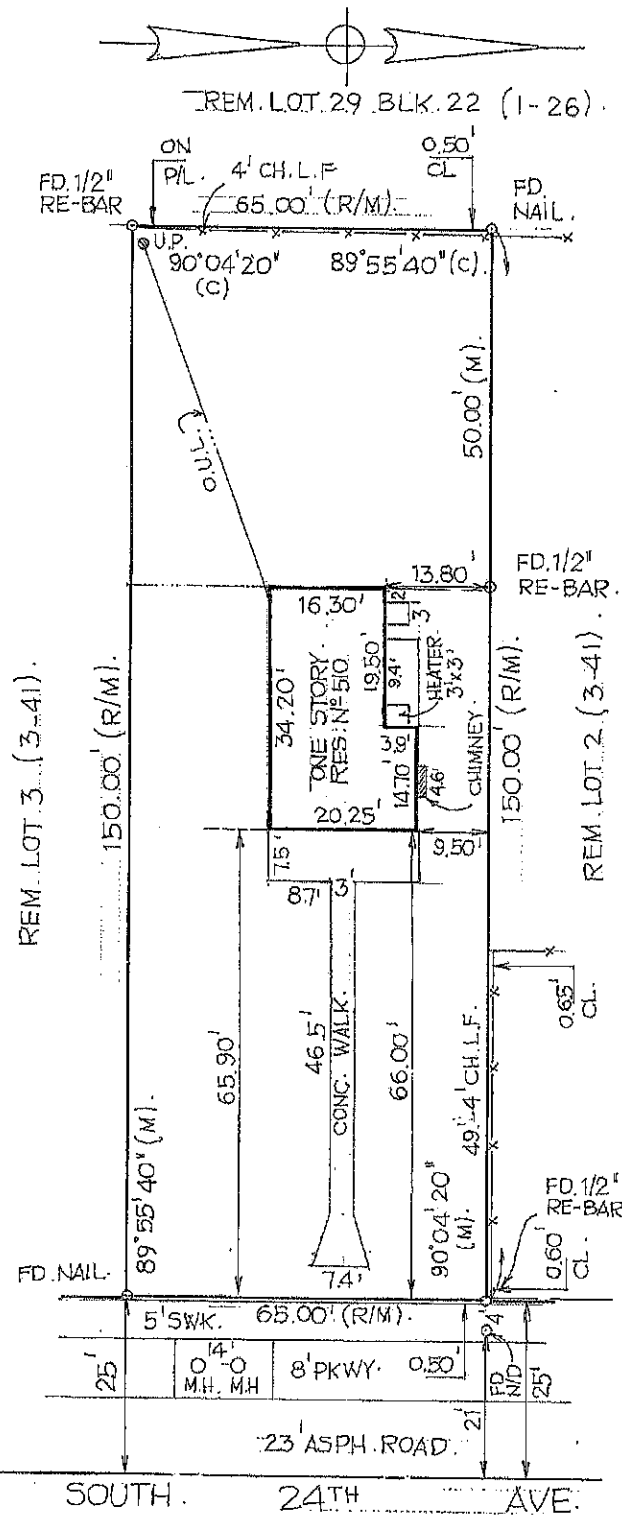
SURVEYORS-MAPPERS-LAND PLANNERS

8125 SW 120 STREET PINECREST, FLORIDA 33156

(786) 242-7692 DADE (954) 779-3288 BRWD

(786) 242-6494 DADE FAX (954) 779-3260 BRWD FAX

DATE FIELD WORK	SCALE	SURVEY NO.
05/31/2011	1" = N.T.S.	11-0786



THOMAS J. KELLY, INC.

L.B. #6486

SURVEYORS-MAPPERS-LAND PLANNERS
8125 SW 120 STREET PINECREST, FLORIDA 33156

(786) 242-7692 DADE (954) 779-3288 BRWD

(786) 242-6494 DADE FAX (954) 779-3260 BRWD FAX

DATE FIELD WORK	SCALE	SURVEY NO.
05-31-2011	1" = 20'	11-0786



**PARK DEVELOPMENT ON
MONROE STREET
PROPOSED SITE PLAN**

SCALE	1" = 10'
DESIGNED	S.D.
DRAWN	R.S.A.
ISSUE DATE	10-25-19

City of Hollywood, Florida
Department of Public Utilities
Engineering and Construction
Services Division



REVISIONS		
NO.	DATE	DESCRIPTION

ATTACHMENT B
Land use and Zoning Map

Public Park on Monroe Street

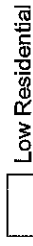


OFFICE OF PLANNING

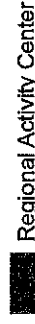
Subject Property



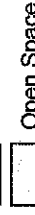
Land Use



Low Residential



Regional Activity Center



Open Space

Zoning

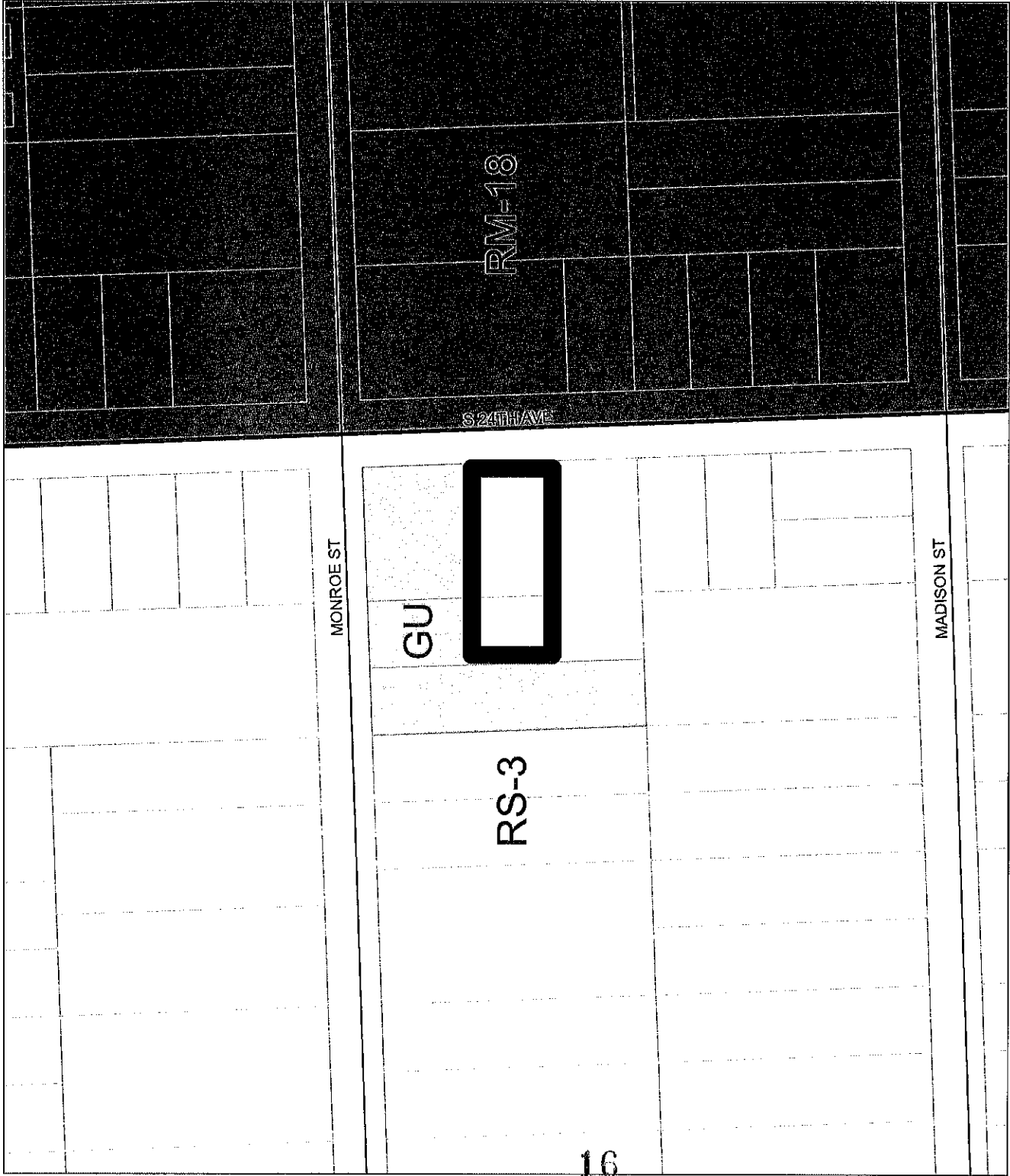
RS-3 = One Single family detached dwelling per site

RM-18 = Medium High Density Multiple Family

GU = Government Use



0 45 90 180 Feet



ATTACHMENT C
Permitted Uses in Areas Designated Residential

Permitted Uses in Areas Designated Residential

The following uses are allowed within residential areas to the degree and extent permitted by the applicable zoning regulations.

1. Dwelling units and accessory uses and structures subject to density limitations as expressed by the Future Land Use Map, applicable ordinances, and the following sub-section, "Density."
2. Hotels, motels, and lodgings for transients including recreational vehicle parks subject to density limitations as expressed by the Future Land Use Map, applicable ordinances and the following subsection, "Density." (R.V. parks limited to areas shown at Low-Medium (10) density or higher).
3. Parking lots as specifically limited by Zoning and Land Development Regulations.
4. Parks, golf courses, and other outdoor recreational facilities, and recreational, civic, or cultural buildings ancillary to the primary outdoor recreational use of the site.
5. Community facilities designed to serve the residential area such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries and civic centers, hospitals, cemeteries.
6. Public utilities, including water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities and solid waste disposal and transfer stations.
7. Streets and other transportation corridors.
8. Telecommunication facilities such as broadcasting towers, relay stations and cables.
9. Agriculture.
10. Offices, including banks and savings and loan institutions, medical offices and clinics, services and retail sales of merchandise, subject to the following limitations and provisions:
 - a) No contiguous area used for retail sales, services, offices, banks, clinics or mix of these uses may exceed ten acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 ft.; or separated only by streets and highways, canals and rivers, or easements.
 - b) No more than a total of 5% of the area designated for residential use within a flexibility zone on the City's Land Use Map may be used for office and/or retail sales of merchandise or services.
 - c) Regardless of constraints in (a) and (b) above, space within residential buildings in areas designated for medium-high or high residential density may be used for service, retail, and office uses as long as no more than 50% of the floor area is used for such uses.

- d) Regardless of constraints in (a) and (b) above, space within residential buildings in areas designated medium residential density may be used for offices, as long as no more than 50% of the floor area is used for offices.
11. Special Residential Facilities in the low-medium to high ranges and subject to density requirements.

A maximum of 100 "Bonus" sleeping rooms may be allocated that are permanently dedicated to the Special Residential Facility use without allocating density.

Special Residential Facilities should be defined as follows:

SPECIAL RESIDENTIAL FACILITY, CATEGORY (1) - means a housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation, or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled, or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) development on a parcel. A Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.)

SPECIAL RESIDENTIAL FACILITY, CATEGORY (2) - means a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation, or education. This includes individuals who are dependent children, physically disabled, developmentally disabled, or individuals not overtly of harm to themselves or to others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (2) development on a parcel. A Special Residential Category (2) development shall count as two (2) dwelling units each.

SPECIAL RESIDENTIAL FACILITY, CATEGORY (3) - means

- a) Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation, or education. This includes individuals who are dependent children, physically disabled, developmentally disabled, or individuals not overtly of harm to themselves or to others; or

- b) Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals; or
- c) Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, physically handicapped, developmentally disabled, or individuals not overtly of harm to themselves or to others; or
- d) Any not-for-profit housing facility for unrelated elderly individuals; or
- e) Any housing facility which provides a life-care environment. A life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care; or
- f) Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

Residential Density

Maximum limits on the density of residential development are set by the Future Land Use Map according to the following schedule:

<u>Range Title</u>	<u>Dwelling Units Per Gross Acre</u>
Low	5 or fewer
Low-medium	5 to 10
Medium	10 to 16
Medium-high	16 to 25
High	25 to 50

There are a few areas of the City which have been given an "irregular" designation as they don't fall clearly into one of the above categories. For each of these areas the maximum dwelling units per acre allowable is indicated by the number in a circle inside the dashed line. The color used on these areas is only an approximation and is not controlling.

All references to density in the plan refer to gross density allowable. The gross acreage of any area means the total number of acres in the area, including acreage used or proposed for streets, lakes, waterways, and property to the centerline of any abutting street or road right-of-way. Credit towards density is not given for North and South Lakes nor any canals of the primary drainage system.

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Land Use Plan does not regulate whether a developer uses 10 acres of land designated for Low (5) Residential

density to build 50 single family homes or whether the same 10 acres are used to build a 50 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by zoning and land development regulations.

Hotels, motels, and similar lodgings for transients are not subject to the same density limits as dwelling units designed for year-round occupancy. The number of tourist units permitted in any parcel indicated for residential land use is double the maximum number of dwelling units designated for that parcel. In all other cases, the maximum number of units allowed on a parcel refers to actual dwelling units, regardless of number of bedrooms or bathrooms in any one unit. Specific provisions of zoning ordinances and the City's density ordinance will further limit the amount and type of dwelling units which can actually be constructed on a parcel.

Flexibility and Reserve Units

"Flexibility units" means the difference between the number of dwelling units permitted within a flexibility zone in Broward County's Land Use Plan and the number of units permitted within a flexibility zone in Hollywood's Land Use Plan. Since the certified Hollywood Plan may be more restrictive than the Broward County Land Use Plan, extra dwelling units may be available for rearranging within flexibility zones by amending the City's Land Use Plan Element. The maximum number of dwelling units permitted in the Hollywood Land Use Plan may not (except for "reserve units") exceed the number of dwelling units permitted in the Broward County Land Use Plan.

"Reserve units" mean additional permitted dwelling units equal up to 2% of the total number of units permitted within a flexibility zone by the Broward County Land Use Plan. Allocation of reserve units will not require amendment of the City's land use plan. The number of reserve units assigned to a residential parcel on the City's land use plan may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the City's land use plan map. The local land use plan, the zoning, and the applicable land development regulations shall not permit any density higher than 50 dwelling units per gross acre.

Permitted Uses in Areas Designated Office

The following uses are allowed within Office areas to the degree and extent permitted by the applicable zoning regulations:

1. Administrative, professional, research, and financial offices.
2. Laboratories.
3. Funeral homes.
4. Public and semi-public facilities, institutions, private clubs.
5. Limited retail (including restaurant), service uses, and parking lots which are accessory to the primary office uses.

ATTACHMENT D

Permitted Uses in Areas Designated Open Space and Recreation

- Airports - airports and related facilities designed primarily to serve the needs of airport users and employees, airport and aircraft operation and maintenance facilities, cargo distribution terminals and transit warehousing.
2. Railroad Facilities - railroads and supporting facilities.
 3. Port Everglades - shipping and warehousing, and any other uses which may be permitted by the Port Authority other than residential uses.
 4. Trafficway Rights-of-way - collector and arterial streets, highways, freeways and expressways and supporting facilities except for required parking. No principal building, nor any land use which substantially impedes the future construction of a highway are permitted.

Permitted Uses in Areas Designated Community Facilities

The following uses are allowed within Community Facilities areas to the degree and extent permitted by the applicable zoning regulations.

1. Community facilities such as schools and other educational uses, hospitals, governmental administration, police and fire stations, parking lots, libraries, nursing homes, cemeteries, jails, prisons, courts, civic centers and other public buildings and grounds, places of worship, and non-profit charitable organizations.
2. Open Space and Recreation facilities.
3. Special residential facilities categories 2 and 3, as described and defined in permitted use #11 in the Residential land use category, subject to zoning and development regulations.

Permitted Uses in Areas Designated Open Space and Recreation

The following uses are allowed within Open Space and Recreation areas to the degree and extent permitted by the applicable zoning regulations.

1. Active and passive outdoor recreation.
2. Recreational, educational, civic or cultural buildings which are ancillary or accessory to the primary recreational use.
3. Golf courses, (which are intended to remain as permanent open space).
4. Water oriented activities; such as boat docks and boat ramps.
5. Camping ground and facilities.
6. Outdoor cultural, educational and civic structures and uses.
7. Concessions only when accessory to above uses.
8. Any uses allowed in Conservation.

For a detailed discussion of the rules regarding Open Space and Recreation, see the "Open Space and Recreation" element.

Permitted Uses in Areas Designated Conservation

Allowed uses in Conservation

ATTACHMENT E
Zoning and Land Development Regulations for
Single Family(RS-3)

ARTICLE 4: SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS

§ 4.1 Single Family Districts.

A. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
These districts are designed to protect the character of the single family neighborhoods.	Single family detached dwelling.	Educational facilities Places of worship, meeting halls and similar nonprofit uses and ham radio antennas (See Section 4.1.G).	Those uses customarily associated with single family homes (See Section 4.1.E).

B. Development Regulations:

1. Alterations and additions to existing structures shall be subject to review for consistency with the criteria listed below regarding the appearance and compatibility of the proposed construction with the site:

The design of the proposed construction shall be compatible with the original design and scale of the building. The structure may be redesigned, but in a manner which is consistent in design and material throughout. Appeal of a decision shall be to the Development Review Board.

2. New construction and additions: At least 20% of the required front yard area shall be sodded or landscaped pervious open space.

Hollywood — Zoning and Land Development Regulations

a. Landscape Requirements: See Article 9.

Min. Lot Area (sq.ft.)	Min. Lot Width* (ft.)	Min. Unit Size (1 story/2 story)(sq.ft.)	Max. Bldg. Height (ft.)	Required Parking Spaces
RS- 1 = 4000 RS- 2 = 4800 RS- 3 = 5000 RS- 4 = 5800 RS- 5 = 6000 RS- 6 = 6000 RS- 7 = 7500 RS- 8 = 10000 RS- 9 = 15000 RS-10 = 15000	RS- 1 = 40 RS- 2 = 40 RS- 3 = 50 RS- 4 = 50 RS- 5 = 50 RS- 6 = 60 RS- 7 = 75 RS- 8 = 100 RS- 9 = 75 RS-10 = 100	RS- 1 = 800 RS- 2 = 850/750 RS- 3 = 1300/1000 RS- 4 = 1650/1250 RS- 5 = 1100/ 950 RS- 6 = 1000 RS- 7 = 1000 RS- 8 = 1500 RS- 9 = 1660/1250 RS-10 = 2000/1650	30 feet, not to exceed 2 stories	2 Each parking space shall be 8.5 ft. wide; 19 ft. deep & spaces may be tandem. Construction materials as approved by City Engineer.
* Platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with these regulations.				

C. Setback Requirements: Main Structure.

Front	Side/Interior	Side/Street	Rear
25 ft.; except lots in the Lakes Area- For lots with a lot line adjacent to a lake, setback is 80 ft.	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.	15 ft.	15% of the lot depth; 15 ft. min. 50 ft. max.; except Lots in the Lakes Area - For lots with a lot line adjacent to a lake, setback is 25 ft.

D. Detached and Attached Parking Garages:

1. Minimum Size (clear dimension)

- a. One Car Space Garage: 10.5 ft. wide by 19 ft. long
- b. Two Car Space Garage: 21.0 ft. wide by 19 ft. long.

2. Setbacks:

- Front - 25 ft.
- Sides - same as main permitted use
- Rear - 20 ft.; except, for lots which are less than or equal to 100 ft., setback is 10 ft.

Schedule of District, Use and Setback Regulations

- E. Permitted accessory uses. Those uses which are customarily associated with single family homes, such as but not limited to: decks, swimming pools, spas, sheds, ornamental features and tennis courts (See § 4.20 for setbacks). The Community Planning Director may approve other accessory uses if the Director finds that the proposed use is consistent with the following criteria:
1. It is located on the same lot as the permitted use.
 2. It shall be incidental and subordinate to and customarily associated with single family homes.
 3. That the necessary safeguards are provided for the protection of surrounding property, persons and neighborhood values.
 4. That the public health, safety, morals and general welfare of the community will not be adversely affected.
 5. It is consistent with the Comprehensive Plan and Neighborhood Plan if one exists.
 6. In making the above determinations, the Community Planning Director shall require the applicant to provide evidence that the proposed use meets the criteria. The Community Planning Director may also require the applicant to provide planning reports, studies and other evidence to support the applicant's request. Appeal of the Director's decision is to the Planning and Zoning Board as an appeal of an Administrative Decision.
- F. Cooking or kitchen facilities. No more than one set of cooking or kitchen facilities is permitted, except, the Community Planning Director may approve an additional set of facilities if the applicant meets the following criteria:
1. The residence shall contain at least 3,600 sq. ft. of floor area, excluding the garage and accessory structures.
 2. The arrangement of such facilities or conditions on the property shall not result or lend themselves to the creation of an apartment unit.
 3. No more than one electric or water meter shall be allowed on the property.
 4. That portion of the residence having a second set of cooking facilities shall not be rented, nor have a doorway to the exterior.
 5. A covenant, in a form approved by the City Attorney, shall be recorded in the public records of Broward County which sets forth the above conditions and/or any other restrictions that were associated with an approval. The covenant shall be recorded prior to the issuance of a building permit.

Hollywood — Zoning and Land Development Regulations

G. Special exceptions - setback requirements.

1. If the use is adjacent to a residential district:
 - a. Front: 50 ft.
 - b. Side: 25 ft.
 - c. Side facing a street: 15 ft.
 - d. Rear: 15% of lot depth.
2. If the use is adjacent to a non-residential district:
 - a. Front: 25 ft.
 - b. Side and side facing a street: 20 ft.
 - c. Rear: 15% of lot depth.

H. Ely Boulevard Residential Overlay District.

1. Purpose and use. The purpose of this overlay district is to permit only single family and townhome development for properties located on the west side of North 22nd Avenue (Ely Boulevard) between Farragut and Forrest Streets and between Cody Street and Columbus Place in the Liberia Subdivision pursuant to Plat Book 1, Page 34 and in the New Liberia Subdivision pursuant to Plat Book 6, Page 43 of the Public Records of Broward County, Florida; specifically defined as follows:

Lot(s): 2, 29, 30	Block: 4
Lot(s): 3-5, 45 - 48	Block: 5
Lot(s): 3-5, 44 - 48	Block: 6
Lot(s): 29, 30	Block: 9
Lot(s): 1, 2, 29, 30	Block: 10
Lot(s): 14, 15, 16, 17	Block: 35
Lot(s): 7, 8	Block: 32

2. Development standards.

	Single-Family Homes Facing Ely Boulevard	Townhouses Must Face Ely Boulevard
Minimum lot area (sq. ft.)	3,750	7,500
Minimum lot width (ft.)	40	100
Minimum unit size (sq. ft.)	1,200	1,200
Maximum building height	30 feet, not to exceed 2 stories	30 feet, not to exceed 2 stories

Schedule of District, Use and Setback Regulations

	Single-Family Homes Facing Ely Boulevard	Townhouses Must Face Ely Boulevard
<i>Setback requirements</i>		
Front	25 feet (for garage) 15 feet (principal structure)	25 feet (for garage) 15 feet (principal structure)
Side	7.5 feet (adjacent to alley) 5 feet (interior)	10 feet (adjacent to alley) 10 feet (building separation)
Side (street)	15 feet	15 feet
Rear	15 feet	15 feet
<i>Density</i>	1 dwelling unit per platted lot	As permitted by the land use plan.

* All other requirements of the RS-1 Zoning District continue to apply.

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2003-39, passed 11-19-2003)

~~§ 4.2. Multiple Family Districts.~~

~~A. Purpose and uses.~~

District Purpose	Main Permitted Uses	Special Exceptions	Accessory Uses
These districts are designed to provide standards for the development and maintenance of multiple family residential buildings and hotels, where such uses are permitted (See no. 2 below).	See chart on next page.	Places of worship, meeting halls, social halls, institutional uses, day care facilities, commercial and non-commercial parking lots, and educational facilities. (See chart below)	Those uses which are customarily associated with one of the main permitted uses (See § 4.20).

ATTACHMENT F
Zoning and Land Development Regulations for
Government Use (GU)

Schedule of District, Use and Setback Regulations

§ 4.9 GU Government Use District.

A. Purpose and uses.

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
<p>Any land acquired, owned or leased by the city or any other governmental entity/agency may be given a zoning designation of GU by initiating the rezoning process set forth in F.S. § 166.041, Art. 5 of the Zoning and Land Development Regulations, and this section.</p> <p>To permit residential, non-residential, and/or any combination of each on tracts of land that are owned or leased by the city or any other governmental entity or agency to be planned and developed as a whole, as a single operation or in phases with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning; except for land in Port Everglades.</p>	<p>Government Buildings and Uses (such as but not limited to Federal, State, County and city buildings; schools, offices, parks, public golf courses etc.) Any Use approved by the City Commission for the private development (lease, air-rights etc.) of governmentally owned property. All Uses must be consistent with the Comprehensive Plan and zoned according to state law.</p> <p>Those properties located within a designated Music District are permitted to engage in any activity, use, restriction, or exemption listed in the Code of Hollywood, § 100.06(K), § 113.03(A)(2) and City Commission Resolution No. 95-272(A).</p>	<p>Any building or Use adjacent to or within a single family, RM-9, RM-18 or RM-25 district.</p> <p>Parking garages.</p>	<p>Any Use that is customarily associated with the Main Permitted Use. See § 4.20.</p>

B. General development regulations for property within GU Government Use District.

1. Procedures and requirements for rezoning to a GU Development.

- a. Application. An application for rezoning to GU Development shall be made only by the governmental entity or agency that owns or leases the subject property and processed in the same manner as other applications for change of zoning of land in accordance with state law and pursuant to Article 5.
- b. Zoning designation. Upon the sale of public property that is currently zoned GU, the governmental entity or agency shall initiate a zoning designation change pursuant

Hollywood — Zoning and Land Development Regulations

to F.S. Chapter 166.041, as amended from time to time, and in accordance with the procedures set forth in Article 5 of the Zoning and Land Development Regulations. If a governmental entity or agency acquires property to be utilized for a public purpose or desires to develop property it owns or leases for the purposes set forth in § 4.9.A. above, then the rezoning procedures set forth below shall be followed.

- c. Consideration by the City Commission. Upon receiving the recommendation of the Planning and Zoning Board and the Development Review Board, the City Commission shall conduct a public hearing to consider the rezoning petition in accordance with the rezoning procedures set forth in Article 5 and the Site Plan pursuant to Chapter 162 of the City's Code of Ordinances. The City Commission shall evaluate the proposed development in the same manner as required of the Planning and Zoning Board and the Development Review Board.
- C. Development regulations for GU property requiring Site Plan Review. When the city or any other governmental entity/agency owning or leasing public property within a GU District desires to develop the property, Site Plan Review in accordance with Chapter 162 of the Code of Ordinances and the Zoning and Land Development Regulations is required and the following development regulations shall be followed:
- 1. Unified control. All land included for the purpose of development within a GU District shall be under the control of the city, any other governmental entity or agency. The city or other governmental entity/agency shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed GU District, which shall be reviewed by the Office of Planning and the City Attorney's Office.
 - 2. Land use and design regulations.
 - a. Maximum density.
 - 1. Density. The maximum permitted density shall be determined by the City Commission, but in no event shall it exceed the limits set forth in the Comprehensive Plan.
 - 2. For purposes of this section. Community Residential Facility and hotel units shall equal one-half of one dwelling unit, and any residential unit shall be equal to one dwelling unit.
 - b. Minimum plot size, distance between structures, frontage and setbacks.
 - 1. No minimum plot size shall be required with a GU Development.
 - 2. No minimum distance between structures shall be required within a GU District, except as required by the Florida Building Code. The appropriate distance between structures shall be evaluated on an individual development

Schedule of District, Use and Setback Regulations

basis by the City Commission, upon recommendation of the Development Review Board, after considering the type and character of the building types within a development.

3. **Setbacks.** There are no required setbacks or yards except for those imposed by the City Commission, upon recommendation of the Development Review Board, and the Florida Building Code, as amended from time to time.
- c. **Maximum height of structures.** No maximum height of structures shall be required within a GU District. The City Commission upon recommendation of the Development Review Board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Hollywood Comprehensive Plan, city-wide Master Plan and relevant Neighborhood Plan.
- d. **Total site coverage.** The City Commission, upon recommendation of the Development Review Board, shall determine the appropriate site coverage on an individual development basis after considering the character and intensity of the proposed development.
3. **GU District Site Plan.** The Site Plan petition shall be submitted to Office of Planning pursuant to Chapter 162 of the City's Code of Ordinances. The Development Review Coordinator shall review the GU Site Plan in accordance with the procedures set forth in Chapter 162 of the City's Code of Ordinances and shall forward his or her recommendation to the Development Review Board.
4. **Consideration by the Development Review Board.** The Development Review Board shall evaluate the Site Plan in accordance with the requirements set forth in Chapter 162 of the City's Code of Ordinances. In addition, the Board shall evaluate the suitability of the proposed development with the Design Review Criteria set forth in § 5.3.1.6., the City's Comprehensive Plan, the City-Wide Master Plan and the relevant Neighborhood Plan. The Development Review Board may recommend reasonable conditions, safeguards and stipulations be attached to the approval of the Site Plan. Upon reviewing the Site Plan, the Development Review Board shall forward its recommendation to the City Commission.
5. **Conformance to the approved GU District Site Plan.**
 - a. **Permits.** After rezoning to GU Development District, no permits shall be issued by the city and no development shall commence unless in conformance with the approved GU Development Site Plan approved by the City Commission. The GU Development may be developed in phases; however, such phases shall be an element of the Site Plan approved by the City Commission.
 - b. **Major and minor changes to the Site Plan** shall be made pursuant to Chapter 162 of the Code of Ordinances.

Hollywood — Zoning and Land Development Regulations

- c. **Transfer of ownership.** No land within an approved GU District may be transferred in ownership or in any other way removed from unified control without a written agreement between the city and the parties to which such transfer is made, stipulating their understanding and agreement to a condition that such transferred land shall continue under the full terms and provisions of the GU Development approval.

(Ord. O-94-14, passed 4-6-94; Am. Ord. O-96-44, passed 9-25-96; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2002-13, passed 3-6-2002)

§ 4.10 HD Hospital District.

A. Purpose and uses.

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
This district is designed to accommodate Hospital facilities and related uses that support the health care industry.	Hospital Should the hospital cease to be the Main Permitted Use, each of the accessory uses shall automatically become legal non-conforming uses.	None	Any Use that is customarily associated with the Main Permitted Use. (See § 4.20.1)

- B. **Development regulations.** Setbacks shall be determined by the Office of Planning Director based upon the setbacks in the adjacent zoning districts and requirements that result from the Site Plan review process.

(Ord. O-94-14, passed 4-6-94)

§ 4.11 LCF Life Care Facility Overlay Regulations.

A. Purpose and uses.

Purpose	Permitted in Districts	Special Exception	Distance Separation between another LCF
These regulations are designed to insure that life care facilities are placed in areas in a manner that insures a compatible relationship with adjacent uses.	Commercial, hospital, office, and multiple family districts.	In all permitted districts pursuant to performance criteria listed in § 4.10.C.	2,500 feet (measured between closest lot lines)

- B. All facilities shall provide the following:

1. A licensed and staffed medical or nursing home which provides skilled care to residents requiring such services on a priority basis.