

ORDINANCE NO. \_\_\_\_\_

(23-Z-33)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE APPROVED PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 3451-3690 AND 3210-3450 SOUTH OCEAN DRIVE TO ALLOW FOR THE DEVELOPMENT OF 350 RESIDENTIAL UNITS AND A 500 KEY HOTEL IN ACCORDANCE WITH THE RECENTLY ADOPTED DIPLOMAT ACTIVITY CENTER LAND USE CATEGORY AS APPROVED BY ORDINANCE NO. O-2019-25; ESTABLISH DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500 KEY HOTEL; MODIFYING EXHIBIT "G" CONDITIONS TO THE PD MASTER PLAN TO INCORPORATE THE DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500-KEY HOTEL; PROVIDING FOR A SEVERABILITY CLAUSE AND A REPEALER CLAUSE.

WHEREAS, the property legally described in the attached Exhibit "A" ("Property") was rezoned to PD (Planned Development) by Ordinance No. O-92-31; and

WHEREAS, Ordinance No. O-92-31 was amended by Ordinance No. O-96-13 and Resolution No. R-97-212 (Ordinance No. O-92-31, as amended, is referred to as the "Rezoning Ordinance"); and

WHEREAS, the Rezoning Ordinance was amended in part by Ordinance Nos. O-98-13, O-99-23, O-2000-31 and O-2016-05; and

WHEREAS, pursuant to Ordinance No. O-2019-25, the Property was re-designated to the Diplomat Activity Center Land Use Category to allow for the development of 350 residential units and a 500 key hotel on the west side of A1A; and

WHEREAS, the City's Zoning and Land Development Regulations provide for the amendment of a PD Master Plan; and

WHEREAS, on March 15, 2023, an application was filed by HFL Landings Owner, LLC and Landings Venture, LLC ("Applicants") requesting approval of an amendment to the PD Master Plan for the Property by amending the development program for the PD to permit 350 residential units and a 500 key hotel development; and

WHEREAS, the Applicants also seek to modify Exhibit "G" of Ordinance No. O-98-13, as amended by O-2000-31, to clarify the dimensional standards applicable to the PD; and

WHEREAS, the Director of the Community Planning Division, after analyzing the application and its associated documents, determined that the proposed amendments to the PD Master Plan are consistent with the City's Comprehensive Plan; and

WHEREAS, on June 13, 2023, the Planning and Development Board reviewed the proposed amendments to the PD Master Plan and voted unanimously to recommend approval of the amendments; and

WHEREAS, the City Commission finds that the proposed amendments to the PD Master Plan are consistent with the City's Comprehensive Plan and the Zoning and Land Development Regulations and are in the best interest of the citizens of the City.

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 this Ordinance.

Section 2: That the Applicants have presented competent substantial evidence that the proposed Amended PD Master Plan satisfies the intent of the City's Zoning and Land Development Regulations and all other applicable City ordinances, and that the proposed changes in the proposed development are suitable in terms of their relationship to the City of Hollywood Comprehensive Plan and the surrounding areas and are consistent with the adopted goals, policies and objectives for growth and development.

Section 3: That Ordinance No. O-2016-05, which amended the PD Master Plan for the Property (originally approved by Ordinance No. O-92-31 and amended by Ordinance O-96-13, Resolution No. R-97-212, Ordinance No. O-99-23, and Ordinance No. O-2000-31) shall be further amended to allow an additional 500 key hotel and an additional 350 residential units on the Property.

Section 4: That it approves the modification to Exhibit "G" of the PD Master Plan relating to the dimensional standards as more specifically set forth in the attached Exhibit "G".

Section 5: That those provisions of Ordinance No. O-92-31 as amended by Ordinance No. O-96-13, Resolution No. R-97-212 as amended by Ordinance No. O-98-13, and Ordinance No. O-2000-31 and Ordinance No. O-2016-05, which are not amended by this Ordinance, shall remain in full force and effect along with all other conditions set forth in Exhibit "G".

Section 6: 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 prior to 5:00 p.m. at a regularly scheduled City Commission public hearing

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Section 7: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict are repealed to the extent of such conflict.

Section 8: That if any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

Section 9: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised \_\_\_\_\_, 2023.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

RENDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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JOSH LEVY, MAYOR

ATTEST:

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PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM:

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DOUGLAS R. GONZALES  
CITY ATTORNEY