

ORDINANCE NO. _____

(13-J-99)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE APPROVED PLANNED DEVELOPMENT MASTER DEVELOPMENT PLAN KNOWN AS "SHERIDAN STATIONSIDE VILLAGE MASTER PLAN" (ORIGINALLY APPROVED BY ORDINANCE NO. O-2007-35 AND AMENDED BY ORDINANCE NO. O-2008-035) FOR THE PROPERTIES GENERALLY LOCATED NORTH OF TAFT STREET, SOUTH OF SHERIDAN STREET, EAST OF CSX RAILWAY AND WEST OF I-95.

WHEREAS, originally, Okomo Associates, LLC entered into a 99 year lease with the Florida Department of Transportation who owned parcels A and C totaling approximately 18.82 acres of the subject properties; and

WHEREAS, Okomo Associates, LLC owned parcels B and D totaling approximately 20.49 acres of the subject properties; and

WHEREAS, all subject properties (A, B, C and D) total approximately 39.31 acres and were intended to be developed by Okomo Associates, LLC, including a 6 acre public park; and

WHEREAS, on December 17, 2008, the City Commission passed and adopted Ordinance No. O-2008-035, which amended the Sheridan Stationside Village Master Plan; and

WHEREAS, subsequently, Okomo Associates, LLC and the Florida Department of Transportation entered into a memorandum of understanding to memorialize a separation of ownership between the Florida Department of Transportation (parcels A and C) and Okomo Associates, LLC (parcels B and D) in the Sheridan Stationside Village Planned Development and Master Plan, which was approved by the City Commission pursuant to Ordinance O-2007-35 and subsequently amended by Ordinance No. O-2008-35; and

WHEREAS, an application (13-J-99) was filed with the Planning Department requesting that the Sheridan Stationside Village Master Plan be amended for property generally located north of Taft Street, south of Sheridan Street, east of CSX railway and west of I-95 as more particularly described in Exhibit "A" (subject properties) attached hereto and incorporated herein by reference; and

WHEREAS, the purpose of this request is to amend the Sheridan Stationside Village Master Plan to reflect the said change in ownership, whereby Parcels A and C,

owned by FDOT, are intended to be developed in the future and Parcels B and D, will be developed by Okomo Associates, LLC; and

WHEREAS, Okomo Associates, LLC 's parcels are being deintensified, while continuing to dedicate a 6 acre public park (4 acres net usable + 2 acres drainage = 6 acres) consistent with the proposed amended Sheridan Stationside Village Master Development Plan, as more specifically described in Exhibits "B through C-2" attached hereto and incorporated herein by reference; and

WHEREAS, FDOT, successors or assignees may propose future development of Parcels A and C consistent with the revised Sheridan Stationside Village Master Plan, as more specifically described in Exhibits "B through C-2" attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 4.15 G.3. of the Zoning and Land Development Regulations the proposed amendment to the Sheridan Stationside Village Master Plan constitutes a substantial alteration to the character of the development and requires review and approval by the City Commission; and

WHEREAS, the Director of Planning and City staff, following analysis of the proposed amendment to the Sheridan Stationside Village Master Development Plan (the "Plan") and its associated documents, have determined that the proposed amendment to the Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan, and have, therefore, recommended that the proposed amended Plan be approved with the conditions as more specifically set forth in Exhibits "B through C-2" attached hereto and incorporated by reference; and

WHEREAS, the City Commission finds that the proposed Amended Master Development Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, is consistent with the City-Wide Master Plan, and is in the best interest of the citizens of the City of Hollywood;

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

Section 1: That Ordinance No. O-2007-35 which approved the Sheridan Stationside Village Master Development Plan ("Plan") and was subsequently amended by Ordinance No. O-2008-35 shall be further amended with conditions, as more specifically described in Exhibits "B through C-2" attached hereto and incorporated herein by reference.

Section 2: That those provisions of Ordinance No. O-2007-35 and Ordinance No. O-2008-35 which pertain to the rezoning of the properties and the allocation of flexibility shall remain in full force and effect and the Sheridan Stationside Village Master Development Plan shall be governed by this Ordinance.

Section 3: 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 4: 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 5: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised _____, 2014.

PASSED on first reading this _____ day of _____, 2014.

PASSED AND ADOPTED on second reading this _____ day of _____, 2015.

RENDERED this _____ day of _____, 2015.

PETER BOBER, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.

JEFFREY P. SHEFFEL, CITY ATTORNEY