

ORDINANCE NO. 0-2019-25

(18-L-08)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 3555 S. OCEAN DRIVE FROM THE LAND USE DESIGNATION OF MEDIUM/HIGH RESIDENTIAL AND GENERAL BUSINESS TO ACTIVITY CENTER (DIPLOMAT ACTIVITY CENTER); AMENDING THE CITY'S LAND USE MAP TO REFLECT SAID CHANGES.

WHEREAS, the City, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan which has been approved by the State of Florida Department of Community Affairs and certified by the Broward County Planning Council; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a Land Use Plan Amendment may be filed; and

WHEREAS, a valid application was filed (18-L-08) for a change of land use designation from Medium/High Residential and General Business to Activity Center, for the property generally located on the east and west sides of A1A north of Hallandale Beach Boulevard (3555 S. Ocean Drive), that contains approximately 19.1 net acres as more specifically described in the attached Exhibit "A"; and

WHEREAS, the existing zoning for the subject property is Planned Development District (PD); and

WHEREAS, following analysis of the application by the Planning Manager and Planning Administrator, both recommended it be approved; and

WHEREAS, on June 14, 2018, the Planning and Development Board, acting as the City's Local Planning Agency, recommended that the City Commission approve the applicant's land use request; and

WHEREAS, the City Commission has conducted duly advertised hearings on the future land use amendment proposed through the above referenced petition and has considered all comments received concerning the proposed amendment as required by state law and local ordinances; and

WHEREAS, the City Commission finds that the proposed amendment is consistent with the goals, policies, and objectives of the City's Comprehensive Plan,

Article 1 of the Broward County Administrative Rules Document, and the Broward County Land Use Plan.

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 land use designation of the property generally located on the east and west sides of A1A and Hallandale Beach Boulevard (3555 S. Ocean Drive), that contains approximately 19.1 net acres, located in Hollywood, Broward County, Florida, as more specifically described in the attached Exhibit "A", is changed from Medium/High Residential and General Business to Activity Center ("Diplomat Activity Center").

Section 3: That the Official Land Use Map of the City of Hollywood is amended to incorporate the above listed change in land use designation.

Section 4: 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 in conflict are repealed to the extent of such conflict.

Section 5: 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 6: The effective date of this Ordinance shall be the date upon which the following events have occurred:

- (a) The plan amendment is recertified by the Broward County Planning Council once one of the following has occurred:
  - (1) a final order is issued by the Department of Community Affairs finding the amendment to be in compliance with Section 163.3184, Florida Statutes; or
  - (2) a notice of intent is issued by the Department of Community Affairs Administrative Commission finding the amendment to be in compliance with Chapter 163, Florida Statutes.

CHANGING THE LAND USE DESIGNATION AT 3555 S. OCEAN DRIVE (DIPLOMAT ACTIVITY CENTER)

Section 7: That no development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective. If a final order of non-compliance is issued by the Administrative Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution and ordinance shall be sent to the Department of Community Affairs, Division of Community Planning, Plan Processing Team, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100.

Advertised this 13 day of August, 2018.

Advertised this 21 day of October, 2019.

PASSED on first reading this 29 day of August, 2018.

PASSED AND ADOPTED on second reading this 6 day of November, 2019.

  
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JOSH LEVY, MAYOR

ATTEST:

  
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PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY for the use and reliance of the City of Hollywood, Florida only.

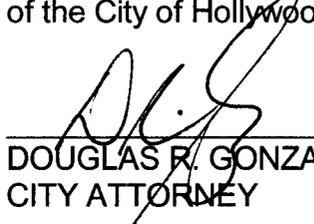
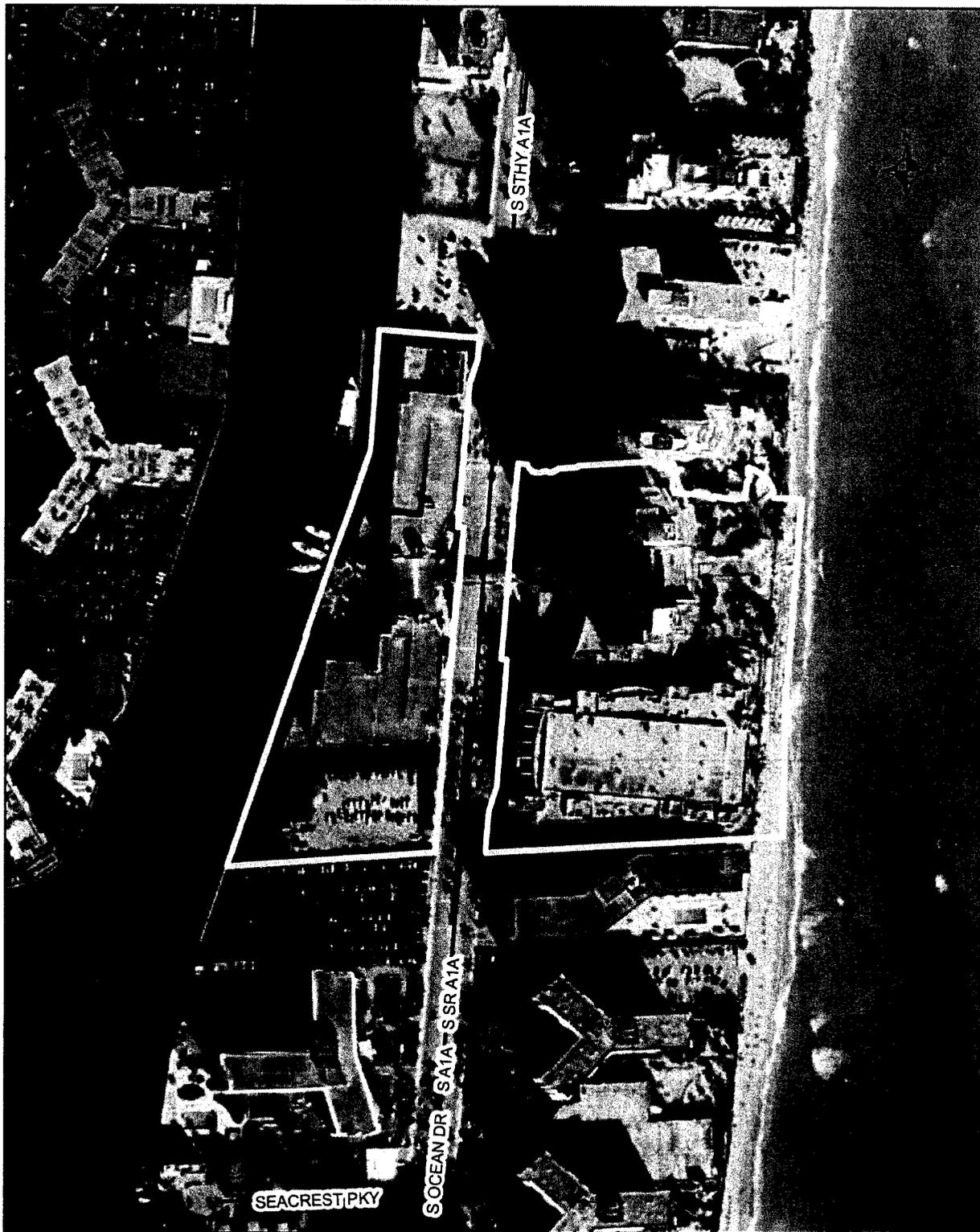
  
\_\_\_\_\_  
DOUGLAS R. GONZALES  
CITY ATTORNEY *DR*

Exhibit A



**EXHIBIT AERIAL  
DIPLOMAT LUPA**

Subject Area

**Leigh Robinson Kerr  
& Associates, Inc.**

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