

ORDINANCE NO. _____

(VA-22-05)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, VACATING A PORTION OF THE PLATTED ALLEY LYING WITHIN BLOCK 53 OF THE PLAT OF "HOLLYWOOD," PLAT BOOK 1, PAGE 21, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING A SEVERABILITY CLAUSE, A REPEALER PROVISION, AND AN EFFECTIVE DATE (ALTA HOLLYWOOD/GAIA RESIDENCES).

WHEREAS, the Applicant, Alta Developers LLC, has submitted application VA-22-05 for review and approval to vacate a portion of the 15' wide service alley within Block 53 of the Plat of "HOLLYWOOD," as recorded in the Public Records of Broward County, Florida; and

WHEREAS, the Applicant has submitted a building permit application to construct an 18-story building with 464 residential units and approximately 7,000 square feet of retail space; and

WHEREAS, as part of the development plans, 320 feet of the alley between Taylor Street and Fillmore Street, from North Federal Highway to North 17th Avenue is to be vacated, attached as Exhibit "A"; and

WHEREAS, connectivity with the remaining eastern portion of the existing alley to North 17th Avenue will be provided by a 22' wide Alley Easement from Taylor Street, attached as Exhibit "B"; and

WHEREAS, connectivity with the remaining western portion of the existing alley to North Federal Highway will be provided by a 22' wide Alley Easement from Fillmore Street, attached as Exhibit "C"; and

WHEREAS, all affected agencies and utility providers have reviewed the request and have no objection to the requested vacation; and

WHEREAS, required utility relocations and Unity of Title requirements shall be satisfied prior to the vacation becoming effective; and

WHEREAS, following analysis of the application, staff has determined said vacation to be consistent with the City's Code and Comprehensive Plan; and

WHEREAS, the City Commission, after reviewing the recommendations of staff and consideration of this issue, has determined that the subject right-of-way is not

required for public use, and the vacation bears a reasonable relationship to the health, safety, and welfare of the citizens of Hollywood, Florida; and

WHEREAS, the City Commission has further determined the vacation is in the best interests of the citizens of Hollywood Florida.

NOW, THEREFORE, BE IT RESOLVED 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 Resolution.

Section 2: That it hereby vacates portion of the platted alley lying within Block 53 of the plat of "HOLLYWOOD," Plat Book 1, Page 21, as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference.

Section 3: 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 4: 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 herewith be and the same are hereby repealed to the extent of such conflict.

Section 5: That this ordinance shall be in full force and effect immediately upon the date of recordation of a certificate of the City Engineer stating that the following requirements have been satisfied:

i) The City has received written confirmation from the Florida Power and Light Company, AT&T, Comcast, and Hollywood's Department of Public Utilities verifying satisfactory relocation of their respective utility facilities within the subject alley right-of-way and indicating no objection to said alley vacation;

ii) That the City has received, accepted, and recorded Alley Easement documents providing connectivity between the remaining alley section and Taylor Street to the south and Fillmore Street to the north;

iii) That the City has received and accepted a recorded Unity of Title for Lots 1-10 and Lots 13-22 providing for unified development of the consolidated parcels;

The above requirements shall be satisfied no later than twenty-four (24) months from the date of adoption of this Ordinance. If these requirements are not satisfactorily completed and the Certificate is not recorded within the prescribed twenty-four (24) month time period, this Ordinance shall be null and void.

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Section 6: That this resolution shall be in full force and effect immediately upon its passage and adoption.

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