

ORDINANCE NO. \_\_\_\_\_  
(22-JDP-62)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE APPROVED PLANNED DEVELOPMENT MASTER PLAN (ORIGINALLY APPROVED BY ORDINANCE NO. O-2006-32 AND THEREAFTER AMENDED BY ORDINANCE O-2015-16) FOR THE PROPERTIES GENERALLY LOCATED AT 410 NORTH FEDERAL HIGHWAY AND KNOWN AS THE "JED TOWER PLANNED DEVELOPMENT MASTER PLAN" TO BE MODIFIED AND TO NOW BE KNOWN AS THE "STAR TOWER PLANNED DEVELOPMENT MASTER PLAN."

WHEREAS, on September 6, 2006, the City Commission passed and adopted Ordinance No. O-2006-32, which waived the two-acre minimum requirement for the then named "1 and Taylor Condominium Planned Development" and approved the rezoning of the property located 410 North Federal Highway (the "Property"), as more particularly described in the attached Exhibit "A", to Planned Development ("PD"), and approved a Master Development Plan for the project; and

WHEREAS, on May 14, 2015, an application (14-DJPV-90) was filed with the Planning Department requesting that the "1 and Taylor Condominium Planned Development Master Plan" ("1 and Taylor Master Plan") be amended for properties generally located at 410 North Federal Highway; and

WHEREAS, the 1 and Taylor Master Plan developer advised that subsequent to the original approval of the planned development, the subject properties were unified and the property address would then be "1817 Taylor Street" and the project would then be known as "JED Tower Planned Development Master Plan" ("JED Tower Plan"); and

WHEREAS, the City Commission adopted Ordinance O-2015-16 amending Ordinance O-2006-32 and approving the JED Tower Plan, which increased the number of residential units from 89 units to 134 units; changed the commercial area from 4,400 square feet to 12,500 square feet; modified the height from 12 stories (131 feet) to 17 stories (177 feet, with projections extending to approximately 190 feet), and made minor changes in the building footprint and setbacks; and

WHEREAS, 1817 Taylor Street Development, LLC has acquired the property and has filed an application (22-JDP-62) with the Planning and Development Board requesting to modify the JED Tower Plan through the Design and Site to now be known as the "Star Hollywood Master Development Plan"; and

WHEREAS, the Star Hollywood Master Development Plan would require amending the Master Development Plan PD Ordinance O-2006-32 (amended by Ordinance O-2015-16), including but not limited to height, setbacks, and an increase to density and non-residential uses; and

WHEREAS, the specific purpose of application (22-JDP-62) is to amend the Master Plan to include a height increase from 17 stories (176 feet) to 22 stories (224 feet), front setback 12' to 8'10", east setback from 10'2" to 9'4", north setback from 0' to 4', and density from 134 residential units to 248 units, and other minimal changes in building footprint and setbacks, as more specifically depicted in the attached Exhibit "B"; and

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

WHEREAS, the Department of Development Services, Planning and Urban Design Division, following analysis of the proposed amendment to the Master Plan and its associated documents, determined that the proposed amendment to the Master Plan is consistent with the Zoning and Land Development Regulations and with the City's Comprehensive Plan and therefore recommends the proposed amended Master Plan be approved as more specifically set forth in Exhibit "B"; and

WHEREAS, the Technical Advisory Committee, following analysis of the proposed amendment to the Master Plan and its associated documents, determined that the proposed amendment to the Master Plan is consistent with the Zoning and Land Development Regulations and with the City's Comprehensive Plan and therefore recommends the proposed amended Master Plan be approved as more specifically set forth in Exhibit "B"; and

WHEREAS, on December 12, 2023, the Planning and Development Board, following analysis of the proposed amendment to the Master Plan and its associated documents, determined that the proposed amendment to the Master Plan is consistent with the Zoning and Land Development Regulations and with the City's Comprehensive Plan and therefore recommends to the City Commission that the proposed amended Master Plan be approved as more specifically set forth in Exhibit "B"; and

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

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

Section 1: That Ordinance No. O-2006-32, which approved the "1 and Taylor Condominium Development Master Plan" as amended by Ordinance No. O-2015-16 to become the "JED Tower Planned Development Master Plan" located at 1817 Taylor Street, be amended as more specifically described in Exhibit "B".

Section 2: That the JED Tower Planned Development Master Plan shall now be

known as the "Star Tower Planned Development Master Plan" and the project location shall be 410 North Federal Highway.

Section 3: That those provisions of Ordinances Nos. O-2006-32 and O-2015-16 pertaining to the waiver of the two-acre minimum acreage requirement and the rezoning of the properties shall remain in full force and effect, and the Star Tower Planned Development Master Plan shall be governed by this Ordinance as depicted in Exhibit "B."

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 thereof 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, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

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

Advertised \_\_\_\_\_, 2024.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

RENDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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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