

ORDINANCE NO. _____

(14-DJPV-90)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE APPROVED PLANNED DEVELOPMENT MASTER DEVELOPMENT PLAN KNOWN AS "1 AND TAYLOR CONDOMINIUM PLANNED DEVELOPMENT MASTER PLAN" (ORIGINALLY APPROVED BY ORDINANCE NO. O-2006-32) FOR THE PROPERTIES GENERALLY LOCATED AT 410 NORTH FEDERAL HIGHWAY AND 1817 TAYLOR STREET NOW TO BE KNOWN AS "JED TOWER PLANNED DEVELOPMENT MASTER PLAN."

WHEREAS, on September 6, 2006, the City Commission passed and adopted Ordinance No. O-2006-32, which waived the 2 acre minimum requirement for the 1 and Taylor Condominium Planned Development, approved the rezoning of the property located 410 North Federal Highway to Planned Development (PD), and approved the 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 ("Master Plan") be amended for properties generally located at 410 North Federal Highway as more particularly described in Exhibit "A" (subject property) attached hereto and incorporated herein by reference; and

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

WHEREAS, the purpose of this request is to amend the Master Plan to include an increase in the number of units from 89 to 134; increase the commercial area from 4,400 square feet to 12,500 square feet; increase the height from 12 stories (131 feet) to 17 stories (177 feet, with projections extending to approximately 190 feet); and minimal changes in building footprint and setbacks, as more specifically depicted in Exhibit "B" 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 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 Staff, following analysis of the proposed amendment to the Master Plan and its associated documents, have determined that the proposed amendment to the Master 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 Master Plan be approved as more specifically set forth in Exhibit "B" attached hereto and incorporated by reference; and

WHEREAS, the City Commission finds that the proposed Amended Master 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-2006-32, which approved the 1 and Taylor Condominium Development Master Plan, be amended, as more specifically described in Exhibit "B" attached hereto and incorporated herein by reference.

Section 2: That the Master Plan shall now be known as "JED Tower Planned Development Master Plan" and the project location shall be 1817 Taylor Street.

Section 3: That those provisions of Ordinance No. O-2006-32 which pertains to the waiver of the 2 acre minimum acreage requirement, and the rezoning of the properties shall remain in full force and effect and the JED 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 herewith are hereby 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.

ORDINANCE AMENDING THE 1 AND TAYLOR CONDOMINIUM PLANNED DEVELOPMENT MASTER PLAN NOW KNOWN AS "JED TOWER PLANNED DEVELOPMENT MASTER PLAN."

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

Advertised _____, 2015.

PASSED on first reading this _____ day of _____, 2015.

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