

ORDINANCE NO. _____

(13-DJPV-44)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AN AMENDMENT TO THE CURRENT OCEAN PALMS CONDOMINIUM PLANNED DEVELOPMENT MASTER PLAN AS IT RELATES TO PHASE II (ORIGINALLY APPROVED BY ORDINANCE O-2002-37); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 16, 2002, the City Commission passed and adopted Ordinance O-2002-37 which approved the rezoning of the properties located at 3100 and 3101 South Ocean Drive to PD (Planned Development), approved the Planned Development Master Plan known as Ocean Palms Condominium Planned Development Master Plan (the "Plan"); and

WHEREAS, the current project consists of two phases as follows: (1) Phase I (Oceanside condominium) has been completed; and (2) Phase II (Intracoastal side) which is currently vacant and is approved to be developed for a 19,400 sq. ft., six story, retail, restaurant, and parking garage facility; and

WHEREAS, an application was filed with the Department of Planning by Hollywood 3100, LLC requesting an amendment to the current Plan for Phase II of the project to develop the property as a five story commercial building to include office, retail and restaurant uses consisting of approximately 36,000 sq. ft., located at 3100 South Ocean Drive, as more particularly described in Exhibit "A" 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 current Ocean Palms Plan (as approved by Ordinance O-2002-37), constitutes a substantial alteration to the character of the development and requires review and approval by the City Commission; and

WHEREAS, the Planning Manager and Associate Planner, following analysis of the proposed amendment to 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's Comprehensive Plan, and have therefore recommended approval; and

WHEREAS, the City Commission finds that the proposed amendment to the Plan is consistent with the City of Hollywood's Comprehensive Plan and the Zoning and Land Development Regulations, 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-2002-37, which approved the Ocean Palms Condominium Planned Development Master Plan, shall be further amended, as more specifically described in Exhibit "B" attached hereto and incorporated herein by reference, with the following conditions:

Section 2: 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 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.

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