

ORDINANCE NO. _____

(18-DJPV-60)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AN AMENDMENT TO THE CURRENT OCEAN PALMS CONDOMINIUM PLANNED DEVELOPMENT MASTER PLAN (ORIGINALLY APPROVED BY ORDINANCE O-2002-37 AND AMENDED BY ORDINANCE NO. O-2015-23).

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, on October 7, 2015, the City Commission passed and adopted Ordinance No O-2015-23, which approved an amendment to the Plan as it related to Phase II to develop the property as a five story commercial building to include office, retail uses consisting of approximately 36,000 square feet located at 3100 South Ocean Drive; and

WHEREAS, an application was filed with the Department of Planning and Urban Design by Hollywood 3100, LLC. requesting an amendment to the current Amended Plan for Phase II of the project to develop property on the Intracoastal side that is currently vacant to allow for a three story commercial space building with two levels of parking and approximately 30,000 square feet on the third and top level of the building, contemplated to be used as a supermarket, located at 3100 South Ocean Drive, as more particularly described in the attached Exhibit "A"; and

WHEREAS, the Planning Manager and Planning Administrator, 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's Comprehensive Plan, and have therefore recommended approval; and

WHEREAS, as the proposed amendments to the Plan are considered major changes to the previously approved master development, Section 4.15 F. of the Zoning and Land Development Regulations required review by the Planning and Development Board for its recommendation to the City Commission; and

WHEREAS, on October 13, 2020, at its duly advertise public meeting, the Planning and Development Board reviewed the proposed amendment to the Plan and has forwarded a recommendation of approval to the City Commission; 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, the criteria set forth in Section 4.15 F.6., 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 the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: That Ordinance No. O-2002-37 and Ordinance No. O-2015-23, which approved both the Ocean Palms Condominium Planned Development Master Plan and Amended Plan, shall be further amended as more specifically described in the attached Exhibit "B".

Section 3: 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 4: 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.

Advertised on _____, 2020.

PASSED on first reading this _____ day of _____, 2020.

PASSED AND ADOPTED on second reading this _____ day of _____, 2020.

RENDERED this _____ day of _____, 2020.

JOSH LEVY, MAYOR

ATTEST:

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