



# City of Hollywood

Hollywood City Hall  
2600 Hollywood Blvd  
Hollywood, FL 33020  
<http://www.hollywoodfl.org>

## Legislation Text

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**File #:** PO-2020-16, **Version:** 1

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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). (18-DJPV-60)

### *Economic Vitality*

Staff Recommends: Approval of the attached Ordinance.

### Explanation:

Ocean Palms Planned Development (PD) is located at 3101 and 3100 South Ocean Drive. This development is unique in that it extends east from the Intracoastal, across A1A/South Ocean Drive, to the Beach. As approved in 2002, the PD consists of a two-phase Master Development Plan. Phase I (Oceanside), already built, is a 38 story, 250 unit condominium tower. Phase II (Intracoastal side) was amended in 2015 to permit an approximate 36,000 square foot, five story commercial building including office, retail, and restaurant uses.

Today the Applicant requests approval of a new Master Development Plan for Phase II to allow a 30,000 square foot supermarket. Although there was a previously approved Master Development Plan, this would not be considered an amendment as the thresholds, while similar, are different in several areas of the previously approved Master Development Plan as it was project specific.

The Applicant has confirmed that the proposed tenant will be Publix Supermarkets. The three-story building will feature two levels of parking and approximately 30,000 square feet of supermarket space on the third and top level of the building. The site plan promotes pedestrian connectivity as there are entry points that front Ocean Drive allowing nearby residents to visit the supermarket without having to get inside of their vehicles. Furthermore, along the Intracoastal, a boat dock is proposed to allow for boaters to visit the market as well as providing a scenic outdoor seating area for customers. The Applicant has worked carefully with staff to ensure a Design and Site Plan that is in line with the regulations and cohesive with the character of the community. At the October 13, 2020 Planning and Development Board meeting, the Board forwarded a unanimous recommendation of approval to the City Commission.

While today's request is for consideration of the Ordinance for the Master Development Plan,

the additional requests associated with the proposed development, such as Modifications, Variances, Site Plan, and Design, will come before the City Commission at a later time for consideration through a Resolution. The additional requests are outlined in the October 13, 2020 Planning and Development Board Staff Report (Attachment I).

Attachment I: October 13, 2020 Planning and Development Board Staff Report

**Fiscal Impact:**

Approval of this Ordinance will not fiscally impact the City as this is a previously approved project seeking amendments.

Recommended for inclusion on the agenda by:

Deandrea Moise, Planning Administrator

Leslie A. Del Monte, Planning Manager

Shiv Newaldass, Director, Development Services

Gus Zambrano, Assistant City Manager/Sustainable Development