



## Legislation Text

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**File #:** PO-2015-21, **Version:** 2

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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). (13-DJPV-44)

Staff Recommends: Approval of the attached Ordinance.

### Explanation:

On June 11, 2015 the Planning and Development Board rendered a vote of 8-1 forwarding a recommendation of approval to the City Commission for an Amendment to the previously approved Planned Development (PD) Master Development Plan known as "The Ocean Palms Condominium Planned Development Master Plan" (O-2002-37). The attached Planning and Development Board Staff Report provides an analysis of the request.

As approved in 2002, the PD consists of a two-phase Master Development Plan with the following thresholds:

- Phase I (Oceanside) at 3101 South Ocean Drive, is a 38 story, 250 unit condominium tower which has been completed.
- Phase II (Intracoastal side) at 3100 South Ocean Drive currently vacant, is 1.16 acres slated for 19,400 square feet of retail, restaurant, and parking facility.

In addition, this project was previously approved for the allocation of Five Percent Residential to Commercial Flexibility Rule to be used for neighborhood office and/or retail sales of merchandise or services slated for Phase II of the approved Master Development Plan.

Should the City Commission approve the First Reading of this proposed Ordinance a companion Resolution will be presented, in tandem on Second Reading. The Resolution include requests for approval of Design and Site Plan for an approximate 36,000 sq. ft. commercial building including office, retail, and restaurant uses located at 3100 South Ocean Drive (Phase II). Also included in the request is a Variance to reduce the required 25-foot peripheral landscaped setback from all external streets.

ATTACHMENT I: Planning and Development Board Staff Report

ATTACHMENT II: Previous Approvals

Recommended for inclusion on the agenda by:

Wazir Ishmael, Ph.D. City Manager

Gus Zambrano, Assistant City Manager/Sustainable Development

Jaye M. Epstein, AICP, Director, Department of Planning