



City of Hollywood

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

Legislation Text

File #: PO-2015-17, **Version:** 2

An Ordinance Of The City Of Hollywood, Florida, Considering The Request For An Amendment To The Seaside Village Master Development Plan (Previously Approved By Ordinance No. O-2014-08) To Change The Two Multi-Family Buildings On The East Side Of North Ocean Drive To Eight (8) Single Family Homes And Changing The Building Footprint And Setbacks; And Providing An Effective Date. (13-DJPVZ-100a)

Staff Recommends: Approval of the attached Ordinance.

Explanation:

Seaside Hollywood North Beach, LLC, requests an amendment to the previously approved Planned Development Master Development Plan for Seaside Village, a 23 unit residential development located at 6024 N. Ocean Drive. On May 21, 2014 the City Commission granted the project approval for a Change of Zoning designation from North Beach Development District - Development Zone (NBDD-DZ) to Planned Development (PD), approval of the Master Development Plan, Variance, Design, and Site Plan. At the time the project consisted of five residential buildings containing a total of 23 units (5 Units in Buildings 1-3 west of North Ocean Drive and 4 Units in Buildings 4-5 east of North Ocean Drive).

The Applicant is currently proposing to amend the Master Development Plan to change the two multi-family buildings east of North Ocean Drive (Buildings 4-5) to eight single family homes. The proposed amendment does not change the project's density; the overall density remains the same with a total of 23 units. While the changes propose a different building typology and there is a decrease in the building setbacks, the pervious area is similar to the previously approved configuration. The overall building heights are also similar; however, the proposed single family homes include a rooftop terrace. As such, the propose change will also require amendments to the previously approved Site Plan and Design. The City Commission will consider these requests at Second Reading of this Ordinance.

Staff finds the proposed project consistent with the Criteria set forth by the Zoning and Land Development Regulations as well as the City-Wide Master Plan and therefore recommends approval.

ATTACHMENTS

Attachment I: Application Package

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