



## Legislation Text

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**File #:** PO-2023-01, **Version:** 1

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An Ordinance Of The City Of Hollywood, Florida, Vacating A Portion Of The Platted Alley Lying Within Block 49 Of The Plat Of "Hollywood Hills", Plat Book 6, Page 22; Providing A Severability Clause And A Repealer Provision.

*Infrastructure & Facilities*

Staff Recommends: Approval of the attached Ordinance.

Explanation:

**SECOND READING:**

No changes since first reading.

**FIRST READING:**

Ocean Drive Commercial Realty Management, LLC is the owner of the property located within the municipal boundaries of the City of Hollywood, generally located at the southwest corner of Johnson Street and North 35th Avenue. The Owner, also as the Applicant, has received approval from the Planning and Development Board on July 13, 2021 for its proposed site plan under File No. 17-DFPSV-12 to construct an approximately 19,000 square feet office building.

The property owner has submitted vacation application VA-22-01 for review and approval to vacate a portion of the 15' wide service alley platted rights-of-way connecting to North 35th Avenue within the plat of "Hollywood Hills", specifically described in Attachment "1".

As part of the alley vacation, the Applicant will be required to:

- 1) Dedicate and construct a new 15' wide alley portion.
- 2) Dedicate a 12' wide area along the project's north boundary for construction of a future Eastbound right-turn lane at the Johnson Street and North 35th Avenue intersection.
- 3) Dedicate two FPL easements (8'x10' and 18'x10').

The proposed right-of-way and easement dedications are shown in Attachment "2".

Currently, there is an existing 3" water main along the alley serving the adjacent properties.

As a requirement of this vacation, the Owner agrees to find alternative routes and pay for all reasonable costs and expenses incurred for the relocation of all existing utilities.

As part of the vacation application process, the City of Hollywood Engineering, Transportation & Mobility Division has sent written requests to other affected utility agencies and providers for their review of the application and submission to the City of their written response, including any objections they may have to the requested vacation.

Staff has determined said vacation to be consistent with the City's Code and Comprehensive Plan objectives and that the alley right-of-way, subject to the conditions above and listed in the Ordinance, is not required for public use, and the proposed vacation bears a reasonable relationship to the health, safety and welfare of the citizens of Hollywood, Florida.

**Fiscal Impact:**

Approval of this ordinance will not fiscally impact the City.

Recommended for inclusion on the agenda by:

Azita Behmardi, PE, City Engineer

Shiv Newaldass, Director, Development Services

Gus Zambrano, AICP, Assistant City Manager/Sustainable Development