

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, VACATING A PORTION OF THE PLATTED FLETCHER STREET LYING WITHIN THE PLAT OF "3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES," PLAT BOOK 19, PAGE 3, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING A SEVERABILITY CLAUSE, A REPEALER PROVISION, AND AN EFFECTIVE DATE.

WHEREAS, the Applicant, Hollywood K Automotive Management, LLC, has submitted Application VA-21-01 for review and approval to vacate a portion of Fletcher Street, between State Road 7 and SW 61st Avenue lying within the plat of "3rd Amended Plat of Portion of Hollywood Pines," as recorded in the Public Records of Broward County, Florida; and

WHEREAS, the Applicant has submitted a site plan application to construct an approximately 76,800 square-foot Kia Car Sales and Service Dealership on the subject property; and

WHEREAS, as part of the development plans, 548.72 feet of the existing 50-foot-wide Fletcher Street between State Road 7 and SW 61st Avenue is proposed to be vacated, more fully described in the legal description, attached as Exhibit "A"; and

WHEREAS, relocation of an existing 16-inch water main and the large user control and meter vault from Fletcher Street to Flagler Street is required as a condition of the proposed vacation; and

WHEREAS, as part of the utility facility relocation, a recorded right-of-way dedication on Flagler Street for the relocated large user control and meter vault, in a form acceptable to the City, as depicted in Exhibit "B," is also required; and

WHEREAS, all affected agencies and utility providers have reviewed the request and have issued Letters of No Objection, subject to conditions, to the requested vacation; and

WHEREAS, all conditions included in the Letter of No Objection provided by all affected agencies and utility providers shall be satisfied prior to the vacation becoming effective; and

WHEREAS, required utility relocations, at the Applicant's sole cost and expense, and recordation of a Unity of Title shall be satisfied prior to the vacation becoming effective; and

WHEREAS, following analysis of the application, staff has determined the vacation to be consistent with the City's Code and Comprehensive Plan objectives; and

WHEREAS, the City Commission, after reviewing the recommendations of staff and consideration of this issue, has determined that the subject right-of-way is not required for public use, will not adversely affect access to neighboring properties and the vacation bears a reasonable relationship to the health, safety, and welfare of the citizens of Hollywood, Florida; and

WHEREAS, the City Commission has further determined the vacation is in the best interests of the citizens of Hollywood, Florida.

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 it hereby vacates portion of the platted Fletcher Street between State Road 7 and SW 61st Avenue within the plat of "3rd Amended Plat of Portion of Hollywood Pines," Plat Book 19, Page 3, as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference, subject to the conditions set forth herein.

Section 3: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 4: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5: That this ordinance shall be in full force and effect immediately upon the date of recordation of a certificate of the City Engineer stating that the following requirements have been satisfied:

- i) The City has received written confirmation from the Florida Power and Light Company, AT&T, Comcast, Broward County Public Works and Environmental Services Department, Water and Wastewater Services-Engineering, and Hollywood's Department of Public Utilities verifying satisfactory relocation of their respective utility facilities within the subject Fletcher Street right-of-way and indicating no objection to said vacation;

ii) That the City has received, accepted, and recorded in the Public Records of Broward County, Florida, the Flagler Street right-of-way dedication documents in a form approved by the City Attorney and City Engineer;

iii) That the City has received and accepted a recorded Unity of Title for Tract 33, Tract 33A, and Tract 40 within the "3rd Amended Plat of Portion of Hollywood Pines," Plat Book 19, Page 3, and Lots 11, 19 and 20 of Tract 33 ,and Lots 17 and 21 through 29 of Tract 40 of the "Amended Plat of Hollywood Pines," Plat Book 9, Page 20, providing for unified development and operation of the consolidated parcels.

The above requirements shall be satisfied no later than twenty-four (24) months from the date of adoption of this Ordinance. If these requirements are not satisfactorily completed and the Certificate is not recorded within the prescribed twenty-four (24) month time period, this Ordinance shall be null and void.

Section 6: That this Ordinance shall be in full force and effect immediately upon its passage and adoption, subject to the conditional effectiveness set forth in Section 5.

ADVERTISED on _____, 2026.

PASSED on first reading this _____ day of _____, 2026.

PASSED AND ADOPTED on second reading this _____ day of _____, 2026.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC,
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DAMARIS HENLON

CITY ATTORNEY