

**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
DIVISION OF PLANNING AND URBAN DESIGN**

**DATE:** September 12, 2023 **FILE:** 23-L-40

**TO:** Planning and Development Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Cameron Palmer AICP, Principal Planner

**SUBJECT:** Text Amendment to the Land Use Element of the Comprehensive Plan to include new language related to civic & cultural buildings and community facilities and/or utility uses.

**REQUEST:**

Text Amendment to the Land Use Element of the Comprehensive Plan to include new language related to civic & cultural buildings and community facilities and/or utility uses.

**RECOMMENDATION:**

Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward this petition to the City Commission with a recommendation of **approval**.

**BACKGROUND**

As previously heard by the Planning and Development Board on September 21, 2021 and subsequently by the City Commission on March 2, 2023, followed by a second reading on April 20, 2023 the above request was adopted through Ordinance No. O-2022-06 (refer to Attachment A). Due to an oversight by staff during the procedural phase, the item was not transmitted to the State as required for review and approval. Consequently, it has become necessary to recommence the approval process. No changes have been made to the request since the Board and City Commission heard this item last.

**REQUEST**

In March of 2019 voters approved the General Obligation Bond which included funding for a new Police Headquarters. This text amendment to the Land Use Element of the Comprehensive Plan is to include new language related to civic & cultural buildings and community facilities and/or utility uses. This tool was created by BrowardNext to allow municipalities to have greater flexibility in the process for the incorporation of Community Facilities and/or Utility uses that serve a public purpose to promote health, safety and welfare.

Specifically the amendment is to the permitted uses in the Open Space and Recreation land use designation category. Presently, the Open Space and Recreation land use designation in the City's Comprehensive Plan includes limited permitted uses. The text amendment language proposed is consistent with and is in conformity with both the goals, objectives and policies of BrowardNext and the

City's Comprehensive Plan. The proposed language is the same language found in the "Permitted Uses" section of BrowardNext which brings the City's Comprehensive Plan into conformity.

The text amendment language would add Civic and Cultural Buildings as a permitted use and add Community Facilities that are publicly owned and promote health, safety, and welfare provided a minimum open space requirements of 3 acres per 1,000 existing or future residents are maintained, no more than 5 acres are used for the facility, and sufficient and functional open space serving area residents are retained.

## **Comprehensive Plan - Land Use Element – V. Analysis and Issues – Future Land Use Categories**

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### **Permitted Uses in Areas Designated Open Space and Recreation**

The following uses are allowed within Open Space and Recreation areas to the degree and extent permitted by the applicable zoning regulations.

1. Active and passive outdoor recreation.
2. Recreational, educational, civic or cultural buildings which are ancillary or accessory to the primary recreational use.
3. Golf courses, (which are intended to remain as permanent open space).
4. Water oriented activities; such as boat docks and boat ramps.
5. Camping ground and facilities.
6. Outdoor cultural, educational and civic structures and uses.
7. Concessions only when accessory to above uses.
8. Any uses allowed in Conservation.
9. Civic and cultural buildings may be permitted if they are ancillary to the primary recreation use of the site.
10. Community facilities and utility uses, up to five (5) acres, provided that the:
  - a. Community facility and/or utility uses are publicly owned and intended to serve a public purpose to promote health, safety and welfare;
  - b. The City of Hollywood meets the minimum open space requirement of 3 acres per 1,000 existing and projected permanent residents;
  - c. The proposed community facility or utility use is limited to no more than 5 acres and The City of Hollywood demonstrates that sufficient and functional open space serving the area residents will be retained.

For a detailed discussion of the rules regarding Open Space and Recreation, see the "Open Space and Recreation" element.

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Following review of the proposed amendments, the Planning and Development Board, acting as the Local Planning Agency, shall make a recommendation to the City Commission for consideration of adoption.

#### **SUMMARY OF FINDINGS**

The request is consistent with and is in conformity with both the goals, objectives and policies of BrowardNext and the City's Comprehensive Plan.

#### **ATTACHMENTS**

ATTACHMENT A: Commission Adopted Ordinance No. O-2022-06

ATTACHMENT B: Land Use Element (LU)