

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN BY AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT TO ADD 8,000 MID-RISE AND HIGH-RISE RESIDENTIAL UNITS AND REDUCE 200,000 SQUARE FEET OF OFFICE USES WITHIN THE CITY'S REGIONAL ACTIVITY CENTER (RAC); PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City adopted its Comprehensive Plan in September 1989 pursuant to Ordinance O-89-54, and has amended the Plan from time to time in accordance with Chapter 163, Florida Statutes; and

WHEREAS, Section 163.3184, Florida Statutes, authorizes local governments to amend their comprehensive plans by ordinance following public hearings and state review; and

WHEREAS, the Regional Activity Center (RAC) is designated as an Activity Center under both the City's Comprehensive Plan and the Broward County Land Use Plan (BrowardNext) and is intended to accommodate compact, mixed-use, transit-supportive redevelopment; and

WHEREAS, on March 6, 2024, the City Commission adopted Resolution No. R-2024-069 approving an Interlocal Agreement with Broward County to support growth management monitoring and to conduct an audit of approved developments within the Regional Activity Center; and

WHEREAS, the growth monitoring and development audit process provides the City with updated data regarding approved and constructed development within the RAC and supports informed land use decision-making consistent with adopted concurrency standards; and

WHEREAS, the City Commission subsequently adopted Resolution No. R-2025-253 allocating 1,000 residential flexibility units to the RAC on an interim basis and providing that such allocation may be repealed and the units returned to the City's overall flexibility pool upon adoption of a Land Use Plan Amendment adding additional residential capacity; and

WHEREAS, the allocation of flexibility units was intended as a temporary measure to maintain development continuity within the RAC pending consideration of a

Comprehensive Plan amendment increasing permanent residential capacity; and

WHEREAS, the proposed Land Use Element text amendment will add 8,000 additional mid-rise and high-rise units and remove 200,000 square feet of office in the Regional Activity Center as more specifically described in the attached Exhibit "A"; and

WHEREAS, the reduction in office square footage offsets potential transportation impacts associated with additional residential capacity and maintains consistency with previously adopted infrastructure and Level of Service assumptions; and

WHEREAS, adoption of this amendment will provide permanent residential capacity within the RAC, and the interim allocation of 1,000 flexibility units previously made by Resolution R-2025-253 will therefore be repealed and the units returned to the Citywide flexibility pool upon the effective date of this Ordinance consistent with the repealer provisions of that Resolution; and

WHEREAS, the proposed text amendment brings the City's Comprehensive Plan into closer alignment with BrowardNext; and

WHEREAS, pursuant to state law, the Planning and Development Board, acting in its capacity as the Local Planning Agency, pursuant to Section 163.3174, Florida Statutes held a duly noticed public hearing on May 20, 2025, to review the proposed comprehensive plan text amendment and forwarded a recommendation of approval to the City Commission; and

WHEREAS, Section 163.3184, Florida Statutes, requires that the adoption of plan amendments shall be by ordinance; and

WHEREAS, pursuant to state law, the City Commission has conducted two duly advertised public hearings on the proposed text amendment to the Comprehensive Plan's Future Land Use Element, one at the transmittal stage and one at the adoption stage in compliance with Section 163.3184, Florida Statutes and local ordinances, including review of comments, if any, from the state land planning agency; and

WHEREAS, the City Commission, after due consideration of all matters, finds that the proposed amendment is consistent with the City of Hollywood's Comprehensive Plan, BrowardNext, the State of Florida Plan, the South Florida Regional Planning Council Regional Policy Plan, and complies with the requirements of the Community Planning Act; and

WHEREAS, the City Commission, after review of the recommendations of the Director of Development Services, the Local Planning Agency, comments made at a public hearing, and careful consideration of the issues, finds that the proposed amendment is in the best interest of the health, safety, and welfare of the citizens of the City.

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 the Land Use Element of the City’s Comprehensive Plan is amended as more specifically set forth in the attached Exhibit “A.”

Section 3: Upon the effective date of this Ordinance, the allocation of 1,000 residential flexibility units to the Regional Activity Center pursuant to Resolution No. R-2025-253 is hereby repealed, and said 1,000 flexibility units shall be returned to the City's overall residential flexibility pool, consistent with the repealer provisions of Resolution No. R-2025-253.

Section 4: That the attached comprehensive plan text amendment set forth in Exhibit “A” to the City’s Comprehensive Plan Future Land Use Element shall be transmitted to the State of Florida Department of Commerce in compliance with Chapter 163, Florida Statutes, and also to the Broward County Planning Council for recertification.

Section 5: That all ordinances or parts of ordinances, and all resolutions or parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: If any word, phrase, clause, subsection, or section of this Ordinance is for any reason held unconstitutional or invalid, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

Section 7: That pursuant to Section 163.3184(3)(c)(4), Florida Statutes, the effective date of this Ordinance shall be 31 days after the state planning agency notifies the City that the plan amendment package is complete. If timely challenged pursuant to Section 163.3184(c)(4) Florida Statutes, this Ordinance shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the amendment to be in compliance.

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN BY AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT TO ADD ADDITIONAL AN 8,000 MID-RISE AND HIGH-RISE RESIDENTIAL UNITS AND REDUCE 200,000 SQUARE FEET OF OFFICE USES WITHIN THE CITY'S REGIONAL ACTIVITY CENTER (RAC); PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

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