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November 24, 2025

Andria Wingett, Director
Development Services Department
2600 Hollywood Blvd.
Hollywood, FL 33021

RE: Hollywood Arts Residences – Land Use Plan Amendment

Dear Ms. Wingett:

The purpose of this letter is to provide an overview of the above captioned land use plan amendment application in relation to the P3 Project Site and generalized redevelopment and improvements, the source and allocation of Project residential density, and the relationship to the Broward County Land Use Plan.

This letter is organized as follows:

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I. The Hollywood Arts Residences Project Site

The Project Site is depicted in Exhibit 1. A sketch and legal description is attached as Exhibit 2. The site totals 5.15 acres and includes:

- the new community center and residential building with associated parking
- An expanded and upgraded Harry Berry Park
- Supplemental park and beach parking
- Existing parking and open space along Surf Road between Azalea Terrace and Jefferson Street that is designated for residential development at up to 25 units per acre. This residential density from this parcel will be used for residential development above the redeveloped community center, and the parcel will be deed restricted for the existing parking and open space use only.
- Azalea Terrace, an alley and a portion of Surf Road are included within the Project Site. These will remain publicly owned and will continue to function. They are included as part of the Project Site because on-street parking and other improvements will be made for the City as part of the public-private partnership scope of work.

A map identifying the parcels as shown on the Broward County Property Appraiser's website is attached as Exhibit 5, together with a table describing the existing land use plan designation, use and proposed use.

II. Relationship between the Land Use Plan Amendment and Project Site

The application for land use plan map amendment applies to only a portion of the Project Site. The purpose of the amendment is to change the land use designation of the community center parcels from Community Facility to Medium High (25) Residential. The amendment boundaries do not coincide with the Project Site boundaries because, 1) the amendment applies to only the portion of the Project Site designated Community Facility and 2) the city and county have rules for delineating land use plan map amendments boundaries, discussed further below.

III. How this amendment differs from the previous amendment

The current amendment application is for 2.98 acres, which is approximately one acre less land area than the previous amendment application that was for 3.99 acres. The previous amendment added 99 residential units of density to the community center parcel. The current amendment adds 74 residential units of density to the community center parcel. The maps in Exhibit 4 are a side-by-side comparison that show the areas included in the previous amendment that are not included in the current amendment.

All of the above areas eliminated from the current amendment application are designated Open Space and Recreation. The current amendment application does not include any land designated Open Space and Recreation.

IV. How residential density is obtained for the Hollywood Arts Residences

Project density comes in part from three platted blocks of land as follows:

1. The block occupied by the community center, extending from S. Ocean Drive to Surf Road (1.79 acres)
2. The block east of the community center between Surf Road and the Broadwalk (0.30 acre)
3. A portion of the block of parking and open space between Azalea Terrace and Jefferson Street (0.95 acre).

The blocks numbered 1. and 2. above are designated Community Facility on the Hollywood Land Use Map and are the subject of the current land use plan amendment application.

The remainder of the density is derived from rights-of-way abutting the three blocks of land, as provided by both the Hollywood and Broward County land use plans. Pursuant to the Residential permitted uses sections of both plans, residential density is calculated to include abutting rights-of-way (generally to the centerlines). The applicable provisions of each plan are included below.

- Broward County Land Use Plan

- b. Density Calculation

- “All references to density within the Broward County Land Use Plan mean gross density. Gross density means the number of dwelling units existing or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Broward County Land Use Plan.”

- Hollywood Land Use Plan

- “All references to density in the plan refer to gross density allowable. The gross acreage of any area means the total number of acres in the area, including acreage used or proposed for streets, lakes, waterways, and property to the centerline of any abutting street or road right-of-way. Credit towards density is not given for North and South Lakes nor any canals of the primary drainage system.”

Accordingly, portions of Azalea Terrace, Bougainvillea Terrace, S. Ocean Drive, Surf Road, an alley, and the Broadwalk are included in the density calculation as required by both the city and county land use plans. Exhibit 1 shows the portions of these rights-of-way that are included in the density calculation. No portion of the Intracoastal Waterway, North or South Lakes, nor any canal of the primary drainage system are included in the density calculation.

In conclusion, the Project density of 111 dwelling units is derived from:

- The 2.98 acres of platted parcels and abutting rights-of-way that are the subject of the land use plan amendment;
added together with

- The 1.48 acres between Azalea Terrace and Jefferson Street that are already designated Medium High (25) Residential, totaling 4.46 acres of land designated Medium High (25) Residential should the land use plan amendment be approved. (4.46 acres x 25 units/acre = 111 units; fractional units are not counted for density pursuant to both land use plans).

V. How residential density can be rearranged within the Project

Both plans allow density to be redistributed throughout a unified project site if the total number of permissible units is not exceeded. For this reason, the 1.48 acres between Azalea Terrace and Jefferson Street, where no development will occur, will be deed restricted for open space use only, thereby encumbering the residential density from that parcel. The applicable provisions of both plans are included below.

- Broward County Land Use Plan

c. Arrangement of Dwelling Units

“Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Broward County Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Broward County Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by local zoning and land development regulations.”

- Hollywood Land Use Plan

“Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Land Use Plan does not regulate whether a developer uses 10 acres of land designated for Low (5) Residential density to build 50 single family homes or whether the same 10 acres are used to build a 50 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by zoning and land development regulations.”


VI. Relationship between the Project Site and the Broward County Land Use Plan

The Broward County Land Use Plan Map designated Parcels D and E Medium High (25) Residential when this Project was conceived. The county’s maps, as well as correspondences from the Broward County Planning Council confirmed this. However, recently, as an apparent result of political pressure, the county’s map was changed to mirror the City’s Community Facility designation, and it does not appear to have been done in accordance with state law. Exhibit 6 is a memorandum outlining our position with a detailed sequence of events and communications that led to the current amendment, with particular emphasis on discrepancies identified between the local and County land use designations. The proposed Ordinance has been written to give the City

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maximum flexibility in this regard. Although the application has been prepared to amend both the City and County maps, amending the County does not appear to be necessary at this time.

Very truly yours,



Keith M. Poliakoff