



April 30, 2024

Andria Wingett
Director of Development Services
City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33022

Via Email Only

Dear Ms. Wingett:

The purpose of this correspondence is to confirm the Broward County Planning Council's formal interpretation at its April 25, 2024, meeting, regarding the City of Hollywood's request related to its State Road 7/U.S. 441 Activity Center that dwelling units from any given category may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates, regardless of whether or not the unit type is listed in the Activity Center text. The Planning Council unanimously affirmed the City's position, and the interpretation was effective on April 25, 2024. See Attachment. No additional action is required.

Please feel free to contact me if you have any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read "Barbara Blake Boy".

Barbara Blake Boy
Executive Director

Attachment

cc/email: Andrew S. Maurodis, Counsel


Raelin Story, Assistant City Manager, City of Hollywood

Anand Balram, Planning Manager, Development Services, City of Hollywood

BROWARD COUNTY
Planning Council



TO: The Honorable Chair and Members
Broward County Planning Council

FROM: Barbara Blake Boy 
Executive Director

SUBJECT: Request for BrowardNext - Broward County Land Use Plan Interpretation

DATE: April 16, 2024

The City of Hollywood has submitted a request in accordance with Section 5 of the Implementation Regulations and Procedures Section of the BrowardNext – Broward County Land Use Plan (BCLUP) which states that, “The Broward County Planning Council shall assist local governments with matters of interpretation of the BrowardNext - Broward County Land Use Plan. Whenever a question of interpretation has not been resolved on an informal basis, the governing body of a local government may request in writing that the Broward County Planning Council issue a letter of interpretation on the matter.” See Attachment 1.

The City’s request arises from the following remark regarding the City of Hollywood State Road 7/U.S. 441 Activity Center: “Dwelling units from any given category (ex: single-family, townhomes, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County’s adopted student generation rates.” Planning Council staff has traditionally interpreted the preceding remark and other similar remarks to mean that the dwelling units of another category is only applicable to dwelling unit types adopted into the specific Activity Centers. In this case, the City proposed an amendment to the BCLUP in 2010 and the County adopted a mix of single family homes, townhomes and garden apartments. The City is requesting an interpretation that the dwelling units can be switched out for any dwelling unit type that generates fewer students regardless of whether or not that unit type is listed in the Activity Center text.

Planning Council staff recognizes that these detailed dwelling unit mixes were often the result of requested Public School Facilities Impact Reports. In the past decade, most Activity Center applications and analyses have been based on a generalized concept of multi-family dwelling units which could include townhomes, garden apartments (two (2) or three (3) stories as defined by the Broward County Land Development Code), midrise (four (4) to eight (8) stories as defined by the Broward County Land Development Code) or high-rise (nine (9) stories or more as defined by the Broward County Land Development Code). The generalized concept has eliminated the need for the substitute language and allowed local governments the flexibility within these densified Activity Centers and along transportation corridors, such as State Road 7 and Federal Highway.

Broward County Planning Council

April 16, 2024

Page Two

The Public Schools Facilities Impact analysis provided by the Broward County Public School staff is based on the adopted Broward County Land Development Code student generation rates with single-family homes generating the greatest number of students, followed by townhouses/villas generating the second highest number of students, followed by garden apartments, with mid-rise and high-rise unit types generating the least number of students. See Attachment 2.

For informational purposes, it is noted that public facilities and services result in similar impacts for the referenced range of residential dwelling unit types, including potable water, sanitary sewer, solid waste, drainage and open space, as residential levels of service are generally calculated by single-family, multi-family or persons per household. Transportation analyses utilize the Institute of Transportation Engineer's Trip Generation manuals which delineate formulas by a description of the building style with multi-family products yielding comparable impacts.

It is noted that the formal Planning Council interpretation would be applicable to the BCLUP in its entirety and could impact the cities of Hallandale Beach, Lauderdale Lakes and Tamarac Activity Centers that have been adopted with similar language; each of the referenced cities was provided a copy of the City of Hollywood's request. The cities of Tamarac and Hallandale Beach have submitted correspondence in support of the request. See Attachments 3 and 4. The cities of Dania Beach and Oakland Park previously updated their Activity Center text to clarify the language as part of other BCLUP text amendments to modify permitted uses.

Planning Council Staff Recommendation:

Formal interpretation is at the pleasure of the Planning Council. Planning Council staff has no objection to the request.

Planning Council Executive Committee Recommendation of April 25, 2024:

Affirm the City of Hollywood's interpretation.

Planning Council Recommendation of April 25, 2024:

Affirm the City of Hollywood's interpretation per the Executive Committee's recommendation.



Broward County Planning Council

April 16, 2024

Page Three

Attachments:

1. Correspondence from Andria Wingett, Director of Development Services, City of Hollywood, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated March 11, 2024

Appendix A Broward Next Land Use Plan, Hollywood State Road 7/U.S. 441 Activity Center Excerpt

Appendix B Correspondence with Broward County School Board (Staff)

2. Broward County Code of Ordinances - Student Generation Rates Excerpt
3. Correspondence from Maxine A. Calloway, Esq., AICP, Assistant City Manager & Community Development Director, City of Tamarac, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated March 20, 2024
4. Correspondence from Vanessa Leroy, Sustainable Development Director, City of Hallandale Beach, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated April 11, 2024



March 11, 2024

FILE: LTR24-012

Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301



Re: Appeal to the Interpretation of the Hollywood State Road 7/U.S. 441 Activity Center section of the Broward Next Land Use Plan

Dear Ms. Boy:

I am writing on behalf of the City of Hollywood to request a formal interpretation by the Planning Council, regarding the Hollywood State Road 7/U.S. 441 Activity Center section of the Broward Next Land Use Plan by the Broward County Planning Council (BCPC). The City believes that the current language concerning the ability to shift residential unit types within this area may not be interpreted by the planning council staff with the intended flexibility. The City's request for interpretation seeks to clarify the intent of the adopted text.

The crux of the City's request lies in the flexibility to shift residential unit types within the designated Activity Center, specifically to include high-rise and mid-rise typologies. The text outlined in the Broward Next Land Use Plan, permits the substitution of dwelling units from one category to another provided that the student generation remains the same or decreases. Planning Council staff has previously interpreted that this substitution is only applicable for adopted dwelling unit types. While we acknowledge the importance of maintaining consistency in student generation levels, the City believes there is merit in understanding the differences in student generation rates across various unit types.

Through correspondence with the School Board, the City has confirmed that higher density typologies, such as high-rise and mid-rise developments, tend to generate fewer students compared to traditional garden apartments. It is the City's understanding that single-family and townhome developments typically contribute to higher student numbers. Given this understanding, the City is asking that the Planning Council review this request and issue a formal interpretation of the text to allow for substitution of any dwelling units type defined by the Broward County Land Development Code that generates that same or fewer students.

The City believes that a formal interpretation by the Broward County Planning Council will be consistent with the intended flexibility of the text and will support the City of Hollywood in its efforts to promote sustainable and inclusive development within the Hollywood State Road 7/U.S. 441 Activity Center. The City remains committed to collaborative planning and welcomes the opportunity to further discuss this matter with the BCPC and other relevant stakeholders.

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045

hollywoodfl.org

Thank you for considering our appeal. We look forward to a constructive dialogue and a mutually beneficial resolution.

Sincerely,



Andria Wingett
Director of Development Services
954-921-3471x6621

cc: Raelin Story, Assistant City Manager
Anand Balram, Planning Manager

Attachments

Appendix A Broward Next Land Use Plan, Hollywood State Road 7/U.S. 441 Activity Center Excerpt
Appendix B Correspondence with Broward County School Board

APPENDIX A

Development within the RAC designated area shall conform to the City's City-Wide Master Plan, as adopted into this Comprehensive Plan. The City shall complete the studies which are intended to yield further design guidelines for the Hollywood Boulevard, US 1 and Dixie Highway corridors within the RAC designated area. The City shall implement the design studies' recommendations, as appropriate, through either land use plan amendments, amendments to land development regulations, or both.

Hollywood Oakwood Activity Center

Acres: Approximately 112.5 acres

General Location: On the east side of Interstate 95, between Stirling Road and Sheridan Street.

Density and Intensity of Land Uses:

Residential Land Uses: 3,800 multi-family dwelling units*

Hotel Rooms: 625 rooms

Office Land Uses: 1,890,000 square feet

Commercial Land Uses: 1,200,000 square feet

Recreation and Open Space: 2.5 acres minimum

Remarks:

*At least 380 (10%) of the multi-family dwelling units will be affordable at the "moderate-income" (up to 120% of the median income) level or below, for a minimum of 30 years.

Hollywood State Road 7/U.S. 441 Activity Center

Acres: Approximately 980.3 acres

General Location: Located along both sides of State Road 7/U.S. 441 between the northern and southern City of Hollywood boundaries.

Density and Intensity of Land Uses:

Commercial Land Uses: 15,000,000 square feet

Office Uses: 2,000,000 square feet

Community Facilities: 1,000,000 square feet

Industrial Land Uses: 1,000,000 square feet

Hotel: 2,500 rooms

Residential* 5,309 dwelling units consisting of: 2,400 single family homes, 2,400 townhomes and 509 garden apartments.

Remarks:

*Dwelling units from any given category (ex: single family, townhomes, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates. No new residential development shall be constructed in the TOC within the 60+ Ldn contour located north of Griffin Road.

APPENDIX B

Anand Balram

To: Cameron Palmer
Cc: Andria Wingett
Subject: RE: Unit types and Student generation rates in the TOC

From: Glennika D. Gordon <glennika.gordon@browardschools.com>

Sent: Thursday, January 11, 2024 9:09 AM

To: Cameron Palmer <CPALMER@hollywoodfl.org>

Subject: [EXT]Inquiry Response

Good Morning Mr. Palmer,

The answers to your questions are down below. I hope this help, if you need any additional information please let me know.

1. What is considered a garden apartment? **A multifamily building with a height of two and a half stories or less.**
2. What is considered a mid-rise apartment? **A mid-rise apartment building is typically shorter than a high-rise, usually ranging from possibly three to twelve floors.**
3. What is the pupil yield difference between garden apartment and mid-rise apartment? **We review residential plat, site plan, or functional equivalent applications to assess their potential impact on Broward County Public School facilities (Public School Concurrency Review) garden apartments tend to generate more students than mid-rise apartments.**

Glennika D. Gordon, AICP

Growth Management Planner- Impact

Facility Planning and Real Estate Department

600 SE 3rd Avenue

Fort Lauderdale, FL 33301

Phone: 754-321-2173

E-mail: glennika.gordon@browardschools.com

Website: www.browardschools.com

Dedicated to results, we want to hear from you. Please click on link below for our customer survey:

<https://www.browardschools.com/Page/35054>



Educating Today's Students to
Succeed in Tomorrow's World

Under Florida law, e-mail addresses, and all forms of communications, including e-mail communications, made or received in connection with the transaction of School Board business are public records, which must be retained as required by law and must be disclosed upon receipt of a public records request, except as may be excluded by federal or state laws. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone.

The School Board of Broward County, Florida expressly prohibits bullying, including cyberbullying, by or towards any student or employee. See Policy 5.9: Anti-Bullying for additional information.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ATTACHMENT 2

Broward County Code of Ordinances

Chapter 5-182.9 – Adequacy of school sites and facilities – Student Generation Rate Excerpt

...

5. For purposes of this section, the estimated number of students generated by dwelling type is hereby found to be as follows:

STUDENT GENERATION RATES

Dwelling Type	Bedrooms	Elementary School	Middle School	High School	Total
Single	3 or fewer	0.167	0.070	0.131	0.368
Family Homes	4 or more	0.218	0.115	0.167	0.500
Townhouse, Duplex, Villa	2 or fewer	0.102	0.039	0.059	0.200
	3 or more	0.142	0.056	0.102	0.300
Garden Apartment	1 or fewer	0.079	0.060	0.001	0.140
	2	0.053	0.007	0.140	0.200
	3 or more	0.088	0.047	0.105	0.240
Midrise	1 or fewer	0*	0*	0.030	0.030
	2 or more	0.022	0.019	0.039	0.080
High Rise	All	0.009	0.015	0.006	0.030
Mobile Home	2 or fewer	0.073	0.036	0.041	0.150
	3 or more	0.159	0.078	0.089	0.326

March 20, 2024

Barbara Blake Boy, Executive Director
115 S Andrews Avenue
Fort Lauderdale, FL 33301



RE: Letter of Support – Appeal to the Interpretation of the Hollywood State Road 7/U.S. 441 Activity Center section of the Broward Next Land Use Plan

Dear Ms. Boy,

The City of Tamarac is providing this letter of support for the request by the City of Hollywood for a formal interpretation by the Broward County Planning Council (BCPC) in regards to the clarification of the ability to shift residential unit types within an Activity Center. Similar to the Hollywood State Road 7/U.S. 441 Activity Center, the text outlined in the Broward Next Land Use Plan for the Tamarac Activity Center permits the substitution of dwelling units from one category to another provided that substitution results in the same or lesser student generation using the County’s adopted student generation rates.

The City of Tamarac agrees with the City of Hollywood’s confirmation that higher density typologies, such as high-rise development, tend to generate fewer students compared to traditional townhomes and garden apartments. Therefore, the City of Tamarac supports the request to the BCPC by the City of Hollywood to issue a formal interpretation of the Broward Next Land Use Plan to allow for substitution of any dwelling units defined by the Broward County Land Development Code that generates that same or fewer students.

The City of Tamarac is supportive of the fact that the formal interpretation by the BCPC will be consistent with the intended flexibility of the Activity Center and will support the City of Tamarac’s effort to promote sustainable and inclusive development within the Tamarac Activity Center.

A handwritten signature in blue ink that reads "Maxine A. Calloway".

Maxine A. Calloway, Esq. AICP
Assistant City Manager & Community Development Director

Attachment: City of Hollywood Letter dated March 11, 2024 (included as Attachment 1)

CC: Andria Wingett, Director of Development Services, City of Hollywood
Maher Mansour, Assistant Director of Community Development, City of Tamarac

24-03-001L
MAC/RWJ

ATTACHMENT 4



Department of
Sustainable Development

VANESSA LEROY

Director

April 11, 2024

Barbara Blake Boy, Executive Director
115 S Andrews Avenue, Room 307
Fort Lauderdale, FL 33301



RE: Letter of Support for the City of Hollywood Request for Formal Interpretation Regarding Residential Unit Types within an Activity Center

Dear Barbara Blake Boy:

Please accept this as the City of Hallandale Beach's formal letter of support regarding the City of Hollywood's request for formal interpretation by the Broward County Planning Council as it relates to the flexibility in shifting residential unit types within a designated Activity Center.

The City of Hallandale Beach finds that requested interpretation supports the goals and vision of the City, while maintaining consistency and predictability of student generation across various unit types.

Sincerely,

[Vanessa Leroy \(Apr 11, 2024 08:15 EDT\)](#)

Vanessa Leroy, Director
Department of Sustainable Development

cc: Dr. Jeremy Earle, City Manager
Noemy Sandoval, Assistant City Manager
Steven Williams, Assistant Director of Sustainable Development
Christy Dominguez, Planning and Zoning Manager

400 S. Federal Highway
Hallandale Beach, FL
33009
Ph (954) 457-2220
Fax (954) 457-1454