



May 2, 2023

Shiv Newaldass, Director  
City of Hollywood Development Services  
2600 Hollywood Boulevard  
Hollywood, Florida 33022

*Via Email Only*

Dear Mr. Newaldass:

RE: Hollywood "Unified Flexibility Zone"

Planning Council staff has reviewed the City's correspondence regarding the establishment of a "Unified Flexibility Zone" for the City of Hollywood. Upon review of the information submitted, Planning Council staff found a discrepancy between the City's records and the adopted Broward County Land Use Plan within Flexibility Zone 89. Based on the resolution of that discrepancy, Planning Council staff finds that the total number of Flexibility Units available for allocation within the City as of this date is **4,887** units. In addition, the City currently has **392.51** acres available for "5% Residential-to-Commercial" allocations, **150.74** acres available for "20% Commercial-to-Residential" allocations, and **101.94** acres available for "20% Industrial-to-Commercial" allocations. Please note that the City previously allocated all 100 Bonus Sleeping Rooms.

Please review, sign and return the attached acknowledgement statement to officially accept Planning Council's regulations for the establishment of a "Unified Flexibility Zone" per the *Administrative Rules Document: BrowardNext.*

Further, Planning Council staff has prepared an attached optional template that can be utilized as allocations of Flexibility Units and Non-Residential Flexibility acreage occur. Staff will provide this template in digital format for your convenience.

If you have any questions, please contact Deanne Von Stetina, AICP, Assistant Executive Director, at 954-357-6690. Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read "BBB", written over a light blue circular stamp.

Barbara Blake Boy  
Executive Director

**Shiv Newaldass**

**May 2, 2023**

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BBB:DDV

Attachments

cc/email:      The Honorable Josh Levy, Mayor  
                         City of Hollywood

George Keller, City Manager  
City of Hollywood



## ACKNOWLEDGEMENT OF CITY OF HOLLYWOOD

I, Shiv Newaldass affirm that:

- 1) Flexibility Units shall be fixed at 4,887 units as of May 2, 2023, and shall be one (1) pool of units which consists of all currently available Flexibility Units, Reserve Units and Affordable Housing Units within the City; and
- 2) Assignment of Flexibility Units shall be subject to all of the rules and regulations contained within Article 3 of the Administrative Rules Document: BrowardNext; and
- 3) The City may apply for Redevelopment Units in allocations of 500 dwelling units once the number of Flexibility Units is below 250; and
- 4) "5% Residential-to-Commercial" acreage is fixed at 392.51 acres; "20% Commercial-to-Residential" acreage is fixed at 150.74 acres, "20% Industrial-to-Commercial" acreage is fixed at 101.94 acres and Bonus Sleeping Rooms are fixed at 0; and
- 5) Allocations of non-residential flexibility shall be subject to all of the rules and regulations contained within Article 3 of the Administrative Rules Document: BrowardNext; and
- 6) A report of all allocations of Flexibility Units and non-residential flexibility acreage must be submitted by January 31 of each year, or as allocations occur, whichever is less, in accordance with Article 3.6 of the Administrative Rules Document: BrowardNext; and
- 7) The City may rescind Flexibility Units, non-residential flexibility acreage and/or bonus sleeping rooms for projects in which the original allocations have expired and/or have been unused. Such unused flexibility must be rescinded through an official action of the City; and
- 8) Consistent with the adoption of the BrowardNext – Broward County Land Use Plan, no new Flexibility Units can be created.
- 9) I have the authority of the local government to make such representations of the local government.



Signature of Municipal Manager, Mayor, Planning Director or Designee



Date

