

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

DATE: September 10, 2024 **FILE:** 24-L-58b

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Cameron Palmer AICP, Principal Planner/Supervisor, Development Planning

SUBJECT: An amendment to the City's Comprehensive Plan and Future Land Use Map to include the Land Use Category, 'Commercial Recreation'

REQUEST:

The City of Hollywood requests an amendment to the Land Use Element of the City's Comprehensive Plan and Future Land Use Map to establish a Commercial Recreation (CREC) Land Use Category.

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

This text amendment is a companion item to a parallel City petition, 23-L-58, creating a land use designation that is required to enable the companion land use plan amendment request. As part of the General Obligation Bond approved by voters in 2019, one of the key projects in the Parks, Open Space, Recreational, and Cultural Facilities category was the revitalization of the Orangebrook Golf and Country Club. After soliciting proposals, the City opted for a public-private partnership (P3) to complete the golf facilities improvements described in the General Obligation Bond project without using any taxpayer funds from the bond. Rather, the City is contributing a long-term lease of land at the southeastern edge of the golf course for residential development. In exchange the city will be provided a new resort hotel adjacent to a new clubhouse building, which is the basis of this Comprehensive Plan text amendment.

REQUEST

The requested amendment is intended to create greater cohesion between the City's Comprehensive Plan and the County's Comprehensive Plan, specifically through the aligning of definitions. A similar exercise took place in 2023 when the City was required to update language in the Comprehensive Plan's Open Space and Recreation land use designation to align with the County's definition. Presently, the City's Comprehensive Plan does not have a Commercial Recreation land use category. Currently golf courses and ancillary buildings are located within the Open Space and Recreation land use designation. However, the requested land uses to permit the development of the Orangebrook clubhouse and resort falls within

the County’s definition of Commercial Recreational activity. Accordingly, the City has decided to create a land use category that mirrors the County’s land use designation to facilitate not only this redevelopment but future commercial recreation activities. 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 hotels, motels and similar lodging ancillary to the primary commercial recreation use as a permitted use whether by private or public ownership. Furthermore the text amendment would create a category for uses such as outdoor and indoor recreation facilities, such as active recreation complexes, marinas, stadiums, jai-alai frontons, bowling alleys, golf courses, and dog and horse racing facilities, uses which are not explicitly categorized in the Comprehensive Plan today.

It is noted that, the City is currently undertaking the State mandated Comprehensive Plan update process. This process will seek to further the intent of this request by bringing all policies, definitions, and elements of the City’s Comprehensive Plan into conformity with the County’s BrowardNext Plan.

The request proposes to amend Land Use Element of the Comprehensive Plan by establishing a Commercial Recreation (CREC) land use category, as follows:

Underlined text represents additions and ~~Strikethrough~~ text represents deletions to the policy document.

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

TABLE IX

FUTURE LAND USE DESIGNATIONS

Land Use	Acres	% of Total Area
Low Residential	4,744.24	24.85%
Low Medium Residential	907.6	4.83%
Medium Residential	988.61	5.18%
Medium High Residential	354.80	1.86%
High Residential	150.19	0.79%
Community Facility	546.11	2.86%
Industrial	567.62	3.06%
General Business	1,065.92	5.58%
Rights of Way	3,227.80	16.90%

Office	80.49	0.42%
Transportation	1,504.63	7.88%
Utilities	71.18	0.37%
Regional Activity Center (RAC)	1,125.07	5.89%
Parks and Open Space <u>Open Space and Recreation</u>	2,395.86 2,388.76	12.55% 12.51%
Transit Oriented Development	32.6	0.01%
Conservation Area	1,332.42	6.98%
<u>Commercial Recreational</u>	<u>7.1</u>	<u>0.037%</u>
Total	19,095.15	100%

Source: City of Hollywood, Calvin, Giordano and Associates

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Permitted Uses in Areas Designated Commercial Recreation

Commercial Recreation areas are designated on the Future Land Use Plan Map to accommodate major public and private commercial recreation facilities which offer recreational opportunities to the residents and tourists. Although some of these facilities operate as an adjunct to or an integral part of other types of development, most of these facilities were conceived as profit-making enterprises. Commercial recreation ventures in the city can be divided into two categories; golf courses and commercial recreation associated with structures and/or indoor facilities.

The permitted uses in areas designated commercial recreation are as follows, as deemed appropriate by the local jurisdiction:

1. Active and passive recreation uses, such as nature centers and trails, picnic areas, playgrounds and athletic fields.
2. Hotels, motels and similar lodging ancillary to the primary commercial recreation use.
3. Outdoor and indoor recreation facilities, such as active recreation complexes, marinas, stadiums, jai-alai frontons, bowling alleys, golf courses, and dog and horse racing facilities.
4. Recreational vehicle sites at a maximum density of ten (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the local land development regulations, or twenty (20) sites per gross acre if such location is prohibited by the local land development regulations; subject to the allocation by the local government of available flexibility or redevelopment units.
5. Accessory facilities, including outdoor and indoor recreation facilities, that are determined by the local government to be an integral part of and supportive to the primary recreation facility (excluding residential uses).

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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 creation of this land use category fills a void in the existing policy framework and will provide clarity and direction with regards to the future of commercial recreational uses, including facilitating the ongoing Private-Public partnership with regards to the Orangebrook Golf course & Country Club property.

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

ATTACHMENTS

ATTACHMENT A: BrowardNext County Plan Excerpt

ATTACHMENT B: Land Use Element (LU)