



December 12, 2024

Donna Harris, Senior Plan Processor
State Land Planning Agency
Florida Commerce
Caldwell Building
107 East Madison, MSC 160
Tallahassee, FL 32399

Dear Ms. Harris:

On December 10, 2024, the Broward County Board of County Commissioners held a public hearing in accordance with Chapter 163, Florida Statutes, and voted to adopt Ordinance Number 2024-42, amending the Broward County Comprehensive Plan. The enclosed ordinance adopts one (1) Small-Scale amendment to the Broward County Land Use Plan (BCLUP) map (PC 24-7).

Broward County hereby submits the adopted Small-Scale amendment in accordance with Chapter 163.3187(1), Florida Statutes. The amendment is 34.2 acres, bringing Broward County's cumulative total of Small-Scale amendment acreage for 2024 to 74.33 acres for the BCLUP. Further, the proposed amendment is not located within an Area of Critical State Concern.

A copy of the adoption ordinance and the adopted amendment and maps are provided in digital format. In addition, a digital copy of this submittal is being provided directly to the South Florida Regional Planning Council by copy of this letter.

Please feel free to contact me or Deanne Von Stetina, AICP, Assistant Executive Director for the Planning Council, if you have any questions or require additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read "BBB", is positioned above the typed name.

Barbara Blake Boy
Executive Director

BBB:DDV
Enclosures

Donna Harris
December 12, 2024
Page Two

cc/enc/email: Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council
Monica Cepero, Broward County Administrator
Maite Azcoitia, Deputy County Attorney, Broward County
Josie P. Sesodia, AICP, Director, Broward County Urban Planning Division
Andria Wingett, Director, Development Services, City of Hollywood
Glennika D. Gordon, AICP, Growth Management Planner, School Board of Broward
County



PUBLIC HEARING

BROWARD COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE OF LAND USE PLAN

Broward County proposes amendments to the Broward County Comprehensive Plan, which includes the Broward County Land Use Plan. The amendments propose a change to the Broward County Land Use Plan as described below. The Broward County Board of County Commissioners will hold a public hearing on December 10, 2024, at 10:00 A.M. in Room 422, Governmental Center Building, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, to consider adoption of the proposed amendments, per Chapter 163, Florida Statutes, as amended.

At the hearing any citizen, property owner, public official or local government representative shall be entitled to speak for or against the subject of this public hearing in person or by letter addressed to the Planning Council. Interested parties wishing to speak should pre-register online by scanning the QR Code below or at https://broward.granicus.com/ViewPublisher.php?view_id=15 and should arrive no later than 10:00 a.m. on Tuesday, December 10, 2024. Written comments may be submitted at any time via email planningcouncil@broward.org or mailed to the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, FL 33301.

Time allotted to speakers, other than staff, members of the Commission and applicants for amendments, may be limited by the Mayor for each public hearing agenda item to allow maximum participation by the public at large. Potential speakers shall be prohibited from assigning allotted time, unless specifically authorized to do so by the Commission. Strict order and decorum shall be preserved. The Mayor shall limit repetitive debate. If you require communication aids, please contact the Office of the County Administrator at 954-357-7000 or Hearing Impaired/TTY at 954-831-3940. Please make accommodation requests at least three (3) days in advance.

Information on the amendments is presented below. For additional information contact the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, Florida 33301, Phone: 954-357-6695.

PUBLIC HEARING AGENDA
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD COUNTY COMPREHENSIVE PLAN
DECEMBER 10, 2024 - 10:00 A.M.



Sign-In to Speak

- ITEM 1** **AMENDMENT PC 24-7**
Amendment to the Broward County Land Use Plan – City of Hollywood
From 19.4 acres of Community and 14.8 acres of Commercial Recreation to 19.4 acres of Commerce and 14.8 acres of High (50) Residential; approximately 34.2 acres; generally located on the northwest corner of Pembroke Road and South Park Road.
- ITEM 2** **REDEVELOPMENT UNIT ALLOCATION REQUEST PCRU 24-2**
Redevelopment Unit allocation request from the City of Wilton Manors pursuant to Broward County Land Use Plan Policy 2.35.1.



Notice to Members of the Public: If you wish to appeal any decision made by the Broward County Commission, with respect to any matter considered at such meeting or hearing, you will need a record of the proceedings. You may thus need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice is given pursuant to Section 286.0105, Florida Statutes.

SUN-SENTINEL

Sold To:

Broward County Planning and Development Management Division - CU00105541
1 North University Drive, Box 102
Plantation,FL 33324

Bill To:

Broward County Planning and Development Management Division - CU00105541
1 North University Drive, Box 102
Plantation,FL 33324

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11745-Other Legal Notices ,
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on Dec 02, 2024
Notice of Land Use Meeting Dec 10 2024
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

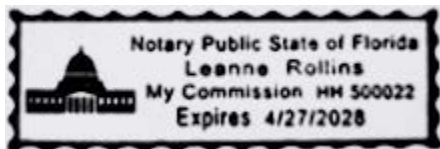


Signature of Affiant

Sworn to and subscribed before me this: December 05, 2024.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Singer

from Page 3

and not the borrower, the lender can only take back any ownership interest in the property you may have

— it cannot get any money from you. In fact, if the property has any equity, you may even be able to get some money from it. You may be able to sell the property, pay off the bank, and keep the remain-

der. However, this may require you to probate your grandmother's estate and cooperate with any other heirs. Even if doing all of that is not feasible in your circumstance, if the lender is outbid at the foreclosure

sale, you and any other heirs can claim the extra funds from the process, known as the "surplus."

You should be concerned any time you are served a lawsuit or sent any legal papers. Lawsuits are

time-sensitive, and you should consult an experienced local attorney to review the lawsuit and learn about your rights and obligations.

Board-certified real estate

lawyer Gary Singer writes about industry legal matters and the housing market. To ask him a question, email him at gary@garysingerlaw.com, or go to SunSentinel.com/askpro.

FEMA

from Page 3

\$300 per resident—because FEMA found that rebuilding efforts from previous storms weren't good enough. And if the town makes any future mistakes in the rebuilding process from this year's double whammy of Hurricanes Helene and Milton, residents could lose federal flood insurance altogether.

The National Flood Insurance Program provides nearly every flood insurance policy in the state of Florida, and flood insurance is required for any property with a mortgage in a flood zone. Without the NFIP, future development would come with huge hurdles.

"FEMA will continue to provide technical assistance to Fort Myers Beach to meet the required program standards and end probation as soon as practicable," a FEMA spokesperson told the Miami Herald in an emailed statement.

The 2024 hurricane season was another above-average one, with record-breaking activity in July with destructive Hurricane Beryl, which hit Texas, and three hurricane landfalls in Florida: Category 1 Hurricane Debby in August, Category 4 Hurricane Helene in September and Category 3 Hurricane Milton just two weeks later.

Nov. 30 marked the official end of another battering hurricane season and the start of yet another off-season of frantic rebuilding. All three landfalls in the Sunshine State caused flooding that will force thousands of Floridians to raze and rebuild their homes, thanks to a rule enshrined in both federal and state law.

The "50% rule" requires homes with damage exceeding half the value of their home to be torn down and

rebuilt to the newest standards. It's a city planner's dream, a force that ensures the new wave of homes built after a hurricane is more likely to survive the next one.

But for residents, it can be a nightmare. After every storm, residents protest the high costs of reconstruction that often force people to sell, not stay. After Hurricane Ian, Cape Coral and Lee County tried to help residents get around the rule after intense public pushback. And after Milton, some residents in the Sunny Shores neighborhood in Manatee County started a petition to find an exemption.

Experts say what happened in Fort Myers Beach is a warning for other governments just beginning the burdensome and lengthy rebuilding process.

"As the floodplain manager for a community, part of your job is to protect the residents from themselves," said Del Schwalls, a Florida-based floodplain management consultant. "You have to fight the mindset of 'it'll never happen to me, it'll never happen again.'"

"At some point in time, you've got to stop throwing good money after bad."

A town on probation

Last spring, FEMA dinged five southwest Florida communities for issues with rebuilding in the wake of Hurricane Ian: Unincorporated Lee County, Cape Coral, Estero, Bonita Springs and Fort Myers Beach.

The federal agency said, at first, that the municipalities didn't keep track of which homes needed to be razed and rebuilt and allowed some residents to rebuild with no permits. That meant

homes were being built too low, leaving them in the path of future storm flooding. Officials protested, calling FEMA a "villain in this nightmare."

Eight months later, four out of five of those communities were found to be mostly in compliance with the rule. FEMA accepted the reports they filed with plans to fix the issues the agency found and their commitments to rebuild better in the future. All of them get to keep their hard-won discounts on federal flood insurance.

All except for Fort Myers Beach.

FEMA said the town still has not proved that all newly built or repaired homes in flood zones follow all the rules, that the town isn't doing a good job of policing properties that aren't following those rules and Fort Myers Beach has not demolished any properties that were built in flood zones without permission.

In a letter, FEMA officials said the punishment was a \$50 fine for each flood insurance policy opened or renewed in the future, a loss of the 25% discount all residents enjoyed and at least a two-year probation.

Fort Myers Beach officials had no comment for the Miami Herald on the agency's decision.

Schwalls, who served as floodplain consultant to Lee County and Bonita Springs, said improper rebuilding after a storm is a statewide problem and he wasn't surprised that FEMA found issues to correct in all five communities.

"When you audit any community after a horrific hurricane like Ian you're going to find mistakes," he said.

"Someone is substantially damaged but does repairs without a permit, that happens. It's not that the city permitted that work, it's



Oscar Garcia, right, stands with his family outside his house after getting hit by a reported tornado on Oct. 9 in Fort Myers as Hurricane Milton approached.

CHANDAN KHANNA/AFP



Robert Haight salvages what he can from his home Oct. 9 after what appeared to be a tornado tore the roof off before Hurricane Milton's arrival in Fort Myers. He said he'd just had the roof replaced two years after Hurricane Ian damaged it.

JOE RAEDLE/GETTY

that they didn't catch it. But communities are supposed to catch that."

However, he has noticed that FEMA has taken a stronger interest in recent years in making sure communities are following the rules about reconstruction after storms, potentially as a reaction to the increased tempo of disasters with

massive repair bills. And they found plenty of problems in Southwest Florida, especially in Fort Myers Beach.

Schwalls said he expects more communities in the future to continue to try to challenge the 50% rule as climate change makes worse storms more likely. But he thinks the rule is "here to

stay," at least if communities want to continue to enjoy heavily subsidized flood insurance from the federal government.

"It used to be a voluntary rule. Now it's in the Florida building code. If every community dropped out of the NFIP you'd still have to do it," he said. "There is no way out of it."

**PUBLIC NOTICE 2025-013
CITY OF DEERFIELD BEACH FLORIDA
NOTICE OF AVAILABILITY
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT**

Notice is hereby given by the City of Deerfield Beach that the Community Development Block Grant (CDBG) Fiscal Year 2023/2024 Consolidated Annual Performance and Evaluation Report (CAPER) has been completed and is available for public review and comment. As mandated by the U.S. Department of Housing and Urban Development, the CAPER is designed to report on accomplishments and progress towards the goals outlined in the City of Deerfield Beach Consolidated Plan, relative to CDBG activities and expenditures.

The 15-day public comment period commences on December 2, 2024, and ends on December 16, 2024. The CAPER is available for review via the City of Deerfield Beach website <https://www.deerfield-beach.com/2005/Plans-Reports-Policies#CAPER>. Citizens are encouraged to review the report. Written comments should be submitted to housing@deerfield-beach.com.

A public meeting will take place on Tuesday, December 17, 2024, to allow for public input and consideration of adoption. The meeting will take place at 7:00 p.m. during the City Commission meeting at City Hall Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida 33441. Interested persons are encouraged to attend.

For additional information, contact the Community Services Department at (954) 480-2641 or housing@deerfield-beach.com.

Translation and/or interpretation services are available upon request. If you have Limited English Proficiency (LEP), please notify the City of Deerfield Beach. The County's Four Factor Analysis for LEP can be viewed at:

<https://www.broward.org/Housing/Documents/Four%20Factor%20Analysis%20and%20LAP-ADA.pdf>

Para obtener información adicional, visite el sitio web de Ciudad de Deerfield Beach mencionado anteriormente. Servicios de traducción pueden ser disponibles bajo petición.

Any person requiring auxiliary aids and services to participate in the meeting may contact the City Clerk's Office at (954) 480-4213 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

EQUAL HOUSING OPPORTUNITY

**PUBLIC HEARING
BROWARD COUNTY COMPREHENSIVE PLAN
NOTICE OF CHANGE OF LAND USE PLAN**

Broward County proposes amendments to the Broward County Comprehensive Plan, which includes the Broward County Land Use Plan. The amendments propose a change to the Broward County Land Use Plan as described below. The Broward County Board of County Commissioners will hold a public hearing on December 10, 2024, at 10:00 A.M. in Room 422, Governmental Center Building, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, to consider adoption of the proposed amendments, per Chapter 163, Florida Statutes, as amended.

At the hearing any citizen, property owner, public official or local government representative shall be entitled to speak for or against the subject of this public hearing in person or by letter addressed to the Planning Council. Interested parties wishing to speak should pre-register online by scanning the QR Code below or at https://broward.granicus.com/ViewPublisher.php?view_id=15 and should arrive no later than 10:00 a.m. on Tuesday, December 10, 2024. Written comments may be submitted at any time via email planningcouncil@broward.org or mailed to the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, FL 33301.

Time allotted to speakers, other than staff, members of the Commission and applicants for amendments, may be limited by the Mayor for each public hearing agenda item to allow maximum participation by the public at large. Potential speakers shall be prohibited from assigning allotted time, unless specifically authorized to do so by the Commission. Strict order and decorum shall be preserved. The Mayor shall limit repetitive debate. If you require communication aids, please contact the Office of the County Administrator at 954-357-7000 or Hearing Impaired/TTY at 954-831-3940. Please make accommodation requests at least three (3) days in advance.

Information on the amendments is presented below. For additional information contact the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, Florida 33301, Phone: 954-357-6695.

PUBLIC HEARING AGENDA
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD COUNTY COMPREHENSIVE PLAN
DECEMBER 10, 2024 - 10:00 A.M.



Sign-In to Speak

- ITEM 1 **AMENDMENT PC 24-7**
Amendment to the Broward County Land Use Plan — City of Hollywood
From 19.4 acres of Community and 14.8 acres of Commercial Recreation to 19.4 acres of Commerce and 14.8 acres of High (50) Residential; approximately 34.2 acres; generally located on the northwest corner of Pembroke Road and South Park Road.
- ITEM 2 **REDEVELOPMENT UNIT ALLOCATION REQUEST PCRU 24-2**
Redevelopment Unit allocation request from the City of Wilton Manors pursuant to Broward County Land Use Plan Policy 2.35.1.



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ORDINANCE NUMBER 2024 - 42

ORDINANCE TO ADOPT AMENDMENT PC 24-7

ORDINANCE NO. 2024-42

1 AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE
2 AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING
3 THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF HOLLYWOOD;
4 AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

5 (Sponsored by the Board of County Commissioners)
6

7 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
8 on April 25, 2017 (the Plan);

9 WHEREAS, the Department of Commerce has found the Plan in compliance with
10 the Community Planning Act;

11 WHEREAS, Broward County now wishes to propose an amendment to the
12 Broward County Land Use Plan within the City of Hollywood;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward
14 County Land Use Plan, held its hearing on October 24, 2024, with due public notice;

15 WHEREAS, the Board of County Commissioners held an adoption public hearing
16 on January 28, 2025, at 10:00 a.m., having complied with the notice requirements
17 specified in Section 163.3184(11), Florida Statutes, at which public comment was
18 accepted and considered;

19 WHEREAS, the Board of County Commissioners, after due consideration of all
20 matters, hereby finds that the following amendment to the Plan is consistent with the State
21 Plan, Regional Plan, and the Plan; complies with the requirements of the Community

22 Planning Act; and is in the best interests of the health, safety, and welfare of the residents
23 of Broward County; and

24 WHEREAS, the proposed amendment constitutes a Broward County permitted
25 small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

26 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
27 BROWARD COUNTY, FLORIDA:

28 Section 1. The Broward County Land Use Plan is hereby amended by
29 Amendment PC 24-7 in the City of Hollywood, set forth in Exhibit A, attached hereto and
30 incorporated herein.

31 Section 2. Severability.

32 If any portion of this Ordinance is determined by any court to be invalid, the invalid
33 portion will be stricken, and such striking will not affect the validity of the remainder of this
34 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be
35 legally applied to any individual, group, entity, property, or circumstance, such
36 determination will not affect the applicability of this Ordinance to any other individual,
37 group, entity, property, or circumstance.

38 Section 3. Effective Date.

39 (a) The effective date of the plan amendment set forth in this Ordinance shall
40 be the later of:

41 (1) Thirty-one (31) days after the adoption of this Ordinance;

42 (2) The date a final order is issued by the Department of Commerce or the
43 Administration Commission finding the amendment to be in compliance;

- 44 (3) If the Department of Commerce or the Administration Commission finds the
45 amendment to be in noncompliance, pursuant to Section 163.3184(8)(b),
46 Florida Statutes, the date the Board of County Commissioners nonetheless
47 elects to make the plan amendment effective notwithstanding potential
48 statutory sanctions;
- 49 (4) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the
50 date the Declaration of Restrictive Covenants is recorded in the Official
51 Records of Broward County; or
- 52 (5) If recertification of the municipal land use plan amendment is required, the
53 date the municipal amendment is recertified.
- 54 (b) This Ordinance is effective as of the date provided by law.

ENACTED December 10, 2024

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 11/12/2024
Maite Azcoitia (date)
Deputy County Attorney

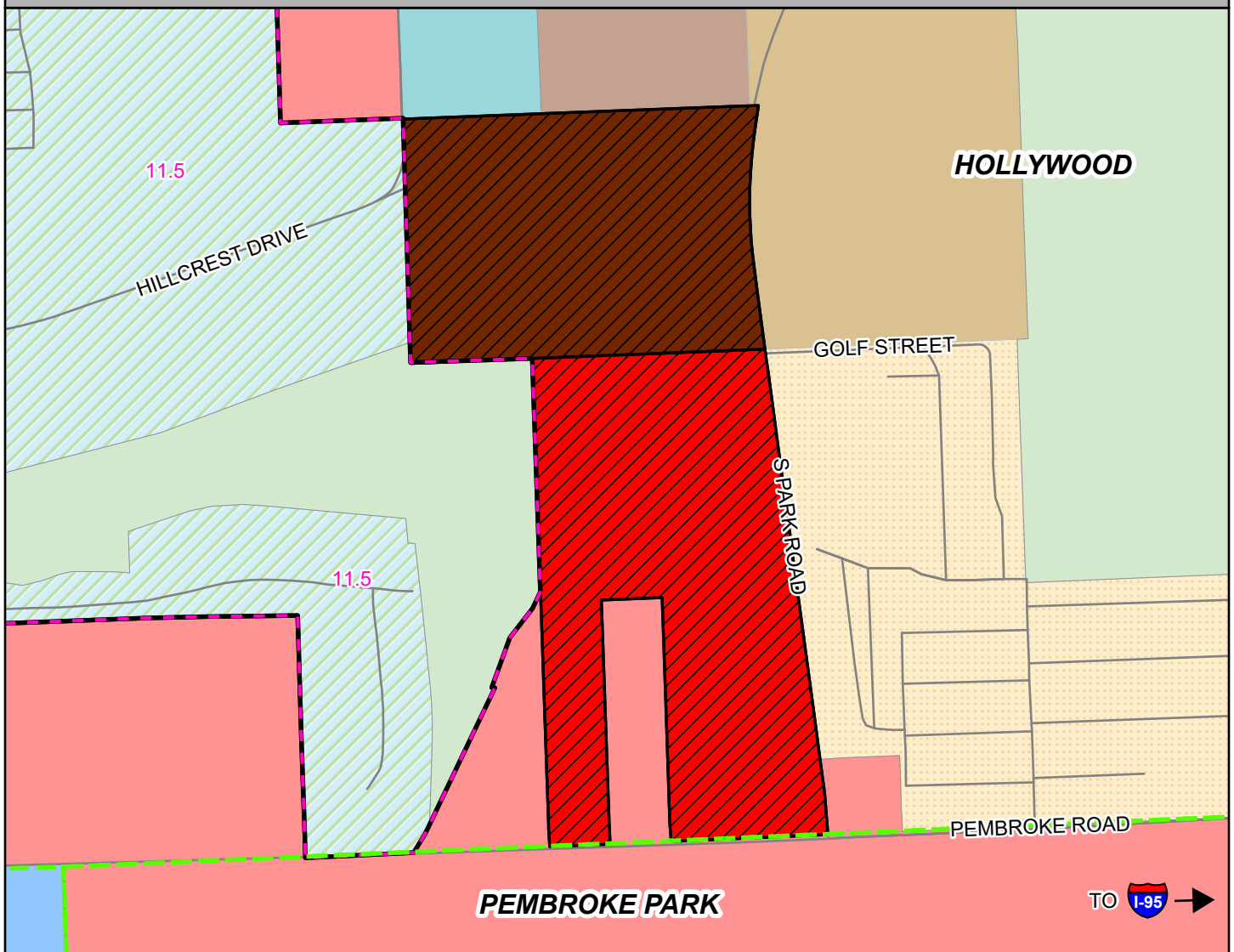
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 24-7

Current Land Uses: 14.8 acres of Commercial Recreation and 19.2 acres of Community

Proposed Land Uses: 14.8 acres of High (50) Residential and 19.2 acres of Commerce

Gross Acres: Approximately 34.2 acres



- | | |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  Site |  Irregular Residential |
|  Municipal Boundary |  Activity Center |
|  Dashed-Line Area |  Commerce |
|  Medium (16) Residential |  Recreation and Open Space |
|  Medium-High (25) Residential |  Commercial Recreation |
|  High (50) Residential |  Community |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 24-7
(HOLLYWOOD)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation October 15, 2024

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval subject to the applicant’s voluntary commitment to restrict 15% of the proposed dwelling units as affordable housing units at the “moderate-income” level or below (up to 120% of median income) for a minimum of 30 years.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, the applicant’s confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with a residential use is recognized.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

October 15, 2024

(6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

October 24, 2024

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 12-0: Abramson, Brunson, DiGiorgio, Fisher, Hardin, Horland, Newbold, Railey, Rosenof, Werthman, Zeman and Gomez)

III. County Commission Final Action

December 10, 2024

Approved per Planning Council public hearing recommendation.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-7

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Hollywood
- II. County Commission District: District 6
- III. Site Characteristics
- A. Size: Approximately 34.2 acres
- B. Location: In Section 20, Township 51 South, Range 42 East; generally located on the northwest corner of Pembroke Road and South Park Road.
- C. Existing Uses: Municipal facilities and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 19.4 acres of Community
14.8 acres of Commercial Recreation
- B. Proposed Designations: 19.4 acres of Commerce
14.8 acres of High (50) Residential
- C. Estimated Net Effect: **Addition** of 19.4 acres of commerce uses
Addition of 740 dwelling units
[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 19.4 acres of community uses
Reduction of 14.8 acres of commercial recreation uses
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Office, hospital and multi-family residential
East: Multi-family residential, single-family residential (mobile home park) and retail
South: Warehouse (Pembroke Park), storage and private open space
West: Warehouses, single-family residential, private open space and multi-family residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

- B. *Planned Uses:*
- North:* Community, High (50) Residential and Medium-High (25) Residential
- East:* Medium-High (25) Residential, Medium (16) Residential and Commerce
- South:* Commerce and Recreation and Open Space
- West:* Commerce, Recreation and Open Space within a Dashed-Line Area and Irregular (11.5) Residential within a Dashed-Line Area

VI. Applicant/Petitioner

- A. *Applicant:* Park Road Development, LLC
- B. *Agent:* Pedro Gassant, Esquire, Holland & Knight, LLP
- C. *Property Owner:* City of Hollywood

VII. Recommendation of Local Governing Body:

The City of Hollywood recommends approval of the proposed amendment.