

October 30, 2025

Andria Wingett, Director
City of Hollywood Development Services Department
2600 Hollywood Blvd.
Hollywood, FL 33021
Dear Mr. Fordin:

**Re: Response to BCPC Comments issued In March, 2023 for previous 1301 S. Ocean Blvd. P3
Land Use Plan Amendment**

Dear Ms. Wingett:

Your office requested that we provide responses as to how the current amendment application addresses the BCPC completeness comments listed below that were issued for the previous amendment. The BCPC comments and our responses are provided below.

- 1.A. TRANSMITTAL INFORMATION - Letter of transmittal from municipal mayor or manager documenting that the local government acted by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan, including the date that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

Response: This is not applicable to the instant application seeking amendment to the City Land Use Map.

- 1.C. TRANSMITTAL INFORMATION - Summary minutes from both the local planning agency and local government public hearings of the transmittal of the Broward County Land Use Plan amendment.

Response: This is not applicable to the instant application seeking amendment to the City Land Use Map.

- 1.D. TRANSMITTAL INFORMATION – Applicant's rationale for the amendment. (Please submit more detailed information regarding the development proposal described in the rationale such as a draft site plan or building layout, including maps and graphical depictions.)

Response: A full site plan package was submitted to the City. As well, the cover letter accompanying the land use plan amendment application graphically depicts the Project Site and discusses the improvements to be constructed on each parcel.

- 5.A.2. POTABLE WATER ANALYSIS – Provide the adoption date of the local government’s 10-Year Water Supply Plan.

Response: This information can be provided by the City’s Utilities Department.

- 5.C.4. SOLID WASTE ANALYSIS - Correspondence from the solid waste provider verifying the solid waste information. Correspondence must contain name, position and contact information of party providing verification. (The letter included in the application as Exhibit D is not from the solid waste facility disposal provider.)

Response: Provided.

- 5.E.5. RECREATION AND OPEN SPACE ANALYSIS – Describe how the local government and/or applicant are addressing BCLUP Policy 2.5.4 regarding the provision of open space. (Please provide more detailed information regarding the locations and sizes of any open space areas and of the proposed community center, including maps, graphical depictions and a draft Declaration of Restrictive Covenants.)

Response: Policy 2.5.4 states, “Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.”

On its face, changing the land use of the Amendment Site from Community Facility to Medium High (25) Residential can be seen as resulting in the loss of open space. However, as memorialized in the agreement between the City and developer, the amendment is part of a P3 that will rebuild and improve the community recreation facilities on the amendment site and expand and improve Harry Berry Park immediately north.

- 6.E. ANALYSIS OF NATURAL AND HISTORIC RESOURCES – Priority Planning Area (PPA) map and BCLUP Policy 2.21.1 regarding sea level rise. (Planning Council staff is unable to verify your statement that the proposed amendment site is not located within a PPA; however, the County’s Resilient Environment Department will evaluate this issue during its review of the application and additional information may be required. Further, please provide the referenced Development Agreement between Related Group and the City.)

Response: The current amendment application does not state that the Amendment Site is not located within a PPA but does indicate that only a small part is likely within a PPA. It is noted that the planned current community center facility design and construction will offer superior resiliency to the current facility. The City is a party to, and in possession of, the referenced development agreement with PHP

- 6.F. ANALYSIS OF NATURAL AND HISTORIC RESOURCES – “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map. (Please provide a draft Declaration of Restrictive Covenants regarding the protection of identified endangered and/or threatened species.)

Response: The analysis identifies nesting habitat for green, hawksbill, leatherback and loggerhead sea turtles on the beach area east of the site. The amendment will not result in development of the existing open space separating the community center from the beach, nor will it result in development on the beach. Building lighting will need to comply with any applicable coastal sea turtle lighting restrictions.

- 6.G. ANALYSIS OF NATURAL AND HISTORIC RESOURCES – Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services. (Please provide a draft Declaration of Restrictive Covenants regarding the protection of identified plant species.)

Response: The application analysis identifies regulated plant species adjacent to the amendment site. That analysis is a remnant from the previous amendment application, which was for a larger site. Regardless, the existing open areas within and adjacent to the amendment site and within the Project Site will be preserved as open space.

- 6.J. ANALYSIS OF NATURAL AND HISTORIC RESOURCES – Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed. (Please provide a draft Declaration of Restrictive Covenants regarding the preservation of public beach access.)

Response: The Project will improve public access to the beach while protecting the integrity of the dunes. New restrooms and public showers will be developed in addition to increasing the green space, plazas, and parking spaces for the public.

Sincerely,


Jeff Katims, AICP, CNU-A
Complete Cities Planning Group