

ORDINANCE NO. 0-2010-33

(10-L-06)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTIES GENERALLY LOCATED BETWEEN PEMBROKE ROAD TO THE SOUTH, SOUTH FORK NEW RIVER CANAL TO THE NORTH, FLORIDA'S TURNPIKE TO THE WEST AND SW 58TH AVENUE TO THE EAST, IN HOLLYWOOD, FLORIDA, AS MORE SPECIFICALLY SET FORTH IN EXHIBIT "A" FROM THE LAND USE DESIGNATION OF GENERAL BUSINESS, COMMUNITY FACILITIES, INDUSTRIAL, OFFICE, LOW (5) RESIDENTIAL, LOW-MEDIUM (10) RESIDENTIAL AND MEDIUM (16) RESIDENTIAL TO TRANSIT ORIENTED CORRIDOR (TOC); AND AMENDING THE CITY'S FUTURE LAND USE MAP TO REFLECT SAID CHANGES.

WHEREAS, the City of Hollywood, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan which has been approved by the State of Florida Department of Community Affairs and certified by the Broward County Planning Council; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a Land Use Plan Amendment may be filed; and

WHEREAS, a valid application was filed by the City of Hollywood (10-L-06) for a change of land use designation from General Business, Community Facilities, Industrial, Office, Low (5) Residential, Low-Medium (10) Residential, and Medium (16) Residential to Transit Oriented Corridor ("TOC"), for the properties generally located between Pembroke Road to the south, South Fork New River Canal to the north, Florida's Turnpike to the west and SW 58th Avenue to the east that contains approximately 980 acres in Hollywood, Broward County, Florida, ("subject property") as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the existing zoning designations for the subject property are as set forth in Exhibit "C" attached hereto and incorporated herein by reference; and

WHEREAS, the Director of the Department of Planning and Development Services and staff following analysis of the application, recommended it be approved; and

WHEREAS, on March 25, 2010, the Planning and Zoning Board, acting as the City's Local Planning Agency, recommended that the City Commission approve the land use request (10-L-06); and

WHEREAS, the City Commission of the City of Hollywood has conducted duly advertised hearings on the future land use amendment proposed through the above referenced petition and has considered all comments received concerning the proposed amendment as required by state law and local ordinances; and

WHEREAS, the City Commission finds that the proposed amendment is consistent with the goals, policies, and objectives of the City's Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the land use designation of the properties generally located between Pembroke Road to the south, South Fork New River Canal to the north, Florida's Turnpike to the west and SW 58th Avenue to the east, that contains approximately 980 acres, located in Hollywood, Broward County, Florida, as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference, is hereby changed from General Business, Community Facilities, Industrial, Office, Low (5) Residential, Low-Medium (10) Residential and Medium (16) Residential to Transit Oriented Corridor.

Section 2: That the Transit Oriented Corridor for the subject property shall be developed as more specifically set forth in Exhibit "B" attached hereto and incorporated herein by reference.

Section 3: That the Official Land Use Map of the City of Hollywood is hereby amended to incorporate the above listed change in land use designation.

Section 4: That the Broward County Planning Council is hereby authorized to transmit both the City's and the County's land use amendments for concurrent review by the Department of Community Affairs.

Section 5: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 7: The effective date of this ordinance shall be the date upon which the following events have occurred:

(a) The plan amendment is recertified by the Broward County Planning Council once one of the following has occurred:

(1) a final order is issued by the Department of Community Affairs finding the amendment to be in compliance with Section 163.3184, Florida Statutes; or

(2) a notice of intent is issued by the Department of Community Affairs Administrative Commission finding the amendment to be in compliance with Chapter 163, Florida Statutes.

Section 8: That no development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective. If a final order of non-compliance is issued by the Administrative Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution and ordinance shall be sent to the Department of Community Affairs, Division of Community Planning, Plan Processing Team, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100.

Advertised this 9 day of April, 2010.

Advertised this 3 day of Sept, 2010.

PASSED on first reading this 21 day of April, 2010.

PASSED AND ADOPTED on second reading this 15 day of Sept, 2010.



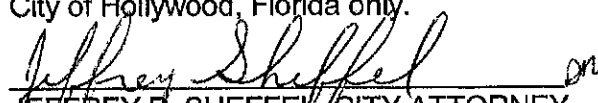
PETER BOBER, MAYOR

ATTEST:



PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida only.



JEFFREY P. SHEFFEL CITY ATTORNEY

9/16/10pac

EXHIBIT A

LAND DESCRIPTION TRANSIT ORIENTED CORRIDOR CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

Portions of Sections 25 and 36 Township 50 South, Range 41 East and of Sections 1, 12, 13 and 24, Township 51 South, Range 41 East, all in Broward County, Florida and described as follows:

BEGINNING at the intersection of the East right-of-way line of State Road 7 as shown on State Road Department Right-of-Way Map Section 8610-108-202 and the South right-of-way line of South Fork New River Canal (260 foot right-of-way);

Thence on the municipal limits of the City of Hollywood as described in Chapter 90-483, Laws of Florida, the following twenty-four (24) courses and distances:

- 1) Easterly on said South right-of-way line to the intersection with a line being parallel with and 200 feet East of the East right-of-way line of said State Road 7;
- 2) Southerly on said parallel line to the intersection with the North line of the South 525 feet of Tract 29 of said Section 36 in "JOHN W. NEWMAN'S SURVEY", as recorded in Plat Book 2, Page 26 of the Public Records of Dade County, Florida, also being the North line of Parcel A of "GRIFFIN-441 PLAZA", as recorded in Plat Book 167, Page 20 of the Public Records of Broward County, Florida;
- 3) Easterly on said North line to an intersection with the East line of said Tract 29, also being the East line of said Parcel 'A';
- 4) Southerly on said East line to the North line of the South 150 feet of Tract 30 of said "JOHN W. NEWMAN'S SURVEY", also being the North line of "MARLENE PLAZA", as recorded in Plat Book 155, Page 3 of the Public Records of Broward County, Florida;
- 5) Easterly on said North line to the intersection with the West line of the East 430 feet of said Tract 30;
- 6) Northerly on said West line to the intersection with the North line of the South 188 feet of said Tract 30;
- 7) Easterly on said North line to the intersection with the East line of the West 115 feet of the East 430 feet of said Tract 30;
- 8) Southerly on said East line and a Southerly prolongation thereof to the intersection with South line of said Section 25;

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- 9) Westerly on said South line to the intersection with the Northerly prolongation of the East line of Block 2 of "PLAYLAND ISLES", as recorded in Plat Book 37, Page 14 of the Public Records of Broward County, Florida;
- 10) Southerly on said prolongation and said East line of Block 2 of and a Southerly prolongation thereof to the intersection with centerline of Southwest 49th Court;
- 11) Westerly on said centerline to the intersection with a Northerly prolongation of the East line of Block 1 of said "PLAYLAND ISLES";
- 12) Southerly on said Northerly prolongation and on said East Line of Block 1 to the Southwest corner of said Lot 1, said Southwest corner lying on the North line of Block 1 of "BROWARD GARDENS", as recorded in Plat Book 21, Page 48 of the Public Records of Broward County, Florida;
- 13) Westerly on said North line to the Northeast corner of Lot 1 of said Block 1;
- 14) Southerly on the East line of Lots 1, 2, and 3 and the Southerly prolongation thereof and on the East line of Lots 1, 2, 3, 28, 29 and 30 of Block 4 of said "BROWARD GARDENS" and the Southerly prolongation thereof to the intersection with the South line of Lot 6, Block 5 of said "BROWARD GARDENS";
- 15) Westerly on said South line of Lot 6 to a point being 150 feet East of and parallel with the East right-of-way line of said State Road 7;
- 16) Southerly on said parallel line to the intersection with the North line of Lot 1 of "R.W. CHAMBERS SUBDIVISION ADDITION NO. 1", as recorded in Plat Book 108, Page 42 of the Public Records of Broward County, Florida;
- 17) Easterly on said North line and on the North line of Lot 1 of "R.W. CHAMBERS SUBDIVISION ADDITION NO.2", as recorded in Plat Book 108, Page 43 of the Public Records of Broward County, Florida to the Northeast corner of Lot 1 of "R.W. CHAMBERS SUBDIVISION ADDITION NO.2";
- 18) Southerly on the East line of said Lot 1 and Lot 2 of said "R.W. CHAMBERS SUBDIVISION ADDITION NO.2" to the Southeast corner of said Lot 2;
- 19) Westerly on the South line of said Lot 2 and the South line of Lot 2 of said "R.W. CHAMBERS SUBDIVISION ADDITION NO. 1" to the intersection with a line lying 150 feet East of and parallel with the Easterly right-of-way line of said State Road 7;

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- 20) Southerly on said parallel line to the intersection with the North line of "ELLA'S LITTLE ACRES", as recorded in Plat Book 34, Page 7 of the Public Records of Broward County, Florida;
- 21) Easterly on said North line to the Northeast corner of Lot 3 of said "ELLA'S LITTLE ACRES";
- 22) Southerly on the East line of said Lot 3 and Southerly prolongation thereof to the intersection with the North line of Parcel A of "C & S SUBDIVISION", as recorded in Plat Book 89 Page 40 of the Public Records of Broward County, Florida;
- 23) Easterly on said North line to the Northeast corner of said Parcel A;
- 24) Southerly on the East line of said Parcel A and the East line of Parcel B and C of said "C & S SUBDIVISION" to the Southeast corner of said Parcel C;

Thence on the municipal limits of the City of Hollywood as described in City of Hollywood Ordinance Number 88-50 the following three (3) courses;

- 1) Easterly on the North line of Tract 15 of Section 36, Township 50 South, Range 41 East of said "JOHN W. NEWMAN SURVEY" to the Northeast corner of said Tract 15;
- 2) Southerly on said East line of Tract 15 to the intersection with the North line of "FRANCES GROVE ESTATES", as recorded in Plat Book 26, Page 46 of the Public Records of Broward County, Florida;
- 3) Westerly on said North line to the Northeast corner of Lot 34, Block 2 of said "FRANCES GROVE ESTATES";

Thence Southerly on the East line of said Lot 34, and Lot 8, Block 2 of said "FRANCES GROVE ESTATES" to the Southeast corner of said Lot 8;

Thence Southerly to the Northeast corner of the Northwest One-Quarter (NW ¼) of the Northeast One-Quarter (NE ¼) of said Section 1, Township 51 South, Range 41 East;

Thence Southerly on the East line of said Northwest One-Quarter (NW ¼) of the Northeast One-Quarter (NE ¼) of said Section 1 to the Southeast corner of said Northwest One-Quarter (NW ¼) of the Northeast One-Quarter (NE ¼) of said Section 1;

Thence Westerly on the South line of said Northwest One-Quarter (NW ¼) of the Northeast One-Quarter (NE ¼) of said Section 1 to the West line of said Northwest One-Quarter (NW ¼) of the Northeast One-Quarter (NE ¼) of said Section 1;

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Thence Northerly on said West line of said Northwest One-Quarter (NW ¼) of the Northeast One-Quarter (NE ¼) of said Section 1 to the intersection with the North line of said Section 1;

Thence Easterly on said North line of Section 1 to the intersection with the Southerly prolongation of the West line of Tract 'A', of the "MIRO CORNERS", as recorded in Plat Book 148, Page 29 of the Public Records of Broward County, Florida;

Thence Northerly on said Southerly prolongation and on the West line of said Tract 'A' to the intersection with the South line of Tract 'F', of said "MIRO CORNERS";

Thence Westerly of said South line of Tract 'F' and the Westerly prolongation of said Tract 'F' to the intersection with the East right-of-way line of said State Road 7;

Thence Northerly on said East right-of-way line of State Road 7 to the intersection with the West line of the East one-quarter (E ¼) of Tract 14 of said Section 36 of said "JOHN W. NEWMAN'S SURVEY";

Thence Northerly on said West line of the East one-quarter (E ¼) of Tract 14 to the intersection with the West right-of-way line of said State Road 7;

Thence Northerly along said West right-of-way line to the intersection with the North line of said Tract 14;

Thence Easterly on said North line to the Northeast corner of said Tract 14, also being the Southwest corner of Tract 10 of said "JOHN W. NEWMAN'S SURVEY";

Thence Northerly on the West line of said Tract 10 to the intersection with the Easterly right-of-way line of State Road 7;

Thence Northerly on said Easterly right-of-way line to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

A portion of Section 36, Township 50 South, Range 41 East, Broward County, Florida, described as follows:

COMMENCE at the Southeast corner of the Southwest one-quarter (SW ¼) of the Southeast one-quarter (SE ¼) of said Section 36;

Then run along the East boundary of said Southwest one-quarter (SW ¼) of the Southeast one-quarter (SE ¼), Section 36, North 02°40'05" West 32.97 feet to a point on the centerline of Stirling Road;

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Thence North 88°26'59" West along the center line of Stirling Road, 465.73 feet to a point marking the intersection of the centerline of Stirling Road with the Southerly projection of the West line of Lot 7 in Block 2 of "FRANCES GROVE ESTATES" according to the plat thereof as recorded in Plat Book 26, Page 46 of the Public Records of Broward County, Florida, and also the Point of Beginning;

Thence Westerly along said centerline, 26.72 feet to an angle point;

Thence South 84°34'01" West along said centerline 970.19 feet to an intersection with the projection of the East line Tract "A" of "MIRO CORNERS" according to the plat thereof as record in Plat Book 148, Page 29 of the Public Records of Broward County, Florida;

Thence North 05°37'07" West along the said East line of Tract "A", a distance of 165.32 feet;

Thence North 12°58'43" East still along the said East line of Tract "A", a distance of 260.00 feet;

Thence North 30°57'53" East still along the said East line of Tract "A", a distance of 120.00 feet;

Thence North 61°51'07" West still along the said East line of Tract "A", a distance of 24.63 feet;

Thence North 30°57'53" East, a distance of 325.00 feet;

Thence South 61°52'07" East along the South line of said Tract "A" and also Tract "G" of said "MIRO CORNERS", A distance of 816.75 feet;

Thence South 89°41'31" East still along the said South line of Tract "G", a distance of 31.40 feet to the Northwest corner of said Lot 7 in Block 2 of "FRANCES GROVE ESTATES";

Thence Southerly along the West line of said Lot 7 of "FRANCES GROVE ESTATES" and the Southerly prolongation thereof to the said centerline of Stirling Road and the POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A Parcel of land contained in City of Hollywood Ordinance No. 0-88-48, said Parcel being more particularly described as follows:

Lot 15, Block 2 of Frances Grove Estates Subdivision, according to the Plat thereof, recorded in Plat Book 26 at Page 46 of the Public Records of Broward County, Florida; together with that portion of Stirling Road Right-of-way adjoining said Lot 15, Block 2 "FRANCES GROVE ESTATES" bounded as follows:

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On the North by the south line of said Lot 15, on the East by a prolongation of the east line of said Lot 15, on the West by a prolongation of the west line of said Lot 15, and on the South by the present corporate limits of the City of Hollywood in the County of Broward and State of Florida;

AND:

A parcel of land contained in City of Hollywood Ordinance No. 0-91-83, said parcel being more particularly described as follows: Lots 16, 17, 18 and 19, Block 2 of Frances Grove Estates Subdivision, according to the Plat thereof, recorded in Plat Book 26 at Page 46 of the Public Records of Broward County, Florida;

TOGETHER WITH

That portion of Stirling Road right-of-way adjoining said Lots 16, 17, 18 and 19, Block 2 "FRANCES GROVE ESTATES" bounded as follows: On the North by the south line of said Lots 16, 17, 18 and 19, on the East by a prolongation of the east line of said Lot 16, on the West by a prolongation of the west line of said Lot 19, and on the south by the present corporate limits of the City of Hollywood in the county of Broward and State of Florida.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

Portions of Sections 1, 12, 13 and 24, Township 51 South, Range 41 East all in Broward County, Florida and described as follows:

BEGINNING at the Northeast corner of "PLAYLAND ESTATES SECTION 3", according to the plat thereof as recorded in Plat Book 36, Page 27 of the Public Records of Broward County, Florida said point also being the intersection of the centerline of Atlanta Street, labeled Stanley Street on said "PLAYLAND ESTATES SECTION 3", and the centerline of North 58th Avenue;

Thence Southerly on said centerline of North 58th Avenue to the intersection with the centerline of Sheridan Street as shown on "SHERIDAN PARK", according to the plat thereof as recorded in Plat Book 43, Page 25 of the Public records of Broward County;

Thence Westerly on said centerline of Sheridan Street to the intersection with the centerline of said North 58th Avenue;

Thence Southerly on said centerline of North 58th Avenue to the intersection with the centerline of Thomas Street as shown on "BREEZE HAVEN No.2", according to the plat thereof as recorded in Plat Book 42, Page 23 of the Public records of Broward County;

Thence Westerly on said centerline of Thomas Street to the intersection with the West line of said "BREEZE HAVEN No.2";

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Thence Southerly on said West line to the Southwest corner of said "BREEZE HAVEN No.2";

Thence Westerly to the intersection of the North line of "DELCREST MANOR", according to the plat thereof as recorded in Plat Book 59, Page 13 of the Public records of Broward County, and the centerline of said centerline of North 58th Avenue;

Thence Southerly on said centerline of North 58th Avenue to the South line of said "DELCREST MANOR";

Thence Westerly to the intersection of the Easterly projection of Block 2 and the centerline of said North 58th Avenue, labeled Sharmat Avenue on "HOLLYWOOD ACRES", according to the plat thereof as recorded in Plat Book 25, Page 1 of the Public records of Broward County;

Thence Southerly and on the Southerly projection on said North 58th Avenue as shown on said "HOLLYWOOD ACRES", and as shown on "HOLLYWOOD COUNTRY ESTATES", according to the plat thereof as recorded in Plat Book 24, Page 9 of the Public records of Broward County, and as shown on "HOLLYWOOD BEACH HEIGHTS", according to the plat thereof as recorded in Plat Book 6, Page 27 of the Public records of Broward County, to the intersection of the North line of Corrected Plat "HOLLYWOOD BEACH GARDENS", and said North 58th Avenue, labeled Balboa Avenue on said Corrected Plat "HOLLYWOOD BEACH GARDENS", according to the plat thereof as recorded in Plat Book 10, Page 14 of the Public records of Broward County;

Thence Southerly on said North 58th Avenue as shown on said Corrected Plat "HOLLYWOOD BEACH GARDENS", and on the plat of "HOLLYWOOD BEACH GARDENS", Corrected Plat First Addition, according to the plat thereof as recorded in Plat Book 10, Page 15 of the Public records of Broward County, to the Northeast corner of the West one-half (W ½) of the Southeast one-quarter (SE ¼) of said Section 13;

Thence Southerly on the East line of said West one-half (W ½) of the Southeast one-quarter (SE ¼) of said Section 13 to the Northeast corner of the Northwest one-quarter (NW ¼) of the Northeast one-quarter (SE ¼) of said Section 24, said point also being the centerline of South 58th Avenue, labeled South 60th Avenue as shown on the plat of "WEST HOLLYWOOD VILLAS", according to the plat thereof as recorded in Plat Book 30, Page 47 of the Public records of Broward County;

Thence Southerly on said centerline of South 58th Avenue and on the centerline of the South 58th Avenue as shown on the plat of "WEST HOLLYWOOD TRAILER CITY", according to the plat thereof as recorded in Plat Book 25, Page 35 of the Public records of Broward County to the South line of said "WEST HOLLYWOOD TRAILER CITY" plat;

Thence Southerly on the centerline of said South 58th Avenue as described in Official Records Book 4189, Page 443, of the Public Records of Broward County, Florida, to the intersection with the North line of the Northwest One-Quarter (NW ¼) on the Southeast One-Quarter (SE ¼) of said

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Section 24, also being a point on the municipal boundary of the City of Hollywood, as established by Chapter 63-1426, Laws of Florida;

Thence Westerly on said municipal boundary and on said North line Northeast One-Quarter (NE ¼) of the Southeast One-Quarter (SE ¼) of said Section 24, to the centerline of right of way of Southwest 17 Street (Pembroke Road);

Thence continue Westerly along said municipal boundary and along said centerline to a point on the centerline of South 61st Avenue, labeled Northwest 3rd Avenue on "AMENDED PLAT OF HOLLYWOOD PINES", according to the plat thereof as recorded in Plat Book 9, Page 20 of the Public Records of Broward County, Florida;

Thence Northerly on said center line of South 61st Avenue to the North line of said Section 24;

Thence Northeasterly to the Southeast corner of Lot 18, BEVERLY PINES, according to the plat thereof as recorded in Plat Book 35, Page 38 of the Public Records of Broward County, Florida;

Thence Northerly on the East line of said BEVERLY PINES, the East line of GRANDWAY ACRES, recorded in Plat Book 56, Page 35, the East line of BREEZE HAVEN, recorded in Plat Book 37, Page 17 and the East line of CRESTHAVEN NO. 2, recorded in Plat Book 34, Page 49 all recorded in the Public Records of Broward County, Florida, to the Southwest Corner of DU PARC ESTATES AMENDED, according to the plat thereof as recorded in Plat Book 38, Page 23 of the Public Records of Broward County, Florida;

Thence continuing Northerly on the West line of said DU PARC ESTATES AMENDED to the South line of Parcel A, DEVELOPMENT EAST PLAT, according to the plat thereof as recorded in Plat Book 122, Page 23 of the Public Records of Broward County, Florida;

Thence Westerly on the South line of said Parcel A and on the South line of LYNDON PARK, according to the plat thereof as recorded in Plat Book 29, Page 25 of the Public Records of Broward County, Florida and its Westerly extension to an intersection with the centerline of South 62nd Avenue;

Thence Northerly on said centerline of South 62nd Avenue to the intersection with the centerline of Hollywood Boulevard;

Thence Westerly on said centerline of Hollywood Boulevard to the intersection with the East right-of-way line of the Sunshine State Parkway;

Thence Northerly on said East right-of-way line of the Sunshine State Parkway to the intersection with the Centerline of Sheridan Street;

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Thence Easterly on said centerline of Sheridan Street to the intersection with the West line of the East 420.98 feet of the Southeast one-quarter (SE ¼) of the Southwest one-quarter (SW ¼) of Section 1, Township 51 South Range 41 East, Broward County, Florida;

Thence Northerly on said West line of the East 420.98 feet of the Southeast one-quarter (SE ¼) of the Southwest one-quarter (SW ¼) of Section 1, to the North line of the South one-half (S ½) of the Southeast one-quarter (SE ¼) of the Southwest one-quarter (SW ¼) of Section 1;

Thence Westerly on said North line to the intersection with the West line of the East 450 feet of said Southeast one-quarter (SE ¼) of the Southwest one-quarter (SW ¼) of Section 1;

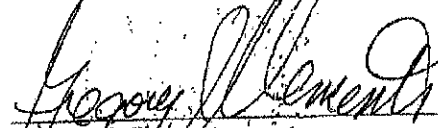
Thence Northerly on said West line of the East 450 feet of the Southeast one-quarter (SE ¼) of the Southwest one-quarter (SW ¼) of Section 1 to the intersection with the North line of said Southeast one-quarter (SE ¼) of the Southwest one-quarter (SW ¼) of Section 1;

Thence Easterly on said North line of the Southeast one-quarter (SE ¼) of the Southwest one-quarter (SW ¼) of Section 1, to the Northwest corner of the Southwest one-quarter (SW ¼) of the Southeast one-quarter (SE ¼) of said Section 1;

Thence continuing Easterly on the North line of said the Southwest one-quarter (SW ¼) of the Southeast one-quarter (SE ¼) of said Section 1 to the POINT OF BEGINNING;

Said lands lying in the City of Hollywood, Broward County, Florida.

CALVIN, GIORDANO AND ASSOCIATES, INC.



Gregory J. Clements
Professional Surveyor and Mapper
State of Florida Registration Number LS# 4479

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SKETCH OF DESCRIPTION PROPOSED TRANSIT ORIENTED CORRIDOR

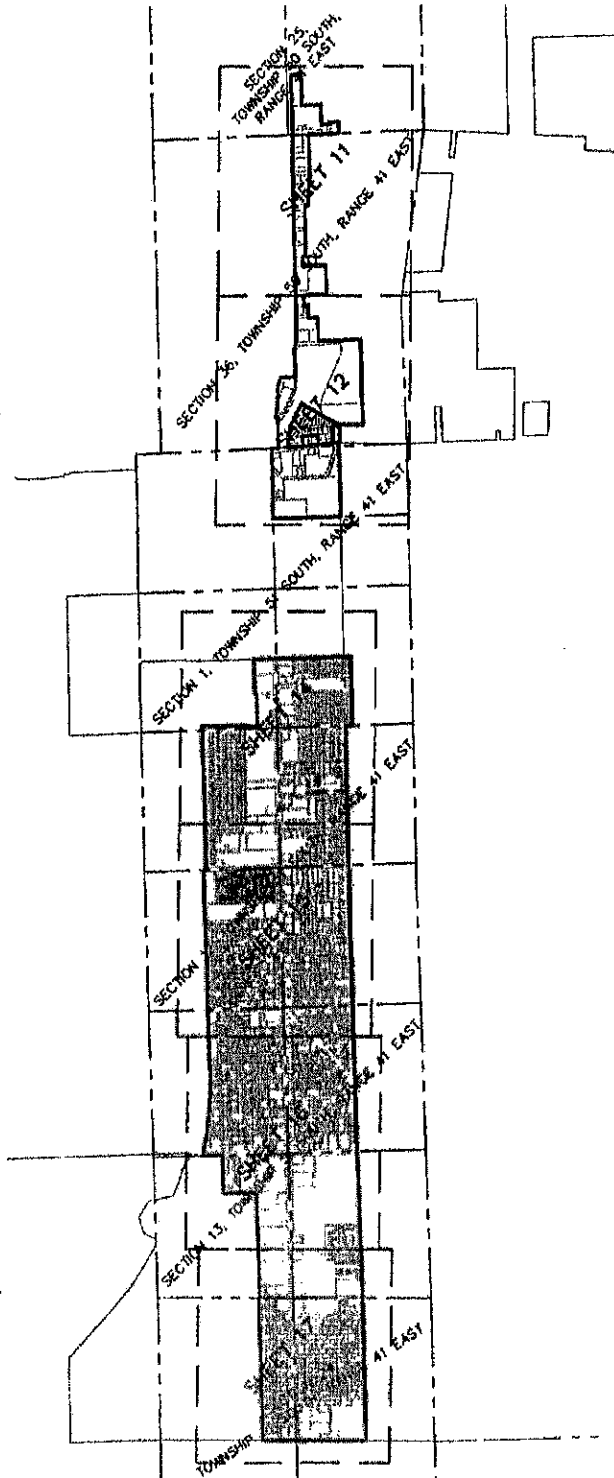
KEY MAP



SCALE 1" = 1000'

LEGEND:

B. BROWARD COUNTY RECORDS
FLA. FLORIDA
L.B. LICENSED BUSINESS
-/-/-/ LIMITED ACCESS LINE
O.R.B. OFFICIAL RECORDS BOOK
ORD. ORDINANCE
P.O.B. POINT OF BEGINNING
P.B. PLAT BOOK
P.B. PAGE
R/W. RIGHT-OF-WAY
SQ.FT. SQUARE FEET
SEC. SECTION
S.R. STATE ROAD



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Certificate of Authorization 0791

CITY OF HOLLYWOOD
BROWARD COUNTY FLORIDA

SCALE
1" = 1000'
DATE
11-12-09

PROJECT No
10-3140
CAD FILE

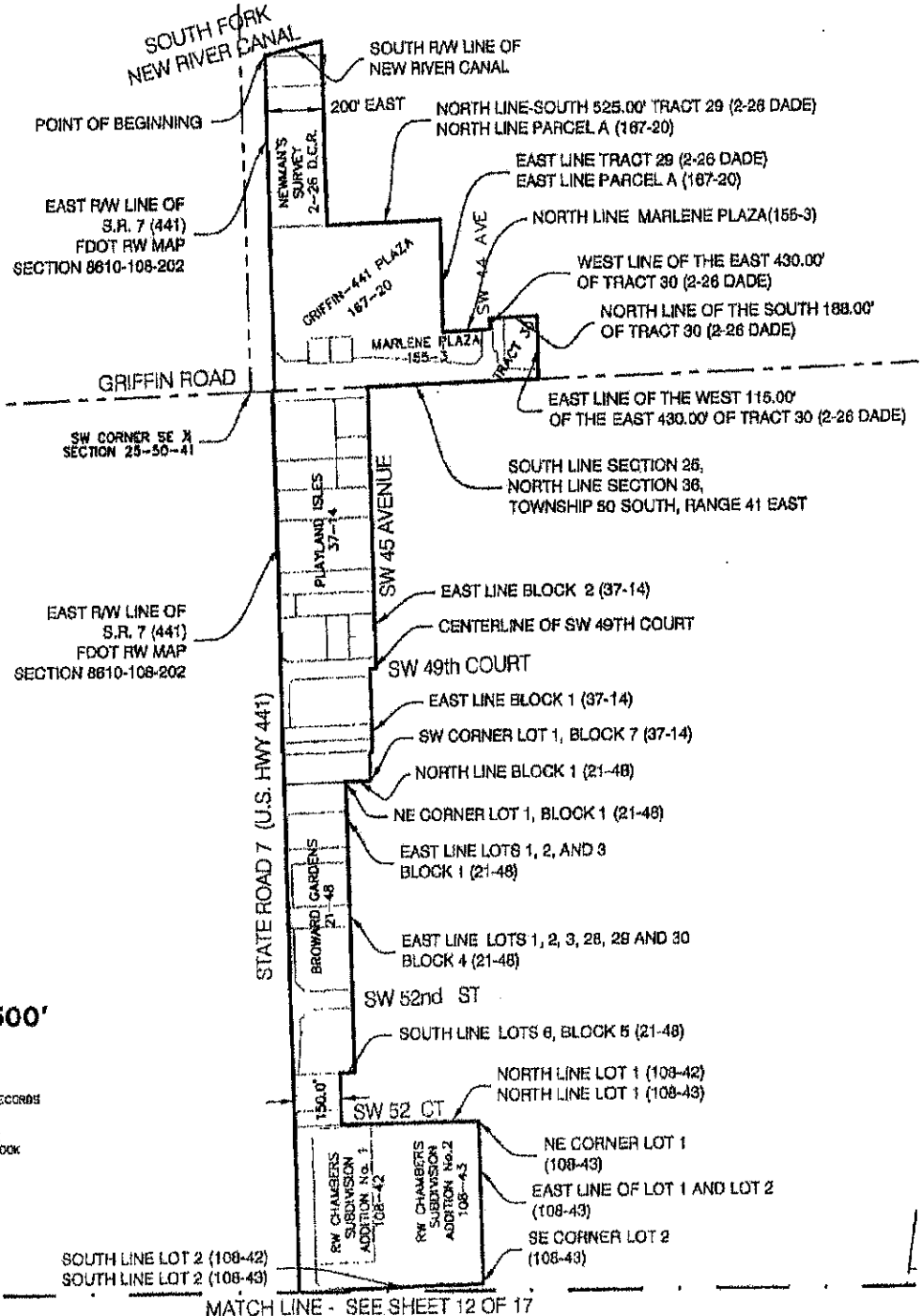
SHEET

10

OF 17

P:\Projects\2010\103140 Hollywood TOC\Survey\Sketch\103140-V-SP-City of Hollywood TOC.dwg

SKETCH OF DESCRIPTION PROPOSED TRANSIT ORIENTED CORRIDOR



SCALE 1" = 500'

LEGEND:

- BROWARD COUNTY RECORDS
- FLA
- LICENSED BUSINESS
- LIMITED ACCESS LINE
- OFFICIAL RECORDS BOOK
- ORDINANCE
- POINT OF BEGINNING
- PLAT BOOK
- PAGE
- RIGHT-OF-WAY
- SQUARE FEET
- SECTION
- STATE ROAD



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS
1100 E Bay Drive, Suite 800, Fort Lauderdale, Florida 33315
Phone 954.331.1111 Fax 954.331.1101
Certificate of Authorization #7701

CITY OF HOLLYWOOD
BROWARD COUNTY FLORIDA

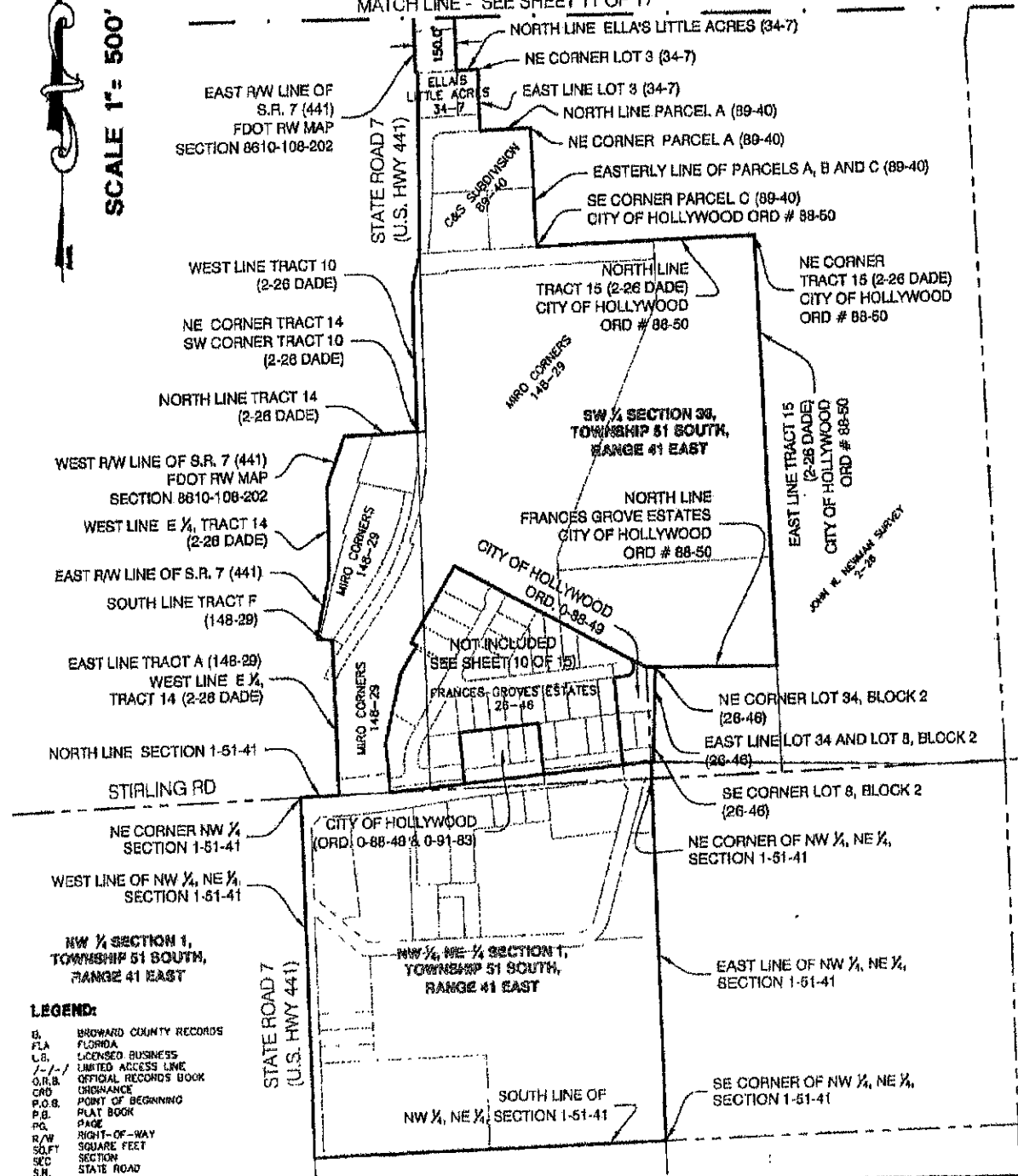
SCALE 1" = 500'	PROJECT NO 10-3140	SHEET 11
DATE 11-12-08	CAD FILE	OF 17

SKETCH OF DESCRIPTION PROPOSED TRANSIT ORIENTED CORRIDOR

MATCH LINE - SEE SHEET 11 OF 17

SCALE 1" = 500'

P:\Projects\2010\103140 Hollywood TOC\Survey\Sketch\103140-V-SO-City of Hollywood TOC.dwg



LEGEND:

- B. BROWARD COUNTY RECORDS
- FLA. FLORIDA
- L.B. LICENSED BUSINESS
- /-/ LIMITED ACCESS LINE
- O.R.B. OFFICIAL RECORDS BOOK
- C.R.D. ORDINANCE
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- P.G. PAGE
- R/W RIGHT-OF-WAY
- SQ.FT SQUARE FEET
- SEC SECTION
- S.H. STATE ROAD



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS
1100 Pinar Drive, Suite 100, Fort Lauderdale, Florida 33318
Phone 954.821.2781 Fax 954.821.8297
Certificate of Authorization #791

CITY OF HOLLYWOOD
BROWARD COUNTY FLORIDA

SCALE 1" = 500'	PROJECT No 10-3140	SHEET 12
DATE 11-12-09	CAD FILE	OF 17

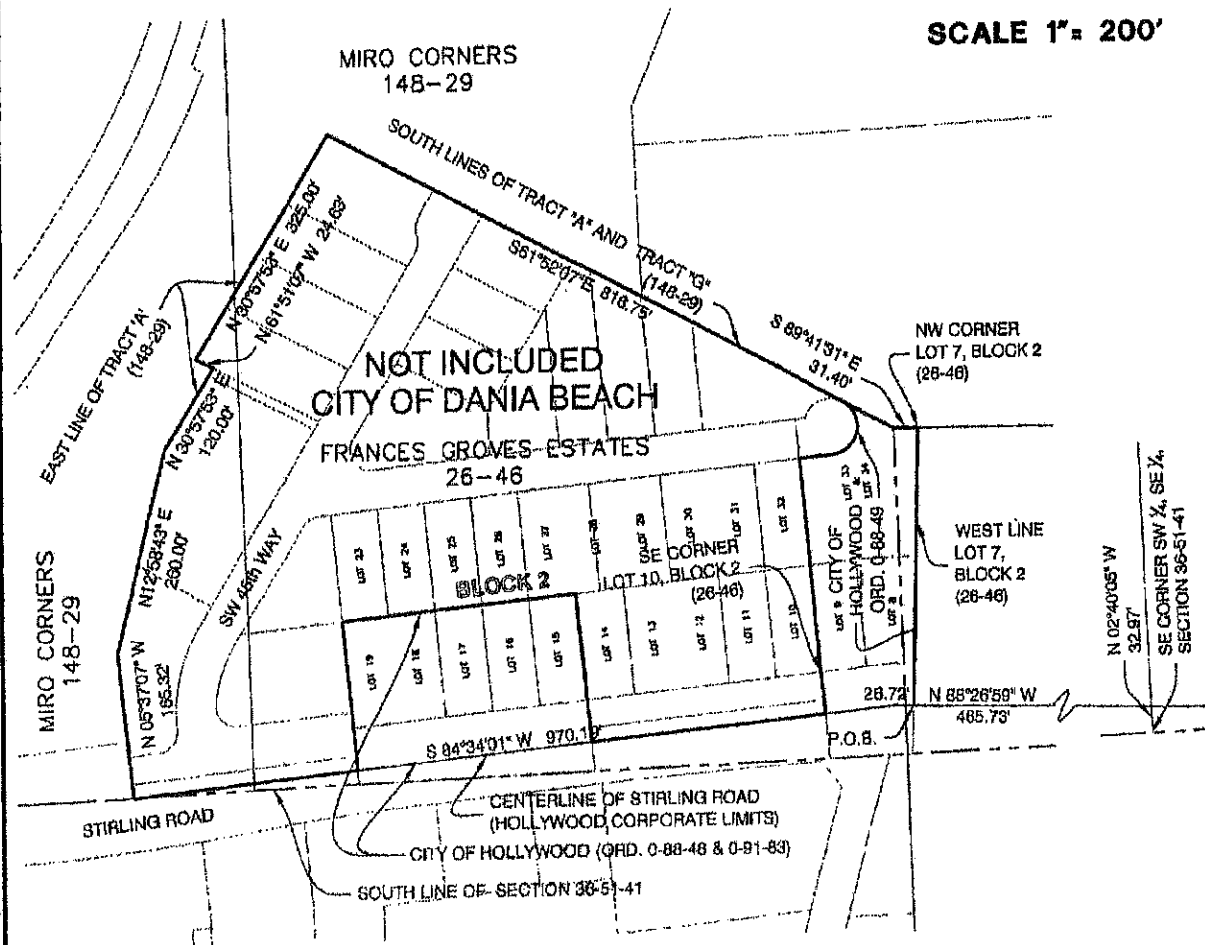
SKETCH OF DESCRIPTION PROPOSED TRANSIT ORIENTED CORRIDOR

LEGEND:

B. BROWARD COUNTY RECORDS
F.L.A. FLORIDA
L.B. LICENSED BUSINESS
L.A.L. LIMITED ACCESS LINE
O.R.B. OFFICIAL RECORDS BOOK
ORD. ORDINANCE
P.O.B. POINT OF BEGINNING
P.B. PLAT BOOK
P.C. PAGE
R/W. RIGHT-OF-WAY
S.F.T. SQUARE FEET
SEC. SECTION
S.R. STATE ROAD

SCALE 1" = 200'

P:\Projects\2010\103140 Hollywood TOC\Survey\Sketch\103140-V-SD-City of Hollywood TOC.dwg



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS
1800 E. 1st Drive, Suite 800, Fort Lauderdale, Florida 33316
Phone 954.921.7711 Fax 954.921.1987
Certificate of Authorization #781

CITY OF HOLLYWOOD
BROWARD COUNTY FLORIDA

SCALE 1" = 500'	PROJECT No 10-3140	SHEET 13
DATE 11-12-09	CAD FILE	OF 17

LEGEND:

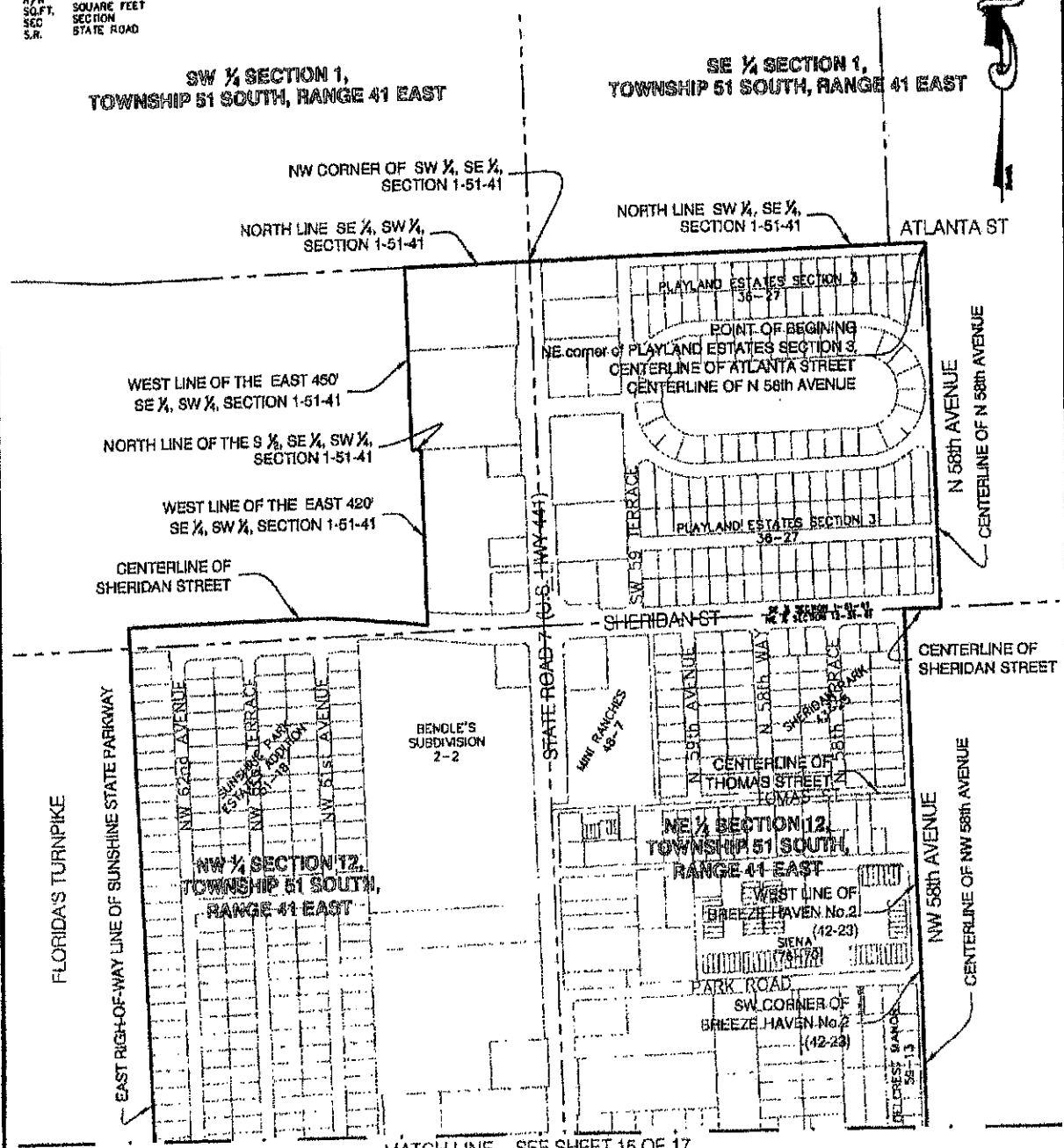
B. BROWARD COUNTY RECORDS
 FLA. FLORIDA
 L.B. LICENSED BUSINESS
 L.B. LIMITED ACCESS LINE
 O.R.B. OFFICIAL RECORDS BOOK
 ORD. ORDINANCE
 P.O.B. POINT OF BEGINNING
 P.B. PLAT BOOK
 P.O. PAGE
 R/W RIGHT-OF-WAY
 S.F. SQUARE FEET
 SEC. SECTION
 S.R. STATE ROAD

**SKETCH OF DESCRIPTION
 PROPOSED TRANSIT
 ORIENTED CORRIDOR**

SCALE 1" = 500'



P:\Projects\2010\103140 Hollywood TOC\SURVEY\SKETCH\103140-V-SD-City of Hollywood TOC.dwg



MATCH LINE - SEE SHEET 16 OF 17



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS
 1405 Ellis Drive, Suite 400, Fort Lauderdale, Florida 33316
 Phone: 352.311.7711 Fax: 352.311.7712
 Certificate of Authorization 07291

CITY OF HOLLYWOOD
BROWARD COUNTY FLORIDA

SCALE 1" = 500'	PROJECT No 10-3140	SHEET 14
DATE 11-12-09	CAD FILE	OF 17

LEGEND:

B. BROWARD COUNTY RECORDS
 F.L.A. FLORIDA
 L.B. LICENSED BUSINESS
 L.A. LIMITED ACCESS LANE
 O.R.B. OFFICIAL RECORDS BOOK
 ORD. ORDINANCE
 P.O.B. POINT OF BEGINNING
 P.B. PLAT BOOK
 P.G. PAGE
 R/W RIGHT-OF-WAY
 S.F.T. SQUARE FEET
 SEC. SECTION
 S.R. STATE ROAD

**SKETCH OF DESCRIPTION
 PROPOSED TRANSIT
 ORIENTED CORRIDOR**

SCALE 1" = 500'

MATCH LINE - SEE SHEET 14 OF 17



P:\Projects\2010\103140 Hollywood TOC\Survey\Sketch\103140-V-SD-City of Hollywood TOC.dwg



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS
 1800 Eder Drive, Suite 600, Fort Lauderdale, Florida 33316
 Phone 954-331-1701 Fax 954-331-1700
 Certificate of Authorization #7761

CITY OF HOLLYWOOD
BROWARD COUNTY FLORIDA

SCALE 1" = 500'	PROJECT NO. 10-3140	SHEET 15
DATE 11-12-09	CAD FILE	OF 17

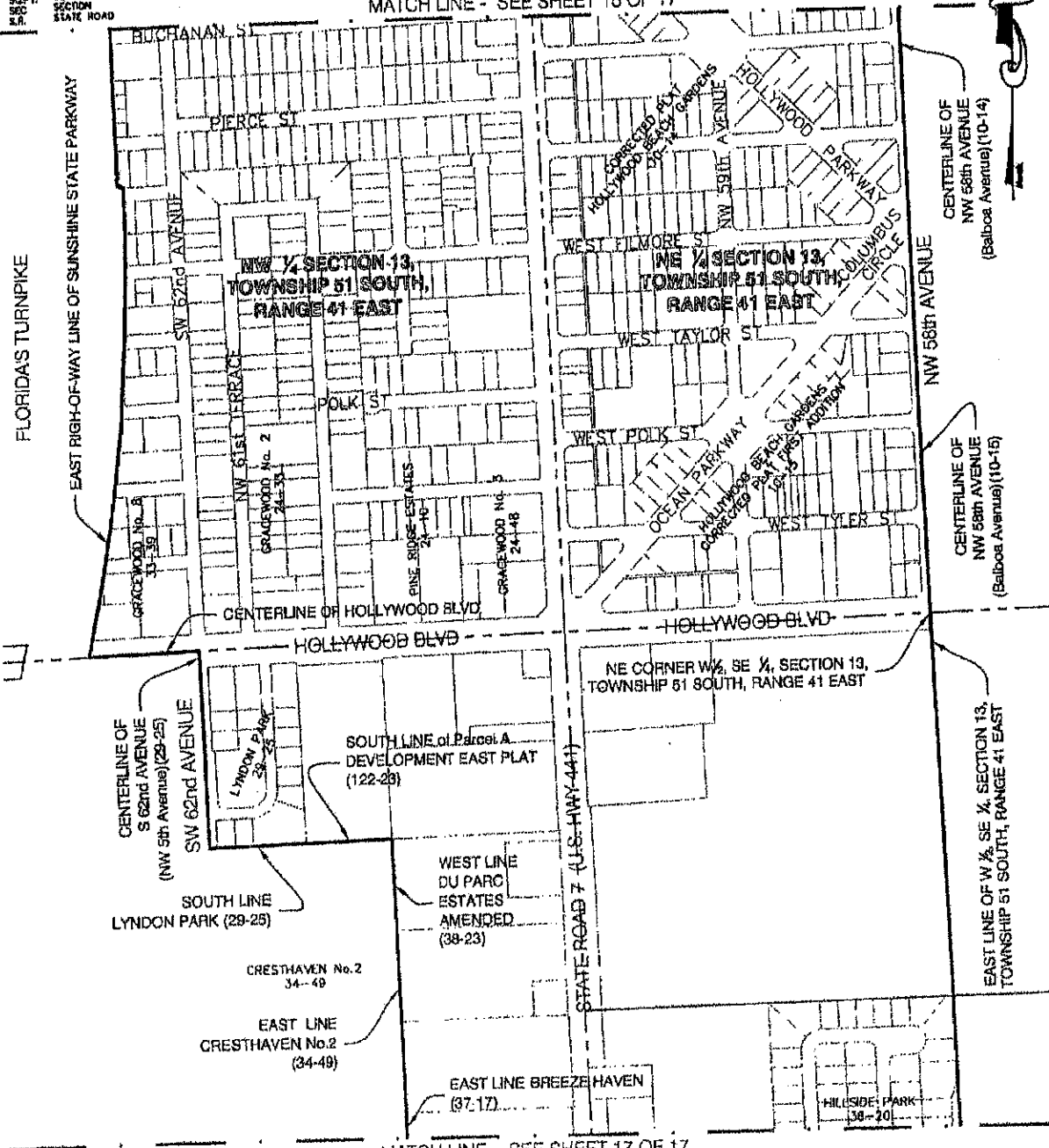
LEGEND:

B. BROWARD COUNTY RECORDS
 F.L.A. FLORIDA
 L.B. LICENSED BUSINESS
 U.A. UNITED ACCESS LINE
 O.R.B. OFFICIAL RECORDS BOOK
 O.R.D. ORDINANCE
 P.O.B. POINT OF BEGINNING
 P.B. PLAT BOOK
 P.D. PAGE
 R/W RIGHT-OF-WAY
 S.F. SQUARE FEET
 S.E. SECTION
 S.R. STATE ROAD

**SKETCH OF DESCRIPTION
 PROPOSED TRANSIT
 ORIENTED CORRIDOR**

SCALE 1" = 500'

MATCH LINE - SEE SHEET 15 OF 17



P:\Projects\2010\103140 Hollywood TOC\Survey\Sketch\103140-V-SD-City of Hollywood TOC.dwg



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS
 1900 Eller Drive, Suite 800, Fort Lauderdale, Florida 33348
 Phone 954-921-3781 Fax 954-921-8907
 Certificate of Authorization 6791

**CITY OF HOLLYWOOD
 BROWARD COUNTY FLORIDA**

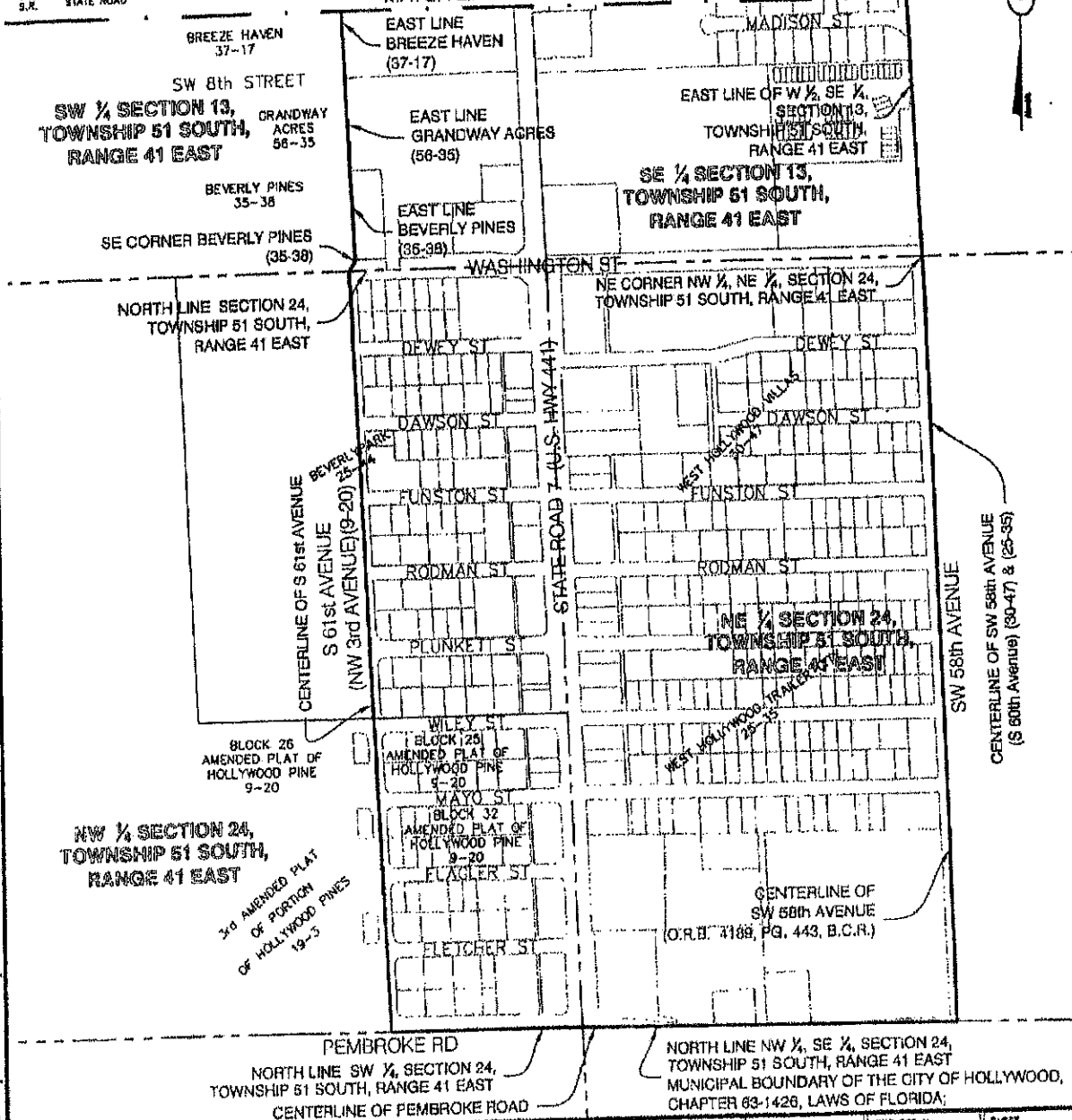
SCALE 1" = 500'	PROJECT No 10-3140	SHEET 16
DATE 11-12-09	CAD FILE	OF 17

SKETCH OF DESCRIPTION PROPOSED TRANSIT ORIENTED CORRIDOR

LEGEND:

B.	BROWARD COUNTY RECORDS
FLA	FLORIDA
L.G.	LICENSED BUSINESS
1-1-1	UNITED ACCESS LINE
G.R.B.	OFFICIAL RECORDS BOOK
ORD.	ORDINANCE
P.D.B.	POINT OF BEGINNING
P.L.B.	PLAT BOOK
P.C.	PAGE
R/W	RIGHT-OF-WAY
SQ.FT.	SQUARE FEET
SEC	SECTION
S.R.	STATE ROAD

MATCH LINE - SEE SHEET 16 OF 17



Projects\2010\103140 Hollywood TOC\Survey\SKETCH\103140-V-SD-City of Hollywood LOC.dwg



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS
1100 E. 1st Ave., Suite 600, Fort Lauderdale, Florida 33316
Phone: 954/811-1701 Fax: 954/811-1807
Divisions of Authorization: 8781

CITY OF HOLLYWOOD
BROWARD COUNTY FLORIDA

SCALE 1" = 500'	PROJECT No 10-3140
DATE 11-12-09	DWG FILE

17
17

EXHIBIT B

City of Hollywood Transit Oriented Corridor Development Standards

<u>Commercial:</u>	<u>15,000,000 square feet</u>
<u>Office:</u>	<u>2,000,000 square feet</u>
<u>Community Facilities:</u>	<u>1,000,000 square feet</u>
<u>Industrial:</u>	<u>1,000,000 square feet</u>
<u>Hotel:</u>	<u>2,500 rooms</u>
<u>Residential*:</u>	<u>2,400 single family homes</u>
	<u>2,400 townhomes</u>
	<u>168 garden apartments</u>

* 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. These 4,968 units do not include 2,000 garden apartments to be allocated to the TOC which are available under flex zoning provisions.

* No new residential development shall be constructed in the TOC within the 60+ Ldn contour located north of Griffin Road.

Proposed new policies to the Future Land Use Element of the Hollywood Comprehensive Plan, per DCA's 7/23/10 comment.

Policy 3.1.12: The Transit Oriented Corridor (TOC) future land use classification provides the opportunity for a mix of uses. Plazas, open spaces, and transit amenities are encouraged. Residential use is required as a principal component within a Transit Oriented Corridor. At least two non-residential uses shall be required in the designated area as a principal use: e.g. retail, office, restaurants, personal services, hotel, light industrial (including "live/work" buildings), research business, civic and limited community facilities. Densities and intensities will be established upon application of this Land Use with the City and a Policy adopting these designations will be included in the Land Use Element.

Policy 3.1.13: The following areas have been designated Transit Oriented Corridor within the City of Hollywood Land Use Plan:

State Road 7/441 Corridor

Acreage: Approximately 980 acres

Density and Intensity

<u>Of Land Uses</u>	<u>Commercial:</u>	<u>15,000,000 square feet</u>
	<u>Office:</u>	<u>2,000,000 square feet</u>
	<u>Community Facilities:</u>	<u>1,000,000 square feet</u>
	<u>Industrial:</u>	<u>1,000,000 square feet</u>
	<u>Hotel:</u>	<u>2,500 rooms</u>

EXHIBIT B

Residential*:	2,400 single family homes
	2,400 townhomes
	168 garden apartments

* 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. These 4,968 units do not include 2,000 garden apartments to be allocated to the TOC which are available under flex zoning provisions.

* No new residential development shall be constructed in the TOC within the 60+ Ldn contour located north of Griffin Road.

EXHIBIT C

Existing zoning districts within the subject area:

State Road 7 Commercial Corridor District - Resort Commercial (SR7 CCD-RC)
State Road 7 Commercial Corridor District - Moderate Hybrid Commercial (SR7 CCD-MHC)
State Road 7 Commercial Corridor District - Commercial Core (SR7 CCD-CC)
State Road 7 Commercial Corridor District - Low Hybrid Commercial (SR7 CCD-LHC)
High Density Multiple Family (RM-25)
Medium High Density Multiple Family (RM-18)
Medium Density Multiple Family (RM-12)
Low Density Multiple Family (RM-9)
Open Space
Light Intensity Office (O-1)
One Single family detached dwelling per site (RS-6)
Trailer District (TD)
Government Use (GU)
Low Intensity Commercial (C-1)
Low Medium Commercial (C-2)
Medium Intensity Commercial (C-3)
Medium High Intensity Commercial (C-4)
Low Intensity Industrial and Manufacturing District (IM-1)
Low Medium Intensity Industrial and Manufacturing District (IM-2)

PO-2010-12

Passed
on
First
Read

4/21/10

PO-2010-12

Passed
on
2nd
Read

9/15/10

**LEGAL AD
CITY OF HOLLYWOOD**

NOTICE IS HEREBY GIVEN in accordance with Section 166.041 Florida Statutes that the City Commission of the City of Hollywood, Florida, at a Regular City Commission Meeting, on Wednesday, September 15, 2010, in the City Commission Chambers, Room 219, General Joseph W. Watson Circle, Hollywood, Florida, proposes to consider on second and final reading the following proposed ordinance(s):

Proposed Ordinance - PO-2010-12 beginning at: 1:30 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTIES GENERALLY LOCATED BETWEEN PEMBROKE ROAD TO THE SOUTH, SOUTH FORK NEW RIVER CANAL TO THE NORTH, FLORIDA'S TURNPIKE TO THE WEST AND SW 58TH AVENUE TO THE EAST, IN HOLLYWOOD, FLORIDA, AS MORE SPECIFICALLY SET FORTH IN EXHIBIT "A" FROM THE LAND USE DESIGNATION OF GENERAL BUSINESS, COMMUNITY FACILITIES, INDUSTRIAL, OFFICE, LOW (5) RESIDENTIAL, LOW-MEDIUM (10) RESIDENTIAL AND MEDIUM (16) RESIDENTIAL TO TRANSIT ORIENTED CORRIDOR (TOC); AND AMENDING THE CITY'S FUTURE LAND USE MAP TO REFLECT SAID CHANGES. (10-L-06)

The proposed ordinance(s) may be inspected by the public in the Office of the City Clerk, Room 221, General Joseph W. Watson Circle, Hollywood, Florida, between the hours of 8:00 AM and 4:45 PM on any regular working day. Interested parties may appear at the aforesaid time and place and be heard with respect to the proposed ordinance(s).

NOTE: Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility 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. Please call 954-921-3211 for any questions regarding the above matter.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Office of the City Manager five business days in advance at 954-921-3201 (voice). If an individual is hearing or speech impaired, please call 800-955-8771 (V-TDD).

Dated this 3rd day of September, 2010.

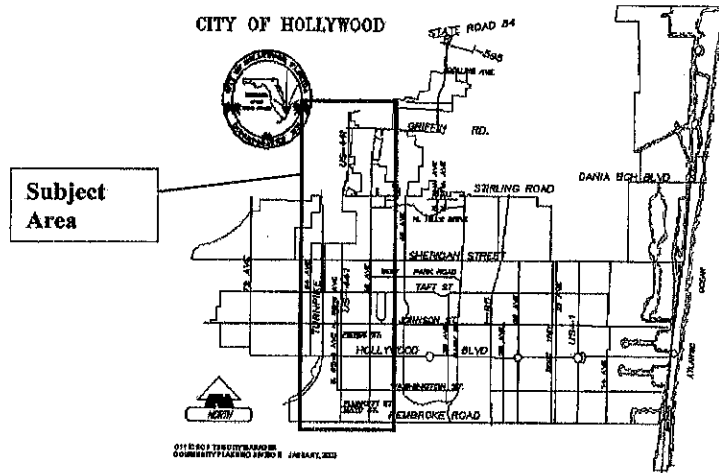
Patricia A. Cerny, MMC
City Clerk
Hollywood, FL

THE SUN SENTINEL/LEGAL AD
PUBLISH: FRIDAY, September 3, 2010
FURNISH PROOF OF PUBLICATION

h:\cityclk\ads\legalad\PO-2010-12

CITY OF HOLLYWOOD NOTICE OF LAND USE AMENDMENT SECOND READING

The City of Hollywood City Commission will hold a public hearing in the City Commission Chambers, Room 219, second floor of Hollywood City Hall, located at 2600 Hollywood Boulevard on the proposed ordinance on **Wednesday, September 15, 2010 at 1:30 PM**, or as soon thereafter as same can be heard.



FILE NO: 10-L-06 (PO-2010-12)
APPLICANT: City of Hollywood
LOCATION: Properties Generally Located Between Pembroke Road to the South, South Fork New River Canal to the North, Florida's Turnpike to the West and SW 58th Avenue to the East.
REQUEST: AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTIES GENERALLY LOCATED BETWEEN PEMBROKE ROAD TO THE SOUTH, SOUTH FORK NEW RIVER CANAL TO THE NORTH, FLORIDA'S TURNPIKE TO THE WEST AND SW 58TH AVENUE TO THE EAST, IN HOLLYWOOD, FLORIDA, AS MORE SPECIFICALLY SET FORTH IN EXHIBIT "A" FROM THE LAND USE DESIGNATION OF GENERAL BUSINESS, COMMUNITY FACILITIES, INDUSTRIAL, OFFICE, LOW (5) RESIDENTIAL, LOW-MEDIUM (10) RESIDENTIAL AND MEDIUM (16) RESIDENTIAL TO TRANSIT ORIENTED CORRIDOR (TOC); AND AMENDING THE CITY'S FUTURE LAND USE MAP TO REFLECT SAID CHANGES.

A copy of the proposed application materials, and legal description for the above petitions are on file in the Department of Planning and Development Services, and is available for public review during normal business hours.

Comments of any interested party relative to this matter may be submitted in writing and/or presented in person at the meeting. Any person who decides to appeal any decision made by the board, agency or commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Please call (954) 921-3471 for any questions regarding the above matters.

Two or more members of any other city board, commission, or committee, who are not members of this board may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission, or committee.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Office of the City Manager five business days in advance at (954) 921-3201. If an individual is hearing or speech impaired, please call (800) 955-8771 (V-TDD).

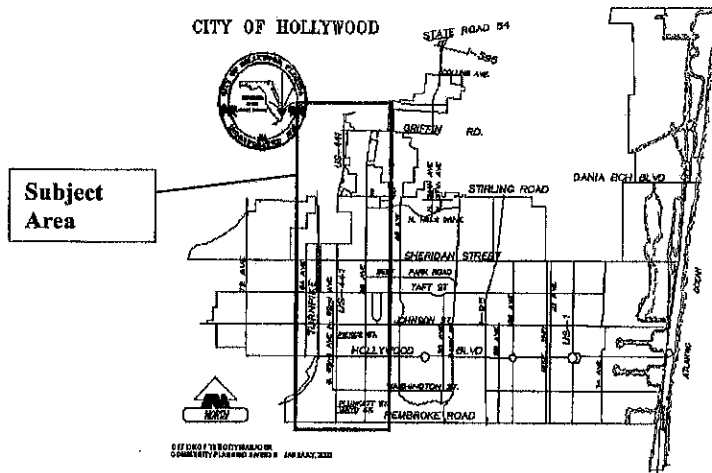
Dated this 3rd day of September, 2010.

Patricia A. Cerny, MMC
City Clerk
Hollywood, FL

THE MIAMI HERALD-LOCAL SECTION - DISPLAY AD W/MAP, ¼ PAGE
PUBLISH: Friday, September 3, 2010
FURNISH PROOF OF PUBLICATION

CITY OF HOLLYWOOD NOTICE OF LAND USE AMENDMENT FIRST READING

The City of Hollywood City Commission will hold a public hearing in the City Commission Chambers, Room 219, second floor of Hollywood City Hall, located at 2600 Hollywood Boulevard on the proposed ordinance on **Wednesday, April 21, 2010 at 3:00 PM**, or as soon thereafter as same can be heard.



FILE NO: 10-L-06
APPLICANT: City of Hollywood
LOCATION: Properties Generally Located Between Pembroke Road to the South, South Fork New River Canal to the North, Florida's Turnpike to the West and SW 58th Avenue to the East.
REQUEST: AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTIES GENERALLY LOCATED BETWEEN PEMBROKE ROAD TO THE SOUTH, SOUTH FORK NEW RIVER CANAL TO THE NORTH, FLORIDA'S TURNPIKE TO THE WEST AND SW 58TH AVENUE TO THE EAST, IN HOLLYWOOD, FLORIDA, AS MORE SPECIFICALLY SET FORTH IN EXHIBIT "A" FROM THE LAND USE DESIGNATION OF GENERAL BUSINESS, COMMUNITY FACILITIES, INDUSTRIAL, OFFICE, LOW (5) RESIDENTIAL, LOW-MEDIUM (10) RESIDENTIAL AND MEDIUM (16) RESIDENTIAL TO TRANSIT ORIENTED CORRIDOR (TOC); AND AMENDING THE CITY'S FUTURE LAND USE MAP TO REFLECT SAID CHANGES.

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Dated this 9th day of April, 2010.

Patricia A. Cerny, MMC
City Clerk
Hollywood, FL