

ORDINANCE NO. _____

(25-L-15)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN BY AMENDING THE LAND USE ELEMENT TO CHANGE THE LAND USE DESIGNATION OF 2.03 ACRES OF LAND LOCATED AT 3726 SOUTH OCEAN DRIVE FROM MEDIUM HIGH RESIDENTIAL (25) TO DIPLOMAT ACTIVITY CENTER DESIGNATION; AMENDING THE FUTURE LAND USE ELEMENT MAP TO REFLECT SAID CHANGES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City, 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 that has been approved by the State of Florida Department of Economic Opportunity and certified by the Broward County Planning Council; and

WHEREAS, the amendment to the Diplomat Activity Center Future Land Use Designation will be consistent with the current uses of the Diplomat Activity Center which allows for greater flexibility in uses such as residential, commercial, hospitality, and public assembly facilities; and

WHEREAS, the purpose of an Activity Center is to allow for forms of development that provide a balanced and interconnected mix of land uses, encourages mass transit and non-motorized transportation, reduces the need for automobile travel, provides incentives for quality development, and gives definition to the urban form; and

WHEREAS, the intent of the Land Use Element of the City's Comprehensive Plan is to lay out the physical plan for future development of the City; and

WHEREAS, the Land Use Element describes appropriate locations for future land uses and declares the policies regulating the location and development of all land uses; and

WHEREAS, pursuant to state law, the Planning and Development Board, acting in its capacity as the Local Planning Agency, held a duly noticed public hearing on September 9, 2025, to review the proposed comprehensive plan amendment along with the change to the land use designation of certain Diplomat property located at 3726 South Ocean Drive, to the Diplomat Activity Center as more particularly described in Exhibit "A," and has forwarded a recommendation of approval to the City Commission; and

WHEREAS, the existing land use designation for the subject property is Medium High Residential (25); and

WHEREAS, the City Commission finds that the proposed amendment is consistent with the goals, policies, and objectives of the City's Comprehensive Plan, Article 1 of the Broward County Administrative Rules Document, and Broward County Land Use Plan; and

WHEREAS, Section 163.3184, Florida Statutes, requires that the adoption of plan amendments shall be by ordinance; and

WHEREAS, pursuant to state law, the City Commission has conducted two duly advertised public hearings on the proposed plan amendments to the Comprehensive Plan's Land Use Element and land use map series for the future land use element, one at transmittal stage and one at the adoption stage in compliance with Section 163.3184, Florida Statutes and local ordinance; and

WHEREAS, the City Commission, after due consideration of all matters, finds that the proposed amendments are consistent with the City's Comprehensive Plan and the Broward County Comprehensive Plan, the State of Florida Plan, the South Florida Regional Planning Council Regional Plan, and complies with the requirements of the Local Government Comprehensive Planning and Land Development Act; and

WHEREAS, the City Commission, after review of the recommendations of the Planning Division, the Local Planning Agency, comments made at a public hearing, and careful consideration of the issues, finds that the proposed amendments are in the best interest of the health, safety, and welfare of the citizens of the City; and

WHEREAS, the Development Services Department is responsible for transmitting to the Broward County Planning Council and applicable reviewing agencies, an amendment to the City's Land Use Element of its Comprehensive Plan.

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

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: That the land use designation of the property located at 3726 South Ocean Drive, is changed from Medium High Residential 25 to Diplomat Activity Center.

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

Section 4: The Development Services Department is hereby authorized to transmit the proposed amendment to the applicable reviewing agencies.

Section 5: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances and resolutions or parts thereof in conflict are 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, such invalidity 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 event has occurred:

- (a) The plan amendment is recertified by the Broward County Planning Council.
- (b) All compliance review requirements as provided in Chapter 163, Florida Statutes, have been met.

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.

Advertised this _____ day of _____ 2025.

PASSED on first reading this _____ day of _____ 2025.

PASSED AND ADOPTED on second reading this _____ day of _____ 2025.

RENDERED this _____ day of _____, 2025.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DAMARIS HENLON
CITY ATTORNEY