

July 31, 2023

The Honorable Josh Levy
Mayor, City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020-4807

2023 AUG -3 PM 4:07
MAYOR/COMMERCIAL
CITY OF HOLLYWOOD

Dear Mayor Levy:

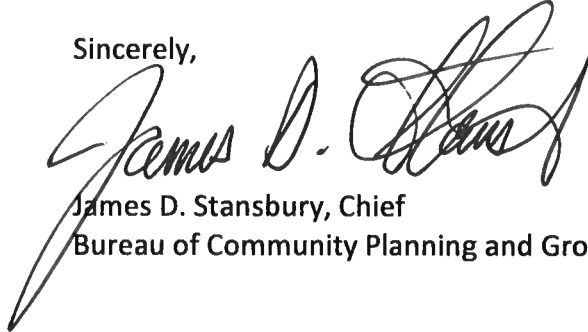
The Florida Department of Commerce (Commerce) has completed its review of the proposed comprehensive plan amendment for the City of Hollywood (Amendment No. 23-01ER), which was received on June 1, 2023. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. Commerce does not identify any objections to the proposed amendment. However, Commerce is providing four comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in Section 163.3184(1)(b), F.S. Copies of comments received by Commerce from reviewing agencies, if any, are also enclosed.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of Commerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to Commerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

Commerce staff is available to assist the City to address the comments. If you have any questions related to this review, please contact Jana Williams, Planning Analyst, by telephone at (850) 717-8483 or by email at jana.williams@commerce.fl.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a large initial "J".

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jw

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Leslie A. Del Monte, Planning Manager, City of Hollywood
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

**Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
City of Hollywood, 23-01ER**

Commerce has identified four comments regarding the City of Hollywood's proposed comprehensive plan amendments. The comments are provided below, along with recommended actions the City should take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

Commerce staff has discussed the basis of the report with City staff and is available to assist the City to address the comments.

I. **COMMENTS**

Comment 1: Coastal Management Element - Peril of Flood:

The proposed EAR-based amendment does not establish, based upon relevant and appropriate data and analysis, meaningful and predictable standards to address the Coastal Management Element peril of flood requirements in Section 163.3178(2)(f), Florida Statutes.

Prior to adoption of the amendment, the City should utilize appropriate data and analysis to identify current and future coastal flood potential, including the impacts of sea level rise, and prepare Coastal Element Policies that comply with Section 163.3178(2)(f), F.S. Commerce is available to provide the City with tools and planning efforts, including examples of policies adopted by other communities that adequately addresses the Coastal Management Element peril of flood requirements.

Comment 2: Planning Horizons:

Chapter 2023-31, Laws of Florida, requires local governments to modify their comprehensive planning periods. Local government comprehensive plans are now required to include two planning periods, one covering at least the first 10-year period occurring after the plan amendment's adoption and one covering at least a 20-year period. The City should amend the comprehensive plan to reflect the new statutorily required planning periods pursuant to Sections 163.3177(5)(a) and 163.3191, F.S., as applicable.

Comment 3: Capital Improvements Element - Capital Improvements Schedule:

The Five-Year Schedule of Capital Improvements in the City's adopted Plan only addresses the planning period from FY 2008-2012. The proposed amendment does not incorporate an updated Five-Year Schedule of Capital Improvements into the City's Comprehensive Plan. The Five-Year Schedule of Capital Improvements is a required component of the Capital Improvements Element and must be updated on an annual basis pursuant to Sections 163.3177(3)(a)4., F.S. and (3)(b), F.S.

The City should incorporate the updated Five-Year Schedule of Capital Improvements in a timely manner. The schedule should identify capital improvement projects to be implemented in the first five (5) years following adoption of the Capital Improvements Plan and include the entity responsible for the projects, into the Capital Improvements Element.

Comment 4: City of Hollywood Future Land Use Map and Map Series - Outdated:

Future Land Use Map (FLUM) Series

Pursuant to Section 163.3177(6)(a)1., *“the proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series...”* The City of Hollywood’s Future Land Use Map (LU-12) is based upon data that was sourced in 2007 for the planning period 2008-2018. The City should update their Future Land Use Map and include the general location of the existing and proposed transportation system features in the City using relevant and appropriate data pursuant to Section 163.3177(6)(a)2., F.S.

Coastal High Hazard Area (CHHA) Map

Pursuant to Section 163.3178(2)(h), F.S., the CHHA is defined as the area below the elevation of the Category 1 storm surge line as established by Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge modeling. The proposed amendment does not include an updated Coastal High Hazard Area (CHHA) map within the Comprehensive Plan as required by Section 163.3177(6)(a)10.c.(VI), F.S. The City of Hollywood Coastal High Hazard Area Map (CM-13) depicts non-SLOSH Model data sourced in 2007 for the planning period 2008-2018.

Prior to adoption, an updated CHHA map should be included with the date and correct data source of the CHHA data utilized in the map legend, e.g., “2017-2018, Florida Division of Emergency Management SLOSH Model data”. The 2017-2018 SLOSH model data may be obtained from the Florida Division of Emergency Management or the County’s Emergency Management Division. Commerce staff can also assist the City in obtaining the required data.

Future Transportation Map

Pursuant to Section 163.3177(6)(b)1., the transportation element “shall include a map or map series showing the general location of the existing and proposed transportation system features and shall be coordinated with the future land use map or map series”. The City of Hollywood Transportation Element Map Series (Appendix B, Map M-1 through Map M-9) depicts data for the planning period 2008-2018 that was sourced from 2007. The City should update their Future Traffic Circulation Plan to show the general location of the existing and proposed transportation system features in the City pursuant to Section 163.3177(6)(b)1., F.S., using relevant and appropriate data pursuant to Section 163.3177(1)(f), F.S.

Data & Analysis and Comprehensive Plan Map Series - Outdated, Irrelevant, and/or Inappropriate:

Pursuant to Section 163.3177(1)(f), F.S., "all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and analysis by the local government..." The data and analyses and map series for each Element of the City's Comprehensive Plan are outdated and contain references to repealed Rule 9J-5 F.A.C., and the Department of Community Affairs (DCA), which are no longer applicable and/or obsolete. Subsequently, the data is no longer reliable. The City should revise the amendment to adopt relevant and appropriate data and analysis, including Level of Service standards, and an updated map series for each Element of the Comprehensive Plan, reflecting the current character of the City.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Commerce’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fldco.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Florida Department of Commerce identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, in **color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the Florida Department of Commerce did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Florida Department of Commerce to the ORC report from the Florida Department of Commerce.

From: [Plan_Review](#)
To: [Powell, Barbara](#); [DCPexternalagencycomments](#)
Cc: [Plan_Review](#)
Subject: [EXTERNAL] - Hollywood 23-01ER Proposed
Date: Tuesday, June 27, 2023 3:17:54 PM
Attachments: [image002.png](#)

To: Barbara Powell, Deputy Bureau Chief, Plan Review and Processing

Re: Hollywood 23-01ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



From: [Hymowitz, Larry](#)
To: [DCPexternalagencycomments; mwatson@hollywoodfl.org](#)
Cc: [Walia, Kent](#)
Subject: [EXTERNAL] - City of Hollywood 23-1ER - FDOT District Four Review
Date: Thursday, July 6, 2023 12:21:41 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

I am writing to advise you that the Department will not be issuing formal comments for the proposed City of Hollywood Comprehensive Plan amendment with DEO reference number 23-1ER relating to the proposed Property Rights Element.

The Department requests one electronic copy of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.



Larry Hymowitz

Planning Specialist, Policy and Mobility Planning Section

Planning & Environmental Management - FDOT District Four

p: (954) 777-4663 f: (954) 677-7892

a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309

e: larry.hymowitz@dot.state.fl.us w: www.dot.state.fl.us



Together our actions have the power to save lives!





MEMORANDUM

AGENDA ITEM #V.C

DATE: JUNE 16, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT
CONSENT AGENDA

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare, and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of the Council’s evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Recommendation

Find the proposed and adopted plan amendments from the local governments listed as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfrregionalcouncil.org

PROPOSED AMENDMENTS

- **Town of Davie 23-01ESR**
(Transit-Oriented Corridor Revisions)
- **City of Hollywood 23-01ER***
(Property Rights Element)
- **City of Marathon 23-01ACSC**
(Protect Established Live Aboard Vessels)
- **City of Marathon 23-02ACSC**
(Modification of Program for Transfer of Density and Building Rights)
- **City of Oakland Park 23-01ER***
(Property Rights Element)
- **City of Plantation 23-01ER***
(Evaluation & Appraisal Report Based Amendments & Property Rights Element)

ADOPTED AMENDMENTS

- **Monroe County 23-01ACSC**
(Airport Improvements)
- **City of Hallandale Beach 23-01ESR**
(Safe Neighborhood District Plans)
- **City of Key West 22-07ACSC**
(Incorporation of a Water Supply Facilities Work Plan Update and Amending Associated Elements)
- **City of Miami Beach 23-01ESR**
(Incentives for Replacing Transient Uses in R-PS4 District)
- **City of Miami Beach 23-02ESR**
(Incentives for Office Uses in C-PS1 District)

*Property Rights Amendment

Staff Note: No concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.