

July 2, 2024

Ms. Barbara Blake Boy
Executive Director
Broward County Planning Council
115 S. Andrews Avenue, Rm. 307
Ft. Lauderdale, FL 33301

Re: Broward County Land Use Plan Amendment Application - 1600 S. Park Road, Hollywood, Florida

Dear Ms. Boy:

The City of Hollywood is transmitting a Land Use Plan Amendment (LUPA) for inclusion in the City's Comprehensive Plan and the BrowardNext Broward County Land Use Plan. This amendment pertains to an area situated at the northwest corner of the intersection South Park Road and Pembroke Road (1600 S. Park Road, Hollywood, Florida) (the "Property"). Specifically, the proposed changes involve redesignating the land use for the Property within the City's Comprehensive Plan from Utilities (UTL) and Open Space and Recreation (OSR) to High (50) Residential (HRES) and General Business (GBUS). Additionally, it seeks to update the County's Land Use Plan from Commercial Recreation and Communities to Commerce and High (50) Residential. A location map is enclosed for reference. The City's Planning and Development Board (PDB), acting as the Local Planning Agency, voted to recommend approval of the LUPA on June 11, 2024. The City Commission is scheduled to review the proposed amendment on August/September, 2024. Upon approval, the amendment will be formally transmitted. Please note, this submission does not currently include City Commission meeting minutes; however, it does contain the PDB Package and Draft PDB Minutes. The minutes of Commission action will be provided shortly after the meeting.

Note, due to the size of the application including the supporting documents, three hard copies of the application and one hardcopy of the support documents are being provided and three complete electronic copies of the application including the support documents as well.

Pursuant to Section 1.1(A)(4) of the Administrative Rules Document: Broward Next, the City is requesting the concurrent review of the corresponding Broward County Land Use Plan. The City acknowledges and understands that per the concurrent review process, the City must make a recommendation on the proposed amendment by resolution or motion at a public hearing and that this approval must occur at least 21 days prior to the first Planning Council public hearing and within four (4) months of the transmittal of this letter.

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045

hollywoodfl.org

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Should you have any questions regarding the LUPA submittal, please do not hesitate to contact Andria Wingett, Development Services Director, at awingett@hollywoodfl.org or Anand Balram, Planning Manager, at abalram@hollywoodfl.org.

Sincerely,



 George R. Keller, Jr. CPPT
City Manager

c: Andria Wingett, Director of Development Services
Raelin Storey, Assistant City Manager

Attachments:

Attachment 1	Location Map
Attachment 2	June 11, 2024, City of Hollywood Planning and Development Board Package
Attachment 3	June 11, 2024, DRAFT Planning and Development Board Minutes

Mary Johns

From: Andria Wingett
Sent: Monday, July 1, 2024 4:22 PM
To: Raelin Storey; George R. Keller JR CPPT; Mary Johns
Cc: Cameron Palmer; Anand Balram; Margaret Smart; Yimey Bickford; Sonya Edwards; Deena Gray; Douglas Gonzales
Subject: RE: [EXT]Park Road - Land Use Letter to Broward County Planning Council
Attachments: Park Road LUPA - Transmittal Letter_.docx

Raelin/George –

We have worked with Pedro to revise this letter. It is now ready for the City Manager's signature on letterhead. Pedro would like to have this on the August 28 CC meeting. I changed the date to August/September in the letter. Please let me know if you have any concerns.

Andria

From: Pedro.Gassant@hklaw.com <Pedro.Gassant@hklaw.com>
Sent: Monday, June 24, 2024 2:40 PM
To: Andria Wingett <AWingett@hollywoodfl.org>; Raelin Storey <RSTOREY@hollywoodfl.org>; George R. Keller JR CPPT <GKELLER@hollywoodfl.org>
Cc: ERIC METZ (emetz@metzreg.com) <emetz@metzreg.com>; Cameron Palmer <CPALMER@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>; Mary Johns <MJOHNS@hollywoodfl.org>; Margaret Smart <MSMART@hollywoodfl.org>; Yimey Bickford <YBickford@hollywoodfl.org>
Subject: RE: [EXT]Park Road - Land Use Letter to Broward County Planning Council

Team:

I hope all is well. See attached.

Pedro Gassant | Holland & Knight

Partner

Holland & Knight LLP

701 Brickell Avenue, Suite 3300 | Miami, Florida 33131

Phone 305.789.7430 | Fax 305.789.7799

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From: Gassant, Pedro (MIA - X27430) <Pedro.Gassant@hklaw.com>
Sent: Monday, June 24, 2024 1:12 PM
To: Andria Wingett <AWingett@hollywoodfl.org>; Raelin Storey <RSTOREY@hollywoodfl.org>; George R. Keller JR CPPT <GKELLER@hollywoodfl.org>
Cc: ERIC METZ (emetz@metzreg.com) <emetz@metzreg.com>; Cameron Palmer <CPALMER@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>; Mary Johns <MJOHNS@hollywoodfl.org>; Margaret Smart <MSMART@hollywoodfl.org>; Yimey Bickford <YBickford@hollywoodfl.org>
Subject: Re: [EXT]Park Road - Land Use Letter to Broward County Planning Council

I'll send a sample

From: Andria Wingett <AWingett@hollywoodfl.org>
Sent: Monday, June 24, 2024 12:49:11 PM
To: Raelin Storey <RSTOREY@hollywoodfl.org>; Gassant, Pedro (MIA - X27430) <Pedro.Gassant@hklaw.com>; George R. Keller JR CPPT <GKELLER@hollywoodfl.org>
Cc: ERIC METZ (emetz@metzreg.com) <emetz@metzreg.com>; Cameron Palmer <CPALMER@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>; Mary Johns <MJOHNS@hollywoodfl.org>; Margaret Smart <MSMART@hollywoodfl.org>; Yimey Bickford <YBickford@hollywoodfl.org>
Subject: RE: [EXT]Park Road - Land Use Letter to Broward County Planning Council

[External email]

Good afternoon –

Pedro, it sounds like you are requesting a concurrent review letter to be issued by the City? We can get that done for you.

Andria

From: Raelin Storey <RSTOREY@hollywoodfl.org>
Sent: Friday, June 21, 2024 5:46 AM
To: Pedro.Gassant@hklaw.com; George R. Keller JR CPPT <GKELLER@hollywoodfl.org>
Cc: ERIC METZ (emetz@metzreg.com) <emetz@metzreg.com>; Cameron Palmer <CPALMER@hollywoodfl.org>; Andria Wingett <AWingett@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>
Subject: RE: [EXT]Park Road - Land Use Letter to Broward County Planning Council

Pedro-

Good morning, so you essentially need the letter to confirm the recent action of the City's Planning and Development Board? -Raelin

From: Pedro.Gassant@hklaw.com <Pedro.Gassant@hklaw.com>
Sent: Thursday, June 20, 2024 6:59 PM
To: George R. Keller JR CPPT <GKELLER@hollywoodfl.org>; Raelin Storey <RSTOREY@hollywoodfl.org>
Cc: ERIC METZ (emetz@metzreg.com) <emetz@metzreg.com>; Cameron Palmer <CPALMER@hollywoodfl.org>; Andria Wingett <AWingett@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>
Subject: [EXT]Park Road - Land Use Letter to Broward County Planning Council

Team:

We hope all is well and that you both have had a wonderful week. We are requesting a letter from the City Manager to the Broward County Planning Council (BCPC) advising the council that the Planning Advisory Board, sitting as the Local Planning Agency, unanimously recommended approval of the re-designation to High Residential and General Business and that the City Commission is scheduled to hear the item in August 2024. We need the letter to submit the Land Use Application to the BCPC and we would like to initiate that process now.

Thanks in advance for your consideration. Looking forward to hearing from you. Please let us know if you need any additional information from us.

Pedro Gassant | Holland & Knight
Partner
Holland & Knight LLP

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Andria Wingett

Director, Development Services

City of Hollywood

Department of Development Services

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