

ORDINANCE NO. \_\_\_\_\_

(23-L-86)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 34 ACRES OF LAND GENERALLY LOCATED AT 1600 S. PARK ROAD, AND INCLUDING PROPERTIES AND ADJACENT RIGHTS-OF-WAY WITHIN THE NORTHWEST AREA NORTH OF PEMBROKE ROAD, WEST OF SOUTH PARK ROAD, AND SOUTH OF HILLCREST DRIVE, FROM THE UTILITIES AND PARKS AND OPEN SPACE DESIGNATION TO THE GENERAL BUSINESS AND HIGH (50) RESIDENTIAL DESIGNATION; AND AMENDING THE CITY'S FUTURE LAND USE MAP TO REFLECT THE CHANGE.

WHEREAS, the City, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, prepared and adopted a Comprehensive Plan that 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 (23-L-86) was filed by Park Road Development, LLC ("Applicant") for a change of land use designation from Utilities ("UTL") and Parks and Open Space designation to the General Business ("GBUS") and High (50) Residential ("HRES") designation for the properties generally located at 1600 S. Park Road, and including properties and adjacent rights-of-way within the northwest area north of Pembroke Road, west of South Park Road, and south of Hillcrest Drive that contains approximately 34.2 gross acres/30.8 net acres, as more specifically described in Exhibit "A"; and

WHEREAS, the existing zoning for the subject property is Government Use ("GU"); and

WHEREAS, Development Services Department staff, following analysis of the application, recommended it be approved with the requirement that prior to the first public hearing, the applicant provide an updated affordable housing market assessment to the City as required by Policy 2.16.2 of the Broward County Land Use Plan; and

WHEREAS, on June 11, 2024, the Planning and Development Board, acting as the City's Local Planning Agency, recommended approval to the City Commission; and

WHEREAS, the City Commission 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, Article 1 of the Broward County Administrative Rules Document, and the Broward County Land Use 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 1600 S. Park road, and including properties and adjacent rights-of-way within the northwest area north of Pembroke road, west of South Park Road, and south of Hillcrest Drive that contains approximately 34.2 gross acres/30.8 net acres, located in Hollywood, Broward County, Florida, as more specifically described in Exhibit "A", is changed from UTL and Parks and Open Space designation to GBUS and HRES.

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

Section 4: 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 are repealed to the extent of such conflict.

Section 5: 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 6: That this Ordinance shall become effective 31 days after one of the following events occurs:

- (a) the State Planning Agency notifies the City that the plan is complete in accordance with Section 163.3184(3)(c), Florida Statutes; or
- (b) if a timely challenge has occurred, the State Land Planning Agency or the Administrative Commission issues a final order determining that the adopted amendment is in compliance with Chapter 163, Florida Statutes.

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Section 7: That no development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it becomes effective.

Advertised this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

RENDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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JOSH LEVY, MAYOR

ATTEST:

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PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM:

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DAMARIS HENLON  
INTERIM CITY ATTORNEY

