

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

(24-L-58)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR 23.7 ACRES OF LAND LOCATED AT 400 ENTRADA DRIVE, GENERALLY LOCATED NORTH OF PEMBROKE ROAD, SOUTH OF HOLLYWOOD BOULEVARD, EAST OF SOUTH PARK ROAD, AND WEST OF INTERSTATE 95, FROM THE LAND USE DESIGNATION OPEN SPACE AND RECREATION (OSR) TO HIGH (50) RESIDENTIAL (HRES) AND COMMERCIAL RECREATION (CREC); AMENDING THE CITY'S LAND USE MAP TO REFLECT THE CHANGES.

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 Community Affairs and certified by the Broward County Planning Council; and

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

WHEREAS, a valid application (24-L-58) was jointly filed by the City as property owner and the City's Public-Private Partners PPG Development and GCF Development ("Applicants") for a change of land use designation of 7.1 acres from Open Space and Recreation ("OSR") to Commercial Recreation ("CREC"), and a change of land use designation of 16.6 acres from OSR to High (50) Residential for the property located at 400 Entrada Drive and adjacent rights-of-way, generally located north of Pembroke Road, south of Hollywood Boulevard, east of South Park Road, and west of Interstate 95 as more specifically described in Exhibit "A"; and

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

WHEREAS, following review and analysis of the application, the Planning Manager and Principal Planner – Supervisor of Development Planning recommend approval; and

WHEREAS, on September 10, 2024, the Planning and Development Board, acting as the City's Local Planning Agency, recommended that the City Commission approve the application; and

WHEREAS, the City Commission has conducted duly advertised hearings on the future land use amendment proposed through the 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 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 400 Entrada Drive, generally located north of Pembroke Road, south of Hollywood Boulevard, east of South Park Road, and west of Interstate 95, and adjacent rights-of-way, is changed from 23.7 acres of OSR to 7.1 acres of Commercial Recreation and 16.6 acres of High (50) Residential.

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: 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 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 adoption unless timely challenged, in which case it shall become effective upon the State Land Planning Agency or the Administrative Commission, respectively, issuing a final order determining that the adopted amendment is in compliance with Chapter 163, Florida Statutes.

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

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Advertised this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

RENDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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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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DOUGLAS R. GONZALES  
CITY ATTORNEY