



## Legislation Details (With Text)

**File #:** PO-2023-16    **Version:** 1    **Name:** Open Space Text Amendment for PDHQ (23-L-40)  
**Type:** Ordinance    **Status:** Second Reading  
**File created:** 9/6/2023    **In control:** Regular City Commission Meeting  
**On agenda:** 12/6/2023    **Final action:** 12/6/2023

**Title:** An Ordinance Of The City Of Hollywood, Florida, Amending The City's Adopted Comprehensive Plan By Amending The Land Use Element To Establish Certain Permitted Uses In Areas Designated Open Space And Recreation. (23-L-40)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance and Exhibit A, 2. PDB Staff Report\_\_0912.pdf, 3. PDB Attachment A\_O-2022-06.pdf, 4. PDB Attachment B\_Land Use Element (LU).pdf, 5. PDB Attachment C\_FDC Letter.pdf, 6. Business Impact Form for Ordinances.PDF

Date	Ver.	Action By	Action	Result
12/6/2023	1	Regular City Commission Meeting		
9/20/2023	1	Regular City Commission Meeting	adopt on first reading	Pass

An Ordinance Of The City Of Hollywood, Florida, Amending The City's Adopted Comprehensive Plan By Amending The Land Use Element To Establish Certain Permitted Uses In Areas Designated Open Space And Recreation. (23-L-40)

*Infrastructure & Facilities*

Staff Recommends: Approval of the attached Ordinance.

Explanation:

### SECOND READ:

On November 1, 2023, The Florida Department of Commerce (FloridaCommerce) completed its review of the comprehensive plan amendment and determined that the amendment meets the requirements of Chapter 163, Part 11, F.S., for compliance. Accordingly, a Notice of Intent to find the City of Hollywood's Comprehensive Plan amendment "In Compliance" has been issued.

Attachment II: Florida Department of Commerce Notice of Intent and covering letter, dated November 1, 2023

**FIRST READING:**

The item was scheduled for the September 12, 2023 Planning and Development Board meeting, acting as the Local Planning Agency. An update on the recommendation of this meeting will be provided at the City Commission's public hearing on September 20, 2023.

As previously heard by the Planning and Development Board on September 21, 2021 and subsequently by the City Commission on March 2, 2023, followed by a second reading on April 20, 2023 the above request was adopted through Ordinance No. O-2022-06 (refer to Attachment A). Due to an oversight by staff during the procedural phase, the item was not transmitted to the State as required for review and approval. Consequently, it has become necessary to recommence the approval process. No changes have been made to the request since the Board and City Commission heard this item last.

This text amendment to the Land Use Element of the Comprehensive Plan is to include new language related to civic & cultural buildings and community facilities and/or utility uses within the areas designated as Open Space and Recreation. The new language originates from the BrowardNext County Plan, and was crafted to allow municipalities to have greater flexibility in the process for the incorporation of Community Facilities and/or Utility uses that serve a public purpose to promote health, safety and welfare.

Presently, the City's Open Space and Recreation land use designation category does not contain language that is permissive of civic & cultural buildings and community facilities. The text amendment language proposed is consistent with and is in compliance with both the goals, objectives and policies of BrowardNext and the City's Comprehensive Plan. The proposed language is the same language found in the "Permitted Uses" section of BrowardNext which brings the City's Comprehensive Plan into compliance (with this regard).

The text amendment language would add Civic and Cultural Buildings as a permitted use and add Community Facilities that are publicly owned and promote health, safety, and welfare provided minimum open space requirements of 3 acres per 1,000 existing or future residents are maintained, no more than 5 acres are used for the facility, and sufficient and functional open space serving area residents are retained.

In March of 2019 voters approved the General Obligation Bond which included funding for a new Police Headquarters. The location of the proposed new headquarters would be on lands within the Open Space and Recreation designation.

Attachment I: September 12, 2023 Planning and Development Board Staff Report and Backup.

Fiscal Impact:

Approval of this ordinance will not fiscally impact the City as this is a text amendment to the City's Comprehensive Plan.

Recommended for inclusion on the agenda by:

Anand Balram, Planning Manager

Andria Wingett, Director, Development Services

Gus Zambrano, Assistant City Manager/Sustainable Development