



Legislation Details (With Text)

File #: PO-2023-09 **Version:** 1 **Name:** 22-L-80 - Emerald Hills Land Use Change
Type: Ordinance **Status:** Passed
File created: 6/5/2023 **In control:** Regular City Commission Meeting
On agenda: 3/6/2024 **Final action:** 3/6/2024
Title: An Ordinance Of The City Of Hollywood, Florida, Amending The City's Comprehensive Plan By Changing The Land Use Designation For Property Located At 4100 N. Hills Drive, 2900 N. 40th Avenue, Keyser Avenue And Greens Road, Generally Located South Of North Hills Drive, North Of Sheridan Street, East Of North 56 Avenue And West Of North Park Road, From The Land Use Designation Open Space And Recreation (OSR) To Low (5) Residential (LRES) And Low Medium (10) Residential (LMRES); Amending The City's Land Use Map To Reflect The Changes. (22-L-80)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance Emerald Hills.pdf, 2. Exhibit A_Emerald Hills Legals 2023 Modified.pdf, 3. 2280_PDB_Staff Report_2023_0509.pdf, 4. Attachment A_Application Package_Part 1.pdf, 5. Attachment A_Application Package_Part 2.pdf, 6. Attachment A_Application Package_Part 3.pdf, 7. Attachment B_Emerald Hills LUPA - Traffic Analysis - 03-06-23.pdf, 8. Attachment C_Hollywood Affordable Housing Study Update 2022.1.docx.pdf, 9. Attachment D_Dec. Restrictive Covenants.pdf, 10. BCPC Approval Ordinance (PC 23-5B).pdf, 11. BIE - 22-L-80

Date	Ver.	Action By	Action	Result
3/6/2024	1	Regular City Commission Meeting		
7/5/2023	1	Regular City Commission Meeting	adopt on first reading	Pass

An Ordinance Of The City Of Hollywood, Florida, Amending The City's Comprehensive Plan By Changing The Land Use Designation For Property Located At 4100 N. Hills Drive, 2900 N. 40th Avenue, Keyser Avenue And Greens Road, Generally Located South Of North Hills Drive, North Of Sheridan Street, East Of North 56 Avenue And West Of North Park Road, From The Land Use Designation Open Space And Recreation (OSR) To Low (5) Residential (LRES) And Low Medium (10) Residential (LMRES); Amending The City's Land Use Map To Reflect The Changes. (22-L-80)

Economic Vitality

Staff Recommends: Approval of the attached Ordinance.

Explanation:

SECOND READING:

The item remains unchanged from first reading. On December 12, 2023, the Broward County

Board of County Commissioners held a public hearing regarding the requested amendment to the Broward County Land Use Plan map. The item was subsequently transmitted to the State Land Planning Agency on December 13, 2023.

Attachment added: BCPC Transmission Letter and Adopted Ordinance Package.

FIRST READING:

The request is to amend the City's Comprehensive Plan to change the Future Land Use (FLU) designation from Open Space and Recreation (OSR) to Low (5) Residential (LRES) and Low-Medium (10) Residential (LMRES). The total acreage of the amendment is 36.8 acres. Approximately one acre will be converted from OSR to LRES. The remaining acreage would be converted from OSR to LMRES.

The Applicant states the intent of the proposed amendment is *"to bring The Club at Emerald Hills back to its glory days by providing a dedicated source of revenue that will enable the ownership to redevelop the clubhouse with new amenities such as a state-of-the-art fitness facility, an indoor basketball court, tennis courts, and a redeveloped championship golf course designed by Nicklaus Designs. The project is designed to maintain the integrity of the golf course by developing compact residential "nodes" at points along the course's periphery. The amendment will enable The Club of Emerald Hills to maintain itself long into the future and will ensure via deed restriction of the golf course that the residents will always be surrounded by open space."*

The proposed amendment promotes a distribution of land uses that will enhance and improve the residential and surrounding communities while allowing the landowners to maximize the use of their property, as suggested in the Goals of the City's Comprehensive Plan. The proposed amendment also supports the Citywide Master Plan guiding principle to *"promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community"*.

The Applicant intends to seek approval for 360 dwelling units on the amendment parcels, which will need to be achieved by future rezoning and site plan approvals. The proposed land use designations will assist the proposed project to come into fruition, augmenting the use of the property to provide additional housing inventory and choice within the City, while retaining the remainder of the golf course for ongoing use.

On May 9, 2023, the Planning and Development Board recommended the approval of the ordinance by the Hollywood City Commission.

Fiscal Impact:

Approval of this ordinance will not fiscally impact the City as this is a proposal for a Land Use Plan Amendment.

Recommended for inclusion on the agenda by:

Mawusi Watson, Planning Administrator

Anand Balram, Planning Manager

Andria Wingett, Deputy Director of Development Services

Gus Zambrano, Assistant City Manager for Sustainable Development