

ORDINANCE NO. _____

(26-L-18b)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S EXISTING COMPREHENSIVE PLAN TO ESTABLISH THE HOLLYWOOD BEACH HOTEL DENSITY BONUS PROGRAM AND TO PROVIDE CLARIFICATIONS TO THE HOTEL ROOM POOL PROGRAM AND ASSOCIATED HOTEL ROOM DENSITIES, WITHIN THE LAND USE ELEMENT AND THE COASTAL ELEMENT, AS MORE SPECIFICALLY SET FORTH IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE AND OTHER REVIEWING AGENCIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Hollywood ("City") has determined that amendments to the Land Use Element and Coastal Element are necessary to further the City's planning objectives and support the continued viability, redevelopment, and enhancement of hotel, resort, and tourist-serving accommodations within the Hollywood Beach area; and

WHEREAS, the proposed amendments establish the Hollywood Beach Hotel Density Bonus Program and clarify the administration of the Hollywood Beach Hotel Room Pool Program and associated hotel room density provisions; and

WHEREAS, the proposed amendments support tourism, economic development, reinvestment in aging properties, public realm improvements, redevelopment, and other adopted planning objectives for the Hollywood Beach area; and

WHEREAS, the proposed amendments are intended to provide policy direction and implementation authority for the administration and allocation of hotel room density within the Hollywood Beach area and are not intended to increase permanent residential dwelling units within the Coastal High Hazard Area; and

WHEREAS, the proposed amendments are intended to align the Comprehensive Plan with the City's long-term vision for Hollywood Beach and are not intended to reduce development capacity, intensity, or development rights otherwise authorized under the Comprehensive Plan or Broward County Land Use Plan; and

WHEREAS, pursuant to state law, the City Planning and Development Board, acting in its capacity as the Local Planning Agency, held a duly noticed public hearing on June 29, 2026, to review the proposed comprehensive plan amendments and has forwarded a recommendation of approval to the City Commission; and

WHEREAS, in accordance with Section 163.3184, Florida Statutes, the City Commission has conducted two duly advertised public hearings on the proposed amendments to the City's Comprehensive Plan, including the review of objections, recommendations and comments of the respective reviewing agencies, if any; and

WHEREAS, the City Commission, after due consideration of all matters, finds that the proposed amendments are consistent with the City of Hollywood Comprehensive Plan, the Broward County Land Use Plan, the Strategic Regional Policy Plan for South Florida, and comply with applicable state law; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION 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 Element and Coastal Element of the City's Comprehensive Plan set forth in the attached Exhibit "A," are hereby amended and incorporated herein by reference.

Section 3: That the City Manager, or designee, is authorized and directed to transmit the amendments set forth in Exhibit "A" to the Florida Department of Commerce, the South Florida Regional Planning Council, Broward County, and all other agencies required by law for review and comment in accordance with Chapter 163, Florida Statutes.

Section 4: That if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of the remaining portions of this Ordinance.

Section 5: That the effective date of this Ordinance shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete unless there is a timely challenge to the plan amendment, whereby the amendment does not become effective until the state land planning agency or the Administrative Commission enters a final order determining the adopted amendment is in compliance.

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ADVERTISED _____, 2026.

ADVERTISED _____, 2026.

PASSED on first reading this _____ day of _____, 2026.

PASSED AND ADOPTED on second reading this _____ day of _____, 2026.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DAMARIS HENLON
CITY ATTORNEY

EXHIBIT "A"¹

THE CITY OF HOLLYWOOD
COMPREHENSIVE PLAN

LAND USE ELEMENT

City of Hollywood
Hollywood, Florida
December 1989
Revised: March 1991
December 1991
November 1995
November 1997
April 1999
February 2004
July 2006
EAR-Based Amendments January 2008
July 2026

Flexibility and Reserve Units

The Hollywood Beach Hotel Density Bonus Program

The Hollywood Beach Hotel Density Bonus program is a voluntary and discretionary mechanism that is separate and distinct from the City's existing Hotel Room Pool Program. The Hollywood Beach Hotel Density Bonus Program is established to support the continued viability and redevelopment of hotel, resort, and tourist-serving accommodations within designated portions of Hollywood Beach Overlay District. The Hollywood Beach Hotel Density Bonus Program allows for the allocation of additional hotel rooms above the base room density permitted by the Comprehensive Plan. Allocations from the Hollywood Beach Hotel Density Bonus Program are intended to encourage landmark architecture, public realm enhancements, tourism, economic development, and reinvestment in aging properties, to achieve the City's long-term vision for Hollywood Beach.

1. The City's Zoning and Land Development Regulations shall include the procedures, accounting, application standards, and allocation methods to

¹ Coding: ~~Strikethrough~~ words are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with ~~double-strikethrough~~ and double underline.

administer the program.

2. The City Commission may reserve, allocate, assign, recover, restore, replace, release, and reallocate hotel rooms from the Hollywood Beach Hotel Room Pool in accordance with this Comprehensive Plan and the City's Land Development Regulations.

Permitted Uses in Areas Designated General Business

The following uses are allowed within General Business areas to the degree and extent permitted by the applicable zoning regulations.

1. Neighborhood, community, regional and highway retail uses, including shopping centers.
2. Office and business uses.
3. Commercial uses, including wholesale, light fabricating, storage and warehouse uses, parking lots.
4. Hotels, motels and other tourist accommodations subject to the following:
 - a) In that portion of the CHHA east of the Intracoastal Waterway and north of Sheridan Street (North Beach Barrier Island), hotels and motels shall not exceed 50 hotel rooms per acre.
 - b) In that portion of the CHHA west of the Intracoastal Waterway, hotels and motels shall not exceed 50 hotel rooms per acre.
 - c) In that portion of the CHHA east of the Intracoastal Waterway between Sheridan Street and Hollywood Boulevard (Central Beach Barrier Island), hotels and motels shall not exceed 50 hotel rooms per acre. Provided however, the City Commission may approve up to an additional 50 rooms per acre (for a maximum of 100 rooms per acre) from the "Hollywood Beach Hotel Room Pool" containing no more than 1000 rooms.
 - d) In that portion of the CHHA east of the Intracoastal Waterway and south of Hollywood Boulevard (South Beach Barrier Island) hotels and motels shall not exceed 150 hotel rooms per acre). Provided however, the City Commission may approve up to an additional 150 rooms per acre (for a maximum of 300 rooms per acre) from the "Hollywood Beach Hotel Room Pool: containing no more than 1000 rooms.
 - e) Notwithstanding subsections (a) through (d), the City Commission may approve hotel densities in excess of the limits otherwise established by this Comprehensive Plan through the Hollywood Beach Hotel Density Bonus Program.

COASTAL ELEMENT

Prepared by
Calvin, Giordano and Associates, Inc.
and the Office of Planning
City of Hollywood
Hollywood, Florida
December 1988
Revised:
November 1996
February 2004
July 2006
EAR-Based Amendments January 2008
July 2026

VII. GOAL, OBJECTIVES, AND POLICIES

GOAL I: STORM DISASTER PLANNING

Prevent increased storm hazard risk to lives and property in the coastal area.

Objective 1:

The City of Hollywood will work with the Broward County Emergency Management Agency to limit maximum hurricane evacuation time to 12 hours for each evacuation route exiting Hollywood Beach, pursuant to the South Florida Regional Hurricane Evacuation Traffic Study as prepared by the South Florida Regional Planning Council (September 2006).

Policy 1.4: Prohibit any increase in the number of permanent use dwelling units in the Coastal High Hazard Area above that permitted by the adopted Comprehensive Plan (1998).

Policy 1.5: Continue to encourage commercial and seasonal uses along Central Beach and prohibit any increase in the number of permanent residential dwelling units above that permitted by the adopted Comprehensive Plan through the implementation of a Beach Redevelopment Plan directed at safer and more efficient use of the scarce Beach Resources.

Policy 1.7: The following uses are allowed within General Business areas to the degree and extent permitted by the applicable zoning regulations. Hotels, motels and other tourist accommodations subject to the following:

- a) In that portion of the CHHA east of the Intracoastal Waterway and north of Sheridan Street (North Beach Barrier Island), hotels and motels shall not exceed 50 hotel rooms per acre.
- b) In that portion of the CHHA west of the Intracoastal Waterway, hotels and motels shall not exceed 50 hotel rooms per acre.
- c) In that portion of the CHHA east of the Intracoastal Waterway between Sheridan Street and Hollywood Boulevard (Central Beach Barrier Island), hotels and motels shall not exceed 50 hotel rooms per acre. Provided however, the City Commission may approve up to an additional 50 rooms per acre (for a maximum of 100 rooms per acre) from the "Hollywood Beach Hotel Room Pool" containing no more than 1000 rooms.
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- e) Notwithstanding subsections (a) through (d), the City Commission may approve hotel densities in excess of the limits otherwise established by this Comprehensive Plan through the Hollywood Beach Hotel Density Bonus Program.
