

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

(25-L-39)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN BY AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT TO ADD 4,379 MID-RISE AND HIGH-RISE RESIDENTIAL UNITS AND REDUCE 1,000,000 SQUARE FEET OF COMMERCIAL WITHIN THE CITY'S TRANSIT ORIENTED CORRIDOR (TOC)/STATE ROAD 7 ACTIVITY CENTER; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Hollywood adopted its Comprehensive Plan pursuant to Chapter 163, Florida Statutes, and has amended the Plan from time to time in accordance with the Community Planning Act; and

WHEREAS, Section 163.3184, Florida Statutes, authorizes local governments to amend their comprehensive plans by ordinance following duly noticed public hearings and state review; and

WHEREAS, the Transit Oriented Corridor ("TOC"), also known as the State Road 7 Activity Center, encompasses approximately 980 acres along State Road 7/US 441 and is designated as an Activity Center under both the City's Comprehensive Plan and the Broward County Land Use Plan (BrowardNext); and

WHEREAS, the TOC was established to promote compact, transit-supportive, mixed-use redevelopment along a major regional transportation corridor while preserving adjacent residential neighborhoods; and

WHEREAS, on March 6, 2024, the City Commission adopted Resolution R-2024-070 approving and authorizing an Interlocal Agreement with Broward County to support growth management, monitoring, and to conduct an audit of approved developments within the Transit Oriented Corridor Activity Center; and

WHEREAS, the Interlocal Agreement affirms the City's responsibility to monitor development activity and ensure compliance with the Broward County Land Use Plan and adopted concurrency standards; and

WHEREAS, in response to ambiguity in the Activity Center policy language regarding substitution of residential unit categories, the City requested a formal interpretation from the Broward County Planning Council; and

WHEREAS, on April 25, 2024, the Broward County Planning Council unanimously affirmed that dwelling units from any given category within an Activity Center may be substituted for dwelling units of another category, provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates, regardless of whether the specific unit type is explicitly listed in the Activity Center text; and

WHEREAS, the Planning Council's interpretation became effective April 25, 2024, and confirmed that municipalities may modernize residential typologies within Activity Centers while remaining consistent with BrowardNext and school concurrency standards; and

WHEREAS, the currently adopted Comprehensive Plan permits a maximum of 5,309 residential dwelling units within the TOC; and

WHEREAS, the proposed amendment increases the maximum residential allocation within the TOC by 4,379 dwelling units, for a total of 9,688 dwelling units, and introduces mid-rise and high-rise residential categories consistent with the Planning Council's interpretation; and

WHEREAS, the proposed amendment reduces 1,000,000 square feet of commercial development capacity in order to offset potential transportation impacts and maintain consistency with adopted Level of Service standards and infrastructure assumptions established at the time of the TOC's original adoption; and

WHEREAS, the Planning and Development Board, acting as the City's Local Planning Agency pursuant to Section 163.3174, Florida Statutes, held a duly noticed public hearing on May 20, 2025, and transmitted a recommendation of approval to the City Commission; and

WHEREAS, the City Commission conducted duly advertised public hearings in accordance with Section 163.3184, Florida Statutes; and

WHEREAS, the City Commission, after due consideration of all matters, finds that the proposed amendment is consistent with the City of Hollywood's Comprehensive Plan, BrowardNext, the State Comprehensive Plan, the South Florida Regional Planning Council Regional Policy Plan, and complies with the requirements of the Community Planning Act; and

WHEREAS, the proposed text amendment brings the City's Comprehensive Plan more into alignment with BrowardNext; and

WHEREAS, pursuant to state law, the City Commission has conducted two duly advertised public hearings on the proposed text amendment to the Comprehensive Plan's Future Land Use Element, one at the transmittal stage and one at the adoption

stage in compliance with Section 163.3184, Florida Statutes, and local ordinances, including review of comments, if any, from the state land planning agency; and

WHEREAS, the City Commission, after review of the recommendations of the Director of the Development Services, the Local Planning Agency, comments made at a public hearing, and careful consideration of the issues, finds that the proposed amendment is in the best interest of the health, safety, and welfare of the citizens of the City; and

WHEREAS, the City Commission further finds that directing higher-intensity residential development to the TOC strengthens corridor revitalization, leverages existing infrastructure investment, supports transit ridership, and promotes long-term municipal fiscal sustainability.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: The City Commission hereby adopts the amended text to the Future Land Use Element of the City Comprehensive Plan, attached hereto as Exhibit "A," to add additional 4,379 midrise and high-rise dwelling units and to reduce 1,000,000 square feet of commercial within the City's TOC.

Section 3: That the attached comprehensive plan text amendment set forth in Exhibit "A" to the City's Comprehensive Plan Future Land Use Element shall be transmitted to the State of Florida Department of Commerce in compliance with Chapter 163, Florida Statutes, and also to the Broward County Planning Council for recertification.

Section 4: That the City's Comprehensive Plan Future Land Use Element shall be amended to reflect the proposed text changes.

Section 5: That all ordinances or parts of ordinances, and all resolutions or parts of resolutions, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict. To the extent that any provision of the City's Comprehensive Plan, as previously adopted, is inconsistent with the text amendment adopted in Section 2 and set forth in Exhibit "A," the text amendment shall control and the inconsistent provision shall be deemed superseded. If any section, subsection, sentence, clause, phrase, word, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance. 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.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN BY AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT TO ADD 4,379 MID-RISE AND HIGH-RISE RESIDENTIAL UNITS AND REDUCE 1,000,000 SQUARE FEET OF COMMERCIAL WITHIN THE CITY'S TRANSIT ORIENTED CORRIDOR (TOC)/STATE ROAD 7 ACTIVITY CENTER; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Section 6: That pursuant to Section 163.3184(3)(c)(4), Florida Statutes, the effective date of this Ordinance shall be 31 days after the state planning agency notifies the City that the plan amendment package is complete. If timely challenged pursuant to Section 163.3184(c)(4) Florida Statutes, this Ordinance shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the amendment to be in compliance.

ADVERTISED on \_\_\_\_\_, 2026.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

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JOSH LEVY, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA A. CERNY, MMC,  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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DAMARIS HENLON,  
CITY ATTORNEY