

ORDINANCE NO. _____

(26-L-18a)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S EXISTING COMPREHENSIVE PLAN TO PROVIDE CLARIFICATIONS AND MODIFICATIONS TO FLEXIBILITY UNIT PROVISIONS WITHIN THE LAND USE 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 (the "City") has determined that amendments to the Land Use Element is necessary to further the City's planning objectives and maintain consistency with applicable provisions of the Broward County Land Use Plan; and

WHEREAS, the proposed amendments clarify and update provisions relating to Flexibility Units, Reserve Units, and the City's Unified Flexibility Zone framework; and

WHEREAS, the proposed amendments support redevelopment, housing opportunities, economic development, and other adopted planning objectives through the administration and allocation of residential development capacity; and

WHEREAS, the proposed amendments are intended to align the Comprehensive Plan with the current Broward County Land Use Plan framework and are not intended to reduce development capacity, density, 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.

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 of the City's Comprehensive Plan set forth in the attached Exhibit "A," is 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 on _____, 2026.

ADVERTISED on _____, 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 Units, and Reserve Units Program

The City of Hollywood "Unified Flexibility Zone" was established by Broward County in May 2023, encompassing all flexibility-eligible areas within the City.

"Flexibility units" means the difference between the number of dwelling units permitted within a flexibility zone in Broward County's Land Use Plan and the number of units permitted within the City's Comprehensive Plan. ~~a flexibility zone in Hollywood's Land Use Plan~~. Since the certified Hollywood Plan may be more restrictive than the Broward County Land Use Plan, extra dwelling units may be available for rearranging within flexibility zones by amending the City's Land Use Plan Element. The maximum number of dwelling units permitted in the ~~Hollywood Land Use Plan~~ Comprehensive Plan may not (except for "reserve units") exceed the number of dwelling units permitted in the Broward County Land Use Plan

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.

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.
5. Parks, recreation, open space, cemeteries, and commercial recreation uses.
6. Public and semi-public facilities, institutional uses, private clubs.
7. Utilities, transportation, communication facilities, and easements.
8. Non-residential Agricultural uses (permitted until the area is converted to an urban use).
9. Residential uses are permitted in areas designated for general business in the following specific instances:
 - a) ~~Only~~ In the same structure as a commercial use provided that the residential floor area does not exceed 50% of the total floor area of the building, and the flexibility and reserve units are available.

- Otherwise, amendment of the City's *Land Use Element* is required
- b) Standalone residential uses or mixed uses containing less than 50% of the total floor area of the building for non-residential uses may be permitted in portions of the CHHA east of the Intracoastal Waterway through the Zoning and Land Development Regulations, and where flexibility units are available.
 - ~~b)~~ c) In the Central City Business (CCB) zoning district in the downtown Hollywood Regional Activity Center Area as permitted by Broward County Plan Amendment PCT 90-2. In the C-1 zoning district in the Hollywood Beach area as permitted by County Plan Amendment.
 - ~~e)~~ d) For mixed commercial/residential developments greater than 20 acres in size, mixed commercial/residential structures where the first floor of such structure is totally confined to commercial uses and free standing multi-family residential uses are permitted, provided that residential density does not exceed 40 units per gross acre and the area of the site upon which the free standing residential development and mixed commercial/residential structures are constructed do not exceed 40% of the total gross acreage of the commercially designated parcel, and the flexibility and reserve units are available.
