

1 Environmental Protection, Department of State, Department of Transportation, Fish and
2 Wildlife Conservation Commission, Department of Agriculture and Consumer Services,
3 and Department of Education, as applicable, were considered; and

4 WHEREAS, the Board of County Commissioners after due consideration of all
5 matters hereby finds that the following amendment to the 1989 Broward County
6 Comprehensive Plan is consistent with the State Plan, Regional Plan, and the Broward
7 County Comprehensive Plan; complies with the requirements of the Local Government
8 Comprehensive Planning and Land Development Regulation Act; and is in the best
9 interests of the health, safety, and welfare of the residents of Broward County; and

10 WHEREAS, the proposed amendment constitutes an amendment as part of
11 Broward County's permitted second annual amendments to the Plan for 2010.

12 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
13 BROWARD COUNTY, FLORIDA:

14 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
15 Amendment PC 10-10, which is an amendment to the 1989 Broward County Land Use
16 Plan Map located in the City of Hollywood, as set forth in Exhibit A, attached hereto and
17 incorporated herein.

18 Section 2. SEVERABILITY.

19 If any portion of this Ordinance is determined by any Court to be invalid, the
20 invalid portion shall be stricken, and such striking shall not affect the validity of the
21 remainder of this Ordinance. If any Court determines that this Ordinance, or any portion
22 hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies),
23 or circumstance(s), such determination shall not affect the applicability hereof to any
24 other individual, group, entity, property, or circumstance.

1 Section 3. EFFECTIVE DATE.

2 1. The effective date of the plan amendment set forth in this Ordinance shall
3 be the latter of:

4 (a) Thirty-one (31) days after the Department of Community Affairs notifies
5 Broward County that the plan amendment package is complete;

6 (b) If the plan amendment is timely challenged, the date a final order is issued
7 by the Administration Commission or the Department of Community Affairs finding the
8 amendment to be in compliance in accordance with Section 163.32465(6), Florida
9 Statutes; or

10 (c) If an Agreement imposing conditions on the plan amendment or Interlocal
11 Agreement is applicable, as per Exhibit B, the date the Agreement or Interlocal
12 Agreement is recorded in the Public Records of Broward County.

13 2. This Ordinance shall become effective as provided by law.

14 ENACTED

15 FILED WITH THE DEPARTMENT OF STATE

16 EFFECTIVE

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23 MA/lt
08/05/10
24 #10-401.17
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EXHIBIT A TO ORDINANCE

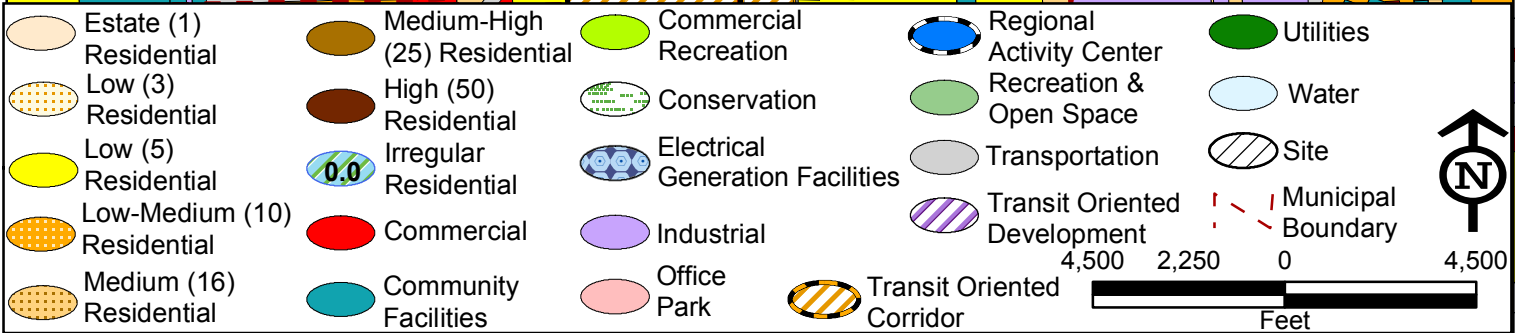
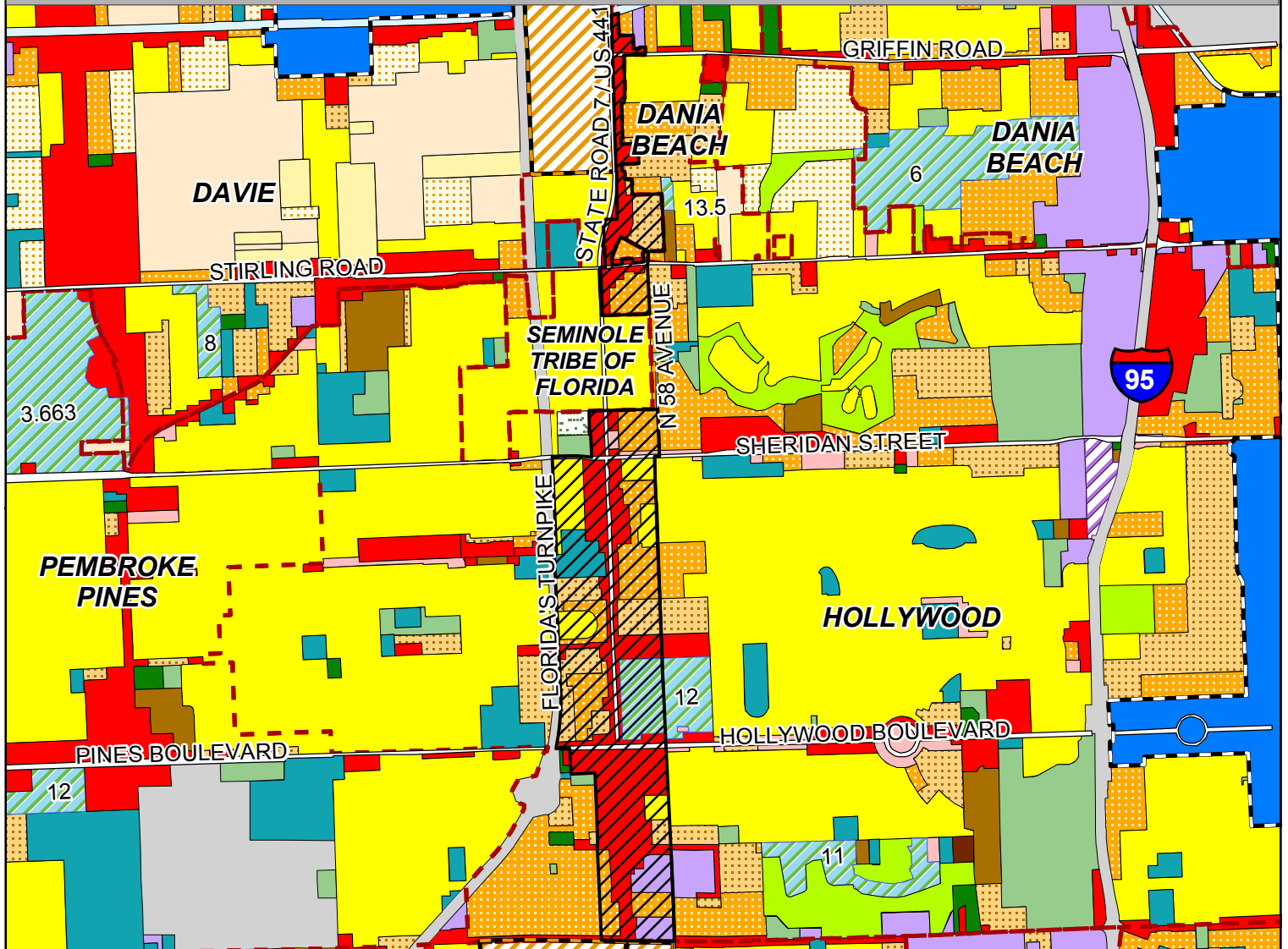
BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS

Amendment PC 10-10

Current Land Uses: 408.8 ACRES OF COMMERCIAL, 205.3 ACRES OF LOW-MEDIUM (10) RESIDENTIAL, 129.5 ACRES OF MEDIUM (16) RESIDENTIAL, 97.7 ACRES OF LOW (5) RESIDENTIAL, 58.0 ACRES OF IRREGULAR (12) RESIDENTIAL, 38.3 ACRES OF INDUSTRIAL, 34.7 ACRES OF COMMUNITY FACILITIES AND 8.0 ACRES OF OFFICE PARK

Proposed Land Use: TRANSIT ORIENTED CORRIDOR

Acreage: Approximately 980.3 acres



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 10-10
(CORRESPONDING TO PROPOSED TEXT AMENDMENT PCT 10-7)
(HOLLYWOOD)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation May 18, 2010*

Planning Council staff finds that the proposed amendment is generally consistent with the goals, objectives and policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment to the Broward County Land Use Plan be approved, recognizing the City’s voluntary commitment regarding airport noise impacts, to prohibit residential uses north of Griffin Road within the TOC.

- II. Planning Council Transmittal Recommendation May 27, 2010*

Approval per Planning Council staff transmittal recommendation. (Vote of the board; 11-1; Yes: Bruck, Case, Castillo, Castro, S. Cooper, DuBose, Julian, Mallozzi, Reinstein, Willett and Williams. No: Boisvenue.)

- III. County Commission Transmittal Recommendation June 8, 2010*

Approval per Planning Council transmittal recommendation.

- IV. Summary of State of Florida Review Agency Comments July 19, 2010*

Comment 1: The Florida Department of Transportation (FDOT) recommends providing policy direction addressing transit accessibility in terms of relating bus stop locations to adjacent land uses. Parking and other uses should be prevented from negatively impacting transit and access to non-automotive modes.

Response 1: The Transit Oriented Corridor (TOC) adopted policies within the Broward County Land Use Plan, specify that “local land use element policies must include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to **promote connectivity to transit stations and stops** (Policy 10.04.06).

With regard to FDOT’s comment that “parking and other uses should be prevented from negatively impacting transit and access to non-automotive modes,” Planning Council staff notes that the TOC text specifies that, “**Additional or expanded stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and should be prohibited by the local**

RECOMMENDATIONS/ACTIONS (continued)

DATE

IV. Summary of State of Florida Review Agency Comments (continued) July 19, 2010

government, or limited unless designed in a manner to encourage pedestrian and transit usage” (Policy 10.04.05).

In addition, the City of Hollywood has provided a response to the above FDOT comments.

Comment 2: The Florida Department of Transportation (FDOT) recommends Broward County and the municipality involved in this proposed amendment coordinate with the MPO to identify the exact locations of mobility hubs. Specifically, the local government should work with the MPO when establishing or revising master plans for the TOC and when identifying transit facility locations and the types of vehicles that would serve those facilities.

Response 2: The Year 2035 Long Range Transportation Plan (LRTP), which was adopted by the Broward MPO on November 19, 2010, indicates the type and location of mobility hubs in the cost-feasible section. The adopted 2035 LRTP indicates a Gateway Hub at State Road 7 and Hollywood Boulevard, and Community Hubs along State Road 7 at Pembroke Road, Sheridan Street and Griffin Road. It is Planning Council staff’s understanding that the various technologies associated with the adopted mobility hubs have not been determined. As noted in the 2035 LRTP, “the specific locations of Mobility Hubs are dependent on further planning studies to select sites based on availability of land, public-private partnership opportunities, delineation of Premium Transit services, and bike/pedestrian facilities as well as local desire.”

In addition, the City of Hollywood has provided a response to the above FDOT comments.

V. Planning Council Staff Final Recommendation August 17, 2010

It is recommended that the proposed amendment to the Broward County Land Use Plan be approved, recognizing the City’s proposed additional text amendment to prohibit residential uses north of Griffin Road within the TOC.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 10-10

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Hollywood
- II. County Commission Districts: Districts 6 and 7
- III. Site Characteristics
- A. Size: Approximately 980.3 acres
- B. Location: In Sections 25 and 36, Township 50 South, Range 41 East; and Sections 1, 12, 13 and 24, Township 51 South, Range 41 East; generally located along both sides of State Road 7/U.S. 441 between the northern and southern City of Hollywood boundaries.
- C. Existing Uses: Retail, single-family and multi-family residential, office, educational facility, religious institution, park, warehouse, cemetery, light industrial, storage, marina and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 408.8 acres of Commercial
205.3 acres of Low-Medium (10) Residential
129.5 acres of Medium (16) Residential
97.7 acres of Low (5) Residential
58.0 acres of Irregular (12) Residential
38.3 acres of Industrial
34.7 acres of Community Facilities
8.0 acres of Office Park
- B. Proposed Designation: Transit Oriented Corridor, consisting of:
15,000,000 square feet of commercial use
2,000,000 square feet of office use
1,000,000 square feet of community facilities use
1,000,000 square feet of industrial use
2,500 hotel rooms
2,400 single-family homes
2,400 townhomes
509 garden apartments

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

C. *Estimated Net Effect:* No net change in the number of dwelling units [5,309 dwelling units currently permitted by the Broward County Land Use Plan]

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

A. *Existing Uses:*

North: Marina, single-family residential (mobile homes), storage, multi-family residential and park

East: Single-family residential, warehouse, multi-family residential, retail, office and storage

South: Retail, single-family residential and golf course

West: Single-family residential, retail, golf course, utilities, transportation, cemetery, park, casino and entertainment and warehouse

B. *Planned Uses:*

North: Commercial, Low-Medium (10) Residential, Industrial, Medium (16) Residential and Recreation and Open Space

East: Low-Medium (10) Residential, Industrial, Low (5) Residential, Medium (16) Residential, Irregular (13.5) Residential, Medium-High (25) Residential, Community Facilities, Commercial, Irregular (12) Residential and Office Park

South: Transit Oriented Corridor (Miramar and West Park), Recreation and Open Space, Commercial and Low (5) Residential (Seminole Tribe of Florida)

West: Low-Medium (10) Residential, Commercial, Recreation and Open Space, Utilities, Transportation, Medium (16) Residential, Community Facilities, Conservation, Low (5) Residential (Seminole Tribe of Florida) and Transit Oriented Corridor (Davie)

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* City of Hollywood
- B. *Agent:* Calvin, Giordano & Associates, Inc.
- C. *Property Owners:* There are numerous property owners in the amendment area.

VII. Recommendation of Local Governing Body:

The City of Hollywood recommends approval. The City is anticipating the adoption of the corresponding local amendment in October of 2010.