

Item # 50

ADDITIONAL MATERIAL
Regular Meeting
MARCH 28, 2019

SUBMITTED AT THE REQUEST OF

PLANNING COUNCIL

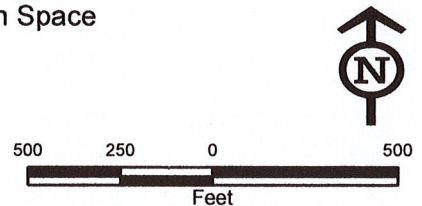
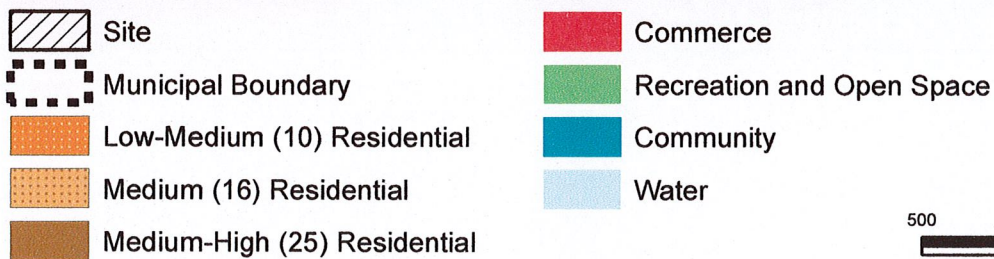
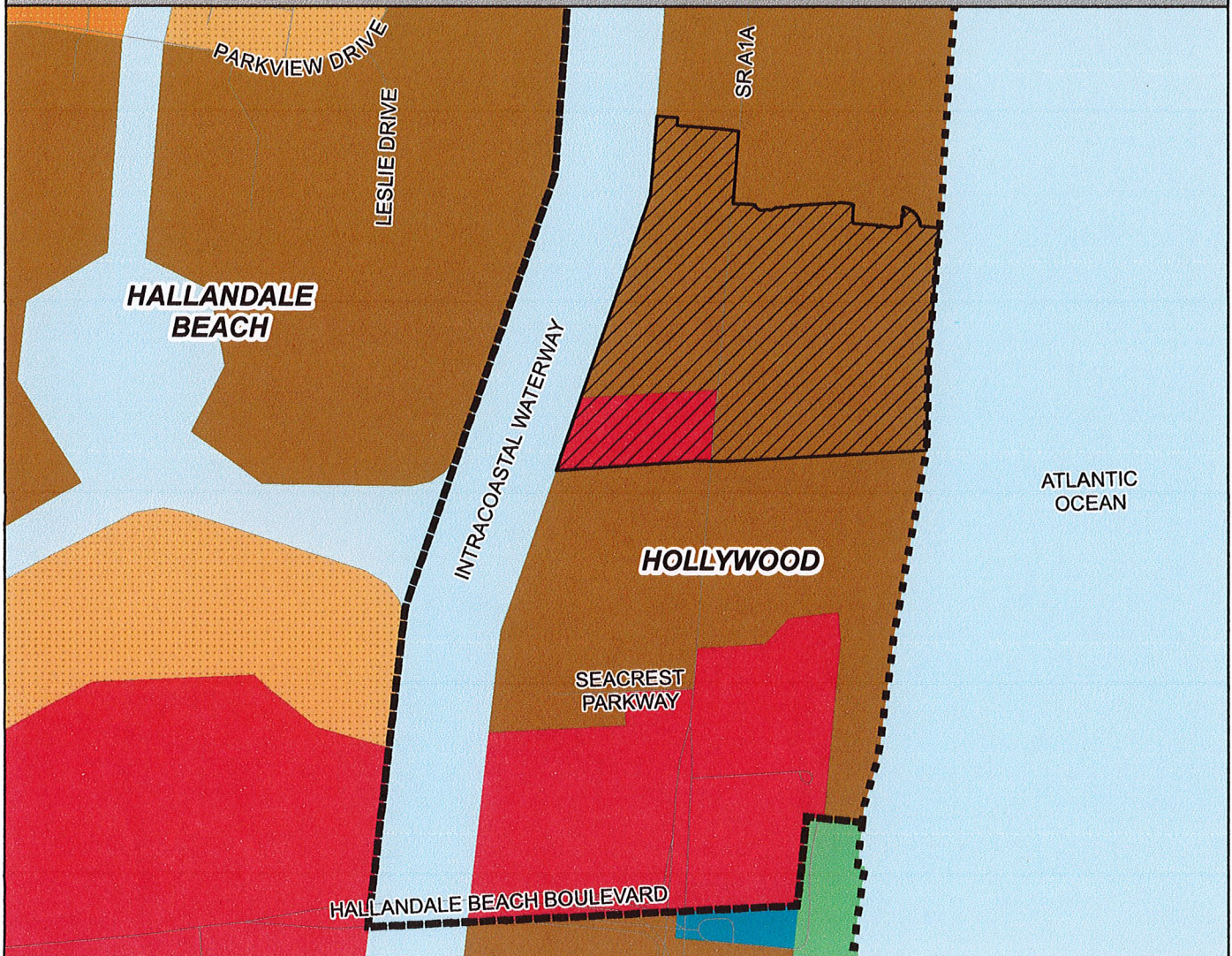
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 19-1

Current Land Uses: 16.8 acres of Medium-High (25) Residential and 2.2 acres of Commerce

Proposed Land Use: Activity Center

Gross Acres: Approximately 19.0 acres



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 19-1
(HOLLYWOOD)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

January 15, 2019

The proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan with the exception of Policy 2.12.8 regarding negative impacts to emergency shelter capacities. As this amendment is a regular scale amendment and will be subject to the State of Florida Chapter 163 review process if the County Commission transmits the item for review, Planning Council staff recommends that an approval for transmittal be subject to the applicant and the City of Hollywood continuing to coordinate with the County’s Emergency Management staff to find a satisfactory resolution prior to a second Planning Council public hearing, consistent with the Council’s revised Rules, in this regard.

II. Planning Council Transmittal Recommendation

January 24, 2019

Planning Council recommended approval of the proposed amendment subject to a second Planning Council public hearing, consistent with the Council’s revised Rules, and 1) the continued dialogue between the applicant, City, and County regarding BCLUP Policy 2.12.8 related to hurricane evacuation sheltering, and 2) clarification of the City and County’s partnership to rebate Tax Increment Financing funds to the City for affordable housing programming, including new dwelling units.

(Vote of the board; Unanimous; 14-0: Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Good, Graham, Hardin, Rich, Rosenof, Rosenzweig, Williams and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 19-1

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Hollywood
- II. County Commission District: District 6
- III. Site Characteristics
 - A. Size: Approximately 19.0 acres
 - B. Location: In Sections 23 and 24, Township 51 South, Range 42 East; generally located on both sides of State Road A1A, north of Hallandale Beach Boulevard.
 - C. Existing Uses: Hotel, convention center / meeting space, retail, parking, and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designations: 16.8 acres of Medium-High (25) Residential*
2.2 acres of Commerce
 - B. Proposed Designation: Activity Center consisting of:
 - 1,500 hotel rooms
 - 350 multi-family dwelling units
 - 150,000 square feet of convention center use
 - 75,000 square feet of commercial / office use
 - C. Estimated Net Effect: **Addition** of 660 hotel rooms (840 hotel rooms currently permitted by the BCLUP [420 dwelling unit equivalent])*
Addition of 350 dwelling units
Addition of 150,000 square feet of convention center use
Reduction of 212,496 square feet of commercial / office use

*The City of Hollywood utilized the density associated with the Medium-High (25) Residential designation to accommodate 840 hotel rooms of the existing 1,000 room hotel. The additional 160 hotel rooms were accommodated by a local allocation of flexibility in 1998.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

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

- A. *Existing Uses:* *North:* Vacant and multi-family residential
East: Multi-family residential and the Atlantic Ocean
South: Multi-family residential
West: Intracoastal Waterway
- B. *Planned Uses:* *North:* Medium-High (25) Residential
East: Medium-High (25) Residential and Water
South: Medium-High (25) Residential
West: Water

VI. Applicant/Petitioner

- A. *Applicants:* Diplomat Hotel Owner, LLC
Diplomat Landings Owner, LLC
- B. *Agents:* Wilson C. Atkinson III, Esq., Tripp Scott
Leigh R. Kerr, AICP, Leigh Robinson Kerr & Associates, Inc.
- C. *Property Owners:* Diplomat Hotel Owner, LLC
Diplomat Landings Owner, LLC

VII. Recommendation of Local Governing Body:

The City of Hollywood recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in June of 2019.

EXHIBIT A

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 19-1
(CORRESPONDING TO PROPOSED MAP AMENDMENT PC 19-1)
(HOLLYWOOD)

RECOMMENDATIONS/ACTIONS

DATE

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(Vote of the board; Unanimous; 14-0: Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Good, Graham, Hardin, Rich, Rosenof, Rosenzweig, Williams and Stermer)

ATTACHMENT 1

Hollywood Diplomat Activity Center

Acreage: Approximately 19.0 acres

General Location: Both sides of State Road A1A, north of Hallandale Beach Boulevard.

Density and Intensity of Land Uses:

Hotel Rooms: 1,500 rooms

Multi-Family Residential: 350 dwelling units

Commercial and Office Land Uses: 75,000 square feet

Convention Center: 150,000 square feet

Open Space: Publicly accessible Broadwalk parallel to the Intracoastal Waterway

NOTES: Underlined words are proposed additions as transmitted by the City of Hollywood.
 Double-underlined words are proposed additions by the Planning Council staff.