

EXHIBIT 1

RESOLUTION NO. 2019-

1
2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 TRANSMITTING A PROPOSED AMENDMENT TO THE
5 BROWARD COUNTY LAND USE PLAN OF THE
6 BROWARD COUNTY COMPREHENSIVE PLAN WITHIN
7 THE CITY OF HOLLYWOOD TO DESIGNATED STATE
8 AGENCIES; AND PROVIDING FOR AN EFFECTIVE DATE.

9 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
10 on April 25, 2017 (the Plan);

11 WHEREAS, the Department of Economic Opportunity has found the Plan in
12 compliance with the Community Planning Act;

13 WHEREAS, Broward County now wishes to propose an amendment to the
14 Broward County Land Use Plan within the City of Hollywood;

15 WHEREAS, the Planning Council, as the local planning agency for the Broward
16 County Land Use Plan, held its hearing on January 24, 2019, with due public notice;
17 and

18 WHEREAS, the Board of County Commissioners held its transmittal public
19 hearing on May 7, 2019, at 10:00 a.m., having complied with the notice requirements
20 specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

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22 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
23 BROWARD COUNTY:

24 Section 1. The Board of County Commissioners hereby transmits to the
Department of Economic Opportunity, South Florida Regional Planning Council, South
Florida Water Management District, Department of Environmental Protection,

1 Department of State, Department of Transportation, Fish and Wildlife Conservation
2 Commission, Department of Agriculture and Consumer Services, and Department of
3 Education, as applicable, for review and comment pursuant to Section 163.3184,
4 Florida Statutes, Amendment PC 19-1, which is an amendment to the Broward County
5 Land Use Plan within the City of Hollywood.

6 Section 2. The proposed amendment to the Broward County Land Use Plan is
7 attached as Exhibit "A" to this Resolution.

8 Section 3. EFFECTIVE DATE.

9 This Resolution is effective upon adoption.

10

11 ADOPTED this day of , 2019.

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14 Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

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16 By /s/ Maite Azcoitia 03/13/19
17 Maite Azcoitia (date)
18 Deputy County Attorney

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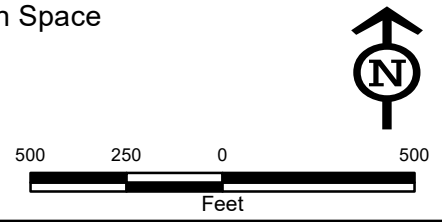
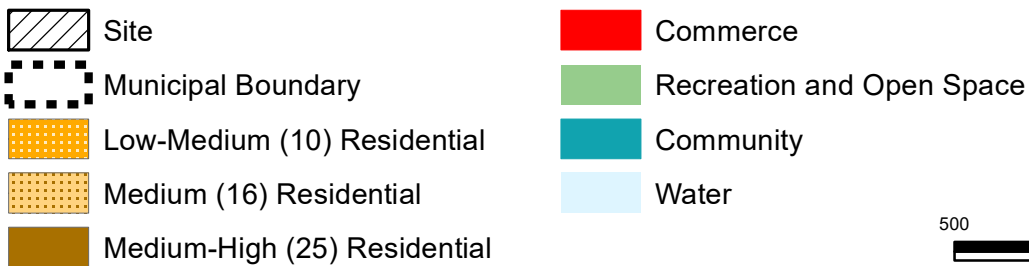
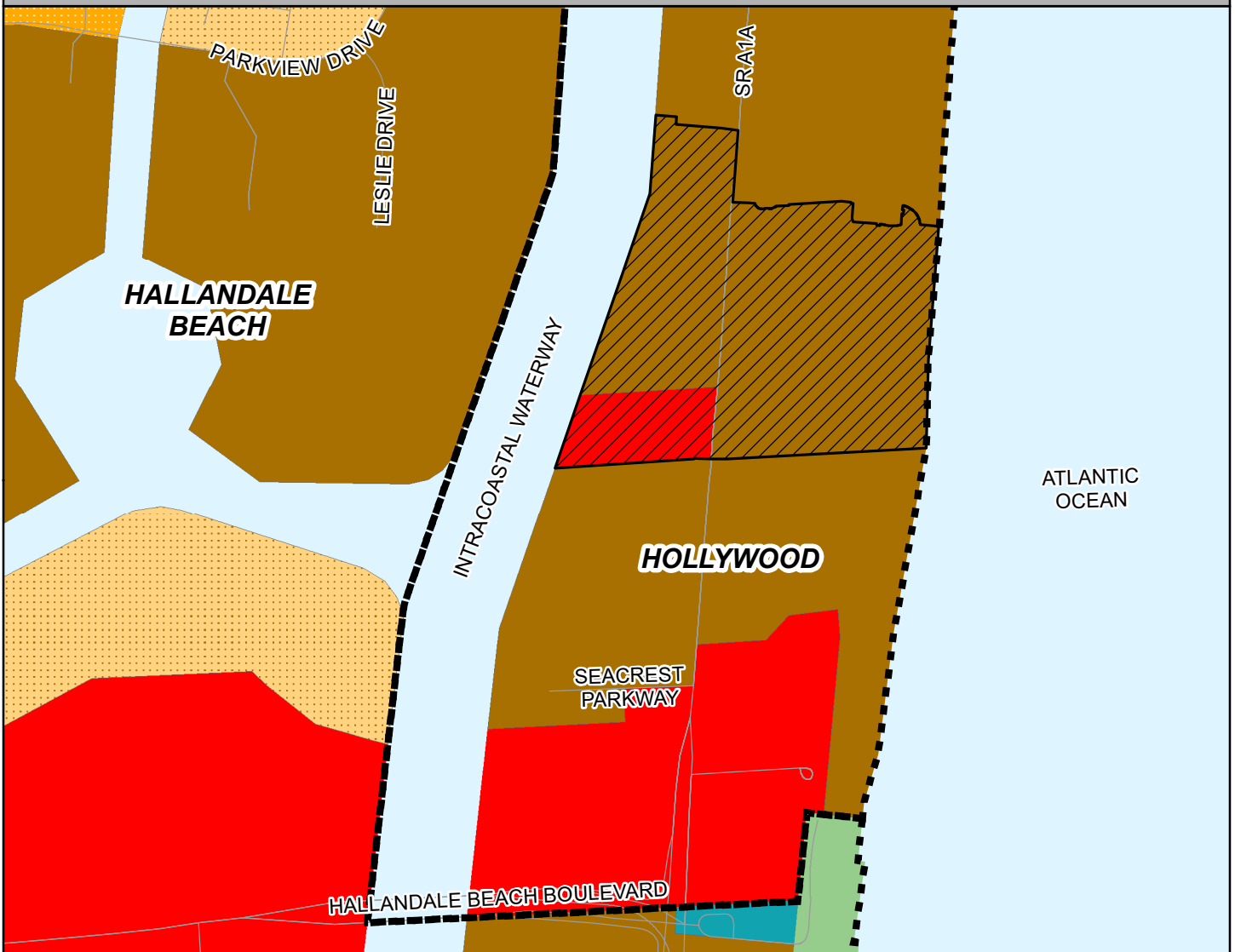
EXHIBIT A

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.