

EXHIBIT 4

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

- 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 PCT 19-1

INTRODUCTORY INFORMATION/PLANNING ANALYSIS

The applicant is proposing to establish the Diplomat Activity Center land use designation for approximately 19.0 acres of land located within the City of Hollywood. This proposed text amendment corresponds to Broward County Land Use Plan (BCLUP) proposed map amendment PC 19-1. The proposed Activity Center is generally located on both sides of State Road A1A, north of Hallandale Beach Boulevard.

The list of uses proposed within the Diplomat Activity Center is included in Attachment 1.

As indicated by the analysis provided in the corresponding BCLUP map amendment PC 19-1, Planning Council staff finds the proposal is generally in compliance with the BCLUP policies concerning the Activity Center land use designation, noting that the subject area proposes a mix of residential, hotel, retail, office, and convention center uses along an important transportation corridor. In addition, the applicant has stated that the purpose of the Activity Center is to provide additional redevelopment opportunities and will allow for a mix of uses, densities, and intensities that will better support the City's economy and tourism.

However, as further indicated by the analysis provided in the corresponding BCLUP map amendment PC 19-1, Planning Council staff finds that the proposed amendment has not yet demonstrated consistency with BCLUP Policy 2.12.8, which states "Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities."

It is recommended that the applicant and City continue to coordinate with Broward County to address the above referenced policy prior to the second Planning Council public hearing.

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 19-1

ATTACHMENT

1. Proposed Broward County Land Use Plan Text Amendment PCT 19-1

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.