




TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Hollywood Crossings (017-MP-19)  
City of Hollywood

DATE: June 7, 2019

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the southwest corner of Hollywood Boulevard and State Road/U.S. 441, in the City of Hollywood.

Regarding the proposed convenience store with fueling positions, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 15,000,000 square feet of "Commercial" uses. To date, including this proposed development, 3,794,253 square feet of "Commercial" use has been proposed by plat or granted development permits. Therefore, the proposed 6,200 square feet of convenience store use with 20 fueling positions is in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North: Transit Oriented Corridor  
South: Transit Oriented Corridor  
East: Transit Oriented Corridor  
West: Transit Oriented Corridor

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:GSM

cc: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood