

## EXHIBIT 4

### RESOLUTION NO. 2021-

1 A RESOLUTION OF THE BOARD OF COUNTY  
2 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,  
3 TRANSMITTING A PROPOSED AMENDMENT TO THE  
4 BROWARD COUNTY LAND USE PLAN TEXT OF THE  
5 BROWARD COUNTY COMPREHENSIVE PLAN  
6 REGARDING THE HOLLYWOOD OAKWOOD ACTIVITY  
7 CENTER; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

12 WHEREAS, Broward County now wishes to propose an amendment to the  
13 Broward County Land Use Plan text;

14 WHEREAS, the Planning Council, as the local planning agency for the Broward  
15 County Land Use Plan, held its hearing on August 26, 2021, with due public notice; and

16 WHEREAS, the Board of County Commissioners held its transmittal public  
17 hearing on October 5, 2021, at 10:00 a.m., having complied with the notice  
18 requirements specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

19 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
20 BROWARD COUNTY:

21 Section 1. The Board of County Commissioners hereby transmits to the  
22 Department of Economic Opportunity, South Florida Regional Planning Council, South  
23 Florida Water Management District, Department of Environmental Protection,  
24 Department of State, Department of Transportation, Fish and Wildlife Conservation

1 Commission, Department of Agriculture and Consumer Services, and Department of  
2 Education, as applicable, for review and comment pursuant to Section 163.3184,  
3 Florida Statutes, Amendment PCT 21-5, which is an amendment to the Broward County  
4 Land Use Plan text regarding the Hollywood Oakwood Activity Center.

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

7 Section 3. EFFECTIVE DATE.

8 This Resolution is effective upon adoption.

9

10 ADOPTED this day of , 2021.

11

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

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15 By /s/ Maite Azcoitia 08/23/2021  
16 Maite Azcoitia (date)  
17 Deputy County Attorney

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23 MA/gmb  
08/23/21  
PCT21-5 Hollywood Oakwood Activity Center.TransReso.doc  
24 #80041

# EXHIBIT A

**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PCT 21-5**  
**(CORRESPONDING TO PROPOSED MAP AMENDMENT PC 21-9)**  
**(HOLLYWOOD)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*August 17, 2021*

As the proposed amendment has not yet demonstrated compliance with BrowardNext - Broward County Land Use Plan (BCLUP) Policies 2.21.1 and 2.21.5 regarding Priority Planning Areas and sea level rise, Planning Council staff recommends approval subject to compliance with BCLUP Policies 2.21.1 and 2.21.5, prior to a second Planning Council public hearing, and subject to the applicant’s voluntary commitment to restrict 7.5% of the proposed dwelling units (at least 285 dwelling units) as affordable housing units at the “moderate-income” level (up to 120% of median income) for a minimum of 30 years. See Attachment 1.

In addition, the applicant’s acknowledgements regarding 1) any proposed improvements that would impact wetlands must be submitted to Broward County for review and approval and 2) potential historical and archaeological impacts are recognized.

However, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same. Further, effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, including any voluntary commitments.

*II. Planning Council Transmittal Recommendation*

*August 26, 2021*

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 16-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Grosso, Hardin, Maxey, Parness, Rich, Romaner, Rosenof, Williams and DiGiorgio)

In addition, the applicant agreed to further examine its affordable housing commitment prior to the second Planning Council public hearing.

# ATTACHMENT 1

## Hollywood Oakwood Activity Center

Acreage: Approximately 112.5 acres

General Location: On the east side of Interstate 95, between Stirling Road and Sheridan Street.

### Density and Intensity of Land Uses:

Residential Land Uses: 3,800 multi-family dwelling units\*

Hotel: 625 rooms

Office Land Uses: 1,890,000 square feet

Commercial Land Uses: 1,200,000 square feet

Recreation and Open Space: 2.5 acres minimum

\*At least 285 (7.5%) of the multi-family dwelling units will be affordable at the “moderate-income” (up to 120% of the median income) level for a minimum of 30 years, subject to a legally enforceable mechanism.

NOTES: Underlined words are proposed additions.