




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

FROM: Barbara Blake Boy, Executive Director 

RE: Orangebrook Estates (015-MP-20)
City of Hollywood

DATE: July 30, 2020

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 "Medium Residential 10-16 du/ac" land use category. This plat is generally located on the northeast corner of South Park Road and Pembroke Road, in the City of Hollywood.

The density of the proposed development of 257 dwelling units on 28.68 acres of land in the platted area, including the immediately adjacent rights-of-way, is 8.96 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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

- North: Medium-High Residential 16-25 du/ac and Open Space and Recreation (City of Hollywood)
- South: Industrial and Medium Residential 10-16 du/ac (Town of Pembroke Park) and General Business (City of Hollywood)
- East: Open Space and Recreation (City of Hollywood)
- West: Utilities and General Business (City of Hollywood)

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:LRH

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

Shiv Newaldass, Director, Development Services
City of Hollywood