




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

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for RW Chambers Subdivision Addition No. 1
(074-PL-79) City of Hollywood

DATE: August 12, 2021

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

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 east side of State Road 7/U.S. 441, between Southwest 52 Court and Southwest 54 Street.

Regarding the proposed mid-rise residential, hotel, commercial, restaurant and office uses, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 5,309 residential units, 2,500 hotel rooms, 15,000,000 square feet of "Commercial" uses and 2,000,000 square feet of "Office" uses. To date, including this proposed development, 2,908 residential units, 530 hotel rooms, 3,839,942 square feet of "Commercial" use and 120,421 square feet of "Office" use have been proposed by plat or granted development permits. Therefore, the proposed 64 mid-rise units, 300 hotel rooms, 23,500 square feet of commercial use, 15,000 square feet of restaurant use and 55,000 square feet of office use are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 10-10/PCT 10-7, which were approved by the Broward County Commission on September 28, 2010, recognizing the following voluntary commitment:

- No new residential development shall be constructed within the 60+ Ldn contour located north of Griffin Road.

Planning Council staff notes that this plat is located south of Griffin Road.

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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:CME

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

Shiv Newaldass, Director, Development Services
City of Hollywood

