



TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Hollywood Oaks (031-MP-24)
City of Hollywood

DATE: January 15, 2025

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 "Hollywood Transit Oriented Corridor" land use category. This plat is generally located east of State Road 7/U.S. 441, between Oak Street/North 42 Street and Stirling Road.

Regarding the proposed uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Transit Oriented Corridor Activity Center," as recorded with Instrument Number 119991257.

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.

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

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

Further, regarding affordable housing, Planning Council staff notes that BCLUP amendments PC 10-10/PCT 10-7 were not subject to Policy 2.16.2, as they did not propose any additional dwelling units to the BCLUP.

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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:HHA

cc: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood

