


BROWARD COUNTY  
**Planning Council**



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

FROM: Barbara Blake Boy, Executive Director 

RE: Adams Street Residential (031-MP-23)  
City of Hollywood

DATE: December 11, 2023

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 “Regional Activity Center” land use category. This plat is generally located on the west side of Dixie Highway, between Adams Street and Washington Street.

Regarding the proposed residential and commercial uses, the subject Regional Activity Center permits no more than 15,100 dwelling units and 3,280,000 square feet of commercial uses. To date, including this proposed development, 14,786 dwelling units and 2,850,266 square feet of commercial use have been proposed by plat or granted development permits, resulting in 314 dwelling units and 429,734 square feet of commercial use remaining. Therefore, the proposed 96 dwelling units and commercial use are in compliance with the permitted uses of the effective land use plan.

Regarding affordable housing, Planning Council staff notes that Broward County Land Use Plan (BCLUP) Policy 2.16.2 was adopted by the Broward County Commission on June 27, 2006, and became effective on September 11, 2006. This plat is located within an area that was the subject of BCLUP amendment PC 05-1/PCT 05-1, which was adopted by the Broward County Commission on June 28, 2005; therefore, the proposed dwelling units were not subject to the Policy.

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

North:	Regional Activity Center
South:	Regional Activity Center
East:	Regional Activity Center
West:	Regional Activity Center

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.

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

Andria Wingett, Director, Development Services  
City of Hollywood