



TO: The Honorable Chair and Members
Broward County Planning Council

FROM: Barbara Blake Boy 
Executive Director

SUBJECT: Request for BrowardNext - Broward County Land Use Plan Formal Interpretation
– 1301 South Ocean Drive

DATE: February 17, 2026 *Updated: February 26, 2026*

The City of Hollywood (City) has submitted a request in accordance with the Implementation Regulations and Procedures Section of the BrowardNext – Broward County Land Use Plan (BCLUP), **Section 6 – Procedures for Formal Interpretation of the Broward County Land Use Plan**. The process, which the Planning Council has employed on numerous occasions, provides municipalities an avenue for review of Planning Council staff interpretations. In this case the City takes issue with the staff interpretation contained in a letter dated January 25, 2023, which concluded that the correct land use for the property located at 1301 South Ocean Drive was Community. The City is seeking a Planning Council determination that the subject property located at 1301 South Ocean Drive should be designated Medium-High (25) Residential on the BCLUP. See Attachments 1 and 2.

The City's formal request for interpretation of the BCLUP arises from a series of correspondence with Planning Council staff between September 25, 2019, and November 18, 2025. See Attachments 1 through 3.

The BCLUP procedures for formal interpretations are as follows:

“The Broward County Planning Council shall assist local governments with matters of interpretation of the Broward County Land Use Plan. **Whenever a question of interpretation has not been resolved on an informal basis, the governing body of a local government may request in writing that the Broward County Planning Council issue a letter of interpretation on the matter;** the Council may direct the Council staff to issue a revised interpretation or confirm the interpretation of staff. Upon receipt of a letter of interpretation from the Broward County Planning Council, the governing body of a local government may within thirty (30) days of receipt, request in writing that the Broward County Commission review such letter on any subject outside the scope of the Broward County Planning Council's adopted rules and regulations regarding certification of local land use plans and Broward County Land Use Plan amendment processing and recommendation procedures, or matters as contained within the Plan regarding Section 8.05 of the Broward County Charter.

Broward County Planning Council

February 17, 2026

Page Two

The Broward County Commission, within forty-five (45) days after receipt of the request, shall review and either approve or approve with modifications, the Broward County Planning Council's letter of interpretation, which shall then be binding on the Broward County Commission, the Broward County Planning Council, the local government, and any property owner given written notice and an opportunity to be heard on the matter. The failure of the County Commission to take any action on the appeal within the forty-five (45) day period shall be deemed a confirmation of the Planning Council interpretation. A written request to the Broward County Planning Council or the Broward County Commission pursuant to this section must contain the following information:

- (a) A statement of the question(s);
- (b) A statement of the facts necessary to answer the question(s); and
- (c) A statement of the position of the local government on the matter together with legal authority or other support for said position."

Requested Planning Council Action:

Per the referenced Procedure, the Planning Council may:

- Direct the Planning Council staff to issue a revised interpretation; or
- Confirm the interpretation of Planning Council staff

Planning Council February 26, 2026, Formal Interpretation:

The Planning Council confirmed the Planning Council staff interpretation dated January 25, 2023. (Vote of the Board; 13-2; Yes: Brunson, Castillo, Fisher, Geller, Greenberg, Hardin, Horland, Newbold, Railey, Rosenof, Ryan, Zeman and DiGiorgio. No: Gomez and Levy.)

Attachments:

1. Correspondence from George R. Keller, Jr., CPPT, City Manager, City of Hollywood, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated February 4, 2026, with Exhibits A through I
2. Correspondence from Barbara Blake Boy, Executive Director, Broward County Planning Council, to Carter McDowell, Esq., Bilzin Sumberg, dated January 25, 2023
3. Correspondence from Barbara Blake Boy, Executive Director, Broward County Planning Council, to Keith Poliakoff, Esq., Government Law Group, dated November 18, 2025

Update: February 26, 2026:

4. Email Correspondence from George R. Keller, Jr., CPPT, City Manager, City of Hollywood, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated February 18, 2026
5. Correspondence submitted by Interested Parties



ATTACHMENT 1



TO: The Honorable Chair and Members
Broward County Planning Council

FROM: Barbara Blake Boy 
Executive Director

SUBJECT: Request for BrowardNext - Broward County Land Use Plan Formal Interpretation
– 1301 South Ocean Drive

DATE: February 17, 2026

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Broward County Planning Council

February 17, 2026

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ATTACHMENT 1

Office of the City Manager
George R. Keller, Jr. CPPT
City Manager



tel: 954.921.3201

February 4, 2026

Sent via Electronic Delivery

Broward County Planning Council
Attn: Barbara Blake Boy, Executive Director
115 South Andrews Avenue
Room 307
Fort Lauderdale, FL 33301

Re: Request for Formal Interpretation of the Broward County Land Use Plan for the Property located at 1301 S. Ocean Drive, Hollywood, FL 33019

Dear Ms. Blake Boy:

Thank you for your continued engagement with the City of Hollywood ("City") regarding the land use designation for the City-owned property located at 1301 South Ocean Drive ("Property"). We appreciate the process and opportunity for resolution of this matter. This letter serves as the City of Hollywood's formal request for interpretation of the Broward County Land Use Plan for the Property, in furtherance of your October 31, 2022 letter to the City and your November 18, 2025 correspondence with legal counsel for the City's development partner in the Public-Private Partnership associated with this Property.

As outlined below, this request arises from a discrepancy regarding the underlying land use for the Property, which requires a formal determination by the Broward County Planning Council ("Planning Council"). The City's position is that the Property has maintained a Medium-High (25) Residential Land Use since the 1970s, when the Property served as the Summit Condominium's sales center. Conversely, Planning Council Staff have indicated that at some point in the past the Property's land use changed to Community Facility without the requisite filings. Legal support for the City's position is found below.

Background and Context

The Property currently serves as the Hollywood Beach Culture and Community Center and a surface parking lot. Prior to this use, the Property functioned as a sales center for the neighboring Summit Condominium. In the early 1970s, the owner of the land that became the Summit sued the City of Hollywood to obtain additional density and height on its parcel. As part of the eventual settlement agreement, the sales center was deeded to the City for its use.

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045

hollywoodfl.org

The former sales center, now a community center, has reached the end of its useful life and needs to be redeveloped in alignment with Broward County resiliency standards and federal requirements.

On September 25, 2019, prior to preparing a proposal to the City for the redevelopment of the site, counsel for PRH 1301 requested and received email confirmation from the Planning Council Staff confirming, in accordance with the County's approved Future Land Use Map ("FLUM"), that the future land use designation for the parcels of land where the Hollywood Beach Culture and Community Center is located ("Parcels D & E") was Medium-High (25) Residential (See Exhibit "A").

Based upon and in reliance on this determination, PRH 1301 proceeded to prepare and, on January 21, 2020, submitted a Public-Private Partnership proposal in accordance with Fla. Stat. § 255.065 to the City of Hollywood. PRH 1301's proposal made direct reference to the County's FLUM designation of Parcels D & E as that designation played a significant and material role in its decision to pursue selection to build the new project.

After a competitive solicitation process that included multiple public hearings and spanned more than 10 months, on March 14, 2021, the City Commission unanimously selected PRH 1301 to redevelop the Property inclusive of a 111-unit luxury condominium, a new state-of-the-art community center, improvements to the neighboring Harry Berry Park and enhanced public parking (the "Project"). The development is additionally expected to yield nearly \$2 billion to the City over the course of the lease.

After the award and notice to proceed to negotiations with the City, PRH 1301 reached out to the Planning Council for a second time for a land use confirmation and acreage determination concerning the Property and the surrounding City-owned properties in order to confirm the maximum permissible density of the Project so that negotiations could proceed with certainty. On July 19, 2021, PRH 1301 received an Acreage Determination and Land Use Confirmation from the Executive Director of the Planning Council regarding all of the City-owned contiguous land near the 1301 S. Ocean Drive Project site (See Exhibit "B"). That determination was provided to the City and again confirmed, in accordance with the County's approved FLUM, that the future land use designation for Parcels D & E was Medium-High (25) Residential (See Parcels D & E on Exhibit "B").

In continued reliance upon the now-reconfirmed Planning Council determination letter, a Comprehensive Agreement and Ground Lease was negotiated between PRH 1301 and the City. This negotiation and approval process spanned more than a year, countless hours, and two more public hearings culminating, on May 5, 2022, with the execution of a Comprehensive Agreement providing for the redevelopment of the Property.

With the Comprehensive Agreement in place, PRH 1301 began to work on the land use and zoning entitlements to permit the improvements to the Property.

At that point, PRH 1301 was attempting to see if it could increase the density on the Property. On June 2, 2022, the Developer and City staff met with the Planning Council Director to discuss the Project to confirm the next steps in the Planning Council's ultimate approval process based upon the County land use designation of the property and the use and consolidation of the density from the surrounding City-owned lands. During that meeting the City's Director of Development Services brought up a possible discrepancy between the County and City maps. While the hierarchy of the County's map controls, the City found that the County FLUM designation was Medium-High (25) Residential, whereas the City's online map showed Community Facility. The City noted that this discrepancy appeared to be a scrivener's error and after performing some additional research, on July 5, 2022, authored a draft letter to the Planning Council's Executive Director acknowledging the scrivener's error on the City Map and confirming the correct land use for the Property as Medium-High (25) Residential ("Director's Letter")¹ (See Exhibit "C").

On October 31, 2022, nearly three years after the initial FLUM confirmation, and after PRH 1301 spent over \$5 million in bringing this Project to fruition, Planning Council Staff advised the City that it was withdrawing its original confirmation for the land use designation and would be conducting additional review into the "correct" FLUM (See Exhibit "E"). In the October correspondence, Planning Council Staff indicated that, following a review of the City's zoning which must be consistent with the underlying future land use designation, it believed the previously issued land use confirmation no longer aligned with the Broward County Land Use Plan and therefore withdrew its July 19, 2021, opinion for further review. It should be noted that the Property's 'Governmental Use' (GU) zoning permits residential uses and affords the City Commission unilateral discretion over the use of publicly owned property, subject to consistency with adopted County land use plans, and that the application of residential uses in this case was consistent with the County's adopted Medium-High (25) Residential land use designation.

On December 1, 2022, Planning Council Staff hosted another meeting with the City and PRH 1301 and informed the parties that the Planning Council Staff had changed its position and administratively determined that the County's adopted map and land use designation of Medium-High (25) Residential was incorrect and the City's map controlled (See Exhibit "F"). In reaching this conclusion, Planning Council Staff did not provide any ordinance that was approved to change the adopted County FLUM amending the future land use of Parcels D & E. The map was subsequently changed online, without any statutory or public process.

According to our search of the public records, the Property maintained a Medium-High (25) Residential FLUM since at least 1977 (See Exhibit "G"). This designation seems to have carried over to Broward County's 1988 future land use map (See Exhibit "H"), as well as the 2017 Broward Next Map (See Exhibit "I"). At all times, from 1977 until Planning Council Staff's administrative change, the County FLUM designated Parcels D & E as Medium-High (25) Residential.

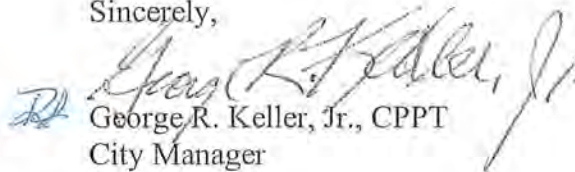
¹ The letter to the Planning Council Executive Director was not ultimately sent by the City until September 27, 2022 (See Exhibit "D").

Request for Formal Interpretation

After years of reliance by the City and PRH 1301 and the expenditure of significant time and funds based upon the County's published map and written determinations, Planning Council Staff, without any action by either the County Commission or the City Commission, made an administrative change to the adopted Broward County FLUM. However, no such change to the adopted FLUM may occur without strict compliance with Chapter 163, Part II, Florida Statutes and final approval by the Board of County Commissioners.

As a result, the City and PRH 1301 seek the Planning Council's confirmation that the Property maintains a Medium-High (25) Residential FLUM. We appreciate your attention to this matter and the opportunity to address this issue before you.

Sincerely,


George R. Keller, Jr., CPPT
City Manager

C: Raelin Storey, Assistant City Manager
Damaris Henlon, City Attorney
Andria Wingett, Director of Development Services
Keith Poliakoff, Counsel for PRH 1301, LLC
Eric Fordin, PRH 1301, LLC

Exhibit “A”





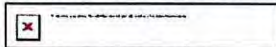
Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301
954.357.6982 (direct) www.Broward.org/PlanningCouncil

From: Carter McDowell <cmcdowell@bilzin.com>
Sent: Wednesday, September 25, 2019 2:50 PM
To: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Subject: RE: confirmation of land use designation

External Email

Barbara – Good to talk to you again . I would like to reconfirm the land use designation for the following listed parcels and I have attached an overall print from the Property appraisers website too.

Folio numbers: 514213030020
514224020010
514224010010
514224020013



Carter McDowell
Partner
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131
www.bilzin.com

Tel 305.350.2355
Direct Fax 305.351.2239
cmcdowell@bilzin.com

From: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Sent: Wednesday, September 25, 2019 2:17 PM
To: Carter McDowell <cmcdowell@bilzin.com>
Subject:



Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301
954.357.6982 (direct) www.Broward.org/PlanningCouncil

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Exhibit “B”



July 19, 2021

Via Email Only

Carter N. McDowell
 Bilzin Sumberg Baena Price & Axelrod LLP
 1450 Brickell Avenue, 23rd Floor
 Miami, Florida 33131

Dear Mr. McDowell:

Subject: Hollywood - Acreage Determination and Land Use Confirmation

This letter is in response to your request of June 28, 2021, to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace, in the City of Hollywood.

Based on the graphic you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 8.8 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel A (Folio ID: 5142-1301-1652)	1.0	Medium-High (25) Residential
Parcel B (Folio ID: 5142-2402-0010)	0.3	Recreation and Open Space
(calculation based on the entire folio parcel)	0.2	Community
Parcel C (Folio ID: 5142-1303-0020)	1.0	Community
Parcel D (Folio ID: 5142-2401-0011)	1.3	Medium-High (25) Residential
Parcel E (Folio ID: 5142-2402-0013)	0.7	Medium-High (25) Residential
Parcel F (all land east of the Broadwalk)	1.7	Recreation and Open Space
NET ACRES	6.2	
Parcel A Right-of-Way	0.6	Medium-High (25) Residential
Parcel B Right-of-Way	0.1	Recreation and Open Space
	0.1	Community
Parcel C Right-of-Way	0.5	Community
Parcel D Right-of-Way	0.6	Medium-High (25) Residential
Parcel E Right-of-Way	0.3	Medium-High (25) Residential
Parcel F Right-of-Way	0.4	Recreation and Open Space
RIGHT-OF-WAY ACRES	2.6	
TOTAL GROSS ACRES	8.8	

Carter N. McDowell

July 19, 2021

Page Two

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- "Gross Acre" – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent Jefferson Street, Surf Road, Broadwalk, Azalea Terrace, Bougainvillea Terrace and State Road A1A rights-of-way.

As no survey or legal description was provided, Planning Council staff notes that this calculation is based on the information and graphic that you submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government. Please note that applications to amend the Broward County Land Use Plan require a sealed survey, including legal description of the area proposed to be amended.

Although not prohibited by the Broward County Land Use Plan, Planning Council staff recommends that any land use plan amendment for this site not include Parcel F and Parcel F right-of-way, designated Recreation and Open Space.

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Christina Evans, of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME
Attachment



Carter N. McDowell

July 19, 2021

Page Three

cc/email/att: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

Leslie A. Del Monte, Planning Manager, Division of Planning and Urban Design
City of Hollywood



Broward County Land Use Plan Acreage and Land Use Confirmation

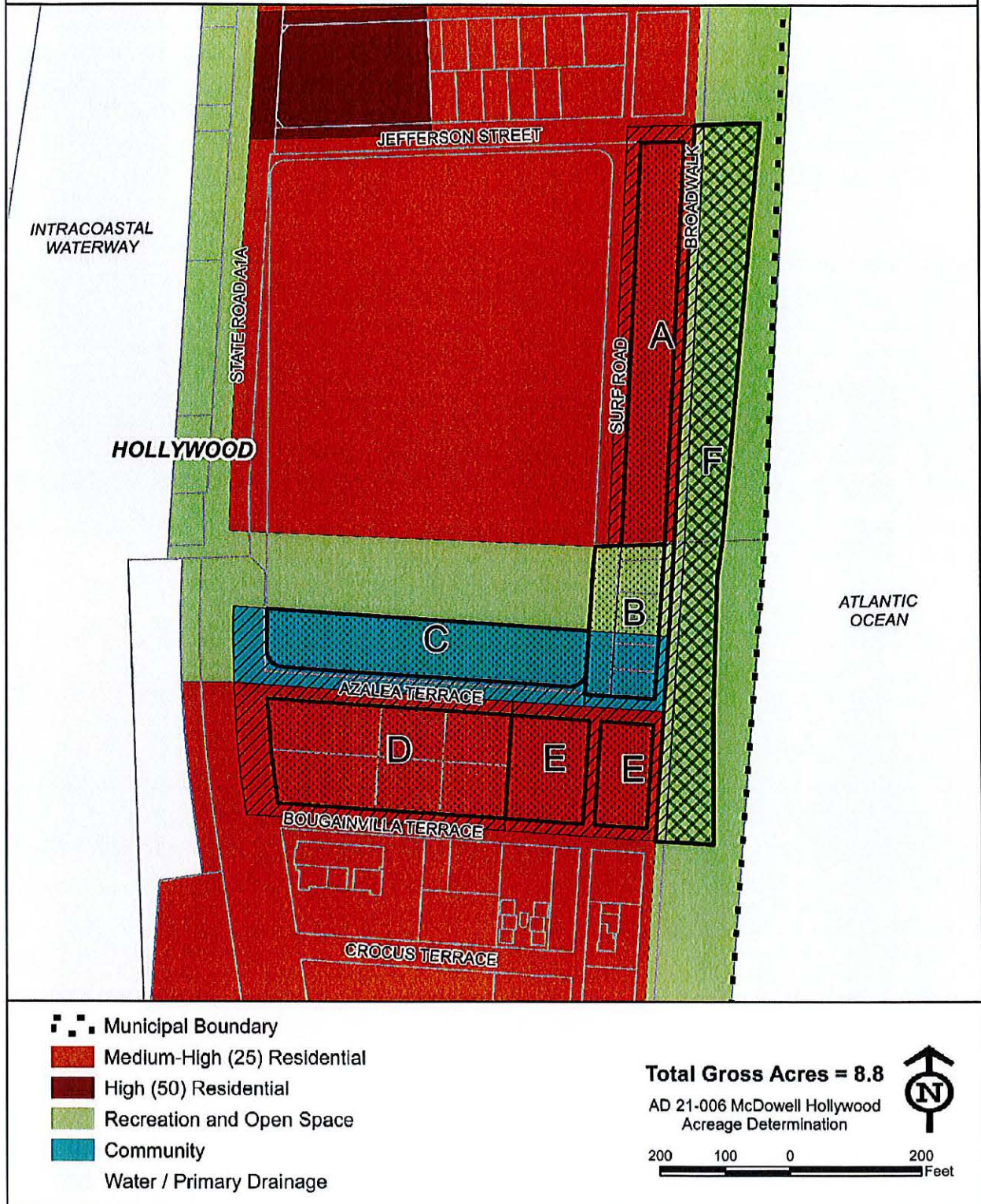


Exhibit “C”

July 5, 2022

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Re: City of Hollywood Land Use Map - 1301 S Ocean Drive

Dear Ms. Blake Boy,

A scrivener's error on the City's Future Land Use Map, inadvertently rendered the property at 1301 S Ocean Drive as Community Facility, when in fact the correct land use is Medium-High (25) Residential as indicated by the previous 2007 Future Land Use Map.

The City of Hollywood therefore requests that the site be recognized as Medium-High (25) Residential designation per the attached 2007 Map as well as the 2017 Broward County Land Use Plan. If you have further questions or concerns, please contact me at (954) 921-3471.

Sincerely,

Shiv Newaldass
Director, Development Services

Enclosures:

City of Hollywood Land Use and Zoning Map 2011
City of Hollywood Future Land Use Map 2007
Broward County Land Use Plan 2017

cc:

Andria Wingett, Assistant Director, Development Services, City of Hollywood
Leslie A. Del Monte, Planning Manager, Planning and Urban Design

Exhibit “D”

September 27, 2022

DS-22-03

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Re: City of Hollywood Land Use Map - 1301 S Ocean Drive

Dear Ms. Blake Boy,

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The City of Hollywood therefore requests that the site be recognized as Medium-High (25) Residential designation per the attached 2007 Map, 2011 Map, as well as the 2017 Broward County Land Use Plan. If you have further questions or concerns, please contact me at (954) 921-3471.

Sincerely,



Shiv Newaldass
Director, Development Services

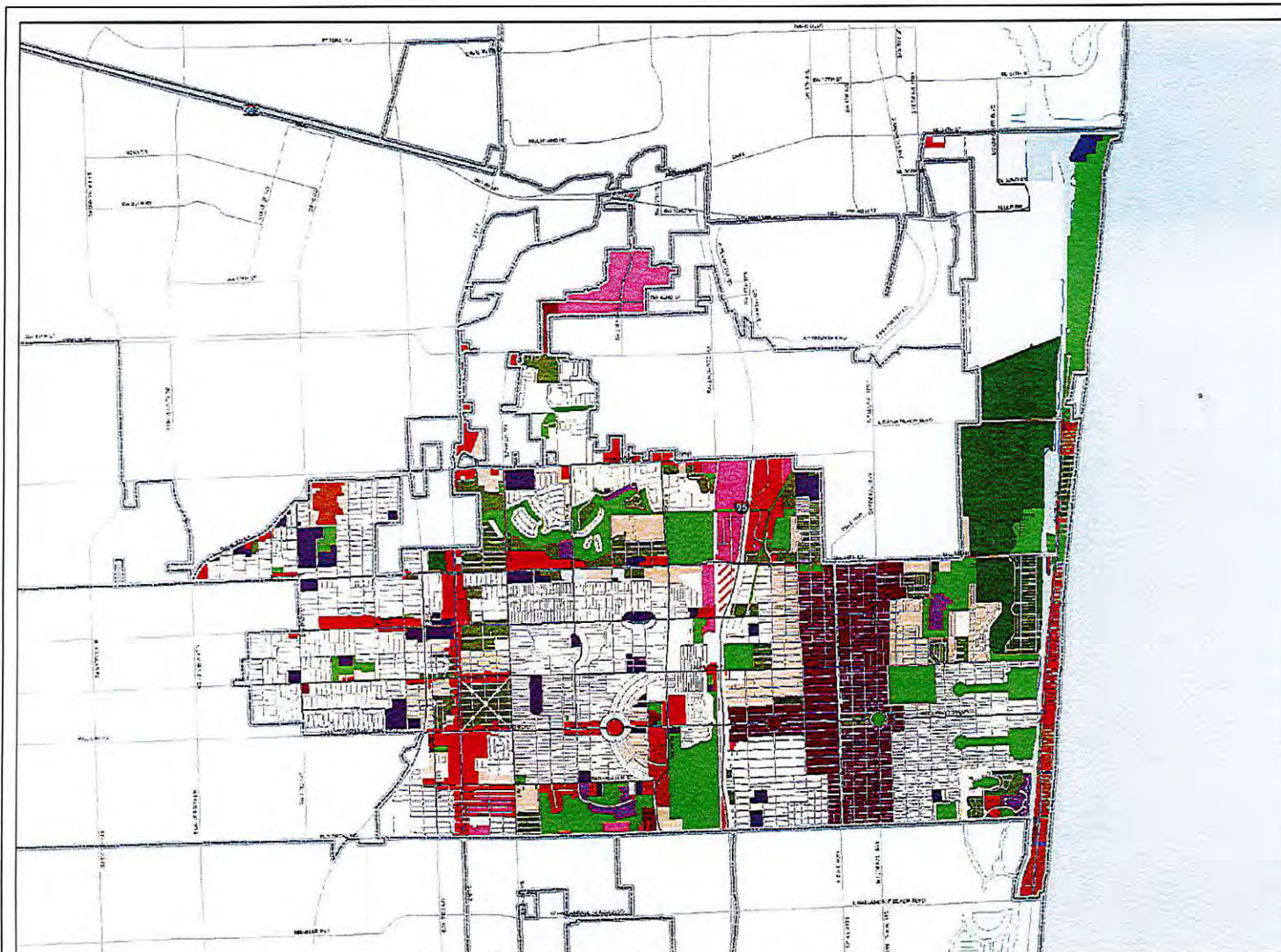
Enclosures:

City of Hollywood Future Land Use Map 2007
City of Hollywood Land Use and Zoning Map 2011
Broward County Land Use Plan 2017

cc:

Andria Wingett, Assistant Director, Development Services, City of Hollywood
Leslie A. Del Monte, Planning Manager, Planning and Urban Design

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045
hollywoodfl.org



City of Hollywood Comprehensive Plan

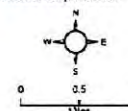
Map LU-12

Future Land Use

Legend

- Hollywood City Boundary
- Hollywood Future Land Use**
- FLU Designations**
- LOW RESIDENTIAL
- LOW MEDIUM RESIDENTIAL
- MEDIUM RESIDENTIAL
- MEDIUM HIGH RESIDENTIAL
- HIGH RESIDENTIAL
- COMMUNITY FACILITY
- INDUSTRIAL
- OFFICE
- GENERAL BUSINESS
- RIGHTS OF WAY
- TRANSPORTATION
- UTILITIES
- RAC ZONE
- PARKS AND OPEN SPACE
- CONSERVATION AREA
- TOC
- TOC (NO SITE DESIGNATED)

Printed September 13, 2007

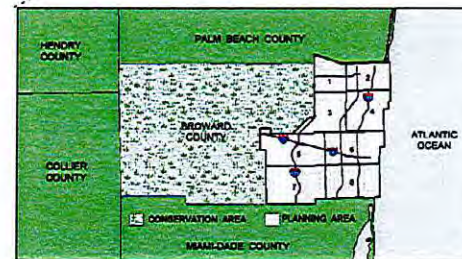


Cartus, Geodata & Analytics, Inc.

GIS
"Your data. Our expertise. Your GIS."



BROWARD COUNTY LAND USE PLAN



NOTE: RELATIONSHIP OF THE BROWARD COUNTY LAND USE PLAN TO THE LAND USE PLANS OF MUNICIPALITIES WITHIN BROWARD COUNTY

Municipal land use plans must be consistent with the Broward County Land Use Plan. The Broward County Planning Council reviews each municipal land use plan submitted to the Broward County Charter and certifies those municipal land use plans which have been found to be in "substantial conformity" with the Broward County Land Use Plan. When certified by the Council, the municipal land use plan becomes the effective land use plan for the municipal jurisdiction. The land use designations on the Broward County Land Use Plan serve as the basis for municipal jurisdiction. The municipal land use plans may be more restrictive than the Broward County Land Use Plan and may depict uses and categories other than those shown on the Broward County Land Use Plan for specific parcels.

Areas designated on the Broward County Land Use Plan for particular uses are approximate. The exact boundaries for zoning will be determined by the municipality within the reasonable limits of the designation on the map.

For further information regarding identification of the effective land use plan for a specific area or for interpretation of the land use designations for a specific parcel, please contact the Broward County Planning Council at 954.357.6095.



BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS

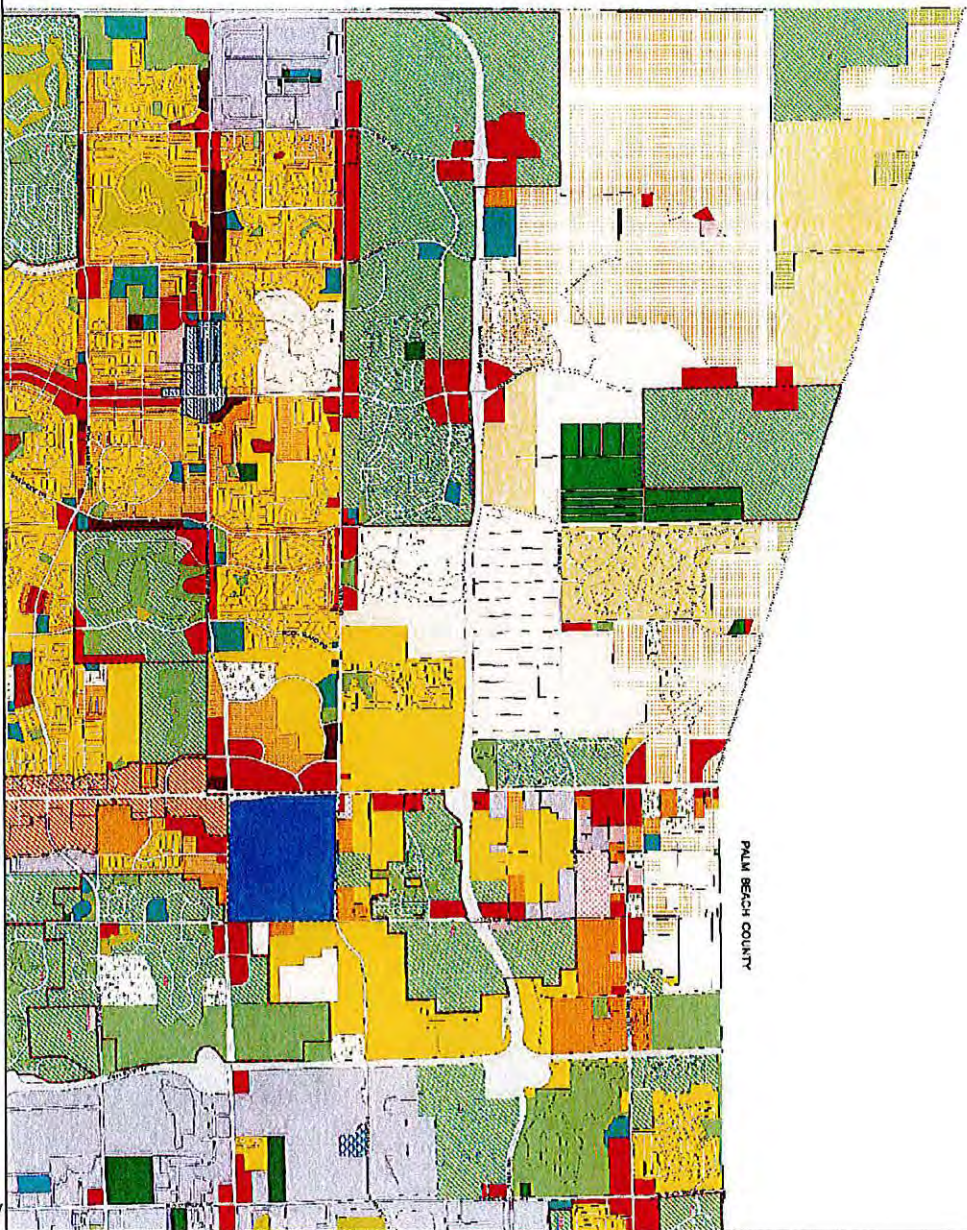
NOT TO SCALE
REVISED: March 14, 2017



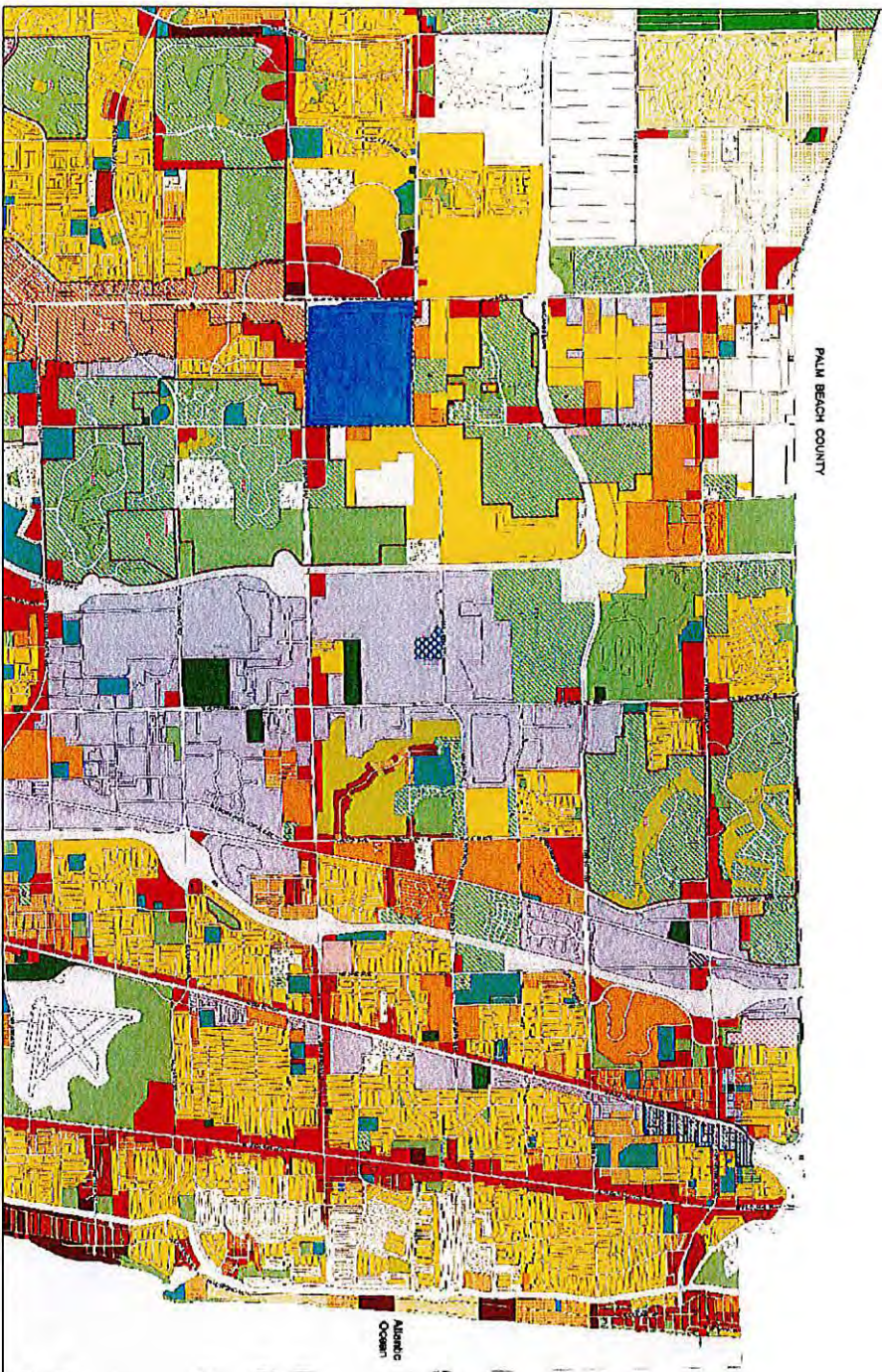
LEGEND

- Palm Beach County Rural Residential 10
- Rural Ranches
- Rural Estates
- Estate (1) Residential
- Low (2) Residential
- Low (3) Residential
- Low (5) Residential
- Low-Medium (10) Residential
- Medium (16) Residential
- Medium-High (25) Residential
- High (50) Residential
- Irregular Residential
- Dashed-Line Areas
- Commercial
- Employment Center - Low
- Employment Center - High
- Office Park
- Industrial
- Agricultural
- Conservation - Natural Reservations
- Conservation - Reserve Water Supply Areas
- Recreation & Open Space
- Commercial Recreation
- Community Facilities
- Utilities
- Electrical Generation Facilities
- Tribal Lands
- Mining
- Local Activity Center
- Regional Activity Center
- Mixed Use - Residential
- Transit Oriented Development
- Transit Oriented Corridor
- Transportation
- Right of Way
- Water

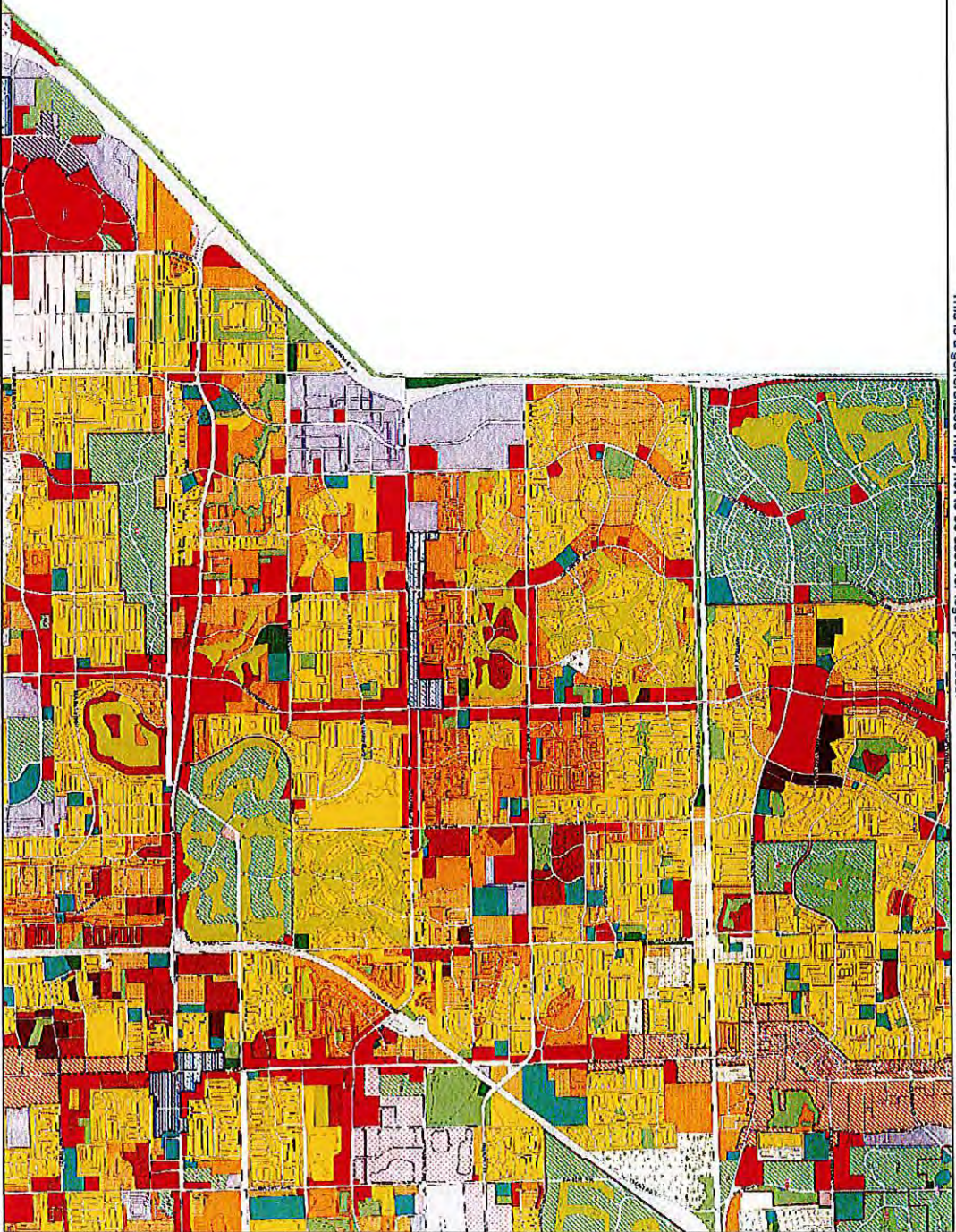
BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.



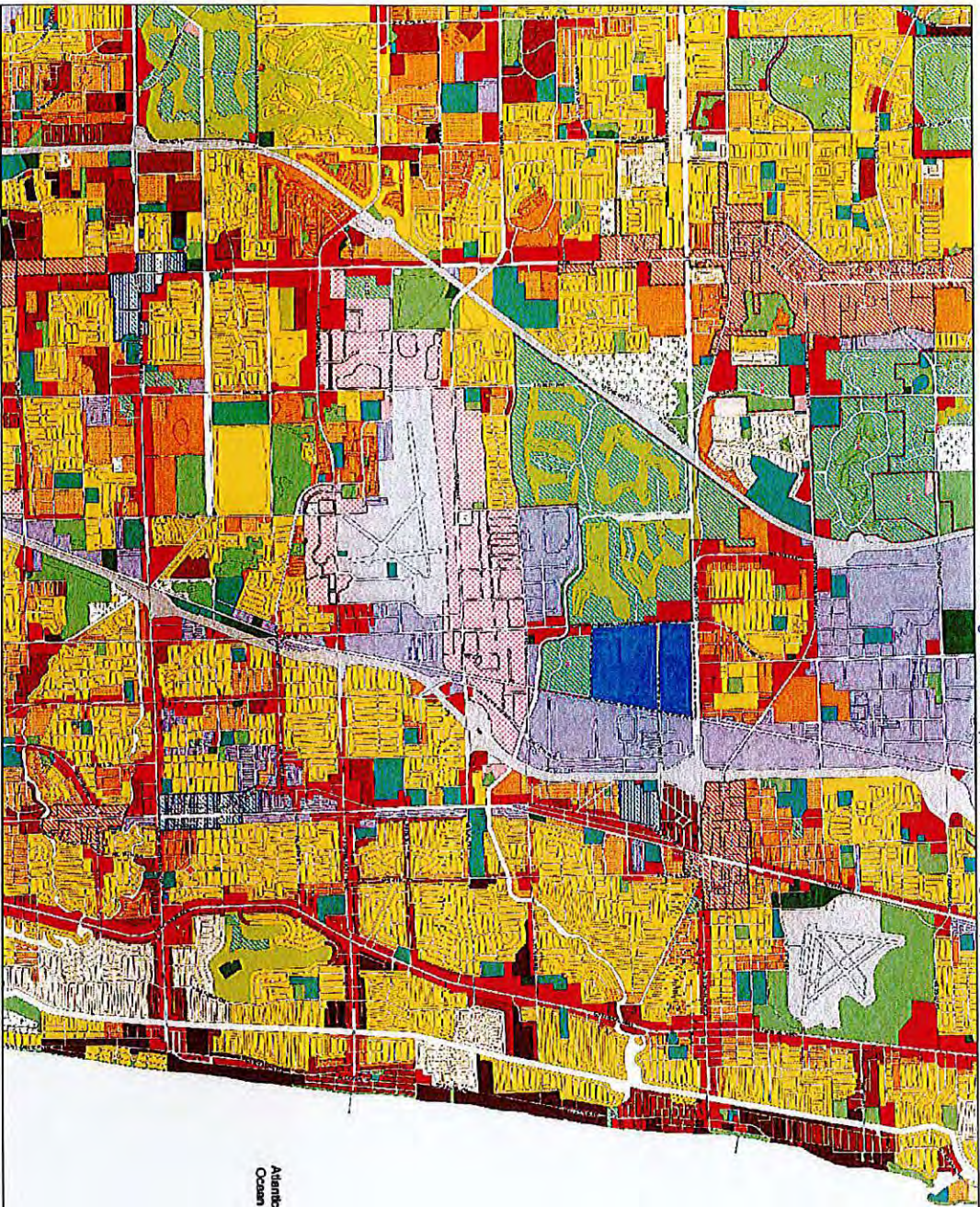
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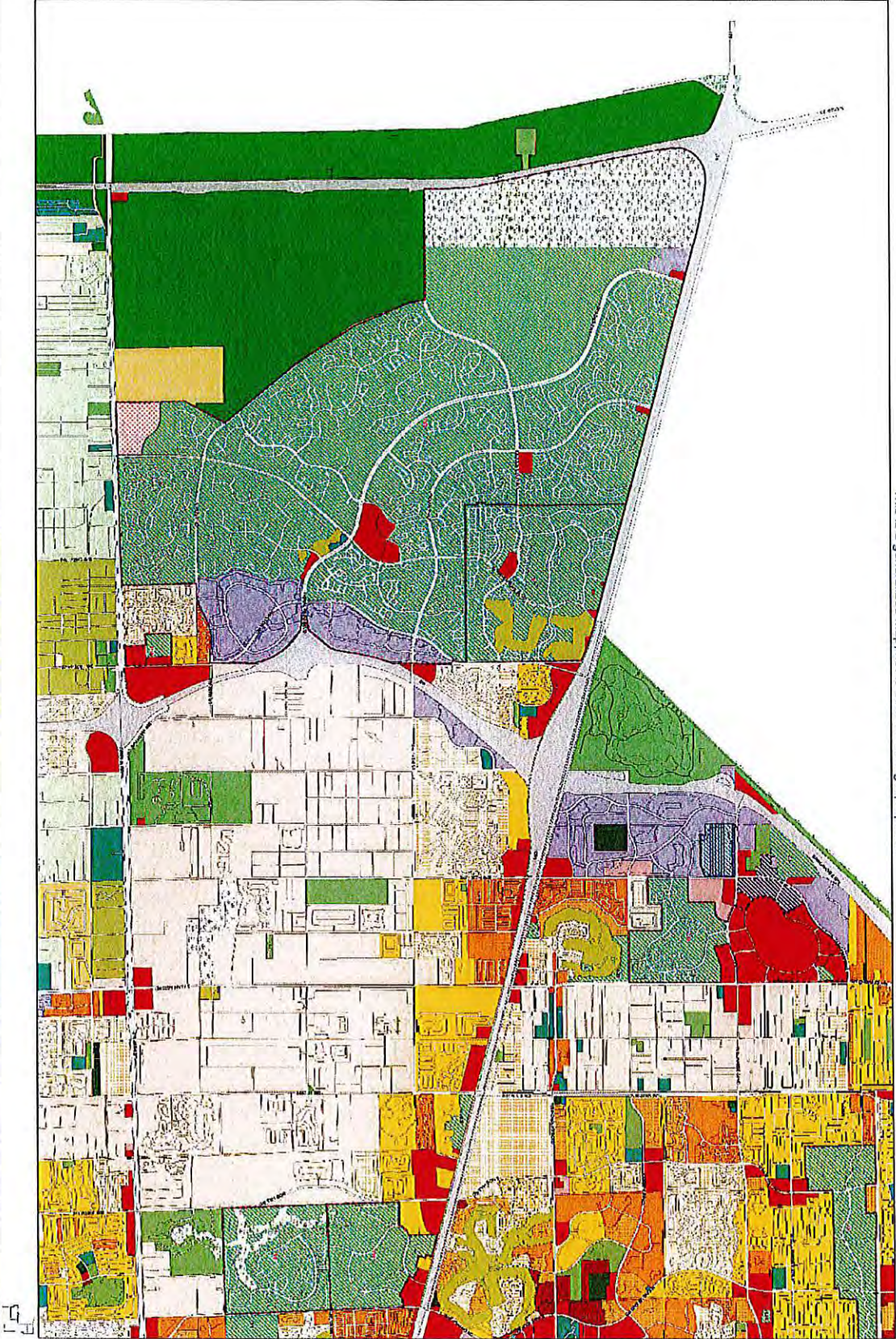


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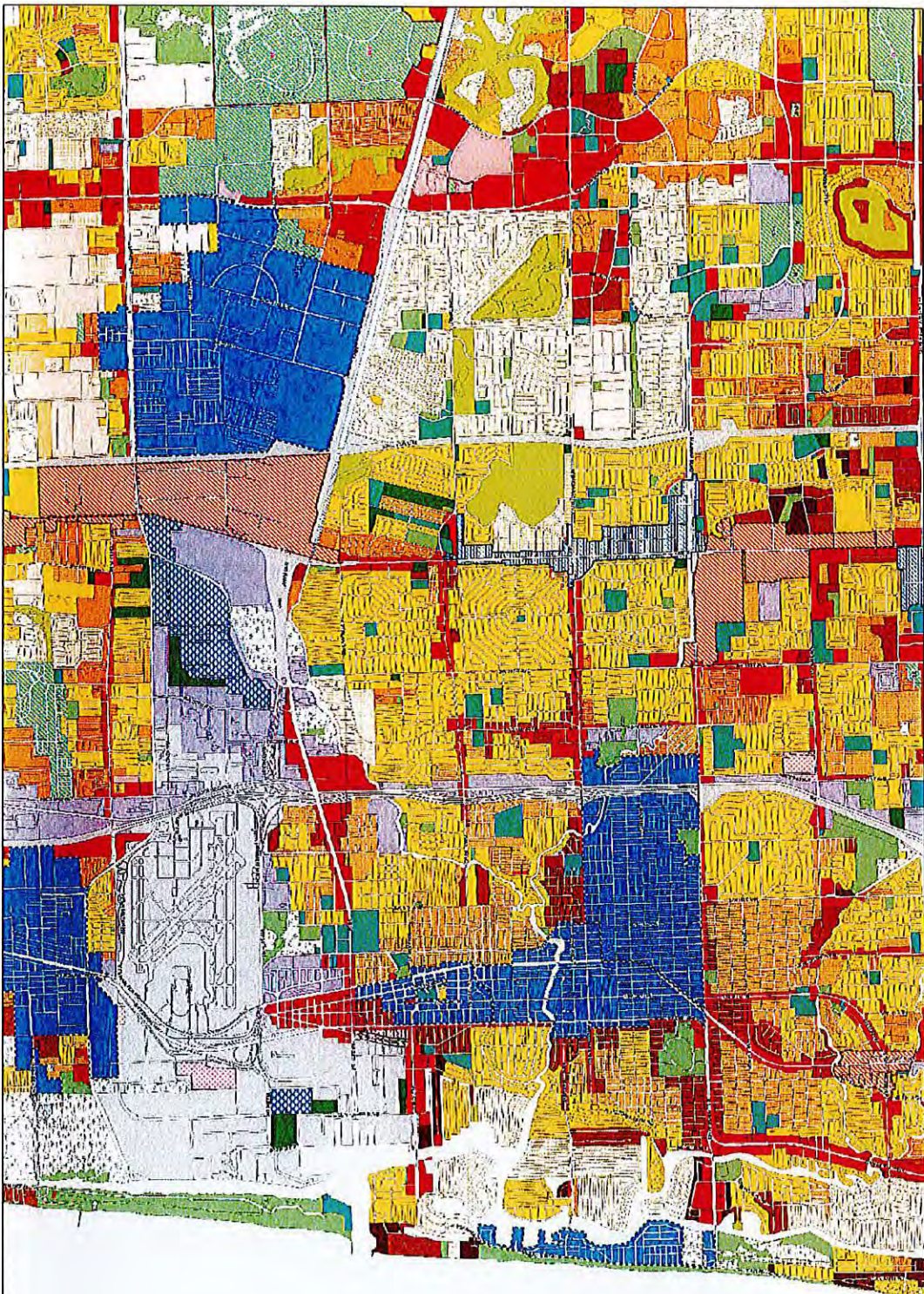


Atlantic
Ocean

BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.

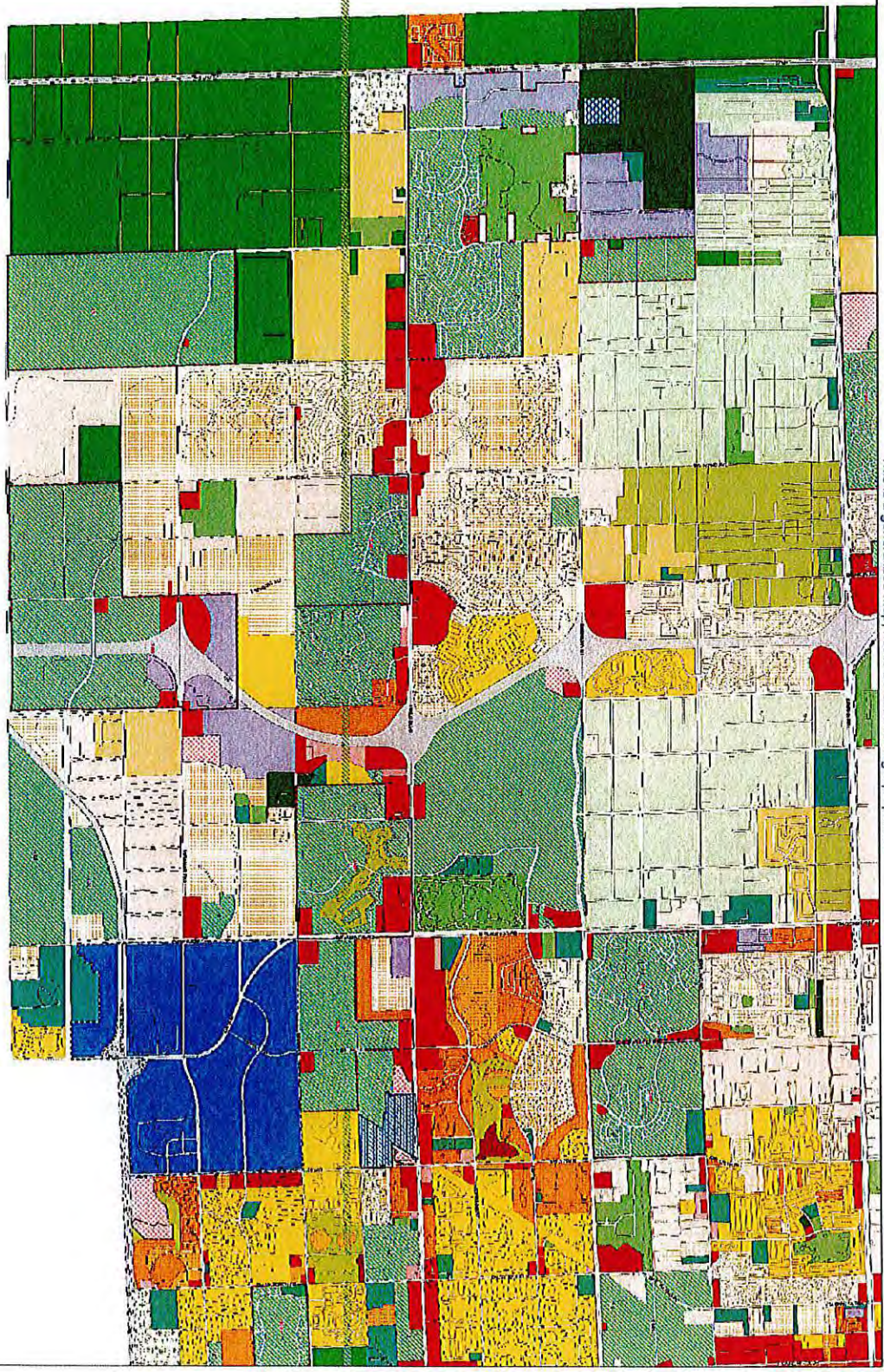


BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.



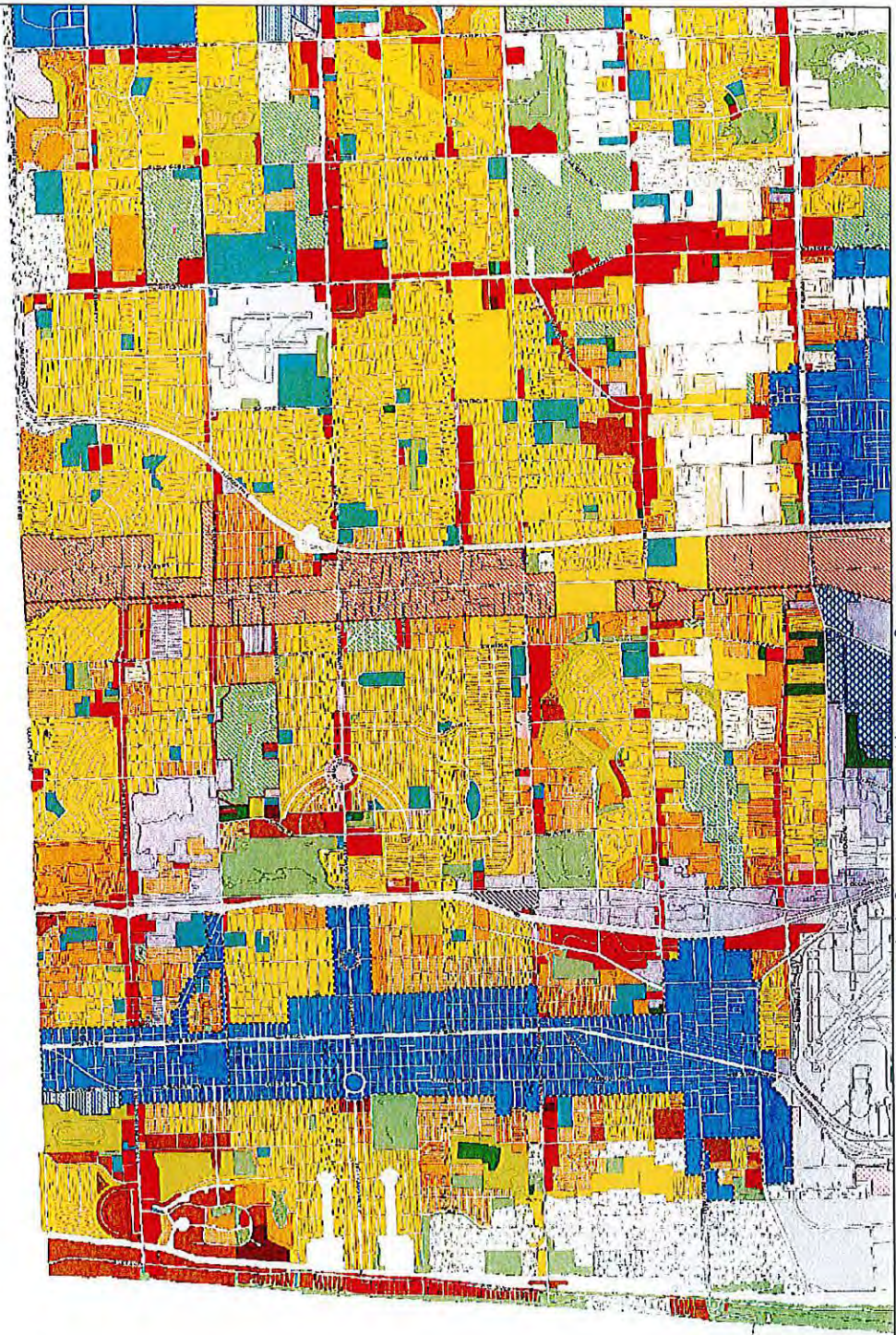
Atlantic
Ocean

BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.



MIAMI - DADE COUNTY

BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.



Atlantic
Ocean

MIAMI - DADE COUNTY

Exhibit “E”



October 31, 2022

Shiv Newaldass, Director of Development Services
City of Hollywood
2600 Hollywood Boulevard, Suite 422
Hollywood, Florida 33020

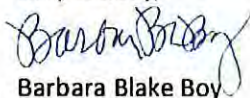
Via Email Only

Dear Mr. Newaldass:

Planning Council staff is in receipt of the City of Hollywood's September 27, 2022, response to our correspondence addressed to Carter McDowell, dated July 19, 2021 (see attachment), regarding the acreage and land use confirmation for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace. As previously stated in the July 19, 2021, correspondence, no survey or legal description was provided and Planning Council staff noted that this calculation was based on the information and graphic that was submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government.

The City's September 27, 2022, correspondence, was cause for further review of the data and basis on which Planning Council staff issued the previous determination. As a result of an initial review of the City's zoning (which is required to be consistent with the underlying future land use designation), the information provided by Planning Council no longer appears to be correct, as the Broward County Land Use Plan designations do not align as previously indicated. Therefore, Planning Council staff must withdraw the previous opinion issued on July 19, 2021, in order to conduct additional review. Planning Council staff looks forward to coordinating with the City in this regard to resolve this question.

Respectfully,


Barbara Blake Boy
Executive Director

Attachment

cc: Andrew M. Maurodis, Esq., Counsel

Carter N. McDowell, Esq., Bilzin Sumberg Baena Price & Axelrod LLP

Exhibit “F”



January 25, 2023

Via Email Only

Carter N. McDowell
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

Dear Mr. McDowell:

Subject: Hollywood - Acreage Determination and Land Use Confirmation

This letter is in response to your request to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace, in the City of Hollywood.

Based on the survey and legal description (attached) you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 3.99 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel 1	0.15	Recreation and Open Space
Parcel 2	1.79	Community
Parcel 3	0.29	Community
NET ACRES	2.23	
Parcel 1 Right-of-Way	0.79	Recreation and Open Space
Parcels 2 and 3 Right-of-Way	0.97	Community
RIGHT-OF-WAY ACRES	1.76	
TOTAL GROSS ACRES	3.99	

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- "Gross Acre" – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent State Road A1A, Surf Road, Broadwalk, Azalea Terrace and Bougainvillea Terrace rights-of-way. Further, it is Planning Council staff's understanding that the Azalea Terrace right-of-way will be vacated; therefore, both sides have been included in this acreage calculation.

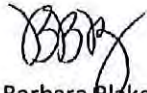
Carter N. McDowell
January 25, 2023
Page Two

Planning Council staff notes that this calculation is based on the information that you provided and should not be utilized for official purposes unless independently accepted by the local government.

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Deanne Von Stetina, of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DDV
Attachments

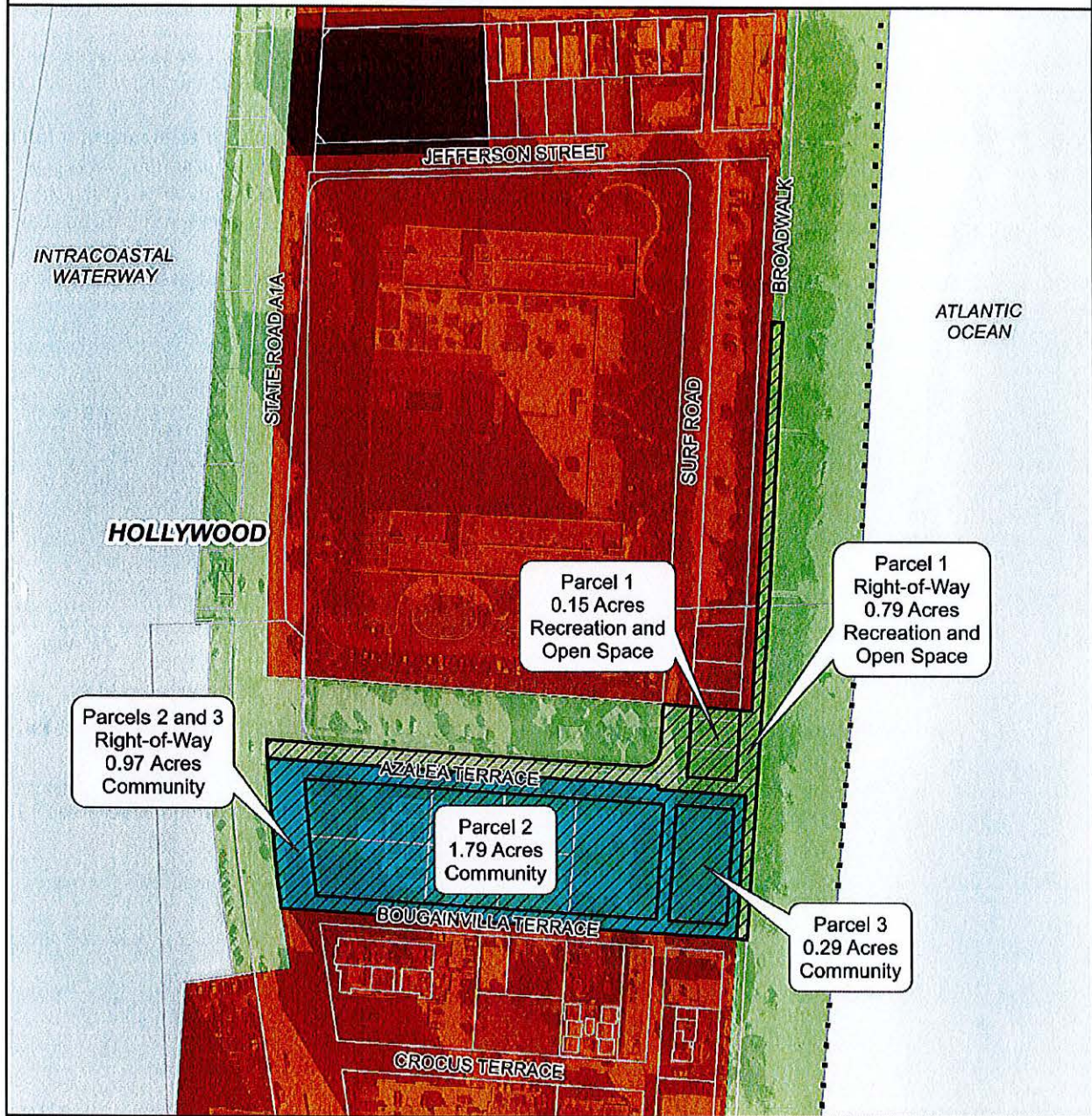
cc/email/att: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

Andria Wingett, Assistant Director, Development Services
City of Hollywood



Broward County Land Use Plan Acreage and Land Use Confirmation



- Subject Site
- Municipal Boundary
- Medium-High (25) Residential
- High (50) Residential

- Recreation and Open Space
- Community
- Water / Primary Drainage

Total Gross Acres = 3.99

AD 23-001 McDowell Hollywood
Acreage Determination

200 100 0 200 Feet



EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of Surf Road, Azalea Terrace, South Ocean Drive and Bougainvillea Terrace,

A portion of the Broad Walk, being a thirty (30) foot strip, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

A portion of the Board Walk, being a thirty (30) foot strip, HOLLYWOOD BEACH, according to the Plat thereof, as recorded in Plat Book 1 at Page 27,

Lots A, B, C, D, E, and F, Block 2, BEVERLY BEACH, according to the Plat thereof, as recorded in Plat Book 22 at Page 13,

Lots 1, 2 and a portion of Lot 3, Block 1, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

Lots 1, 2, 3, 4, 5, 6, 7, 28, 29 and 30, Block 2, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

all being recorded in the Public Records of Broward County, Florida and being more particularly described as follows:

Begin at the intersection of the centerline of said South Ocean Drive and the centerline of said Bougainvillea Terrace; thence S 86°06'41" along said centerline of Bougainvillea Terrace for 646.47 feet; thence N 03°58'13" along the East line of said Broad Walk for 453.61 feet; thence S 88°04'58" W along the North line of Section 24, Township 51 South, Range 42 East, also being the South line of Section 13, Township 51 South, Range 42 East for 0.06 feet; thence N 02°43'00" E along East line of said Board Walk, also being the West line of Block D of said plat of HOLLYWOOD BEACH for 395.95 feet; thence N 87°17'00" W for 15.00 feet; thence S 02°43'00" W along the centerline of said Board Walk for 397.17 feet; thence N 88°04'58" E along said North line of Section 24, Township 51 South, Range 42 East and South line of Section 13, Township 51 South, Range 42 East for 0.03 feet; thence S 03°58'13" W along the centerline of said Broad Walk for 143.40 feet; thence N 86°06'41" W for 123.57 feet; thence S 03°51'12" W along the West right of way line of said Surf Road, also being the East line of Parcel 1, HOLLYWOOD SOUTH BEACH, according to the Plat thereof, as recorded in Plat Book 98 at Page 43 of said Public Records of Broward County, Florida for 65.67 feet to a point of curvature; thence Southwesterly and Northwesterly along a 25.00 foot radius curve leading to the right through a central angle of 90°02'07" for an arc distance of 39.29 feet to a point of tangency; thence N 86°06'41" W along the North right of way line of said Azalea Terrace, also being the South line of said Parcel 1 of the plat of HOLLYWOOD SOUTH BEACH for 518.31 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 88°45'46" E; thence Southeasterly along the centerline of said South Ocean Drive, also being a 1910.08 foot radius curve leading to the left through a central angle of 6°58'56" for an arc distance of 232.77 feet to the Point of Beginning.

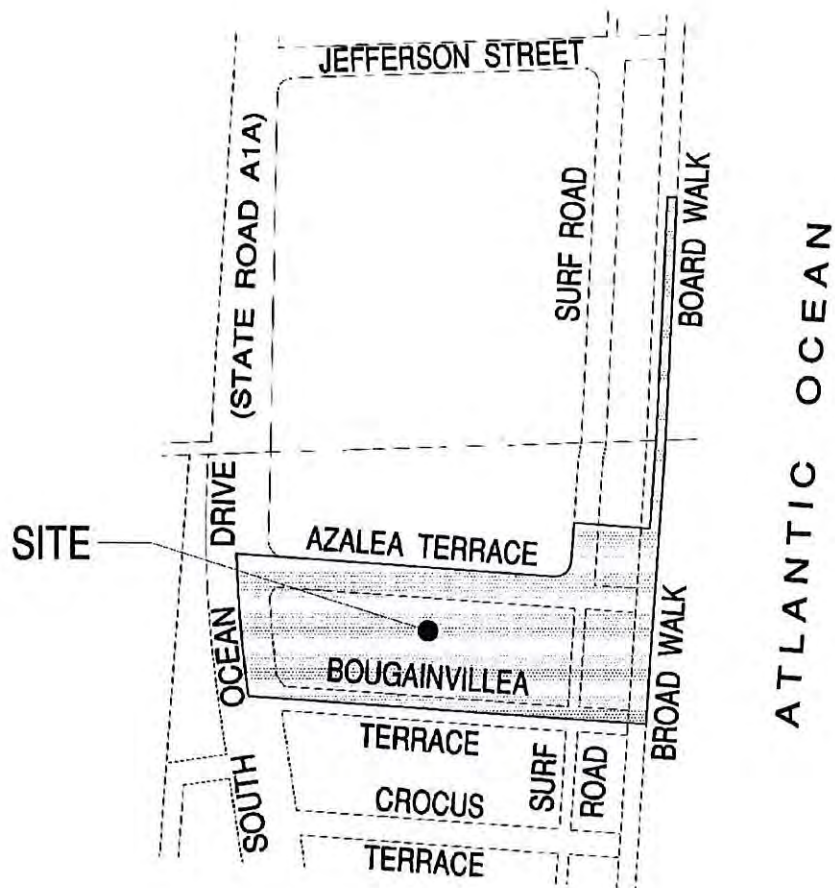
Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	1/4/23 11:32a

LEGAL DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	1 of 4

EXHIBIT "A"



Drawn By	MAI
Cad. No.	220695
Ref. Dwg.	2020-013-
Plotted:	1/4/23 11:32a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	4 of 4

EXHIBIT "A"

SURVEYOR'S NOTES:

- This site lies in Sections 13 and 24, Township 5th South, Range 12 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 88°06'41" E for the centerline of Bougainvillea Terrace.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 173,805 square feet, or 3.990 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-013-1.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on January 4, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Donie C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	1/4/23 1:32a

SURVEYOR'S NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	2 of 4



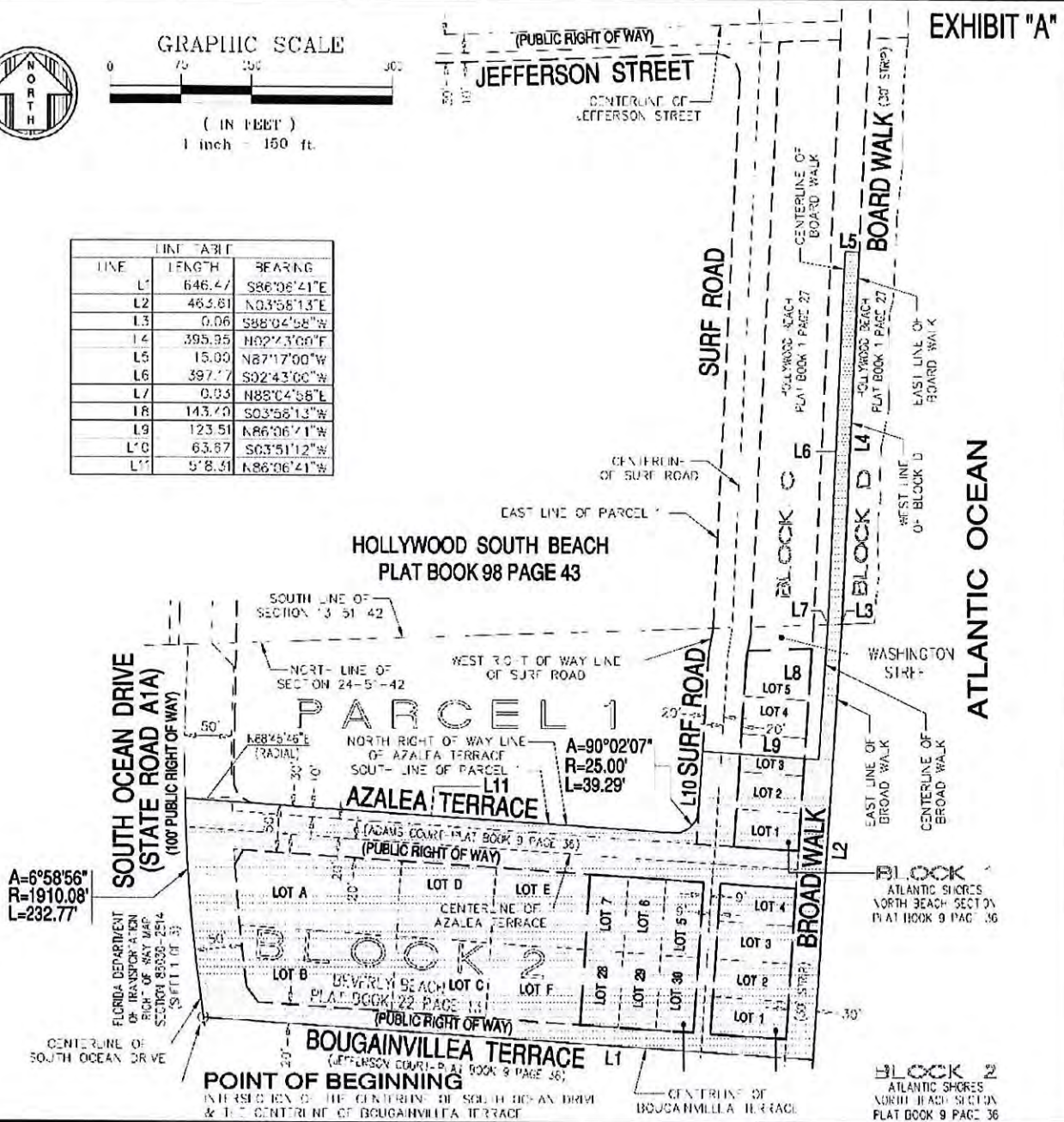
GRAPHIC SCALE



(IN FEET)

1 inch = 150 ft.

LINE	LENGTH	BEARING
L1	646.47	S86°06'41"E
L2	463.81	N03°58'13"E
L3	0.06	S88°04'58"W
L4	395.95	N82°43'06"E
L5	15.00	N87°17'00"W
L6	397.77	S92°43'00"W
L7	0.03	N88°04'58"E
L8	143.70	S03°58'13"W
L9	123.51	N86°06'11"W
L10	63.87	S03°51'12"W
L11	578.51	N86°06'41"W



Drawn By MAP
Cad. No. 220695
Ref. Dwg. 2020-013-1
Plotted: 7/4/23 11:32a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date 7/4/23
Scale 1"=150'
Job. No. 220998
Dwg. No. 1022-070-2
Sheet 3 of 4

Exhibit “G”

Broward County 1977 Land Use Map

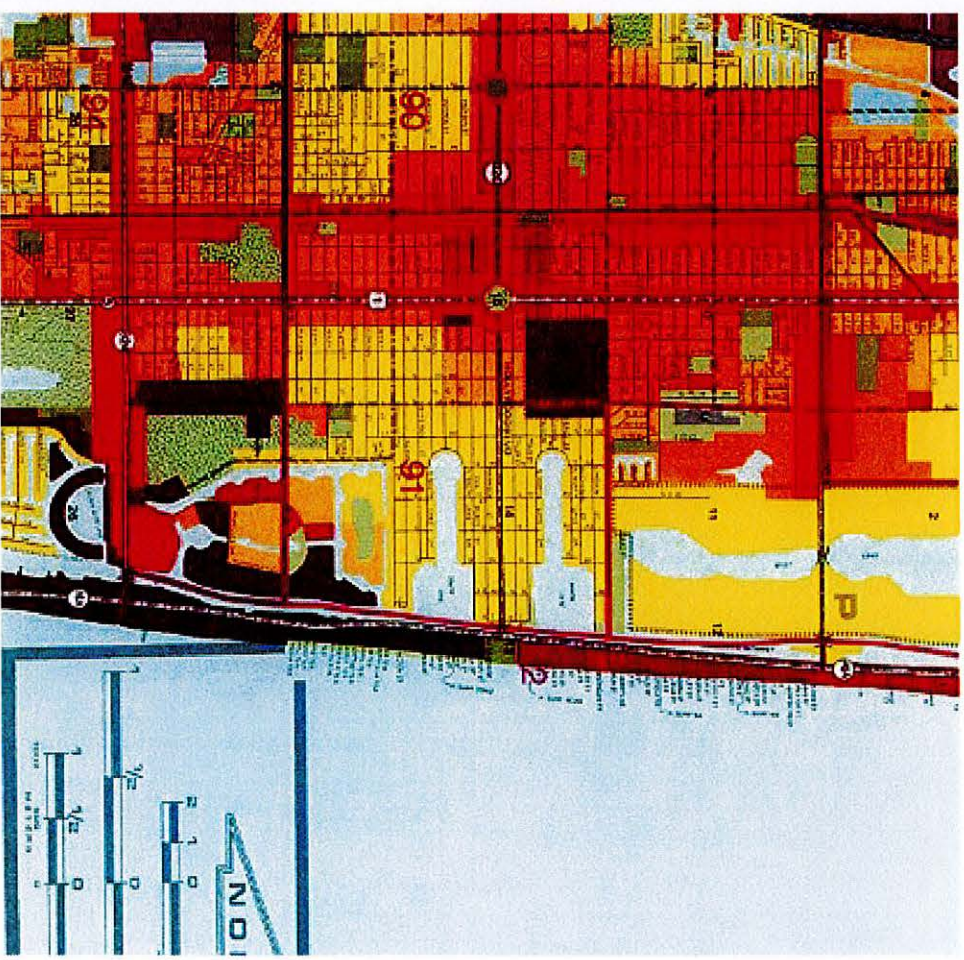


Exhibit “H”

Broward County 1988 Land Use Map

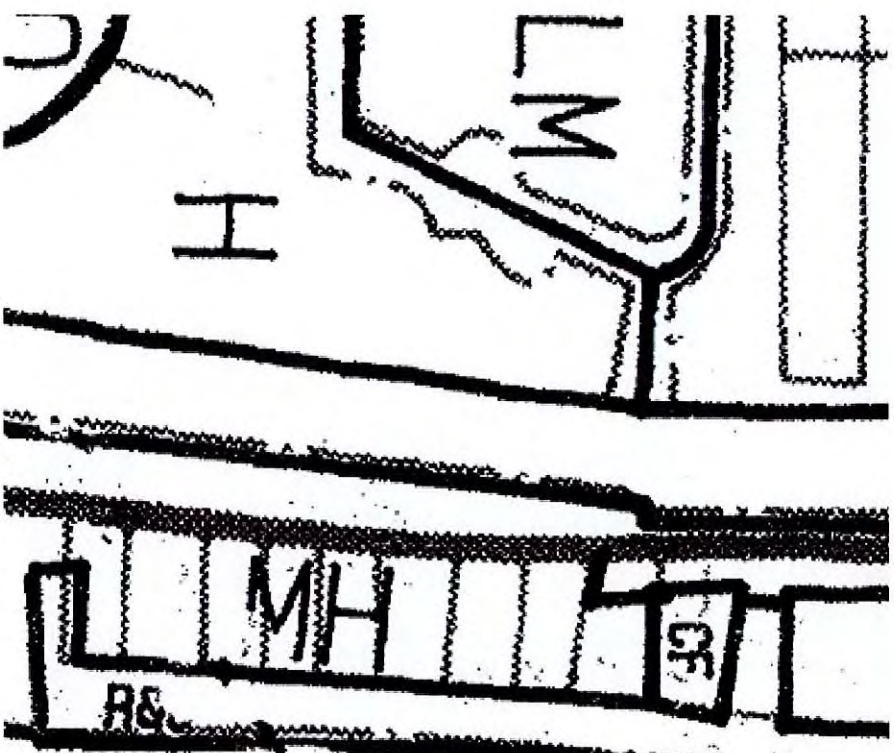


Exhibit “I”

Broward County 2017 Land Use Map



FILE_60

ATTACHMENT 2



January 25, 2023

Via Email Only

Carter N. McDowell
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

Dear Mr. McDowell:

Subject: Hollywood - Acreage Determination and Land Use Confirmation

This letter is in response to your request to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvilla Terrace, in the City of Hollywood.

Based on the survey and legal description (attached) you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 3.99 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel 1	0.15	Recreation and Open Space
Parcel 2	1.79	Community
Parcel 3	0.29	Community
NET ACRES	2.23	
Parcel 1 Right-of-Way	0.79	Recreation and Open Space
Parcels 2 and 3 Right-of-Way	0.97	Community
RIGHT-OF-WAY ACRES	1.76	
TOTAL GROSS ACRES	3.99	

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent State Road A1A, Surf Road, Broadwalk, Azalea Terrace and Bougainvilla Terrace rights-of-way. Further, it is Planning Council staff’s understanding that the Azalea Terrace right-of-way will be vacated; therefore, both sides have been included in this acreage calculation.

Carter N. McDowell

January 25, 2023

Page Two

Planning Council staff notes that this calculation is based on the information that you provided and should not be utilized for official purposes unless independently accepted by the local government.

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Deanne Von Stetina, of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DDV

Attachments

cc/email/att: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

Andria Wingett, Assistant Director, Development Services
City of Hollywood



Broward County Land Use Plan Acreage and Land Use Confirmation



- | | |
|--|---|
|  Subject Site |  Recreation and Open Space |
|  Municipal Boundary |  Community |
|  Medium-High (25) Residential |  Water / Primary Drainage |
|  High (50) Residential | |

Total Gross Acres = 3.99

AD 23-001 McDowell Hollywood
Acreage Determination

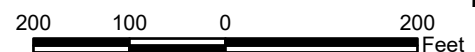


EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of Surf Road, Azalea Terrace, South Ocean Drive and Bougainvillea Terrace,

A portion of the Broad Walk, being a thirty (30) foot strip, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

A portion of the Board Walk, being a thirty (30) foot strip, HOLLYWOOD BEACH, according to the Plat thereof, as recorded in Plat Book 1 at Page 27,

Lots A, B, C, D, E, and F, Block 2, BEVERLY BEACH, according to the Plat thereof, as recorded in Plat Book 22 at Page 13,

Lots 1, 2 and a portion of Lot 3, Block 1, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

Lots 1, 2, 3, 4, 5, 6, 7, 28, 29 and 30, Block 2, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

all being recorded in the Public Records of Broward County, Florida and being more particularly described as follows:

Begin at the intersection of the centerline of said South Ocean Drive and the centerline of said Bougainvillea Terrace; thence S 86°06'41" E along said centerline of Bougainvillea Terrace for 646.47 feet; thence N 03°58'13" E along the East line of said Broad Walk for 463.61 feet; thence S 88°04'58" W along the North line of Section 24, Township 51 South, Range 42 East, also being the South line of Section 13, Township 51 South, Range 42 East for 0.06 feet; thence N 02°43'00" E along East line of said Board Walk, also being the West line of Block D of said plat of HOLLYWOOD BEACH for 395.95 feet; thence N 87°17'00" W for 15.00 feet; thence S 02°43'00" W along the centerline of said Board Walk for 397.17 feet; thence N 88°04'58" E along said North line of Section 24, Township 51 South, Range 42 East and South line of Section 13, Township 51 South, Range 42 East for 0.03 feet; thence S 03°58'13" W along the centerline of said Broad Walk for 143.40 feet; thence N 86°06'41" W for 123.51 feet; thence S 03°51'12" W along the West right of way line of said Surf Road, also being the East line of Parcel 1, HOLLYWOOD SOUTH BEACH, according to the Plat thereof, as recorded in Plat Book 98 at Page 43 of said Public Records of Broward County, Florida for 63.67 feet to a point of curvature; thence Southwesterly and Northwesterly along a 25.00 foot radius curve leading to the right through a central angle of 90°02'07" for an arc distance of 39.29 feet to a point of tangency; thence N 86°06'41" W along the North right of way line of said Azalea Terrace, also being the South line of said Parcel 1 of the plat of HOLLYWOOD SOUTH BEACH for 518.31 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 88°45'46" E; thence Southeasterly along the centerline of said South Ocean Drive, also being a 1910.08 foot radius curve leading to the left through a central angle of 6°58'56" for an arc distance of 232.77 feet to the Point of Beginning.

Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	1/4/23 11:32a

LEGAL DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	1 of 4

EXHIBIT "A"

SURVEYOR'S NOTES:

- This site lies in Sections 13 and 24, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 86°06'41" E for the centerline of Bougainvillea Terrace.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 173,805 square feet, or 3.990 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-013-1.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on January 4, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

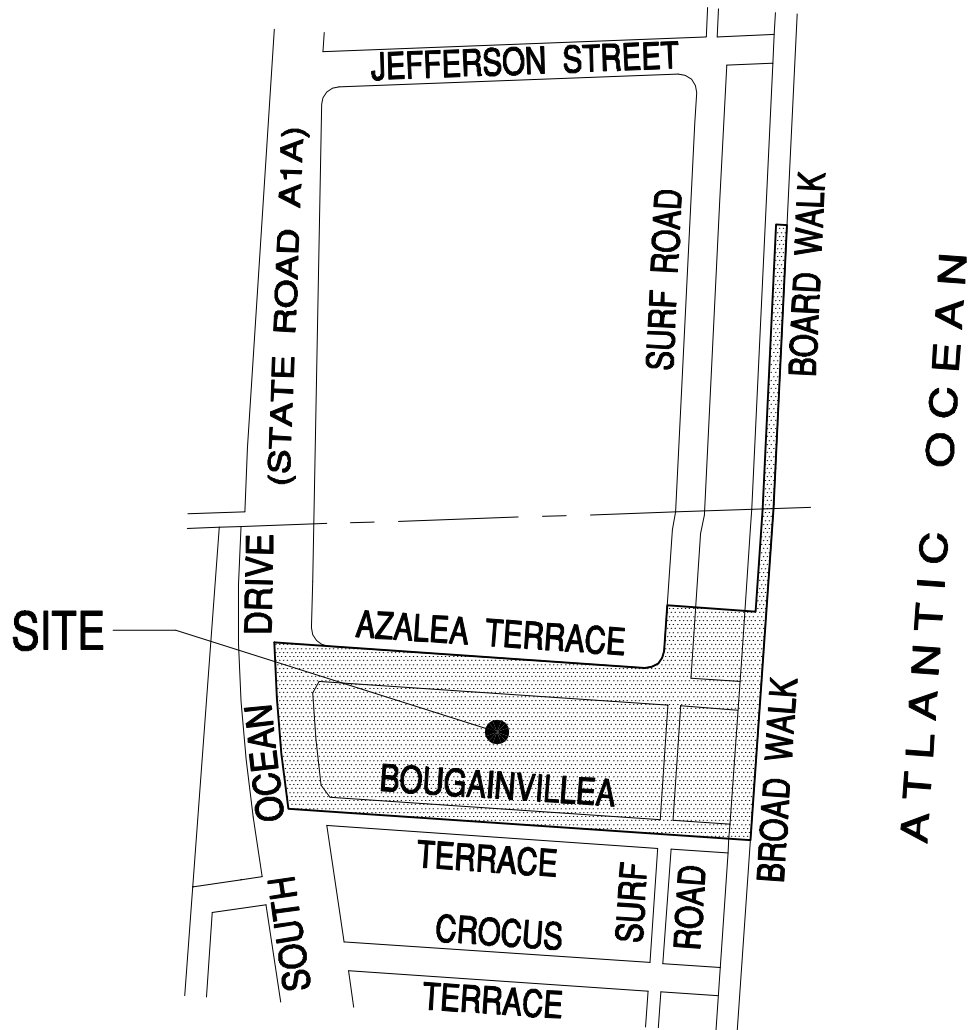
Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	1/4/23 11:32a

SURVEYOR'S NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
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Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	2 of 4

EXHIBIT "A"



Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	1/4/23 11:32a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	4 of 4

ATTACHMENT 3



November 18, 2025

Keith Poliakoff, Esquire
Government Law Group
200 South Andrews Avenue, Suite 601
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Poliakoff:

Thank you for sharing your correspondence dated October 30, 2025, addressed to Andria Wingett, Development Services Director, City of Hollywood, relating to 1301 South Ocean Drive (See Attachment). While the letter is directed only to Ms. Wingett, in consultation with the Planning Council Attorney and the Broward County Office of the County Attorney, Planning Council staff thought that it would be helpful to clarify some of the information outlined in the correspondence.

It is not the intention of this correspondence to address the legal arguments presented nor address every area of difference. However, it is important to note that your narrative spans a six-year period during which Planning Council staff interacted with other counsel on behalf of the developer.

Briefly, the dispute relates to the Planning Council staff's interpretation of the effective Broward County Land Use Plan (BCLUP) land use designations. As you correctly note in your letter, land use maps often "...contained a scrivener's error that the City frequently found in old FLUMs..." Indeed, this proved to be the cause of the dispute as a review of the historical land use maps (both City and County) triggered the need for a correction to the BCLUP map. The issue at hand is whether, as we contend, a change to the BCLUP map is applicable, or as you contend, the City's map has a scrivener's error that should be applicable.

Your correspondence references several acreage determinations. The first referenced item is a September 25, 2019, email to Carter McDowell, counsel for the developer, which was merely a transmittal of a screenshot of the referenced area from the BCLUP Map. Subsequent to that email, Planning Council staff authored a July 19, 2021, letter to Mr. McDowell with an acreage determination that was consistent with the screenshot of the referenced area previously forwarded to him in the September 25, 2019, email. The Planning Council staff acreage determination contained the following caveat: **"As no survey or legal description was provided, Planning Council staff notes that this calculation is based on the information and graphic that you submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government."** The letter further notes that any land use plan application must be accompanied by a sealed survey and legal description. It is this determination that you claim is valid and should be applied.

Keith Poliakoff, Esq.
November 18, 2025
Page Two

It is important that I address the June 2, 2022, meeting referred to on page 2 of your letter. As you were not at the meeting, I assume you are relying on information relayed to you by others in attendance. The purpose of that meeting was to discuss the BCLUP amendment process. Based on your correspondence, you were informed that the City's Planning Manager stated that the City's map was in error and that the County's map was correct. In fact, the opposite occurred – **the Hollywood Planning Manager stated the City staff was not in agreement with the July 19, 2021, Planning Council staff correspondence and that the County map was in error as it was inconsistent with the City's map. According to the City staff, the July 19, 2021, acreage determination to Mr. McDowell, as it was depicted on the BCLUP map, misstated the location of the parcels designated Community and Recreation and Open Space.** Indeed, it was this claim by the City staff that led Planning Council staff to conduct a full re-examination of the issue. The full re-examination included the review of all historical and current County and City land use and zoning maps, as well as ownership information. Your letter refers to a September 27, 2022, letter from Shiv Newaldass, the City's Director of Development Services, in which the City, for the first time, claimed that it was the City map which contained a scrivener's error and that the County map was correct. This letter directly contradicted the stated position of the City staff at the June 2, 2022, meeting.

Subsequent to the verbal (June 2, 2022) and written input (September 27, 2022) from the City staff and a complete re-examination of all maps, Planning Council staff issued a letter on October 31, 2022, withdrawing the July 19, 2021, letter to conduct additional review as noted in the paragraph above. Upon receipt of a survey and legal description submitted by the developer and discussions with the City staff, Planning Council staff concluded that the City's map was in fact correct all along, and that the July 19, 2021, finding was in error. This conclusion was contained in the revised acreage determination dated January 25, 2023, and would require an amendment to both the BCLUP and City maps to yield the additional density afforded by the earlier interpretation.

In your letter to Ms. Wingett, you claim that the interpretation in the Planning Council staff's July 19, 2021, is correct and must be applied. The result would be to alter the boundary of the Community Facilities and Recreation and Open Space designated parcels on the City map to match the former incorrect BCLUP map Community and Recreation and Open Space designated lands and would lead to an entitlement to increased density for your client over and above that available were the City map to be applied. Your position in the letter to Ms. Wingett is that the County cannot correct a scrivener's error on its map; however, the City could, and indeed would, revise its map to correct what they now claim to be a scrivener's error on its map.



Keith Poliakoff, Esq.

November 18, 2025

Page Three

At all times pertinent to your narrative, the Hollywood Land Use Plan reflected the location of the Community Facilities and Recreation and Open Space parcels that Planning Council staff determined to be correct in the January 25, 2023, letter to Mr. McDowell. It is noted that subsequent to that determination, a BCLUP map amendment application which acknowledged and accepted the determination as delineated in the January 25, 2023, letter was concurrently filed at the City and Planning Council by the applicant.

Further, when a dispute arises regarding a Planning Council staff interpretation, the BCLUP Implementation Requirements and Procedures outline the process for a local governing body to request a formal interpretation by the Planning Council whenever a question of interpretation has not been resolved on an informal basis. **As of this writing, the City has never sought to avail itself of this process.**

As noted above, there are numerous areas of difference. While this letter is not meant to be an exhaustive point by point response, it is meant to provide the Planning Council staff's perspective. It is always our desire to work in tandem with the local governments and applicants of the Broward County Planning Council and we will always make ourselves available for that purpose.

Respectfully,



Barbara Blake Boy
Executive Director

Attachment

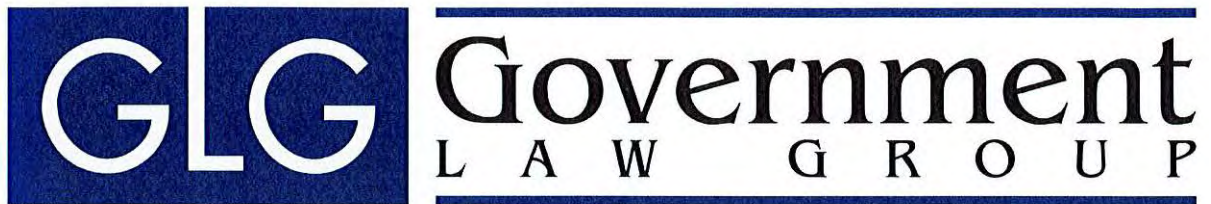
cc/att/email: Andrew Maurodis, Esquire, Attorney
Broward County Planning Council

Maite Azcoitia, Esquire, Deputy County Attorney
Broward County Office of the County Attorney

Andria Wingett, Development Services Director
City of Hollywood



ATTACHMENT



WWW.GOVLAWGROUP.COM

Keith Poliakoff, Esq. | (954) 909-0590 office | kpoliakoff@govlawgroup.com

October 30, 2025

City of Hollywood
Attn: Andria Wingett
Development Services Director
2600 Hollywood Boulevard
Hollywood, FL 33020

Re: Future Land Use Designation Summary for 1301 S Ocean Drive

Dear Ms. Wingett:

This letter is to provide a summary of the history concerning the future land use designation of the City's property located at 1301 S. Ocean Drive (the "Property") in support of the request to conform the City's Future Land Use Map from Community Facility to the Medium-High (25) Residential designation as is shown as the County's designation for the Property on the City's portal and as was originally confirmed by Planning Council staff.

On September 25, 2019, counsel for PRH 1301 S Ocean Dr, LLC ("PRH 1301") requested and received email confirmation from the Executive Director of the Broward County Planning Council confirming, in accordance with the County's approved Future Land Use Map ("FLUM") adopted in accordance with Chapter 163 Part II Florida Statutes, that the future land use designation for the parcels of land where the Hollywood Beach Cultural and Community Center is located ("Parcels D & E") was Medium-High (25) Residential. (See Exhibit "A")

Based upon and in reliance on this determination, PRH 1301 proceeded to prepare and, on January 21, 2020, submitted an unsolicited proposal to the City of Hollywood (the "City") pursuant to the P3 statute for the development of a new community center and associated private condominium development on the Property. PRH 1301's unsolicited proposal made direct reference to the County's FLUM designation of Parcels D & E as that designation played a significant and material role in the decision for PRH 1301 to make the unsolicited proposal and, ultimately, to seek to build the new project.

200 S. Andrews Avenue, Suite 601
Ft. Lauderdale, FL 33301

City of Hollywood
Attn: Andria Wingett
October 30, 2025

After receiving PRH 1301's unsolicited proposal, in accordance with the P3 statute, in June of 2020, the City published its notice of intent to receive and evaluate proposals to redevelop the Property (the "RFP"). PRH 1301 submitted its timely response to the RFP and after several public hearings before the City's Selection Committee, on March 14, 2021, was selected unanimously by the City Commission as the awardee to redevelop the Property with a new mixed-use project to include the replacement and modernization of the Hollywood Beach Culture & Community Center, several other public facilities, and a luxury residential condominium (the "Project").

After the award and notice to proceed to negotiations with the City, PRH 1301 reached out to the Broward County Planning Council for a second time for a land use confirmation and acreage determination concerning the Property and the surrounding City-owned properties in order to confirm the maximum permissible density of the Project so that the negotiations could proceed with certainty. On July 19, 2021, PRH 1301 received an Acreage Determination and Land Use Confirmation from the Executive Director of the Planning Council regarding all of the City-owned contiguous land near the 1301 S. Ocean Drive project site. (See Exhibit "B"). That determination again confirmed, in accordance with the County's approved FLUM, that the future land use designation for Parcels D & E was Medium-High (25) Residential. *See* Parcels D & E on Exhibit "B".

In continued reliance upon the now-reconfirmed Planning Council determination a Comprehensive Agreement and Ground Lease was negotiated between PRH 1301 and the City. This negotiation and approval process spanned countless hours and two more public hearings culminating, on May 5, 2022, with the execution of a Comprehensive Agreement providing for the redevelopment of the Property to include a new, oceanfront state-of-the-art community center with a new residential building to its west in accordance with the Land Use Confirmation.

With the Comprehensive Agreement in place, PRH 1301 began to work on the land use and zoning entitlements to permit the redevelopment of the Property. When submitting its bid PRH 1301 had always believed that both the City's and County's land use maps designed Parcels D&E as Medium-High (25) Residential. On June 2, 2022, the Developer and City staff met with the Broward County Planning Council Director to discuss the Project to confirm the next steps in the ultimate approval process based upon the County land use designation of the property and the use and consolidation of the density from the surrounding city-owned lands. The primary purpose of that meeting was to confirm the process by which the density from the City-owned Medium-High (25) Residential-designated parcels surrounding Parcels D & E would be transferred to the development site, subject to the proffering of a covenant restricting those properties to recreation and open space in perpetuity. During that meeting the City's Planner Manager brought up a possible discrepancy in the City's land use map. The City's most recent map showed a Community Facility designation for Parcels D & E while the County's map showed it as a Medium-High (25) Residential designation. The City believed that its current map was in error, and that the County's map was correct. As proof of same, the City relied upon previous versions of its own map and the 1977 County land use map, the 1989 County land use map, and the 2017 County land use map, all of which designated Parcels D & E as maintaining a Medium-High (25) designation. (See County land use maps attached as Composite Exhibit "C").

City of Hollywood
Attn: Andria Wingett
October 30, 2025

The City's Director of Development Services explained that the City's map contained a scrivener's error that the City frequently found in its old FLUMs and that the County's FLUM was correct and should be the controlling map. The City, County, and Developer all agreed to proceed accordingly, with the only matter of follow-up being a formal notification letter from the City to the Planning Council acknowledging the scrivener's error and informing the Planning Council that the County FLUM was controlling.

On July 5, 2022, consistent with the direction given by the Planning Council's Executive Director at the June 2nd meeting, the City's Development Services Director authored a draft letter to the Planning Council acknowledging the City's scrivener's error, and confirming that the correct land use for those parcels is Medium-High (25) Residential as provided for already on the County's Future Land Use Map. This letter was finalized and mailed on September 27, 2002 (See Composite Exhibit "D").

After public pressure, on October 31, 2022, the Planning Council's Executive Director responded to the City's Letter advising that she was unilaterally withdrawing her original confirmation for the land use designation from September of 2019 and her formal land use confirmation and acreage determination of July 19, 2021 and would be conducting additional review into the "correct" FLUM. (See Exhibit "E").

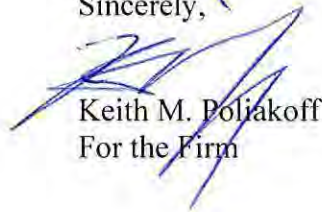
Finally, on December 1, 2022, the Executive Director of the Planning Council hosted another meeting with the City and PRH 1301 and, for the first time in over three years of discussing the land use designation of the property, and after millions of dollars were spent, informed the parties that the Planning Council staff had suddenly changed its position and determined that the County's adopted map and land use designation of RM-25 was incorrect and City's map was somehow correct, in direct contradiction of the City's own position that the adopted County FLUM was correct. Then, without any Ordinance, County Commission approval, or any formal hearing, the County map was mysteriously changed on-line in complete violation of Florida law, and without any public body's knowledge or consent. (See Exhibit "F").

According to our search of the public records, the last County-wide FLUM update occurred in 2017. That map, which is attached as part of Exhibit "C", is completely consistent with the Planning Council's confirmations dating back to September of 2019. Make no mistake that the records are clear that since 1977 and up until the January 25, 2023 change of position letter, the County FLUM designated Parcels D & E as Medium-High (25) Residential. After years of reliance by the City and PRH 1301 and the expenditure of literally thousands of hours of effort and millions of dollars on the written determinations by the County, the County staff, suddenly and without any action by either the County Commission or the City Commission, made (or claimed to make) an administrative change to the adopted Broward County FLUM. However, no such change to the certified FLUM could have occurred without strict compliance with Chapter 163, Part II, Florida Statutes and final approval by the City Commission and Board of County Commissioners.

City of Hollywood
Attn: Andria Wingett
October 30, 2025

As a result, the City and PRH 1301 continue to rely upon the County's formally adopted land use plan maps and the formal written determinations of the Planning Council, as outlined in its September of 2019 correspondence, and will continue to do so until or unless a court of competent jurisdiction determines differently. At this point, it is our position that the City is simply modifying its land use to match the County's land use that has never been challenged and will transmit the matching land use accordingly.

Sincerely, \



Keith M. Poliakoff
For the Firm

EXHIBIT A



Barbara Blake Boy, Executive Director

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6982 (direct) www.Broward.org/PlanningCouncil

From: Carter McDowell <cmcdowell@bilzin.com>

Sent: Wednesday, September 25, 2019 2:50 PM

To: Blake Boy, Barbara <BBLAKEBOY@broward.org>

Subject: RE: confirmation of land use designation

External Email

Barbara – Good to talk to you again . I would like to reconfirm the land use designation for the following listed parcels and I have attached an overall print from the Property appraisers website too.

Folio numbers: 514213030020

514224020010

514224010010

514224020013



Carter McDowell

Partner

Bilzin Sumberg Baena Price & Axelrod LLP

1450 Brickell Avenue, 23rd Floor

Miami, Florida 33131

www.bilzin.com

Tel 305.350.2355

Direct Fax 305.351.2239

cmcdowell@bilzin.com

From: Blake Boy, Barbara <BBLAKEBOY@broward.org>

Sent: Wednesday, September 25, 2019 2:17 PM

To: Carter McDowell <cmcdowell@bilzin.com>

Subject:



Barbara Blake Boy, Executive Director

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6982 (direct) www.Broward.org/PlanningCouncil

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

EXHIBIT B

July 19, 2021

Via Email Only

Carter N. McDowell
 Bilzin Sumberg Baena Price & Axelrod LLP
 1450 Brickell Avenue, 23rd Floor
 Miami, Florida 33131

Dear Mr. McDowell:

Subject: Hollywood - Acreage Determination and Land Use Confirmation

This letter is in response to your request of June 28, 2021, to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace, in the City of Hollywood.

Based on the graphic you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 8.8 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel A (Folio ID: 5142-1301-1652)	1.0	Medium-High (25) Residential
Parcel B (Folio ID: 5142-2402-0010) (calculation based on the entire folio parcel)	0.3	Recreation and Open Space
	0.2	Community
Parcel C (Folio ID: 5142-1303-0020)	1.0	Community
Parcel D (Folio ID: 5142-2401-0011)	1.3	Medium-High (25) Residential
Parcel E (Folio ID: 5142-2402-0013)	0.7	Medium-High (25) Residential
Parcel F (all land east of the Broadwalk)	1.7	Recreation and Open Space
NET ACRES	6.2	
Parcel A Right-of-Way	0.6	Medium-High (25) Residential
Parcel B Right-of-Way	0.1	Recreation and Open Space
	0.1	Community
Parcel C Right-of-Way	0.5	Community
Parcel D Right-of-Way	0.6	Medium-High (25) Residential
Parcel E Right-of-Way	0.3	Medium-High (25) Residential
Parcel F Right-of-Way	0.4	Recreation and Open Space
RIGHT-OF-WAY ACRES	2.6	
TOTAL GROSS ACRES	8.8	

Carter N. McDowell
July 19, 2021
Page Two

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent Jefferson Street, Surf Road, Broadwalk, Azalea Terrace, Bougainvillea Terrace and State Road A1A rights-of-way.

As no survey or legal description was provided, Planning Council staff notes that this calculation is based on the information and graphic that you submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government. Please note that applications to amend the Broward County Land Use Plan require a sealed survey, including legal description of the area proposed to be amended.

Although not prohibited by the Broward County Land Use Plan, Planning Council staff recommends that any land use plan amendment for this site not include Parcel F and Parcel F right-of-way, designated Recreation and Open Space.

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Christina Evans, of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME
Attachment



Carter N. McDowell

July 19, 2021

Page Three

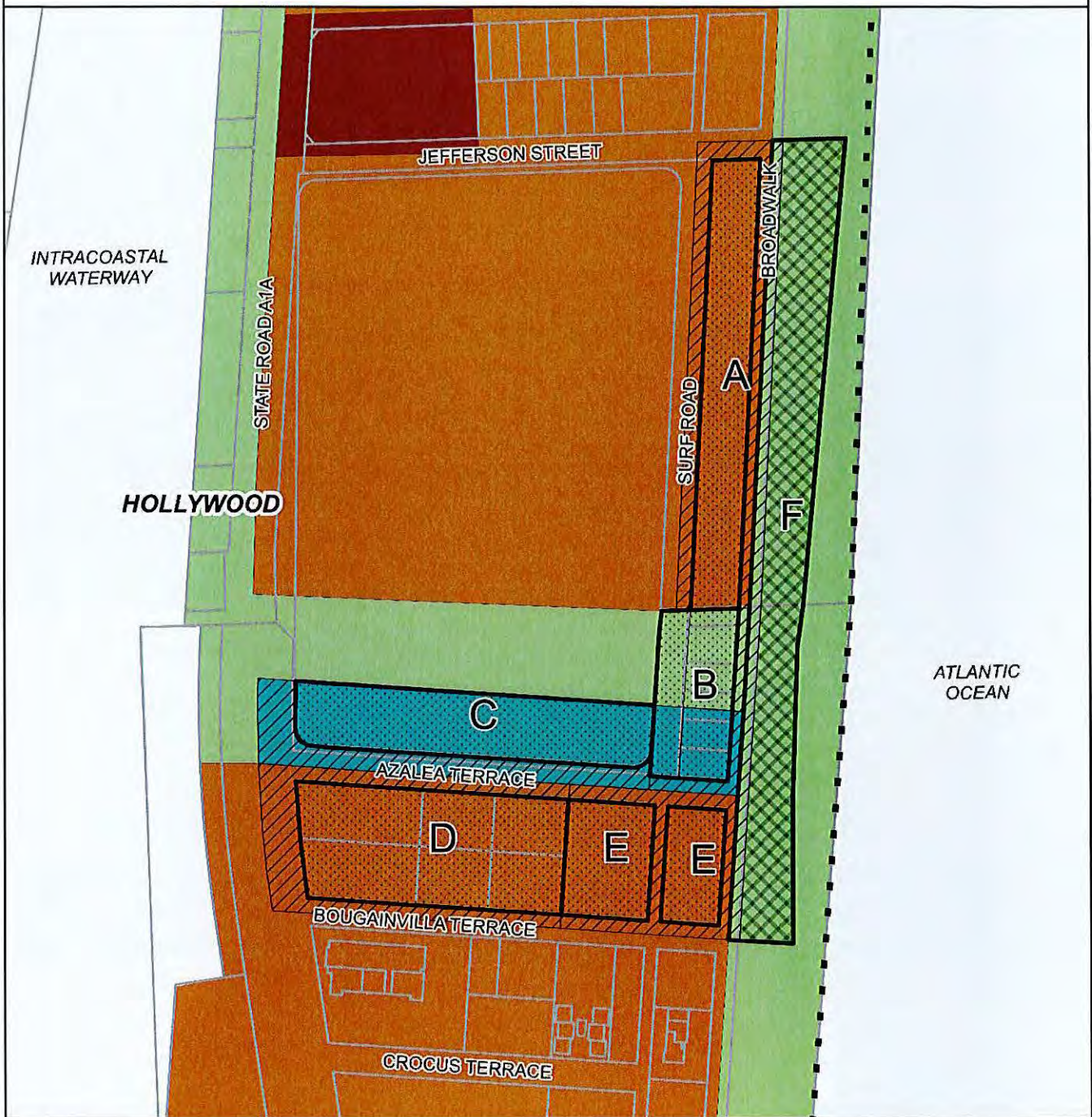
cc/email/att: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

Leslie A. Del Monte, Planning Manager, Division of Planning and Urban Design
City of Hollywood



Broward County Land Use Plan Acreage and Land Use Confirmation



-  Municipal Boundary
-  Medium-High (25) Residential
-  High (50) Residential
-  Recreation and Open Space
-  Community
-  Water / Primary Drainage

Total Gross Acres = 8.8

AD 21-006 McDowell Hollywood
Acreage Determination

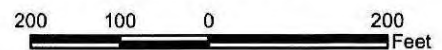
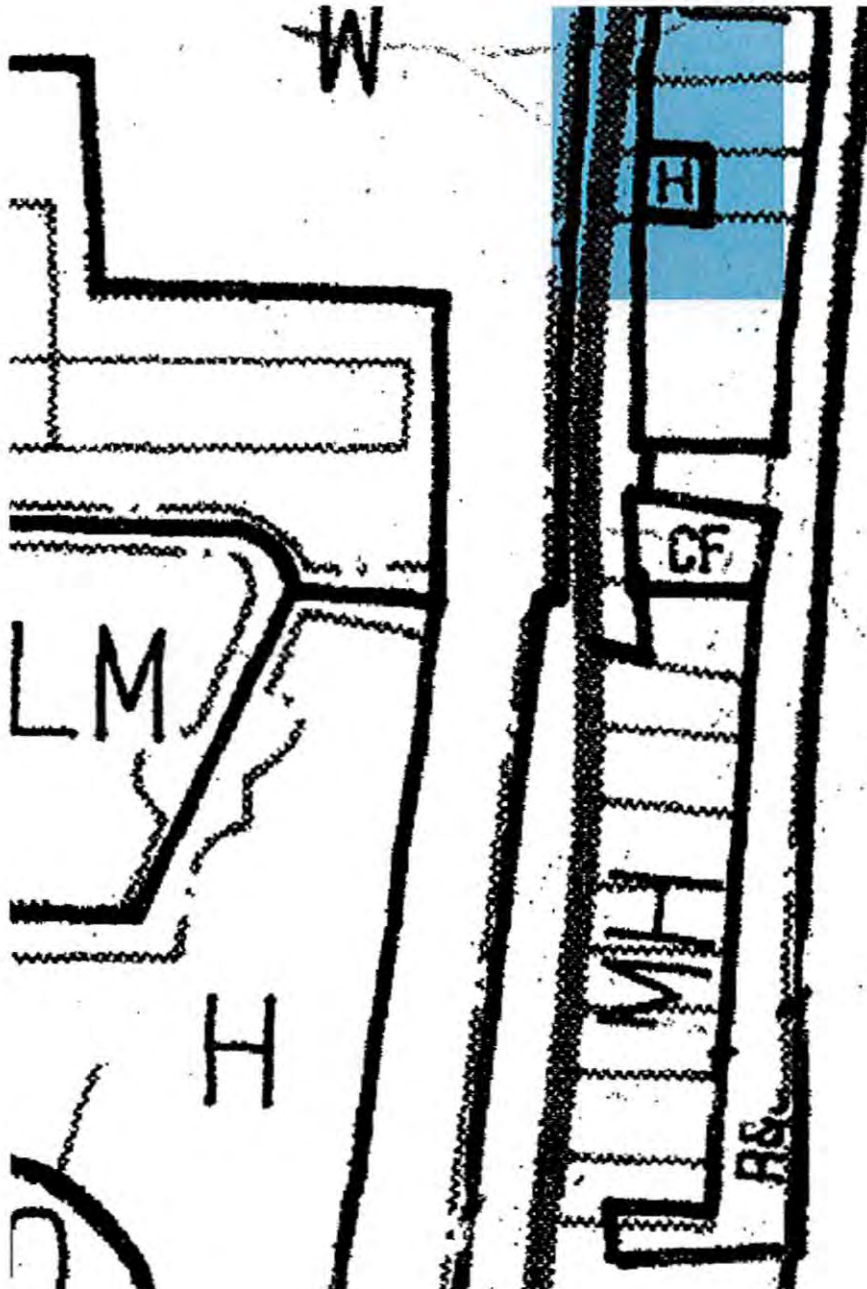


EXHIBIT C

1977 Broward County Land Use Map



1989 Broward County Land Use Map



Broward County 2017 Land Use Map

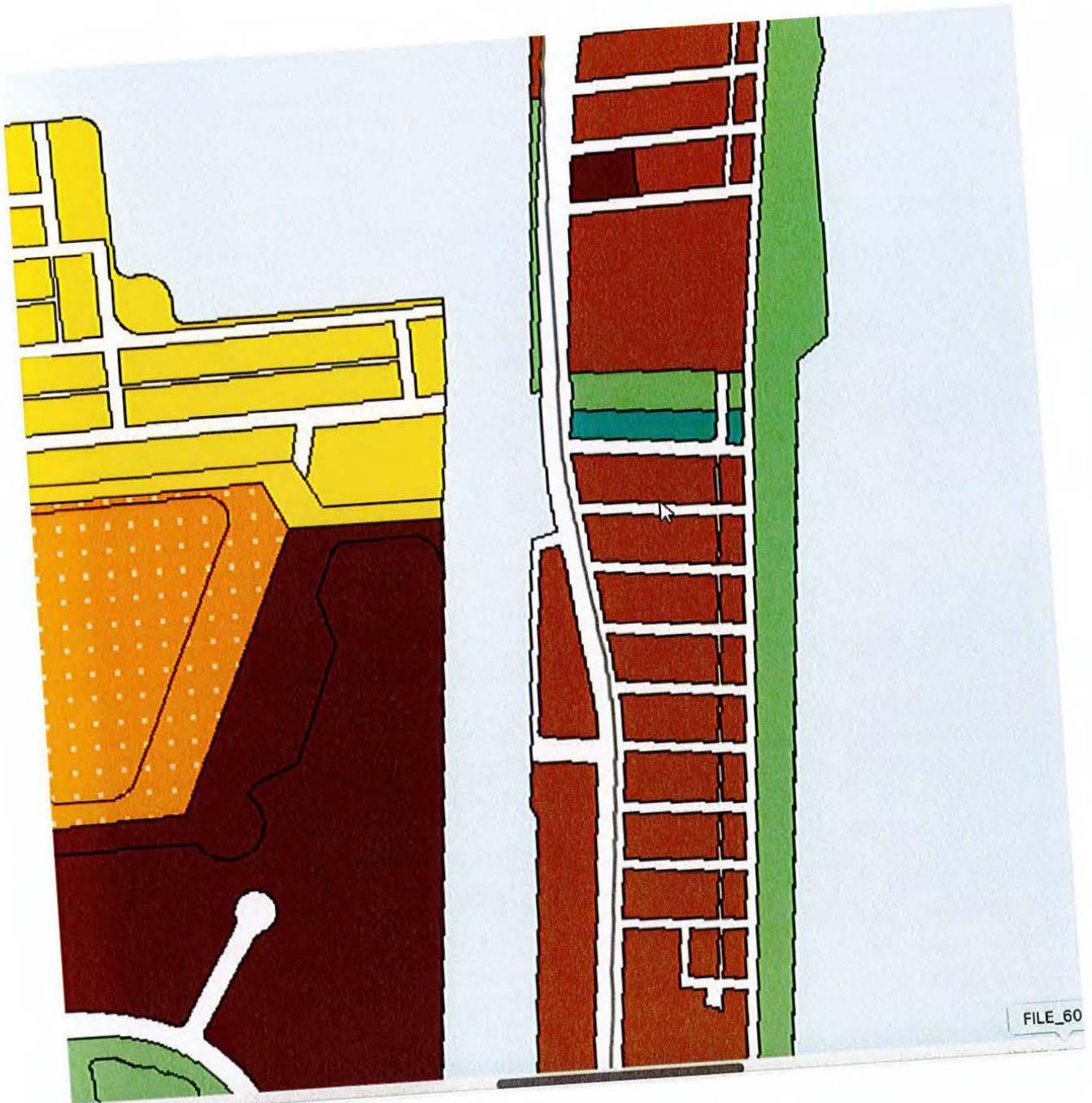


EXHIBIT D

July 5, 2022

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Re: City of Hollywood Land Use Map - 1301 S Ocean Drive

Dear Ms. Blake Boy,

A scrivener's error on the City's Future Land Use Map, inadvertently rendered the property at 1301 S Ocean Drive as Community Facility, when in fact the correct land use is Medium-High (25) Residential as indicated by the previous 2007 Future Land Use Map.

The City of Hollywood therefore requests that the site be recognized as Medium-High (25) Residential designation per the attached 2007 Map as well as the 2017 Broward County Land Use Plan. If you have further questions or concerns, please contact me at (954) 921-3471.

Sincerely,

Shiv Newaldass
Director, Development Services

Enclosures:

City of Hollywood Land Use and Zoning Map 2011
City of Hollywood Future Land Use Map 2007
Broward County Land Use Plan 2017

cc:

Andria Wingett, Assistant Director, Development Services, City of Hollywood
Leslie A. Del Monte, Planning Manager, Planning and Urban Design

September 27, 2022

DS-22-03

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Re: City of Hollywood Land Use Map - 1301 S Ocean Drive

Dear Ms. Blake Boy,

A scrivener's error on the City's Future Land Use Map, inadvertently rendered the property at 1301 S Ocean Drive as Community Facility, when in fact the correct land use is Medium-High (25) Residential as indicated by the previous 2007 Future Land Use Map.

The City of Hollywood therefore requests that the site be recognized as Medium-High (25) Residential designation per the attached 2007 Map, 2011 Map, as well as the 2017 Broward County Land Use Plan. If you have further questions or concerns, please contact me at (954) 921-3471.

Sincerely,



Shiv Newaldass
Director, Development Services

Enclosures:

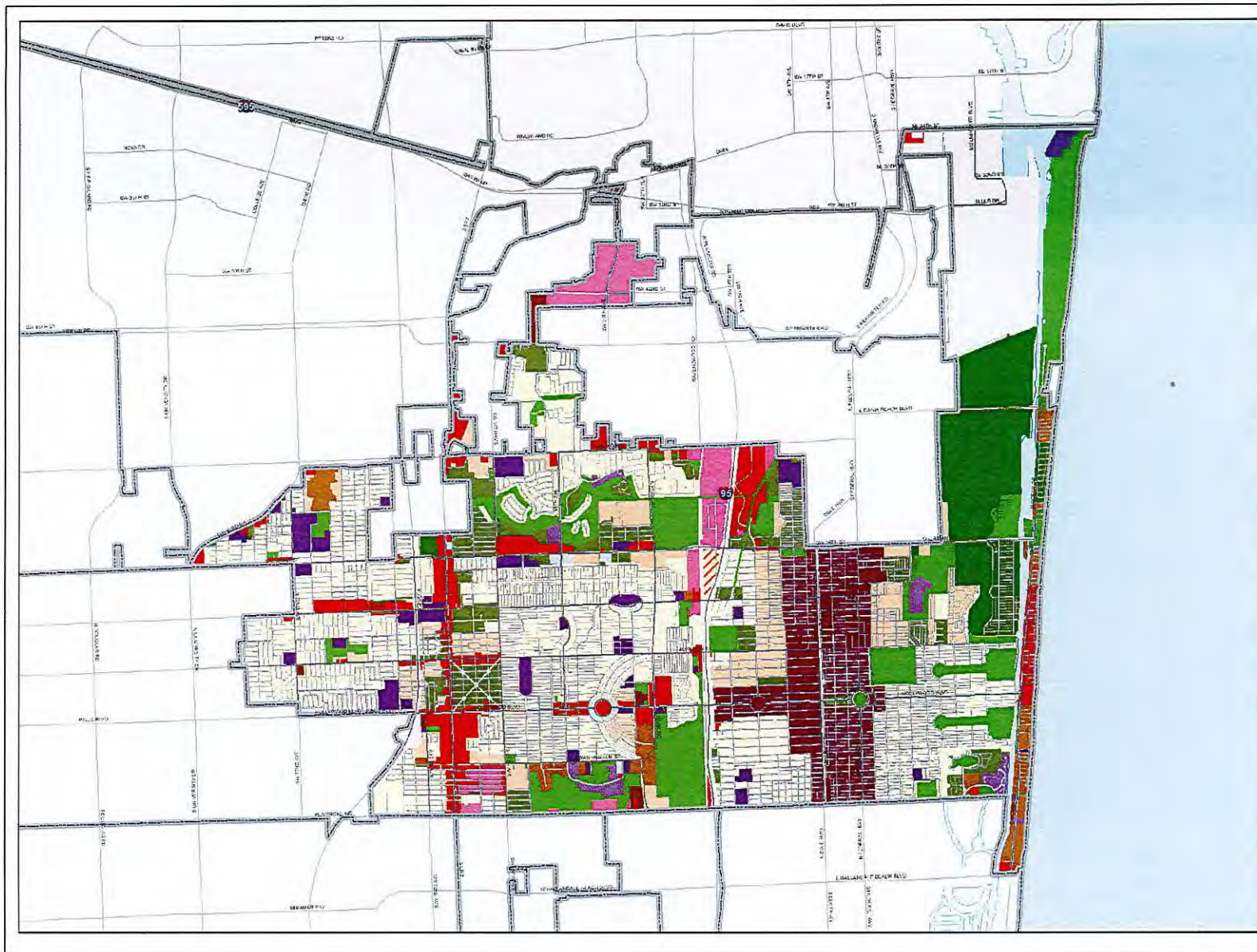
City of Hollywood Future Land Use Map 2007
City of Hollywood Land Use and Zoning Map 2011
Broward County Land Use Plan 2017

cc:

Andria Wingett, Assistant Director, Development Services, City of Hollywood
Leslie A. Del Monte, Planning Manager, Planning and Urban Design

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045

hollywoodfl.org



City of Hollywood Comprehensive Plan

Map LU-12

Future Land Use

Legend

Hollywood City Boundary

Hollywood Future Land Use

F.L.U. Designations

LOW RESIDENTIAL

LOW MEDIUM RESIDENTIAL

MEDIUM RESIDENTIAL

MEDIUM HIGH RESIDENTIAL

HIGH RESIDENTIAL

COMMUNITY FACILITY

INDUSTRIAL

OFFICE

GENERAL BUSINESS

RIGHTS OF WAY

TRANSPORTATION

UTILITIES

RAC ZONE

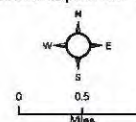
PARKS AND OPEN SPACE

CONSERVATION AREA

TOD

TOC (NO SITE DESIGNATED)

Printed September 13, 2007

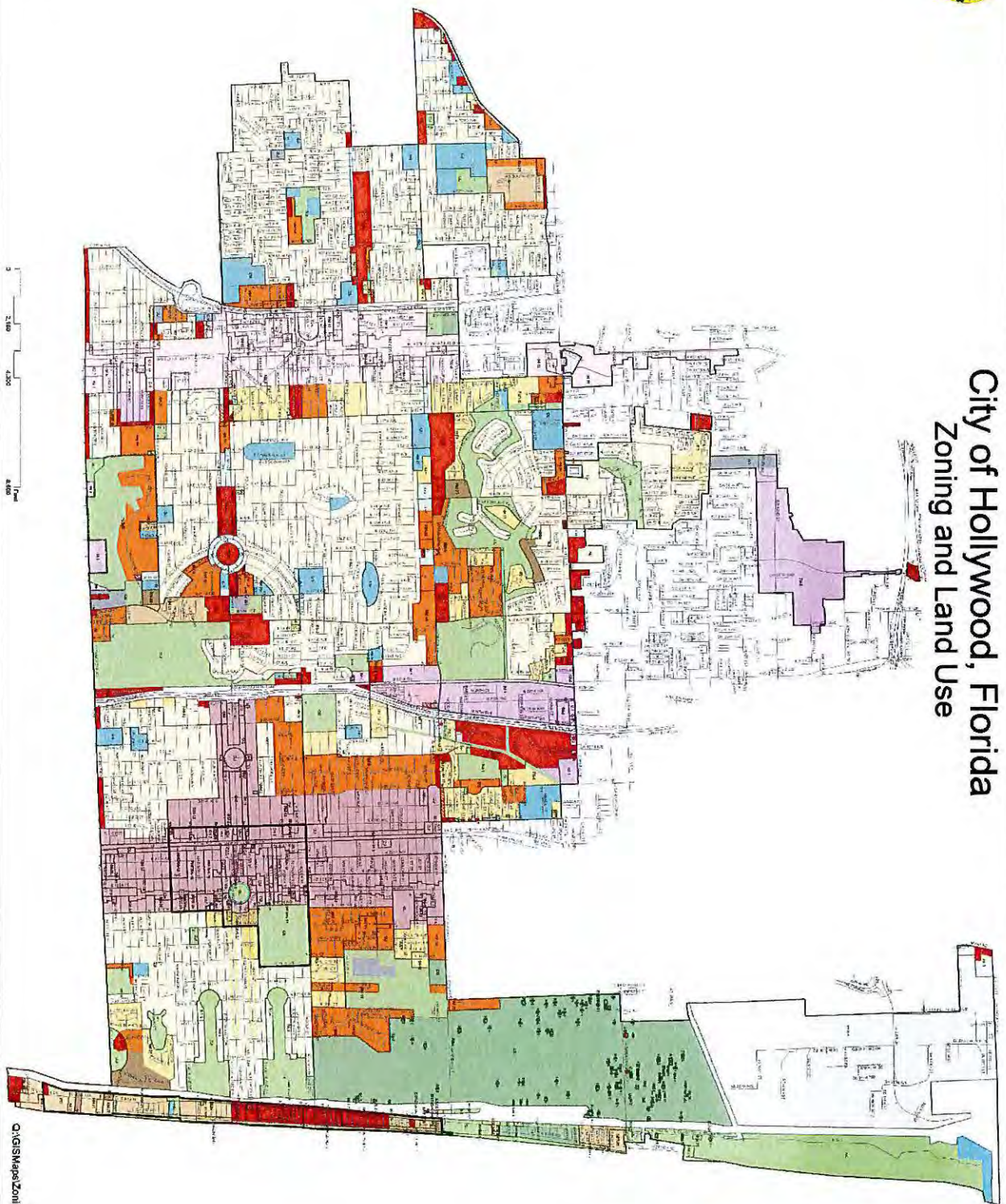
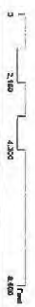


Calvin, Giordano & Associates, Inc.
PLANNING AND DESIGN

GIS
This map was prepared by the City of Hollywood, Florida, using data provided by the City of Hollywood, Florida.



City of Hollywood, Florida Zoning and Land Use



Legend	
Land Use	
[Pink]	LMES
[Light Yellow]	LMES
[Yellow]	TOC
[Orange]	LMRES
[Red]	LMRES
[Dark Red]	LMRES
[Brown]	LMRES
[Dark Brown]	LMRES
[Black]	LMRES
[White]	Irregular Residential Dashed Line
[Light Blue]	OFF
[Light Blue]	TOD
[Light Blue]	GBUS
[Light Blue]	RAC
[Light Blue]	IND
[Light Blue]	TRANS
[Light Blue]	COMFAC
[Light Blue]	OSR
[Light Blue]	CONS
[Light Blue]	UTL
[Light Blue]	ICW
[Light Blue]	COMPLEX

April 11, 2011
Q:\GIS\Maps\Zoning\Zoning_LandUse_Map.pdf



BROWARD COUNTY LAND USE PLAN

NOTE: RELATIONSHIP OF THE BROWARD COUNTY LAND USE PLAN TO THE LAND USE PLANS OF MUNICIPALITIES WITHIN BROWARD COUNTY

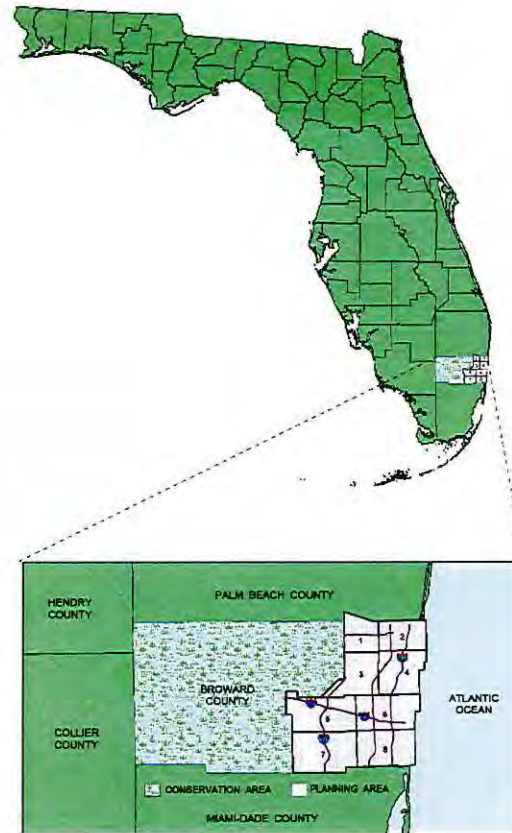
Municipal land use plans must be consistent with the Broward County Land Use Plan. The Broward County Planning Council reviews each municipal land use plan pursuant to the Broward County Charter and certifies those municipal land use plans which have been found to be in "substantial conformity" with the Broward County Land Use Plan. When certified by the Council, the municipal land use plan becomes the effective land use plan for the municipal jurisdiction. The land use designations on the Broward County Land Use Plan serve as the basis for municipal jurisdiction. The municipal land use plans may be more restrictive than the Broward County Land Use Plan and may depict uses and categories other than those shown on the Broward County Land Use Plan for specific parcels.

Areas designated on the Broward County Land Use Plan Map for particular uses are approximate. The exact boundaries for zoning will be determined by the municipality within the reasonable limits of the designation on the map.

For further information regarding identification of the effective land use plan for a specific area or for interpretation of the land use designation for a specific parcel, please contact the Broward County Planning Council at 954.357.6595.



BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS



NOT TO SCALE

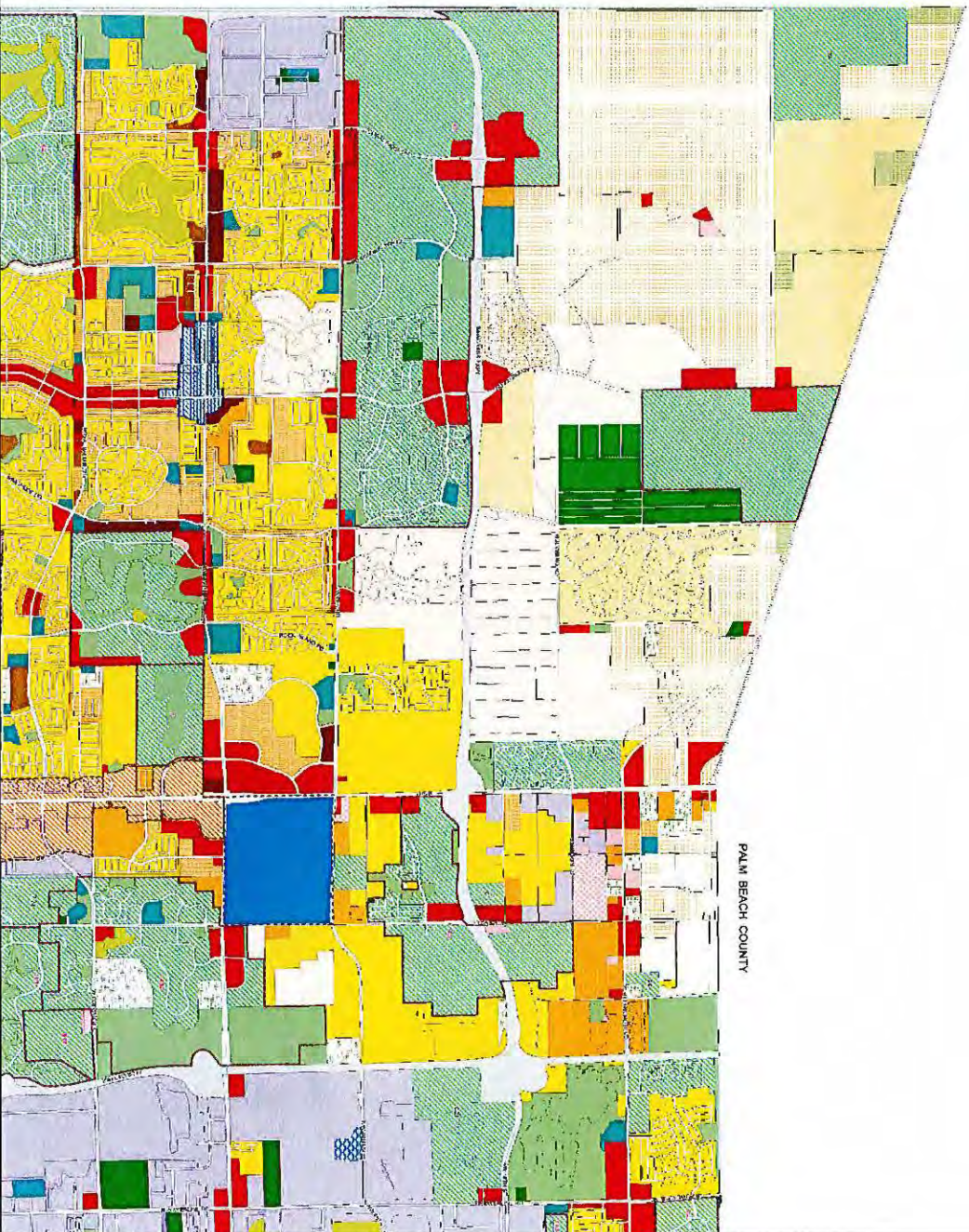
REVISED: March 14, 2017



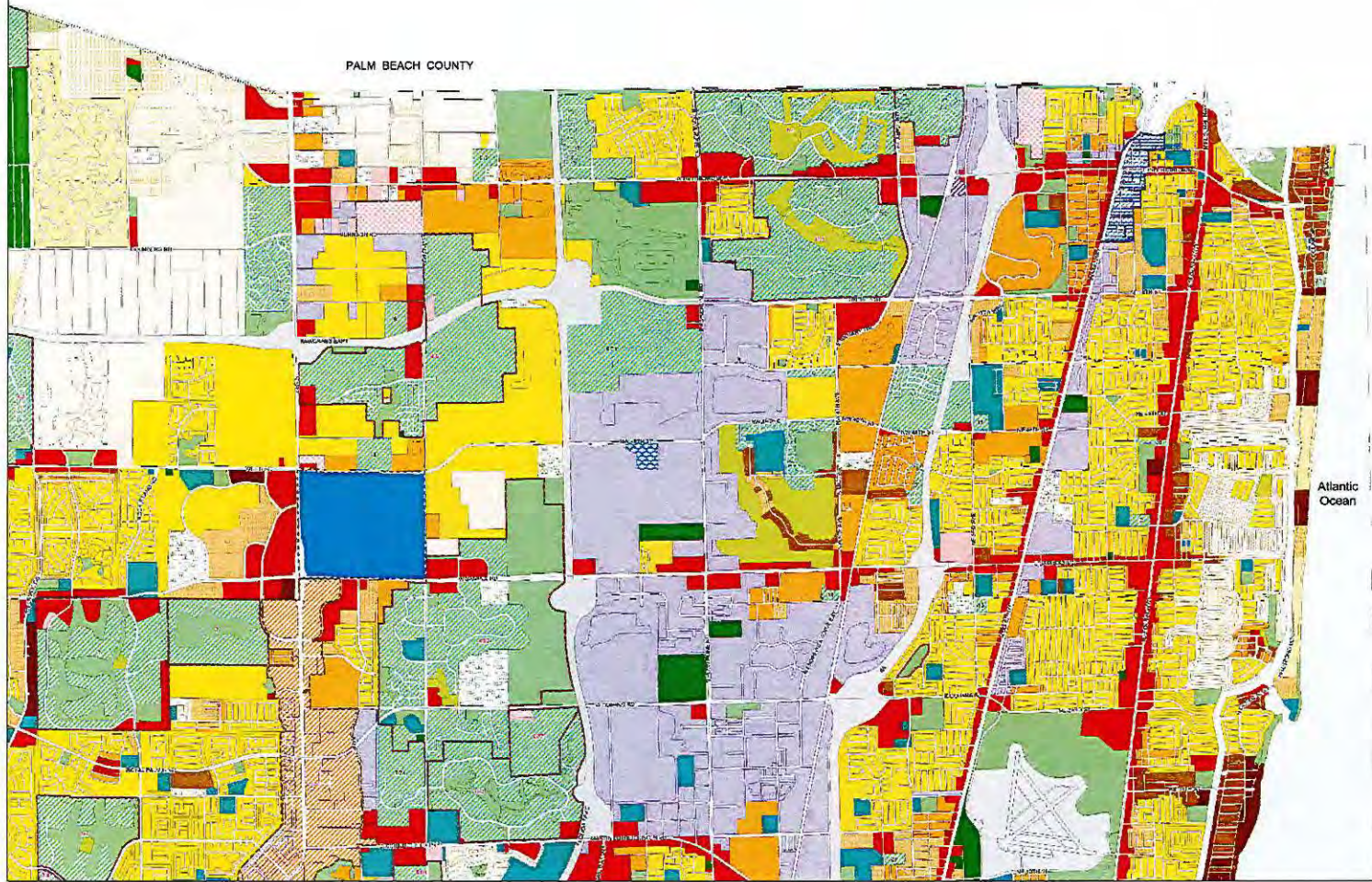
LEGEND

- Palm Beach County Rural Residential 10
- Rural Ranches
- Rural Estates
- Estate (1) Residential
- Low (2) Residential
- Low (3) Residential
- Low (5) Residential
- Low-Medium (10) Residential
- Medium (16) Residential
- Medium-High (25) Residential
- High (50) Residential
- Irregular Residential
- Dashed-Line Areas
- Commercial
- Employment Center - Low
- Employment Center - High
- Office Park
- Industrial
- Agricultural
- Conservation - Natural Reservations
- Conservation - Reserve Water Supply Areas
- Recreation & Open Space
- Commercial Recreation
- Community Facilities
- Utilities
- Electrical Generation Facilities
- Tribal Lands
- Mining
- Local Activity Center
- Regional Activity Center
- Mixed Use - Residential
- Transit Oriented Development
- Transit Oriented Corridor
- Transportation
- Right of Way
- Water

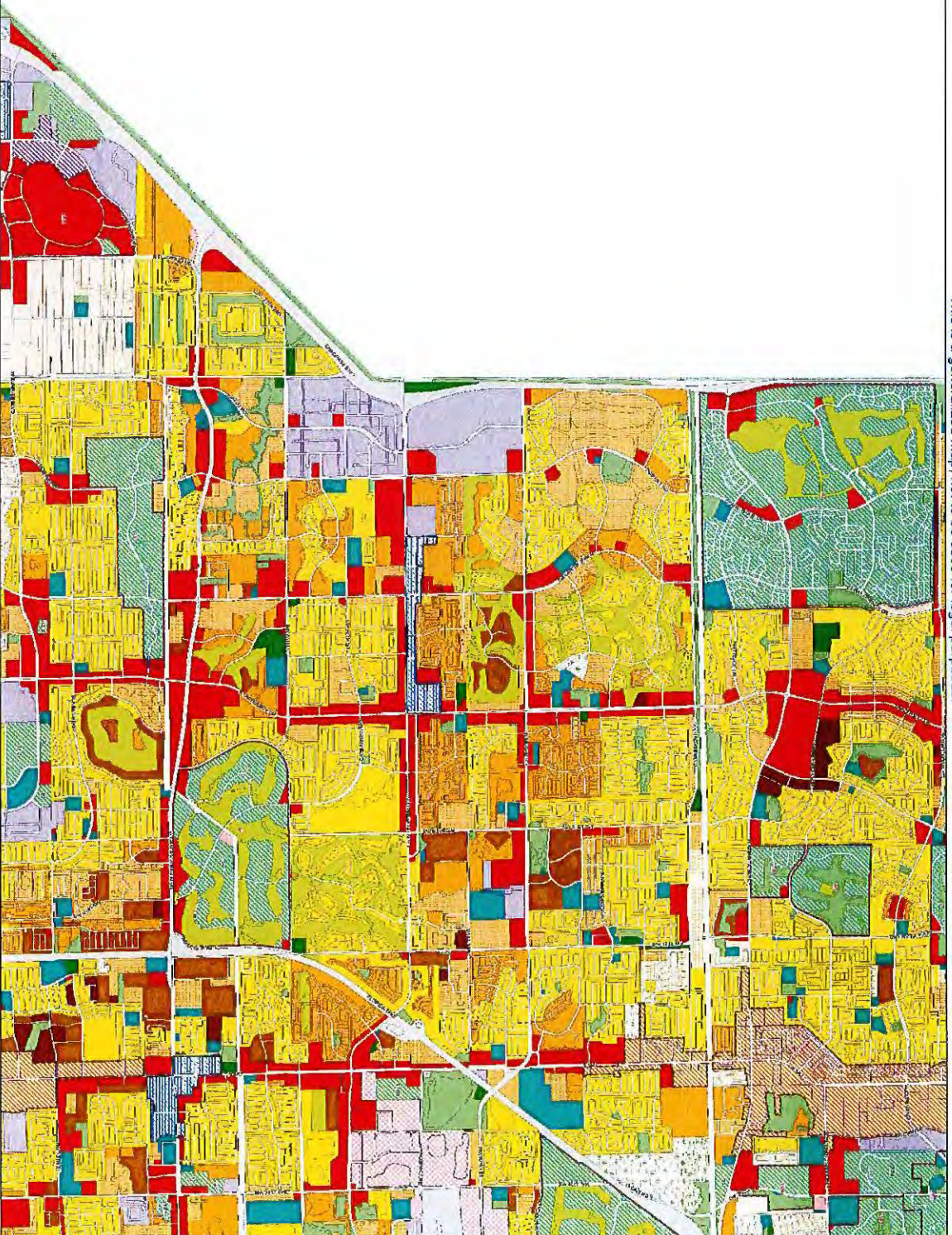
BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.



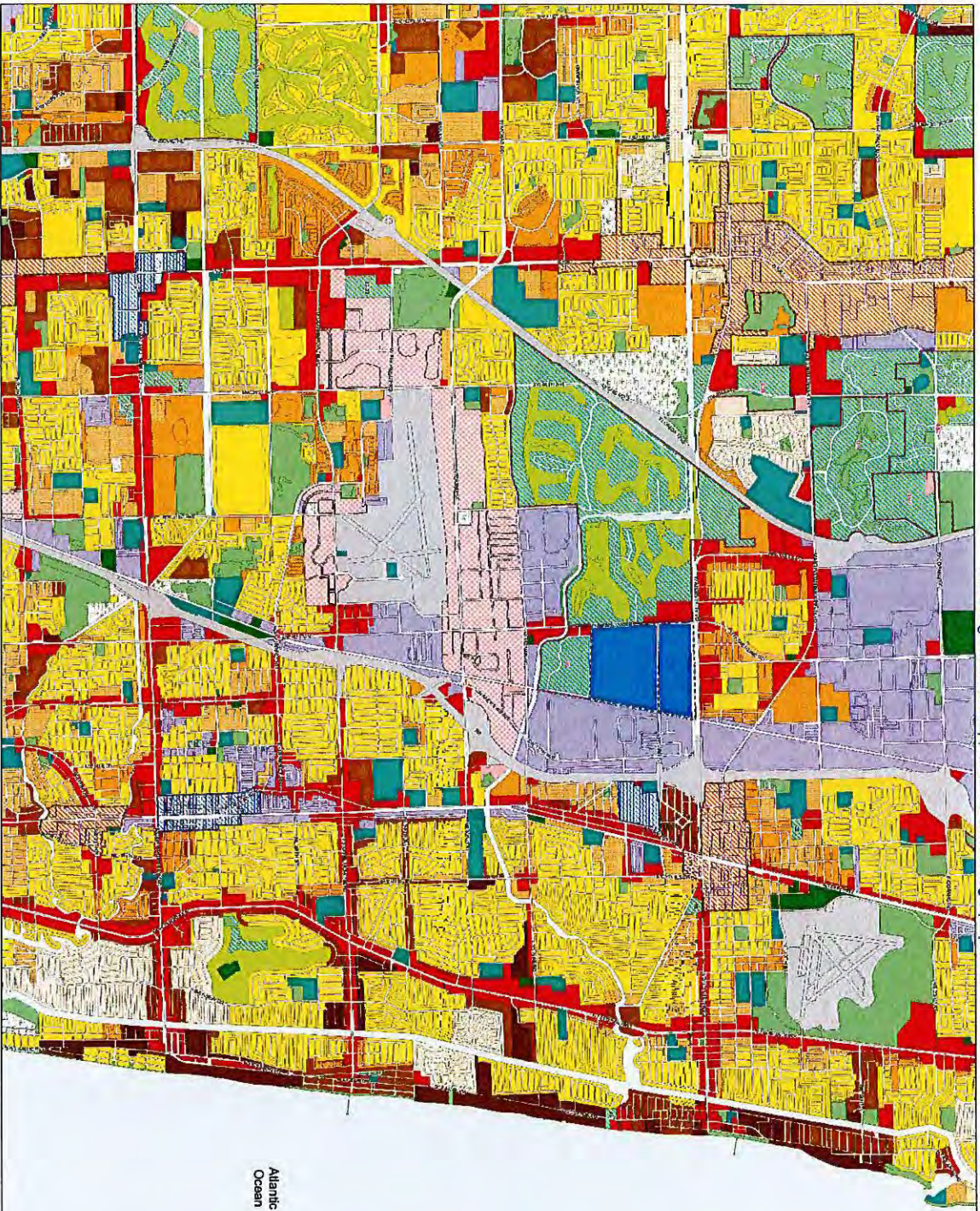
BROWARD COUNTY LAND USE PLAN
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BROWARD COUNTY LAND USE PLAN
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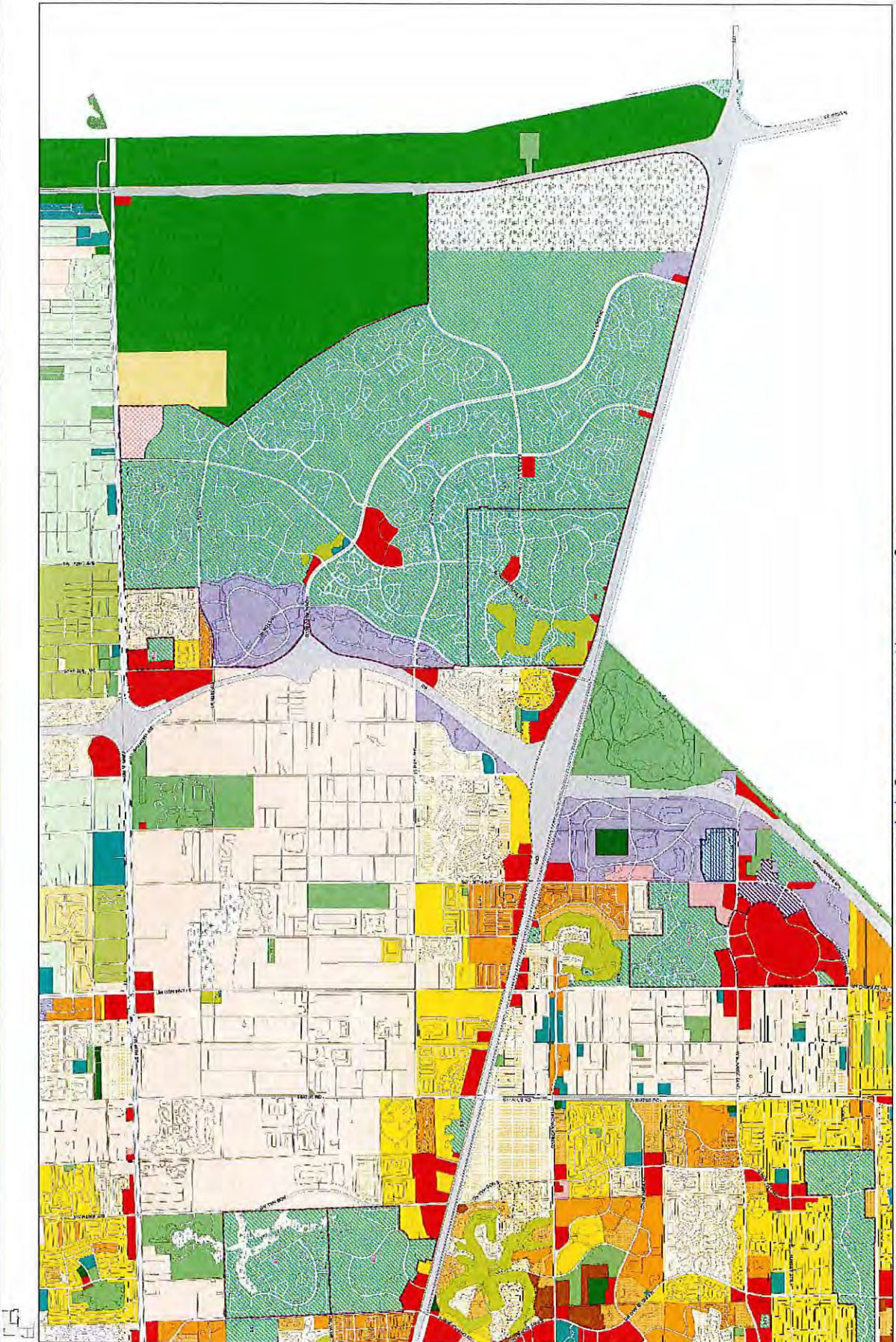


BROWARD COUNTY LAND USE PLAN
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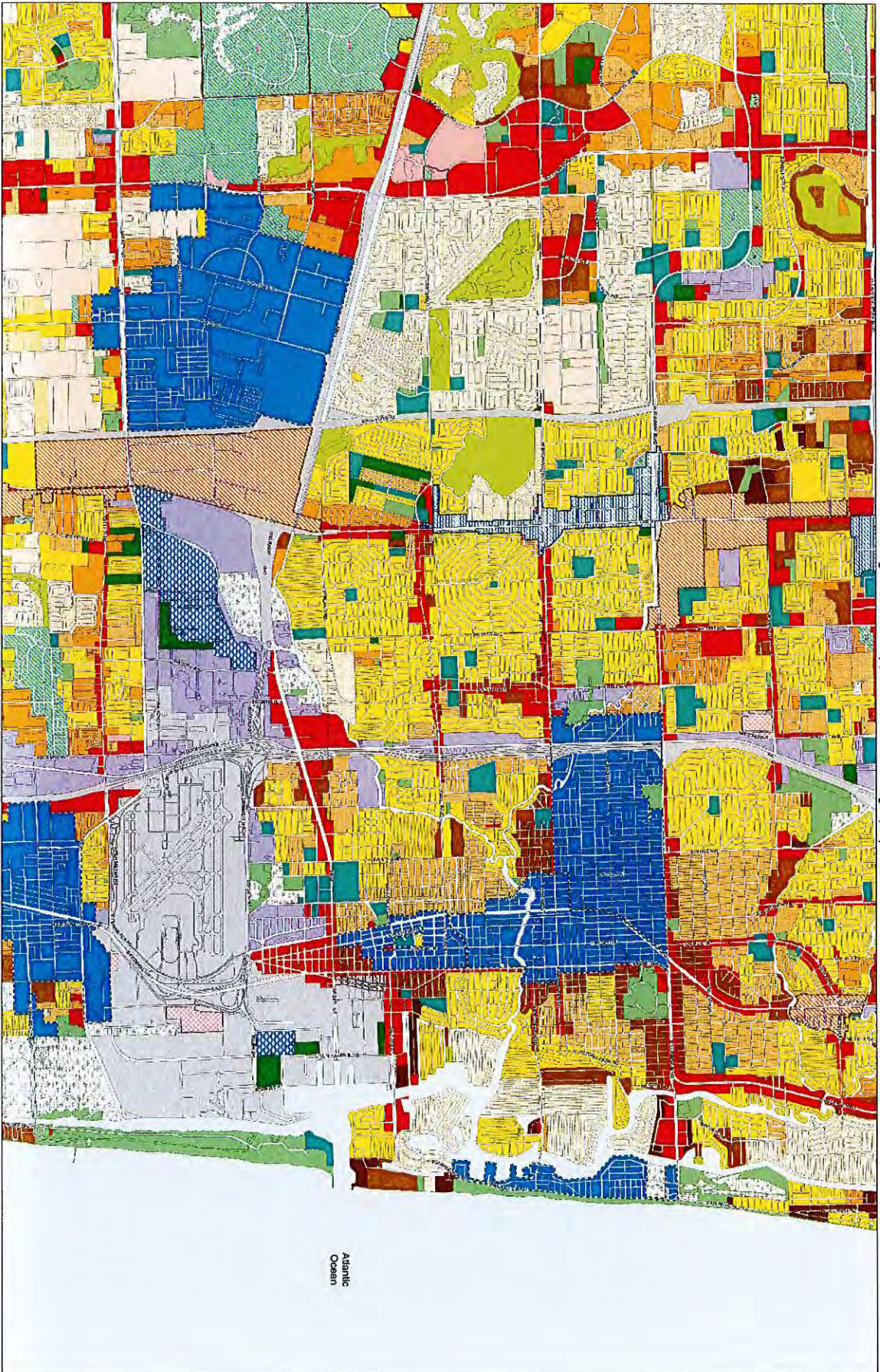


Atlantic
Ocean

BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.

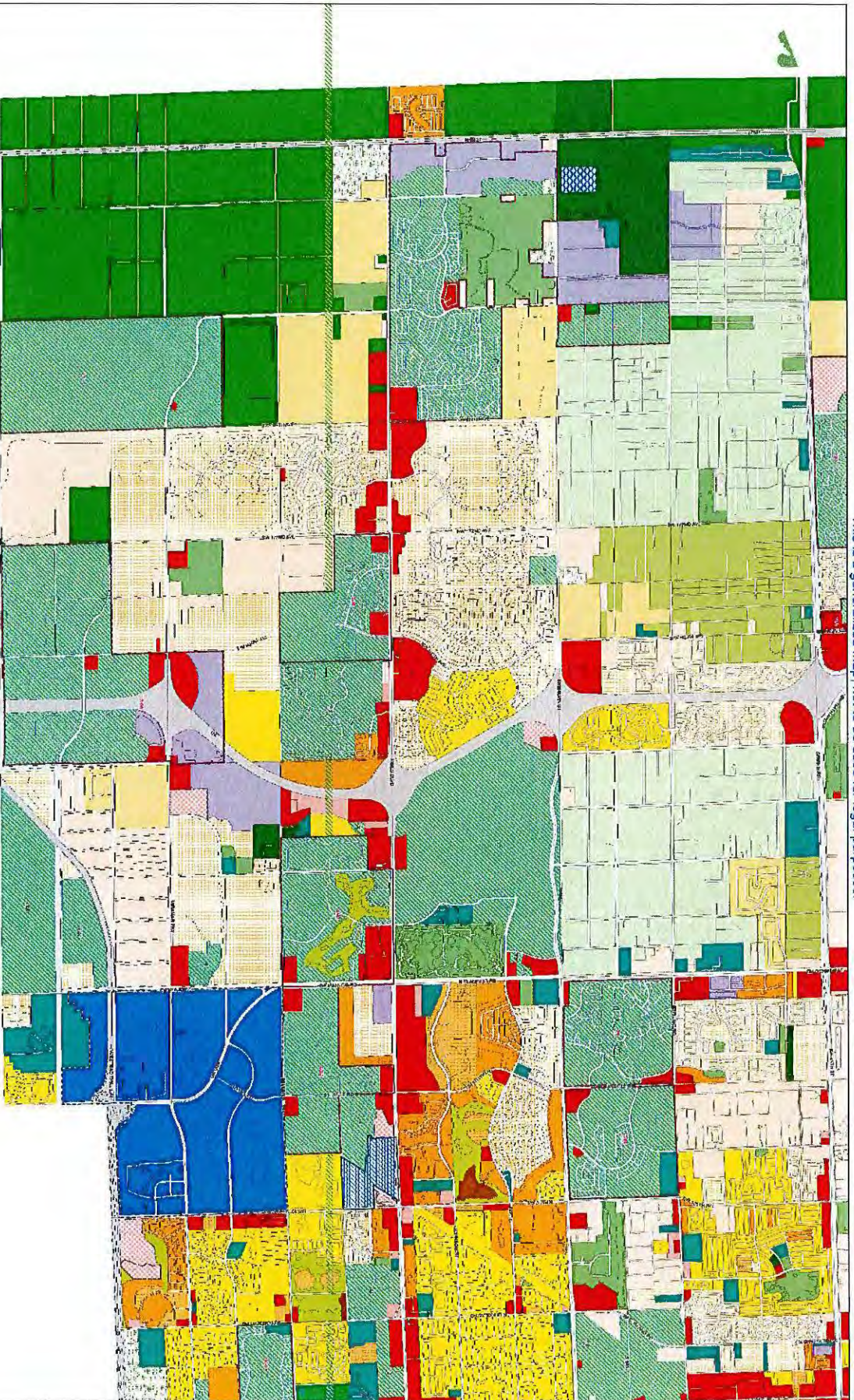


BROWARD COUNTY LAND USE PLAN
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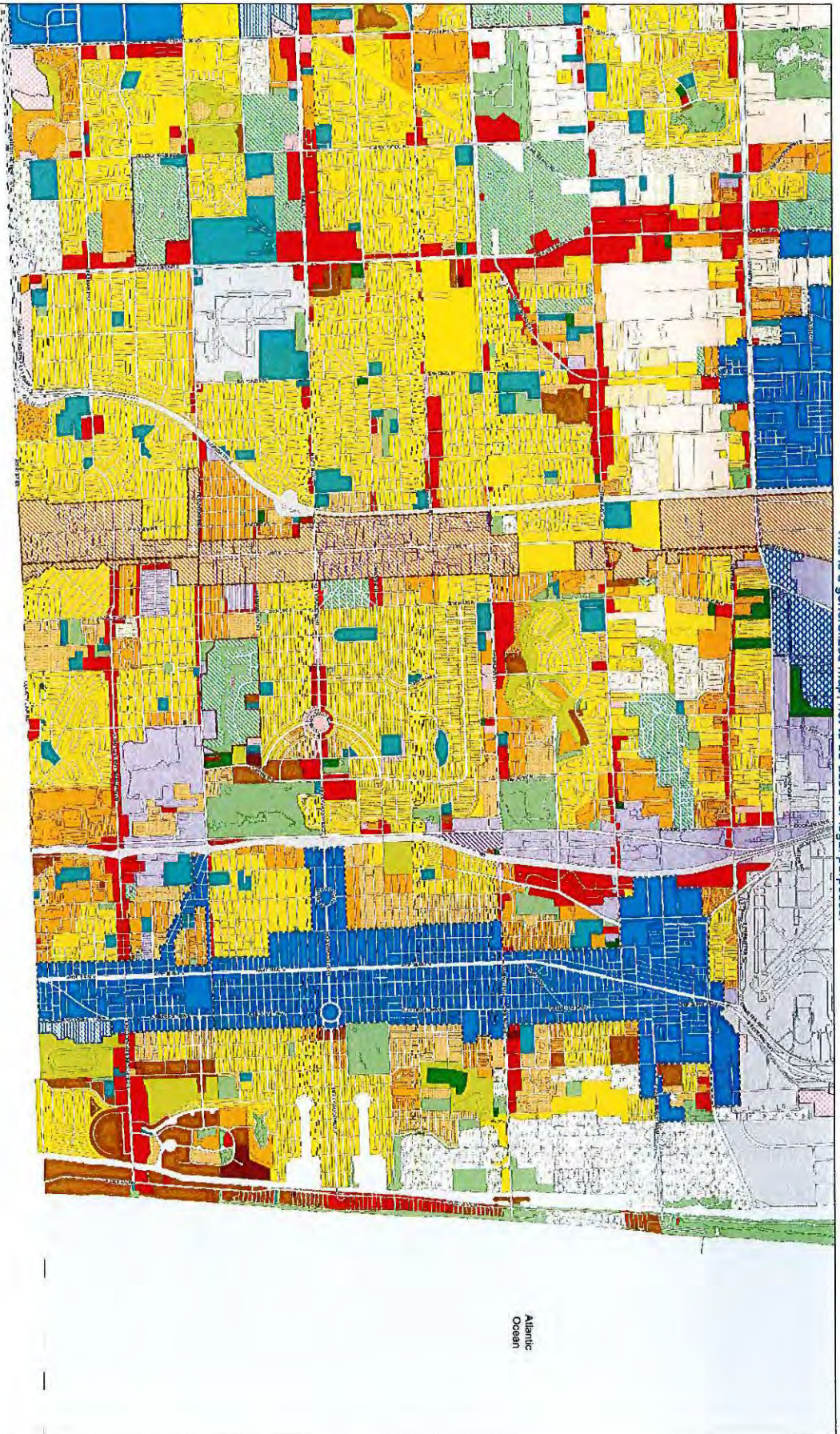
Atlantic
Ocean

BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.



MIAMI-DADE COUNTY

BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.



MIAMI-DADE COUNTY

Atlantic
Ocean

EXHIBIT E



October 31, 2022

Shiv Newaldass, Director of Development Services
City of Hollywood
2600 Hollywood Boulevard, Suite 422
Hollywood, Florida 33020

Via Email Only

Dear Mr. Newaldass:

Planning Council staff is in receipt of the City of Hollywood's September 27, 2022, response to our correspondence addressed to Carter McDowell, dated July 19, 2021 (see attachment), regarding the acreage and land use confirmation for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace. As previously stated in the July 19, 2021, correspondence, no survey or legal description was provided and Planning Council staff noted that this calculation was based on the information and graphic that was submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government.

The City's September 27, 2022, correspondence, was cause for further review of the data and basis on which Planning Council staff issued the previous determination. As a result of an initial review of the City's zoning (which is required to be consistent with the underlying future land use designation), the information provided by Planning Council no longer appears to be correct, as the Broward County Land Use Plan designations do not align as previously indicated. Therefore, Planning Council staff must withdraw the previous opinion issued on July 19, 2021, in order to conduct additional review. Planning Council staff looks forward to coordinating with the City in this regard to resolve this question.

Respectfully,

A handwritten signature in blue ink, appearing to read "Barbara Blake Boy".

Barbara Blake Boy
Executive Director

Attachment

cc: Andrew M. Maurodis, Esq., Counsel

Carter N. McDowell, Esq., Bilzin Sumberg Baena Price & Axelrod LLP

July 19, 2021

Via Email Only

Carter N. McDowell
 Bilzin Sumberg Baena Price & Axelrod LLP
 1450 Brickell Avenue, 23rd Floor
 Miami, Florida 33131

Dear Mr. McDowell:

Subject: Hollywood - Acreage Determination and Land Use Confirmation

This letter is in response to your request of June 28, 2021, to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace, in the City of Hollywood.

Based on the graphic you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 8.8 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel A (Folio ID: 5142-1301-1652)	1.0	Medium-High (25) Residential
Parcel B (Folio ID: 5142-2402-0010) (calculation based on the entire folio parcel)	0.3	Recreation and Open Space
	0.2	Community
Parcel C (Folio ID: 5142-1303-0020)	1.0	Community
Parcel D (Folio ID: 5142-2401-0011)	1.3	Medium-High (25) Residential
Parcel E (Folio ID: 5142-2402-0013)	0.7	Medium-High (25) Residential
Parcel F (all land east of the Broadwalk)	1.7	Recreation and Open Space
NET ACRES	6.2	
Parcel A Right-of-Way	0.6	Medium-High (25) Residential
Parcel B Right-of-Way	0.1	Recreation and Open Space
	0.1	Community
Parcel C Right-of-Way	0.5	Community
Parcel D Right-of-Way	0.6	Medium-High (25) Residential
Parcel E Right-of-Way	0.3	Medium-High (25) Residential
Parcel F Right-of-Way	0.4	Recreation and Open Space
RIGHT-OF-WAY ACRES	2.6	
TOTAL GROSS ACRES	8.8	

Carter N. McDowell
July 19, 2021
Page Two

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent Jefferson Street, Surf Road, Broadwalk, Azalea Terrace, Bougainvillea Terrace and State Road A1A rights-of-way.

As no survey or legal description was provided, Planning Council staff notes that this calculation is based on the information and graphic that you submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government. Please note that applications to amend the Broward County Land Use Plan require a sealed survey, including legal description of the area proposed to be amended.

Although not prohibited by the Broward County Land Use Plan, Planning Council staff recommends that any land use plan amendment for this site not include Parcel F and Parcel F right-of-way, designated Recreation and Open Space.

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Christina Evans, of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME
Attachment



Carter N. McDowell

July 19, 2021

Page Three

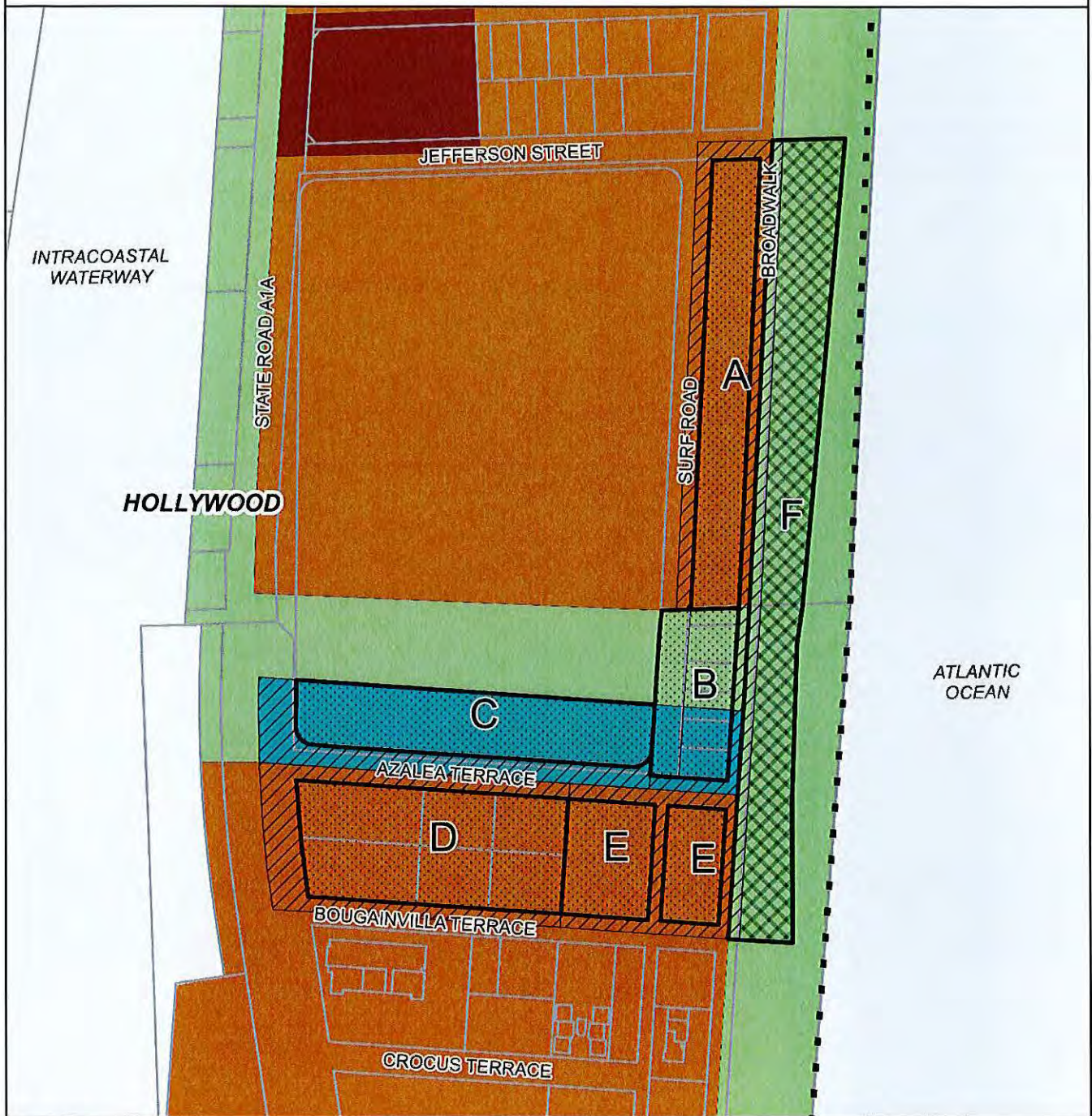
cc/email/att: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

Leslie A. Del Monte, Planning Manager, Division of Planning and Urban Design
City of Hollywood



Broward County Land Use Plan Acreage and Land Use Confirmation



-  Municipal Boundary
-  Medium-High (25) Residential
-  High (50) Residential
-  Recreation and Open Space
-  Community
-  Water / Primary Drainage

Total Gross Acres = 8.8

AD 21-006 McDowell Hollywood
Acreage Determination

200 100 0 200 Feet



EXHIBIT F

January 25, 2023

Via Email Only

Carter N. McDowell
 Bilzin Sumberg Baena Price & Axelrod LLP
 1450 Brickell Avenue, 23rd Floor
 Miami, Florida 33131

Dear Mr. McDowell:

Subject: Hollywood - Acreage Determination and Land Use Confirmation

This letter is in response to your request to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvilla Terrace, in the City of Hollywood.

Based on the survey and legal description (attached) you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 3.99 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel 1	0.15	Recreation and Open Space
Parcel 2	1.79	Community
Parcel 3	0.29	Community
NET ACRES	2.23	
Parcel 1 Right-of-Way	0.79	Recreation and Open Space
Parcels 2 and 3 Right-of-Way	0.97	Community
RIGHT-OF-WAY ACRES	1.76	
TOTAL GROSS ACRES	3.99	

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent State Road A1A, Surf Road, Broadwalk, Azalea Terrace and Bougainvilla Terrace rights-of-way. Further, it is Planning Council staff’s understanding that the Azalea Terrace right-of-way will be vacated; therefore, both sides have been included in this acreage calculation.

Carter N. McDowell
January 25, 2023
Page Two

Planning Council staff notes that this calculation is based on the information that you provided and should not be utilized for official purposes unless independently accepted by the local government.

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Deanne Von Stetina, of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DDV
Attachments

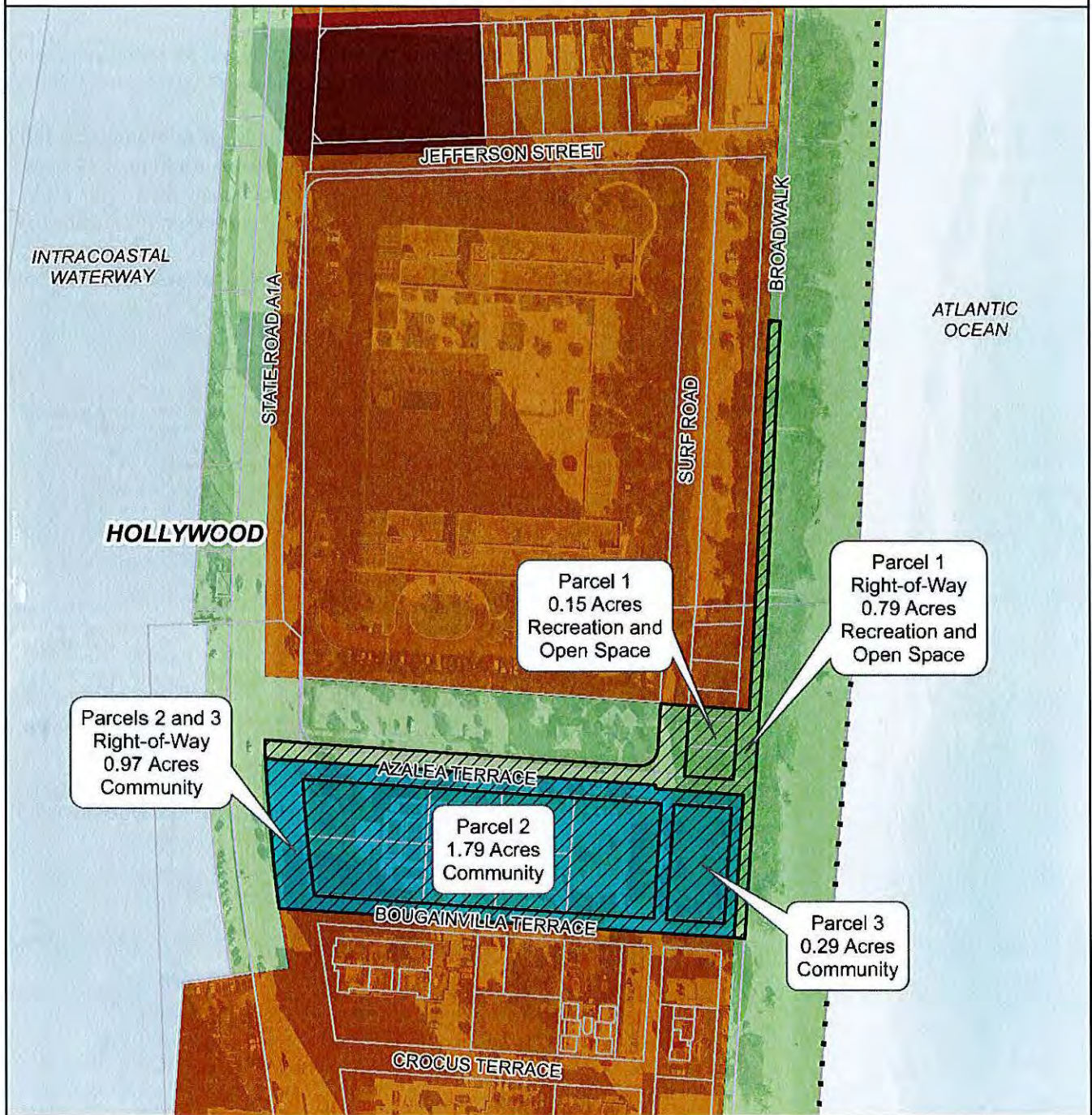
cc/email/att: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

Andria Wingett, Assistant Director, Development Services
City of Hollywood



Broward County Land Use Plan Acreage and Land Use Confirmation



- Subject Site
- Municipal Boundary
- Medium-High (25) Residential
- High (50) Residential

- Recreation and Open Space
- Community
- Water / Primary Drainage

Total Gross Acres = 3.99

AD 23-001 McDowell Hollywood
Acreage Determination

200 100 0 200 Feet



EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of Surf Road, Azalea Terrace, South Ocean Drive and Bougainvillea Terrace,

A portion of the Board Walk, being a thirty (30) foot strip, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

A portion of the Board Walk, being a thirty (30) foot strip, HOLLYWOOD BEACH, according to the Plat thereof, as recorded in Plat Book 1 at Page 27,

Lots A, B, C, D, E, and F, Block 2, BEVERLY BEACH, according to the Plat thereof, as recorded in Plat Book 22 at Page 13,

Lots 1, 2 and a portion of Lot 3, Block 1, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

Lots 1, 2, 3, 4, 5, 6, 7, 28, 29 and 30, Block 2, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

as being recorded in the Public Records of Broward County, Florida and being more particularly described as follows:

Begin at the intersection of the centerline of said South Ocean Drive and the centerline of said Bougainvillea Terrace; thence S 86°06'41" along said centerline of Bougainvillea Terrace for 846.47 feet; thence N 03°58'13" E along the East line of said Board Walk for 463.61 feet; thence S 88°04'58" W along the North line of Section 24, Township 51 South, Range 42 East, also being the South line of Section 13, Township 51 South, Range 42 East for 0.06 feet; thence N 02°43'00" E along East line of said Board Walk, also being the West line of Block D of said plat of HOLLYWOOD BEACH for 395.95 feet; thence N 8°11'00" W for 15.00 feet; thence S 02°43'00" W along the centerline of said Board Walk for 397.17 feet; thence N 88°04'56" E along said North line of Section 24, Township 51 South, Range 42 East and South line of Section 13, Township 51 South, Range 42 East for 0.03 feet; thence S 03°58'13" W along the centerline of said Board Walk for 143.40 feet; thence N 86°06'41" W for 123.51 feet; thence S 03°51'12" W along the West right of way line of said Surf Road, also being the East line of Parcel 1, HOLLYWOOD SOUTH BEACH, according to the Plat thereof, as recorded in Plat Book 98 at Page 43 of said Public Records of Broward County, Florida for 63.67 feet to a point of curvature; thence Southwesterly and Northwesterly along a 25.00 foot radius curve leading to the right through a central angle of 90°02'07" for an arc distance of 39.29 feet to a point of tangency; thence N 86°06'41" W along the North right of way line of said Azalea Terrace, also being the South line of said Parcel 1 of the plat of HOLLYWOOD SOUTH BEACH for 518.31 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 88°45'46" E; thence Southeasterly along the centerline of said South Ocean Drive, also being a 1910.08 foot radius curve leading to the left through a central angle of 6°58'56" for an arc distance of 232.77 feet to the Point of Beginning.

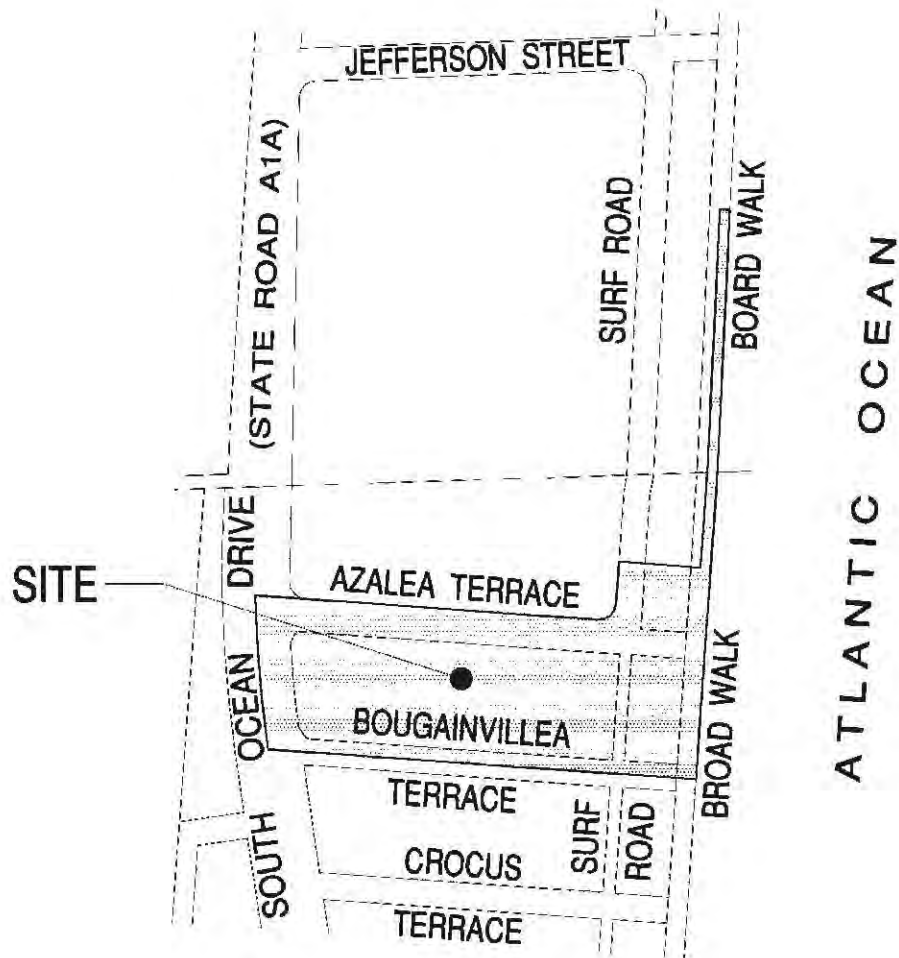
Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	*/4/23 11:32a

LEGAL DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	1 of 4

EXHIBIT "A"



Drawn By MAP

Cad. No. 220695

Ref. Dwg. 2020-013-1

Plotted: 1/4/23 11:57a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.

CONSULTING ENGINEERS, SURVEYORS & MAPPERS

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653

180 Northeast 168th. Street / North Miami Beach, Florida. 33162

Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date 1/4/23

Scale NOT TO SCALE

Job. No. 220998

Dwg. No. 1022-070-2

Sheet 4 of 4

EXHIBIT "A"

SURVEYOR'S NOTES:

This site lies in Sections 13 and 24, Township 51 South, Range 12 East, City of Hollywood, Broward County, Florida.

- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 88°08'41" E for the centerline of Bougainvillea Terrace.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 173,805 square feet, or 3.990 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-013-1.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on January 4, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By:

Dorrie C. Fortin Jr., For The Firm
Surveyor and Mapper, LB3653
State of Florida.

Drawn By	MAP
Cad. No.	220895
Ref. Dwg.	2020-013-1
Plotted:	1/4/23 11:32a

SURVEYOR'S NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220898
Dwg. No.	1022-070-2
Sheet	2 of 4



GRAPHIC SCALE

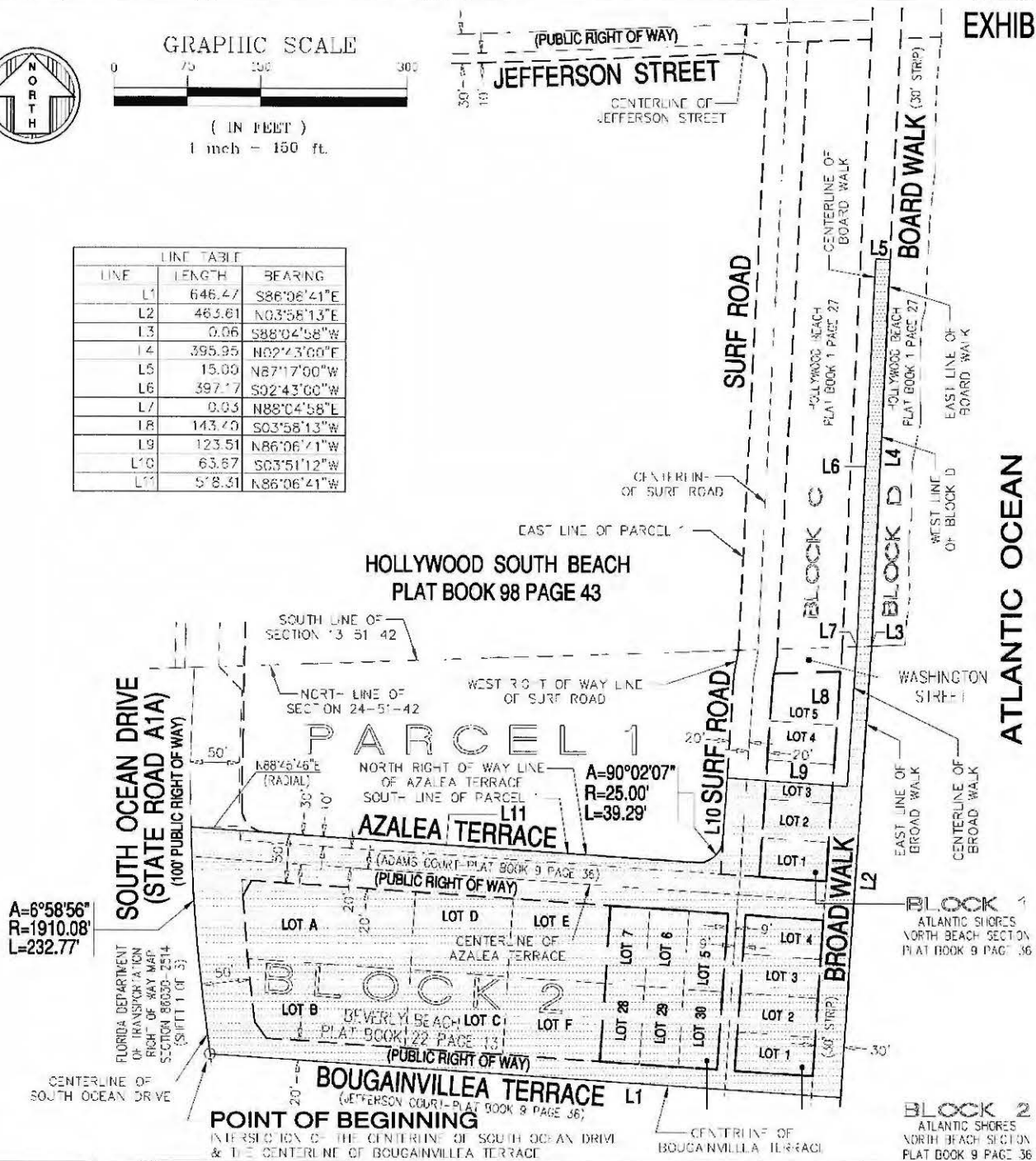


(IN FEET)

1 inch = 150 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	646.47	S86°06'41"E
L2	463.61	N03°58'13"E
L3	0.06	S88°04'58"W
L4	395.95	N02°43'00"E
L5	15.00	N87°17'00"W
L6	397.17	S02°43'00"W
L7	0.03	N88°04'58"E
L8	143.70	S03°58'13"W
L9	123.51	N86°06'41"W
L10	63.67	S03°51'12"W
L11	578.31	N86°06'41"W

EXHIBIT "A"



Drawn By MAP

Cad. No. 220695

Ref. Dwg. 2020-013-1

Plotted: 4/23 1:32a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.

CONSULTING ENGINEERS, SURVEYORS & MAPPERS

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653

180 Northeast 168th. Street / North Miami Beach, Florida. 33162

Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date 1/4/23

Scale 1"=150'

Job. No. 220998

Dwg. No. 1022-070-2

Sheet 3 of 4

ATTACHMENT 2



January 25, 2023

Via Email Only

Carter N. McDowell
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

Dear Mr. McDowell:

Subject: Hollywood - Acreage Determination and Land Use Confirmation

This letter is in response to your request to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvilla Terrace, in the City of Hollywood.

Based on the survey and legal description (attached) you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 3.99 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel 1	0.15	Recreation and Open Space
Parcel 2	1.79	Community
Parcel 3	0.29	Community
NET ACRES	2.23	
Parcel 1 Right-of-Way	0.79	Recreation and Open Space
Parcels 2 and 3 Right-of-Way	0.97	Community
RIGHT-OF-WAY ACRES	1.76	
TOTAL GROSS ACRES	3.99	

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent State Road A1A, Surf Road, Broadwalk, Azalea Terrace and Bougainvilla Terrace rights-of-way. Further, it is Planning Council staff’s understanding that the Azalea Terrace right-of-way will be vacated; therefore, both sides have been included in this acreage calculation.

Carter N. McDowell

January 25, 2023

Page Two

Planning Council staff notes that this calculation is based on the information that you provided and should not be utilized for official purposes unless independently accepted by the local government.

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Deanne Von Stetina, of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DDV

Attachments

cc/email/att: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

Andria Wingett, Assistant Director, Development Services
City of Hollywood



Broward County Land Use Plan Acreage and Land Use Confirmation



Total Gross Acres = 3.99

AD 23-001 McDowell Hollywood
Acreage Determination

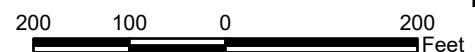


EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of Surf Road, Azalea Terrace, South Ocean Drive and Bougainvillea Terrace,

A portion of the Broad Walk, being a thirty (30) foot strip, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

A portion of the Board Walk, being a thirty (30) foot strip, HOLLYWOOD BEACH, according to the Plat thereof, as recorded in Plat Book 1 at Page 27,

Lots A, B, C, D, E, and F, Block 2, BEVERLY BEACH, according to the Plat thereof, as recorded in Plat Book 22 at Page 13,

Lots 1, 2 and a portion of Lot 3, Block 1, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

Lots 1, 2, 3, 4, 5, 6, 7, 28, 29 and 30, Block 2, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

all being recorded in the Public Records of Broward County, Florida and being more particularly described as follows:

Begin at the intersection of the centerline of said South Ocean Drive and the centerline of said Bougainvillea Terrace; thence S 86°06'41" E along said centerline of Bougainvillea Terrace for 646.47 feet; thence N 03°58'13" E along the East line of said Broad Walk for 463.61 feet; thence S 88°04'58" W along the North line of Section 24, Township 51 South, Range 42 East, also being the South line of Section 13, Township 51 South, Range 42 East for 0.06 feet; thence N 02°43'00" E along East line of said Board Walk, also being the West line of Block D of said plat of HOLLYWOOD BEACH for 395.95 feet; thence N 87°17'00" W for 15.00 feet; thence S 02°43'00" W along the centerline of said Board Walk for 397.17 feet; thence N 88°04'58" E along said North line of Section 24, Township 51 South, Range 42 East and South line of Section 13, Township 51 South, Range 42 East for 0.03 feet; thence S 03°58'13" W along the centerline of said Broad Walk for 143.40 feet; thence N 86°06'41" W for 123.51 feet; thence S 03°51'12" W along the West right of way line of said Surf Road, also being the East line of Parcel 1, HOLLYWOOD SOUTH BEACH, according to the Plat thereof, as recorded in Plat Book 98 at Page 43 of said Public Records of Broward County, Florida for 63.67 feet to a point of curvature; thence Southwesterly and Northwesterly along a 25.00 foot radius curve leading to the right through a central angle of 90°02'07" for an arc distance of 39.29 feet to a point of tangency; thence N 86°06'41" W along the North right of way line of said Azalea Terrace, also being the South line of said Parcel 1 of the plat of HOLLYWOOD SOUTH BEACH for 518.31 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 88°45'46" E; thence Southeasterly along the centerline of said South Ocean Drive, also being a 1910.08 foot radius curve leading to the left through a central angle of 6°58'56" for an arc distance of 232.77 feet to the Point of Beginning.

Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	1/4/23 11:32a

LEGAL DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	1 of 4

EXHIBIT "A"

SURVEYOR'S NOTES:

- This site lies in Sections 13 and 24, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 86°06'41" E for the centerline of Bougainvillea Terrace.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 173,805 square feet, or 3.990 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-013-1.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on January 4, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

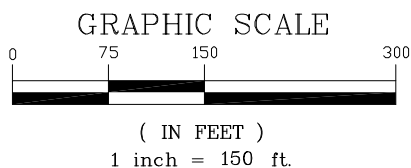
By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	1/4/23 11:32a

SURVEYOR'S NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

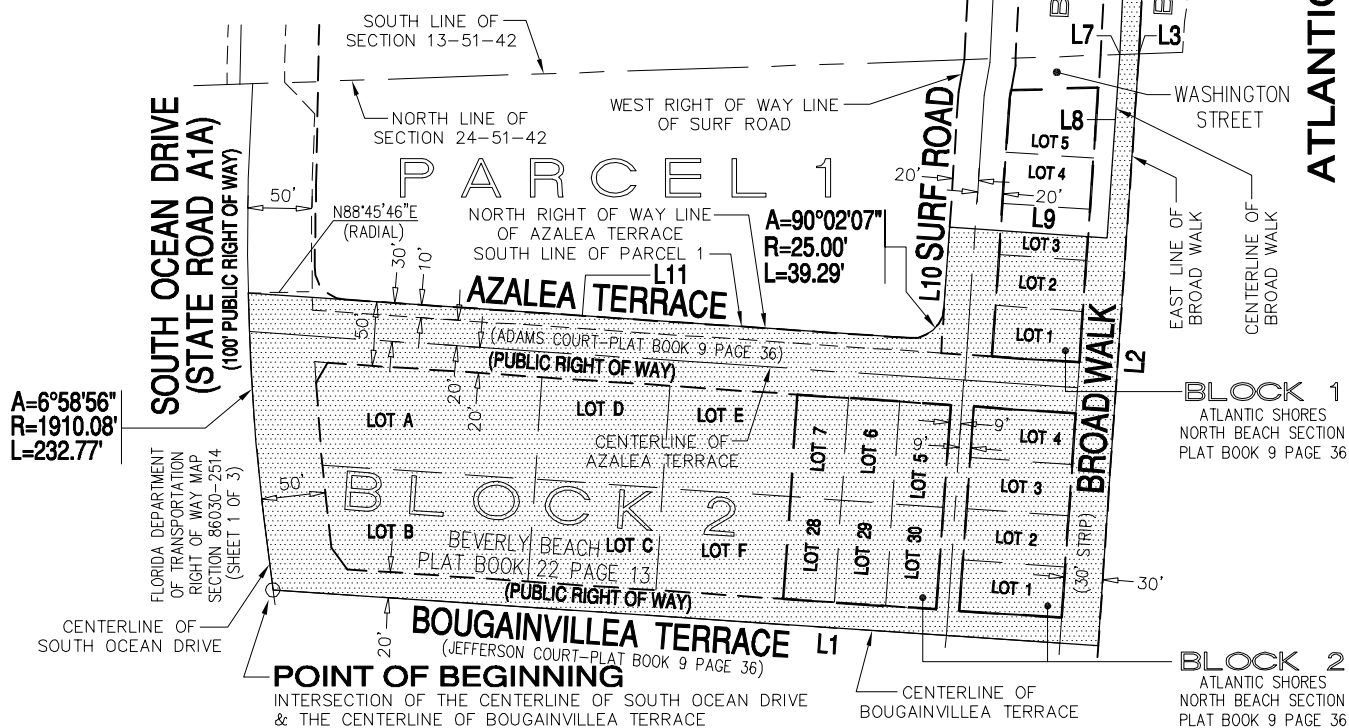
Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	2 of 4



LINE TABLE		
LINE	LENGTH	BEARING
L1	646.47	S86°06'41"E
L2	463.61	N03°58'13"E
L3	0.06	S88°04'58"W
L4	395.95	N02°43'00"E
L5	15.00	N87°17'00"W
L6	397.17	S02°43'00"W
L7	0.03	N88°04'58"E
L8	143.40	S03°58'13"W
L9	123.51	N86°06'41"W
L10	63.67	S03°51'12"W
L11	518.31	N86°06'41"W



EXHIBIT "A"



Drawn By MAP

Cad. No. 220695

Ref. Dwg. 2020-013-1

Plotted: 1/4/23 11:32a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date 1/4/23

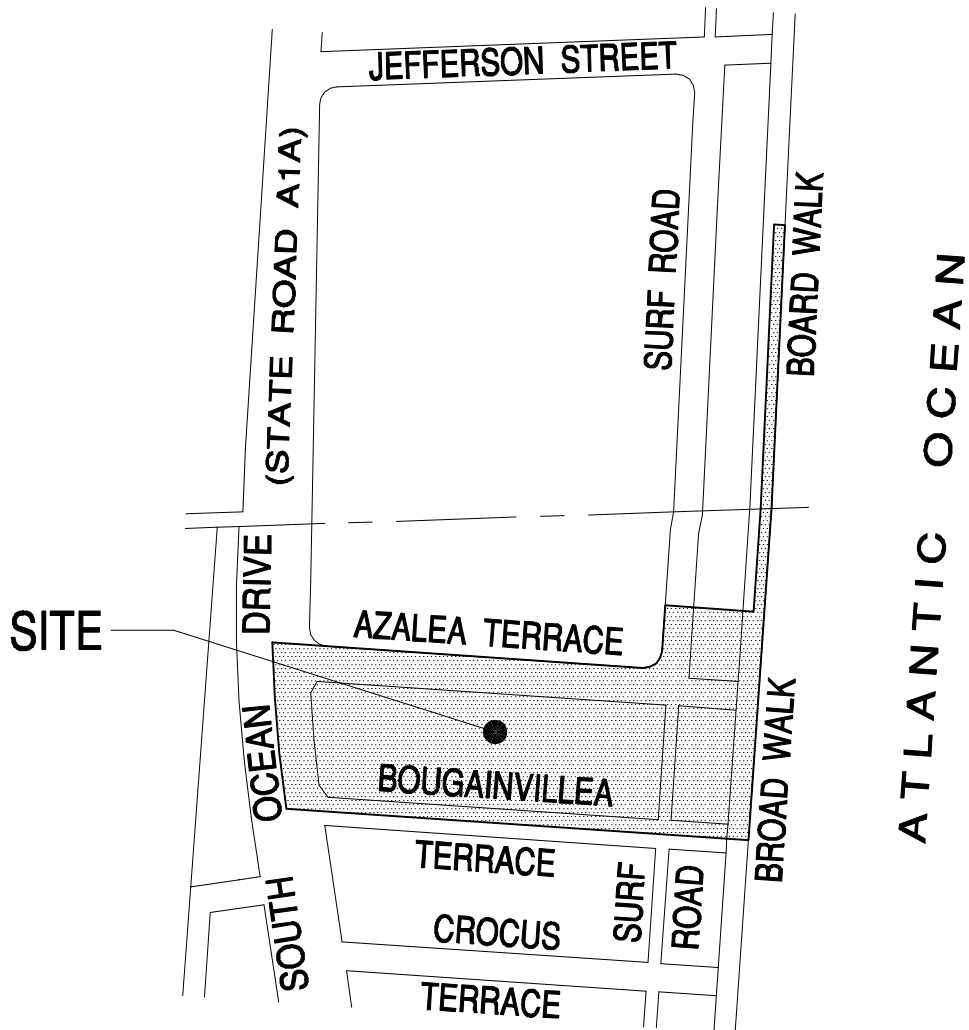
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Job. No. 220998

Dwg. No. 1022-070-2

Sheet 3 of 4

EXHIBIT "A"



Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	1/4/23 11:32a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	4 of 4

ATTACHMENT 3



November 18, 2025

Keith Poliakoff, Esquire
Government Law Group
200 South Andrews Avenue, Suite 601
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Poliakoff:

Thank you for sharing your correspondence dated October 30, 2025, addressed to Andria Wingett, Development Services Director, City of Hollywood, relating to 1301 South Ocean Drive (See Attachment). While the letter is directed only to Ms. Wingett, in consultation with the Planning Council Attorney and the Broward County Office of the County Attorney, Planning Council staff thought that it would be helpful to clarify some of the information outlined in the correspondence.

It is not the intention of this correspondence to address the legal arguments presented nor address every area of difference. However, it is important to note that your narrative spans a six-year period during which Planning Council staff interacted with other counsel on behalf of the developer.

Briefly, the dispute relates to the Planning Council staff's interpretation of the effective Broward County Land Use Plan (BCLUP) land use designations. As you correctly note in your letter, land use maps often "...contained a scrivener's error that the City frequently found in old FLUMs..." Indeed, this proved to be the cause of the dispute as a review of the historical land use maps (both City and County) triggered the need for a correction to the BCLUP map. The issue at hand is whether, as we contend, a change to the BCLUP map is applicable, or as you contend, the City's map has a scrivener's error that should be applicable.

Your correspondence references several acreage determinations. The first referenced item is a September 25, 2019, email to Carter McDowell, counsel for the developer, which was merely a transmittal of a screenshot of the referenced area from the BCLUP Map. Subsequent to that email, Planning Council staff authored a July 19, 2021, letter to Mr. McDowell with an acreage determination that was consistent with the screenshot of the referenced area previously forwarded to him in the September 25, 2019, email. The Planning Council staff acreage determination contained the following caveat: **"As no survey or legal description was provided, Planning Council staff notes that this calculation is based on the information and graphic that you submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government."** The letter further notes that any land use plan application must be accompanied by a sealed survey and legal description. It is this determination that you claim is valid and should be applied.

It is important that I address the June 2, 2022, meeting referred to on page 2 of your letter. As you were not at the meeting, I assume you are relying on information relayed to you by others in attendance. The purpose of that meeting was to discuss the BCLUP amendment process. Based on your correspondence, you were informed that the City's Planning Manager stated that the City's map was in error and that the County's map was correct. In fact, the opposite occurred – **the Hollywood Planning Manager stated the City staff was not in agreement with the July 19, 2021, Planning Council staff correspondence and that the County map was in error as it was inconsistent with the City's map. According to the City staff, the July 19, 2021, acreage determination to Mr. McDowell, as it was depicted on the BCLUP map, misstated the location of the parcels designated Community and Recreation and Open Space.** Indeed, it was this claim by the City staff that led Planning Council staff to conduct a full re-examination of the issue. The full re-examination included the review of all historical and current County and City land use and zoning maps, as well as ownership information. Your letter refers to a September 27, 2022, letter from Shiv Newaldass, the City's Director of Development Services, in which the City, for the first time, claimed that it was the City map which contained a scrivener's error and that the County map was correct. This letter directly contradicted the stated position of the City staff at the June 2, 2022, meeting.

Subsequent to the verbal (June 2, 2022) and written input (September 27, 2022) from the City staff and a complete re-examination of all maps, Planning Council staff issued a letter on October 31, 2022, withdrawing the July 19, 2021, letter to conduct additional review as noted in the paragraph above. Upon receipt of a survey and legal description submitted by the developer and discussions with the City staff, Planning Council staff concluded that the City's map was in fact correct all along, and that the July 19, 2021, finding was in error. This conclusion was contained in the revised acreage determination dated January 25, 2023, and would require an amendment to both the BCLUP and City maps to yield the additional density afforded by the earlier interpretation.

In your letter to Ms. Wingett, you claim that the interpretation in the Planning Council staff's July 19, 2021, is correct and must be applied. The result would be to alter the boundary of the Community Facilities and Recreation and Open Space designated parcels on the City map to match the former incorrect BCLUP map Community and Recreation and Open Space designated lands and would lead to an entitlement to increased density for your client over and above that available were the City map to be applied. Your position in the letter to Ms. Wingett is that the County cannot correct a scrivener's error on its map; however, the City could, and indeed would, revise its map to correct what they now claim to be a scrivener's error on its map.



Keith Poliakoff, Esq.

November 18, 2025

Page Three

At all times pertinent to your narrative, the Hollywood Land Use Plan reflected the location of the Community Facilities and Recreation and Open Space parcels that Planning Council staff determined to be correct in the January 25, 2023, letter to Mr. McDowell. It is noted that subsequent to that determination, a BCLUP map amendment application which acknowledged and accepted the determination as delineated in the January 25, 2023, letter was concurrently filed at the City and Planning Council by the applicant.

Further, when a dispute arises regarding a Planning Council staff interpretation, the BCLUP Implementation Requirements and Procedures outline the process for a local governing body to request a formal interpretation by the Planning Council whenever a question of interpretation has not been resolved on an informal basis. **As of this writing, the City has never sought to avail itself of this process.**

As noted above, there are numerous areas of difference. While this letter is not meant to be an exhaustive point by point response, it is meant to provide the Planning Council staff's perspective. It is always our desire to work in tandem with the local governments and applicants of the Broward County Planning Council and we will always make ourselves available for that purpose.

Respectfully,



Barbara Blake Boy
Executive Director

Attachment

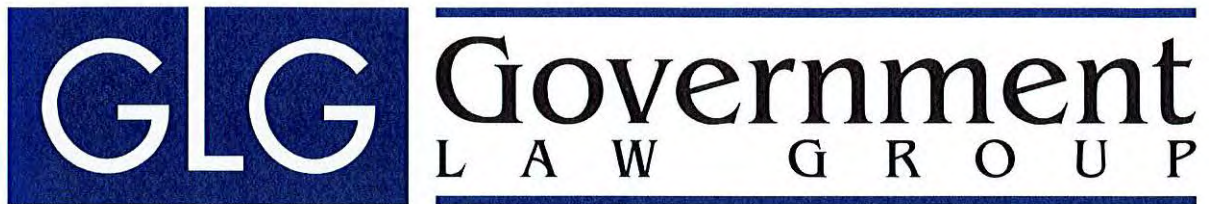
cc/att/email: Andrew Maurodis, Esquire, Attorney
Broward County Planning Council

Maite Azcoitia, Esquire, Deputy County Attorney
Broward County Office of the County Attorney

Andria Wingett, Development Services Director
City of Hollywood



ATTACHMENT



WWW.GOVLAWLAWGROUP.COM

Keith Poliakoff, Esq. | (954) 909-0590 office | kpoliakoff@govlawgroup.com

October 30, 2025

City of Hollywood
Attn: Andria Wingett
Development Services Director
2600 Hollywood Boulevard
Hollywood, FL 33020

Re: Future Land Use Designation Summary for 1301 S Ocean Drive

Dear Ms. Wingett:

This letter is to provide a summary of the history concerning the future land use designation of the City's property located at 1301 S. Ocean Drive (the "Property") in support of the request to conform the City's Future Land Use Map from Community Facility to the Medium-High (25) Residential designation as is shown as the County's designation for the Property on the City's portal and as was originally confirmed by Planning Council staff.

On September 25, 2019, counsel for PRH 1301 S Ocean Dr, LLC ("PRH 1301") requested and received email confirmation from the Executive Director of the Broward County Planning Council confirming, in accordance with the County's approved Future Land Use Map ("FLUM") adopted in accordance with Chapter 163 Part II Florida Statutes, that the future land use designation for the parcels of land where the Hollywood Beach Cultural and Community Center is located ("Parcels D & E") was Medium-High (25) Residential. (See Exhibit "A")

Based upon and in reliance on this determination, PRH 1301 proceeded to prepare and, on January 21, 2020, submitted an unsolicited proposal to the City of Hollywood (the "City") pursuant to the P3 statute for the development of a new community center and associated private condominium development on the Property. PRH 1301's unsolicited proposal made direct reference to the County's FLUM designation of Parcels D & E as that designation played a significant and material role in the decision for PRH 1301 to make the unsolicited proposal and, ultimately, to seek to build the new project.

200 S. Andrews Avenue, Suite 601
Ft. Lauderdale, FL 33301

City of Hollywood
Attn: Andria Wingett
October 30, 2025

After receiving PRH 1301's unsolicited proposal, in accordance with the P3 statute, in June of 2020, the City published its notice of intent to receive and evaluate proposals to redevelop the Property (the "RFP"). PRH 1301 submitted its timely response to the RFP and after several public hearings before the City's Selection Committee, on March 14, 2021, was selected unanimously by the City Commission as the awardee to redevelop the Property with a new mixed-use project to include the replacement and modernization of the Hollywood Beach Culture & Community Center, several other public facilities, and a luxury residential condominium (the "Project").

After the award and notice to proceed to negotiations with the City, PRH 1301 reached out to the Broward County Planning Council for a second time for a land use confirmation and acreage determination concerning the Property and the surrounding City-owned properties in order to confirm the maximum permissible density of the Project so that the negotiations could proceed with certainty. On July 19, 2021, PRH 1301 received an Acreage Determination and Land Use Confirmation from the Executive Director of the Planning Council regarding all of the City-owned contiguous land near the 1301 S. Ocean Drive project site. (See Exhibit "B"). That determination again confirmed, in accordance with the County's approved FLUM, that the future land use designation for Parcels D & E was Medium-High (25) Residential. *See* Parcels D & E on Exhibit "B".

In continued reliance upon the now-reconfirmed Planning Council determination a Comprehensive Agreement and Ground Lease was negotiated between PRH 1301 and the City. This negotiation and approval process spanned countless hours and two more public hearings culminating, on May 5, 2022, with the execution of a Comprehensive Agreement providing for the redevelopment of the Property to include a new, oceanfront state-of-the-art community center with a new residential building to its west in accordance with the Land Use Confirmation.

With the Comprehensive Agreement in place, PRH 1301 began to work on the land use and zoning entitlements to permit the redevelopment of the Property. When submitting its bid PRH 1301 had always believed that both the City's and County's land use maps designed Parcels D&E as Medium-High (25) Residential. On June 2, 2022, the Developer and City staff met with the Broward County Planning Council Director to discuss the Project to confirm the next steps in the ultimate approval process based upon the County land use designation of the property and the use and consolidation of the density from the surrounding city-owned lands. The primary purpose of that meeting was to confirm the process by which the density from the City-owned Medium-High (25) Residential-designated parcels surrounding Parcels D & E would be transferred to the development site, subject to the proffering of a covenant restricting those properties to recreation and open space in perpetuity. During that meeting the City's Planner Manager brought up a possible discrepancy in the City's land use map. The City's most recent map showed a Community Facility designation for Parcels D & E while the County's map showed it as a Medium-High (25) designation. The City believed that its current map was in error, and that the County's map was correct. As proof of same, the City relied upon previous versions of its own map and the 1977 County land use map, the 1989 County land use map, and the 2017 County land use map, all of which designated Parcels D & E as maintaining a Medium-High (25) designation. (See County land use maps attached as Composite Exhibit "C")

City of Hollywood
Attn: Andria Wingett
October 30, 2025

The City's Director of Development Services explained that the City's map contained a scrivener's error that the City frequently found in its old FLUMs and that the County's FLUM was correct and should be the controlling map. The City, County, and Developer all agreed to proceed accordingly, with the only matter of follow-up being a formal notification letter from the City to the Planning Council acknowledging the scrivener's error and informing the Planning Council that the County FLUM was controlling.

On July 5, 2022, consistent with the direction given by the Planning Council's Executive Director at the June 2nd meeting, the City's Development Services Director authored a draft letter to the Planning Council acknowledging the City's scrivener's error, and confirming that the correct land use for those parcels is Medium-High (25) Residential as provided for already on the County's Future Land Use Map. This letter was finalized and mailed on September 27, 2002 (See Composite Exhibit "D").

After public pressure, on October 31, 2022, the Planning Council's Executive Director responded to the City's Letter advising that she was unilaterally withdrawing her original confirmation for the land use designation from September of 2019 and her formal land use confirmation and acreage determination of July 19, 2021 and would be conducting additional review into the "correct" FLUM. (See Exhibit "E").

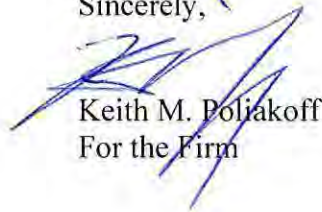
Finally, on December 1, 2022, the Executive Director of the Planning Council hosted another meeting with the City and PRH 1301 and, for the first time in over three years of discussing the land use designation of the property, and after millions of dollars were spent, informed the parties that the Planning Council staff had suddenly changed its position and determined that the County's adopted map and land use designation of RM-25 was incorrect and City's map was somehow correct, in direct contradiction of the City's own position that the adopted County FLUM was correct. Then, without any Ordinance, County Commission approval, or any formal hearing, the County map was mysteriously changed on-line in complete violation of Florida law, and without any public body's knowledge or consent. (See Exhibit "F").

According to our search of the public records, the last County-wide FLUM update occurred in 2017. That map, which is attached as part of Exhibit "C", is completely consistent with the Planning Council's confirmations dating back to September of 2019. Make no mistake that the records are clear that since 1977 and up until the January 25, 2023 change of position letter, the County FLUM designated Parcels D & E as Medium-High (25) Residential. After years of reliance by the City and PRH 1301 and the expenditure of literally thousands of hours of effort and millions of dollars on the written determinations by the County, the County staff, suddenly and without any action by either the County Commission or the City Commission, made (or claimed to make) an administrative change to the adopted Broward County FLUM. However, no such change to the certified FLUM could have occurred without strict compliance with Chapter 163, Part II, Florida Statutes and final approval by the City Commission and Board of County Commissioners.

City of Hollywood
Attn: Andria Wingett
October 30, 2025

As a result, the City and PRH 1301 continue to rely upon the County's formally adopted land use plan maps and the formal written determinations of the Planning Council, as outlined in its September of 2019 correspondence, and will continue to do so until or unless a court of competent jurisdiction determines differently. At this point, it is our position that the City is simply modifying its land use to match the County's land use that has never been challenged and will transmit the matching land use accordingly.

Sincerely, \



Keith M. Poliakoff
For the Firm

EXHIBIT A



Barbara Blake Boy, Executive Director

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6982 (direct) www.Broward.org/PlanningCouncil

From: Carter McDowell <cmcdowell@bilzin.com>

Sent: Wednesday, September 25, 2019 2:50 PM

To: Blake Boy, Barbara <BBLAKEBOY@broward.org>

Subject: RE: confirmation of land use designation

External Email

Barbara – Good to talk to you again . I would like to reconfirm the land use designation for the following listed parcels and I have attached an overall print from the Property appraisers website too.

Folio numbers: 514213030020

514224020010

514224010010

514224020013



Carter McDowell

Partner

Bilzin Sumberg Baena Price & Axelrod LLP

1450 Brickell Avenue, 23rd Floor

Miami, Florida 33131

www.bilzin.com

Tel 305.350.2355

Direct Fax 305.351.2239

cmcdowell@bilzin.com

From: Blake Boy, Barbara <BBLAKEBOY@broward.org>

Sent: Wednesday, September 25, 2019 2:17 PM

To: Carter McDowell <cmcdowell@bilzin.com>

Subject:



Barbara Blake Boy, Executive Director

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6982 (direct) www.Broward.org/PlanningCouncil

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

EXHIBIT B

July 19, 2021

Via Email Only

Carter N. McDowell
 Bilzin Sumberg Baena Price & Axelrod LLP
 1450 Brickell Avenue, 23rd Floor
 Miami, Florida 33131

Dear Mr. McDowell:

Subject: Hollywood - Acreage Determination and Land Use Confirmation

This letter is in response to your request of June 28, 2021, to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace, in the City of Hollywood.

Based on the graphic you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 8.8 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel A (Folio ID: 5142-1301-1652)	1.0	Medium-High (25) Residential
Parcel B (Folio ID: 5142-2402-0010) (calculation based on the entire folio parcel)	0.3	Recreation and Open Space
	0.2	Community
Parcel C (Folio ID: 5142-1303-0020)	1.0	Community
Parcel D (Folio ID: 5142-2401-0011)	1.3	Medium-High (25) Residential
Parcel E (Folio ID: 5142-2402-0013)	0.7	Medium-High (25) Residential
Parcel F (all land east of the Broadwalk)	1.7	Recreation and Open Space
NET ACRES	6.2	
Parcel A Right-of-Way	0.6	Medium-High (25) Residential
Parcel B Right-of-Way	0.1	Recreation and Open Space
	0.1	Community
Parcel C Right-of-Way	0.5	Community
Parcel D Right-of-Way	0.6	Medium-High (25) Residential
Parcel E Right-of-Way	0.3	Medium-High (25) Residential
Parcel F Right-of-Way	0.4	Recreation and Open Space
RIGHT-OF-WAY ACRES	2.6	
TOTAL GROSS ACRES	8.8	

Carter N. McDowell
July 19, 2021
Page Two

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent Jefferson Street, Surf Road, Broadwalk, Azalea Terrace, Bougainvillea Terrace and State Road A1A rights-of-way.

As no survey or legal description was provided, Planning Council staff notes that this calculation is based on the information and graphic that you submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government. Please note that applications to amend the Broward County Land Use Plan require a sealed survey, including legal description of the area proposed to be amended.

Although not prohibited by the Broward County Land Use Plan, Planning Council staff recommends that any land use plan amendment for this site not include Parcel F and Parcel F right-of-way, designated Recreation and Open Space.

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Christina Evans, of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME
Attachment



Carter N. McDowell
July 19, 2021
Page Three

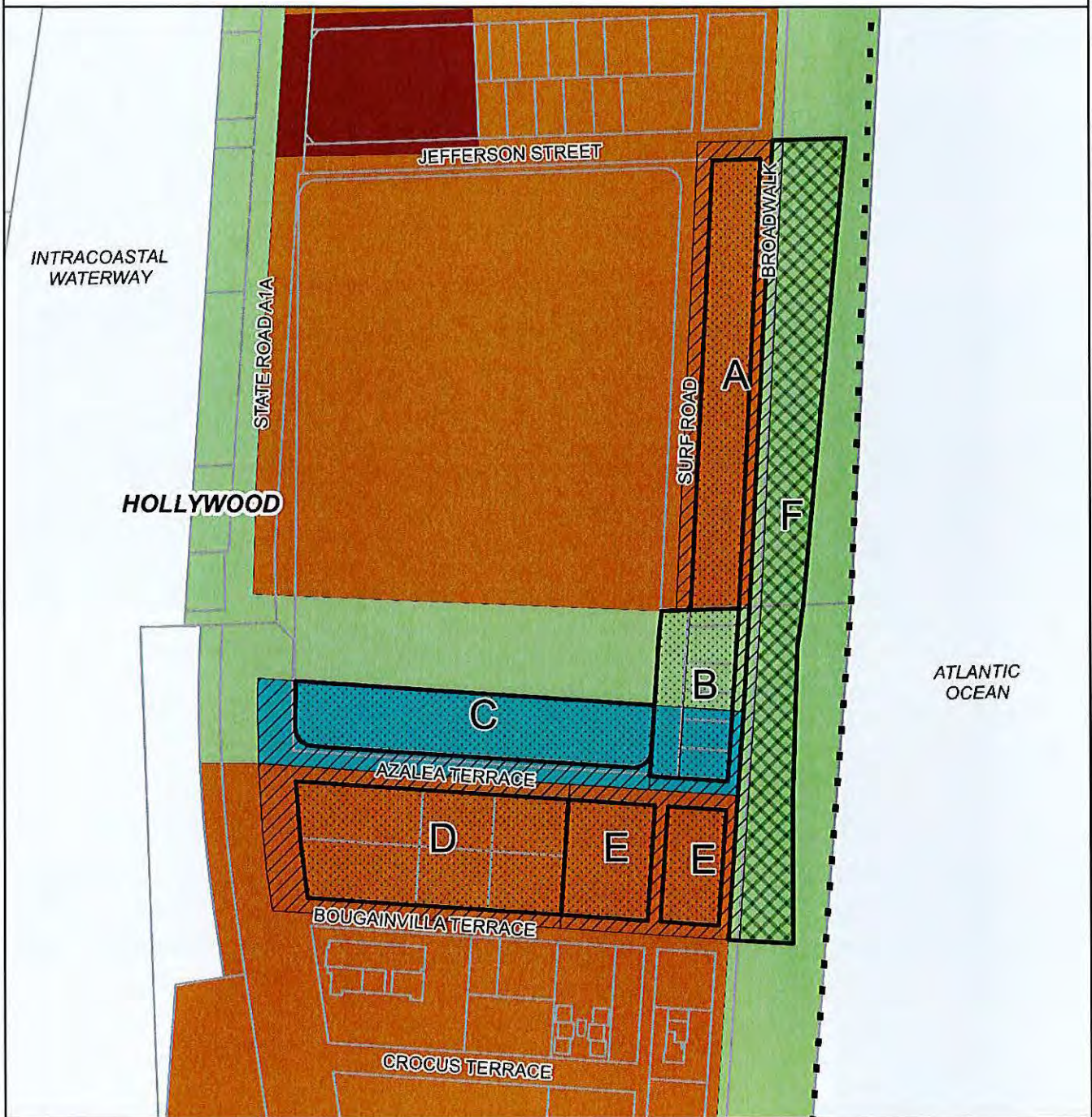
cc/email/att: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

Leslie A. Del Monte, Planning Manager, Division of Planning and Urban Design
City of Hollywood



Broward County Land Use Plan Acreage and Land Use Confirmation



- Municipal Boundary
- Medium-High (25) Residential
- High (50) Residential
- Recreation and Open Space
- Community
- Water / Primary Drainage

Total Gross Acres = 8.8

AD 21-006 McDowell Hollywood
Acreage Determination

200 100 0 200 Feet

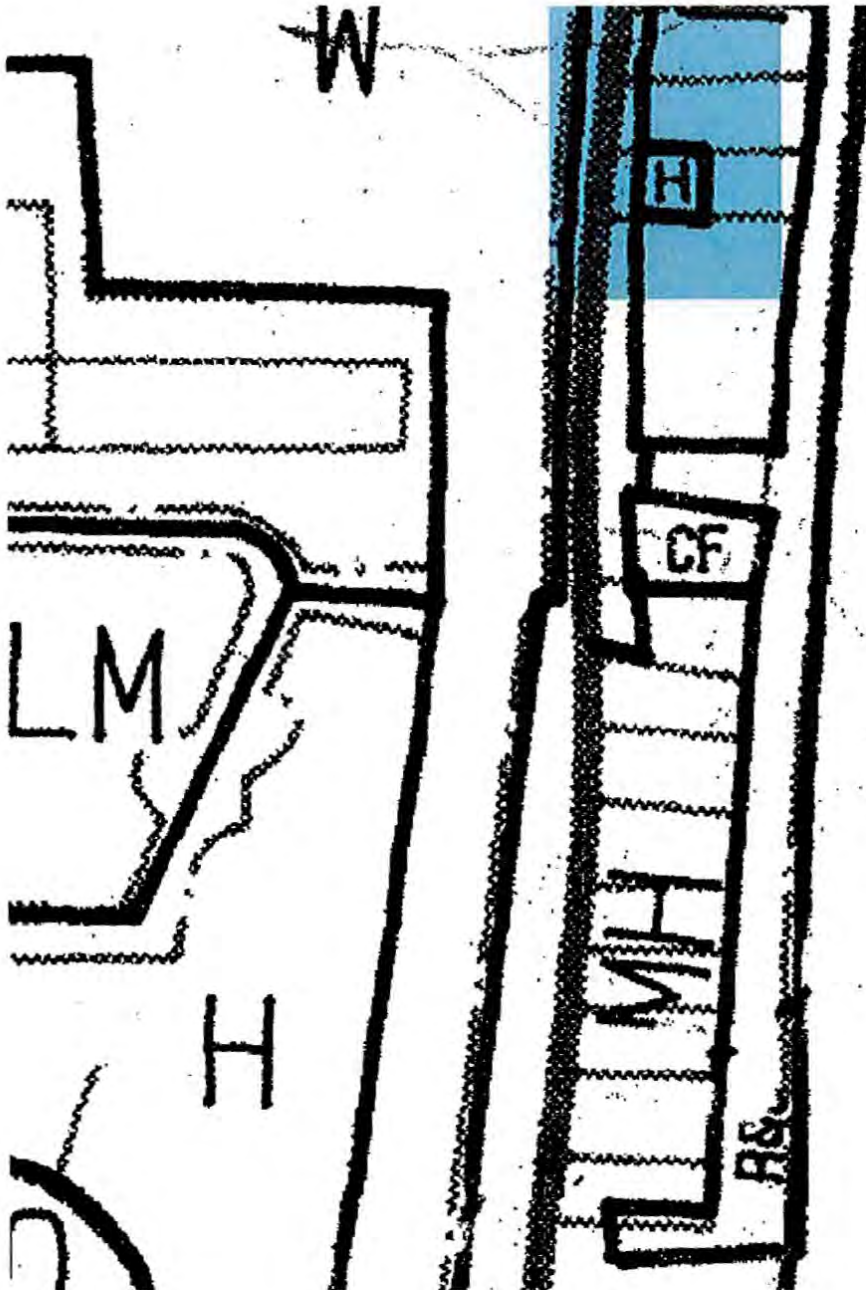


EXHIBIT C

1977 Broward County Land Use Map



1989 Broward County Land Use Map



Broward County 2017 Land Use Map

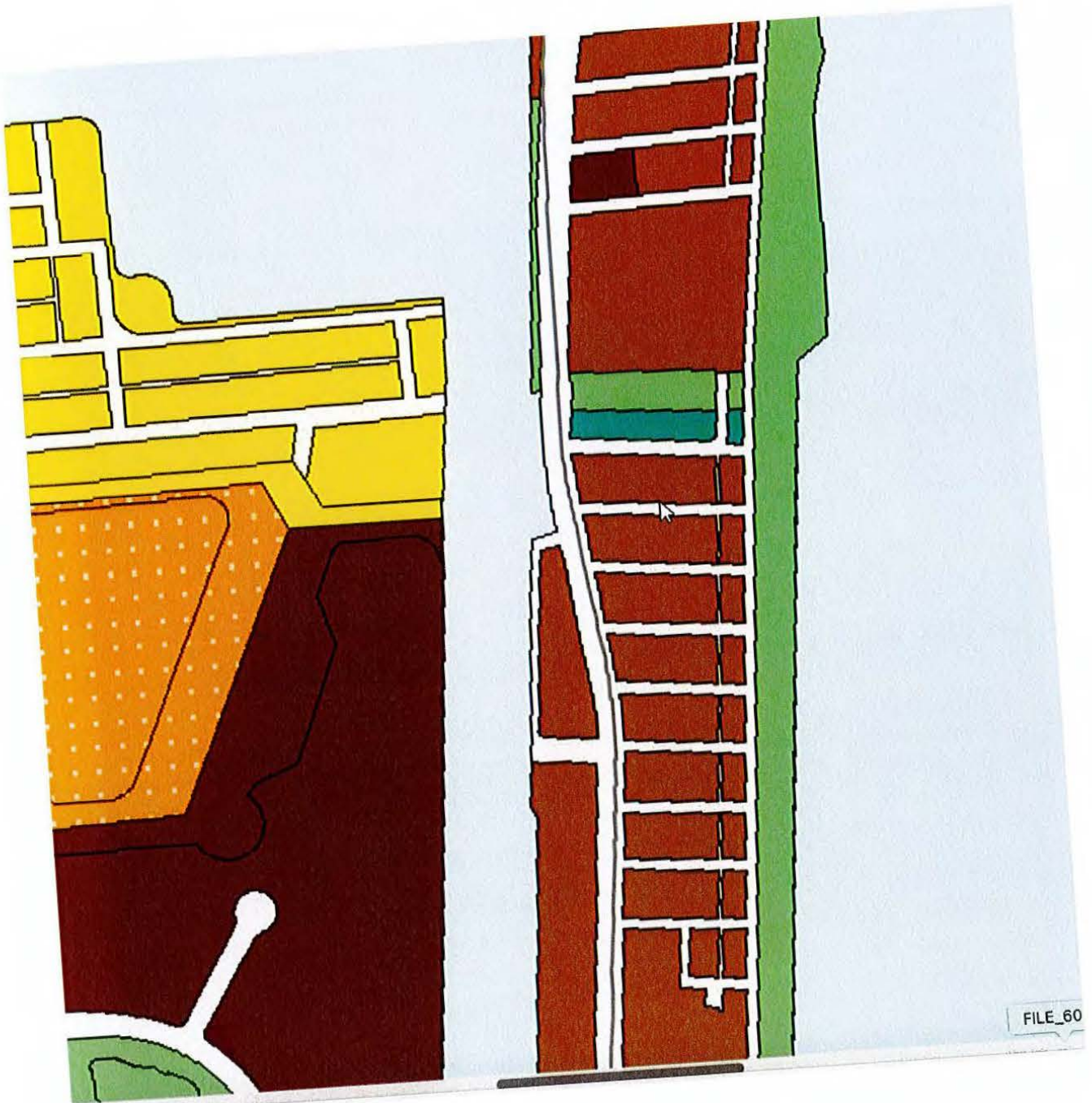


EXHIBIT D

July 5, 2022

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Re: City of Hollywood Land Use Map - 1301 S Ocean Drive

Dear Ms. Blake Boy,

A scrivener's error on the City's Future Land Use Map, inadvertently rendered the property at 1301 S Ocean Drive as Community Facility, when in fact the correct land use is Medium-High (25) Residential as indicated by the previous 2007 Future Land Use Map.

The City of Hollywood therefore requests that the site be recognized as Medium-High (25) Residential designation per the attached 2007 Map as well as the 2017 Broward County Land Use Plan. If you have further questions or concerns, please contact me at (954) 921-3471.

Sincerely,

Shiv Newaldass
Director, Development Services

Enclosures:

City of Hollywood Land Use and Zoning Map 2011
City of Hollywood Future Land Use Map 2007
Broward County Land Use Plan 2017

cc:

Andria Wingett, Assistant Director, Development Services, City of Hollywood
Leslie A. Del Monte, Planning Manager, Planning and Urban Design

September 27, 2022

DS-22-03

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Re: City of Hollywood Land Use Map - 1301 S Ocean Drive

Dear Ms. Blake Boy,

A scrivener's error on the City's Future Land Use Map, inadvertently rendered the property at 1301 S Ocean Drive as Community Facility, when in fact the correct land use is Medium-High (25) Residential as indicated by the previous 2007 Future Land Use Map.

The City of Hollywood therefore requests that the site be recognized as Medium-High (25) Residential designation per the attached 2007 Map, 2011 Map, as well as the 2017 Broward County Land Use Plan. If you have further questions or concerns, please contact me at (954) 921-3471.

Sincerely,



Shiv Newaldass
Director, Development Services

Enclosures:

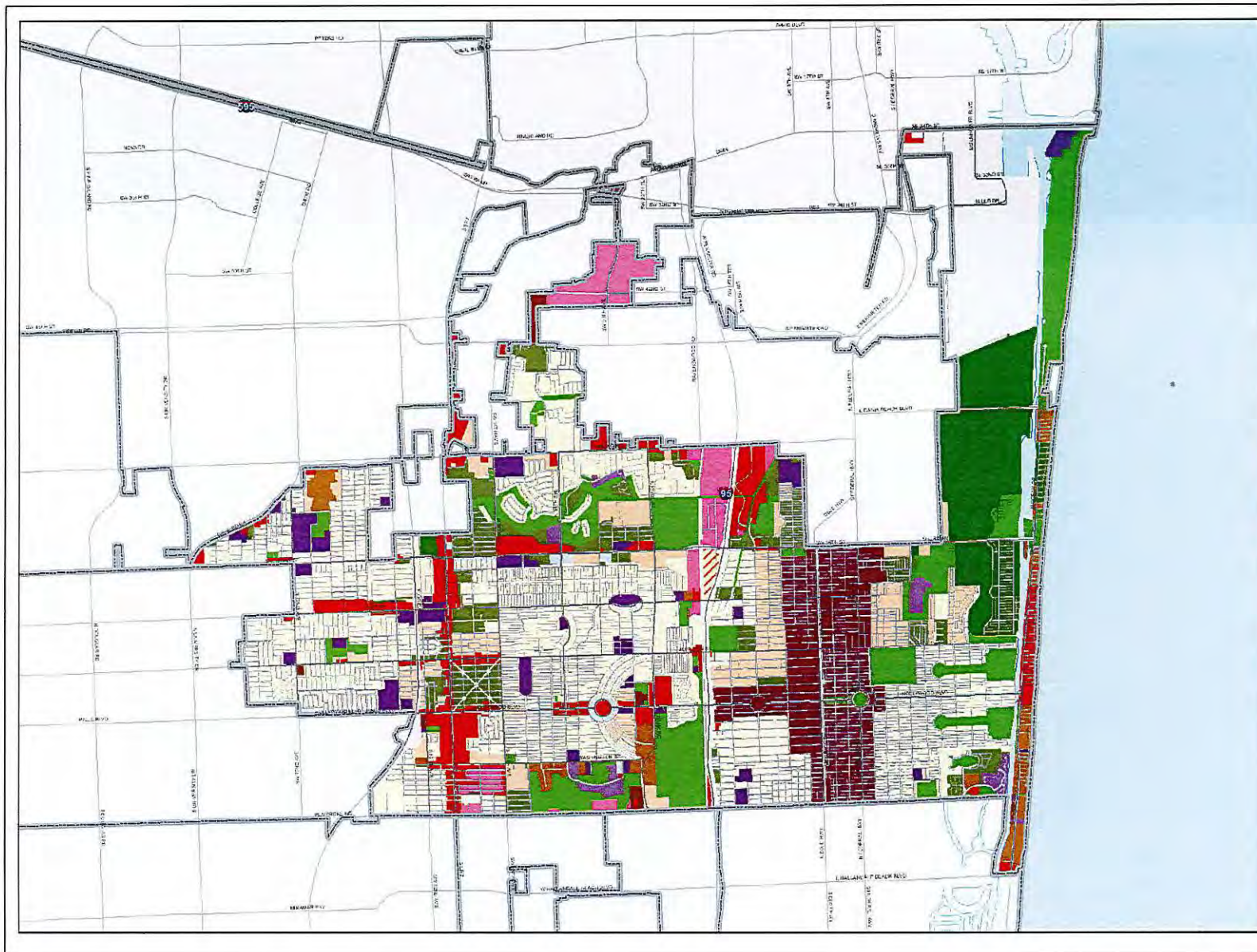
City of Hollywood Future Land Use Map 2007
City of Hollywood Land Use and Zoning Map 2011
Broward County Land Use Plan 2017

cc:

Andria Wingett, Assistant Director, Development Services, City of Hollywood
Leslie A. Del Monte, Planning Manager, Planning and Urban Design

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045

hollywoodfl.org



City of Hollywood Comprehensive Plan

Map LU-12

Future Land Use

Legend

Hollywood City Boundary

Hollywood Future Land Use

F.L.U. Designations

LOW RESIDENTIAL

LOW MEDIUM RESIDENTIAL

MEDIUM RESIDENTIAL

MEDIUM HIGH RESIDENTIAL

HIGH RESIDENTIAL

COMMUNITY FACILITY

INDUSTRIAL

OFFICE

GENERAL BUSINESS

RIGHTS OF WAY

TRANSPORTATION

UTILITIES

RAC ZONE

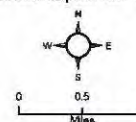
PARKS AND OPEN SPACE

CONSERVATION AREA

TOD

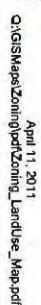
TOC (NO SITE DESIGNATED)

Printed September 13, 2007



Calvin, Giordano & Associates, Inc.
PLANNING AND DESIGN

GIS
This map was prepared by the City of Hollywood, Florida, using data provided by the City of Hollywood, Florida, and the U.S. Department of the Interior, Bureau of Land Management.



BROWARD COUNTY LAND USE PLAN

NOTE: RELATIONSHIP OF THE BROWARD COUNTY LAND USE PLAN TO THE LAND USE PLANS OF MUNICIPALITIES WITHIN BROWARD COUNTY

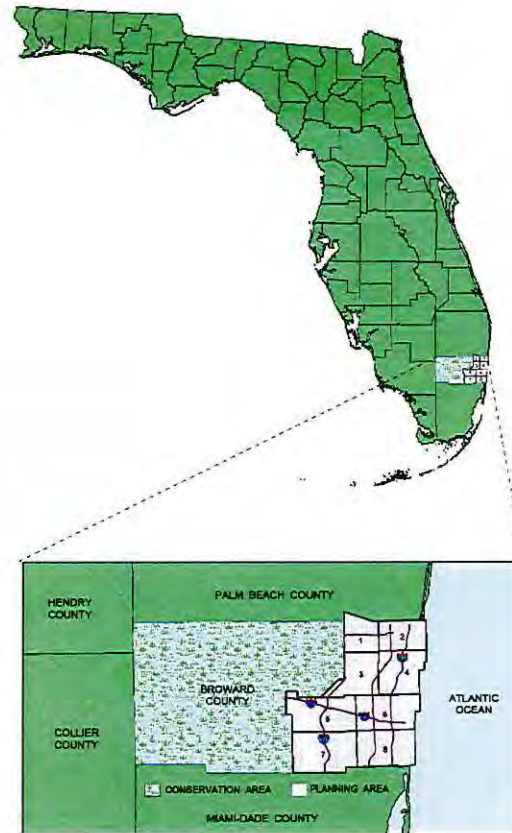
Municipal land use plans must be consistent with the Broward County Land Use Plan. The Broward County Planning Council reviews each municipal land use plan pursuant to the Broward County Charter and certifies those municipal land use plans which have been found to be in "substantial conformity" with the Broward County Land Use Plan. When certified by the Council, the municipal land use plan becomes the effective land use plan for the municipal jurisdiction. The land use designations on the Broward County Land Use Plan serve as the basis for municipal jurisdiction. The municipal land use plans may be more restrictive than the Broward County Land Use Plan and may depict uses and categories other than those shown on the Broward County Land Use Plan for specific parcels.

Areas designated on the Broward County Land Use Plan Map for particular uses are approximate. The exact boundaries for zoning will be determined by the municipality within the reasonable limits of the designation on the map.

For further information regarding identification of the effective land use plan for a specific area or for interpretation of the land use designation for a specific parcel, please contact the Broward County Planning Council at 954.357.6695.



BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS

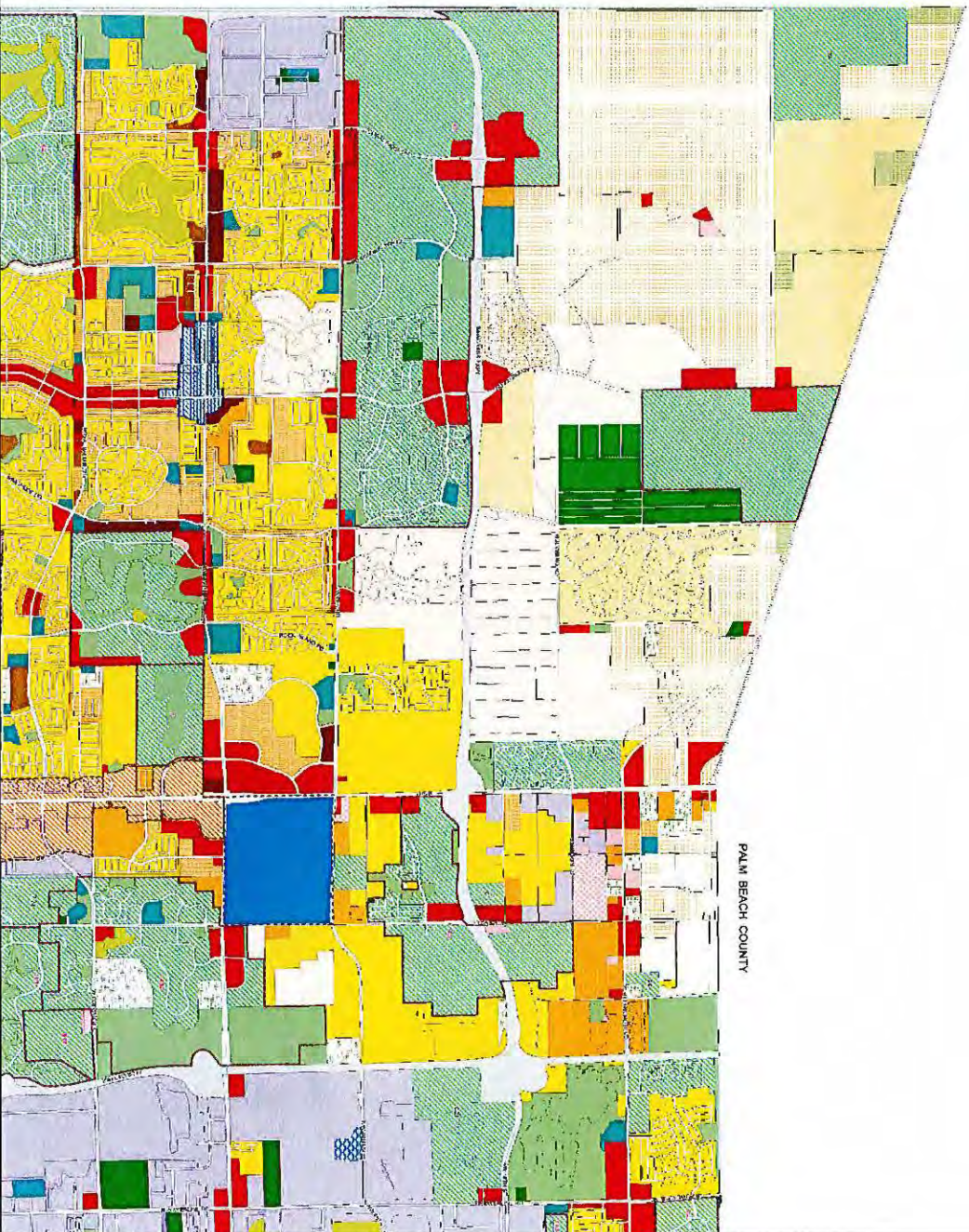


NOT TO SCALE
REVISED: March 14, 2017

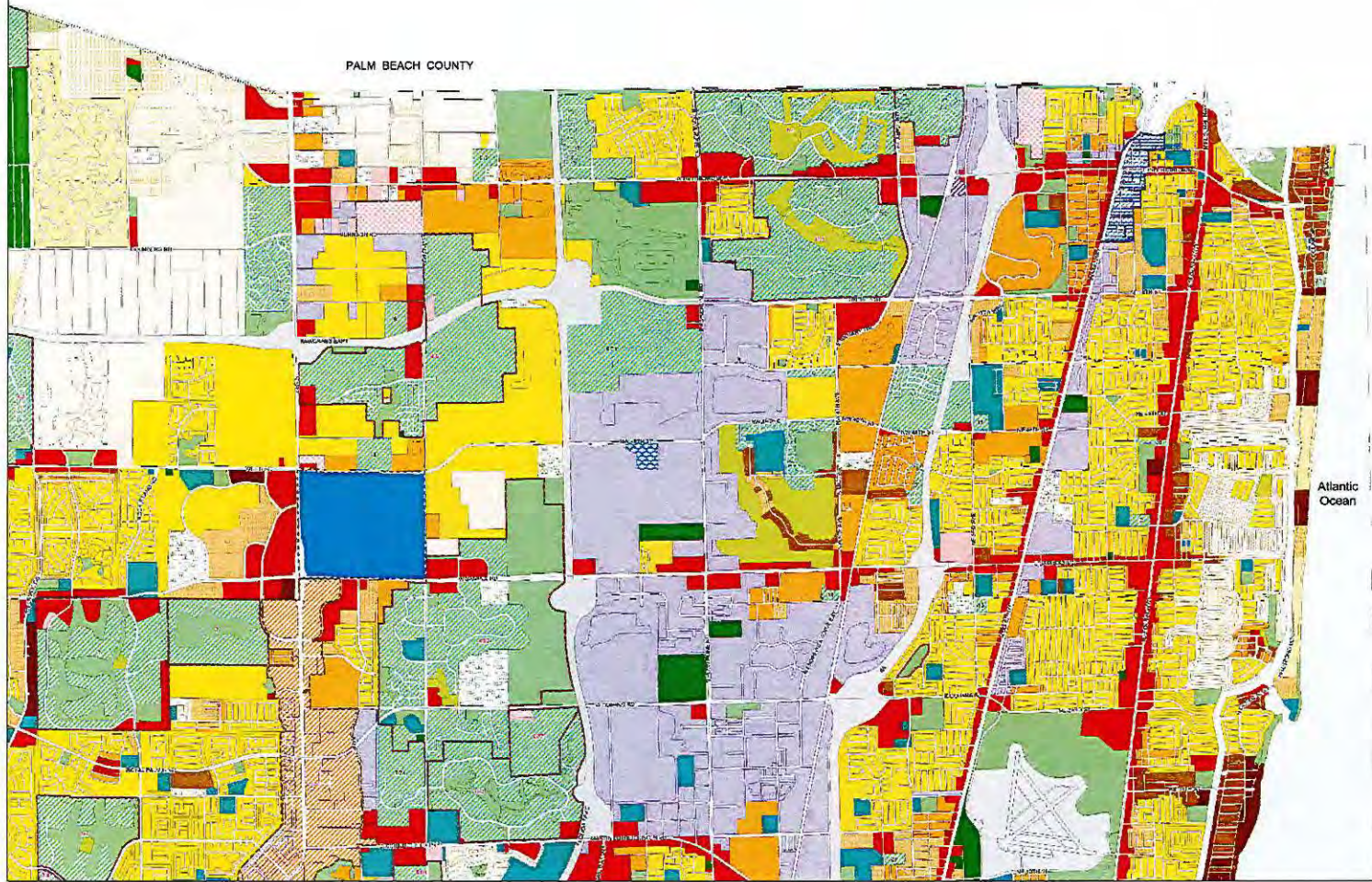
LEGEND

- Palm Beach County Rural Residential 10
- Rural Ranches
- Rural Estates
- Estate (1) Residential
- Low (2) Residential
- Low (3) Residential
- Low (5) Residential
- Low-Medium (10) Residential
- Medium (16) Residential
- Medium-High (25) Residential
- High (50) Residential
- Irregular Residential
- Dashed-Line Areas
- Commercial
- Employment Center - Low
- Employment Center - High
- Office Park
- Industrial
- Agricultural
- Conservation - Natural Reservations
- Conservation - Reserve Water Supply Areas
- Recreation & Open Space
- Commercial Recreation
- Community Facilities
- Utilities
- Electrical Generation Facilities
- Tribal Lands
- Mining
- Local Activity Center
- Regional Activity Center
- Mixed Use - Residential
- Transit Oriented Development
- Transit Oriented Corridor
- Transportation
- Right of Way
- Water

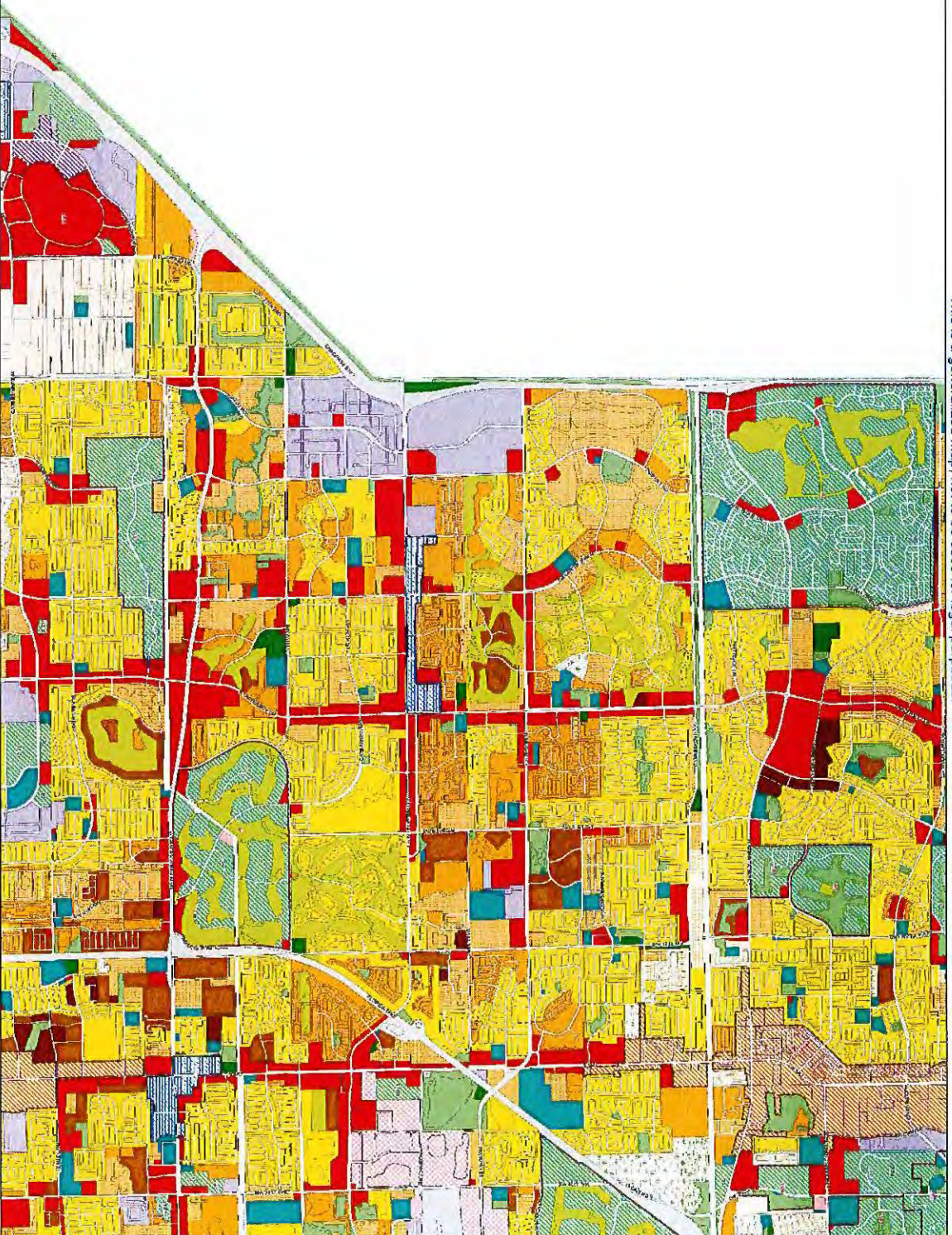
BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.



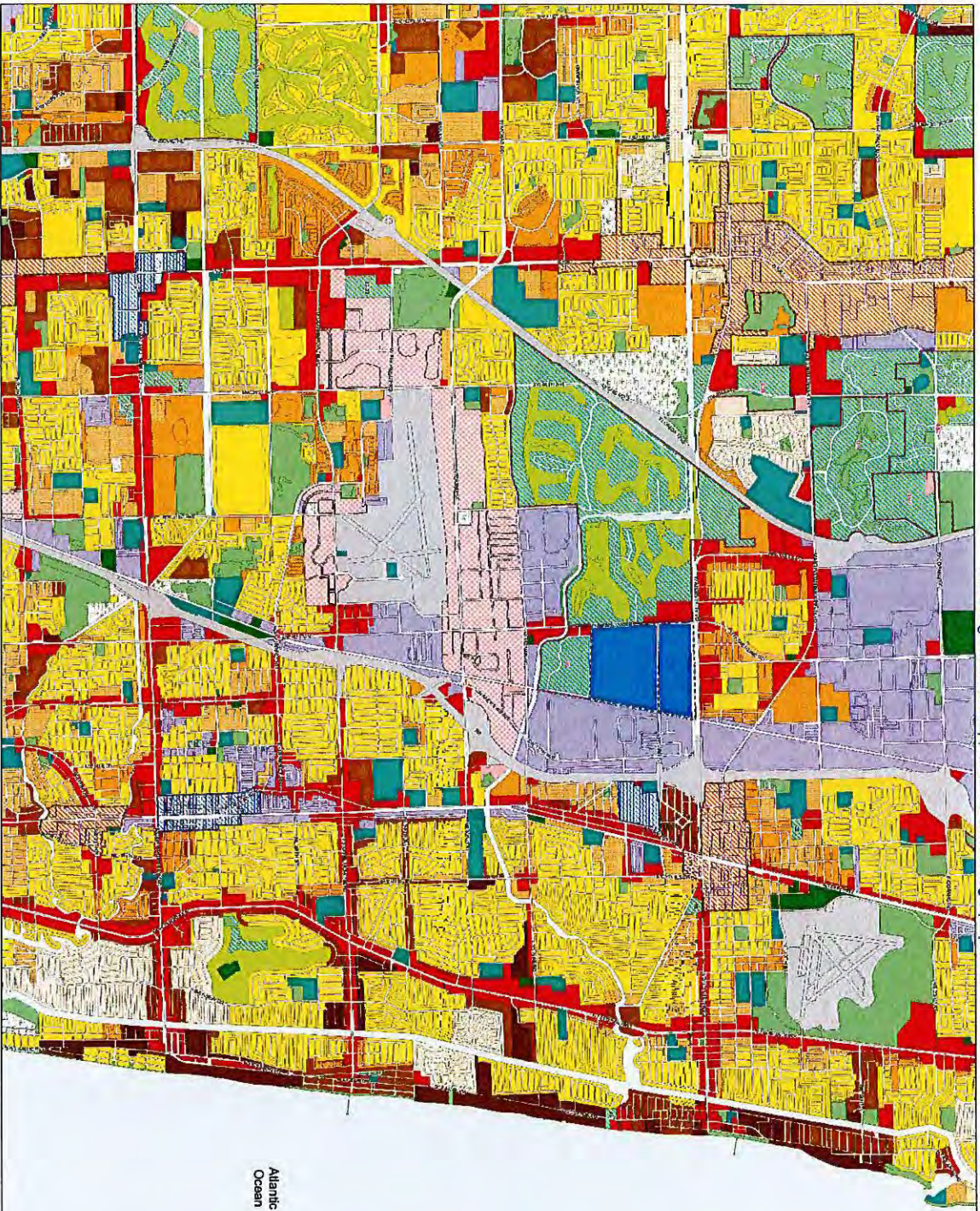
BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.



BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.

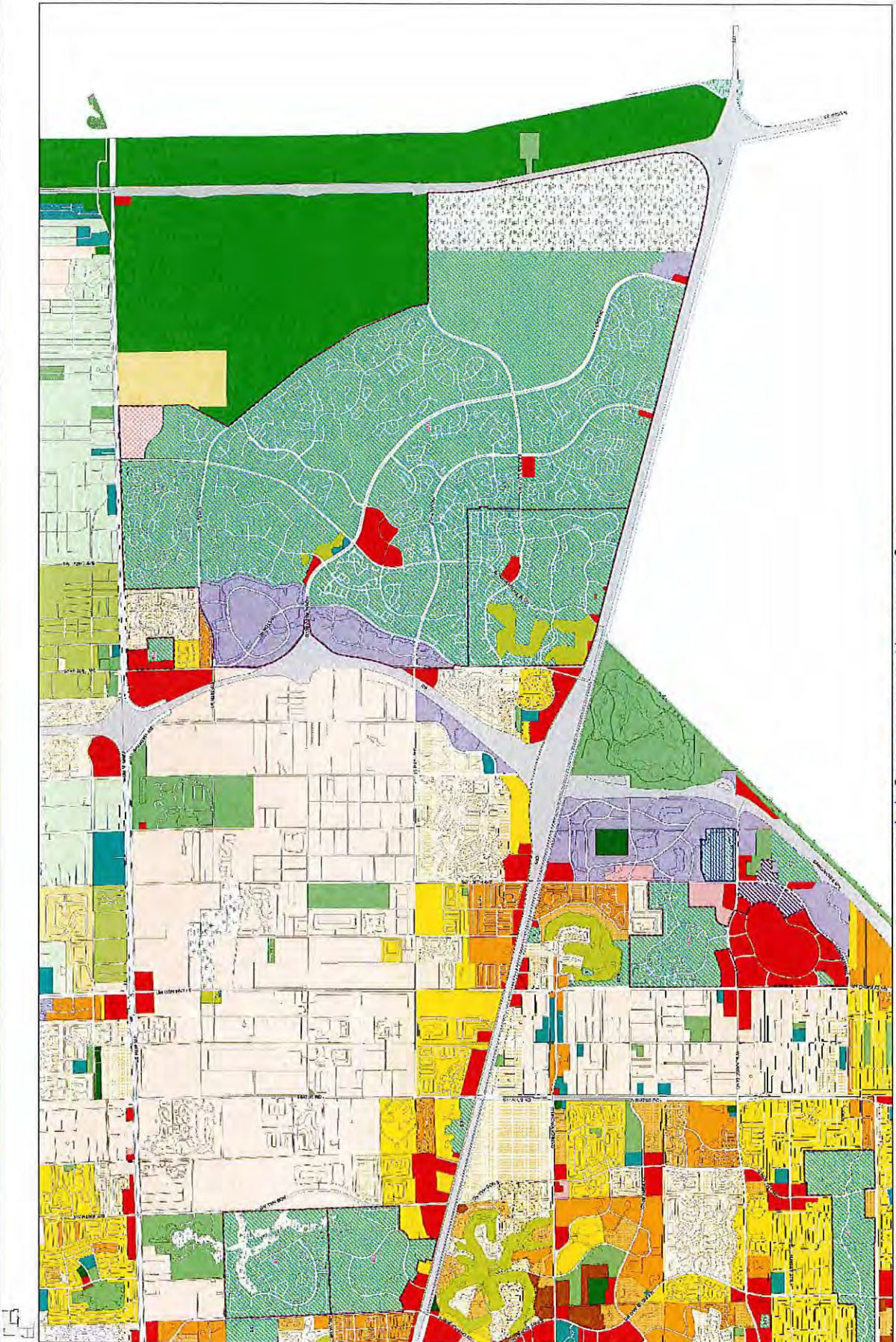


BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.

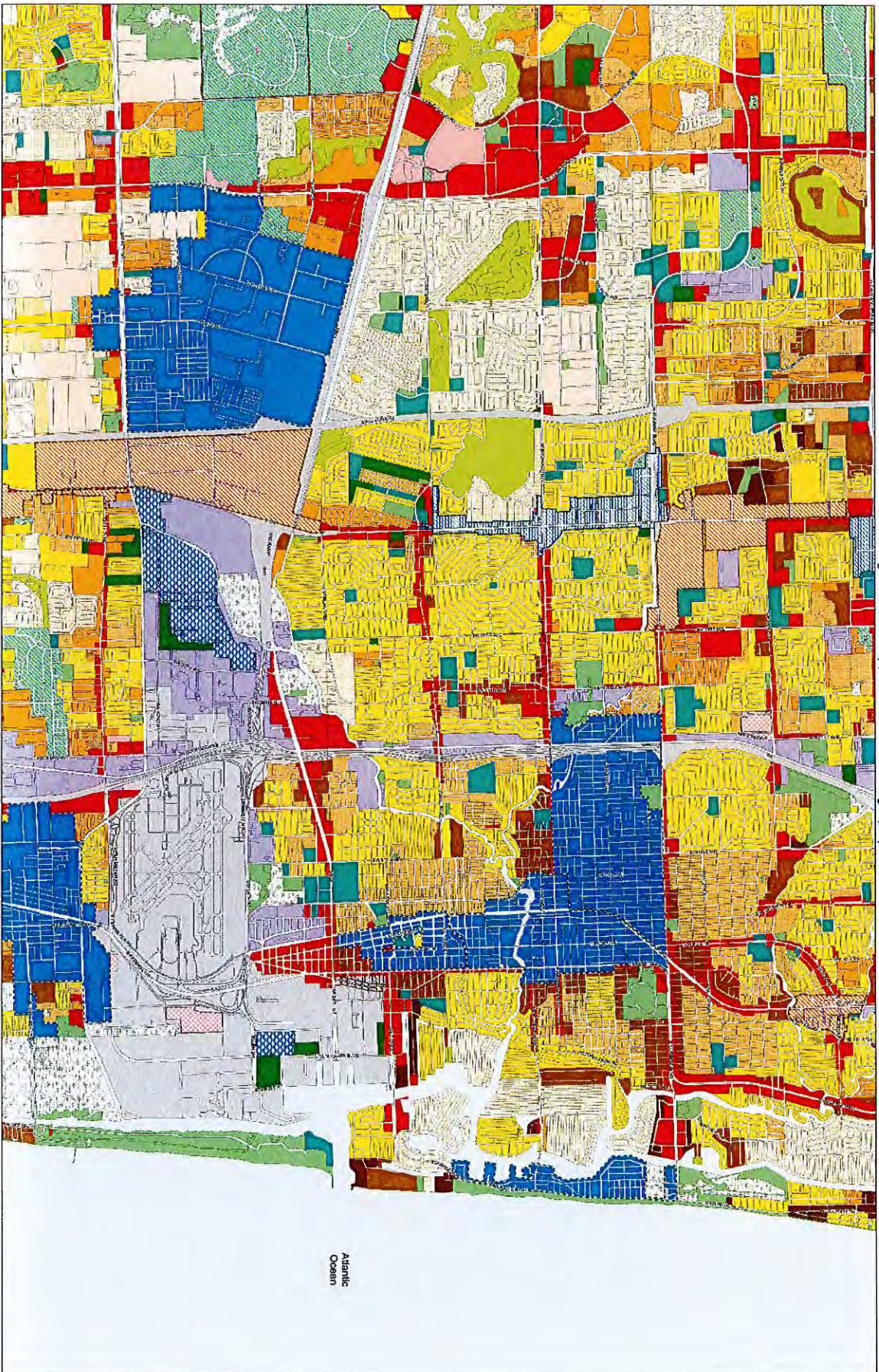


Atlantic
Ocean

BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.

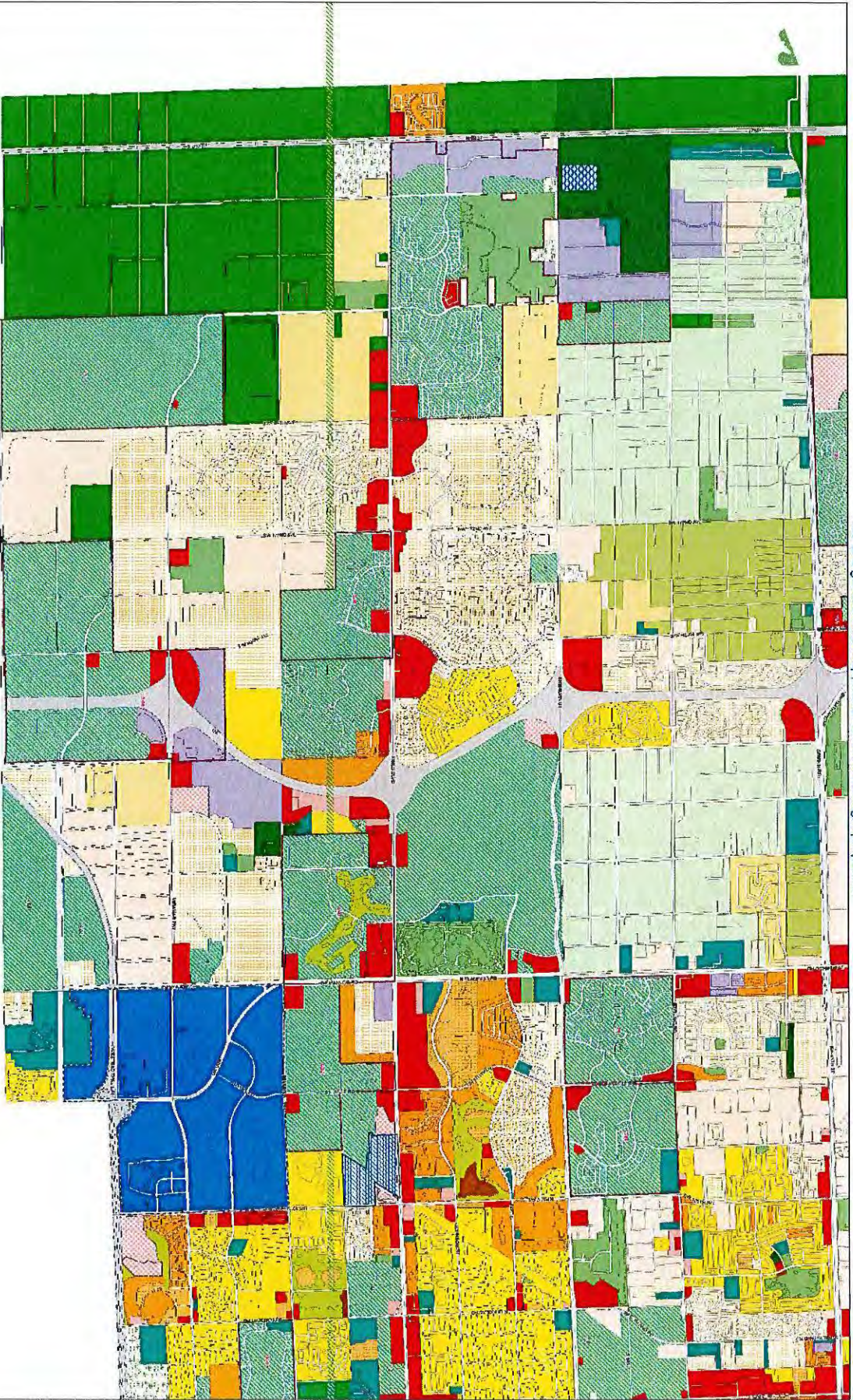


BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.



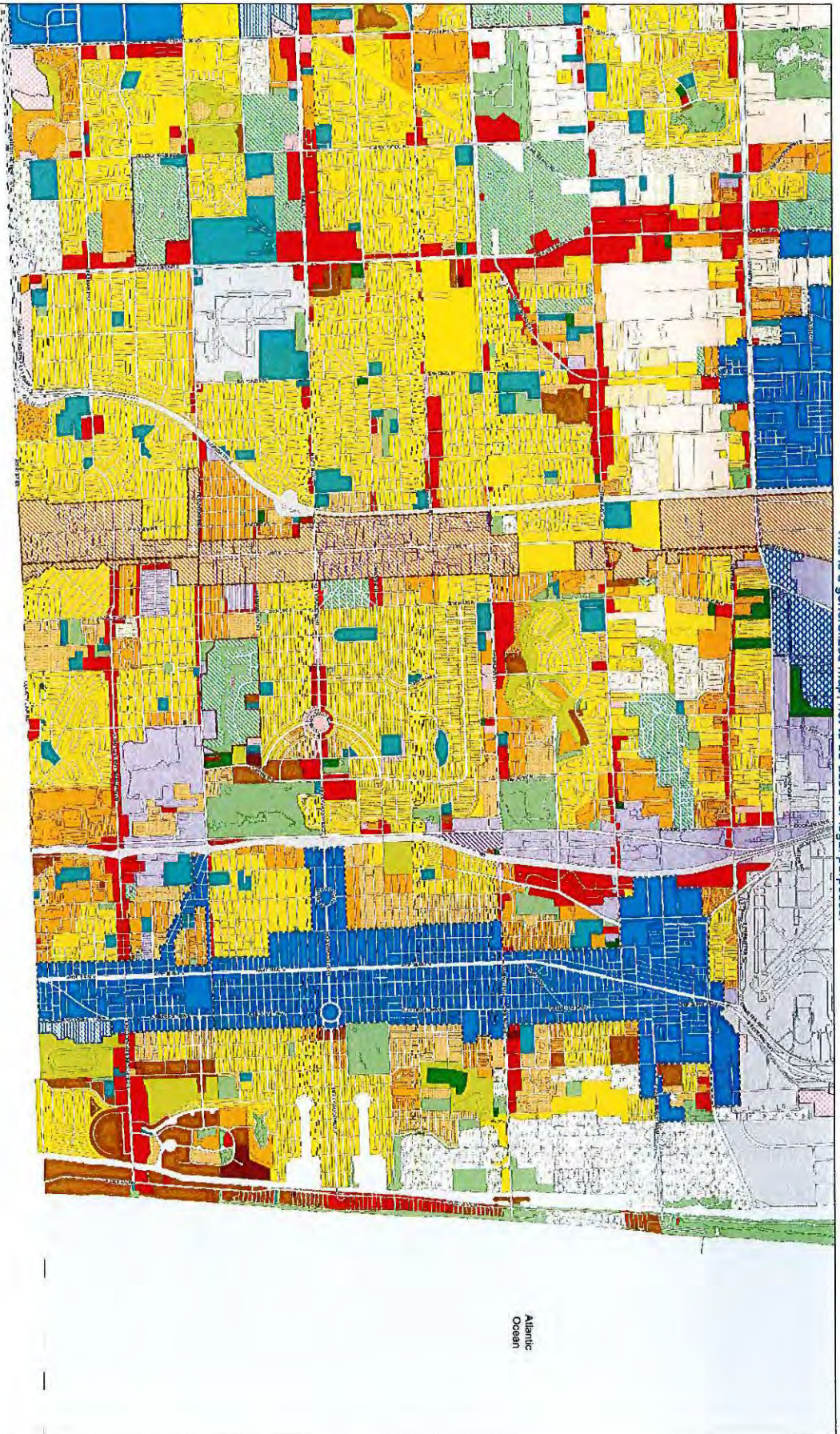
Atlantic
Ocean

BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.



MIAMI-DADE COUNTY

BROWARD COUNTY LAND USE PLAN
This is a generalized map, not to be used for legal purposes.



MIAMI-DADE COUNTY

EXHIBIT E



October 31, 2022

Shiv Newaldass, Director of Development Services
City of Hollywood
2600 Hollywood Boulevard, Suite 422
Hollywood, Florida 33020

Via Email Only

Dear Mr. Newaldass:

Planning Council staff is in receipt of the City of Hollywood's September 27, 2022, response to our correspondence addressed to Carter McDowell, dated July 19, 2021 (see attachment), regarding the acreage and land use confirmation for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace. As previously stated in the July 19, 2021, correspondence, no survey or legal description was provided and Planning Council staff noted that this calculation was based on the information and graphic that was submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government.

The City's September 27, 2022, correspondence, was cause for further review of the data and basis on which Planning Council staff issued the previous determination. As a result of an initial review of the City's zoning (which is required to be consistent with the underlying future land use designation), the information provided by Planning Council no longer appears to be correct, as the Broward County Land Use Plan designations do not align as previously indicated. Therefore, Planning Council staff must withdraw the previous opinion issued on July 19, 2021, in order to conduct additional review. Planning Council staff looks forward to coordinating with the City in this regard to resolve this question.

Respectfully,

A handwritten signature in blue ink, appearing to read "Barbara Blake Boy".

Barbara Blake Boy
Executive Director

Attachment

cc: Andrew M. Maurodis, Esq., Counsel

Carter N. McDowell, Esq., Bilzin Sumberg Baena Price & Axelrod LLP

July 19, 2021

Via Email Only

Carter N. McDowell
 Bilzin Sumberg Baena Price & Axelrod LLP
 1450 Brickell Avenue, 23rd Floor
 Miami, Florida 33131

Dear Mr. McDowell:

Subject: Hollywood - Acreage Determination and Land Use Confirmation

This letter is in response to your request of June 28, 2021, to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvillea Terrace, in the City of Hollywood.

Based on the graphic you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 8.8 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel A (Folio ID: 5142-1301-1652)	1.0	Medium-High (25) Residential
Parcel B (Folio ID: 5142-2402-0010) (calculation based on the entire folio parcel)	0.3	Recreation and Open Space
	0.2	Community
Parcel C (Folio ID: 5142-1303-0020)	1.0	Community
Parcel D (Folio ID: 5142-2401-0011)	1.3	Medium-High (25) Residential
Parcel E (Folio ID: 5142-2402-0013)	0.7	Medium-High (25) Residential
Parcel F (all land east of the Broadwalk)	1.7	Recreation and Open Space
NET ACRES	6.2	
Parcel A Right-of-Way	0.6	Medium-High (25) Residential
Parcel B Right-of-Way	0.1	Recreation and Open Space
	0.1	Community
Parcel C Right-of-Way	0.5	Community
Parcel D Right-of-Way	0.6	Medium-High (25) Residential
Parcel E Right-of-Way	0.3	Medium-High (25) Residential
Parcel F Right-of-Way	0.4	Recreation and Open Space
RIGHT-OF-WAY ACRES	2.6	
TOTAL GROSS ACRES	8.8	

Carter N. McDowell
July 19, 2021
Page Two

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent Jefferson Street, Surf Road, Broadwalk, Azalea Terrace, Bougainvillea Terrace and State Road A1A rights-of-way.

As no survey or legal description was provided, Planning Council staff notes that this calculation is based on the information and graphic that you submitted and that the acreage determination should not be utilized for official purposes unless independently accepted by the local government. Please note that applications to amend the Broward County Land Use Plan require a sealed survey, including legal description of the area proposed to be amended.

Although not prohibited by the Broward County Land Use Plan, Planning Council staff recommends that any land use plan amendment for this site not include Parcel F and Parcel F right-of-way, designated Recreation and Open Space.

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Christina Evans, of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME
Attachment



Carter N. McDowell

July 19, 2021

Page Three

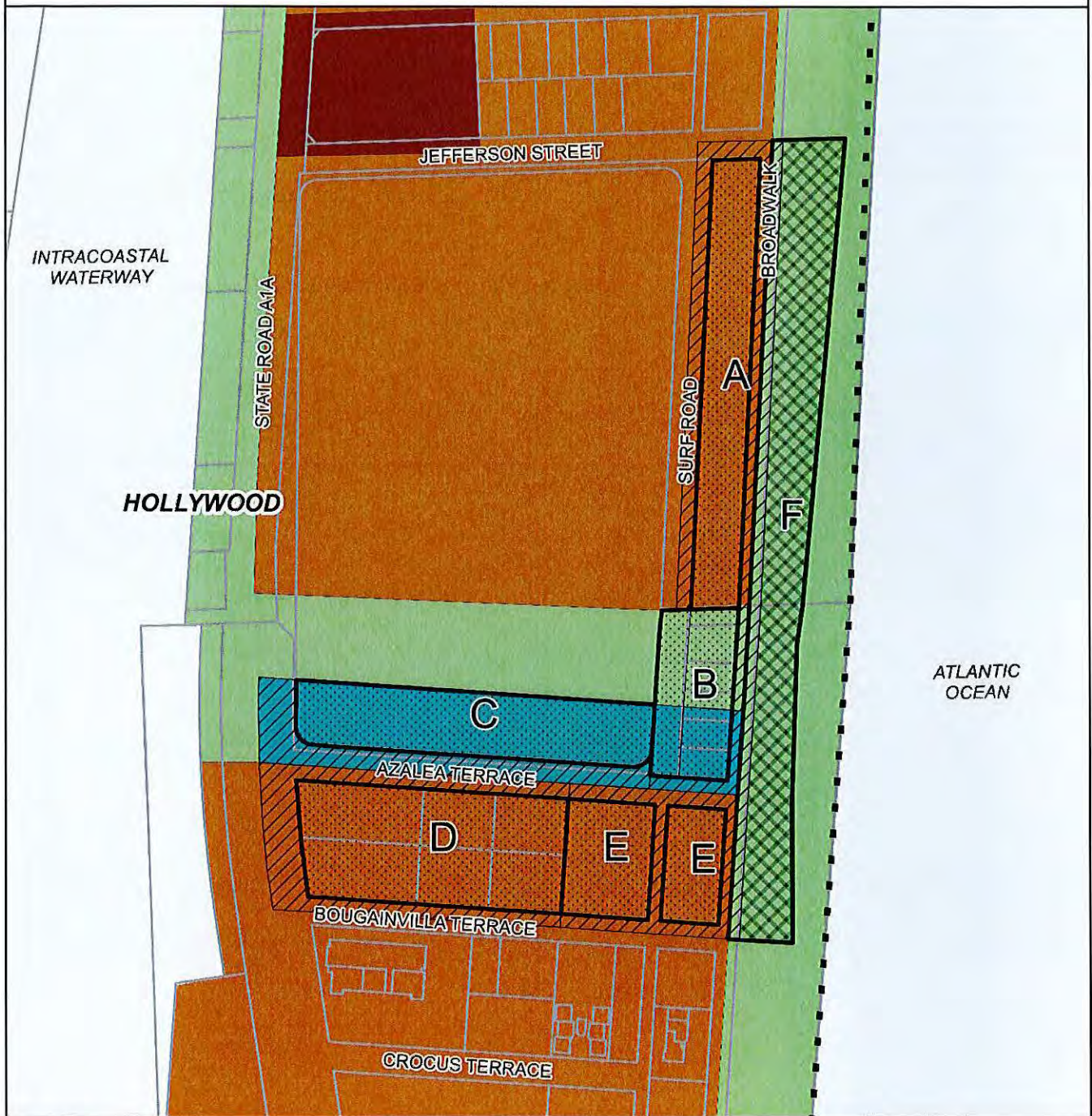
cc/email/att: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

Leslie A. Del Monte, Planning Manager, Division of Planning and Urban Design
City of Hollywood



Broward County Land Use Plan Acreage and Land Use Confirmation



- Municipal Boundary
- Medium-High (25) Residential
- High (50) Residential
- Recreation and Open Space
- Community
- Water / Primary Drainage

Total Gross Acres = 8.8

AD 21-006 McDowell Hollywood
Acreage Determination

200 100 0 200 Feet



EXHIBIT F

January 25, 2023

Via Email Only

Carter N. McDowell
 Bilzin Sumberg Baena Price & Axelrod LLP
 1450 Brickell Avenue, 23rd Floor
 Miami, Florida 33131

Dear Mr. McDowell:

Subject: Hollywood - Acreage Determination and Land Use Confirmation

This letter is in response to your request to verify the gross acreage for parcels generally located on the east side of State Road A1A, between Jefferson Street and Bougainvilla Terrace, in the City of Hollywood.

Based on the survey and legal description (attached) you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 3.99 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel 1	0.15	Recreation and Open Space
Parcel 2	1.79	Community
Parcel 3	0.29	Community
NET ACRES	2.23	
Parcel 1 Right-of-Way	0.79	Recreation and Open Space
Parcels 2 and 3 Right-of-Way	0.97	Community
RIGHT-OF-WAY ACRES	1.76	
TOTAL GROSS ACRES	3.99	

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent State Road A1A, Surf Road, Broadwalk, Azalea Terrace and Bougainvilla Terrace rights-of-way. Further, it is Planning Council staff’s understanding that the Azalea Terrace right-of-way will be vacated; therefore, both sides have been included in this acreage calculation.

Carter N. McDowell
January 25, 2023
Page Two

Planning Council staff notes that this calculation is based on the information that you provided and should not be utilized for official purposes unless independently accepted by the local government.

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact me or Deanne Von Stetina, of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DDV
Attachments

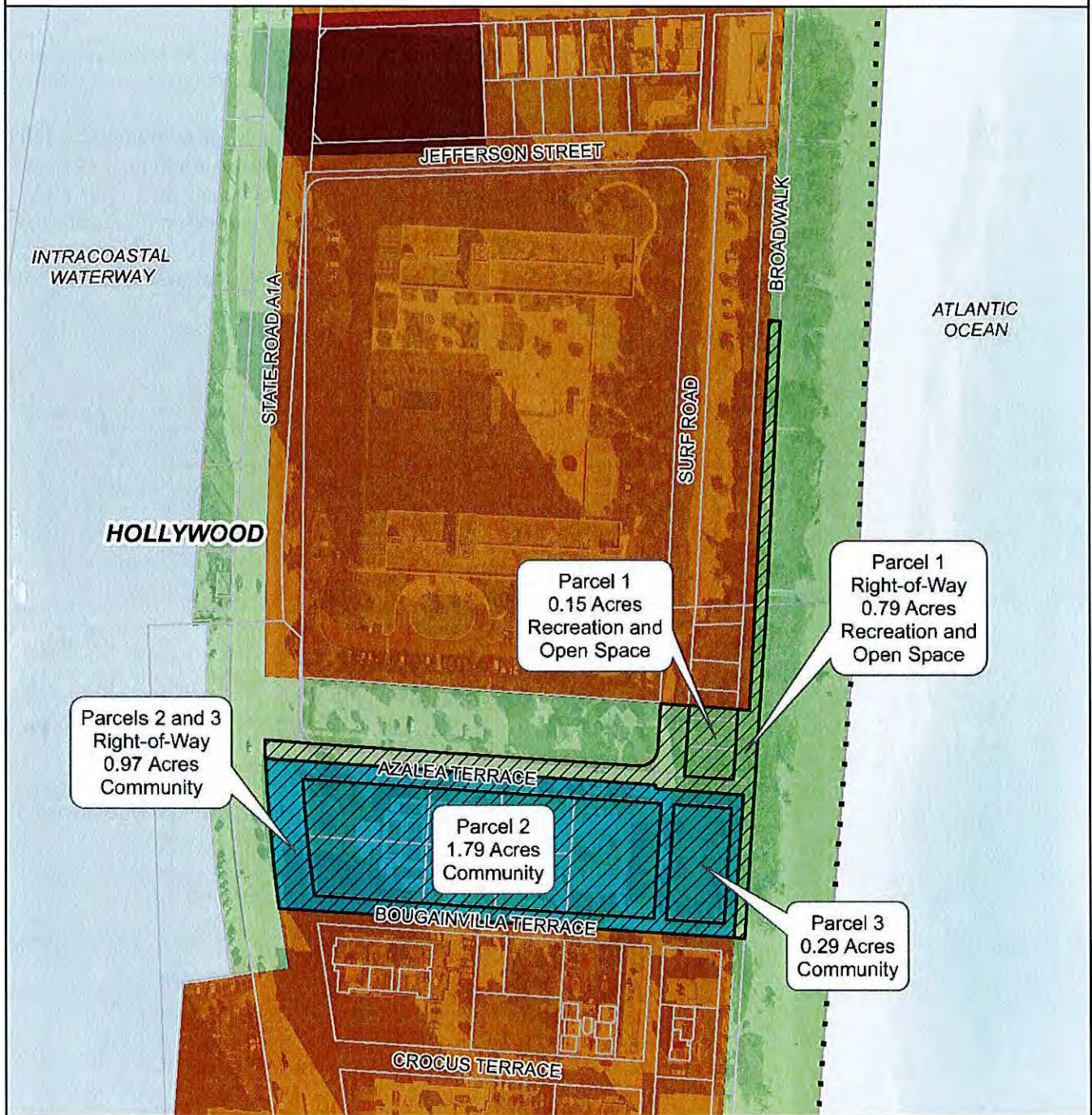
cc/email/att: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

Andria Wingett, Assistant Director, Development Services
City of Hollywood



Broward County Land Use Plan Acreage and Land Use Confirmation



- Subject Site
- Municipal Boundary
- Medium-High (25) Residential
- High (50) Residential

- Recreation and Open Space
- Community
- Water / Primary Drainage

Total Gross Acres = 3.99

AD 23-001 McDowell Hollywood
Acreage Determination

200 100 0 200 Feet



EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of Surf Road, Azalea Terrace, South Ocean Drive and Bougainvillea Terrace,

A portion of the Board Walk, being a thirty (30) foot strip, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

A portion of the Board Walk, being a thirty (30) foot strip, HOLLYWOOD BEACH, according to the Plat thereof, as recorded in Plat Book 1 at Page 27,

Lots A, B, C, D, E, and F, Block 2, BEVERLY BEACH, according to the Plat thereof, as recorded in Plat Book 22 at Page 13,

Lots 1, 2 and a portion of Lot 3, Block 1, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

Lots 1, 2, 3, 4, 5, 6, 7, 28, 29 and 30, Block 2, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

as being recorded in the Public Records of Broward County, Florida and being more particularly described as follows:

Begin at the intersection of the centerline of said South Ocean Drive and the centerline of said Bougainvillea Terrace; thence S 86°06'41" along said centerline of Bougainvillea Terrace for 846.47 feet; thence N 03°58'13" E along the East line of said Board Walk for 463.61 feet; thence S 88°04'58" W along the North line of Section 24, Township 51 South, Range 42 East, also being the South line of Section 13, Township 51 South, Range 42 East for 0.06 feet; thence N 02°43'00" E along East line of said Board Walk, also being the West line of Block D of said plat of HOLLYWOOD BEACH for 395.95 feet; thence N 8°11'00" W for 15.00 feet; thence S 02°43'00" W along the centerline of said Board Walk for 397.17 feet; thence N 88°04'56" E along said North line of Section 24, Township 51 South, Range 42 East and South line of Section 13, Township 51 South, Range 42 East for 0.03 feet; thence S 03°58'13" W along the centerline of said Board Walk for 143.40 feet; thence N 86°06'41" W for 123.51 feet; thence S 03°51'12" W along the West right of way line of said Surf Road, also being the East line of Parcel 1, HOLLYWOOD SOUTH BEACH, according to the Plat thereof, as recorded in Plat Book 98 at Page 43 of said Public Records of Broward County, Florida for 63.67 feet to a point of curvature; thence Southwesterly and Northwesterly along a 25.00 foot radius curve leading to the right through a central angle of 90°02'07" for an arc distance of 39.29 feet to a point of tangency; thence N 86°06'41" W along the North right of way line of said Azalea Terrace, also being the South line of said Parcel 1 of the plat of HOLLYWOOD SOUTH BEACH for 518.31 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 88°45'46" E; thence Southeasterly along the centerline of said South Ocean Drive, also being a 1910.08 foot radius curve leading to the left through a central angle of 6°58'56" for an arc distance of 232.77 feet to the Point of Beginning.

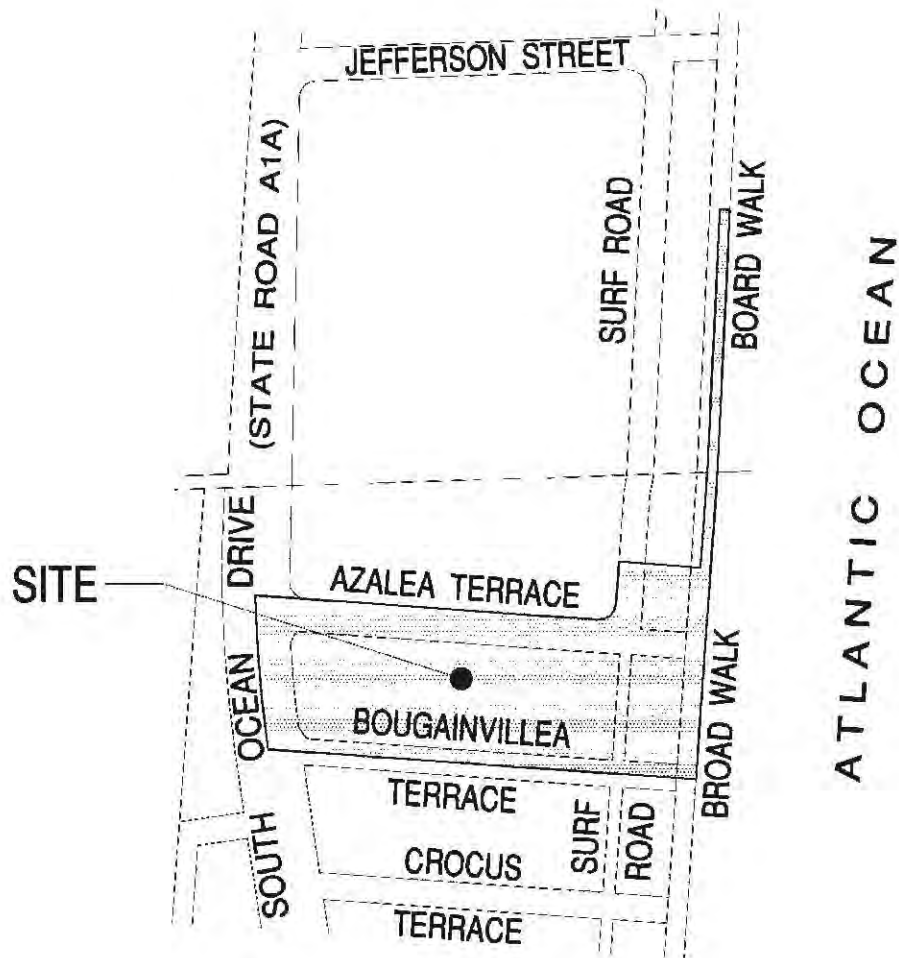
Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	*/4/23 11:32a

LEGAL DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220998
Dwg. No.	1022-070-2
Sheet	1 of 4

EXHIBIT "A"



Drawn By MAP

Cad. No. 220695

Ref. Dwg. 2020-013-1

Plotted: 1/4/23 11:57a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.

CONSULTING ENGINEERS, SURVEYORS & MAPPERS

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653

180 Northeast 168th. Street / North Miami Beach, Florida. 33162

Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date 1/4/23

Scale NOT TO SCALE

Job. No. 220998

Dwg. No. 1022-070-2

Sheet 4 of 4

EXHIBIT "A"

SURVEYOR'S NOTES:

This site lies in Sections 13 and 24, Township 51 South, Range 12 East, City of Hollywood, Broward County, Florida.

- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 88°08'41" E for the centerline of Bougainvillea Terrace.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 173,805 square feet, or 3.990 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-013-1.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on January 4, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____

Dante C. Fortin Jr., For The Firm
Surveyor and Mapper, LB3653
State of Florida.

Drawn By	MAP
Cad. No.	220895
Ref. Dwg.	2020-013-1
Plotted:	1/4/23 11:32a

SURVEYOR'S NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	1/4/23
Scale	NOT TO SCALE
Job. No.	220898
Dwg. No.	1022-070-2
Sheet	2 of 4



GRAPHIC SCALE

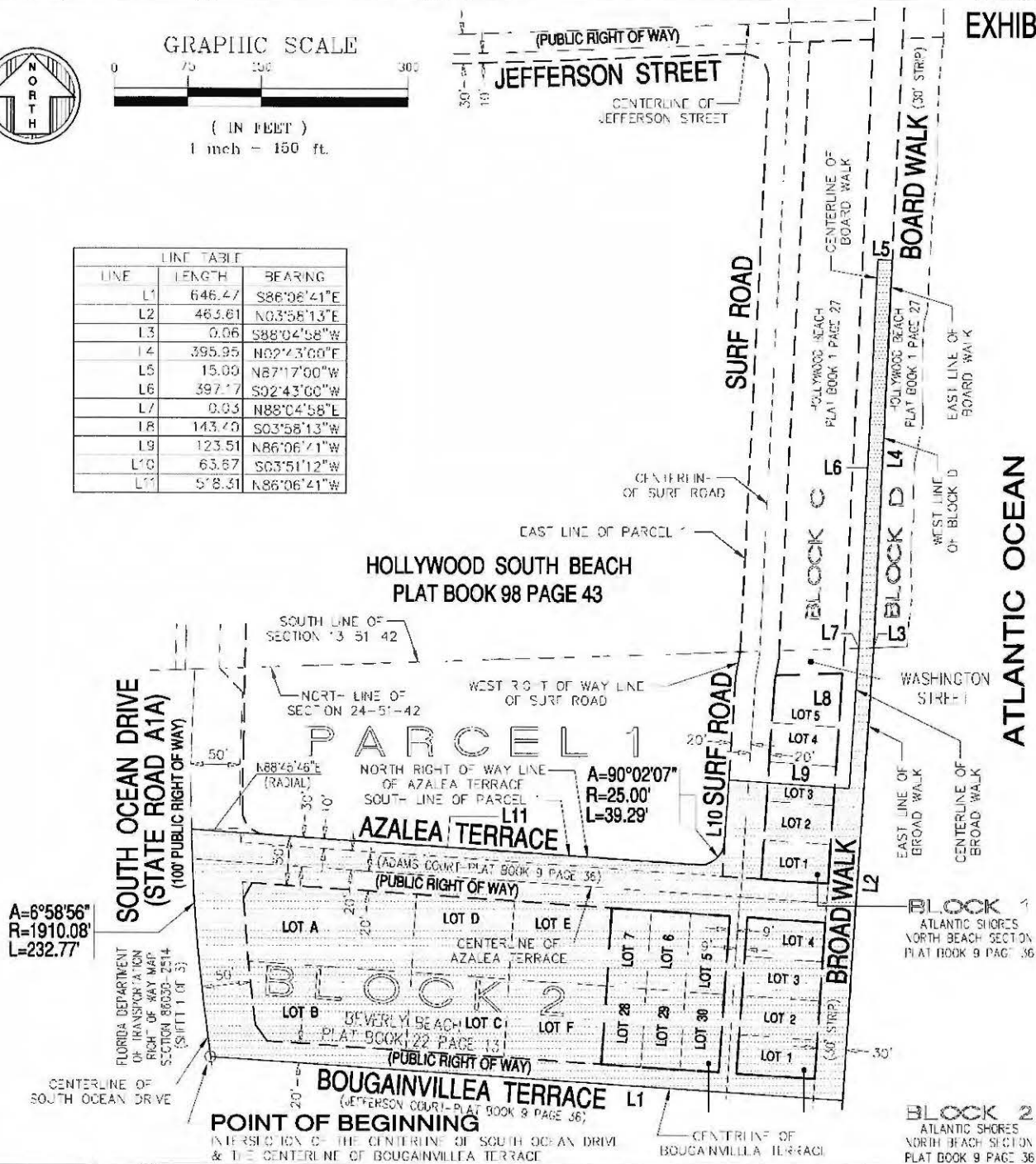


(IN FEET)

1 inch = 150 ft.

LINE	LENGTH	BEARING
L1	646.47	S86°06'41"E
L2	463.61	N03°58'13"E
L3	0.06	S88°04'58"W
L4	395.95	N02°43'00"E
L5	15.00	N87°17'00"W
L6	397.17	S02°43'00"W
L7	0.03	N88°04'58"E
L8	143.70	S03°58'13"W
L9	123.51	N86°06'11"W
L10	63.67	S03°51'12"W
L11	578.31	N86°06'41"W

EXHIBIT "A"



Drawn By MAP
 Cad. No. 220695
 Ref. Dwg. 2020-013-1
 Plotted: 4/23 1:32a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date 1/4/23
 Scale 1"=150'
 Job. No. 220998
 Dwg. No. 1022-070-2
 Sheet 3 of 4

ATTACHMENT 4

From: [George R. Keller, JR. CPPT](#)
To: [Blake Boy, Barbara](#)
Cc: [Raelin Storey](#); [Damaris Henlon](#); [Andria Wingett](#); [Kevin Poliakoff](#); [eric@relatedgroup.com](#)
Subject: Planning Council Additional Information
Date: Wednesday, February 18, 2026 5:06:32 PM
Attachments: [Additional Project Background-FINAL.docx](#)

External Email Warning

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Ms. Blake-Boy,

Please see the attached supplemental information for the City of Hollywood's request for a Formal Interpretation by the Broward County Planning Council of the Land Use Map for the property located at 1301 S. Ocean Drive. We hope this additional information is beneficial to the discussion and Council's consideration.

Sincerely,

George R. Keller, Jr. CPPT
City Manager

George R. Keller, JR. CPPT
City Manager
Office of the City Manager
P.O. Box 229045
Hollywood, FL 33022

Request for Formal Interpretation of the Broward County Land Use Plan for the Property located at 1301 S. Ocean Drive, Hollywood, FL 33019

Supplemental Information – Background and Context

In May of 2022, the City of Hollywood (“City”) entered into a Comprehensive Agreement and Ground Lease with PRH 1301 (“Development Partner”) that included a conceptual design with 159 residential condominium units and business terms that provided for a maximum of 190 residential units and a minimum of 135 residential units, along with various public improvements. The Comprehensive Agreement required the Development Partner to pursue the land entitlements and governmental approvals necessary for the project.

According to the Acreage and Land Use Confirmation received in July of 2021 from Broward Planning Council, the existing residential density for the redevelopment area was 112.5 units, based on 4.5 acres of Medium High (25) Residential shown on the adopted BrowardNext Land Use Map. This meant the developer would need a land use plan amendment to achieve the minimum number of residential units (135 units) per the agreement with the City.

Original Proposed project:

Minimum of 135 Dwelling Units

Needed Land Use Amendment:

Minimum of 23 Dwelling Units

The Development Partner subsequently reconfigured the project to a lower density, more resilient design, with a raised community center, increased public park space, and the preservation of the Azalea Terrace roadway. This revised design was submitted to the City in the summer of 2025 and has 111 residential condominium units. It required a City land use map change but based on the 2017 BrowardNext adopted land use map, would not require a County land use map change. In December of 2025, the Hollywood City Commission voted to approve a City land use map change which conforms the City map with the County’s 2017 BrowardNext adopted land use map.

ATTACHMENT 5

From: [Laura Sapin](#)
To: [Planning Council](#)
Subject: deny the land use amendment for 1301 S Ocean Drive
Date: Thursday, February 12, 2026 8:56:04 PM

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Dear Broward County Planning Council,

We , the Broward County residents, are asking for a denial of the land use amendment. Reject the land use amendment. Keep it community open space. Do NOT rezone 1301 to medium high residential.

The resident's have made it very clear many times. We say-
"No private condo on public land"
Ever!!!

Peacefully,

Laura Sapin

From: [maureen villaverde](#)
To: [Rich, Nan; Bogen, Mark; Udine, Michael](#) [Photos from my public comments on 11-19 to the Hollywood City Commission regarding the LUA for 1301; Fisher, Lamar; Geller, Steve; Furr, Beam; Davis, Aviance; Mckinzie, Robert; HRogers@broward.org](#)
Subject: Photos from my public comments on 11-19 to the Hollywood City Commission regarding the LUA for 1301 Friday, February 13, 2026
Date: 6:47:11 PM

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Attached are photos illustrating two of the issues I raised in the 11/19 public comments during

>>> the Hollywood Commission Meeting.

>>> One is the pictured multiple emergency vehicle response on 10/11 to a condo fire across from 1301 with the resultant shut down of A1A in both directions. Vehicles attempted to use the only available egress from the area - Surf Road (a one way street) and were met with flooding at 1301 slowing traffic to a crawl. Vehicles attempting a southbound evacuation had no options, again because Surf Road is only one way. As I stated at the meeting, what if this had been a catastrophic event or a mandatory evacuation due to where we are located?

>>> At this City Commission Meeting Andria Wingett, city Director of Development Services claimed evacuation for the area in question is not a concern because of having 4 bridges off the barrier island.

>>> WHAT SHE DID NOT ADDRESS (and there was no Opportunity to question her) is that THERE IS ONLY ONE ROAD - A1A - on the barrier island LEADING TO THESE BRIDGES. As shown in the pictures, A1A IS OFTEN FLOODED CAUSING TRAFFIC BACKUP WHEN IT IS NOT EVEN A CATASTROPHIC EVENT.

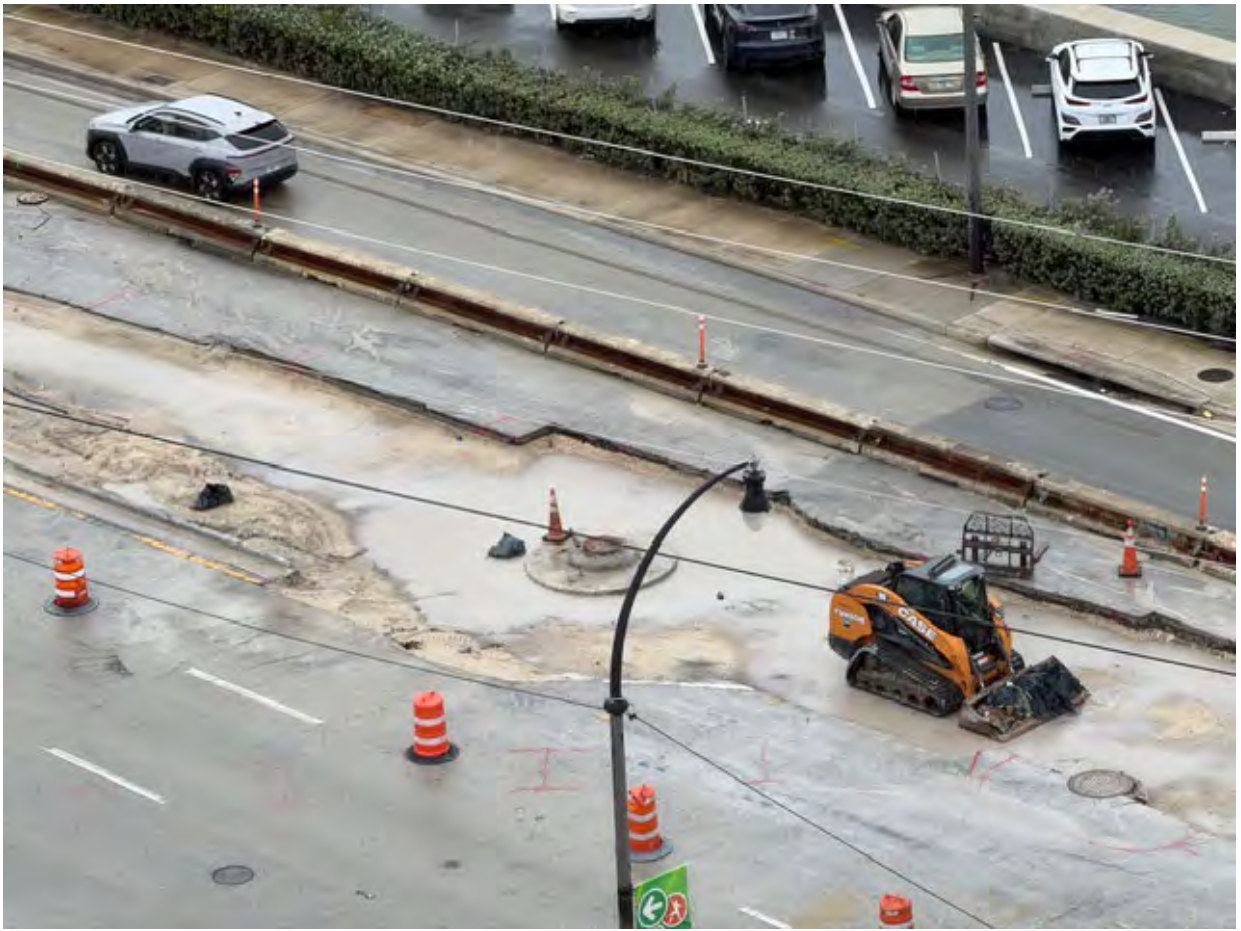
>>> The area 1301 cannot handle the current traffic situation and any added density potentially compromises emergency response

>>> The other picture shows the ongoing storm well drainage work on A1A again right outside 1301. The wells have been in place for weeks, however, every time an attempt is made to close and pave the median the wells flood over requiring multiple openings of the wells and almost daily trips from vacuum/drainage trucks as pictured. As I stated in the meeting 1301 is in a Priority Planning Area for Sea Level Rise, an area vulnerable to storm surge and flooding and in which density is discouraged. If we cannot control the flooding we currently have in fair weather, how can we control it when more impervious area is added at 1301 and there will be added storm drainage particularly to the surrounding buildings which will be lower lying than the new 27 story construction?

>>> This proposal is not just about money it involves one of the most sacred responsibilities of our representatives - the safety of our residents. I urge you to reject amending the Land Use and subsequent development of an area already overburdened.

>>> Sincerely,
>>> Maureen Villaverde













Sent from my iPhone

From: [Ruth Walsh](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Dr.
Date: Friday, February 13, 2026 7:34:49 AM

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[Report Suspicious](#)

Vote against !We do not need a monstrosity taking our public land !

From: [J. J. Hines](#)
To: [Planning Council](#)
Subject: 1301 Ocean Dr. Hollywood Beach
Date: Friday, February 13, 2026 10:56:46 AM

External Email Warning

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To The Commissioners

Please give some deep thought about this proposal and the results that will come if this is approved. This area should be for all the people, not just a privileged few that can afford it. Already the traffic and infrastructure is stretched to the limit. STOP following the money and think of the future,

From: [Circle Test Prep](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Project
Date: Friday, February 13, 2026 1:38:10 PM

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Dear Council:

Please stop this project from going forward. The residents have been begging, fighting, reasoning, explaining, and imploring our city council to stop this - but, for some reason, they are not listening.

They are not listening to the one City Council member, Caryl Shuham, who dug into the legalities of this lousy deal and explained why it's a disaster waiting to happen. They are not listening to the residents who want their public land to remain public. They are not listening to the environmental experts who explain why we should not be building like this on the barrier island.

The thousands of residents have fought for so long to stop this. Please help us.

--

Best regards,
Lori Goldstein
Circle Test Prep
954-929-3321 (land line - no texts)
954-494-9586 (cell phone/text)
www.CircleTestPrep.com



From: [jonas.caulfield](#)
To: [Planning Council](#)
Subject: 1301 Ocean drive ,Hollywood ,Florida Land Amendment
Date: Friday, February 13, 2026 5:11:28 PM

External Email Warning

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To Whom it may concern , I am writing as a lifetime resident in the city of Hollywood in regards to the upcoming meeting on Feb 26 ,2026 in regards to the land amendment change of the property located at 1301 Ocean Drive located in Hollywood ,Florida . I am 100 percent against what is currently being brought before the planning council as there are many reasons why this project being proposed ,does not belong there . The Current Mayor of Hollywood Josh Levy has continued to push for this project as he also has a relationship with the developer Related Group ,who donated a \$100,000 dollars to his last election campaign . I have attended many different city Commission meetings in regards to this project and have witnessed hundreds of residents speak against this project that just seem to go upon deaf ears with a pro development mayor and commissioners aligned with him . This project is in violation of Hollywood's own height restrictions and also there are all ready issues in this area with flooding and king tide as well as the issue of being built on a barrier island that has all ready been built out . Also national expert Dr Jurado has said many times in regards to this project . This is not the place for it .

The residents here in this area have spoken into the thousands against this project , please consider everything mentioned here above in regards to this meeting on Feb 26,2021 and keep this open green space green with low density as it was originally intended and deeded to be when it was given to the city of Hollywood

Sincerely ,Jonas Caulfield lifetime resident Hollywood,Florida

From: [Barbara Steel](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive, Hollywood Beach, FL
Date: Friday, February 13, 2026 5:31:58 PM

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Hello,

I am writing about the upcoming Planning Council meeting on Feb. 26, 2026 scheduled for 10am. During this meeting, an amendment is being considered for the land use so that a condominium skyscraper can be built upon it: 1301 S Ocean Dr in Hollywood Beach, FL. This is a discussion that began approximately five years ago and residents have repeatedly communicated that this land should not be developed upon. Why is an amendment being considered at this time?

As you know, this is an open, recreational/community space in a mandatory hurricane evacuation zone on a narrow, low lying barrier island that suffers from king tide flooding. It was zoned for open, public land and not residential/commercial development for a reason. While developers may find the oceanfront land in Broward County very attractive, there are numerous other locations where they can develop. The oceanfront areas and coastline in Broward County are vulnerable and need to be protected.

Please make the responsible decision and do not allow development on this protected parcel of land or any other similarly situated parcels of land not zoned for development.

Thank you for your urgent attention regarding this matter,

Barbara Steel
Fort Lauderdale, FL
Broward County

From: [LEAH WEISBURD](#)
To: [Planning Council](#)
Subject: RE; 1301 S Ocean Drive Hollywood Beach
Date: Saturday, February 14, 2026 1:00:27 PM
Importance: High

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To - BROWARD COUNTY COMMISSONERS,

Although I don't reside in Hollywood, I am extremely concerned about building any large, or even small buildings on barrier islands here in Florida. That would be a catastrophe going to happen! Dealing with climate change, protecting our coastlines is a daily challenge let alone our coastlines constant threat threats to hurricanes, without building on our barrier islands.

I strongly request that you recognize the disaster you would be voting on and vote **NOT** to permit building on our beautiful barrier island at 1301 S Ocean Drive, Hollywood Beach.

Thank you.

Sincerely,

Leah Weisburd

Lauderhill, FL 33319

leabird@comcast.net

From: [Veronica Kelly](#)
To: [Planning Council](#)
Subject: 1301 project
Date: Saturday, February 14, 2026 2:33:44 PM

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I and my neighbors do not want this project to happen.
Taft and 26th neighborhood,Hollywood.

From: [Mindy Tilles](#)
To: [Planning Council](#)
Subject: 1301 S. Ocean Drive, Hollywood, FL
Date: Saturday, February 14, 2026 2:40:22 PM

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Dear Honorable Members of the Broward Planning Council,

I was born in Hollywood and have lived on Hollywood Beach my whole life. When I was a child there were mostly single-family homes and motels on the beach. As the years have passed, condominiums have replaced most of these.

Some of the biggest draws in Hollywood are our beach, Broadwalk and ocean. We do not need more condominiums of 25 to 30 stories that block the sun in the afternoon so that the beach is in shade.

Flooding, parking and traffic are also problematic issues on Hollywood Beach. The addition of 1301 S. Ocean Drive will only increase these issues.

Please consider the current residents when you are making your decision.

Thank you.

Mindy L. Tilles

From: mfgt8r@gmail.com
To: [Planning Council](#)
Subject: 1301 South Ocean Drive Hollywood
Date: Saturday, February 14, 2026 5:52:13 PM

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Broward should NOT allow a developer to build a private condo skyscraper on public oceanfront land. This is open, recreational/community space in a mandatory hurricane evacuation zone on a narrow, low lying barrier island that suffers from king tide flooding.

I live here on Hollywood Beach a few buildings down. It's an absolute disgrace what's happening here, and for what, money?

Michelle Fishman
Hollywood Beach full time native resident

Sent from my iPhone

From: [KATRINA MAYS](#)
To: [Planning Council](#)
Subject: 1301
Date: Saturday, February 14, 2026 8:27:07 PM

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[Report Suspicious](#)

No condos on public land
Shame on you for even considering it

Katrina Mays
Hollywood
Sent from my iPhone

From: [Brett Casbeer](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Sunday, February 15, 2026 12:14:45 PM

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If you want more affordable housing and a larger tax base, you need to increase the supply of homes. Approve projects like these everytime. You can get accommodations of actual concerns from the developer, but you need to approve these projects.

From: [Brett Casbeer](#)
To: [Planning Council](#)
Subject: Re: 1301 S Ocean Drive Hollywood Beach
Date: Sunday, February 15, 2026 12:15:13 PM

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Brett Casbeer from Hallandale Beach, FL.

On Sun, Feb 15, 2026 at 12:14 PM Brett Casbeer <casbeebc@gmail.com> wrote:

If you want more affordable housing and a larger tax base, you need to increase the supply of homes. Approve projects like these everytime. You can get accommodations of actual concerns from the developer, but you need to approve these projects.

From: [Arlen Tust](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Florida
Date: Monday, February 16, 2026 7:59:16 AM

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Hello,

I live in Hollywood and I go to the Hollywood Beach Boardwalk and enjoy the park and green space. It would be a shame to take this little piece of land and develop it for profit! I strongly vote against any type of condo development for this public space!!

Regards,

Arlen

Sent from my iPhone

From: [Jill Gehring](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Monday, February 16, 2026 11:08:12 AM

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Dear Members of the Broward Planning Council,

I am writing as a concerned resident regarding the proposed land use amendment for 1301 S Ocean Drive, which is scheduled for discussion on February 26.

For the past five years, residents have voiced serious concerns about this project. At its core, this proposal would allow a private condominium skyscraper to be built on public oceanfront land that has long served as open, recreational community space. Once developed, that public access and community benefit cannot be restored.

In addition to the loss of open space, there are significant safety and environmental concerns. The property is located within a mandatory hurricane evacuation zone on a narrow, low-lying barrier island already experiencing regular king tide flooding. Approving a high-density residential tower in such a vulnerable area raises important questions about long-term resilience, public safety, infrastructure strain, and responsible planning in the face of rising sea levels and intensifying storms.

Growth and development must be carefully balanced with community needs, environmental realities, and public safety. This proposal does not reflect that balance.

I respectfully urge the Broward Planning Council to deny the 1301 S Ocean Drive land use amendment and prioritize the preservation of public space and the long-term safety of our community.

Thank you for your time and consideration.

Sincerely,

Concerned Hollywood Resident

--

Jillian Gehring
(954) 684-9566
jill.gehring@gmail.com

Website: JLPhoto.me

From: [STACY LEPPALA](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Dr. project
Date: Tuesday, February 17, 2026 9:21:08 AM

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This project is the worst possible idea the city could allow. The negatives for the city and the people that live on this barrier island hugely out-weigh any positive's. This project will be adding weight to an area that already floods when we get any amount of rainfall. Added traffic to A1A which is a mess now. But most importantly the disruption of our dunes and Sea Turtles! How will they protect the Turtles?? Construction noise and lights used will only make nesting worse. The City of Hollywood PRAISES themselves for their conservation and the safety of the Turtles. This project is a blatant disregard of that.

Sincerely,

Stacy Leppala
1201 S. Ocean Dr. 1410 S
Hollywood 33019
Sent from my iPhone

From: [Ivan Fernandez](#)
To: [Planning Council](#)
Subject: 1301 South Ocean Drive
Date: Tuesday, February 17, 2026 6:54:15 PM

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Urging all council members to vote AGAINST this developer taking public land to turn a profit. This is a barrier island, hurricane evacuation zone, susceptible to king tides. We don't need any more high rises here, and we should not be donating public land either.

Ivan Fernandez
Hollywood Beach, FL 33019(same zip code)

From: [Steve Kohn](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Wednesday, February 18, 2026 8:02:53 AM

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Please vote NO on this project.

We do not want to lose our public beach. The beach belongs to everyone.

Thank you for your attention.

Steve Kohn
Renee Leavy

Hollywood FL

From: [MJ MJ](#)
To: [Planning Council](#)
Subject: 1301 S. Ocean Drive, Hollywood, FL
Date: Wednesday, February 18, 2026 4:49:27 PM

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1301 S.Ocean Drive, Hollywood,FL

Please don't let them build a condo on this property. It is a jewel. It's Florida. It's a place everyone from every economic strata can enjoy. I've been amazed by the comfort I feel parking my car and walking in that area. Feeling the breeze run through to a1a or the other way from the intracoastal. No shadows. No wind tunnels.

I brought my stepson there about a month ago to experience it. He's 21. He felt wonderful, joyful and said he was happy he saw it. We spoke to people. Enjoyed the mangroves. Soft sand, walkway.

If we build on it, we will be telling the world, we are a poor city, county. That we so desperately want more units at the expense of nature of comfort and joy for the public.

Mary Jane Myscich
Dania Beach Resident and Property Owner

From: erich@veit3ip.com
To: [Planning Council](#)
Cc: [Drew Carias](#); cshuham@hollywoodfl.org
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Wednesday, February 18, 2026 4:55:02 PM

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Dear Broward County Planning Council,

We request that the Planning Council confirm the factual, accurate interpretation of the Planning Council staff that designated the property at 1301 S. Ocean Drive in Hollywood, FL as a "Community" land use designation and deny the City of Hollywood's request to have the Planning Council now determine that the property should be retroactively designated as "Medium-High (25) Residential." It is also quite meaningful to us that Hollywood City's own Planning Council is also opposed to the proposed commercial use of the community property as set forth in the City Manager's own letter to you dated February 4, 2026!

After carefully reviewing the relevant documentation on this issue available at your website, we are strongly opposed to allowing a private developer to build on what has long been understood by Hollywood residents to be community land. While it was difficult for us to figure out exactly when the site officially became a "Community" property via on-line searches of City websites, it appears to have been turned over to the City about 4-5 decades ago.

Below we summarize select, key Florida-law grounds challenging the City of Hollywood's plan to construct a medium-high density residential project on public "Community" land that is directly adjacent to significant "Recreational and Open Space" land including but not limited to Harry Berry Park and public ocean beach property.

- **Public trust/public beach access protections:** To the extent the project would privatize, obstruct, or materially impair public use of the beach (including areas at or seaward of the mean high-water line, public parking accessibility, and any legally protected public access corridors), we believe it may be vulnerable under Florida's public trust principles and related state-law protections for public use of coastal lands.
- **Customary use:** Longstanding, open, and continuous public community use may support a claim that the public has enforceable customary use rights, including but not limited to on-going

access to sunshine on adjacent recreational parks and beaches, public avoidance of potentially increased loud noises and overly bright artificial lights, avoiding overcrowding in the adjacent public park and beach, more limited parking opportunities in the local area, etc.

- **Dedication/easement and estoppel-type arguments based on decades of public use:** If the property was ever dedicated, improved, maintained, or held out by the City as park/open space (including through public meetings, maps, recorded instruments, capital improvements, signage, or programming), it can be argued the land is burdened by enforceable public-use rights (express or implied dedication and/or easements) and that the City cannot abruptly convert it to an inconsistent private use without complying with applicable legal constraints. Importantly and directly applicable to this point, the City itself has admitted that the site was openly, widely, and publicly designated as "Community" designated land on the City's Future Land Use Map by at least as early as 2007 (i.e., at a minimum almost 2 decades ago). Thus, we ourselves may actually or possibly could have relied upon this designation as "Community" land at the time we bought our first home in Hollywood in 2008! The availability of community and recreational land in the Hollywood Lakes and Beach areas was one of the key factors in our deciding to buy and remain in Hollywood Lakes.

- **Comprehensive plan consistency and land development regulation compliance:** Even (unlike here) where a future land use map indicates residential potential, actual development typically requires zoning and site-specific approvals that must be consistent with the comprehensive plan as a whole (including coastal management, flood control, conservation/open space, recreation, hurricane evacuation, public parking availability, and general public access policies) and must follow required procedures. Approvals that are inconsistent, inadequately supported, or procedurally defective may be challengeable. We have attended a number of meetings on the proposed development of this site and do not feel that an acceptable comprehensive plan to address all of these issues has been put forth by the developer, City officials, and/or a majority of the City Commissioners.

- **Coastal permitting and environmental constraints:** A beachfront residential project such as this may require multiple coastal and environmental approvals (including those applicable to dunes, shoreline stability, turtle nesting protections, flooding hazards/controls, and coastal construction constraints). A failure to obtain required authorizations or approvals issued without adequate analysis can provide additional legal bases to contest the project.

Given the decades-long, established, public community use and the probable/possible negative impacts on the adjacent park, beach, and coastal land, we respectfully request that the Planning Council confirm both its own staff's and the City's Planning Council interpretations of the property as historically and publicly being designated "Community" land and thereby deny Hollywood City

officials from moving forward with building such a significant, intrusive, and greatly disruptive commercial condominium on oceanfront public land without at a minimum a public ballot initiative on this. Please help us keep our culturally valuable and important "Community" land as such!

Thank you for considering this request.

Best, Erich and Drew

Erich E. Veitenheimer III, J.D., Ph.D.

U.S. Citizen/FL Resident/Hollywood City Co-Homeowner/U.S. Navy Veteran

202-294-6975 mobile

erichviii@gmail.com

Andrew (Drew) S. Cariaso

U.S. Citizen/FL Resident/Hollywood City Co-Homeowner

703-967-6646 mobile

Drew@Cariaso.net

Joint Home Address:

925 N. Northlake Drive

Hollywood, FL 33019

From: [rth.brch](#)
To: [Planning Council](#)
Subject: HOLLYWOOD BEACH LIBRARY PROPERTY!!!
Date: Wednesday, February 18, 2026 10:35:00 PM

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Dear Council Members,

Please do not approve building a private condominium on public beachside property.

The land was given to Hollywood for public use, not for building a private condominium.

Sincerely yours,
Ruth Baruch
1430 Fletcher St.,
Hollywood, FL 33020
Sent from my iPhone

From: [Geoffrey Pearson](#)
To: [Furr, Beam](#)
Cc: [Planning Council](#)
Subject: Opposition to Proposed Conversion of Harry Berry Park
Date: Thursday, February 19, 2026 5:45:28 PM

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Dear Commissioner, Furr:

My name is Geoffrey Pearson, and I am a resident of District 6 in Broward County. I am writing to express my strong opposition to any proposal that would allow the conversion of Harry Berry Park, located at 1301 South Ocean Drive in Hollywood, Florida, into a private high-rise residential development.

For the past five years, residents of Hollywood have consistently and clearly voiced their opposition to this project. Our community has worked diligently to protect Harry Berry Park and preserve it as public space. The sustained and ongoing resistance to this proposal reflects how deeply local residents value Harry Berry Park and how strongly we oppose its conversion into private high-rise residential development.

Harry Berry Park is a four-acre public parcel that includes a children's play area, public restrooms, parking facilities, and direct public beach access. It is currently designated in both the City of Hollywood Comprehensive Plan and the Broward County Land Use Plan as Open Space / Public Recreation. This designation exists specifically to protect community green space and ensure public access for recreational use. The proposed development would require changing the land use designation from Open Space / Public Recreation to a high-density residential classification to permit private high-rise construction. Such a change would remove long standing public land use protections and override compatibility standards intended to buffer lower-density residential districts from intense development.

Under the current framework, park land is a permitted public use and is safeguarded by compatibility standards that prevent abrupt transitions between high-intensity structures and nearby residential districts, including Single Family, RM-9, RM-18, and RM-25 zones. Converting this property to high-density residential would fundamentally alter its purpose and eliminate these important protections.

Council representing the developer may assert that a change of zoning is not required to

construct a private high-rise residential development. Regardless of how the proposal is characterized procedurally, any change to the current public use of this four-acre parcel will result in the loss of public access and the permanent conversion of protected community green space into private development.

Harry Berry Park serves residents, families, and visitors alike. It provides open green space, safe recreational space for children, essential public amenities, and one of the few direct public access points to the beach in this area. Once public parkland is lost to private development, it is gone permanently. Waterfront public spaces are limited and irreplaceable assets. Our community should be protecting and preserving them—not replacing them with high-density private development.

In addition to the loss of green and public open space and transitional border, I am deeply concerned about the environmental and infrastructure impacts of a private residential high-rise development on this barrier island. The area already experiences king tide flooding that regularly impacts roads, properties, and public safety. Adding additional density and infrastructure will strain a known flood-prone coastal zone and raise serious concerns regarding resiliency, evacuation capacity, storm surge vulnerability, and long-term sustainability.

I respectfully urge you to oppose all efforts to convert Harry Berry Park into a private beachfront high-rise residential project and to preserve its public land use designation as protected park and recreation space for current and future generations.

Thank you for your time and your service to Broward County. I would appreciate a response outlining your position on this matter.

Sincerely,

Geoffrey Pearson

3725 S Ocean Dr. #1527

Hollywood, FL 33019

786-246-5446

Surfskigp@gmail.com

From: [Chuck Hauser](#)
To: [Planning Council](#)
Subject: Objection
Date: Thursday, February 19, 2026 11:36:13 PM

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I am writing to object to any construction on public land. Especially where is too much built already. These developers don't have any regard for the ecology. Please deny this request. Thank you, Chuck Hauser

From: [Janie Johansky](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive, Hollywood Beach
Date: Saturday, February 21, 2026 10:44:33 AM

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PLEASE consider with the utmost responsibility!!

This 25 story structure should NOT be built at 1301 S Ocean Drive.

Pay attention to the professional engineers ..
and NOT to those who accepted financial contributions toward their campaign

Our condo owners paid upward of \$65,000. In assessments toward our 50 year certification

Don't make our investments for nothing while you contribute to the inevitable sea level rise,
additional flooding and undue stress on the traffic and evacuation
route!

To the council for the 2-26-26 meeting .. please don't let this happen!

Janie Johansky
Hyde Park Towers President
1801 S Ocean Drive
jmjohansky@gmail.com
973-723-5398

From: [Laura Myers](#)
To: [Planning Council](#)
Date: Saturday, February 21, 2026 6:56:11 PM

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to Planning Council members;

Regarding the unsolicited proposal for the community open space at 1301 S Ocean Drive on Hollywood Beach, please follow the recommendation of the Broward planning staff and direct the developer and city of Hollywood to go through the proper land use amendment process. It is public land.

Thank you.

Laura Myers
Hollywood Beach

From: [stepkamy](#)
To: [Planning Council](#)
Subject: Subject: 1301 S Ocean Drive, Hollywood Beach
Date: Sunday, February 22, 2026 2:47:21 AM

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In regards to the unsolicited proposal for the community open space at 1301 S Ocean Drive on Hollywood Beach, please follow the recommendation of the Broward planning staff and direct the developer and city of Hollywood to go through the proper land use amendment process. Thank you.

Kamala Minto
Pembroke Pines

Sent from my Verizon, Samsung Galaxy smartphone

From: [Gary Rancourt](#)
To: [Fisher, Lamar](#)
Cc: [Planning Council](#)
Subject: Opposition to Proposed Conversion of Harry Berry Park
Date: Monday, February 23, 2026 7:47:57 AM

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Dear Commissioner Fischer,

My name is Gary Rancourt, and I am a resident in Fort Lauderdale, Broward County. I am writing to express my strong opposition to any proposal that would allow the conversion of Harry Berry Park, located at 1301 South Ocean Drive in Hollywood, Florida, into a private high-rise residential development. This park is one I have used numerous times over the past 5 years for paddle boarding and kayaking.

For the past five years, residents of Hollywood have consistently and clearly voiced their opposition to this project. Our community has worked diligently to protect Harry Berry Park and preserve it as public space. The sustained and ongoing resistance to this proposal reflects how deeply local residents value Harry Berry Park and how strongly we oppose its conversion into private high-rise residential development.

Harry Berry Park is a four-acre public parcel that includes a children's play area, public restrooms, parking facilities, and direct public beach access. It is currently designated in both the City of Hollywood Comprehensive Plan and the Broward County Land Use Plan as Open Space / Public Recreation. This designation exists specifically to protect community green space and ensure public access for recreational use. The proposed development would require changing the land use designation from Open Space / Public Recreation to a high-density residential classification to permit private high-rise construction. Such a change would remove longstanding public land use protections and override compatibility standards intended to buffer lower-density residential districts from intense development. Under the current framework, park land is a permitted public use and is safeguarded by compatibility standards that prevent abrupt transitions between high-intensity structures and nearby residential districts, including Single Family, RM-9, RM-18, and RM-25 zones. Converting this property to high-density residential would fundamentally alter its purpose and eliminate these important protections.

Council representing the developer may assert that a change of zoning is not required to construct a private high-rise residential development. Regardless of how the proposal is characterized procedurally, any change to the current public use of this four-acre parcel will result in the loss of public access and the permanent conversion

of protected community green space into private development.

Harry Berry Park serves residents, families, and visitors alike. It provides open green space, safe recreational space for children, essential public amenities, and one of the few direct public access points to the beach in this area. Once public parkland is lost to private development, it is gone permanently. Waterfront public spaces are limited and irreplaceable assets. Our community should be protecting and preserving them—not replacing them with high-density private development.

In addition to the loss of green and public open space and transitional border, I am deeply concerned about the environmental and infrastructure impacts of a private residential high-rise development on this barrier island. The area already experiences king tide flooding that regularly impacts roads, properties, and public safety. Adding additional density and infrastructure will strain a known flood-prone coastal zone and raise serious concerns regarding resiliency, evacuation capacity, storm surge vulnerability, and long-term sustainability.

I respectfully urge you to oppose all efforts to convert Harry Berry Park into a private beachfront high-rise residential project and to preserve its public land use designation as protected park and recreation space for current and future generations.

Thank you for your time and your service to Broward County. I would appreciate a response outlining your position on this matter.

Sincerely,
Gary Rancourt
2100 S. Ocean Ln., Apt 710
Fort Lauderdale, Florida 33316
garypine@icloud.com
917-545-2539

From: [Rachel Warady Mazor](#)
To: [Planning Council](#)
Cc: [Furr, Beam](#)
Subject: Proposal for Hollywood
Date: Monday, February 23, 2026 11:17:19 AM

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Dear Broward County Planning Council,

Regarding the unsolicited proposal for our community OPEN SPACE at 1301 S. Ocean Drive on Hollywood beach, please follow the recommendation of the Broward Planning Staff and direct the developer and City of Hollywood to go through the proper Land Use amendment process.

As a resident of Hollywood for almost 30 years, I find it alarming that there is even discussion of building anything other than a small, updated community center on this land that was gifted to the community 50 years ago in exchange for building higher density at the Summit development next door. This land was deed restricted at the time, to keep it public use, open space.

I hope you will do the right thing for Broward County residents and follow the recommendation of county planning staff.

Thank you.

Sincerely,

Rachel Mazor
Hollywood Resident

From: gwood45@comcast.net
To: [Planning Council](#)
Cc: [Rich. Nan](#); [Bogen, Mark](#); [Udine, Michael](#); [Fisher, Lamar](#); [Geller, Steve](#); [Furr, Beam](#); [Davis, Aviance](#); [Mckinzie, Robert](#); HRogers@broward.org
Subject: 1301 S Ocean Dr. Hollywood Beach
Date: Monday, February 23, 2026 10:07:15 PM

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Dear Council Members:

As a resident of Hollywood Beach, I am deeply concerned for the future plans of the property on 1301 S Ocean Dr. The property's deed states restriction for only parks, recreation, open space, and other municipal purposes, not a twenty-seven story private condo.

True resiliency means not adding more population density and traffic to our low lying barrier island as it is vulnerable to storm surge, flooding, and King Tides.

As a constituent and taxpayer, I ask that you uphold the county's resiliency goals and honor the original deed. Please vote against rezoning this beach front property for medium-high residential, please do not allow a private condo on this public space.

Sincerely,

Gladys Wood
Hollywood Beach, FL

From: calmer.sows-5y@icloud.com
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Monday, February 23, 2026 10:07:35 PM

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In regards to the unsolicited proposal for the community open space at 1301 S Ocean Drive on Hollywood Beach, please follow the recommendation of the Broward planning staff and direct the developer and city of Hollywood to go through the proper land use amendment process.

Thank you.

Michelle Lewis
Hollywood FL

From: [Annette Larsson](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Monday, February 23, 2026 10:46:13 PM

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“In regards to the unsolicited proposal for the community open space at 1301 S Ocean Drive on Hollywood Beach, please follow the recommendation of the Broward planning staff and direct the developer and city of Hollywood to go through the proper land use amendment process. Thank you.

Annette Larsson
Hollywood, Broward County, Florida

From: [Joel Simon](#)
To: [Planning Council](#)
Subject: 1301 South Ocean Drive Hollywood Beach
Date: Monday, February 23, 2026 10:47:08 PM

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About the unsolicited proposal for the community open space at 1301 South Ocean Drive on Hollywood Beach, I hope you follow the recommendation of the Broward planning staff, and direct the developer and the City of Hollywood to go through the proper land use amendment process.

Thank you,

Sincerely,
Joel Simon
Hollywood, Fl 33019
Mopnomore44@gmail.com

Dale Alan Bruschi, Esq.

920 Washington Street
Hollywood, Florida 33019
Telephone: 954-294-5069
Fax: 708-290-5209
dabruschi@msn.com



February 24, 2026

via Email Only

Members of the Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

Dear Members of the Planning Council,

My name is Dale Alan Bruschi, and I am a resident of Hollywood, Florida. I understand that an agenda item will be presented to the Planning Council on Thursday, February 26, 2026, concerning the issuance of a formal determination either affirming the Planning Council staff's interpretation or reversing that interpretation in favor of the City of Hollywood and the condominium applicant.

I respectfully submit the following background information for your consideration.

The subject parcel is located at 1301 South Ocean Boulevard in Hollywood, Florida, and is currently part of a proposed public-private partnership (P3) project involving the City and a private developer.

In the early 1970s, Mailman Development Corporation was developing property in Hollywood and filed litigation against the City concerning enforcement of a municipal density limitation. As part of the Final Judgment in Mailman Development Corporation v. City of Hollywood, Case No. 72-4252 (Fla. 17th Judicial Circuit), the parties reached an agreement whereby the City would not enforce the disputed density cap, and in exchange Mailman Development Corporation would convey to the City the parcel now known as 1301 South Ocean Boulevard.

The conveyance was completed by Warranty Deed dated December 31, 1974 (attached hereto). That deed expressly provides:

This conveyance is for open space, park, recreational and other public and municipal purposes.

Prior to accepting the conveyance, the City consulted an appointed committee to evaluate whether the parcel should be accepted subject to these restrictions. The committee recommended acceptance specifically so that the property would remain permanently available as open space and

recreational land for the benefit of Hollywood residents. Historical testimony from committee member Bob Giacin reflecting this understanding is available at the referenced video link.¹

The purpose of the deed restriction was clear: the parcel would remain open space and would not be developed with residential high-rise structures. The parcel sits adjacent to the Mailman Development Corporation's Summit condominium project, and purchasers there were widely informed that the neighboring parcel would remain open space and not be developed with another high-rise.

Consistent with that restriction and intent, the City of Hollywood designated the parcel as Community Facility on its Future Land Use Map. That designation remained in place for more than four decades without challenge. In 2021, however, the City selected a private developer for a P3 project proposing construction of a residential high-rise condominium of approximately 191 units on the parcel, along with a community center.²

During due diligence, the developer's counsel reviewed both the City's and Broward County's land use maps and identified a discrepancy. The City's Future Land Use Map designated Parcels D and E as Community Facility, consistent with the deed restriction. The Broward County Land Use Plan, however, showed the parcels as Medium-High (25) Residential.

Correspondence between the developer's counsel, the City, and the Broward County Planning Council followed. Ultimately, Planning Council staff reviewed historical maps, zoning, and ownership information and determined that the County designation was the result of a scrivener's error. This conclusion was reiterated by Executive Director Barbara Blake Boy in her November 18, 2025 correspondence to Keith Poliakoff, which explained that the issue concerned whether the County map required correction or whether the City map contained an error. A copy of all correspondence is included herein.

After a full re-examination of the historical record, Planning Council staff concluded that the City's map had been correct and that the earlier contrary interpretation was in error. The revised acreage determination dated January 25, 2023 reflects that conclusion and indicates that any additional residential density would require amendments to both the Broward County Land Use Plan and the City's map.

Given the existence of the recorded deed restriction limiting the parcel to open space, park, recreational, and public municipal purposes, it is logical that the City's Future Land Use designation aligned with that restriction for decades. The historical alignment between the deed, the City's land use designation, and the Planning Council staff's corrected interpretation strongly supports the conclusion that the residential designation on the County map resulted from a clerical mistake rather than reflecting the intended or lawful use of the property.

¹ <https://www.facebook.com/reel/860836361952216>

² The legality of the proposed P3 project, together with related legal considerations, is discussed in correspondence prepared by **Dale Alan Bruschi**, Esq., and provided to **Mark Butler**, Esq., counsel for the Committee of 100, who subsequently submitted it to the City. A draft of that correspondence is included herein for background and reference purposes.

For these reasons, I respectfully request that the Broward County Planning Council issue a formal determination affirming the Planning Council staff's interpretation.

Thank you for your time and careful consideration of this matter.

Respectfully,

Dale Alan Bruschi

75-131193

Warranty Deed

This Indenture, Made the 31st day of December, A. D. 1974,
BETWEEN MAILMAN DEVELOPMENT CORPORATION, a Florida corporation

of the County of Broward, and State of Florida, of the first part, and
City of Hollywood, a municipal corporation

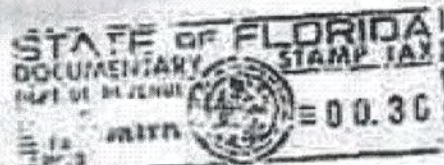
whose permanent address is 2600 Hollywood Boulevard, Hollywood, of the County of
Broward, and State of Florida, of the second part,

Witnesseth, That, the said party of the first part, for and in consideration of the sum of
TEN AND 00/100 ----- (\$10.00) ----- Dollars,

lawful money of the United States of America, in it in hand paid by the said party
of the second part, at or before the enrolling and delivery of these presents, the receipt whereof is hereby
acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed,
and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the said
party of the second part, and its successors heirs and assigns forever, all the following piece
parcel or tract of land, situate, lying and being in the County of Broward, State of
Florida, and more particularly described as follows:

Legal description as contained on
Exhibits A, B, C, D and E attached
hereto and made a part hereof.

This conveyance is for open space,
park, recreational and other public
and municipal purposes.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and
profits thereof, and also all the estate, right, title, interest, dower and right of dower, separate estate, prop-
erty, possession, claim and demand whatsoever, as well as in equity, of the said party of the first
part, of, in and to the same, and every part and parcel thereof, with the appurtenances.

To Have and To Hold the above granted, bargained and described premises, with the appur-
tenances, unto the said party of the second part, its successors and assigns, to its
own proper use, benefit and behoof forever.

And the said party of the first part, for itself and for its successors
administrators, does covenant, promise and agree to and with the said party of the second part,
its successors heirs and assigns, that the said party of the first part, at the time of the enrolling
and delivery of these presents, is lawfully seized of and in all and singular the above
granted, bargained and described premises, with the appurtenances, and it has good right,
full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.
And the said party of the second part, its successors heirs and assigns, shall and may at all
times hereafter peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises
and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, evic-
tion or disturbance of the said party of the first part, its successors heirs or assigns, or of any other
person or persons lawfully claiming or to claim the same, by, through and under the grantor herein.



The Committee of 100
Board of Directors
Hollywood, Florida 33019

February 1, 2022

City of Hollywood Commissioners
2600 Hollywood Boulevard
Hollywood, Florida 33020-4807

Re: **PPP Project located at 1301 South Ocean Drive**

Dear Mayor Levy and City Commissioners,

My name is Mark Butler and I am an attorney and a longtime resident of the City of Hollywood. I am writing to you on behalf of the Board of Directors of The Committee of 100. The Committee of 100 is a longstanding association of City Residents organized and committed to the furtherance of good governance in the City of Hollywood. The Board of Directors of The Committee of 100 has requested that I write to you to voice our objections to the Public Private Partnership (P3) being proposed for the community center located at 1301 South Ocean Drive.

Every Board Member of The Committee of 100 is opposed to this project for the following reasons:

- **Beachfront or Park Property cannot be sold, or otherwise disposed of, without a City-wide Referendum;**
- **The project at 1301 South Ocean Drive does not qualify as a public private partnership under section 255.065 of the Florida Statutes;**
- **A United States District Court has previously ruled that there was no valid P3 project since the 99 year lease of City property to a developer to build private condominiums was not a valid public purpose;**
- **The Warranty Deed, 75-131193, from Mailman Development Corporation to the City of Hollywood, dated December 31st 1974, specifically restricts the land at 1301 south Ocean Drive to open space, park, recreation and other public and municipal purposes;**

Each and everyone of the listed objections is clear on its face and is a legal hurdle that the City must address and contend with before this project can be properly brought before the City Commission. Each of our objections will be discussed in more detail below.

BEACHFRONT OR PARK PROPERTY CANNOT BE SOLD, OR OTHERWISE DISPOSED OF, WITHOUT A CITY-WIDE REFERENDUM

The City of Hollywood's Charter is clear, beach or beachfront, or park property cannot be sold, or otherwise disposed of, without a majority vote of the City's electors. Section 13.01 of the City Charter states the following:

- (c) **Notwithstanding the provisions of this section**, any real property which is **beach or beachfront, a park**, a golf course or another recreational facility, which

the city proposes to sell or **to otherwise dispose of**, **must** be approved by a majority vote of the city's electors voting on such proposal.

City of Hollywood, Fl., Charter, § 13.01 (2018) (emphasis added). Statutory construction requires that specific language take precedence over general language. Here the provisions dealing with the sale of city property, section 13.01, clearly states that **“beach or beachfront, a park”** which the city proposes to sell or **“to otherwise dispose of,”** must be approved by the voters. There is no reason to put in the language “to otherwise dispose of” if it did not contemplate a very, very, long-term lease, which would essentially dispose of the property. See, C.J. Moyihan, *Introduction to the Law of Real Property* 63 (1962) (Long term lease is for practical purposes substantially the same as fee simple ownership of real property). Otherwise, this particular language in section 13.01 would be superfluous since the other language in this section of the charter already covers “all sales.”

The City’s Charter language in section 13.02 which discusses the lease of city-owned property does not apply in this instance. The language in section 13.02 is general language applying to leases in general, it does not contain specific language regarding the disposition of a particular type of property as contemplated by section 13.01, which specifically designates a particular type of property enumerated as “beach or beachfront, a park” property. Therefore, under the statutory construction laws of the State of Florida such as *Mendenhall v. State*, 8 So. 3d 740 (Fla. 2010) and *Rinker Materials v. City of North Miami*, 286 So. 2d 552 (Fla. 1973), the specific language of the charter covering a particular and specific subject matter is controlling over a general provision covering the same and other subjects in general terms. *Mendenhall*, 8 so. 3d at 741.

Additionally, Charter section 13.01 was, according to the adoption date listed in the City’s Code of Municipal Ordinances, passed on February 3, 1984 under City Ordinance O-84-14. This Charter Section language was promulgated after the City of Hollywood acquired the property located at 1301 South Ocean Drive on December 31st 1974. The fact that the City’s Charter Section is listed as 13.01 and the beachfront / Park Property is also designated as 1301 is no coincidence. It was clearly contemplated that a sale, or to otherwise dispose of this Beachfront / Park property through a 99 year lease, would have to be taken to the City’s electors to vote on such a proposal.¹ Therefore, before the City can move forward with the disposition of this beachfront / park property through a 99 year lease, the proposal must be taken to electors of the City of Hollywood.²

THE PROJECT AT 1301 SOUTH OCEAN DRIVE DOES NOT QUALIFY AS A PUBLIC PRIVATE PARTNERSHIP UNDER SECTION 255.065 OF THE FLORIDA STATUTES

Section 255.065 sets out the operating limitations for public private partnerships for which every municipality must adhere. The Critical language in section 255.065 is in two specific sections.

¹ A review of the City’s minutes from the 1984 Commission Meeting adopting Charter Section 13.01 will demonstrate that the City contemplated that any “disposition” of this beachfront / park property by sale or 99 year lease would be taken to the electors of the City of Hollywood. The specific language, and enumerated headings (13.01 – 1301), were purposely placed there by the City Commission in anticipation of such an event as the 99 lease of this beachfront / park property.

² Any argument that a referendum on the matter would cost the city money is disingenuous. A developer who is paying for many other items for this project, and would be making million of dollars on this project, would be required to pay for any costs of a referendum. It is abundantly clear that neither the City nor the developer would want this issue to go before the City electorate for the simple reason that they know it would not pass. Otherwise, both the City and the developer would be more than happy to have a referendum on this project.

(i) “Qualifying project” means:

1. A facility or project that serves a **public purpose**, including, but not limited to, any ferry or mass transit facility, vehicle parking facility, airport or seaport facility, rail facility or project, fuel supply facility, oil or gas pipeline, medical or nursing care facility, recreational facility, sporting or cultural facility, or educational facility or other building or facility that is used or will be used by a public educational institution, or any other public facility or infrastructure that is used or will be used by the public at large or in support of an **accepted public purpose** or activity;

(2) LEGISLATIVE FINDINGS AND INTENT. – The Legislature finds that there is a public need for the construction or upgrade of facilities that are used **predominately**³ for **public purposes** and that it is in the public’s interest to provide for the construction or upgrade of such facilities.

Fla. Stat. § 255.065(i)1 & (2). (2021) (emphasis added). Clearly, any P3 project must be for a public purpose. Therefore, all the case law adopted in Florida, and in other jurisdictions, defining a public purpose must be considered in determining whether a P3 project qualifies as a “public purpose.” Additionally, all throughout section 255.065 a key element is whether the project serves a predominately “public purpose.” In this present case, building a large condominium, which will exclude the public at large, is essentially the predominant purpose and outweighs the public’s interest.

Public purpose is essentially a limitation on the exercise of governmental power. As stated by the Florida Supreme Court in *Demeter Land Co. v. Florida Public Service Co.*, 128 So. 402, 406 (1930):

A use to be public must be fixed and definite. It must be one in which the public, as such, has an interest, and the terms and manner of its enjoyment must be within the control of the State, independent of the right of the private owner of the property appropriated to the use. The use of the property cannot be said to be public if it can be gainsaid, denied, or withdrawn by the owner. **The public interest must dominate the private gain.**

Id. at 406 (emphasis added). Clearly, the developer’s private gain in the sale of 300 private condominium units will far outweigh the public’s interest and the public’s gain in this matter.⁴ Additionally, the private

³ A predominate or paramount public purpose requires a higher level of scrutiny than normal public purpose and, therefore, any benefits to a private party must be incidental. Predominate and paramount are synonyms of one another and are used interchangeably. See, *Marriam-Webster Dictionary* (2021) for definitions and thesaurus.

⁴ A municipality can do a ground lease of public land for private purposes and this can be a valid public purpose provided that a power of the government is not used in furtherance, such as the issuance of bonds, expenditure of public funds or exercise of eminent domain, *Jackson-Shaw Co. v. Aviation Authority*, 8 So. 3d 1076 (Fla. 2008), or that the Legislature has not designated that a project or facility’s public purpose must be the **predominate** or paramount purpose! The 1301 project is not a predominate public purpose because the private gain or use is not incidental and therefore when applying public purpose in this context, a higher scrutiny is applied by the courts when reviewing public purpose, i.e. the public purpose must be the predominant purpose and the private gain or use must be incidental and this is triggered by: a) the City’s acquisition of the subject property from the private property owner which could only occur by the City exercising its inherent power to grant the Summit additional density that the Summit did not have under the city’s code at that time. Without using its power to grant the additional density, the City would not have acquired this property. It is a power granted to them like eminent domain. Therefore, the scrutiny for public purpose is higher; b) the property was specifically deed restricted in exchange for the City using its power to grant additional density and (from the Summit’s point of view) to keep another building from going up and blocking the Summit’s view; and c) a P3 project is different than a straight ground lease of city property, which

condominium owners can exclude the public at large because it is a private development. The private condominium owners can exclude the public at large from any condominium amenities, as this is a private, NOT a public, condominium. Clearly, the private gain and private use outweighs the public use and public gain. The use of the park and recreation center do not dominate the private gain in this private condominium building and not one qualifying project in section 255.065 contemplates this type of a project for a P3 project, since the private gain would obviously dominate the public interest. Therefore, the project does not meet the requirements of section 255.065 and does not meet the public and municipal purposes of the deed restriction.

Under section 255.065(i)1 “Qualifying project” not one single instance of a qualifying project indicates that a 30 story condominium building, whose initial gains are realized by the developer, would qualify as a qualifying project. In fact, a review of each and every project cited in section 255.065(i)1 indicates that each and every one of the enumerated projects would benefit the public in general and that any private gain or benefit from these projects would be incidental! Not one of these qualifying projects would support a private condominium project, where the condominium would be private, the gains would be private and substantial, and the public interest in the park and recreation facility would clearly be incidental. This P3 project fails as a qualifying project under section 255.065 because it does NOT serve a predominately public purpose but instead serves a predominately private purpose which is forbidden under Florida law. Therefore, the City Commission should reject this P3 project for this additional reason.

A UNITED STATES DISTRICT COURT HAS PREVIOUSLY RULED THAT THERE WAS NO VALID P3 PROJECT SINCE THE 99 YEAR LEASE OF CITY PROPERTY TO A DEVELOPER TO BUILD PRIVATE CONDOMINIUMS WAS NOT A VALID PUBLIC PURPOSE

The issue of whether it is a valid public purpose to give a 99-year lease from a City to a private developer to build private condominiums on public property under a public private partnership, has already been decided by one Federal District Court. The United States District Court for the District of Columbia has resoundingly found that it is NOT a public purpose. *District of Columbia v. Dept. of Labor*, 34 F. Supp. 3d 172 (2014).

The key question in the District of Columbia case was whether the redevelopment of the Washington Convention Center site is a “public work” for purposes of the Federal Davis-Bacon Act which requires federal minimum wages. The City entered into a series of agreements to lease land to private developers to construct a mixed-use development that will feature condominium and apartment buildings, two office buildings, a hotel, retail establishments, and some public open spaces. Although the project will sit on a parcel of land owned by the District of Columbia, it will be entirely privately funded, occupied, and

can be used for private purposes, because a P3 project requires a predominate public purpose, Fla. Stat. § 255.065(i)(2), a standard ground lease does not. Therefore, when applying public purpose in this context, a higher scrutiny is applied by the courts when reviewing public purpose and the public purpose must be the predominant purpose and the private gain or use must be incidental. The 1301 project is not a valid predominate public purpose since the condominium project is not an incidental private gain but a substantial private gain outweighing the public interest in this project.

maintained for the duration of the developers' ninety-nine year leases with the city. The District Court found that this was not a public work or public purpose.

Public work as defined in the Columbia case is the same as public purpose or public use in the Florida case law. In fact, the Federal District Court discusses incidental public benefits, public private partnerships and states that the Government “did not intend the term “public work” to embrace a large-scale private development like CityCenterDC, which will be neither built nor used by the government or the public.” *Id.* at 174. The District Court made it clear that this P3 project was not a public project and succinctly stated:

At bottom, there are two signature elements of a public works project: public dollars going into the project, and a public facility coming out of the project. City-CenterDC has neither. It is being privately financed by for-profit entities, and it will result in the creation of condominiums, apartments, office space, retail space, and a hotel that will be privately owned and operated. The fact that the project is expected to give rise to incidental public benefits—such as employment opportunities, increased tax revenue, and even a certain amount of open space—does not transform it into a public work; these are the goals of every urban development project. And the fact that the District has imposed certain requirements—even some at the level of particularity of the width of the sidewalks—does not alter the essence of the finished product. The ARB's reliance on these details ignores the big picture: that the project is not being built by the government, for the government, or for the people the government represents.

The CityCenterDC development may be a laudable and exciting public-private partnership, and it may entail a more comprehensive level of urban planning and cooperation than the ordinary project, but the exercise will result in the creation of an enclave of private facilities. What is being constructed will be no more for the use and benefit of the population of the District than any other condominium or hotel: members of the general public will be welcome to enjoy the surrounding sidewalks, and possibly the lobby, and they can spend their dollars in the nearby shops and restaurants, but at the end of the day, they will not be permitted to go upstairs. City-CenterDC is not a public work of the District of Columbia, and the ARB's decision to the contrary cannot be sustained.

Id. (emphasis added). In fact, the District of Columbia P3 project is very similar to the present 1301 P3 project. Both were going to develop private condominiums, both were going to have public parking and public amenities, both had 99 year leases from the City to the private developer, both had private facilities from which the public would be barred and in both cases the private gain far outweighed the public gain. It should be abundantly clear by now that this P3 project is not for a public purpose because the developer's interest far outweighs the public's interest. Therefore, the Hollywood City Commission should reject this P3 proposal.

The Warranty Deed, 75-131193, from Mailman Development Corporation to the City of Hollywood, specifically restricts the land at 1301 south Ocean Drive to open space, park, recreation and other public and municipal purposes

The City received a warranty deed dated December 31st, 1974 conveying what is now known as the 1301 property. The warranty deed contained a specific deed restriction that the City is now attempting to circumvent. It reads as follows:

This conveyance is for open space, park, recreational and other public and municipal purposes.

Special Warranty Deed, 75-131193 (1974) (emphasis added). The restriction allows the property to be used for open space, park, recreational and other public and municipal purposes. A recreation center, public parking and a public beach access and area are clearly public and municipal purposes. A private condominium building, from which the public can be denied access is clearly NOT a public or municipal purpose.

The Florida Supreme Court has held that public purpose and municipal purpose are synonymous. *Daytona Beach Racing v. Paul*, 179 So. 2d 349 (Fla. 1965); Fla. Stat. 166.021(2) (2021). Therefore, all case law referring to public purpose in Florida applies equally to municipal purposes. Under Florida case law, public purposes are projects primarily and predominantly for the public benefit even though there may be some incidental private benefit. A condominium building which will be for private use, and where the public can be denied access and from which the private gain to the private developer is substantial, as compared to the incidental public benefit from the recreation center and parking, is clearly not a public purpose and therefore is not a municipal purpose. Consequently, the deed restriction to the city cannot be circumvented by attempting to apply a P3 project to mask the substantial condominium project as a municipal purpose.

A review of the Florida Constitution and the Florida Statutes that discuss municipal purpose makes it abundantly clear that a private condominium project, generating hundreds of millions of dollars for the private developer, and which can deny access to the public, is not a municipal purpose, even when the developer includes public parking and a public recreation center. See, *District of Columbia v. Dept. of Labor*, 34 F. Supp. 3d 172 (2014); Art. VIII, § 2(b), Fla. Const., (enumerating municipal purposes); Fla. Stat. 166.021(2) (2021) (enumerating municipal purpose); Fla Stat. 166.411 (2021) (enumerating municipal purpose in eminent domain); Fla. Stat. 180.06 (2021) (enumerating municipal purposes for public works); Fla. Stat. 255.065 (enumerating municipal or public purpose for public private partnerships). In none of the Federal Case law, the Florida Case law or the Florida Statutes is found any authorization for a massive private condominium project, generating hundreds of millions of dollars for the private developer on public property which is deed restricted! The small amount of public parking, and the public recreation center, that will be built at this site are not the predominant public use. Instead, the predominant use is a private one, the private condominium project.

- a. **The City is reading the deed restriction to broadly. When reading the deed restriction, the intention of the parties must be gleaned from a reading of the entire text, at the time the restriction was entered into, and not just one part of the text.**

The City is reading the text of the deed restriction too broadly. Other courts that have had to interpret deed restrictions in similar situations have noted that when reading a deed restriction from a “private party,” the intention of the parties must be gleaned from a reading of the entire text and not just one part of it. *White v. Metro Dade County*, 563 So. 2d 117 (Fla. 3d DCA 1990) case. The *White* case involves a deed restriction for land at Crandon Park that, part of it, was ultimately turned into a tennis complex. The courts found that the tennis complex was indeed a “park” (public) purpose, so building the tennis complex

didn't violate the deed restriction that it was to be essentially kept as a park. However, the District Court did find that the deed restriction was violated when they held the tennis tournament at the tennis complex because it excluded the general public from what was supposed to be a public area. This is exactly what will happen when you put a private condo on public deed restricted land, however, the exclusion will be permanent and not temporary as in *White*. More importantly the court's language was very clear. The District Court stated that it is the intention of the parties that is important and that intention is determined by a fair interpretation of the ENTIRE TEXT of the deed restriction. *White*, 563 So. 2d at 123. Additionally, this is to be construed more strictly when the property is conveyed by private entities. *Id.*

Consequently, when reading the 1301 deed restriction, the intention of the parties must be gleaned from a reading of the entire text, not just the section that says **"and other public and municipal purposes"** which the City is relying on to say they can do this project under a lower level of public purpose scrutiny. If you read the first part of the text, which sets out the intention of the parties that **"this conveyance is for open space, park, recreational"** then you come away with the absolute impression that the intention of the parties, from reading the entire agreement, would never have contemplated a 30 story condo tower on public deed restricted property. This is especially true when the main agreement for the transfer of the beach property to the City, was that the City was to give additional density to the Summit Towers, which the Summit could not have obtained but for the transfer of the beachfront property to the City. The deed restriction, and the intention of the parties, contemplated that there would never be another residential tower at this location. The specific wording in the deed restriction controls the general wording, considered at the time the parties entered into the deed restriction. The court in *Hanna v. Sunrise Recreation*, 94 So. 2d 597, 600 (Fla. 1957) states the correct principle:

The doctrine of ejusdem generis applies where the enumeration of specific things is followed by a more general word or phrase, and in such cases the general phrase is construed to refer to a thing of the same kind or species as included within the preceding limiting and more confining terms.

Hanna, 94 So. 2d at 600 (emphasis added). In other words, the specific wording in the deed restriction are the words **"open space, park, recreation"** and the general words or phrases are the **"public and municipal purposes"** phrase. Under *Hanna* the specific words followed by the general phrase are supposed to refer to the same kind or species as the limiting words in the deed restriction. Therefore, "public and municipal purposes" in this case mean "open space, park and recreation" **NOT** private condo buildings. Also, since the intention of the parties is paramount, then it becomes apparent that the conveyance does not allow for a private condo tower on this deed restricted property.

In construing restrictive covenants the question is primarily one of intention, and the fundamental rule is that the intention of the parties as shown by the agreement governs, being determined by a fair interpretation of the entire text of the covenant.

White, 563 So. 2d at 123 (emphasis added). Application of the doctrine of ejusdem generis and a reading of the entire agreement for the intention of the parties, at the time the agreement was entered into, demonstrates that the general language of "public and municipal purposes" must refer back to the specific language of "open space, parks, and recreation." Since the property was given in exchange for

more density at the Summit Condo Towers, it goes without saying that it was contemplated between the parties that the transferred land would **NEVER** revert to another condo tower on the deed restricted land. Any other interpretation of this deed restriction, given its background, is disingenuous and irrational. Therefore, the Board of Directors of the Committee of 100 respectfully requests that the Hollywood City Commission reject this P3 proposal for all the reasons stated herein.

In conclusion, the problem isn't that the Related Group wouldn't do an adequate job on this P3 project, they would. The problem is that this is not a legal P3 project. Trying to work your way around numerous legal hurdles will only get the City in more costly litigation that it can ill afford to take on at this point in time. The Hollywood Homeowners' Associations are against this project, the beach residents are against this project, the Hollywood City Residents are against this project, the Sierra Club of Broward County is against this project, the South Florida Wildlands Association is against this project, the Broward Soil and Water Conservation District is against this project, the Hollywood Hills Civic Association is against this project, the Sun Sentinel Editorial Board is against this project, the League of Women Voters of Broward County are against this project, the Friends of Hollywood are against this project, the North Central Civic Association is against this project, the Hollywood Beach Coalition is against this project, The Hollywood Council of Civic Associations are against this project, the Hollywood Historical Society is against this project, the Downtown Parkside Royal Poinciana Civic Association is against this project, the Park East Civic Association is against this project and last but not least, the Committee of 100 is firmly against this project. It is no wonder that the city would never send this to the city electorate to decide. Perhaps the best alternative is to demonstrate to each and every Hollywood resident that is against this project, and each and every organization that is against this project, that we will have a public project that is predominated by the public use and not predominated by the private use and the private gain. The Hollywood Residents want a beach project that predominately serves the public interests and not one that will predominantly serve private interests. For all the reasons and arguments stated herein, The Committee of 100 Board of Directors stands firmly against the 1301 P3 project. We respectfully request that the City Commission reject this proposal.

Your time and immediate attention to this matter is appreciated. Thank you.

Sincerely,

Myron L. Bailey
President - Committee of 100

Mark Butler, Esq.
Attorney For the Board of Directors of The Committee of 100

cc: Committee of 100 Board of Directors

From: [Eliane Duailibi](#)
To: [Mckinzie, Robert](#)
Cc: [Planning Council](#)
Subject: Opposition to Proposed Conversion of Harry Berry Park
Date: Monday, February 23, 2026 5:50:14 PM

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Dear Commissioner, Robert McKinzie

My name is Eliane Duailibi, and I am a resident of **Fort Lauderdale/Shady Banks/District 8** in Broward County. I am writing to express my strong opposition to any proposal that would allow the conversion of Harry Berry Park, located at 1301 South Ocean Drive in Hollywood, Florida, into a private high-rise residential development.

For the past five years, residents of Hollywood have consistently and clearly voiced their opposition to this project. Our community has worked diligently to protect Harry Berry Park and preserve it as public space. The sustained and ongoing resistance to this proposal reflects how deeply local residents value Harry Berry Park and how strongly we oppose its conversion into private high-rise residential development.

I am a member of the Lanakila Iki outrigger canoe club and we have our Lanakila Ocean Challenge race every year at Harry Berry Park. We invite clubs from all over Florida and some come from out of state. They all know and look forward to the race at Harry Berry.

Harry Berry Park is a four-acre public parcel that includes a children's play area, public restrooms, parking facilities, and direct public beach access. It is currently designated in both the City of Hollywood Comprehensive Plan and the Broward County Land Use Plan as Open Space / Public Recreation. This designation exists specifically to protect community green space and ensure public access for recreational use. The proposed development would require changing the land use designation from Open Space / Public Recreation to a high-density residential classification to permit private high-rise construction. Such a change would remove longstanding public land use protections and override compatibility standards intended to buffer lower-density residential districts from intense development.

Under the current framework, park land is a permitted public use and is safeguarded by compatibility standards that prevent abrupt transitions between high-intensity structures and nearby residential districts, including Single Family, RM-9, RM-18, and RM-25 zones. Converting this property to high-density residential would fundamentally alter its purpose and eliminate these important protections.

Council representing the developer may assert that a change of zoning is not required to construct a private high-rise residential development. Regardless of how the proposal is characterized procedurally, any change to the current public use of this

four-acre parcel will result in the loss of public access and the permanent conversion of protected community green space into private development.

Harry Berry Park serves residents, families, and visitors alike. It provides open green space, safe recreational space for children, essential public amenities, and one of the few direct public access points to the beach in this area. Once public parkland is lost to private development, it is gone permanently. Waterfront public spaces are limited and irreplaceable assets. Our community should be protecting and preserving them—not replacing them with high-density private development.

In addition to the loss of green and public open space and transitional border, I am deeply concerned about the environmental and infrastructure impacts of a private residential high-rise development on this barrier island. The area already experiences king tide flooding that regularly impacts roads, properties, and public safety. Adding additional density and infrastructure will strain a known flood-prone coastal zone and raise serious concerns regarding resiliency, evacuation capacity, storm surge vulnerability, and long-term sustainability.

I respectfully urge you to oppose all efforts to convert Harry Berry Park into a private beachfront high-rise residential project and to preserve its public land use designation as protected park and recreation space for current and future generations.

Thank you for your time and your service to Broward County. I would appreciate a response outlining your position on this matter.

Sincerely,

Eliane Duailibi

1486 SW 18th Terrace

Fort Lauderdale, FL, 33312

eduailibi@gmail.com

954 646-5281

From: [stepkamy](#)
To: [Planning Council](#)
Subject: No to 27 story building on Hollywood Beach, Florida
Date: Tuesday, February 24, 2026 12:51:41 AM

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DO NOT APPROVE THIS VARIANCE TO BUILD 27 STORY BUILDING ON THE HOLLYWOOD BEACH. YOU WILL BE CAUSING GREAT HARM NOW AND IN THE FUTURE

ANOTHER SINKING CONCRETE JUNGLE WILL CAUSE PEOPLE'S DEATH.

Your children and grand children need to breathe.

Maybe people making these decisions are near expiration and don't care about our environment and youth but please DON'T DO IT!

Sent from my Verizon, Samsung Galaxy smartphone

From: [Jacquelyn Fernandez](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Tuesday, February 24, 2026 6:58:22 AM

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In regards to the unsolicited proposal for the community open space at 1301 S Ocean Drive on Hollywood Beach, please follow the recommendation of the Broward planning staff and direct the developer and city of Hollywood to go through the proper land use amendment process.

Thank you.

Respectfully,

Jacquelyn Fernandez,
City of Hollywood Resident

From: [Dermot Walsh](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Tuesday, February 24, 2026 7:10:43 AM

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To Whom it may concern:

Please don't do it. Its not right everyone knows its not right. I live here in Hollywood. Pay taxes, have business. we need our open spaces, another monster building with empty apartments will not do anything for Hollywood or its people.
Thank You

Dermot Walsh

From: [Armando Fernandez](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Tuesday, February 24, 2026 7:29:41 AM

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In regards to the unsolicited proposal for the community open space at [1301 S Ocean Drive](#) on Hollywood Beach, please follow the recommendation of the Broward planning staff and direct the developer and city of Hollywood to go through the proper land use amendment process.

Thank you.

Respectfully,

Armando Fernandez
City of Hollywood Resident

From: susan0725@icloud.com
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Tuesday, February 24, 2026 8:05:49 AM

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Dear Members of the Broward Planning Council,

I am sending this email in lieu of speaking at this Thursday's 11am Planning Council meeting. With regard to agenda item [R1](#), "Request for Formal Interpretation of the Broward County Land Use Plan from the City of Hollywood," I ask that you please **"Confirm the interpretation of Planning Council staff"** and direct the developer and city of Hollywood to go through the proper land use amendment process. Thank you.

Sincerely,
Susan Steinhauser,
Coconut Creek, FL
Ph: 516-732-2854

From: [Thomas Cole](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Tuesday, February 24, 2026 9:07:38 AM

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In regards to the unsolicited proposal for the community open space at 1301 S Ocean Drive on Hollywood Beach, please follow the recommendation of the Broward planning staff and direct the developer and city of Hollywood to go through the proper land use amendment process. Thank you.

Thomas Cole
Anne McCabe
850 Harrison St.
Hollywood FL 33019
518-796-8453

From: [Andres Loi](#)
To: [Planning Council](#)
Cc: kk.sojka@gmail.com
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Tuesday, February 24, 2026 10:10:51 AM

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Dear Sir/Madame,

In regards to the unsolicited proposal for the community open space at 1301 S Ocean Drive on Hollywood Beach,
please follow the recommendation of the Broward planning staff and direct the developer and city of Hollywood to
go through the proper land use amendment process.

Thank you

Andres Loi & Katharina Sojka
1200 Jefferson St, Hollywood, FL 33019
andresloi@gmail.com

From: [Heather Schueler](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Tuesday, February 24, 2026 10:45:15 AM

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To whom it may concern:

In regards to the unsolicited proposal for the community open space at 1301 S Ocean Drive on Hollywood Beach, please follow the recommendation of the Broward planning staff and direct the developer and city of Hollywood to go through the proper land use amendment process.

We thank you for your tireless efforts to be as accurate as possible and thank you for your professionalism.

Kind regards,
Heather Schueler
Hollywood FL resident 25+ years

From: [Michele Calla](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Tuesday, February 24, 2026 10:54:44 AM

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To Whom it may concern:

In regards to the unsolicited proposal for the community open space at 1301 S Ocean Drive on Hollywood Beach, please follow the recommendation of the Broward planning staff and direct the developer and city of Hollywood to go through the proper land use amendment process.

Thank you for your consideration.

--

Warm regards,

***Michele Calla
(954) 275-1558
Concerned Hollywood Resident***

From: [Hollywood Hills Civic Association](#)
To: [Planning Council](#)
Cc: [Blake Boy, Barbara](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Tuesday, February 24, 2026 11:30:50 AM

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Good day Council Members,

The Hollywood Hills Civic Association continues to be opposed to the redevelopment project proposed at 1301 S Ocean Drive, Hollywood, FL, which was deeded to the City by the previous owner many years ago, as a community center on GU land exclusively for open space and recreational use in perpetuity.

We are in support of the Council's determination that this parcel is properly designated at this time and we request that the Council maintain the community center/open space/recreational designation in perpetuity on the property as the deed clearly notes.

Thank you in advance for your common sense concern for the land.

Mardi Podesta
President - Hollywood Hills Civic Association

From: [Rusty Jones](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Dr.
Date: Tuesday, February 24, 2026 11:31:46 AM

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Hello,

In regards to the unsolicited proposal for the community open space at 1301 S Ocean Drive on Hollywood Beach, please follow the recommendation of the Broward planning staff and city of Hollywood to go through the proper land use amendment process. Thank you.

Rusty Jones
North Hollywood Beach
Hollywood, FL

From: [Daria Kalinina](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Dr. Hollywood Beach
Date: Tuesday, February 24, 2026 12:05:14 PM

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I support the Planning Council staff's interpretation that the land use for 1301 S. Ocean Drive is correctly designated as 'community'.

Dr. daria Kalinina
Hollywood, Fl

From: [Rick Goldman](#)
To: [Planning Council](#)
Subject: 1301 South Ocean Drive Hollywood FL
Date: Tuesday, February 24, 2026 12:27:36 PM

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I live in Hollywood FL and I support the Planning Council staff's interpretation that the land use for 1301 S. Ocean Drive is correctly designated as community. There is no reason to change it on the beach where flooding during heavy rains, king tides and hurricanes can make it impossible to leave the beach. Additionally, with the ocean rising a little each year our aquifer is getting salt water intrusion so I don't know where we will get drinking water for the population we already have and adding more people in a high rise will certainly exasperate the problem.

[Rick Goldman](#)
www.advertising-excellence.com

From: martin@thehowleys.com
To: [Planning Council](#)
Subject: 1301 S Ocean Dr. Hollywood Beach
Date: Tuesday, February 24, 2026 12:37:39 PM

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I support the Planning Council staff's interpretation that the land use for 1301 S. Ocean Drive is correctly designated as 'community.' Please do not permit the building of a new high rise building.

Sincerely
Martin Howley
Oakland Park, Florida.

From: [Isabel Barney](#)
To: [Planning Council](#)
Subject: 1301
Date: Tuesday, February 24, 2026 12:44:16 PM

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I support the Planning Council staff's interpretation that the land use for 1301 S. Ocean Drive is correctly designated as 'community'. I reject a proposed condominium tower on our private land.

Sincerely,

Isabel Barney

4146 N Ocean Drive, Hollywood FL 33019

From: [Terry Cantrell](#)
To: [Planning Council](#)
Cc: [Blake Boy, Barbara](#)
Subject: 1301 S Ocean Drive Community Center item
Date: Tuesday, February 24, 2026 2:19:04 PM

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Council Members,

The Hollywood Lakes Civic Association (HLCA) is situated directly across the Intracoastal Waterway from the Hollywood Beach Community Center at 1301 S. Ocean Drive, Hollywood. We support the Council's determination that this parcel is properly designated as a community center. This property has been a community center on GU land for many years and was deeded to the City by the prior owner exclusively for open space, recreational use in perpetuity.

We asked that the Council maintain this zoning classification and thank you in advance.

--

TERRY CANTRELL
President - Hollywood Lakes Civic Assn.

From: [Lisa Iannuzzi](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Tuesday, February 24, 2026 3:08:49 PM

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support the Planning Council staff's interpretation that the land use for 1301 S. Ocean Drive is correctly designated as 'community.

I am very much against development of this land.

Warm Regards,

Lisa Iannuzzi, MSN, APRN, CRNA
4001 N 51 Ave
Hollywood FL 33021

From: [Brenda Habibi](#)
To: [Planning Council](#)
Subject: 1301 S. Ocean Drive
Date: Tuesday, February 24, 2026 3:11:05 PM

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Please prevent more hi rises from being built on our beaches . It is not in our interest, the citizens of Hollywood, to sacrifice more of our beach front property to developers.
Sent from my iPhone

From: [Leslie Young](#)
To: [Planning Council](#)
Cc: [LESLIE YOUNG](#)
Subject: 1301, Hollywood Fl
Date: Tuesday, February 24, 2026 3:12:28 PM
Attachments: [Image.png](#)

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Hello,

Please do not convert the property allowance but keep it community center.

If you care at all of the future,

Leave the gift of the land to the wishes of the benefactor.. otherwise, no one will ever do that again.

It's just wrong, morally to decide otherwise. We all love our Hollywood, as it's not our neighbors of ridiculous high rises. More importantly it's not what the gift intended.

Thank you,

Leslie Young

327 Van Buren St

Hollywood, Fl 33019



Leslie Young

Luxury Travel Advisor

305-602-8381 (direct) | 800-638-5124 Ext
8381 (office)

Leslie.Young@globaltravelcollection.com

Globaltravelcollection.com

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Your passport must be valid for at least six months
after your scheduled return. Please check

www.travel.state.gov for any validity/visa

he visiting We strongly suggest you take out trip

While we do our best to provide you with up to date information, travel restrictions and travel requirements (including required documents and mandated quarantines by localities) are constantly changing, including after commencement of travel. There is an inherent risk in contracting COVID-19 while traveling during the pandemic and each traveler must assess their own individual level of risk tolerance. We strongly urge you to check the latest guidance from the CDC and the State Department travel advisories and review the individual supplier's websites before traveling.

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From: hollywoodbeach@comcast.net
To: [Planning Council](#)
Subject: Thursday, Feb 26th at 11am
Date: Tuesday, February 24, 2026 3:26:38 PM

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Dear Broward County Planning Council,

We understand that you will hear a request from the City of Hollywood to reclassify the zoning of the 1301 S. Ocean Drive parcel from "Community Center" to medium, hi-rise to allow the development of a 27 story hi-rise at this location. The Hollywood Beach Civic Association (HBCA) has opposed this project from the beginning.

We believe that the parcel should NOT be reclassified and should remain zoned as a "Community Center".

Thank you for your leadership,

Terrence & Debra Case

'26 year barrier island residents on Hollywood Beach!

From: [Meg Finnegan](#)
To: [Planning Council](#)
Subject: Opposition to 1301 S Ocean Dr Development
Date: Tuesday, February 24, 2026 3:32:42 PM

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Good afternoon,

Thank you for taking the time to review this email. I am a 35-year resident of Hollywood and would like to express my strong opposition to the proposed land use amendment for 1301 S. Ocean Dr. It is incredibly disappointing that any members of Hollywood leadership support this amendment and consider it a good thing for our community.

The property in question is a part of the fabric of our Hollywood community. My daughters grew up on that beach attending Hollywood Junior Lifeguards every summer and Sea Camp, which was held at the community center. To this day, my friends and I paddle board off that beach and enjoy having an area that is separate from the crowds and commercial elements of the Broadwalk beach area. We adore the Hollywood Broadwalk, yet don't always want to tackle its parking complications and crowds.

Hollywood beach has many unique qualities that set us apart from other South Florida beaches. We still have a small-town feel. Our few remaining open spaces should be our draw, not simply a way for developers to line their pockets and turn our city into another Sunny Isles with one high rise after another.

Approving the proposed amendment is the first step in ruining our city's charm and uniqueness. Please consider the bigger picture and not simply the dollars. Consider the flooding, traffic and lack of access this development will create. Imagine the parking deck that will cost residents significantly more to access the beach. Visualize my group of 60+ year old women maneuvering our 11 ft. paddle boards into an elevator and out to the beach for a morning paddle. Junior lifeguards - a program that brought affordable summer camp to hundreds of local children and taught them water safety and confidence in the ocean, will be a memory. Our leaders need to take this opportunity to stand up for our community and respect the unique qualities that make us Hollywood!

Thank you again for your time,
Meg Finnegan
945 Adams St.
Hollywood, FL 33019

From: [clearbluesky2k9](#)
To: [Planning Council](#)
Subject: Ref: OPPOSE 1301 S. Ocean Drive parcel from "Community Center" to medium, hi-rise to allow the development of a 27 story hi-rise at this location.
Date: Tuesday, February 24, 2026 3:59:40 PM

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Broward County Planning Council,

I strongly oppose your redevelopment vote and potential action on 1301 S. Ocean Drive parcel from "Community Center" to medium, hi-rise to allow the development of a 27 story hi-rise at this location.

Hollywood Beach has been the gem of all South Florida communities near the ocean.

Please do not destroy such a beautiful gem and turn it into a concrete jungle with massive traffic jams, backups, etc.

You all know this shouldn't be built on. You know it's the wrong thing to do. Please stop thinking about money and wasteful spending and think about the beauty of our land and community

Sincerely,

Michael Saffan

From: jmiles819@aol.com
To: [Planning Council](#)
Subject: Zoning Reclassification in Hollywood Beach
Date: Tuesday, February 24, 2026 4:00:52 PM

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To Whom It May Concern:

It is just wrong to hand over public land to well-connected developers so they can profit. The community center is in a good location for the community to attend meetings and use the library, and it will not be served by another high rise using our diminishing water supplies and overcrowding our streets. By the time problems are evident, the developers will be long gone with their pockets full leaving our community holding the bag.

Please vote no.

Joanne Miles
Hollywood Resident

[Sent from the all new AOL app for iOS](#)

From: [Ronald Bynum](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Dr.
Date: Tuesday, February 24, 2026 4:03:50 PM

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I support the Planning Council staff's interpretation that the land use for 1301 S. Ocean Drive is correctly designated as 'community'.

Ronald Bynum
Davie, FL 33314

From: [JM](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive project
Date: Tuesday, February 24, 2026 4:34:49 PM

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To Members of the Planning Council:

As long time residents of Hollywood and Hollywood Lakes, we strongly oppose allowing the Community Center to become a high rise building.

The Community Center provides space for community events on the east side of town that we attend regularly. It also was never intended to be a high rise. Do not give in to the greed and influence of developers. We need community centers!!! Another high-rise serves only those making money on the project. Already there are parts of Downtown Hollywood that do not see sunshine as they are surrounded by high-rises that block the sun- and enjoying our Florida sunshine is why we live here!

Vote "NO" to allowing the 1301 S Ocean Drive Community Center become another human filing cabinet!

Say "YES" to keeping our community center!!!

Sincerely,

Jane Moy

From: [Therese Costa](#)
To: [Planning Council](#)
Subject: NO HI RISE
Date: Tuesday, February 24, 2026 5:07:47 PM

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Please do the right thing and fight this abuse of public land.

Therese Costa
954.547.6236 voice & text

Buzy2boyz@yahoo.com

From: [Jeffrey Daut](#)
To: [Planning Council](#)
Subject: 1301 zoning meeting 2/26
Date: Tuesday, February 24, 2026 5:11:08 PM

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Good evening

Please vote to permit a 27 story mixed use residential building at 1301 S Hollywood Blvd. This project is bound to 1. Offer residents modern living space 2. Locals a wonderful beach front restaurant 3. Ample parking for all 4. Housing for lower income folks.

The current zoning rules should allow for improvements by raising the old decrepit bingo parlor old timers call a library.

Thank you for reading this.

Jeff Daut

Former board President

1500 s Ocean Dr, Hollywood, FL 33019

From: [John Marano](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Dr Hollywood
Date: Tuesday, February 24, 2026 5:19:25 PM

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Dear Members of the Broward County Planning Council,

I am writing to express my opposition to the proposed reclassification of the parcel at 1301 S. Ocean Drive in Hollywood from “Community Center” to a high-rise residential designation to permit a 27-story condominium tower.

As a nearby property owner, I have a direct and legitimate interest in land-use decisions affecting this stretch of coastline. The existing Community Center designation appropriately recognizes the site's long standing civic function and its importance to public access, neighborhood character, and balanced coastal development. Converting this parcel to private high-rise residential would permanently eliminate a community use in a location where such uses are already scarce.

I am also concerned about cumulative coastal impacts and precedent. **Hollywood has historically maintained a lower-profile beachfront that distinguishes it from the dense vertical wall seen in places such as Sunny Isles Beach.** Approving a 27-story tower on this site moves Hollywood toward that same pattern of continuous high-rise construction along the oceanfront—an outcome many residents and stakeholders have sought to avoid.

A practical, observable **consequence of tall oceanfront buildings is increased and prolonged shading of the public beach and shoreline. The shadowing effects created by the Quadomain Condominiums and adjacent towers to its south provide a clear local example:** during significant portions of the day and year, large areas of sand and nearshore are cast in shadow. Additional towers of similar or greater height will compound this effect, diminishing the public's enjoyment of the beach and altering the coastal micro-environment.

For these reasons, I respectfully request that the Planning Council recommend denial of

the requested land-use reclassification and that the parcel remain designated "Community Center," preserving its civic role and maintaining Hollywood's human-scale beachfront.

Thank you for your consideration and for including this correspondence in the public record for the February 26 hearing.

Sincerely,

John Marano
1500 S Ocean Dr
Hollywood, Florida 33019
atn150010h@gmail.com

From: [Lauren Class Schneider](#)
To: [Planning Council](#)
Subject: Fwd: Oppose 27 story hi-rise
Date: Tuesday, February 24, 2026 5:30:47 PM

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I oppose permission to build anything taller than 5 stories at 1301 S. Ocean Drive. AND - if there were to be a new building, the first floor must always be a community center. This was the arrangement when the Summit built their high-rise and no deep pocketed developer should infringe on that promise, our quality of life, the environment and respect for the surrounding area!!

They want to build a 27 story condo where the beach library is located.

The Broward County Planning Council will hear a request from the City of Hollywood to reclassify the zoning of the 1301 S. Ocean Drive parcel from "Community Center" to medium, hi-rise to allow the development of a 27 story hi-rise at this location. We have has opposed this project from the beginning.

If you agree that the parcel should NOT be reclassified and should remain zoned as a "Community Center" write the Planning Council. The meeting will be Thursday, Feb 26th at 11am.

PlanningCouncil@broward.org

Thank you -
Property owners and tax payers at 1500 South Ocean Drive.

From: [micciol](#)
To: [Planning Council](#)
Subject: 1301 S. Ocean Dr. Hollywood
Date: Tuesday, February 24, 2026 5:45:39 PM

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Dear Planning Council:

I am a concerned citizen and neighbor of the Community Center at 1301 S. Ocean Dr., Hollywood. I am writing to voice my objection to the potential high rise that is planned for this site. We are against the project and believe the site should NOT be reclassified and should remain zoned as a "Community Center".

Please include this at the meeting scheduled on February 26 at 11 am.

Thank you very much.

Lucy Miccio
1401 S. Ocean Dr., Apt 603
Hollywood

Sent from my Verizon, Samsung Galaxy smartphone

From: mike.ryan@mindspring.com
To: [Planning Council](#)
Subject: 1301 S Ocean Dr. Hollywood Beach
Date: Tuesday, February 24, 2026 6:11:41 PM

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I support the Planning Council staff's interpretation that the land use for 1301 S. Ocean Drive is correctly designated as 'community.

Hollywood has invested heavily in scuba diving and snorkeling actlties over the last few years and now you are considering a project that would heavily damage or kill the reefs. That makes no sense.

Do the right thing and stop this project. I chose Hollywood because of the easy access to the beach. If this project ges approved that will be hundreds more after it.

Don't let that happen.

Mike Ryan
756 N. 17th Ave
Hollywood FL 33020

From: comarshall@mindspring.com
To: [Planning Council](#); Hollywood2050@hollywoodfl.org
Subject: Concern over skyscrapers on Hollywood Beach
Date: Tuesday, February 24, 2026 6:16:35 PM

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Dear Council Members:

I am writing to express my deep concern regarding the potential for high-rise skyscraper development on Hollywood Beach.

Hollywood Beach is one of the few remaining coastal gems between Miami, Fort Lauderdale and the Palm Beaches that has retained its unique character and charm. It remains a place for the citizens, rather than a wall of private luxury towers. If we allow skyscraper development to proceed, this opens the floodgates for additional construction.

This isn't a one-off; this will become the standard. If this is allowed to go forward, we risk turning our shoreline into another [Sunny Isles Beach](#); a corridor where the history is erased, the views are obstructed, and A1A is perpetually overcrowded.

While I acknowledge the current housing crisis, high-density luxury condos are not the solution. This type of development does not provide attainable housing for the vast majority of our residents.

Instead, it effectively:

- **Subsidizes second homes** for the wealthy and those seeking tax write-offs.
- **Cuts off public access** and diminishes the quality of life for local taxpayers.
- **Erases the historic identity** of Hollywood that makes it a desirable place to live and visit.

We need to decide what kind of city we want to be long-term. I believe the residents of Hollywood value our open sky and community-focused atmosphere over the interests of developers and the real estate industry.

I urge you to protect our coastline and prioritize development that serves the people who actually live and work in this city.

Regards,
Calvin Marshall

Silence in the face of evil is itself evil. God will not hold us guiltless. Not to speak is to speak. Not to act is to act. Pastor Dietrich Bonhoeffer

From: [Stephanie Gilderman](#)
To: [Planning Council](#)
Subject: 1301 S Ocean drive
Date: Tuesday, February 24, 2026 6:19:18 PM

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My husband and I both agree that the land should remain a community center.

From: [Charles Idowu](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Dr. Hollywood Beach
Date: Tuesday, February 24, 2026 6:46:44 PM

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To whom it may concern,

I support the Planning Council staff's interpretation that the land use for 1301 S. Ocean Drive is correctly designated as 'community.

Charles Idowu
Hollywood FL 33026

From: [Andrea Castillo](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Dr. Hollywood Beach
Date: Tuesday, February 24, 2026 6:51:01 PM

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To whom it may concern,

I support the Planning Council staff's interpretation that the land use for 1301 S. Ocean Drive is correctly designated as 'community.

Andrea Castillo
Plantation, FL

From: [frank lawson](#)
To: [Planning Council](#)
Subject: 1301 S. Ocean Drive
Date: Tuesday, February 24, 2026 7:11:25 PM

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Please do not reclassify the parcel. Keep it zoned as a Community Center .
Thank you

From: [Rayan Aliche](#)
To: [Planning Council](#)
Subject: 1301 s ocean drive Hollywood beach
Date: Tuesday, February 24, 2026 7:33:54 PM

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In regards to the unsolicited proposal for the community open space at 1301 S Ocean Drive on Hollywood Beach, please follow the recommendation of the Broward planning staff and direct the developer and city of Hollywood to go through the proper land use amendment process.

Thank you.

Rayan aliche
Hollywood Florida

From: lfritschi@aol.com
To: [Planning Council](#)
Subject: 1301 S. Ocean Drive Hollywood Florida
Date: Tuesday, February 24, 2026 8:43:22 PM

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Vote NO

DO NOT PAVE PARADISE AND PUT UP A CONDO!

This is the LAST AND ONLY pristine, natural, beautiful piece of beach property anywhere in Palm Beach, Broward and Dade county.

SAVE THIS TREASURE FOR FUTURE GENERATIONS.

Reject greed. VOTE NO

From: [Susan Huff](#)
To: [Planning Council](#)
Subject: 1301 S. Ocean Drive
Date: Wednesday, February 25, 2026 7:49:02 AM

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I **adamantly oppose** the City of Hollywood's request to reclassify the zoning of the 1301 S Ocean Drive parcel from "Community Center" to medium hi-rise.

The parcel was deeded to the City of Hollywood for the enjoyment of all Hollywood residents

NOT for the private enjoyment of a select few wealthy individuals.

The proposed plan for the parcel has many compounding flaws that would result from the proposed zoning change

Hollywood does **NOT** need to look like Sunny Isles

Susan Huff, LEED, AP
shuff@symmetrypointe.com
201-747-5361

From: [Carlburkhardt](#)
To: [Planning Council](#)
Subject: 1301 S Ocean Drive Hollywood Beach
Date: Wednesday, February 25, 2026 8:17:17 AM

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To whom it may concern,
"In regards to the unsolicited proposal for the community open space at 1301 S Ocean Drive on Hollywood Beach, please follow the recommendation of the Broward planning staff and direct the developer and city of Hollywood to go through the proper land use amendment process. Thank you."
Sincerely,
Carl Burkhardt

From: [Andrea & Iakov](#)
To: [Planning Council](#)
Subject: 1301 S. Ocean Drive NO THANK YOU!!!!
Date: Wednesday, February 25, 2026 9:00:17 AM

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Dear Planning Council,

We strongly vote **NO** on yet another high-rise building at 1301 S. Ocean Drive.

If you'd like to see the impact of overdevelopment, please come to Hollywood and take a look at the many empty high-rises downtown. I live in Hollywood Lakes, right downtown and fully walkable and I'm surrounded by numerous vacant units.

Perhaps the city planning should focus on filling existing buildings before tearing down a community center that serves our children and neighborhood to build yet another high rise. It feels as though the city is prioritizing big business over the community. We all know this property is extremely valuable, but why must it be handed over to developers at the expense of residents?

My property taxes have increased significantly this year, and I see no meaningful return. It's hard to argue that this is about funding when residents are already paying substantial and rising property taxes. **Our community deserves thoughtful planning that puts families and long-term residents first.**

Best, Andrea Smith Hollywood Lakes Resident

From: [stephanie burns](#)
To: [Planning Council](#)
Subject: 1301 Ocean Drive
Date: Wednesday, February 25, 2026 9:48:48 AM

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Dear Broward County Planning Council,

Please do not reclassify this parcel. It's a slap in the face to the public to take public land that was designated to be for the public as a mitigation of a high rise project to now change it to high rise especially without a public vote or any benefit whatsoever to the public. Vital parking and open space that is the only parking and open space between Hollywood Blvd & Hallandale Blvd will be lost forever. With the sinking high rises & increased flooding this is not the direction we should be going. The existing community center is very solid tilt up construction which can function as a heliport should there be a weather crisis on the barrier island. It can easily be dressed up (my profession was commercial construction) and vital once again. This giveaway is sickening. Please vote "no".

Sincerely,

Stephanie Burns
737 North Southlake Drive
Hollywood, FL 33019