




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

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Federation Manor
(027-MP-85) City of Hollywood

DATE: December 5, 2024

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

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Medium-High Residential" land use category. This plat is generally located on the north side of Taft Street, between North 30 Road and North 31 Road.

The density of the existing development of 124 dwelling units on 5.16 gross acres of land, including the immediately adjacent right-of-way, is 24.0 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

Regarding the proposed commercial and educational uses, lands designated Medium-High Residential or higher may be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purposes. Planning Council staff has received written documentation from the City of Hollywood that no more than 50% of the floor area will be used for said purposes. Therefore, the proposed non-residential uses are in compliance with the permitted uses of the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DDV

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

Andria Wingett, Director, Development Services
City of Hollywood