




TO: Darby Delsalle, AICP, Director
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Park Road Redevelopment (027-MP-24)
City of Hollywood

DATE: April 22, 2026

This memorandum updates our previous comments regarding the referenced plat dated December 10, 2024.

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 “High (50) Residential” (i.e. the northernmost approximate 14.8 acres) and “General Business” (i.e. the remaining 19.2 acres) land use categories. This plat is generally located on the northwest corner of Pembroke Road and South Park Road.

Planning Council staff calculations indicate that the maximum number of dwelling units permitted on the “High (50) Residential” portion of the plat, per the effective land use plan, is 740 dwelling units. In order for the proposed residential use (i.e. 665 dwelling units) to be considered in compliance with the permitted uses and densities of the effective land use plan, said use must be restricted to that portion of the plat designated “High (50) Residential.”

Regarding the commercial, office, and fueling position uses, in order to be in compliance with the permitted uses of the effective land use plan, said uses must be restricted to that portion of the plat designated “General Business.”

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan amendment PC 24-7, which was approved by the Broward County Commission on December 10, 2024, recognizing the following voluntary commitment:

- Restrict 15% of the proposed dwelling units as moderate-income affordable housing or below for a minimum of 30 years.

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

North: High (50) Residential and Community Facility
South: Open Space and Recreation, General Business and Industrial (Town of Pembroke Park)

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East: Medium-High (25) Residential, Medium (16) Residential and General Business
West: Medium (16) Residential, Open Space and Recreation, General Business and Industrial

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

BBB:HHA

cc: Raelin Storey, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood

