

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

FROM: Barbara Blake Boy, Executive Director



RE: RD Stirling (029-MP-20)  
City of Hollywood

DATE: December 1, 2021

This memorandum updates our previous comments regarding the referenced plat dated December 16, 2020.

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 (16) Residential” land use category. This plat is generally located on the south side of Stirling Road, between Oakwood Boulevard and North 22 Avenue.

The density of the proposed development of 420 dwelling units on approximately 26.7 gross acres of land in the platted area, including the immediately adjacent right-of-way, is 15.7 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 21-2, which amended the future land use designations from “Industrial” and “Low-Medium (10) Residential” to “Medium (16) Residential.” Said amendment was adopted by the Broward County Board of County Commissioners on June 1, 2021, subject to the following voluntary restrictions as outlined in Instrument No. 117629518:

- Utilize a minimum finished floor elevation of 7.0 feet NAVD;
- Provide for achievement of flood protection and stormwater management associated with the 20% change factor for future conditions rainfall for a 25-year, 3-day storm event, including upgrading pipe diameter for conveyance;
- Provide more than the required 2.09 acre-feet of required of water quality treatment, recharge of an adjacent wetland with treated stormwater, and use of drainage wells for additional disposal; and
- Install a perimeter berm with a top elevation of 5.25 feet NAVD, or higher, in order to contain the 25-year, 3-day storm event, or higher event, if necessary to meet surface water management licensing requirements.

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

North: Regional Activity Center (City of Dania Beach)  
South: Open Space and Recreation and Low-Medium (10) Residential  
East: Community Facility and Parks and Recreation (City of Dania Beach)  
West: Industrial, General Business, Open Space and Recreation and Low-Medium (10) Residential

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 21-2, and therefore subject to BCLUP Policy 2.16.2, as it proposed more than 100 additional residential units to be permitted by the BCLUP. Said amendment was found to satisfy Policy 2.16.2 based on the City of Hollywood's existing policies, initiatives and expenditures of funds for affordable housing programs.

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:LRH

cc: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood

