



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

FROM: Barbara Blake Boy, Executive Director 

RE: Van Buren Lofts (037-MP-21)
City of Hollywood

DATE: February 16, 2022

This memorandum updates our previous comments regarding the referenced plat dated January 24, 2022.

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Regional Activity Center" land use category. This plat is generally located on the southeast corner of Van Buren Street and South 24 Avenue.

Regarding the proposed residential use, the subject Regional Activity Center permits no more than 15,100 dwelling units. To date, including this proposed development, 12,727 dwelling units have been proposed by plat or granted development permits, resulting in 2,373 dwelling units available. Therefore, the proposed 12 dwelling units are in compliance with the permitted uses of the effective land use plan.

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

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

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

BBB:LRH

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

Shiv Newaldass, Director, Development Services
City of Hollywood