



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

FROM: Barbara Blake Boy, Executive Director 

RE: University Station (036-MP-21)
City of Hollywood

DATE: August 16, 2022

This memorandum updates our previous comments regarding the referenced plat dated February 16, 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 east side of North 21 Avenue/Dixie Highway, between Fillmore Street and Polk Street.

Regarding the proposed residential, commercial and community facility uses, the subject Regional Activity Center permits no more than 15,100 dwelling units, 3,280,000 square feet of commercial uses and 390,000 square feet of community facility uses. To date, including this proposed development, 12,727 dwelling units, 2,839,666 square feet of “Commercial” uses and 133,500 square feet of “Community Facilities” uses have been proposed by plat or granted development permits, resulting in 2,373 dwelling units, 440,334 square feet of “Commercial” uses and 256,500 square feet of “Community Facilities” uses remaining. Therefore, the proposed 216 dwelling units and the commercial and community facility uses are in compliance with the permitted uses of the effective land use plan.

Regarding affordable housing, Planning Council staff notes that Broward County Land Use Plan (BCLUP) Policy 2.16.2 was adopted by the Broward County Commission on June 27, 2006, and became effective on September 11, 2006. This plat is located within an area that was the subject of BCLUP amendment PC 05-1/PCT 05-1, which was adopted by the Broward County Commission on June 28, 2005; therefore, the proposed dwelling units were not subject to the Policy.

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

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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

