

EXHIBIT 1

RESOLUTION NO. 2021-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TRANSMITTING A PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN OF THE BROWARD COUNTY COMPREHENSIVE PLAN WITHIN THE CITY OF HOLLYWOOD TO DESIGNATED STATE AGENCIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Broward County adopted the Broward County Comprehensive Plan on April 25, 2017 (the Plan);

WHEREAS, the Department of Economic Opportunity has found the Plan in compliance with the Community Planning Act;

WHEREAS, Broward County now wishes to propose an amendment to the Broward County Land Use Plan within the City of Hollywood;

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, held its hearing on August 26, 2021, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on October 5, 2021, at 10:00 a.m., having complied with the notice requirements specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY:

Section 1. The Board of County Commissioners hereby transmits to the Department of Economic Opportunity, South Florida Regional Planning Council, South Florida Water Management District, Department of Environmental Protection,

1 Department of State, Department of Transportation, Fish and Wildlife Conservation
2 Commission, Department of Agriculture and Consumer Services, and Department of
3 Education, as applicable, for review and comment pursuant to Section 163.3184,
4 Florida Statutes, Amendment PC 21-9, which is an amendment to the Broward County
5 Land Use Plan within the City of Hollywood.

6 Section 2. The proposed amendment to the Broward County Land Use Plan is
7 attached as Exhibit "A" to this Resolution.

8 Section 3. Effective Date.

9 This Resolution is effective upon adoption.

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11 ADOPTED this day of , 2021.

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14 Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

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16 By /s/ Maite Azcoitia 08/23/2021
17 Maite Azcoitia (date)
18 Deputy County Attorney
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23 MA/gmb
08/23/2021
PC21-9 City of Hollywood.TransReso.doc
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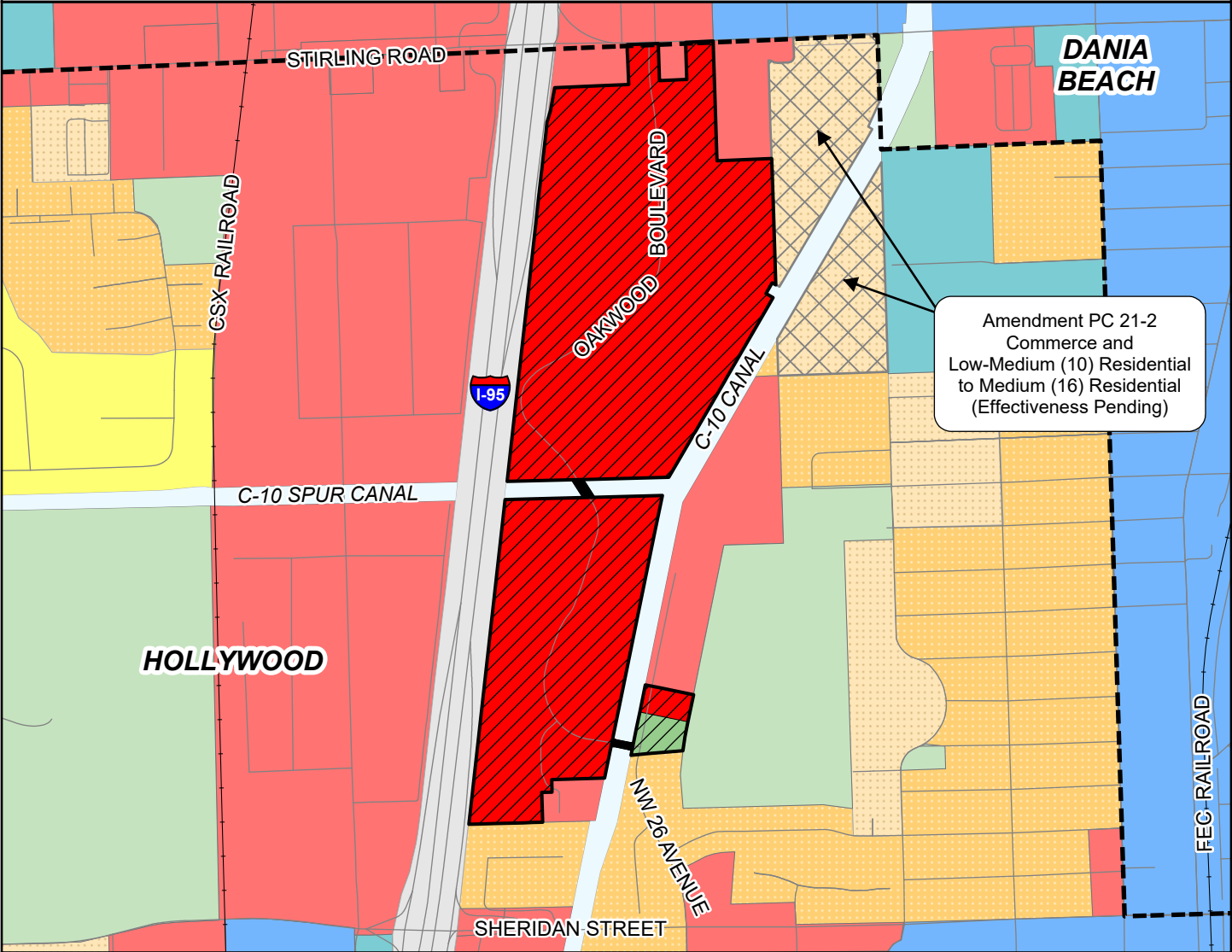
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 21-9

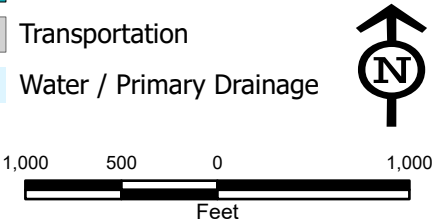
Current Land Uses: 110.9 acres of Commerce and 1.6 acres of Recreation and Open Space

Proposed Land Use: Activity Center

Gross Acres: Approximately 112.5 acres



- | | | |
|-----------------------------|---------------------------|--------------------------|
| Site | Medium (16) Residential | Community |
| Municipal Boundary | Activity Center | Transportation |
| Low (5) Residential | Commerce | Water / Primary Drainage |
| Low-Medium (10) Residential | Recreation and Open Space | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 21-9
(HOLLYWOOD)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

August 17, 2021

As the proposed amendment has not yet demonstrated compliance with BrowardNext - Broward County Land Use Plan (BCLUP) Policies 2.21.1 and 2.21.5 regarding Priority Planning Areas and sea level rise, Planning Council staff recommends approval subject to compliance with BCLUP Policies 2.21.1 and 2.21.5, prior to a second Planning Council public hearing, and subject to the applicant's voluntary commitment to restrict 7.5% of the proposed dwelling units (at least 285 dwelling units) as affordable housing units at the "moderate-income" level (up to 120% of median income) for a minimum of 30 years, as memorialized in corresponding text amendment PCT 21-5.

In addition, the applicant's acknowledgements regarding 1) any proposed improvements that would impact wetlands must be submitted to Broward County for review and approval and 2) potential historical and archaeological impacts are recognized.

However, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the "conditional" recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same. Further, effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, including any voluntary commitments.

II. Planning Council Transmittal Recommendation

August 26, 2021

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 16-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Grosso, Hardin, Maxey, Parness, Rich, Romaner, Rosenof, Williams and DiGiorgio)

In addition, the applicant agreed to further examine its affordable housing commitment prior to the second Planning Council public hearing.

PROPOSED AMENDMENT PC 21-9

INTRODUCTION AND APPLICANT'S RATIONALE

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|------|--|---|
| I. | <u>Municipality:</u> | Hollywood |
| II. | <u>County Commission District:</u> | District 7 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 112.5 acres |
| B. | Location: | In Section 4, Township 51 South, Range 42 East; generally located on the east side of Interstate 95, between Stirling Road and Sheridan Street. |
| C. | Existing Uses: | Retail and office |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designations: | 110.9 acres of Commerce
1.6 acres of Recreation and Open Space |
| B. | Proposed Designation: | Activity Center consisting of:
3,800 multi-family dwelling units
625 hotel rooms
1,890,000 square feet of office uses
1,200,000 square feet of commercial uses
2.5 acres of recreation and open space
minimum |
| C. | Estimated Net Effect: | Addition of 3,800 dwelling units [0 dwelling units currently permitted by the BCLUP]
Addition of 625 hotel rooms
Addition of 0.9 acres of recreation and open space
minimum
Reduction of 1,330,536 square feet of office use
Reduction of 410,268 square feet of commercial use |

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Area

- A. *Existing Uses:* *North:* Retail and hotel
 East: Hotel, vacant, C-10 Canal, multi-family
 residential, hotel, park and office
 South: Office and single-family residential
 West: Interstate 95, retail/office and warehouse
- B. *Planned Uses:* *North:* Commerce
 East: Commerce, Medium (16) Residential
 (effectiveness pending), Water/Primary
 Drainage, Low-Medium (10) Residential and
 Recreation and Open Space
 South: Commerce and Low-Medium (10)
 Residential
 West: Transportation and Commerce

VI. Applicant/Petitioner

- A. *Applicant:* Oakwood Plaza Limited Partnership
- B. *Agents:* Dennis D. Mele, Esq., Greenspoon Marder, LLP
 Greg D. Wilfong, P.E., Kimley-Horn and Associates,
 Inc.
- C. *Property Owners:* Oakwood Plaza Limited Partnership
 Oakwood Business Center Limited Partnership

VII. Recommendation of Local Governing Body:

The City of Hollywood recommends approval of the proposed amendment.