

EXHIBIT 4

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 21-5
(CORRESPONDING TO PROPOSED MAP 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, consistent with Attachments 6, 10 and 15 of corresponding map amendment PC 21-9, 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. See Attachment 1.

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. See Attachments 6 and 10 of corresponding map amendment PC 21-9.

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.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 21-5

INTRODUCTORY INFORMATION/PLANNING ANALYSIS

The applicant is proposing an Activity Center land use designation for 112.5 acres of land generally located on the east side of Interstate 95, between Stirling Road and Sheridan Street, in the City of Hollywood. This proposed text amendment corresponds to Broward County Land Use Plan (BCLUP) proposed map amendment PC 21-9.

The list of uses permitted within the proposed Oakwood Activity Center is included in Attachment 1.

As indicated by the analysis provided in the corresponding BCLUP map amendment PC 21-9, Planning Council staff finds that the amendment proposes a mix of residential and non-residential uses that will be served by multi-modal transportation and transit options and will increase opportunities for residents to live and work in the same center. However, as the proposed amendment has not yet demonstrated compliance with BCLUP Policies 2.21.1 and 2.21.5 regarding Priority Planning Areas and sea level rise, consistent with Attachments 6, 10 and 15 of corresponding map amendment PC 21-9, 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 Attachment 1.

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 21-5

ATTACHMENT

1. Proposed Broward County Land Use Plan Text Amendment PCT 21-5

ATTACHMENT 1

Hollywood Oakwood Activity Center

Acreege: Approximately 112.5 acres

General Location: On the east side of Interstate 95, between Stirling Road and Sheridan Street.

Density and Intensity of Land Uses:

Residential Land Uses: 3,800 multi-family dwelling units*

Hotel: 625 rooms

Office Land Uses: 1,890,000 square feet

Commercial Land Uses: 1,200,000 square feet

Recreation and Open Space: 2.5 acres minimum

*At least 285 (7.5%) of the multi-family dwelling units will be affordable at the “moderate-income” (up to 120% of the median income) level for a minimum of 30 years, subject to a legally enforceable mechanism.

NOTES: Underlined words are proposed additions.