



March 4, 2026

George R. Keller, Jr., CPPT, City Manager
City of Hollywood
2600 Hollywood Boulevard, Suite 403
Hollywood, FL 33022

Via Email Only

Dear Mr. Keller:

RE: Formal Interpretation of the Broward County Land Use Plan – 1301 South Ocean Drive

The purpose of this correspondence is to memorialize the Broward County Planning Council's formal interpretation at its February 26, 2026, meeting, regarding the City of Hollywood's request related to the BrowardNext – Broward County Land Use Plan (BCLUP) designation for a parcel of land located at 1301 South Ocean Drive; **the Broward County Planning Council confirmed the January 25, 2023, Planning Council staff interpretation of a Community land use designation for the referenced parcel.**

The BCLUP Implementation Requirements and Procedures Section 6 outlines the process for a local governing body to request a formal interpretation by the Broward County Commission as follows:

"The Broward County Planning Council shall assist local governments with matters of interpretation of the Broward County Land Use Plan. Whenever a question of interpretation has not been resolved on an informal basis, the governing body of a local government may request in writing that the Broward County Planning Council issue a letter of interpretation on the matter; the Council may direct the Council staff to issue a revised interpretation or confirm the interpretation of staff. **Upon receipt of a letter of interpretation from the Broward County Planning Council, the governing body of a local government may within thirty (30) days of receipt, request in writing that the Broward County Commission review such letter** on any subject outside the scope of the Broward County Planning Council's adopted rules and regulations regarding certification of local land use plans and Broward County Land Use Plan amendment processing and recommendation procedures, or matters as contained within the Plan regarding Section 8.05 of the Broward County Charter.

The Broward County Commission, within forty-five (45) days after receipt of the request, shall review and either approve or approve with modifications, the Broward County Planning Council's letter of interpretation, which shall then be binding on the Broward County Commission, the Broward County Planning Council, the local government, and any property owner given written notice and an opportunity to be heard on the matter. The

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failure of the County Commission to take any action on the appeal within the forty-five (45) day period shall be deemed a confirmation of the Planning Council interpretation. A written request to the Broward County Planning Council or the Broward County Commission pursuant to this section must contain the following information:

- (a) A statement of the question(s);
- (b) A statement of the facts necessary to answer the question(s); and
- (c) A statement of the position of the local government on the matter together with legal authority or other support for said position."

Upon receipt of this letter, the City has 30 days to file a written request to the County Commission.

Please contact me if you have any questions in this regard.

Respectfully,



Barbara Blake Boy
Executive Director

cc/email: Andrew S. Maurodis, Counsel

The Honorable Josh Levy, Mayor, City of Hollywood

Raelin Storey, Assistant City Manager, City of Hollywood

Damaris Henlon, City Attorney, City of Hollywood

Andria Wingett, Director, Development Services, City of Hollywood

Andrew Meyers, County Attorney, Broward County Office of the County Attorney

Maite Azcoitia, Deputy County Attorney, Broward County Office of the County Attorney

