

# EXHIBIT “B”

## OAKWOOD ACTIVITY CENTER

### Application for Amendment to the City of Hollywood and Broward County Land Use Plans

Prepared By:

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**1. TRANSMITTAL INFORMATION**

- A. Letter of transmittal from municipal mayor or manager documenting that the local government acted by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

To be provided.

- B. Name, title, address, telephone, facsimile number and e-mail of the local government contact.**

Leslie A. Del Monte  
Planning Manager  
City of Hollywood  
Division of Planning and Urban Design  
2600 Hollywood Boulevard  
Hollywood, FL 33022-9045  
Phone: (954) 921-3471  
Fax: (954) 921-3347  
Email: [LDelmonte@hollywoodfl.org](mailto:LDelmonte@hollywoodfl.org)

- C. Summary minutes from the local planning agency and local government public hearings of the transmittal of the Broward County Land Use Plan amendment.**

To be provided.

- D. Description of public notification procedures followed for the amendment by the local government including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

Pursuant to Section 163.3225 (2)(a) of the Florida Statutes and the Intergovernmental Coordination Element of the City's Comprehensive Plan, the City of Hollywood provided a public hearing notice for advertisement in the local newspaper and notified in writing all regional, county and local governments surrounding the proposed land use plan amendment application. A copy of the public hearing notice will be attached when transmitted to Broward County.

- E. Whether the amendment is one of the following:**

- \*Development of Regional Impact**
- \*Small scale development activity (Per Florida Statutes)**
- \*Emergency (please describe on separate page)**



None of the above considerations are applicable to the amendment site.

**2. APPLICANT INFORMATION****A. Name, title, address, telephone, facsimile number and e-mail of the applicant.**

Peter S. Flint  
Vice President, Development  
Oakwood Plaza Limited Partnership  
1 Oakwood Boulevard, Suite 70  
Hollywood FL 33023  
Email: [PFInt@kimcorealty.com](mailto:PFInt@kimcorealty.com)  
Phone: (954) 956-2118

**B. Name, title, address, telephone, facsimile number and e-mail of the agent.**

Dennis D. Mele, Esq  
Greenspoon Marder LLP  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, FL 33301  
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Phone: (772) 794-4119

**C. Name, title, address, telephone, facsimile number and e-mail of the property owner(s).**

Property Owner: Oakwood Plaza L.P. & Oakwood Business Center Limited Partnership  
Contact:  
Peter S. Flint  
Vice President, Development  
Oakwood Plaza Limited Partnership  
1 Oakwood Boulevard, Suite 70  
Hollywood FL 33023  
Email: [PFInt@kimcorealty.com](mailto:PFInt@kimcorealty.com)  
Phone: (954) 956-2118

- D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.**

The amendment site is located along Oakwood Boulevard, east of I-95, south of Stirling Road, and north of Sheridan Road. The existing property is comprised of retail, service and office uses including a series of surface parking lots, including Oakwood Boulevard which is a private roadway. The applicant proposes to redevelop portions of the site to add hotel rooms, multi-family dwelling units, retail and meeting spaces with the goal of enhancement and further support the existing non-residential uses.

This application serves as a request to change the future land use designations of the amendment site. Specifically, the current designations of General Business and Open Space and Commerce and Open Space (per the City and County Land Use Plans) are requested for amendment; to Oakwood Activity Center. The requested amendment is intended to facilitate the development of a mixed-use property consisting of retail, office, hotel and residential uses. Furthermore, the proposed Oakwood Activity Center Land Use designations promote a compatible mix of uses within a limited geographical area while increasing access to multi-modal transportation options. The integration of these proposed uses has been shown to create opportunities for shared trip ends between consumers and to provide concurrent opportunities for residents to live and work in the same center, thereby reducing potential traffic impacts to the wider area. As an added benefit, the residential component of the amendment site is within comfortable walking distance of the existing transit corridor serving this development. The proposed residential multi-family units will additionally contribute to a variety of housing options needed in the City. Overall, the project is designed for residents, employees, and non-local consumers to share access to multi-modal mobility options, integrated pedestrian-friendly promenades and shops, and open spaces. The approximate 2.50 acres of open space will be incorporated into the overall 112.50 gross acres as a wet pond/dry pond or other allowed use.

### **3. AMENDMENT SITE DESCRIPTION**

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.**

The amendment site encompasses 112.50 gross acres. The survey and legal descriptions depict a total of 111.65 net acres in the City of Hollywood. This has been confirmed as shown in the acreage determination letter located in **Exhibit N**. The amendment site includes Oakwood Boulevard which is a private roadway, and is generally located east of I-95, west of existing the existing lake, south of Stirling Road and north of Sheridan Street.

**B. Sealed survey, including legal description of the area proposed to be amended.**

The survey and legal descriptions of the amendment site is provided. See **Exhibit A.**

**C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.**

The location map indicating the amendment site boundaries and proposed land use is provided. See **Exhibit B.**

**4. EXISTING AND PROPOSED USES****A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and nonresidential uses must be included.**

For the Broward County Land Use Plan, the amendment site is currently designated Commerce (110.9 gross acres) and Recreation and Open Space (1.6 gross acres). For the City of Hollywood Land Use Plan and the same gross acreages, the amendment site is designated General Business and Open Space and Recreation. The applicant is proposing to change the designation to Activity Center for the County Land Use Plan and Regional Activity Center for the City Land Use Plan. The approximate 2.50 acres of open space will be incorporated into the overall 112.50 gross acres as a wet pond/dry pond or other allowed use. The survey and legal descriptions depict a total of 111.65 net acres in the City of Hollywood See **Table 1** below.

<b>TABLE 1: LAND USE</b>	
<b>EXISTING LAND USE</b>	<b>Gross Acres</b>
COUNTY: Commerce and Recreation and Open Space	112.50
CITY: General Business and Open Space and Recreation	112.50
<b>PROPOSED ACTIVITY CENTER (Maximum)</b>	
Retail: 1,200,000 square feet	
Office: 1,890,000 square feet	
Residential: 3,800 multi-family dwelling units	
Hotel: 625 rooms	

Maps of the current City and County future land use designations are provided. See **Exhibit C.**

**B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.**

The flexibility provisions have not been utilized for the adjacent areas.

**C. Existing use of amendment site and adjacent areas.**

The existing uses of the amendment site and adjacent areas are provided in **Table 2** below:

<b>TABLE 2A: EXISTING USES (72.4 - gross acres)</b>	
Amendment Site	Commercial Shopping Center
North	Stirling Road
South	Canal
West	I-95
East	Hotel, Vacant, Canal

<b>TABLE 2B: EXISTING USES (37.3- net acre)</b>	
Amendment Site	Commercial Shopping Center
North	Canal
South	Canal, Office
West	I-95
East	Canal

<b>TABLE 2C: EXISTING USES (2.5 – gross acre)</b>	
Amendment Site	Vacant
North	Hotel
South	Park, N 26 <sup>th</sup> Avenue
West	Canal
East	Lake

**D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments,**

also provide each existing non-residential use square footage and existing dwelling units for amendment area.

The uses within the proposed Activity Center will be limited to those in the **Table 3** below:

<b>TABLE 3: PROPOSED USES</b>		
<b>Activity Center</b>	<b>Proposed Intensity</b>	<b>Existing SF/DU</b>
Retail	1,200,000 square feet	1,638,000 square feet
Office	1,890,000 square feet	3,276,000 square feet
Residential	3,800 multi-family units	0 units
Hotel	625 rooms	0 rooms

- E. Maximum allowable development per local government adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations/ for each non-residential use and/or dwelling unit count.**

Based on the existing City land use plan designation and applicable zoning regulations, the amendment site area designated as General Business (112.50 gross AC) is zoned IM-3. This would allow development of one or more industrial structures with a maximum building footprint of approximately 4,282,000 square feet and a maximum height of 35 feet.

## **5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES**

### **A. Potable Water Analysis**

- 1. Provide the potable water level of service per the adopted and certified local land use plan, indicating the adoption date of the 10 Year Water Supply Facilities Workplan.**

The City of Hollywood potable water level of service standard is the Florida Department of Environmental Protection permitted capacity of the city's potable water treatment facilities. The City adopted its most recent Water Supply Facilities Work Plan in January 2015. The amendment site is served by the City of Hollywood water treatment plant ("HWTP") with a capacity of 59.5 MGD. Current and committed demand comprise approximately 14.7 MGD. There are no planned expansions at this time. Both City wellfields and the Broward County South Regional Wellfield provide water from the Biscayne and Floridan aquifers. The City's maximum permitted withdrawal is 30.7 MGD from the Biscayne Aquifer and 8.7 MGD from the Floridan Aquifer. SFWMD Water Use Permit 06-00038-W expires on April 10, 2028.

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the well field serving the area in which the amendment is located including the South Florida Water**

Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

**TABLE 4: CITY OF HOLLYWOOD WATER PLANT CAPACITY, DEMAND, AND EXPANSION**

Name of Water Treatment Plant	City of Hollywood Water Treatment Plant
Plant Capacity	59.50 MGD
Current Plant Demand	24.90 MGD (as of 6/2019)
Planned Plant Capacity Expansions	None planned at this time

Source: City of Hollywood

- Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

TABLE 5: POTABLE WATER IMPACT			
	Use	Calculation	Total
<b>Current</b>	Retail: 1,638,000 square feet	x 0.1 GPD per SF	= 163,800 GPD
	Office: 3,276,000 square feet	x 0.2 GPD per SF	= 655,200 GPD
		<b>Subtotal</b>	<b>= 819,000 GPD</b>
<b>Proposed Activity Center</b>	Commercial: 1,200,000 SF	x 0.1 GPD per SF	= 120,000 GPD
	Office: 1,890,000 SF	x 0.2 GPD per SF	= 378,000 GPD
	Multi-family: 3,800 units	x 100 GPD per unit	= 380,000 GPD
	Hotel: 625 rooms	x 20 GPD per unit	= 12,500 GPD
		<b>Subtotal</b>	<b>= 890,500 GPD</b>
<b>Total Existing and Proposed</b>		<b>Net Change</b>	<b>+ 71,500 GPD</b>

Source: Hollywood Potable Water Element Policy 2.2

- Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

The letter from the potable water provider is included as Exhibit D.

## B. Sanitary Sewer Analysis

- Provide the sanitary sewer level of service per the adopted and certified local land use plan.

The level of service in the City of Hollywood is 55.5 MGD in design capacity for the Wastewater

Treatment Plant.

2. Identify the sanitary sewer facilities serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

The subject site is currently being serviced by the City of Hollywood Southern Regional Wastewater Treatment Plant.

TABLE 6: SANITARY SEWER DEMAND, CAPACITY, AND EXPANSION	
Plant Capacity	55.50 MGD
Current + Committed Plant Demand	41.44 MGD
Planned Plant Capacity Expansions	None planned at this time
Year and Funding Sources	N/A

Source: City of Hollywood

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

TABLE 7: SANITARY SEWER IMPACT			
	Use	Calculation	Total
Current	Retail: 1,638,000 square feet	x 0.1 GPD per SF	= 163,800 GPD
	Office: 3,276,000 square feet	x 0.2 GPD per SF	= 655,200 GPD
		<b>Subtotal</b>	<b>= 819,000 GPD</b>
Proposed Activity Center	Commercial: 1,200,000 SF	x 0.1 GPD per SF	= 120,000 GPD
	Office: 1,890,000 SF	x 0.2 GPD per SF	= 378,000 GPD
	Multi-family: 3,800 units	x 100 GPD per unit	= 380,000 GPD
	Hotel: 625 rooms	x 20 GPD per unit	= 12,500 GPD
<b>Subtotal</b>			<b>= 890,500 GPD</b>
<b>Total Existing and Proposed</b>		<b>Net Change</b>	<b>+ 71,500 GPD</b>

Source: Broward County A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application

4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

The letter from the sanitary sewer provider is included in **Exhibit D**.

### C. Solid Waste Analysis

1. Provide the solid waste level of service per the adopted and certified local land use plan.

The following is the adopted level of service standard for the proposed uses.

**Facility/Service Area Level of Service Standard**

<b>Residential</b>	8.9 lbs per unit per day
<b>Hotel</b>	3.0 lbs per unit per day
<b>Retail</b>	4.0 lb per 100 sq. ft. per day
<b>Office</b>	1.0 lb per 100 sq. ft. per day

Source: Hollywood Utilities Element Solid Waste

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

The existing solid waste collection and disposal is handled under an agreement between the owner and Corporate Services Consultants (CSC). CSC hires a hauling company that takes the solid waste to the Pembroke Park Transfer Station, which is owned by Waste Connections Inc, located at 1899 SW 31st Ave, Hollywood, FL 33009. Then it is transported to a JED Landfill located at 1501 Omni Way, Saint Cloud, FL 34773 which is owned by Waste Connections Inc. The existing JED Landfill has approximately 43 years of airspace capacity remaining. The Pembroke Park Transfer station has a capacity of 1350 tons per day with a demand of 265 tons per day. The JED landfill has a permitted capacity of 81,687,993 cubic feet. The current demand is 22,473,038 cubic yards as of 3/22/2019 which is 27.5% of capacity. There are no current and future plans through 2030 for expansion of existing facilities.

**TABLE 8: SOLID WASTE CAPACITY**

**Landfill/plant capacity:**

- 81,687,993 cubic yards

**Current Demand:**

- 22,473,038 cubic yards (as of March 22, 2019)

Source: Waste Connections Inc.

3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated



demand per square foot or dwelling unit.

**Table 9** below identifies the proposed development's solid waste impact.

<b>TABLE 9: SOLID WASTE IMPACT</b>			
	<b>Use</b>	<b>Calculation</b>	<b>Total</b>
<b>Existing</b>	Retail: 1,638,000 square feet	x 4 lbs per 100 sq. ft./day	65,520 lbs/day
	Office: 3,276,000 square feet	x 1 lbs per 100 sq. ft./day	32,760 lbs/day
	Total Existing		98,280 lbs/day
<b>Proposed</b>	Commercial 1,200,000 SF	x 4 lbs per 100 sq. ft./day	48,000 lbs/day
	Office 1,890,000 SF	x 1 lbs per 100 sq. ft./day	18,900 lbs/day
	Multi Family (3,800 units)	8.9 lbs per unit/day	33,820 lbs/day
	Hotel (625 rooms)	3 lbs per unit per day	1,875 lbs/day
	Total Proposed		102,595 lbs/day
Total Existing and Proposed			+4,315 lbs/day

Source: Broward County Solid Waste Element

4. **Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

See **Exhibit E** for the solid waste provider information.

#### **D. Drainage Analysis**

1. **Provide the drainage level of service per the adopted and certified local land use plan.**

##### **City of Hollywood**

The land use plan amendment site will be required to comply with the standards contained in Chapter 154.50 Building and Structures Section (C) of City of Hollywood Code of Ordinances for flood damage prevention as follows, or as agreed upon with the City:

- (1) Minimum building elevations.
  - (a) Residential buildings. New construction and substantial improvement of residential buildings shall have the lowest floor, including basement, elevated to or above the elevation required in the Florida Building Code, Residential or Florida Building Code, Building, as applicable, or at least 18 inches above the highest point of the crown of all streets adjacent to the plot upon which such buildings are located or in accordance with a system or method of design admitting of rational analysis in accordance with well-established principles of mechanics and sound engineering practices as determined by

the Director, Public Utilities.

(b) Nonresidential buildings. New construction and substantial improvement of nonresidential buildings shall have the lowest floor, including basement, elevated or dry floodproofed to or above the elevation required in the Florida Building Code, Building or at least six inches above the highest point of the crown of all streets adjacent to the plot upon which such buildings are located or in accordance with a system or method of design admitting of rational analysis in accordance with well-established principles of mechanics and sound engineering practices as determined by the Director, Public Utilities.

(2) Minimum lot elevation - finished grade. The minimum lot elevation after finished grading shall not be less than the crown of the adjacent street or top of sidewalk, whichever is higher. Lots shall be provided with drainage facilities as required by the Florida Building Code, to avoid drainage onto adjoining properties. The finished grade at the perimeter of residential buildings shall be a minimum of six inches below the minimum building elevation as specified in this section.

The proposed redevelopment must obtain drainage permits for site development from the Broward County Planning and Environmental Regulations Division prior to obtaining a building permit from the City of Hollywood for work that qualifies for licensing.

#### **Broward County LOS Standard**

The land use plan amendment site will be required to comply with the level of service standards contained in the Broward County Comprehensive Plan – Drainage and Natural Aquifer Groundwater Recharge Element for drainage facilities as follows:

Broward County Environmental Protection and Growth Management Department reviews and approves stormwater plans within the City to ensure that level of service standards is met. These regulatory requirements are applied to all new and redevelopment projects, unless qualifying for an exemption under the Broward County code as this project does, thereby maintaining consistency with the level of service standards for stormwater. The City has adopted the following level of service standards for stormwater per the South Florida Water Management District Requirements:

- Primary Drainage System – 25-year – 3-day storm event. Cumulative rainfall total of 13.98”.
- Secondary Drainage System – 3-year storm event with varying time of concentration duration. Cumulative rainfall derived from Florida Department of Transportation (FDOT).
- Rainfall Intensity Duration – From existing permits.
- Roadways – Except for emergency access roadways these shall have one-half (1/2) of their total width above the flood elevation of the 10-year, 1-day storm event.
- Parking lots/drive aisles/dumpster enclosure pads without floor drains – These shall be above the flood elevation of the 5-year, 1-day storm event.
- Building Structures – The flood level shall not exceed the finish floor elevation of all building structures within the study area during the 100-year, 3-day storm event as

established by existing permits.

#### **FEMA**

- North:
  - Existing: Generally, buildings are within Flood Zone X, with stormwater pond and parking lot in Flood Zone AE elevation 6.00' NAVD. The canal is AE elev. 4.00'.
- South:
  - Existing: The stormwater pond is in Flood Zone AE elev. 5.00'. Portions of the buildings are in Flood Zone X. The Flood Zone AH with a Base Flood Elevation (BFE) of 7.00' is on the south side of the parcel near the theater. The canals are at 3, 4, and 5.

#### **2. Identify the drainage district and drainage systems serving the amendment area.**

Drainage in the City of Hollywood is served by South Florida Water Management District (SFWMD) and Broward County; the subject site is served by SFWMD.

#### **3. Identify any planned drainage improvements, including year, funding sources and other relevant information.**

The subject property was not identified as having any existing drainage issues and no capital improvements are proposed for the associated drainage basin in this area.

#### **4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

The property currently has, and is subject to, existing SFWMD permits and Broward County Surface Water Licenses as listed below:

##### **Oakwood Plaza North (71.94 acres) (ERP):**

- Application # 11014-B Permit # 06-00639-S
- Application # 930218-4 Permit # 06-00639-S
- Application # 940324-11 Permit # 06-00639-S
- Application # 000615-24 Permit # 06-00639-S
- Application # 05216-B Permit # 06000639-S

##### **Oakwood Plaza South (37.29 acres) (ERP):**

- Application # 11014-B Permit # 06-00639-S
- Application # X000013419 Permit # 06-00639-S
- Application # 940909-9 Permit # 06-00639-S
- Application # 91110407 Permit # 06-00639-S

**Broward County Surface Water Licenses:**

- SWM1993-043-0 Oakwood Plaza North (71.94 acres)
- SWM 1994-109-0 Oakwood Plaza South (37.29 acres plus 2.42 acres)

**Oakwood East Side / Lake (ERP)**

- Application # 05114-A Permit # 06-00615-S
- Application # 930325-8 Permit # 06-00615-S
- Application # X000010169 Permit # 06-00615-S
- Application # 940517-12 Permit #06-00615-S
- Application # 01254-A Permit #06-00615-S
- Application # 04297-3 Permit #06-00615-S-02

A SFWMD permit modification and a Broward County Surface Water License including drainage analysis for the proposed qualifying redevelopment project work using already established permit conditions will be completed as part of the site plan development and stormwater permitting process.

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.**

The subject site is located within City of Hollywood. The redevelopment within the site will be required to meet the drainage standards of the City, SFWMD, and Broward County Department of Environmental Protection and Growth Management based on existing established permit conditions.

6. **Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

See **Exhibit F** for Drainage Letter

## E. Recreation and Open Space Analysis

### 1. Provide the recreation level of service per the adopted and certified local land use plan.

The adopted level of recreation and open space standard in the City of Hollywood is 3 acres of park space per 1,000 population. The LOS requirement is achieved by the approximate 633 acres of park space available in the City. Based on the 2006 population of 144,431 residents, Hollywood had approximately 4.4 acres of recreation and open space for every 1,000 residents. The adopted level of recreation and open space standard for Broward County is 3 acres per thousand persons.

**For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

No new acreage is associated with this amendment. See **Exhibit G** for the City Park Inventory.

### 2. Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

The approximate 2.5 acres of open space will be incorporated into the overall 112.5 gross acres as a wet pond/dry pond or other allowed use. The following below is the impact on demand for the multifamily units.

**TABLE 10: RECREATION AND OPEN SPACE IMPACT**

	Use	Calculation	Total
<b>Proposed</b>	3,800 multi-family units	8,892 people <sup>(1)</sup> x 0.003 ac pp <sup>(2)</sup>	= 26.7 acres
		Change	+ 26.7 acres

(1) 3,800 units x 2.34 person/du = 8,892 people

(2) Source: Hollywood Comprehensive Plan

### 3. Identify the projected “community parks” acreage needs based on the local government’s projected buildout population.

**TABLE 11: COMMUNITY PARK NEEDS**

Planning Horizon	Population	Demand	Available
2020 (Short)	169,943	x 0.003 = 509.8 acres	633 acres
2030 (Long)	237,920	x 0.003 = 574.4 acres	633 acres

(1) Source: Hollywood Comprehensive Plan

4. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5. (a. through e.) regarding the provision of open space.

The amendment site will include public and private areas for recreation and open space. A multi-use trail is planned along the canal, with kayaks and boardwalk/docks for recreational purposes. The project is designed with consideration of adjacent drainage and wetland areas as well as neighboring developments. In addition, pocket parks and public entertainment plazas will serve as gathering points for both residents and visitors. The approximate 2.5 acres of open space will be incorporated into the overall 112.5 gross acres as a wet pond/dry pond or other allowed use.

#### F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

Major roadways serving the amendment site include:

- Interstate 95
- US 1
- Sheridan Street
- Stirling Road
- Griffin Road

The level of service standards maintained by Broward County and the City of Hollywood are summarized below in Table 12.

##### Broward County

The amendment site is located within the Southeast Concurrency District which is subject to the provisions of the Broward County Transportation Concurrency System. Therefore, the level of service standard determined by the Broward County Development Review Services was considered for this analysis. The level of service standard for all roadways within the impact area is level of service (LOS) D for long range planning purposes.

##### City of Hollywood

The City of Hollywood recognizes the County's LOS D standards in its adopted Comprehensive Plan. In addition, the level of service standard, corresponding service volumes, existing (2017) peak hour volume and existing (2017) level of service for the surrounding roadway network are summarized in Table 12. Note that existing (2017) traffic volumes utilized in the analysis represent the latest available traffic volumes from the Broward County Metropolitan Planning Organization's (MPO) Level of Service Spreadsheet-2017.

TABLE 12: EXISTING 2017 CONDITIONS LOS ANALYSIS					
Roadway	Segment	Existing Laneage	Maximum Service Volume	2017 Peak Hour Volume	2017 LOS
Interstate 95	N of Hollywood Boulevard	10LA	16,840	26,030	F
Interstate 95	N of Sheridan Street	10LA	16,840	25,840	F
Interstate 95	N of Stirling Road	10LA	16,840	25,840	F
US 1	N of Hollywood Boulevard	4LA	2,920	2,850	D
US 1	N of Sheridan Street	4LA	2,920	2,993	F
US 1	N of Stirling Road	4LA	2,920	3,705	F
Sheridan Street	E of Park Road	6LA	5,390	4,180	C
Sheridan Street	E of Interstate 95	6LA	5,390	4,513	C
Sheridan Street	E of SW 8/26 Avenue	6LA	5,390	3,040	C
Stirling Road	E of Park Road	6LA	5,390	3,943	C
Stirling Road	E of Interstate 95	6LA	5,390	3,800	C
Griffin Road	E of SR 7	6LA	5,390	3,325	C
Griffin Road	E of Interstate 95	6LA	5,390	1,995	C

- Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizons. Please utilize average daily and P.M. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

The projected level of service for the short-term (i.e., 2024) planning horizon was determined using linear interpolation of the currently available existing (2017) peak hour volumes and the long-term (2040) peak hour volumes to obtain the short-term peak hour volume. Once the interpolated value was obtained, FDOT's 2013 Quality/Level of Service Handbook was used to find the appropriate level of service standard. The level of service for the short-term planning horizon is summarized in [Table 13](#).

Long-term (2040) projected level of service was determined using 2040 traffic volume forecasts obtained from the Broward County MPO's Level of Service Spreadsheet-2017. The level of service for the long-term planning horizon is summarized in [Table 14](#).

TABLE 13: SHORT-TERM 2024 LOS ANALYSIS						
Roadway	Segment	Future Laneage	Maximum Service Volume	Growth Rate	2024 Peak Hour Volume	2024 LOS
Interstate 95	N of Hollywood Boulevard	10LA	16,840	0.77%	27,426	F
Interstate 95	N of Sheridan Street	10LA	16,840	2.09%	29,628	F
Interstate 95	N of Stirling Road	10LA	16,840	2.16%	29,755	F
US 1	N of Hollywood Boulevard	4LA	2,920	0.61%	2,971	F
US 1	N of Sheridan Street	4LA	2,920	1.59%	3,325	F
US 1	N of Stirling Road	4LA	2,920	2.02%	4,228	F
Sheridan Street	E of Park Road	6LA	5,390	1.51%	4,623	C
Sheridan Street	E of Interstate 95	6LA	5,390	3.64%	5,664	F
Sheridan Street	E of SW 8/26 Avenue	6LA	5,390	4.59%	4,017	C
Stirling Road	E of Park Road	6LA	5,390	1.39%	4,327	C
Stirling Road	E of Interstate 95	6LA	5,390	0.58%	3,953	C
Griffin Road	E of SR 7	6LA	5,390	1.22%	3,608	C
Griffin Road	E of Interstate 95	6LA	5,390	8.43%	3,172	C

(Note: There is a net decrease of 1099 trips for this project)



TABLE 14: LONG-TERM 2040 LOS ANALYSIS					
Roadway	Segment	Future Laneage	Maximum Service Volume	2040 Peak Hour Volume	2040 LOS
Interstate 95	N of Hollywood Boulevard	12LA	22,030	30,618	F
Interstate 95	N of Sheridan Street	12LA	22,030	38,285	F
Interstate 95	N of Stirling Road	12LA	22,030	38,703	F
US 1	N of Hollywood Boulevard	4LA	2,920	3,249	F
US 1	N of Sheridan Street	4LA	2,920	4,085	F
US 1	N of Stirling Road	4LA	2,920	5,425	F
Sheridan Street	E of Park Road	6LA	5,390	5,634	F
Sheridan Street	E of Interstate 95	6LA	5,390	8,294	F
Sheridan Street	E of SW 8/26 Avenue	6LA	5,390	6,251	F
Stirling Road	E of Park Road	6LA	5,390	5,206	C
Stirling Road	E of Interstate 95	6LA	5,390	4,304	C
Griffin Road	E of SR 7	6LA	5,390	4,256	C
Griffin Road	E of Interstate 95	6LA	5,390	5,862	F

(Note: There is a net decrease of 1099 trips for this project)

- Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and pm peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.

The trip generation potential for the amendment site was calculated using rates reported by the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10<sup>th</sup> Edition. The existing Commerce land use allows for a maximum of 1,638,000 square feet of retail space and 3,276,000 square feet of office space per coordination with Planning Council staff. The proposed amendment includes 1,200,000 square feet of retail space, 1,890,000 square feet of office space, 3,800 multi-family residential units, and a 625 hotel rooms.

The site trip generation potential under existing conditions was evaluated utilizing ITE Land Use Code (LUC) 820 (Shopping Center) and 710 (General Office Building). The site trip

generation potential under proposed conditions was evaluated utilizing ITE LUCs 820 (Shopping Center), 710 (General Office Building), 222 (Multi-family Housing [High-Rise]), and 310 (Hotel).

A portion of trips generated by the proposed amendment will be captured internally within the site. Internal capture trips were determined based upon values contained in the ITE's Trip Generation Handbook, 3<sup>rd</sup> Edition. The internal capture rate for the existing land use is 5.6 percent (5.6%) during the P.M. peak hour. The expected internal capture rate for the proposed amendment is 24.6 percent (24.6%) during the P.M. peak hour.

In addition to internal capture, pass-by capture trips were also determined based on average rates provided in the Trip Generation Handbook, 3<sup>rd</sup> Edition. The pass-by capture rate for the existing and proposed retail land use is 34.0 percent (34.0%) during the P.M. peak hour.

The proposed amendment is expected to result in a decrease of 1,099 net new trips during the P.M. peak hour. A summary of the trip generation rates and calculations is presented in [Table 15 and Table 16](#). A comparison of the existing and proposed land use designation trip generation is presented in [Table 17](#). Detailed trip generation calculations are presented as [Exhibit H](#).

TABLE 15: TRIP GENERATION – EXISTING LAND USE DESIGNATION		
Land Use Code	ITE Code	NET NEW EXTERNAL PM Trips
Shopping Center (1,638,000 square feet)	820	2,701
General Office Building (3,276,000 square feet)	710	2,923
Total		5,624

Source: ITE Trip Generation Manual, 10<sup>th</sup> Edition.

TABLE 16: TRIP GENERATION – PROPOSED LAND USE DESIGNATION		
Land Use Code	ITE Code	NET NEW EXTERNAL PM Trips
Shopping Center (1,200,000 square feet)	820	1,721
General Office Building (1,890,000 square feet)	710	1,637
Multi-family Housing (High-Rise) (3,800 dwelling units)	222	812
Hotel (625 Rooms)	310	355
Total		4,525

Source: ITE Trip Generation Manual, 10<sup>th</sup> Edition.

TABLE 17: TRIP GENERATION COMPARISON	
Land Use Code	NET NEW EXTERNAL PM Trips
Existing Land Use Designation	5,624
Proposed Land Use Designation	4,525
Net New Trips	-1,099

Source: ITE Trip Generation Manual, 10<sup>th</sup> Edition.

4. Provide any transportation studies relating to this amendment, as desired.

Supplemental transportation studies relating to this amendment are not provided.

#### G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

##### Existing Broward County Bus Transit Service

- Broward County Transit (BCT) Route 6 operates on Stirling Road linking Broward Central Terminal and County Line Road. It makes stops at County Line Road & Dixie Highway,

Pembroke Road and S 26<sup>th</sup> Avenue, Sheridan Street and N 23 Avenue, Fort Lauderdale/Hollywood Airport Tri-Rail Station Arrival/Departure, and SR 84 and SW 9<sup>th</sup> Avenue. Route 6 operates with approximately 40-minute headways during the P.M. peak period.

- BCT Route 12 operates on Sheridan Street linking Westfield Broward Mall and Dania Beach Fishing Pier. It makes stops at Broward Central Campus, Sheridan Street and University Sheridan Street and US 441, Sheridan Tri-Rail Park and Ride Station, Sheridan and US 1. Route 12 operates with approximately 30-minute headways during the P.M. peak period.
- BCT Route 16 operates on Stirling Road linking Westfield Pembroke Lake Mall and Dania Beach City Hall. It makes stops at Stirling Road and Flamingo Road, Stirling Road and University Road, Stirling Road and US 441, and Fort Lauderdale Airport Tri-Rail station. Route 16 operates with approximately 30-minute headways during the P.M. peak period.

#### Existing Miami-Dade County Bus Transit Service

- Miami-Dade Transit (MDT) Route 196 operates on Interstate 95 linking the Sheridan Street Tri-Rail Station and the Downtown Bus Terminal. It makes stops at Historic Overtown/Lyric Theatre Metrorail Station, Arena/State Plaza Metromover Station, and Government Center Metrorail/Metromover Station. Route 196 operates with approximately 17-minute headways during the P.M. peak period.
- Miami-Dade Transit (MDT) Route 296 operates on Interstate 95 linking Sheridan Street Tri-Rail Station and the Civic Center Metrorail Station. It makes stops at Santa Clara Metrorail Station and Jackson Memorial Hospital. Route 296 operates with approximately 30-minute headways during the P.M. peak period.

#### Existing Tri-Rail Shuttle Bus Route 1

- The Tri-Rail Shuttle Bus Route 1 (SS-1) operates on Stirling Road and Sheridan Street originating and terminating at the Sheridan Street Tri-Rail Station. It makes stops at N 29<sup>th</sup> Avenue and Stirling Road and Stirling Road and Park Road. Route SS-1 operates on approximately 24-minute headways during the P.M. peak period.

The route information described above is presented as Exhibit I.

#### 2. Describe how the proposed amendment furthers or supports mass transit use.

It is anticipated that the proposed development will support mass transit use as it is located within one (1) mile of the Sheridan Street Tri-Rail Station and the Fort Lauderdale Airport Tri-Rail Station and within ¼ mile of three (3) existing Broward County Transit bus routes, two (2) existing Miami-Dade County Transit bus routes, and one (1) existing Tri-Rail Shuttle Bus route. It is expected that a portion of residents, employees, patrons, and guests will choose to use public transit to and from the proposed redevelopment.

#### 3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

A copy of correspondence with BCT is presented as Exhibit J.

## 6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

### A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

A review of the Records of the Florida Department of State, Division of Historical Resources, State Historic Preservation Officer (SHPO), Broward County Historical Commission and the City of Hollywood Comprehensive Plan indicates no historic sites listed with the National Register of Historic Places (NRHP) are located within the subject property. The C-10 Spur Canal, which bisects some of the project site parcels, is considered a Historic Resource Group (Site ID BD03216). However, this resource group is ineligible for listing with the NHRP. Correspondence with SHPO regarding this project is attached as Appendix L.

### B. Archaeological sites listed on the Florida Master Site File

A review of the Records of the Florida Master Site File by the Department of State, Division of Historical Resources, State Historic Preservation Officer indicates two archeological sites are located adjacent to the site. The "Oakwood Site" (Site ID BD02121) is located immediately adjacent to the west of the subject property, while the "Stirling Site" (Site ID BD02904) is located immediately adjacent to the north of the subject property. Both of these sites have not been evaluated by the SHPO regarding eligibility for listing with the NRHP. Correspondence with SHPO regarding this project is attached as Appendix M.

### C. Wetlands

Approximately 2.3 acres of intertidal mangrove fringe wetlands exist along the banks of the C-10 Canal, which is located adjacent to the project site. A portion of these wetlands on-site are preserved under a conservation easement associated with a mitigation area located toward the northeastern extent of the Oakwood Plaza. The conservation easement and mitigation plantings were completed in 1995 as a condition of Broward County Environmental Resource License (ERL) Number DF92-1134 and DF95-1126. These ERLs authorized the construction of Oakwood Plaza.

Field reconnaissance was conducted in 2017 in order to ground-truth habitat characteristics and quality of the wetlands. The wetlands are mapped according to the Florida Land Use, Cover, and Forms, Classification System (FDOT, 1999) (FLUCFCS) as mangrove swamps (FLUCFCS Code 612). A FLUCFCS Map depicting the wetlands is attached as Figure 1. Vegetative composition in the wetland comprised mostly of white mangrove (*Laguncularia racemosa*) and red mangrove (*Rhizophora mangle*), with scattered saltbush (*Baccharis halimifolia*), pond apple (*Annona glabra*), Brazilian pepper (*Schinus terebinthifolius*), muscadine (*Vitis rotundifolia*), and air potato (*Dioscorea bulbifera*).

The amendment site is not located within a Wellfield Protection Zone.

- I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.**

Development resulting from this amendment will not require the alteration of soil conditions or topography other than typical construction activity. No special soil conditions exist on site that would affect the land development activity. A section of the NRCS *Soil Survey of Broward County, East Part, Florida (1984)* Soils Map is attached as **Figure 2**.

- J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

The amendment site does not front the ocean, nor access to public beaches.

## **7. AFFORDABLE HOUSING**

**Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2 consistent with Article 5 of this Document.**

The Applicant will coordinate with the City of Hollywood and Broward County throughout the land use plan amendment process and subsequent development application processes to determine the Applicant’s contribution to affordable housing in accordance with Broward County Land Use Plan Policy 2.16.2. An affordable housing market study is attached as **Exhibit P**.

## **8. LAND USE COMPATIBILITY**

**Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.**

The application is requesting a change in land use designation to Activity Center. The proposed uses are compatible with land uses both adjacent to the site and in the vicinity. The proposed Activity Center designations and the development program incorporate and augment the existing uses, and development pattern. In addition, the proposed land use (respectively) demonstrates augmented development to the existing single commercial use to a mixed-use development. The site will be developed in accordance with the City’s Land Development Regulations, which ensure compatibility through appropriate setbacks and buffers between uses.

TABLE 18: ADJACENT LAND USES			
	City of Hollywood	City of Dania Beach	Broward County
<b>North</b>	N/A	Commercial	Commerce
<b>South</b>	Low Residential	N/A	Low-Medium (10) Residential
<b>West</b>	Transportation	N/A	Transportation
<b>East</b>	Industrial, Low-Residential and Open Space & Recreation	N/A	Commerce and Low-Medium (10) Residential

#### **9. HURRICANE EVACUATION ANALYSIS**

*(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).*

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

Not applicable – this amendment site is not located in an identified Hurricane Evacuation Zone.

#### **10. REDEVELOPMENT ANALYSIS**

Indicate if the amendment is located in an identified redevelopment area (i.e., Community Redevelopment Agency, Community Development Block Grant). If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

This amendment site is not located in an identified community redevelopment area or part of a Community Development Block Grant (CDBG).

#### **11. INTERGOVERNMENTAL COORDINATION**

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The amendment site is adjacent to the City of Dania Beach and will be notified of the proposed Land Use Plan Amendment.

**12. CONSISTENCY WITH REGIONAL ISSUES AND GOALS, OBJECTIVES, AND POLICIES OF THE COUNTY LAND USE PLAN*****STRATEGY TR-1: Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.***

The amendment site is a proposed “Activity Center” with a development program to redevelop the property into a mixed-use development incorporating and integrating a mix of retail, office, hotel and supporting residential uses at densities supportive of accommodating population and economic growth. The integration of hotel, retail, office and residential uses creates the opportunity for residents to live and work in the same property while also reducing traffic impacts and creating a supportive economic community by having consumers near consumer goods and services. The project design also includes shared access, multi-modal mobility options and pedestrian friendly promenades. The re-designation of the Property therefore furthers Strategy TR-1 by providing for new development that efficiently accommodates population and economic growth.

***STRATEGY MM-2: Recognize and address the transportation and housing connection.***

The residential component is assumed to be fully integrated to the development and will provide for convenient pedestrian access to the commercial and office uses on the site. The housing density within the proposed Activity Center will provide transit-supportive housing on the existing multi-modal corridors.

**Activity Centers**

**POLICY 2.4.1** Permitted residential densities and hotel rooms within areas designated “Activity Center” on the Broward county Land Use Plan (except for any “Activity Center” located east of the Intracoastal Waterway) may be increased by 20% or 500 dwelling units and/or hotel rooms, whichever is less, no earlier than every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, and/or permitted non-residential intensities within areas designated “Activity Center” on the Broward County Land Use Plan may be increased by 20% or 200,000 square feet, which is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, subject to the following:

- a. The local government must document no more than 10% of permitted residential units and/or non-residential intensities proposed for increase are available for allocation at the time the local land use plan amendment is considered by the local government at a hearing.
- b. “Every five (5) years” means starting from the date the 2017 Broward County Land Use Plan is effective for “Activity Centers” included in that Plan, or when a new or revised “Activity Center” is adopted by the County Commission and is effective.
- c. An application for a Broward County Land Use Plan amendment may be submitted at any time for “Activity Center” proposals which would exceed the above referenced residential and non-residential density/intensity increases.
- d. The local land use plan shall include policies addressing the affordable/workforce housing needs of “Activity Center.”
- e. The local land use plan shall demonstrate sufficient capacity for public facilities and services, including coordination with public schools.

**POLICY 2.4.2** Local governments may propose a specific area for designation on the Broward County



Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

**POLICY 2.4.3** Residential use required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).

**POLICY 2.4.4** At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.

**POLICY 2.4.5** Minimum and Maximum FAR (Floor Area Ratio) for non-residential uses within an Activity Center must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non-residential intensities may vary along transit corridors and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)].

**POLICY 2.4.6** For proposed new or revised Activity Center, Broward County shall, to address proposed dwelling units and impacts, coordinate and cooperate in assisting municipalities to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing to serve such areas.

**POLICY 2.4.7** Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential units, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

**POLICY 2.4.8** Local governments shall include within their local land use element policies that promote the preservation, rehabilitation and use of historic buildings within a proposed Activity Center.

**POLICY 2.4.9** Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic.

**POLICY 2.4.10** To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.

**POLICY 2.4.11** Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed Activity Center (e.g. trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.

**POLICY 2.4.12** In consideration of non-residential land uses in areas proposed for designation as an Activity Center, the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.

**POLICY 2.4.13** Local land use element policies must include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to promote connectivity to transit stations and stops.

**POLICY 2.4.14** Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.

**POLICY 2.4.15** The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:

- Integrated transit stop with shelter, or station (within the area).
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

**POLICY 2.4.16** Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

**POLICY 2.4.17** The intent of the required design features is to provide guidelines for municipal implementation of the Activity Center land use category. Municipalities are encouraged to use some or all of the above design elements, or to develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking the Activity Center land use category designations will only determine whether the municipality has adopted, through plan policies, a cohesive set of implementation strategies to

accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the land use designation sought.

**POLICY 2.4.18** Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

**POLICY 2.4.19** Municipalities which propose an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.

**POLICY 2.4.20** An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality. A written record reflecting the current status of allocated or assigned dwelling units and floor area square footage for non-residential development for each Activity Center within the municipality's boundary shall be transmitted to the Planning Council twice per year, during the months of January and July. The referenced written record shall include a tally sheet reflecting the current total dwelling units and floor area square footage for non-residential development as follows:

1. Dwelling units and floor area square footage for non-residential development included per valid plats which have been approved by the municipality and which have restrictive notes reflecting the level of development; and
2. Dwelling units and floor area square footage for non-residential development included per valid site plans which have been approved by the municipality and which are not included per plats as described in 1. above; and
3. Dwelling units and floor area square footage for non-residential development of existing uses which are not included per plats or site plans as described in 1. and 2. above.

#### **CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN**

##### **Land Use Element**

**GOAL:** Promoted a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.

**Objective 6:** Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promise economic development.

**Objective 7:** Achieve consistency with the Broward County Land Use Plan by adopting the following goals, objectives, and policies into the City's *Land Use Element*, by references, from other elements of the City's Comprehensive Plan. See Exhibit A at the end of the *Land Use Element*.

**Policy 7.2** Continue to provide and maintain a complete range of recreational facilities and services as well as open space sites to fulfill the recreational needs of residents and visitors of all ages by the adequate and efficient provision of both facilities and programs through the coordination of both private and public development and the utilization of private and public resources.

**Policy 7.24** To ensure through coordination with the South Florida Water Management District (SFWMD), the Broward County Water Resources Management Division (WRMD), and the Broward County Environmental Protection Department in the development review process to ensure that new development is required to provide adequate drainage measures to service itself and to neutralize any deficiencies which would be created by such new development.

**Policy 7.41** Coordinate traffic circulation with future land use designations as specified by the City's Land Use Plan by reviewing traffic impacts during the development review process and by coordinating with County and State Governments.

**Policy 8.12** The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and City land use plans.

#### **Housing Element**

**GOAL:** To provide an adequate supply of decent, safe, and sanitary housing that is affordable to present and future residents of Hollywood.

#### **Recreation and Open Space Element**

**Objective 1:** Satisfy the recreation and open space needs of residents and visitors of all ages by the adequate and efficient provision of both facilities and programs through the coordination of both private and public development and the utilization of private and public resources.

#### **13. ADDITIONAL SUPPORT DOCUMENT**

- A. **Other support documents or summary of support documents on which the proposed amendment is based.**

Not applicable

- B. **Any proposed voluntary mitigation or draft agreements.**

Not applicable.

#### **14. PLAN AMENDMENT COPIES**

- A. **3 hard copies and 10 digital copies (13 copies total) for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal. To be provided with transmittal.**
- B. **If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to DEO.**

To be provided with transmittal.

## EXHIBITS AND FIGURES

## EXHIBIT A: SURVEY AND LEGAL DESCRIPTIONS

4341 S.W. 62nd Avenue  
Davie, Florida 33314



**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF**  
**NORTH LUPA PARCEL - OAKWOOD PLAZA**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
**SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS:

ALL OF LOT 1-B, HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36; ALL OF TRACT "A", "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38; A PORTION OF PARCEL "A", "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8; A PORTION OF PARCEL "A", COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, ALL OF THE ABOVE DESCRIBED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 4;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E.1/4), A DISTANCE OF 334.94 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE S.01°48'26"E., ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 53.00 FEET, TO THE NORTHWEST CORNER OF PARCEL "A", OF SAID COLONIAL SQUARE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.01°48'26"E., A DISTANCE OF 677.36 FEET, TO A POINT ON A LINE 677.32 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE N.87°34'11"E., ALONG SAID PARALLEL LINE A DISTANCE OF 334.84 FEET, TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE S.01°48'00"E., ALONG SAID EAST LINE AND THE EAST LINE OF TRACT "A", OF SAID "JOHN L.A. BOND PLAT", A DISTANCE OF 770.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE N.59°53'00"W., A DISTANCE OF 24.81 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 75.00 FEET;

THENCE S.59°46'55"E., A DISTANCE OF 50.00 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 1267.83 FEET (THE PREVIOUS 4 COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL), TO THE SOUTHEAST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

THENCE S.88°32'24"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 987.44 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF PARCEL "A", OF SAID "THE AQUA PARK", AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2134.34 FEET;

THENCE N.14°49'05"E., A DISTANCE OF 122.91 FEET;

THENCE N.07°47'46"E., A DISTANCE OF 125.78 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95 AS DESCRIBED INSTRUMENT No. 114419988 OF SAID PUBLIC RECORDS);

THENCE N.10°46'20"E., A DISTANCE OF 38.00 FEET, TO THE MOST SOUTHERLY NORTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK";

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 47

IN  
VAL SURVEYORS  
STATUTES.

REVISIONS	DATE	BY

DATE OF SIGNATURE: 4/8/20

**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/08/2020	JDS	LSG	N/A



SHEET 1 OF 5

SKETCH NO.  
18-8637 LUPA N.

4341 S.W. 62nd Avenue  
Davie, Florida 33314



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SURVEYORS - MAPPERS  
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Fax (954) 585-3927

**EXHIBIT "A"**  
**SKETCH OF LEGAL DESCRIPTION**  
**NORTH LUPA PARCEL - OAKWOOD PLAZA**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

**LEGAL DESCRIPTION: (CONTINUED)**

THENCE N.87°35'12"E., ALONG THE MOST SOUTHERLY NORTH LINE OF PARCEL "A", OF SAID "THE AQUA PARK", A DISTANCE OF 451.20 FEET, TO A POINT ON THE MOST EASTERLY WEST LINE OF SAID PARCEL "A", OF SAID "THE AQUA PARK";

THENCE N.02°25'03"W., ALONG SAID MOST EASTERLY WEST LINE A DISTANCE OF 189.77 FEET, TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 4;

THENCE N.87°34'43"E., ALONG SAID PARALLEL LINE A DISTANCE OF 190.06 FEET, TO THE NORTHWEST CORNER OF LOT 1-A OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE S.01°48'53"E., ALONG THE WEST LINE OF SAID LOT 1-A, A DISTANCE OF 173.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-A;

THENCE N.87°43'46"E., ALONG THE SOUTH LINE OF SAID LOT 1-A, A DISTANCE OF 167.45 FEET TO THE SOUTHWEST CORNER OF LOT 1-B OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE N.01°48'40"W., A DISTANCE OF 174.30 FEET, ALONG THE WEST LINE OF SAID LOT 1-B TO THE NORTHWEST CORNER OF SAID LOT 1-B;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF SAID LOT 1-B, A DISTANCE OF 167.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, FLORIDA AND CONTAINING 71.941 ACRES (3,133,732 SQUARE FEET), MORE OR LESS.

**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E., ALONG THE NORTH LINE OF NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTIONS 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 3, 4 AND 5 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.



4341 S.W. 62nd Avenue  
Davie, Florida 33314



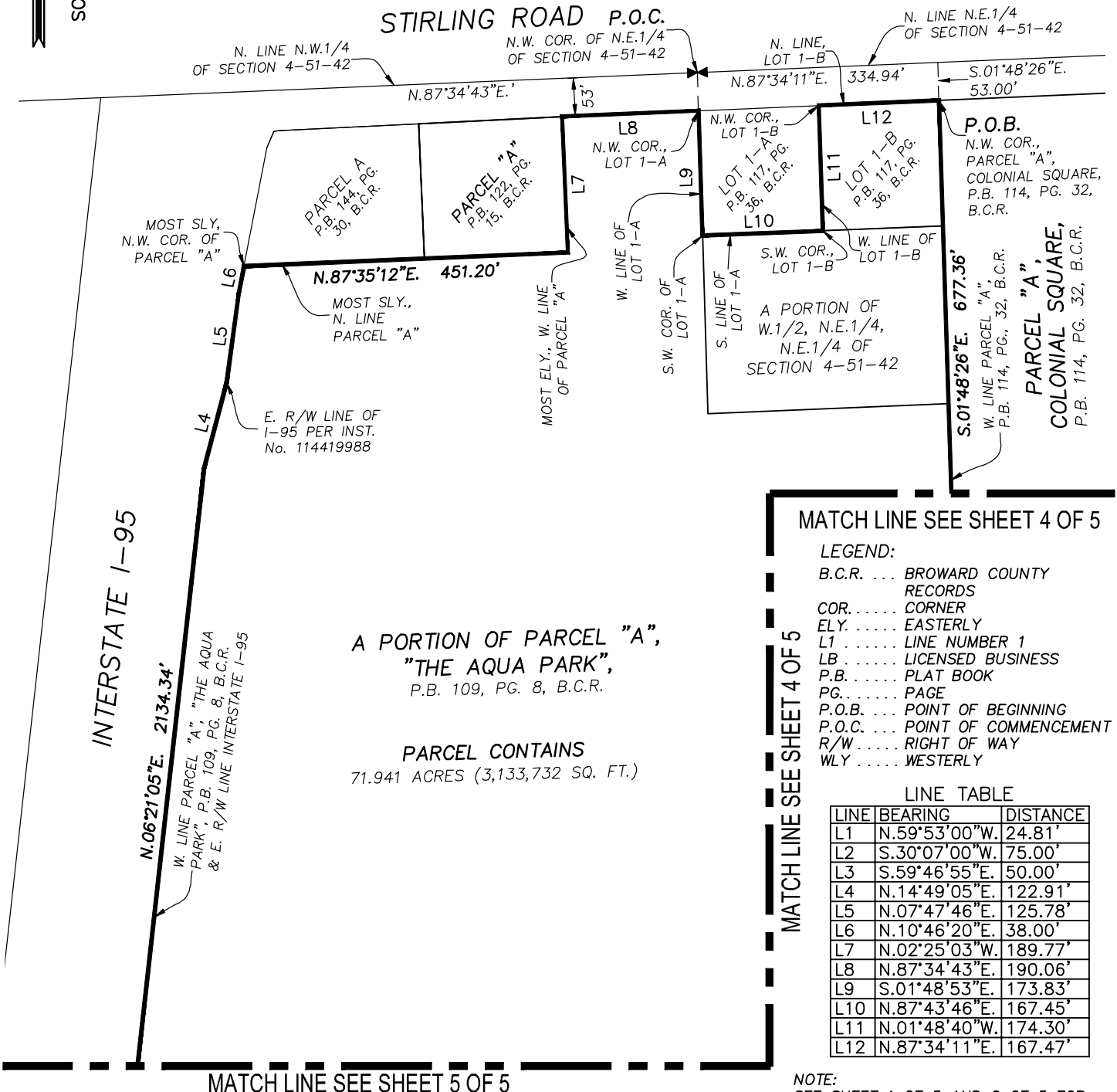
**STONER & ASSOCIATES, INC.**  
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**EXHIBIT "A"**  
**SKETCH OF LEGAL DESCRIPTION**  
**NORTH LUPA PARCEL - OAKWOOD PLAZA**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



MATCH LINE SEE SHEET 4 OF 5

**LEGEND:**

B.C.R. ... BROWARD COUNTY RECORDS  
COR. .... CORNER  
ELY. .... EASTERLY  
L1 ..... LINE NUMBER 1  
LB ..... LICENSED BUSINESS  
P.B. .... PLAT BOOK  
PG. .... PAGE  
P.O.B. ... POINT OF BEGINNING  
P.O.C. ... POINT OF COMMENCEMENT  
R/W .... RIGHT OF WAY  
WLY .... WESTERLY

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N.59°53'00"W.	24.81'
L2	S.30°07'00"W.	75.00'
L3	S.59°46'55"E.	50.00'
L4	N.14°49'05"E.	122.91'
L5	N.07°47'46"E.	125.78'
L6	N.10°46'20"E.	38.00'
L7	N.02°25'03"W.	189.77'
L8	N.87°34'43"E.	190.06'
L9	S.01°48'53"E.	173.83'
L10	N.87°43'46"E.	167.45'
L11	N.01°48'40"W.	174.30'
L12	N.87°34'11"E.	167.47'

NOTE:  
SEE SHEET 1 OF 5 AND 2 OF 5 FOR  
THE LEGAL DESCRIPTION OF THE SKETCH  
GRAPHICALLY SHOWN HEREON.

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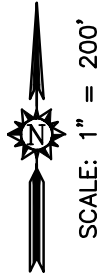


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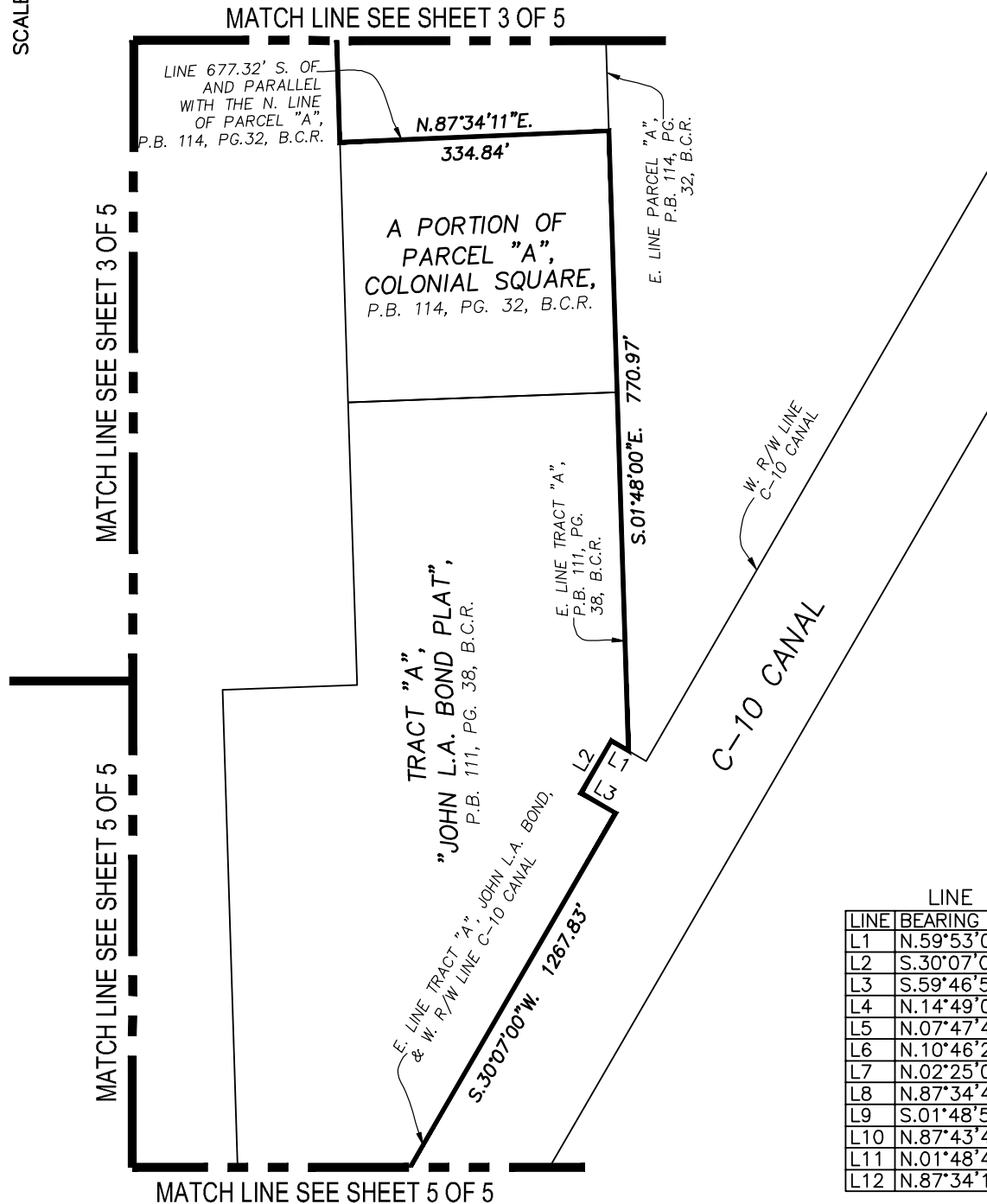
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**EXHIBIT "A"**  
**SKETCH OF LEGAL DESCRIPTION**  
**NORTH LUPA PARCEL - OAKWOOD PLAZA**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



LINE TABLE

LINE	BEARING	DISTANCE
L1	N.59°53'00"W.	24.81'
L2	S.30°07'00"W.	75.00'
L3	S.59°46'55"E.	50.00'
L4	N.14°49'05"E.	122.91'
L5	N.07°47'46"E.	125.78'
L6	N.10°46'20"E.	38.00'
L7	N.02°25'03"W.	189.77'
L8	N.87°34'43"E.	190.06'
L9	S.01°48'53"E.	173.83'
L10	N.87°43'46"E.	167.45'
L11	N.01°48'40"W.	174.30'
L12	N.87°34'11"E.	167.47'

LEGEND:

B.C.R. .... BROWARD COUNTY RECORDS  
COR. .... CORNER  
ELY. .... EASTERLY  
L1 .... LINE NUMBER 1  
LB .... LICENSED BUSINESS  
P.B. .... PLAT BOOK

LEGEND:

PG. .... PAGE  
P.O.B. .... POINT OF BEGINNING  
P.O.C. .... POINT OF COMMENCEMENT  
R/W .... RIGHT OF WAY  
WLY .... WESTERLY

NOTE:

SEE SHEET 1 OF 5 AND 2 OF 5 FOR THE LEGAL DESCRIPTION OF THE SKETCH GRAPHICALLY SHOWN HEREON.

SHEET 4 OF 5 SKETCH NO. 18-8637 LUPA N.

4341 S.W. 62nd Avenue  
Davie, Florida 33314



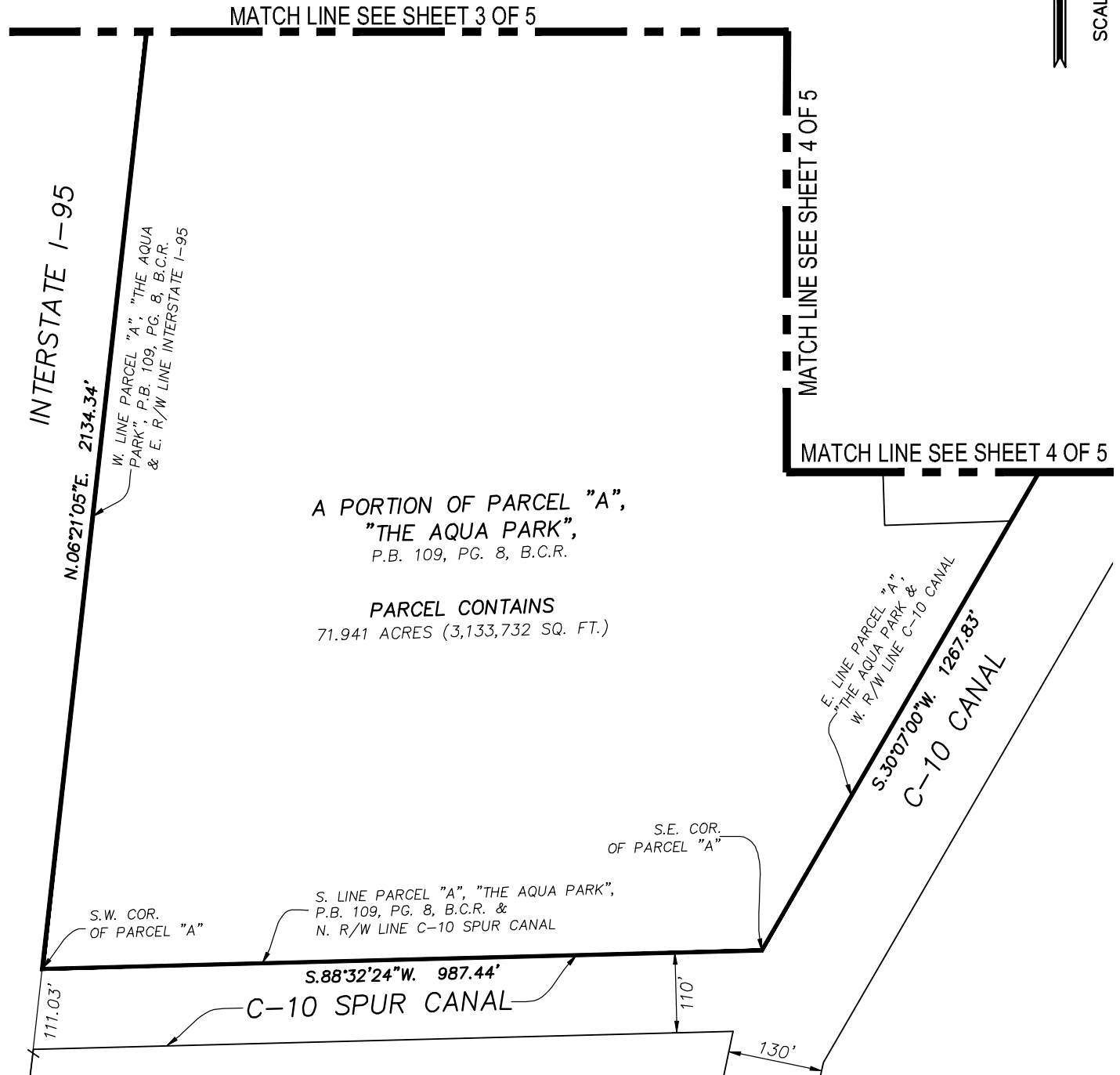
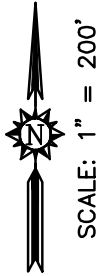
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**EXHIBIT "A"**  
**SKETCH OF LEGAL DESCRIPTION**  
**NORTH LUPA PARCEL - OAKWOOD PLAZA**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



**LEGEND:**

B.C.R. ... BROWARD COUNTY RECORDS  
COR. .... CORNER  
ELY. .... EASTERLY  
L1 ..... LINE NUMBER 1  
LB ..... LICENSED BUSINESS  
P.B. .... PLAT BOOK

**LEGEND:**

PG. .... PAGE  
P.O.B. ... POINT OF BEGINNING  
P.O.C. ... POINT OF COMMENCEMENT  
R/W ..... RIGHT OF WAY  
WLY ..... WESTERLY

**NOTE:**

SEE SHEET 1 OF 5 AND 2 OF 5 FOR  
THE LEGAL DESCRIPTION OF THE SKETCH  
GRAPHICALLY SHOWN HEREON.

SHEET 5 OF 5 SKETCH NO.  
18-8637 LUPA N.

4341 S.W. 62nd Avenue  
Davie, Florida 33314



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF**  
**SOUTH LUPA PARCEL - OAKWOOD PLAZA**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL;

THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 37.297 ACRES (1,624,651 SQUARE FEET), MORE OR LESS.

**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON S.88°27'20"W. ALONG THE SOUTH LINE OF TRACT "E", OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 2 AND 3 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION W. ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD ( AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.

REVISIONS	DATE	BY

DATE OF SIGNATURE: 4/8/20

**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/02/2020	JDS	LSG	N/A



SHEET 1 OF 3

SKETCH NO. 18-8637 LUPA S.

4341 S.W. 62nd Avenue  
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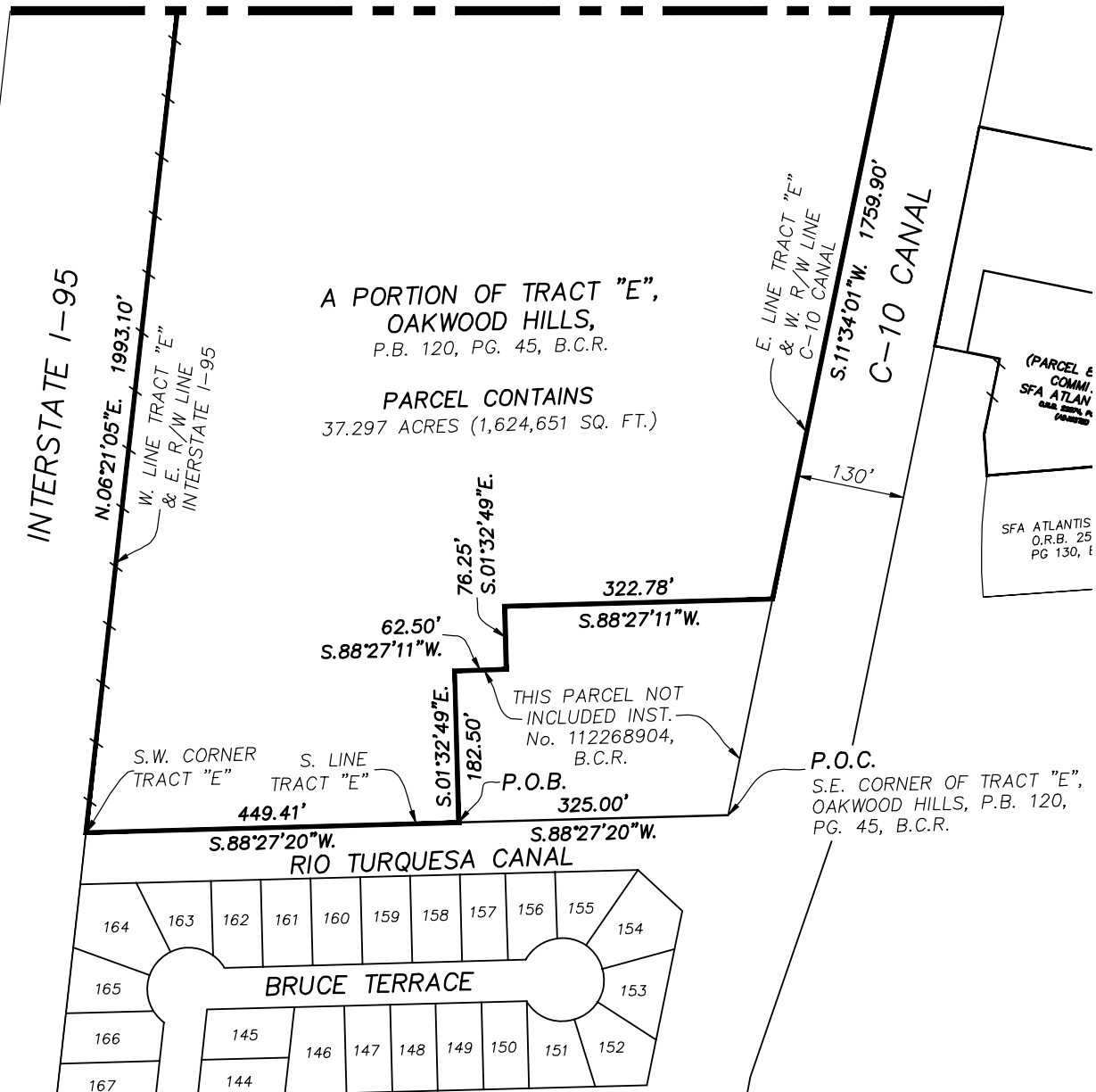
Fax (954) 585-3927



SCALE: 1" = 200'

**EXHIBIT "A"**  
**SKETCH OF LEGAL DESCRIPTION**  
**SOUTH LUPA PARCEL - OAKWOOD PLAZA**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

MATCH LINE SEE SHEET 3 OF 3



**LEGEND:**

B.C.R. . . . BROWARD COUNTY RECORDS  
C . . . . . CENTERLINE  
C1 . . . . . CURVE NUMBER 1  
L1 . . . . . LINE NUMBER 1  
LB . . . . . LICENSED BUSINESS  
P.B. . . . . PLAT BOOK  
PG. . . . . PAGE  
P.O.B. . . . POINT OF BEGINNING

**LEGEND:**

P.O.C. . . . POINT OF COMMENCEMENT  
R/W . . . . RIGHT OF WAY  
U.E. . . . . UTILITY EASEMENT  
A . . . . . ARC LENGTH  
CA . . . . . CENTRAL ANGLE  
R . . . . . RADIUS  
— — — — — BREAK IN LINE SCALE

NOTE:  
SEE SHEET 1 OF 3 FOR THE  
LEGAL DESCRIPTION OF THE  
SKETCH GRAPHICALLY SHOWN  
HEREON.

4341 S.W. 62nd Avenue  
Davie, Florida 33314

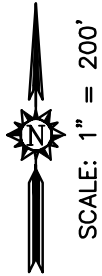


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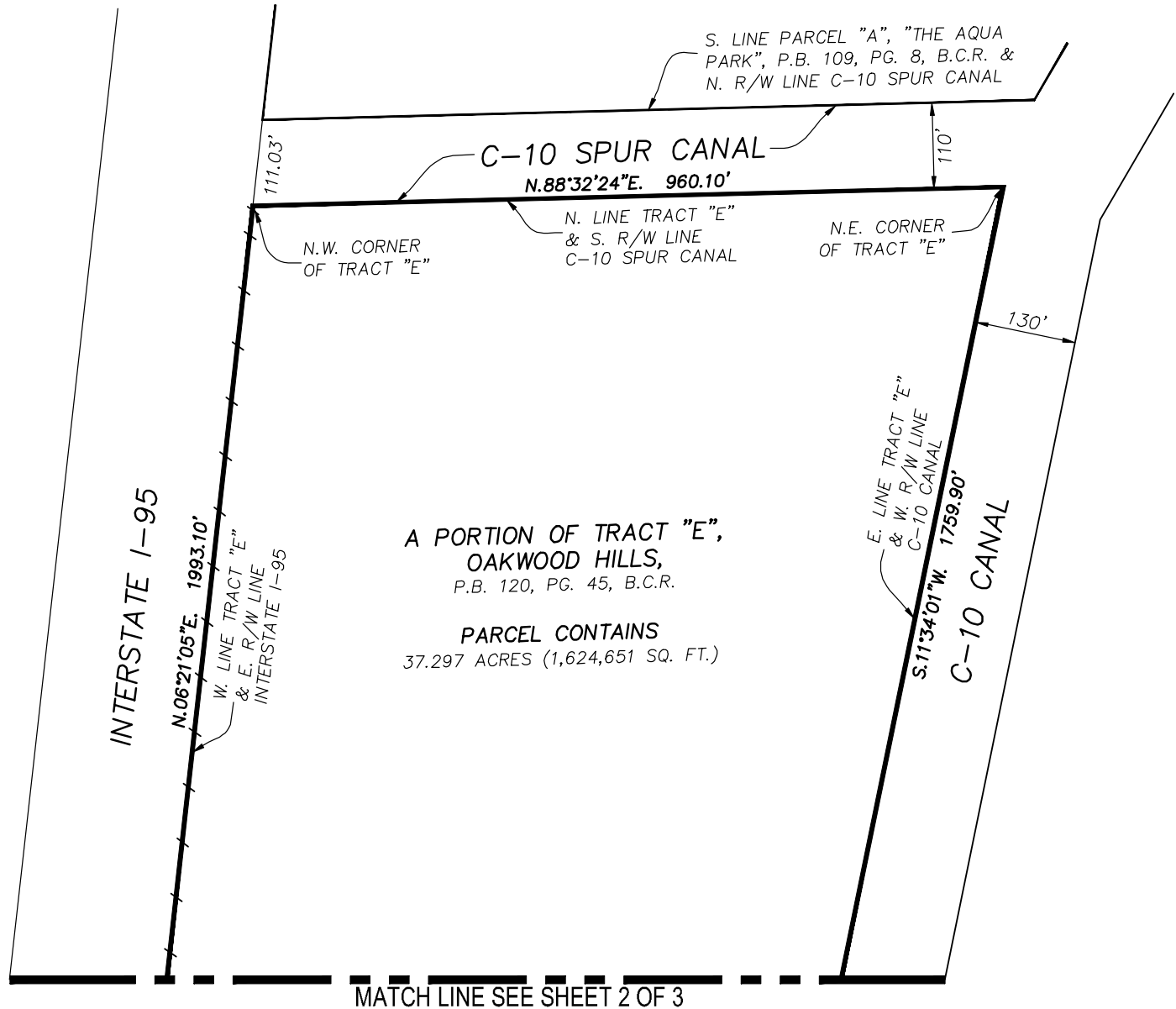
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**SKETCH OF LEGAL DESCRIPTION**  
**SOUTH LUPA PARCEL - OAKWOOD PLAZA**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



**LEGEND:**

B.C.R. ... BROWARD COUNTY RECORDS  
C ... CENTERLINE  
C1 ... CURVE NUMBER 1  
L1 ... LINE NUMBER 1  
LB ... LICENSED BUSINESS  
P.B. ... PLAT BOOK  
PG. ... PAGE  
P.O.B. ... POINT OF BEGINNING

**LEGEND:**

P.O.C. ... POINT OF COMMENCEMENT  
R/W ... RIGHT OF WAY  
U.E. ... UTILITY EASEMENT  
A ... ARC LENGTH  
CA ... CENTRAL ANGLE  
R ... RADIUS  
—|— ... BREAK IN LINE SCALE

NOTE:  
SEE SHEET 1 OF 3 FOR THE  
LEGAL DESCRIPTION OF THE  
SKETCH GRAPHICALLY SHOWN  
HEREON.

SHEET 3 OF 3 SKETCH NO.  
18-8637 LUPA S.

4341 S.W. 62nd Avenue  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF**  
**EAST LUPA PARCEL - OAKWOOD PLAZA**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26<sup>th</sup> AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C";

THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 36.83 FEET;

THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C";

THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET;

THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C");

THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE N.11°34'01"E., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 269.78 FEET;

THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C";

THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET;

THENCE S.07°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 2.422 ACRES (105,506 SQUARE FEET), MORE OR LESS.

**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON N.04°07'58"W. ALONG THE EAST LINE OF TRACT "C", OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION W ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.

REVISIONS	DATE	BY

DATE OF SIGNATURE: 4/8/20

**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/07/2020	JDS	LSG	N/A



SHEET 1 OF 2

SKETCH NO.  
18-8637 LUPA E.

4341 S.W. 62nd Avenue  
Davie, Florida 33314



**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 6633

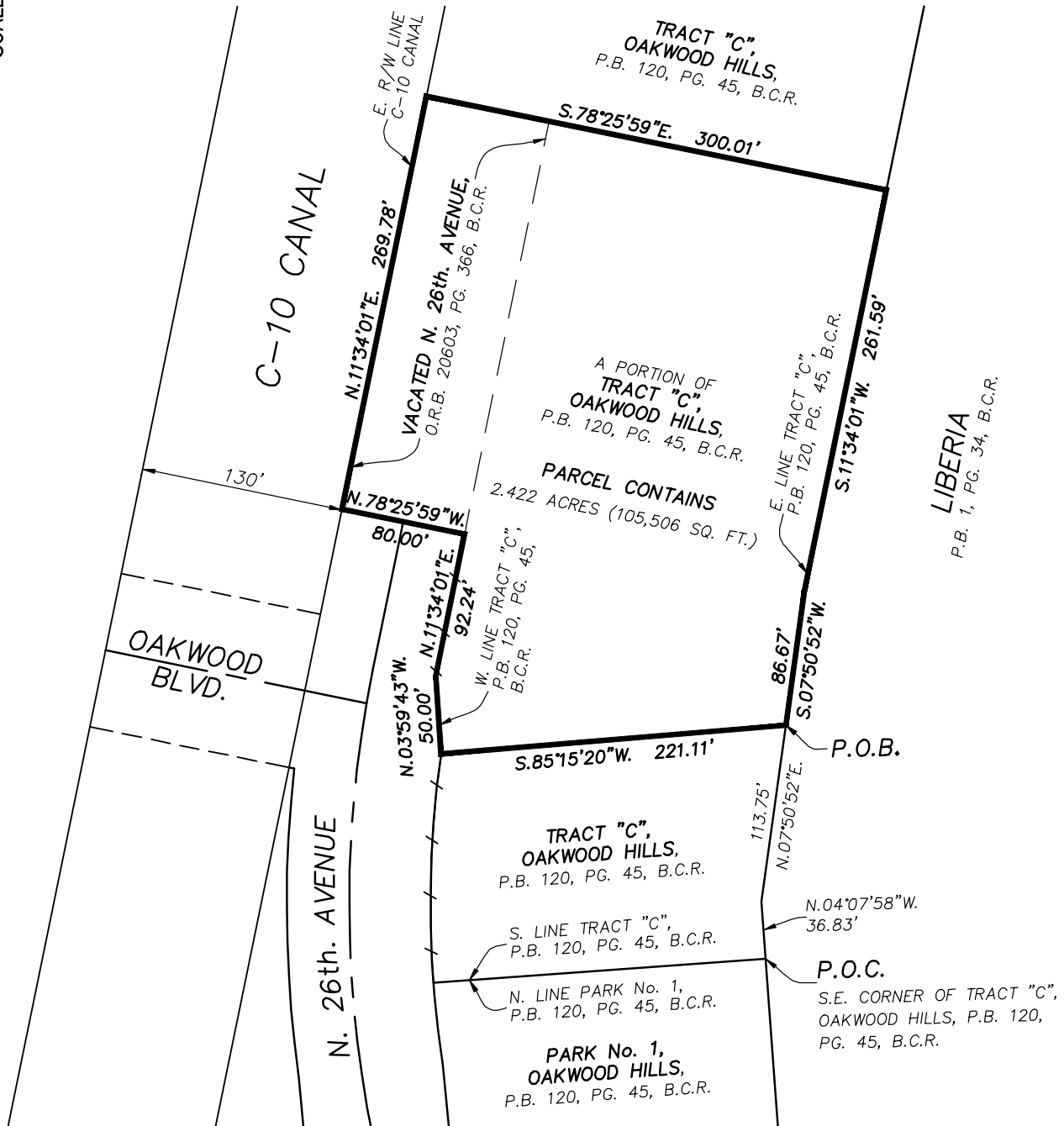
Tel. (954) 585-0997

Fax (954) 585-3927



SCALE: 1" = 100'

**EXHIBIT "A"**  
**SKETCH OF LEGAL DESCRIPTION**  
**EAST LUPA PARCEL - OAKWOOD PLAZA**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



**LEGEND:**

B.C.R. ... BROWARD COUNTY RECORDS  
C ... CENTERLINE  
C1 ... CURVE NUMBER 1  
L1 ... LINE NUMBER 1  
LB ... LICENSED BUSINESS  
P.B. ... PLAT BOOK  
PG. ... PAGE  
P.O.B. ... POINT OF BEGINNING

**LEGEND:**

P.O.C. ... POINT OF COMMENCEMENT  
R/W ... RIGHT OF WAY  
U.E. ... UTILITY EASEMENT  
A ... ARC LENGTH  
CA ... CENTRAL ANGLE  
R ... RADIUS  
— — — — — BREAK IN LINE SCALE

**NOTE:**  
SEE SHEET 1 OF 2 FOR THE  
LEGAL DESCRIPTION OF THE  
SKETCH GRAPHICALLY SHOWN  
HEREON.

**SHEET 2 OF 2**

**SKETCH NO.**  
**18-8637 LUPA E.**



# SKETCH OF ALTA/NSPS LAND TITLE SURVEY

## SURVEYOR'S REFERENCES

- [illegible]

### LEGAL DESCRIPTION

(LUPA EAST PARCEL)

[illegible]

## PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

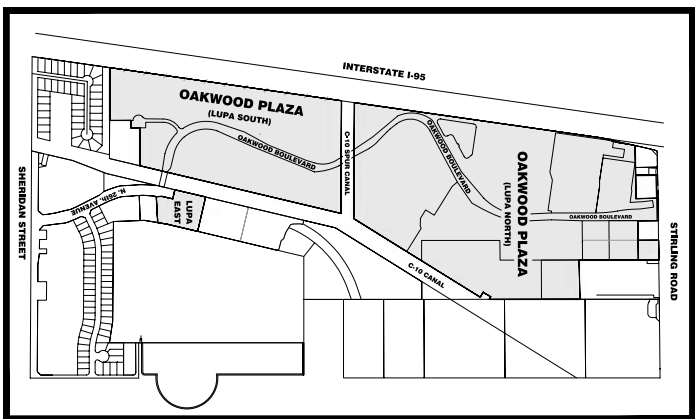
## PARCEL 3

ALL OF LOT 1-B, HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 1172, PAGE 36; ALL OF TRACT A, JOHN BOWD PLAT, RECORDED IN PLAT BOOK 1111, PAGE 35; A PORTION OF PARCEL A, THE ADIA PLANT, RECORDED IN PLAT BOOK 100, PAGE 6; A PORTION OF PARCEL A, COUNDAUN SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32; ALL OF THE ABOVE DESCRIBED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCELS BEING MORE PARTICULARLY SET FORTH AS FOLLOWS:

[illegible]

**SHEET INDEX**

SHEET 1-2 - SURVEY NOTES, CERTIFICATION, AND OWNERSHIP AND ENCUMBRANCE REPORT.  
SHEET 3-5 - PARCELS AND EASEMENTS EXHIBIT.  
SHEET 6 - BOUNDARY SURVEY KEY MAP, ABBREVIATIONS AND SURVEY CONTROL TABLE.  
SHEETS 7 THROUGH 24 - BOUNDARY SURVEY DETAIL SHEETS AND LEGEND.



## ENCROACHMENTS

[illegible]

**PARKING SPACES:**

REGULAR: 5,318  
RENTAL EQUIPMENT SPACES: 1  
HANDICAP: 168

## AREA TAB

IDENTIFICATION	SQ. FT.	PRICE
PANCEL 1 (LUPA EAST)	105,506	2,422
PANCEL 2 (LUPA SOUTH)	1,624,651	37,297
PANCEL 3 (LUPA NORTH)	5,133,732	71,941
GROSS AREA	4,863,889	111.66

1. AREA FIGURES ROUNDED TO THE NEAREST SQUARE FOOT AND NEAREST ONE-HUNDREDTH OF AN ACRE.

## SURVEY NOTES

- [illegible]

ANNUAL STANDARD REQUIREMENTS FOR ALKALIGRES (AND THE SWAPPS IDENTITY ESTABLISHED AND ADOPTED BY ALTA NGPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 11 (OBSERVED ENDORSE ONLY), 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/04/2021.

DATE OF PLAT OR MAP: 1/14/2020  
DATE OF SIGNATURE: 1/6/2021

JAMES L. STONER  
PROFESSIONAL SURVEYOR AND MAPPER NO. 403  
STATE OF FLORIDA  
STONER AND ASSOCIATES, INC. L.B. 6633  
jstoner@stonersurveyors.com


NO.	REVISION	DATE	BY :

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**, Inc.**  
**ERS**

 **STONER & ASSOCIATES, Inc.**  
SURVEYORS - MAPPERS  
Florida Licensed Surveying  
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4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33317  
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and Mapping Business No. 6633  
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

**SKETCH OF ALTA/NSPS LAND TITLE SURVEY**  
**OAKWOOD PLAZA**  
**INTERSTATE 95 AND STIRLING ROAD**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

	LAST DATE OF FIELD SURVEY 1/04/2022
	DRAWN: DWS
	CHECKED: JDS/LAS
	BOOK/PAGE(S): 1097/01-51 + DATA COLLECTOR

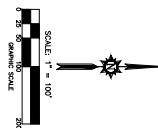
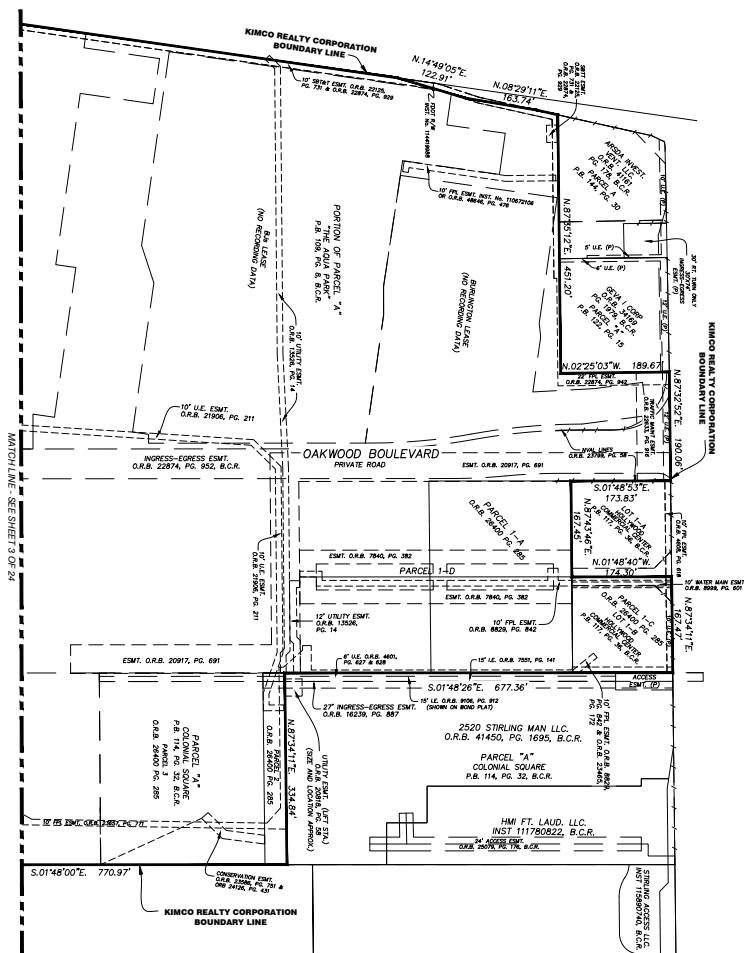
PROJECT  
18-8637  
OVERALL  
SHEET NO.  
1 OF 24



A map of Oakwood Plaza showing three numbered locations (1, 2, 3) and a north arrow. The map is oriented with North at the top. Location 1 is at the top right, Location 2 is in the middle, and Location 3 is at the bottom left. The map shows the layout of the plaza, including buildings, parking areas, and a road. A north arrow is located in the top right corner.

**ABBREVIATIONS AND LEGEND**

ESMT.	ESEMENT
FPE	FLORIDA POWER & LIGHT
FLOR.	FLORIDA
R.	RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
R/W	RIGHT-OF-WAY
S/MT	SOUTHERN BELL TELEPHONE & TELEGRAPH
U.E.	UTILITY EASEMENT
	NON-VENUE/UTL ACCESS LINE



NO.	REVISION	DATE	BY :

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TEL (954) 585-  
www.stonersurvey.com

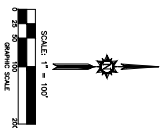
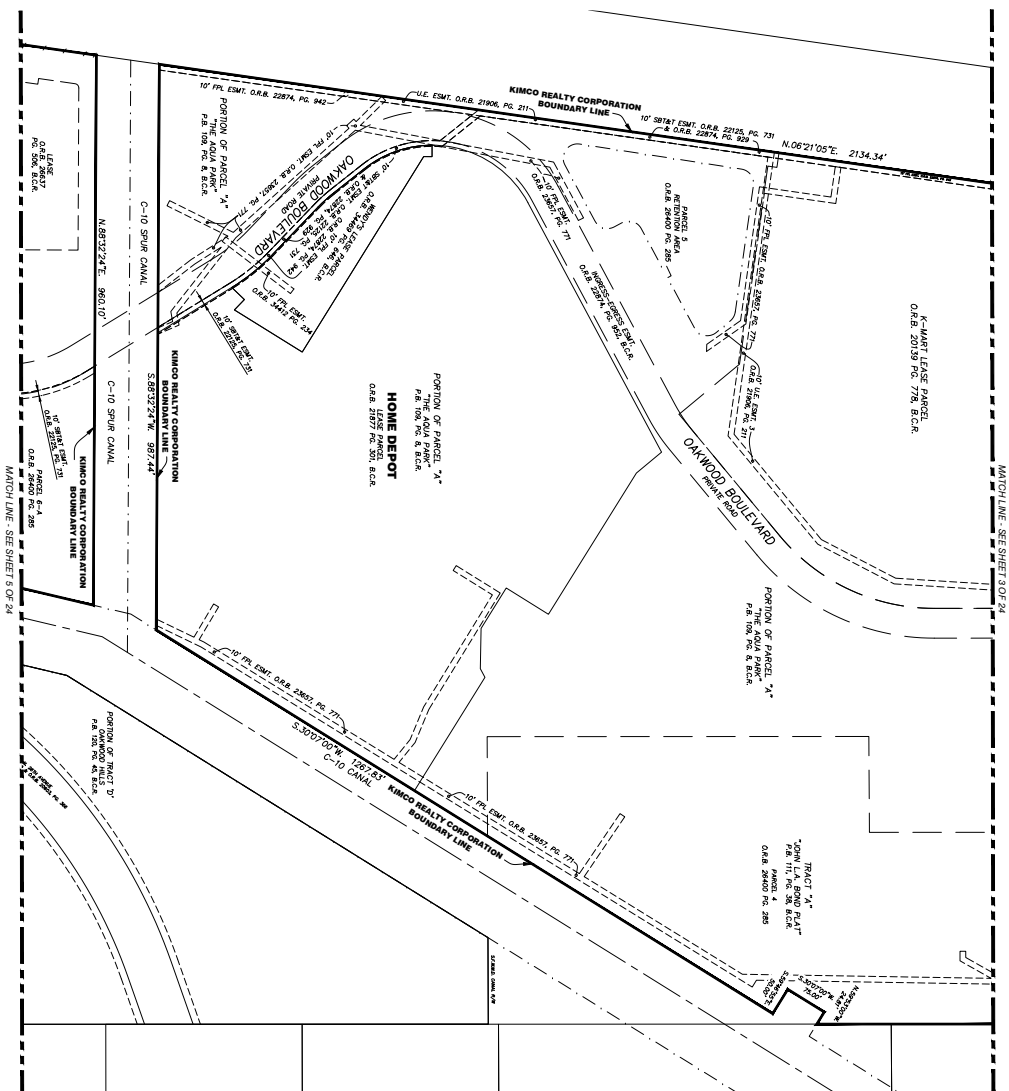
**SKETCH OF ALTA/NSPS LAND TITLE SURVEY**  
**OAKWOOD PLAZA**  
**INTERSTATE 95 AND STIRLING ROAD**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

PROJECT 18-8637 OVERALL SHEET NO. 3 OF 24	JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA	LAST DATE OF: 1/04/2021 FIELD SURVEY
	SEAL	DRAWN: DWS
		CHECKED: JDS/LAS
		BOOK/PAGE(S): 1097/01-5 & DATA COLLECTOR

A detailed map of the Oakwood area showing three numbered parcels and their associated easements. Parcel 3 is a large rectangular lot on the right, labeled 'OAKWOOD PLAZA' and '3'. Parcel 4 is a triangular lot in the center, labeled 'OAKWOOD PLAZA' and '4'. Parcel 5 is a rectangular lot on the left, labeled 'OAKWOOD PLAZA' and '5'. Dashed lines indicate easements connecting these parcels. A road runs along the bottom of the parcels, and a larger road or highway is visible on the left side of the map.

**ABBREVIATIONS AND LEGEND**

ESMT. EASTMENT  
F.F. FLOUDA FOWEN & LIGHT  
O.R. OFFICIAL RECORDS BOOK  
P.C. PAGE  
P.D. PAGE  
R/W RIGHT-OF-WAY  
S/W.T. SOUNDING BELL, TELEPHONE, & TELEGRAPH  
U.E. UTILITY EASTMENT  
NON-VITICULAR ACCESS LINE



NO.	REVISION	DATE	BY :

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WWW.stonersurvey.com

**SKETCH OF ALTA/NSPS LAND TITLE SURVEY**  
**OAKWOOD PLAZA**  
**INTERSTATE 95 AND STIRLING ROAD**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

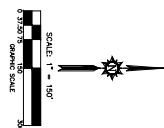
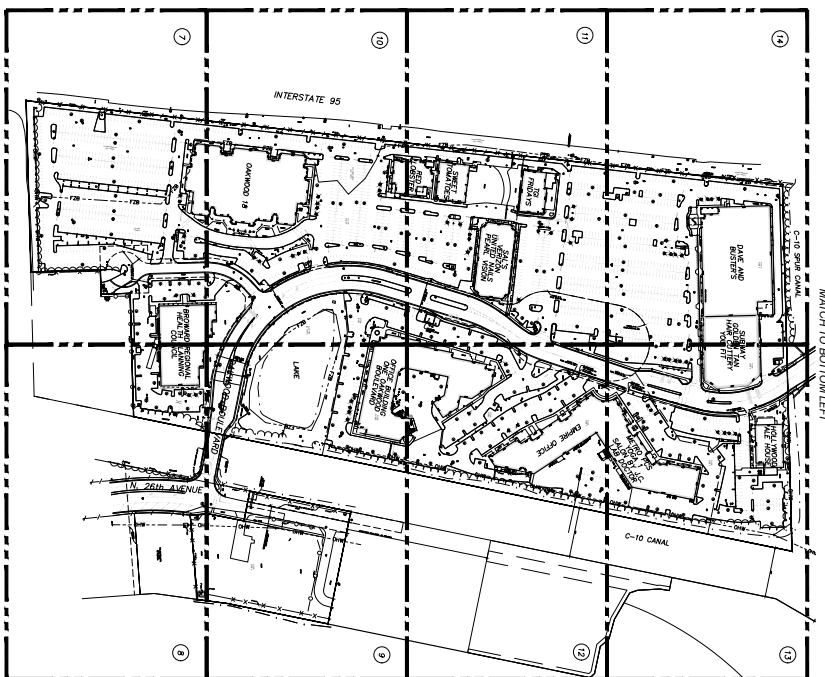
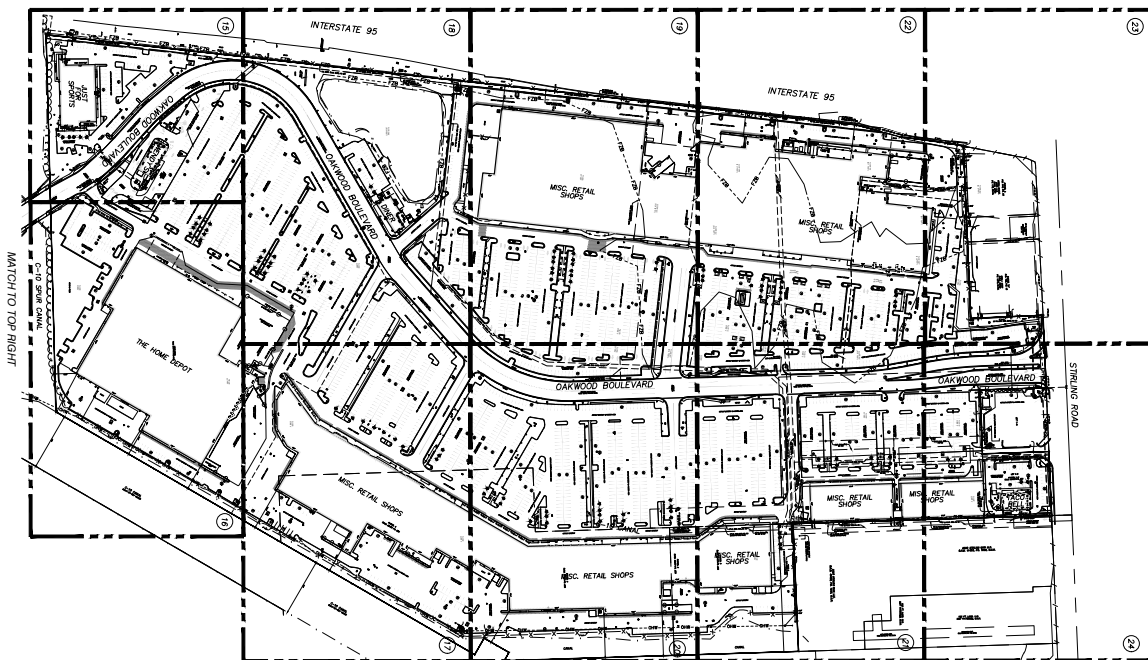
LAST DATE OF FIELD SURVEY	1/04/2021
DRAWN: DWS	
CHECKED: JDS/LAS	
BOOK/PAGE(S):	1097/01-57
& DATA COLLECTOR	

JAMES D. STONER  
PROFESSIONAL SURVEYOR  
AND MAPPER NO. 4039  
STATE OF FLORIDA

PROJECT  
18-8637  
OVERALL  
SHEET NO.  
4 OF 24



# **SKETCH OF ALTA/NSPS LAND TITLE SURVEY BOUNDARY SURVEY KEY MAP**



**SURVEY CONTROL POINTS TABLE**

POINT NO.	POINT DESCRIPTION	Easting	Northing	Height
1	STATION 1+00.00	100.00	100.00	100.00
2	STATION 2+00.00	200.00	200.00	200.00
3	STATION 3+00.00	300.00	300.00	300.00
4	STATION 4+00.00	400.00	400.00	400.00
5	STATION 5+00.00	500.00	500.00	500.00
6	STATION 6+00.00	600.00	600.00	600.00
7	STATION 7+00.00	700.00	700.00	700.00
8	STATION 8+00.00	800.00	800.00	800.00
9	STATION 9+00.00	900.00	900.00	900.00
10	STATION 10+00.00	1000.00	1000.00	1000.00
11	STATION 11+00.00	1100.00	1100.00	1100.00
12	STATION 12+00.00	1200.00	1200.00	1200.00
13	STATION 13+00.00	1300.00	1300.00	1300.00
14	STATION 14+00.00	1400.00	1400.00	1400.00
15	STATION 15+00.00	1500.00	1500.00	1500.00
16	STATION 16+00.00	1600.00	1600.00	1600.00
17	STATION 17+00.00	1700.00	1700.00	1700.00
18	STATION 18+00.00	1800.00	1800.00	1800.00
19	STATION 19+00.00	1900.00	1900.00	1900.00
20	STATION 20+00.00	2000.00	2000.00	2000.00
21	STATION 21+00.00	2100.00	2100.00	2100.00
22	STATION 22+00.00	2200.00	2200.00	2200.00
23	STATION 23+00.00	2300.00	2300.00	2300.00
24	STATION 24+00.00	2400.00	2400.00	2400.00
25	STATION 25+00.00	2500.00	2500.00	2500.00
26	STATION 26+00.00	2600.00	2600.00	2600.00
27	STATION 27+00.00	2700.00	2700.00	2700.00
28	STATION 28+00.00	2800.00	2800.00	2800.00
29	STATION 29+00.00	2900.00	2900.00	2900.00
30	STATION 30+00.00	3000.00	3000.00	3000.00
31	STATION 31+00.00	3100.00	3100.00	3100.00
32	STATION 32+00.00	3200.00	3200.00	3200.00
33	STATION 33+00.00	3300.00	3300.00	3300.00
34	STATION 34+00.00	3400.00	3400.00	3400.00
35	STATION 35+00.00	3500.00	3500.00	3500.00
36	STATION 36+00.00	3600.00	3600.00	3600.00
37	STATION 37+00.00	3700.00	3700.00	3700.00
38	STATION 38+00.00	3800.00	3800.00	3800.00
39	STATION 39+00.00	3900.00	3900.00	3900.00
40	STATION 40+00.00	4000.00	4000.00	4000.00
41	STATION 41+00.00	4100.00	4100.00	4100.00
42	STATION 42+00.00	4200.00	4200.00	4200.00
43	STATION 43+00.00	4300.00	4300.00	4300.00
44	STATION 44+00.00	4400.00	4400.00	4400.00
45	STATION 45+00.00	4500.00	4500.00	4500.00
46	STATION 46+00.00	4600.00	4600.00	4600.00
47	STATION 47+00.00	4700.00	4700.00	4700.00
48	STATION 48+00.00	4800.00	4800.00	4800.00
49	STATION 49+00.00	4900.00	4900.00	4900.00
50	STATION 50+00.00	5000.00	5000.00	5000.00
51	STATION 51+00.00	5100.00	5100.00	5100.00
52	STATION 52+00.00	5200.00	5200.00	5200.00
53	STATION 53+00.00	5300.00	5300.00	5300.00
54	STATION 54+00.00	5400.00	5400.00	5400.00
55	STATION 55+00.00	5500.00	5500.00	5500.00
56	STATION 56+00.00	5600.00	5600.00	5600.00
57	STATION 57+00.00	5700.00	5700.00	5700.00
58	STATION 58+00.00	5800.00	5800.00	5800.00
59	STATION 59+00.00	5900.00	5900.00	5900.00
60	STATION 60+00.00	6000.00	6000.00	6000.00
61	STATION 61+00.00	6100.00	6100.00	6100.00
62	STATION 62+00.00	6200.00	6200.00	6200.00
63	STATION 63+00.00	6300.00	6300.00	6300.00
64	STATION 64+00.00	6400.00	6400.00	6400.00
65	STATION 65+00.00	6500.00	6500.00	6500.00
66	STATION 66+00.00	6600.00	6600.00	6600.00
67	STATION 67+00.00	6700.00	6700.00	6700.00
68	STATION 68+00.00	6800.00	6800.00	6800.00
69	STATION 69+00.00	6900.00	6900.00	6900.00
70	STATION 70+00.00	7000.00	7000.00	7000.00
71	STATION 71+00.00	7100.00	7100.00	7100.00
72	STATION 72+00.00	7200.00	7200.00	7200.00
73	STATION 73+00.00	7300.00	7300.00	7300.00
74	STATION 74+00.00	7400.00	7400.00	7400.00
75	STATION 75+00.00	7500.00	7500.00	7500.00
76	STATION 76+00.00	7600.00	7600.00	7600.00
77	STATION 77+00.00	7700.00	7700.00	7700.00
78	STATION 78+00.00	7800.00	7800.00	7800.00
79	STATION 79+00.00	7900.00	7900.00	7900.00
80	STATION 80+00.00	8000.00	8000.00	8000.00
81	STATION 81+00.00	8100.00	8100.00	8100.00
82	STATION 82+00.00	8200.00	8200.00	8200.00
83	STATION 83+00.00	8300.00	8300.00	8300.00
84	STATION 84+00.00	8400.00	8400.00	8400.00
85	STATION 85+00.00	8500.00	8500.00	8500.00
86	STATION 86+00.00	8600.00	8600.00	8600.00
87	STATION 87+00.00	8700.00	8700.00	8700.00
88	STATION 88+00.00	8800.00	8800.00	8800.00
89	STATION 89+00.00	8900.00	8900.00	8900.00
90	STATION 90+00.00	9000.00	9000.00	9000.00
91	STATION 91+00.00	9100.00	9100.00	9100.00
92	STATION 92+00.00	9200.00	9200.00	9200.00
93	STATION 93+00.00	9300.00	9300.00	9300.00
94	STATION 94+00.00	9400.00	9400.00	9400.00
95	STATION 95+00.00	9500.00	9500.00	9500.00
96	STATION 96+00.00	9600.00	9600.00	9600.00
97	STATION 97+00.00	9700.00	9700.00	9700.00
98	STATION 98+00.00	9800.00	9800.00	9800.00
99	STATION 99+00.00	9900.00	9900.00	9900.00
100	STATION 100+00.00	10000.00	10000.00	10000.00

STATION	101+00.00	102+00.00	103+00.00	104+00.00	105+00.00	106+00.00	107+00.00	108+00.00	109+00.00	110+00.00	111+00.00	112+00.00	113+00.00	114+00.00	115+00.00	116+00.00	117+00.00	118+00.00	119+00.00	120+00.00	121+00.00	122+00.00	123+00.00	124+00.00	125+00.00	126+00.00	127+00.00	128+00.00	129+00.00	130+00.00	131+00.00	132+00.00	133+00.00	134+00.00	135+00.00	136+00.00	137+00.00	138+00.00	139+00.00	140+00.00	141+00.00	142+00.00	143+00.00	144+00.00	145+00.00	146+00.00	147+00.00	148+00.00	149+00.00	150+00.00	151+00.00	152+00.00	153+00.00	154+00.00	155+00.00	156+00.00	157+00.00	158+00.00	159+00.00	160+00.00	161+00.00	162+00.00	163+00.00	164+00.00	165+00.00	166+00.00	167+00.00	168+00.00	169+00.00	170+00.00	171+00.00	172+00.00	173+00.00	174+00.00	175+00.00	176+00.00	177+00.00	178+00.00	179+00.00	180+00.00	181+00.00	182+00.00	183+00.00	184+00.00	185+00.00	186+00.00	187+00.00	188+00.00	189+00.00	190+00.00	191+00.00	192+00.00	193+00.00	194+00.00	195+00.00	196+00.00	197+00.00	198+00.00	199+00.00	200+00.00
Easting	10100.00	10200.00	10300.00	10400.00	10500.00	10600.00	10700.00	10800.00	10900.00	11000.00	11100.00	11200.00	11300.00	11400.00	11500.00	11600.00	11700.00	11800.00	11900.00	12000.00	12100.00	12200.00	12300.00	12400.00	12500.00	12600.00	12700.00	12800.00	12900.00	13000.00	13100.00	13200.00	13300.00	13400.00	13500.00	13600.00	13700.00	13800.00	13900.00	14000.00	14100.00	14200.00	14300.00	14400.00	14500.00	14600.00	14700.00	14800.00	14900.00	15000.00	15100.00	15200.00	15300.00	15400.00	15500.00	15600.00	15700.00	15800.00	15900.00	16000.00	16100.00	16200.00	16300.00	16400.00	16500.00	16600.00	16700.00	16800.00	16900.00	17000.00	17100.00	17200.00	17300.00	17400.00	17500.00	17600.00	17700.00	17800.00	17900.00	18000.00	18100.00	18200.00	18300.00	18400.00	18500.00	18600.00	18700.00	18800.00	18900.00	19000.00	19100.00	19200.00	19300.00	19400.00	19500.00	19600.00	19700.00	19800.00	19900.00	20000.00
Northing	10100.00	10200.00	10300.00	10400.00	10500.00	10600.00	10700.00	10800.00	10900.00	11000.00	11100.00	11200.00	11300.00	11400.00	11500.00	11600.00	11700.00	11800.00	11900.00	12000.00	12100.00	12200.00	12300.00	12400.00	12500.00	12600.00	12700.00	12800.00	12900.00	13000.00	13100.00	13200.00	13300.00	13400.00	13500.00	13600.00	13700.00	13800.00	13900.00	14000.00	14100.00	14200.00	14300.00	14400.00	14500.00	14600.00	14700.00	14800.00	14900.00	15000.00	15100.00	15200.00	15300.00	15400.00	15500.00	15600.00	15700.00	15800.00	15900.00	16000.00	16100.00	16200.00	16300.00	16400.00	16500.00	16600.00	16700.00	16800.00	16900.00	17000.00	17100.00	17200.00	17300.00	17400.00	17500.00	17600.00	17700.00	17800.00	17900.00	18000.00	18100.00	18200.00	18300.00	18400.00	18500.00	18600.00	18700.00	18800.00	18900.00	19000.00	19100.00	19200.00	19300.00	19400.00	19500.00	19600.00	19700.00	19800.00	19900.00	20000.00
Height	10100.00	10200.00	10300.00	10400.00	10500.00	10600.00	10700.00	10800.00	10900.00	11000.00	11100.00	11200.00	11300.00	11400.00	11500.00	11600.00	11700.00	11800.00	11900.00	12000.00	12100.00	12200.00	12300.00	12400.00	12500.00	12600.00	12700.00	12800.00	12900.00	13000.00	13100.00	13200.00	13300.00	13400.00	13500.00	13600.00	13700.00	13800.00	13900.00	14000.00	14100.00	14200.00	14300.00	14400.00	14500.00	14600.00	14700.00	14800.00	14900.00	15000.00	15100.00	15200.00	15300.00	15400.00	15500.00	15600.00	15700.00	15800.00	15900.00	16000.00	16100.00	16200.00	16300.00	16400.00	16500.00	16600.00	16700.00	16800.00	16900.00	17000.00	17100.00	17200.00	17300.00	17400.00	17500.00	17600.00	17700.00	17800.00	17900.00	18000.00	18100.00	18200.00	18300.00	18400.00	18500.00	18600.00	18700.00	18800.00	18900.00	19000.00	19100.00	19200.00	19300.00	19400.00	19500.00	19600.00	19700.00	19800.00	19900.00	20000.00












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SAE: Jan 06, 2021 12:49pm EST  
File: F:\VITALITY\HCC\2016\16-6637 Outdoor Plaza\16-6637 Outdoor Plaza M.A. Survey 2020\16-6637 2015-CF5-16-Signage

PROJECT 18-0637 O/E/H/L SHEET NO. 10 OF 24	JAMES P. STONER PLANNING AND DESIGN, INC. 10010 W. 51 <sup>ST</sup> SUITE 200 FLORIDA STATE OF FLORIDA	<b>SKETCH OF ALTA/NSPS LAND TITLE SURVEY</b> <b>OAKWOOD PLAZA</b> INTERSTATE 95 AND STIRLING ROAD CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA	 <b>STONER &amp; ASSOCIATES, Inc.</b> SURVEYORS - MAPPERS Florida Licensed Surveying and Mapping Business No. 0633 4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314	NO. REVISION DATE BY:	TEL (954) 585-0997 <a href="http://www.stonersurveyors.com">www.stonersurveyors.com</a>
	LAST DATE OF 1/04/2021 FIELD SURVEY DRAWING DWS CHECKED: JDS/LAS BOOK/PAGE(S): 10010/10-51 DATA COLLECTOR	THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2001			



PROJECT  
18-8637  
OVERALL  
SHEET NO.  
11 OF 24

JAMES D. STONER  
 PROFESSIONAL SURVEYOR  
 AND MAPPER NO. 4039  
 STATE OF FLORIDA

LAST DATE OF: 1/04/2021  
 FIELD SURVEY  
 DRAWN: DWS  
 CHECKED: JDS/LAS  
 BOOK/PAGE(S): 1097/01-57  
 & DATA COLLECTOR

**SKETCH OF ALTA/NSPS LAND TITLE SURVEY**  
**OAKWOOD PLAZA**  
**INTERSTATE 95 AND STIRLING ROAD**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**



**STONER & ASSOCIATES, Inc.**  
SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 6633

4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

TEL (954) 585-0997  
www.stonersurveyors.com

[illegible]



MATCH LINE - SEE SHEET 9 OF 24

C-10 CANAL  
RIGHT-OF-WAY VARIES

E. RIGHT-OF-WAY  
C-10 CANAL

DATE: Jan 06, 2021 1:45pm EST  
FILE: P:\Dyna\JMALTY\1004\2700\19-4637 Oostwood Plaza\01-Drawing\Oostwood Plaza A.S. Survey 2020\19-4637 0005-075-00-Signage

PROJECT 18-8637 OVERALL SHEET NO. 12 OF 24	JAMES S. STONER SURVEYOR 10000 W. 11TH AVENUE SUITE 400 WESTMINSTER, CO 80031 TEL (954) 585-0997 www.stonersurveyors.com	NO. _____ REVISION _____ DATE _____ BY: _____  SKETCH OF ALTA/NSPS LAND TITLE SURVEY <b>OAKWOOD PLAZA</b> INTERSTATE 95 AND STIRLING ROAD CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA 4341 S.W. 62nd AVENUE, TOWN OF DEAC, FLORIDA 33314
	LAST DATE OF 1/04/2021 FIELD WORK _____ DRAWING DWS _____ CHECKED JDS/LAS _____ BOOK/PAGE(S) 109/101-01 DATE COLLECTOR _____	
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NO.	REVISION	DATE	BY :

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## ABBREVIATIONS

[illegible]















































**LEGEND**

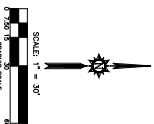
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### LEGEND

 METAL GUARD RAIL  
 NON-VEHICULAR ACCESS LINE  
 TREE/WEDGE LINE  
 FLOOD ZONE BOUNDARY

### LEGEND

	CONCRETE FOUNDATION WALL
	CONCRETE FOUNDATION WALL
	ELECTRIC WAREHOUSE
	FUEL WAREHOUSE
	FIRE OFFICE WAREHOUSE
	GAS WAREHOUSE
	SAVINGS BANK WAREHOUSE
	TELEPHONE WAREHOUSE
	UNKNOWN WAREHOUSE
	WATER TOWER
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DATE: Jan 08, 2021 - 5:49pm EST  
FILE: r:\proj\VALLEY-HIGHWAY\2020\19-REG-02\Oakwood Plaza N.A Survey 2020\19-REG-02-CF-10-Signaler

PROJECT  
18-8637  
OVERALL  
SHEET NO.  
14 OF 24

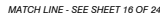
JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA	LAST DATE OF FIELD SURVEY	1/04/202
	DRAWN: DWS	
	CHECKED: JDS/LAS	
	BOOK/PAGE(S):	1097/01-5
	& DATA COLLECTOR	

**SKETCH OF ALTA/NSPS LAND TITLE SURVEY**  
**OAKWOOD PLAZA**  
**INTERSTATE 95 AND STIRLING ROAD**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

 **STONER & ASSOCIATES, Inc.**  
SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 0633  
TEL (954) 585-  
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4341 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314


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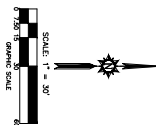


MATCH LINE - SEE SHEET 14 OF 24

SAE: Jan 06, 2021 - 1:49pm EST  
FILE: F:\Prova\MATE-10EN\2020\19-2021 Osmosis Files\01-Grading\Osmosis Files ALTA Survey 2020\19-2021 E015-075-10-1.jpg.dwg

PROJECT 18-8637 SHEET NO. 15 OF 24	LAST DATE OF FIELD SURVEY: 1/04/2021 DRAWN: DWS CHECKED: JDS/LAS BOOK/PAGE(S): 199/20-57 DATE OF ALLOCATION: 01/04/2021	<b>SKETCH OF ALTA/NSPS LAND TITLE SURVEY</b> <b>OAKWOOD PLAZA</b> INTERSTATE 95 AND STIRLING ROAD CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA		TEL (954) 585-0997 www.stonersurveyors.com	NO. _____ REVISION _____ DATE _____ BY: _____
		 <b>STONER &amp; ASSOCIATES, Inc.</b> <b>SURVEYORS - MAPPERS</b> Florida Licensed Surveyors and Mapping Business No. 0633			
		4341 S.W. 62nd AVENUE, TOWN OF DAVIDA 33314			
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MATCH LINE - SEE SHEET 18 OF 24



**SKETCH OF ALTA/NSPS LAND TITLE SURVEY**  
**OAKWOOD PLAZA**  
**INTERSTATE 95 AND STIRLING ROAD**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

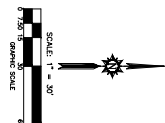
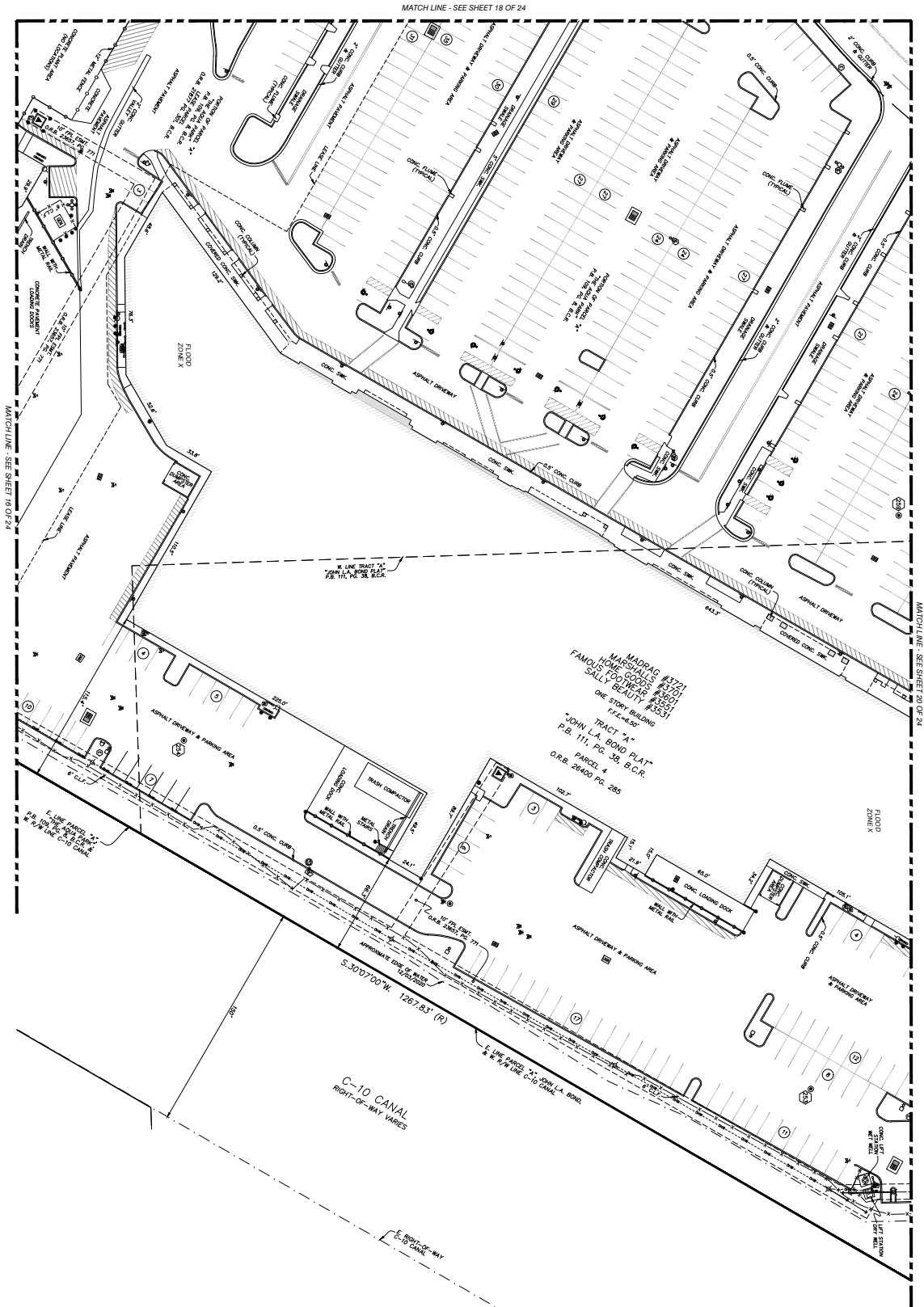
NO.	REVISION	DATE	BY :

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SAE: Jan 06, 2021 12:49pm EST  
File: F:\VITALITY\HCC\2016\16-0627 Outdoor Firm\17-Drawing\Outdoor Firms A.I.A Survey 2020\16-0627 2015-CF-16-Signing



# SKETCH OF ALTA/NSPS LAND TITLE SURVEY



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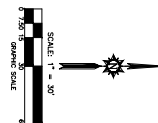
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PROJECT 18-8637 OVERALL SHEET NO. 17 OF 24	JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA	LAST DATE OF: 1/04/2021 FIELD SURVEY
		DRAWN: DWS
		CHECKED: JDS/LAS
		BOOK/PAGE(S): 1097/01-5 * DATA COLLECTOR

**SKETCH OF ALTA/NSPS LAND TITLE SURVEY**  
**OAKWOOD PLAZA**  
**INTERSTATE 95 AND STIRLING ROAD**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

 **STONER & ASSOCIATES, Inc.**  
SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 0633  
TEL (954) 585-  
www.stonersurvey.com  
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

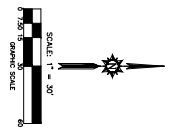
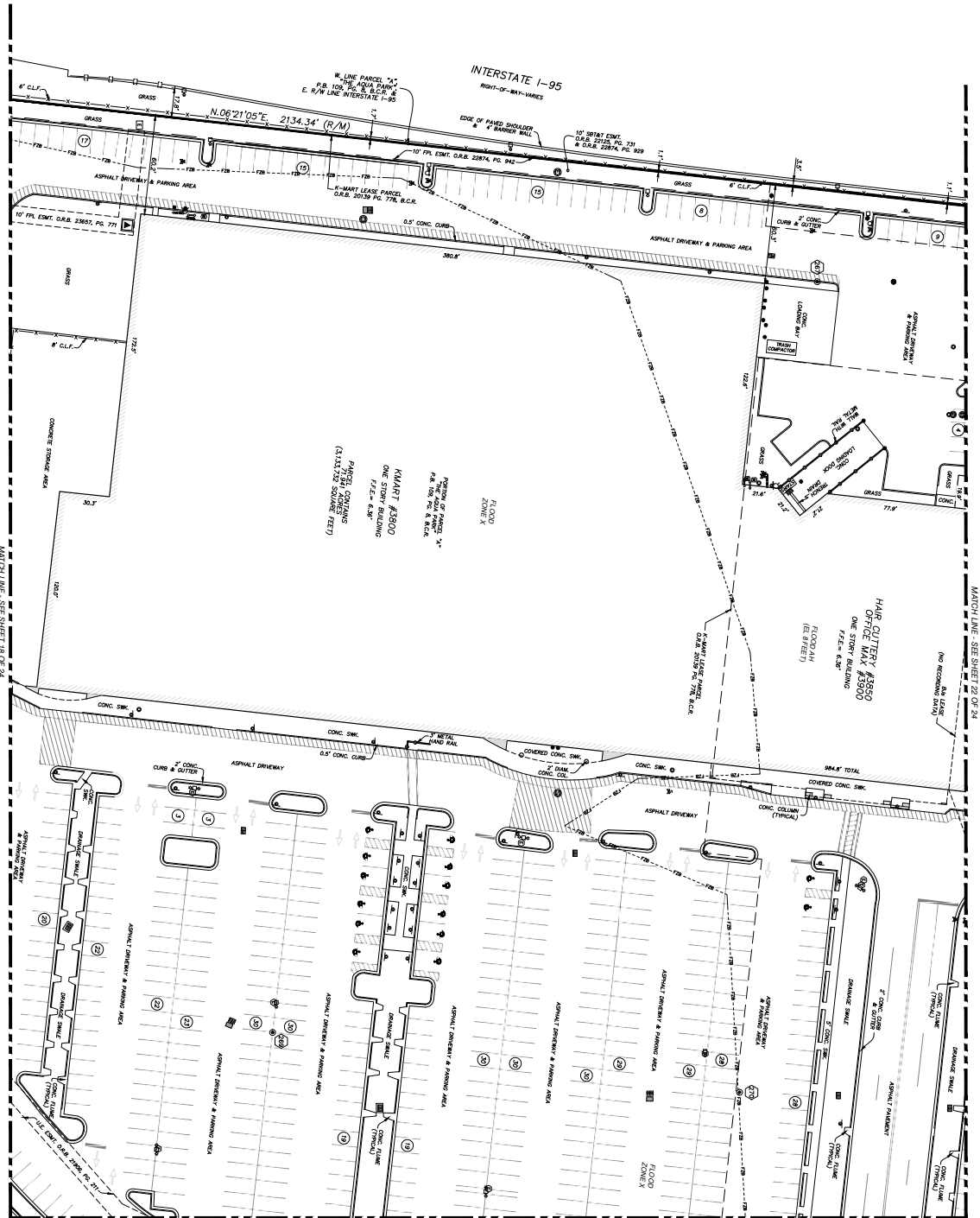
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NO.	REVISION	DATE	BY :

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# SKETCH OF ALTA/NSPS LAND TITLE SURVEY



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PROJECT  
18-8637  
OVERALL  
SHEET NO.  
19 OF 24

DATE OF SURVEY: 1/04/2007  
DRAWN: DWS  
CHECKED: JDS/LAS  
BOOK/PAGE: 100/01-57  
DATA COLLECTOR

**SKETCH OF ALTA/NSPS LAND TITLE SURVEY**  
**OAKWOOD PLAZA**  
 INTERSTATE 95 AND STIRLING ROAD  
 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

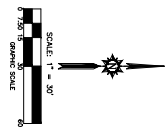
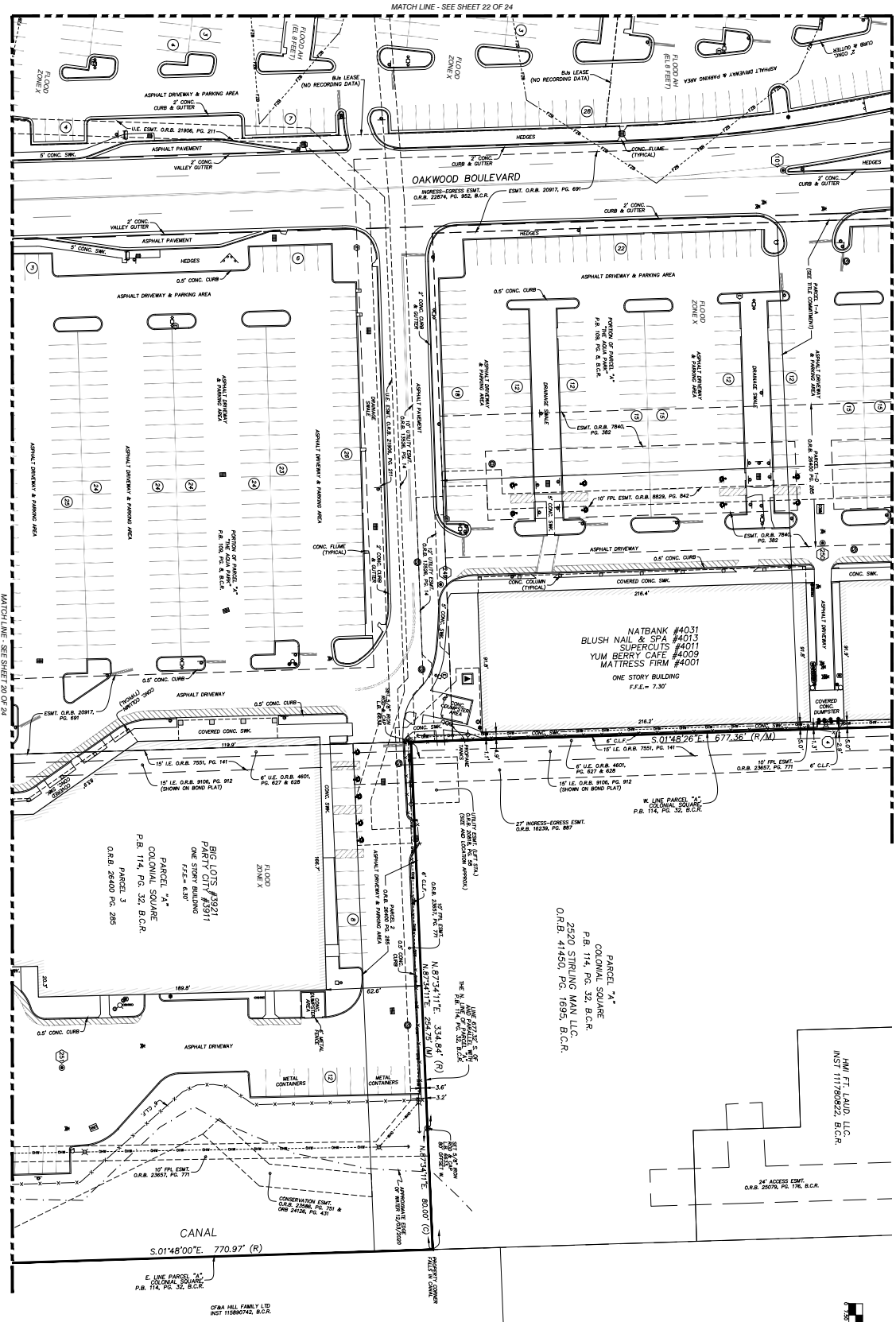
**STONER & ASSOCIATES, Inc.**  
 SURVEYORS & MAPPERS  
 Florida Licensed Surveying  
 and Mapping Business No. 6833  
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# SKETCH OF ALTA/NSPS LAND TITLE SURVEY



PROJECT 18-8637 OVERALL SHEET NO. 21 OF 24	DATE OF 1/04/2021 DRAWN: DWS CHECKED: JDS/LAS BOOK/PAGE: 1091/01-57 DATA COLLECTOR
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**SKETCH OF ALTA/NSPS LAND TITLE SURVEY**  
**OAKWOOD PLAZA**  
 INTERSTATE 95 AND STIRLING ROAD  
 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

**STONER & ASSOCIATES, Inc.**  
 SURVEYORS - MAPPERS  
 Florida Licensed Surveying  
 and Mapping Business No. 6833  
 4341 S.W. 62ND AVENUE, TOWN OF DAVE, FLORIDA 33314

NO.	REVISION	DATE	BY

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**, Inc.**  
**ERS**

LAST DATE OF:  
FIELD SURVEY 1/04/202

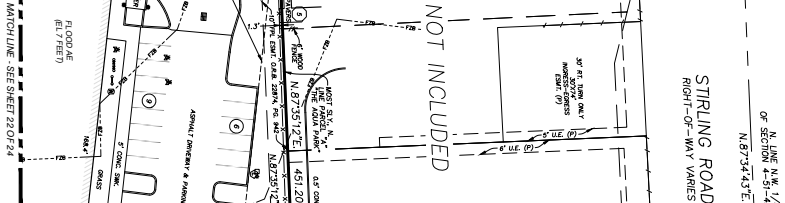
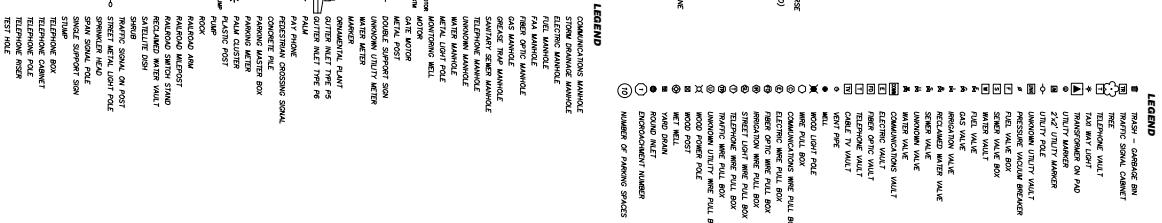
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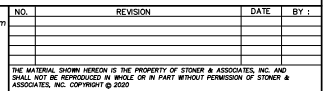
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BOOK/PAGE(S):  
1097/01-5

& DATA COLLECTOR

23 OF 24





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**SKETCH OF ALTA/NSPS LAND TITLE SURVEY**  
**OAKWOOD PLAZA**  
**INTERSTATE 95 AND STIRLING ROAD**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

LAST DATE OF: FIELD SURVEY	1/04/202
DRAWN: DWS	
CHECKED: JDS/LAS	
BOOK/PAGE(S):	1097/01-5
& DATA COLLECTOR	

PROFESSIONAL SURVEYOR  
AND MAPPER NO. 4039  
STATE OF FLORIDA

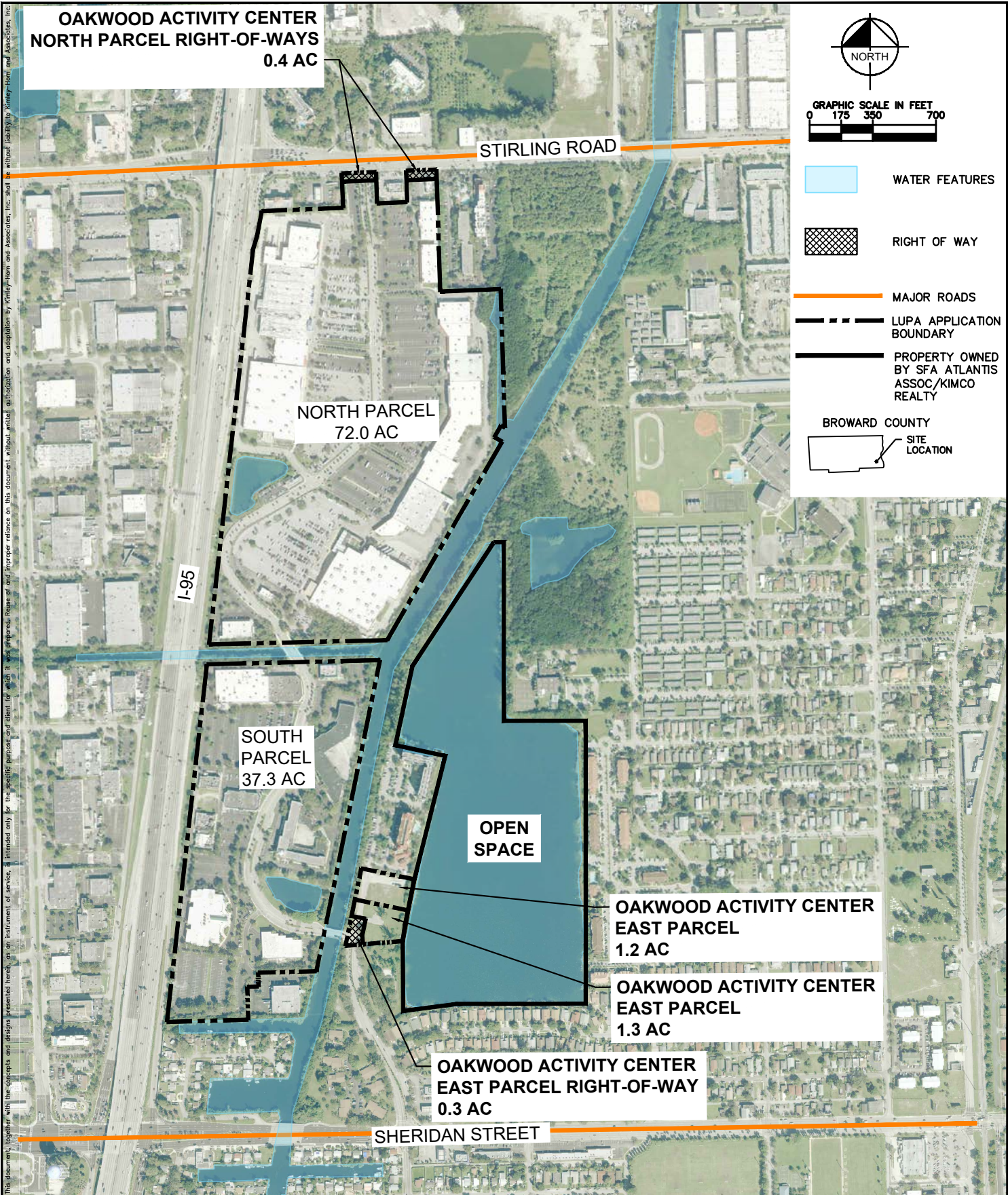
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18-8637  
OVERALL  
SHEET NO.

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## EXHIBIT B: LOCATION MAP AND PROPOSED LAND USE

Plotted By: Scholz, Ryan Sheet Set: Kha Layout: LOCATION January 26, 2021 02:55:39pm K:\VRB\_LDEV\147507039\_Oakwood Plaza\CADD\Exhibits\Aerial Exhibits\EXHIBIT SR.dwg



**Kimley»Horn**

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM CA 00000696

**OAKWOOD PLAZA SHOPPING CENTER**

**LOCATION MAP**

SHEET NUMBER

**EX-B**



Plotted By: Schulz, Ryan Sheet Set: Kha Layout: CITY FLU January 26, 2021 02:55:58pm K:\VRB\_LDEV\147507039\_Oakwood Plaza\CADD\Exhibits\Aerial Exhibits\EXHIBIT SR.dwg

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**OAKWOOD ACTIVITY CENTER  
NORTH PARCEL RIGHT-OF-WAYS  
0.4 AC**

**OAKWOOD  
ACTIVITY CENTER  
72.0 AC  
NORTH PARCEL**

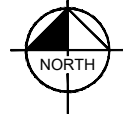
**OAKWOOD  
ACTIVITY CENTER  
37.3 AC  
SOUTH PARCEL**

**OPEN  
SPACE**

**OAKWOOD ACTIVITY CENTER  
EAST PARCEL  
1.2 AC**

**OAKWOOD ACTIVITY CENTER  
EAST PARCEL  
1.3 AC**

**OAKWOOD ACTIVITY CENTER  
EAST PARCEL RIGHT-OF-WAY  
0.3 AC**



GRAPHIC SCALE IN FEET  
0 175 350 700



OAKWOOD  
ACTIVITY CENTER



RIGHT OF WAY



LUPA APPLICATION  
BOUNDARY



PROPERTY OWNED  
BY SFA ATLANTIS  
ASSOC/KIMCO  
REALTY

STIRLING ROAD

I-95

SHERIDAN STREET

**Kimley»Horn**

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PHONE: 772-794-4100  
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OAKWOOD PLAZA SHOPPING CENTER

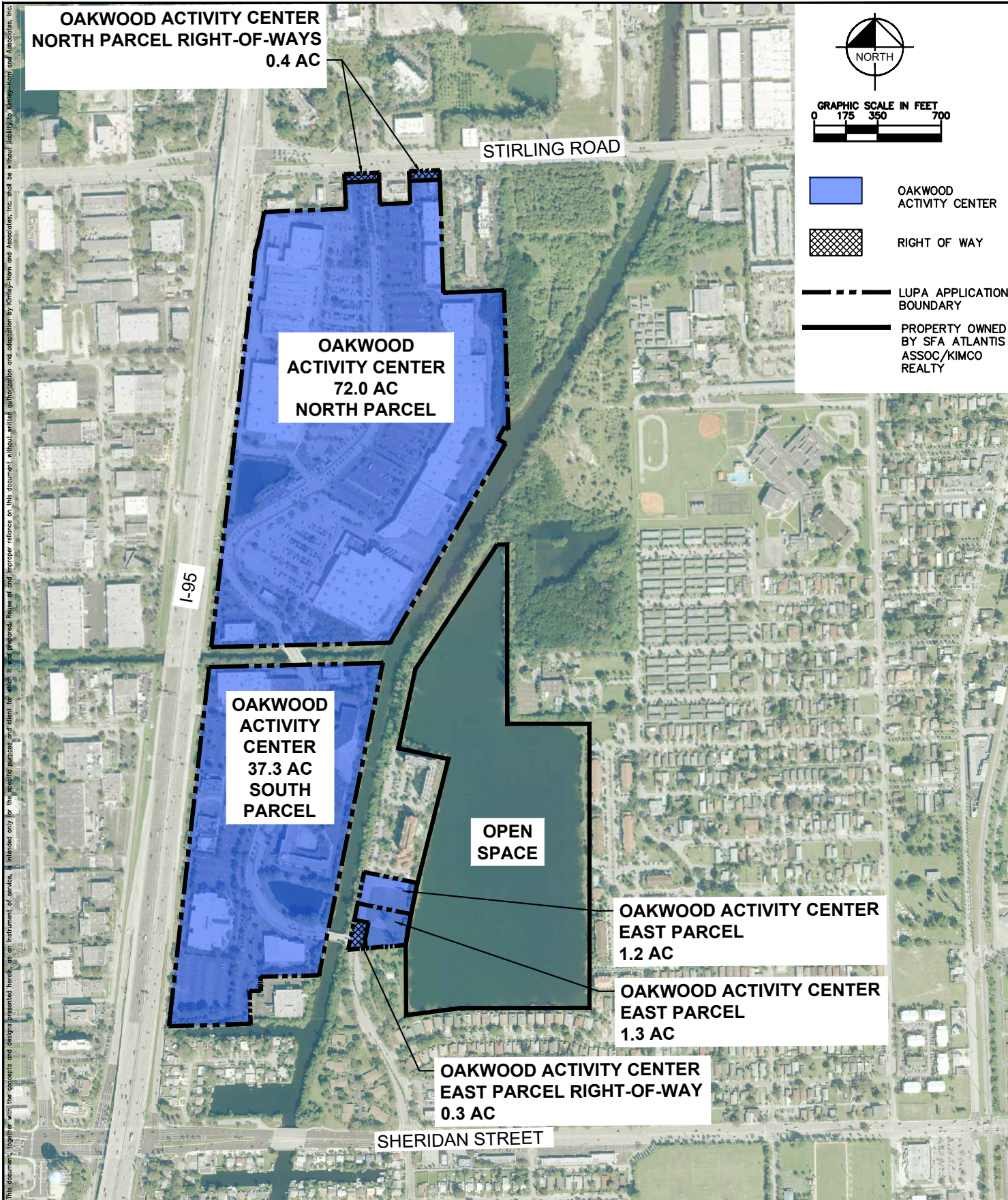
CITY PROPOSED FUTURE LAND USE

SHEET NUMBER

EX-B



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**OAKWOOD PLAZA SHOPPING CENTER**

**COUNTY PROPOSED FUTURE LAND USE**

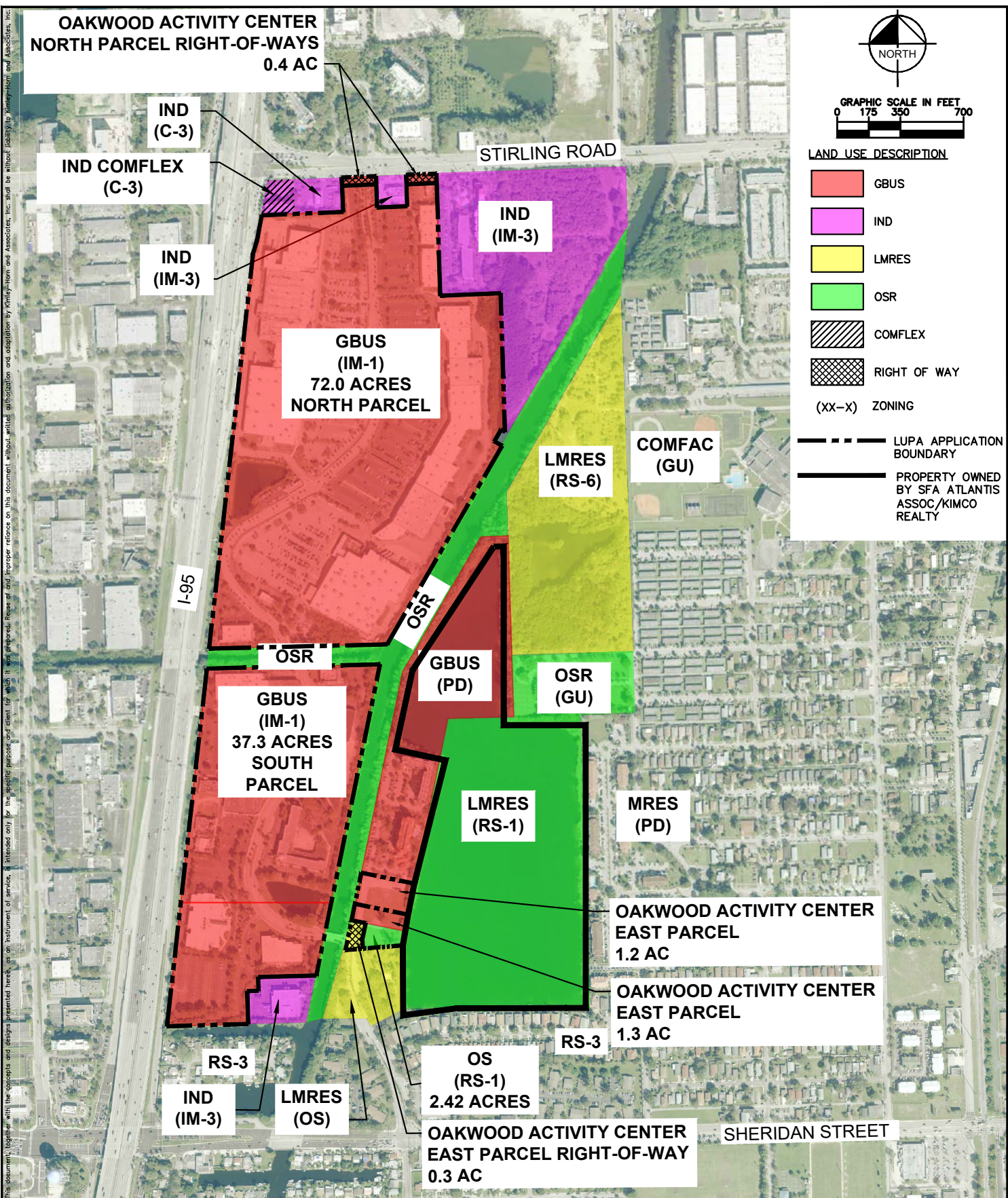
SHEET NUMBER

**EX-B**

EXHIBIT C: MAPS OF CURRENT FUTURE LAND USE DESIGNATION – CITY AND  
COUNTY



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**Kimley»Horn**

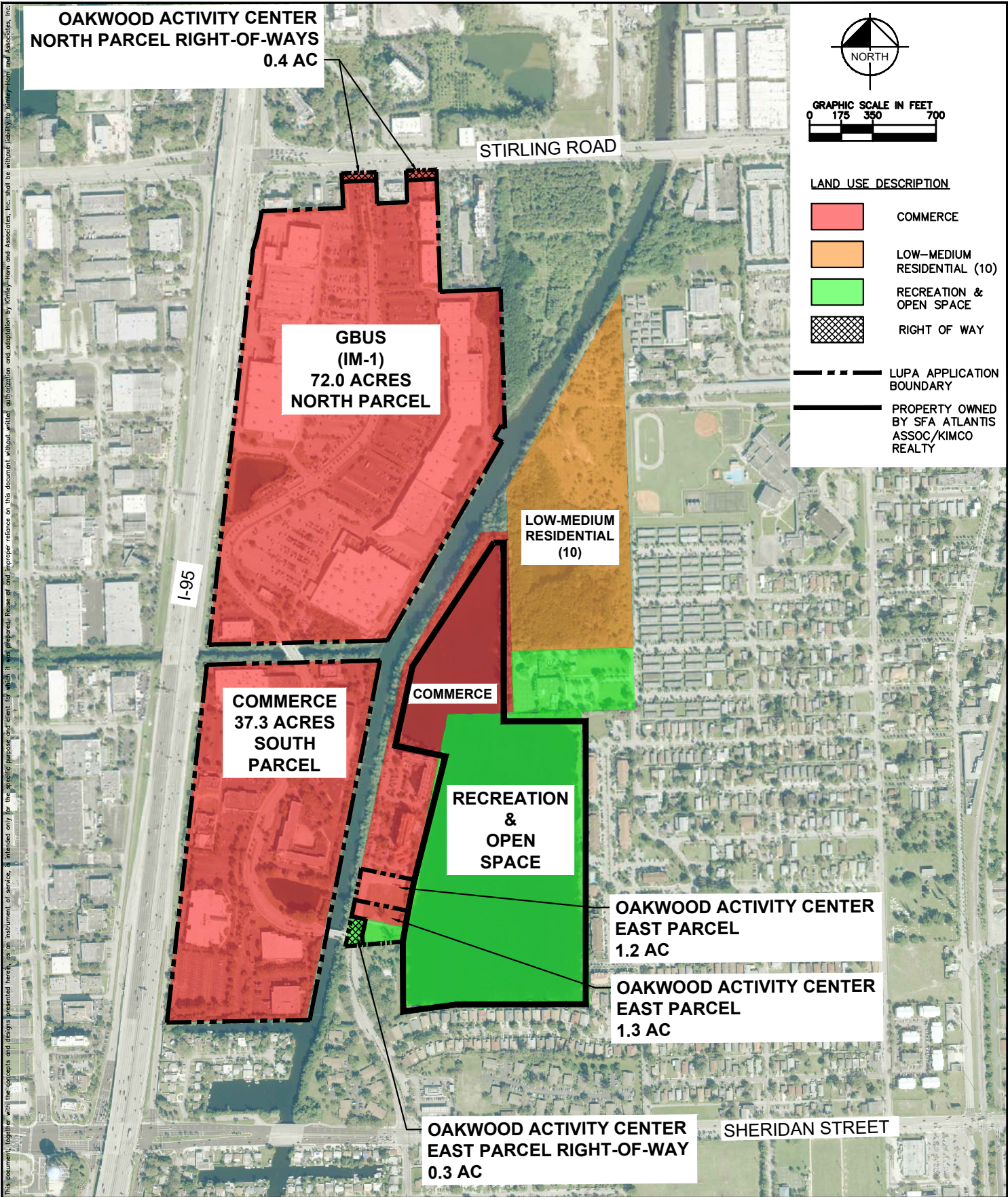
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**OAKWOOD PLAZA SHOPPING CENTER**  
**CITY EXISTING FUTURE LAND USE**  
**(ZONING)**

SHEET NUMBER  
**EX-C**



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**OAKWOOD PLAZA SHOPPING CENTER**

**COUNTY EXISTING FUTURE LAND USE**

SHEET NUMBER

**EX-C**

EXHIBIT D: SANITARY SEWER/POTABLE WATER LETTER



Wilfong, Greg

---

From: Alicia Vereia-Feria <AVEREA-FERIA@hollywoodfl.org>  
Sent: Wednesday, July 8, 2020 12:39 PM  
To: Wilfong, Greg  
Subject: RE [EXT]RE Oakwood Plaza Land Use Plan Amendment

Categories: External

Good morning, Sir.  
Hope this message finds you well.  
As requested, please find my revisions in **BOLD RED** for your use below.  
Hope this helps.  
Do not hesitate to contact me should you need additional clarifications.  
Thank you for your anticipated understanding.  
Stay safe and well.

#### 1. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

##### A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, indicating the adoption date of the 10 Year Water Supply Facilities Workplan.

The City's Water Management Plan (adopted **xxxx**) allows for a level of service of **xxx** MGD. The actual 2020 adjusted raw water demand is **approximately xxx MGD** and is projected in the City's Water Management Plan to increase to **xxx MGD by 2040**. The City's Consumptive Use Permit with the SFWMD provides for a withdrawal capacity of **xxx MGD** through **xxx**

The City of Hollywood potable water level of service standard is the Florida Department of Environmental Protection permitted capacity of the city's potable water treatment facilities. The City adopted its most recent Water Supply Facilities Work Plan in January, 2015.

The amendment site is served by the City of Hollywood water treatment plant ("HWTP") with a capacity of 59.5 MGD. Current and committed demand comprise approximately 14.7 mgd. There are no planned expansions at this time. Both City wellfields and the Broward County South Regional Wellfield provide water from the Biscayne and Floridan aquifers. The City's maximum permitted withdrawal is 30.7 mgd from the Biscayne Aquifer and 8.7 mgd from the Floridan Aquifer. SFWMD Water Use Permit 06-00038-W expires on April 10, 2028.

##### B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

The level of service in the City of Hollywood is ~~59.50~~ **55.5** MGD in design capacity for the Wastewater Treatment Plant.

2. Identify the sanitary sewer facilities serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

The subject site is currently being serviced by the City of Hollywood Southern Regional Wastewater Treatment Plant.

TABLE 6: SANITARY SEWER DEMAND, CAPACITY, AND EXPANSION	
Plant Capacity	56.50 <b>55.5</b> MGD
Current + Committed Plant Demand	(37.4 MGD + 2.5 MGD) = 39.90 MGD
Planned Plant Capacity Expansions	None planned at this time
Year and Funding Sources	N/A

Source: City of Hollywood

Alicia M. Vereea-Feria, CFM  
Engineer  
City of Hollywood, Florida  
Department of Public Utilities  
Engineering & Construction Services  
2600 Hollywood Blvd, Room 308  
Hollywood, FL 33022  
Phone: (954)921-3302  
[averee-feria@hollywoodfl.org](mailto:averee-feria@hollywoodfl.org)



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From: Wilfong, Greg [mailto:Greg.Wilfong@kimley-horn.com]  
Sent: Friday, June 26, 2020 12:24 PM  
To: Alicia Vereea-Feria <AVEREA-FERIA@hollywoodfl.org>  
Subject: RE: [EXT]RE: Oakwood Plaza Land Use Plan Amendment

Good day, hope you are doing well I was hoping you could provide this information to me by early next week or sooner if possible let me know thanks for your help, have a great weekend

**Greg D. Wilfong, P.E. | Senior Project Manager**  
**Kimley-Horn** | 445 24th Street, Suite 200, Vero Beach, FL, 32960  
Direct: 772 794 4119 | Mobile: 772 214 4246 | Main: 772 794 4100  
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From: Wilfong, Greg  
Sent: Wednesday, June 24, 2020 12:06 PM  
To: Alicia Vereia-Feria <[AVEREA-FERIA@hollywoodfl.org](mailto:AVEREA-FERIA@hollywoodfl.org)>  
Subject: RE: [EXT]RE: Oakwood Plaza Land Use Plan Amendment

Good afternoon, as part of the Land Use Amendment we are preparing can you confirm the following items for us please  
I didn't seem to find it in the comp plan?

1. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, indicating the adoption date of the 10 Year Water Supply Facilities Workplan.

The City's Water Management Plan (adopted xxxx) allows for a level of service of xxx MGD. The actual 2020 adjusted raw water demand is approximately xxx MGD and is projected in the City's Water Management Plan to increase to xxx MGD by 2040. The City's Consumptive Use Permit with the SFWMD provides for a withdrawal capacity of xxx MGD through xxx

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

The level of service in the City of Hollywood is 59.50 MGD in design capacity for the Wastewater Treatment Plant.

2. Identify the sanitary sewer facilities serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

The subject site is currently being serviced by the City of Hollywood Southern Regional Wastewater Treatment Plant.

TABLE 6: SANITARY SEWER DEMAND, CAPACITY, AND EXPANSION	
Plant Capacity	56.50 MGD
Current + Committed Plant Demand	(37.4 MGD + 2.5 MGD) = 39.90 MGD
Planned Plant Capacity Expansions	None planned at this time
Year and Funding Sources	N/A

Source: City of Hollywood

I appreciate your help, thanks

**Greg D. Wilfong, P.E. | Senior Project Manager**  
**Kimley-Horn** | 445 24th Street, Suite 200, Vero Beach, FL, 32960  
Direct: 772 794 4119 | Mobile: 772 214 4246 | Main: 772 794 4100  
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Celebrating 12 years as one of FORTUNE's 100 Best Companies to Work For

---

From: Jimenez, Juan <[Juan.Jimenez@kimley-horn.com](mailto:Juan.Jimenez@kimley-horn.com)>  
Sent: Tuesday, March 31, 2020 7:40 PM  
To: Alicia Vereia-Feria <[AVEREA-FERIA@hollywoodfl.org](mailto:AVEREA-FERIA@hollywoodfl.org)>  
Cc: Wilfong, Greg <[Greg.Wilfong@kimley-horn.com](mailto:Greg.Wilfong@kimley-horn.com)>; Stephen Botek <[sfb@botekthurlow-eng.com](mailto:sfb@botekthurlow-eng.com)>  
Subject: RE: [EXT]RE: Oakwood Plaza Land Use Plan Amendment

Wow! A sinus infection is scary at a time like this. I hope you continue to get better.

Thanks again,

**Juan**

**Juan E. Jimenez, PE** | Senior Project Manager  
**Kimley-Horn** | 355 Alhambra Circle, Suite 1400, Miami, FL 33134  
Direct: 305 535 7784 | Mobile: 786 368 5365 | Main: 305 673 2025  
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Celebrating 11 years as one of FORTUNE's 100 Best Companies to Work For

---

From: Alicia Vereia-Feria [<mailto:AVEREA-FERIA@hollywoodfl.org>]  
Sent: Tuesday, March 31, 2020 5:23 PM  
To: Jimenez, Juan <[Juan.Jimenez@kimley-horn.com](mailto:Juan.Jimenez@kimley-horn.com)>  
Cc: Wilfong, Greg <[Greg.Wilfong@kimley-horn.com](mailto:Greg.Wilfong@kimley-horn.com)>; Stephen Botek <[sfb@botekthurlow-eng.com](mailto:sfb@botekthurlow-eng.com)>  
Subject: FW: [EXT]RE: Oakwood Plaza Land Use Plan Amendment

Good afternoon, Sir.  
Hope this message finds you and your family well.  
Please forgive the delay in responding.  
I had been out of the office since 3/18/2020 ill with a sinus infection.  
I am much better now still recouping and working from home at the moment.

As requested, I have provided as much data available, as of March 2020, for your use, in **BOLD RED** in the tables provided below.

I have confirmed there are no future expansion projects anticipated at this time.

Regarding the WTP, the total max daily flow in the past 12 months = 24.898 MGD (as of June 2019).

There is no other data broken down as shown in the table for water demands.

Hope this helps.  
Do not hesitate to contact me should need additional details or documentation.  
Thank you always for the opportunity to be of assistance.  
Please take care and stay well.

Alicia M. Vereia-Feria, CFM  
Engineer  
City of Hollywood, Florida  
Department of Public Utilities  
Engineering & Construction Services  
2600 Hollywood Blvd, Room 308  
Hollywood, FL 33022  
Phone: (954)921-3302  
[averea-feria@hollywoodfl.org](mailto:averea-feria@hollywoodfl.org)



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From: Jimenez, Juan [<mailto:Juan.Jimenez@kimley-horn.com>]  
Sent: Monday, March 30, 2020 7:22 PM  
To: Alicia Vereas-Feria <[AVEREA-FERIA@hollywoodfl.org](mailto:AVEREA-FERIA@hollywoodfl.org)>  
Cc: Wilfong, Greg <[Greg.Wilfong@kimley-horn.com](mailto:Greg.Wilfong@kimley-horn.com)>  
Subject: [EXT]RE: Oakwood Plaza Land Use Plan Amendment

Good evening Alicia,  
I hope you are well and staying safe. I am following up on the request below. If for any reason this cannot be provided at this time please let us know.

Thanks,

**Juan**

**Juan E. Jimenez, PE** | Senior Project Manager  
**Kimley-Horn** | 355 Alhambra Circle, Suite 1400, Miami, FL 33134  
Direct: 305 535 7784 | Mobile: 786 368 5365 | Main: 305 673 2025  
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---

From: Jimenez, Juan  
Sent: Wednesday, March 25, 2020 10:39 AM  
To: [AVEREA-FERIA@hollywoodfl.org](mailto:AVEREA-FERIA@hollywoodfl.org)  
Cc: Wilfong, Greg <[Greg.Wilfong@kimley-horn.com](mailto:Greg.Wilfong@kimley-horn.com)>  
Subject: Oakwood Plaza Land Use Plan Amendment

Good morning Alicia,  
One of our teams is working on a Land Use Plan Amendment (LUPA) for Oakwood Plaza, which is located between Sheridan Street and Stirling Road along the east side of I-95. The LUPA requires that we provide capacity information on the water and wastewater systems serving the site. The tables below show the information we need to provide. Would you please help us fill out this information or let us know where we could obtain it. We would greatly appreciate your help.

WATER WELLS AND TREATMENT	
Name of Water Treatment Plant	City of Hollywood Water Treatment Plant
Current Plant Capacity	59.5 MGD
Current Plant Demand	
Committed Plant Demand	
Planned Plant Capacity Expansions	None at this time

Year and Funding Source for Planned Plant Expansions	N/A
Name of Water Wellfield(s)	
SFWMD Permitted Withdrawal for Wellfield(s)	
SFWMD Water Use Permit (WUP) Number(s)	
Expiration date of SFWMD WUP	

WASTEWATER TREATMENT	
sanitary sewer level of service per adopted and certified local land use plan	
Name of Wastewater Treatment Plant	Southern Regional Wastewater Treatment Plant
Current Plant Capacity	55.50 MGD
Current Plant Demand	37.4 MGD
Committed Plant Demand	2.5 MGD
Planned Plant Capacity Expansions	None at this time
Year and Funding Sources	N/A

**Juan**

**Juan E. Jimenez, PE** | Senior Project Manager  
**Kimley-Horn** | 355 Alhambra Circle, Suite 1400, Miami, FL 33134  
 Direct: 305 535 7784 | Mobile: 786 368 5365 | Main: 305 673 2025  
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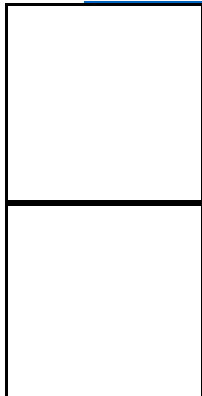
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**Alicia Vereas-Feria**  
 Engineer  
 City of Hollywood  
 Public Utilities

P.O. Box 229045  
 Hollywood, FL 33022-9045  
 Office:  
 E-mail: [AVEREA-FERIA@HollywoodFL.org](mailto:AVEREA-FERIA@HollywoodFL.org)



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---



July 15, 2020

Alicia M. Vereza-Feria, CFM  
Engineer  
City of Hollywood, Florida  
Department of Public Utilities  
Engineering & Construction Services  
2600 Hollywood Blvd, Room 308  
Hollywood, FL 33022  
Phone: (954)921-3302  
avereza-feria@hollywoodfl.org

Re: Oakwood Plaza Redevelopment  
Land Use Plan Amendment  
Water, Wastewater and Stormwater Utility Availability Request

Dear Alicia:

Kimley-Horn and Associates, Inc. on behalf of Kimco Realty, is submitting an application for a land use plan amendment for the Oakwood Plaza Redevelopment project in the City of Hollywood. The proposed amendment is for three separate project areas which include 71.94 acres (Oakwood Plaza North), 37.29 acres (Oakwood Plaza South), and remaining 2.42 acre western portion. This project is bounded by the Stirling Road to the north, I-95 to the west, Sheridan Street to the south and existing Lake as shown on the attached location map. The proposed development consists of 1,200,000 square feet of retail, 1,890,000 square feet of office, 3,800 residential units and 625 hotel rooms. The existing center has 953,771 square feet of retail and 85,689 square feet of office

In order for us to fulfill the requirements of the land use plan amendment application, we respectfully request a letter of utility service availability and adequacy of facilities to serve the proposed project. We have included the previous items you have provided and just need confirmation on all of the items again for our application so we insert into our final application package.

#### **A. Potable Water Analysis**

- 1. Provide the potable water level of service per the adopted and certified local land use plan, indicating the adoption date of the 10 Year Water Supply Facilities Workplan.**

The City of Hollywood potable water level of service standard is the Florida Department of Environmental Protection permitted capacity of the city's potable water treatment facilities. The City adopted its most recent Water Supply Facilities Work Plan in January 2015. The amendment site is served by the City



of Hollywood water treatment plant (“HWTP”) with a capacity of 59.5 MGD. Current and committed demand comprise approximately 14.7 MGD. There are no planned expansions at this time. Both City wellfields and the Broward County South Regional Wellfield provide water from the Biscayne and Floridan aquifers. The City’s maximum permitted withdrawal is 30.7 MGD from the Biscayne Aquifer and 8.7 MGD from the Floridan Aquifer. SFWMD Water Use Permit 06-00038-W expires on April 10, 2028.

2. **Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the well field serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

TABLE 4: CITY OF HOLLYWOOD WATER PLANT CAPACITY, DEMAND, AND EXPANSION	
Name of Water Treatment Plant	City of Hollywood Water Treatment Plant
Plant Capacity	59.50 MGD
Current Plant Demand	24.90 MGD (as of 6/2019)
Planned Plant Capacity Expansions	None planned at this time

Source: City of Hollywood

3. **Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

TABLE 5: POTABLE WATER IMPACT			
	Use	Calculation	Total
Current	Retail: 1,638,000 square feet	x 0.1 GPD per SF	= 163,800 GPD
	Office: 3,276,000 square feet	x 0.2 GPD per SF	= 655,200 GPD
		Subtotal	= 819,000 GPD
Proposed Activity Center	Commercial: 1,200,000 SF	x 0.1 GPD per SF	= 120,000 GPD
	Office: 1,890,000 SF	x 0.2 GPD per SF	= 378,000 GPD
	Multi-family: 3,800 units	x 100 GPD per unit	= 380,000 GPD
	Hotel: 625 rooms	x 20 GPD per unit	= 12,500 GPD
		Subtotal	= 890,500 GPD

Total Existing and Proposed	Net Change + 71,500 GPD
Source: Hollywood Potable Water Element Policy 2.2	

## B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

The level of service in the City of Hollywood is 55.5 MGD in design capacity for the Wastewater Treatment Plant.

2. Identify the sanitary sewer facilities serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

The subject site is currently being serviced by the City of Hollywood Southern Regional Wastewater Treatment Plant.

**TABLE 6: SANITARY SEWER DEMAND, CAPACITY, AND EXPANSION**

Plant Capacity	55.50 MGD
Current + Committed Plant Demand	(37.4 MGD + 2.5 MGD) = 39.90 MGD
Planned Plant Capacity Expansions	None planned at this time
Year and Funding Sources	N/A

Source: City of Hollywood

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

**TABLE 7: SANITARY SEWER IMPACT**

	Use	Calculation	Total
Current	Retail: 1,638,000 square feet	x 0.1 GPD per SF	= 163,800 GPD
	Office: 3,276,000 square feet	x 0.2 GPD per SF	= 655,200 GPD
		Subtotal	= 819,000 GPD
Proposed Activity Center	Commercial: 1,200,000 SF	x 0.1 GPD per SF	= 120,000 GPD
	Office: 1,890,000 SF	x 0.2 GPD per SF	= 378,000 GPD

	Multi-family: 3,800 units	x 100 GPD per unit	= 380,000 GPD
	Hotel: 625 rooms	x 20 GPD per unit	= 12,500 GPD
Subtotal			= 890,500 GPD
Total Existing and Proposed		Net Change	+ 71,500 GPD

Source: Broward County A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application

As a reference, I have enclosed the site location map for the project site, and the Atlas Maps we have on file. Your cooperation in providing a response letter will be greatly appreciated.

I appreciate your review of this important project. If you any questions, comments or require additional information, please feel free to contact me at 772-794-4119

Regards,

KIMLEY-HORN AND ASSOCIATES, INC.



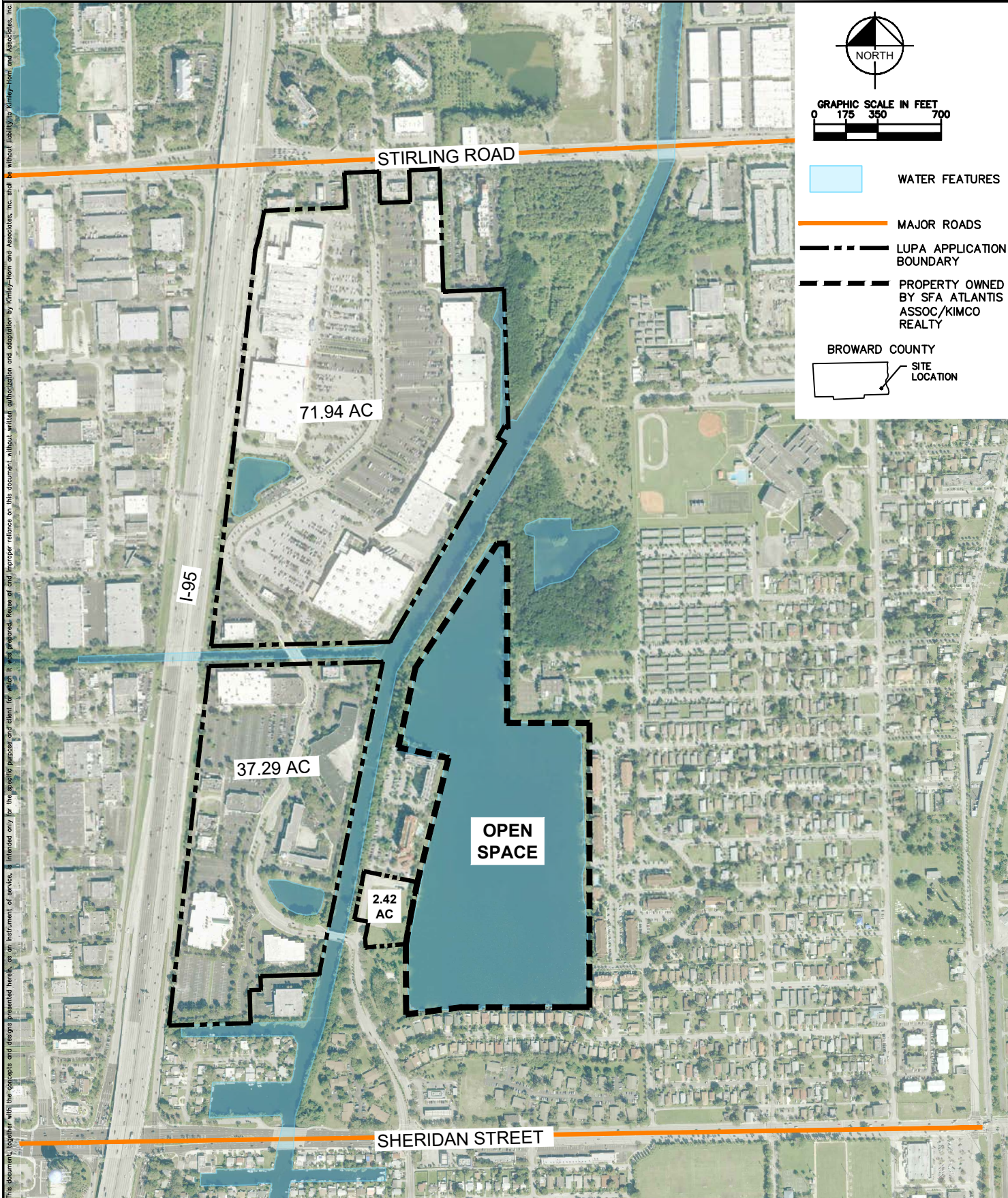
Greg D. Wilfong, P.E.  
greg.wilfong@kimley-horn.com

Attachments: Location Map, ATLAS maps



Plotted By: Schulz, Ryan Sheet Set: Kha Layout: LOCATION June 10, 2020 03:30:26pm K:\VRB\_LDEV\147507039\_Oakwood Plaza\CADD\Exhibits\Aerial Exhibits\EXHIBIT SR.dwg

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OAKWOOD PLAZA SHOPPING CENTER

LOCATION MAP

SHEET NUMBER

EX-B





# LEGEND



## Brine Disposal

- Elevation Point
- Fitting
- Butterfly Open
- Gate Closed
- Unknown
- Air Release
- Combination
- Brine Pumps
- Active
- Abandoned
- Casing

## Raw Water

- Elevation Point
- Fitting
- Butterfly Open
- Butterfly Closed
- Gate Open
- Gate Closed
- Tapping Open
- Tapping Closed
- Unknown
- Abandoned
- Other
- Air Release
- Altitude
- Blowoff
- Simple Check
- Chaminade
- South
- Floridan
- Proposed
- Abandoned
- Other
- Meter Station
- Treatment Plant
- Biscayne Aquifer
- Floridan Aquifer
- Raw Water
- Treated Water
- Abandoned
- Casing

## Reclaimed Water

- Elevation Point
- Fitting
- Service Connection
- Butterfly Open
- Butterfly Closed
- Gate Open
- Tapping Open
- Unknown
- Air Release
- Reclaim Pumps
- Monitoring Well
- Pump Station
- Storage Basin
- Active
- Abandoned
- Casing

## Water

- Elevation Point
- Fitting
- Service Connection
- LUM Connection
- In Service
- Out of Service
- Butterfly Open
- Butterfly, Closed
- Gate Open
- Gate Closed
- Tapping Open
- Tapping Closed
- Other
- Abandoned
- Gate Open
- Unknown
- Abandoned
- Air Release
- Altitude
- Backflow Control
- Blowoff
- Double Check
- Pressure Vacuum
- Reduced Pressure Zone
- Simple Check
- Other
- Abandoned
- Water Pumps
- Other
- Treatment Plant
- Enclosed Storage Facility
- Active
- Abandoned
- Active
- Abandoned
- Casing

## Sanitary Sewer

- Elevation Point
- Fitting
- Clean Outs
- Air Release
- Altitude
- Blowoff
- Simple Check
- Abandoned
- Butterfly Open
- Gate Open
- Gate Closed
- Other
- Plug Open
- Plug Closed
- Tapping Open
- Unknown
- Abandoned
- Discharge Points
- Grease Trap
- Manholes
- Service Connections
- LUM Connection
- Hollywood
- Private
- School
- Broward County
- Florida
- Seminole
- Federal
- Other Municipality
- Active
- Abandoned
- Active
- Abandoned
- Active
- Abandoned
- Casing

## Storm Water

- Elevation Point
- Fitting
- Clean Outs
- Weir Structure
- Flap Gate
- Proposed
- Unknown
- Discharge Points
- Inlets
- Drainage Well
- Manholes
- Pump Station
- Gravity Mains
- Pressure Pipe
- Culverts
- Drainfield
- Detention Areas

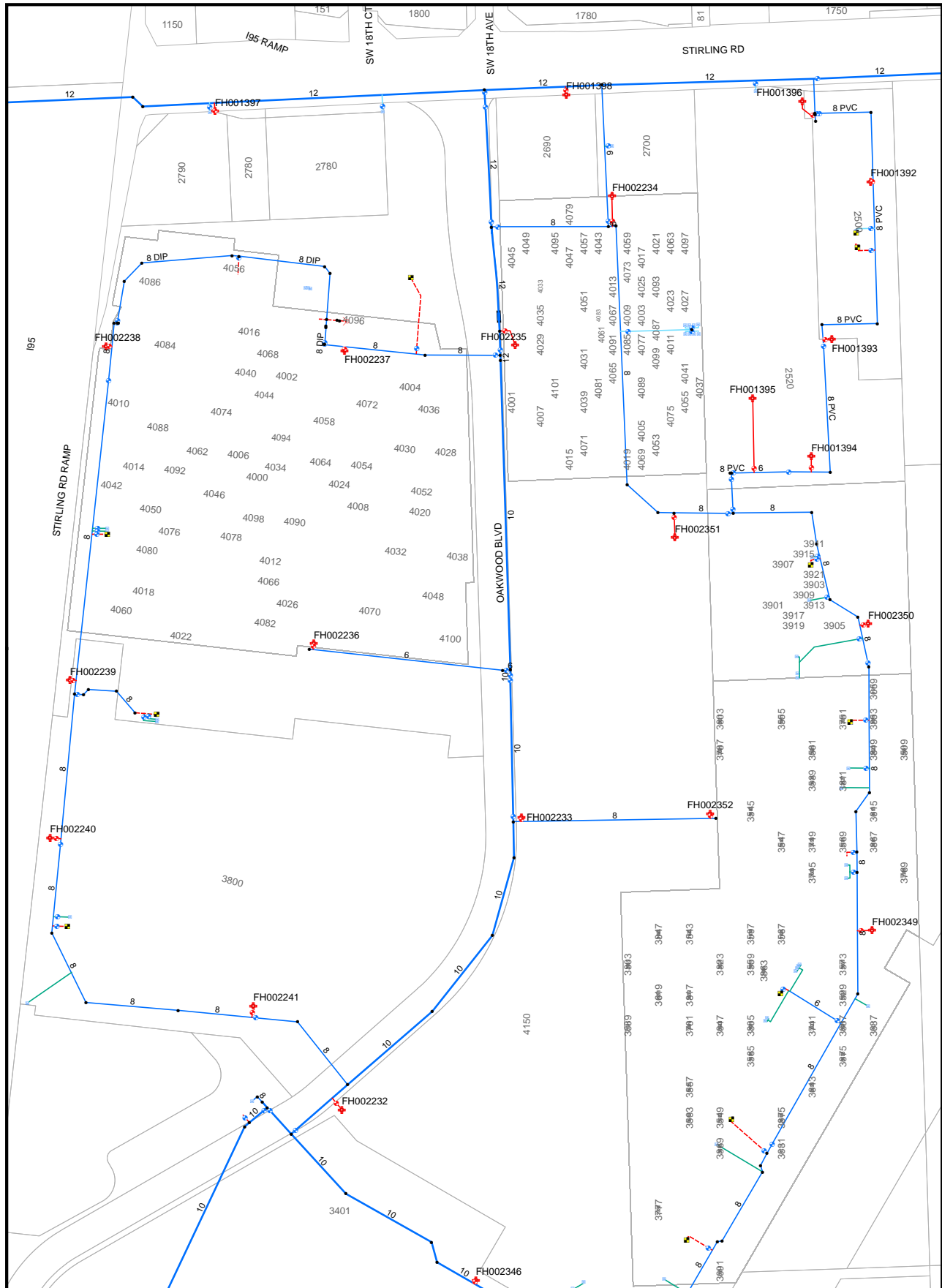


# UTILITY ATLAS MAPLET



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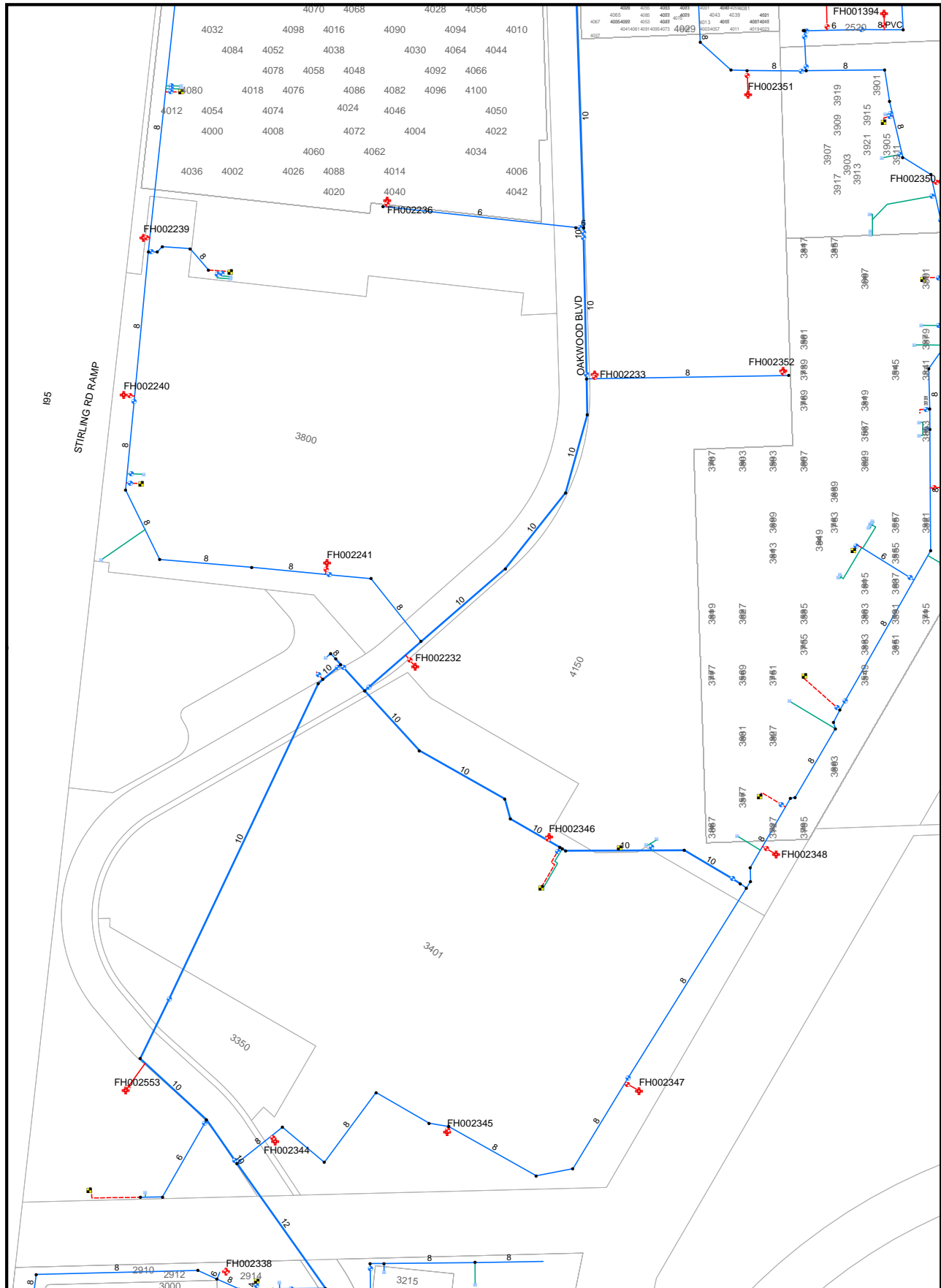


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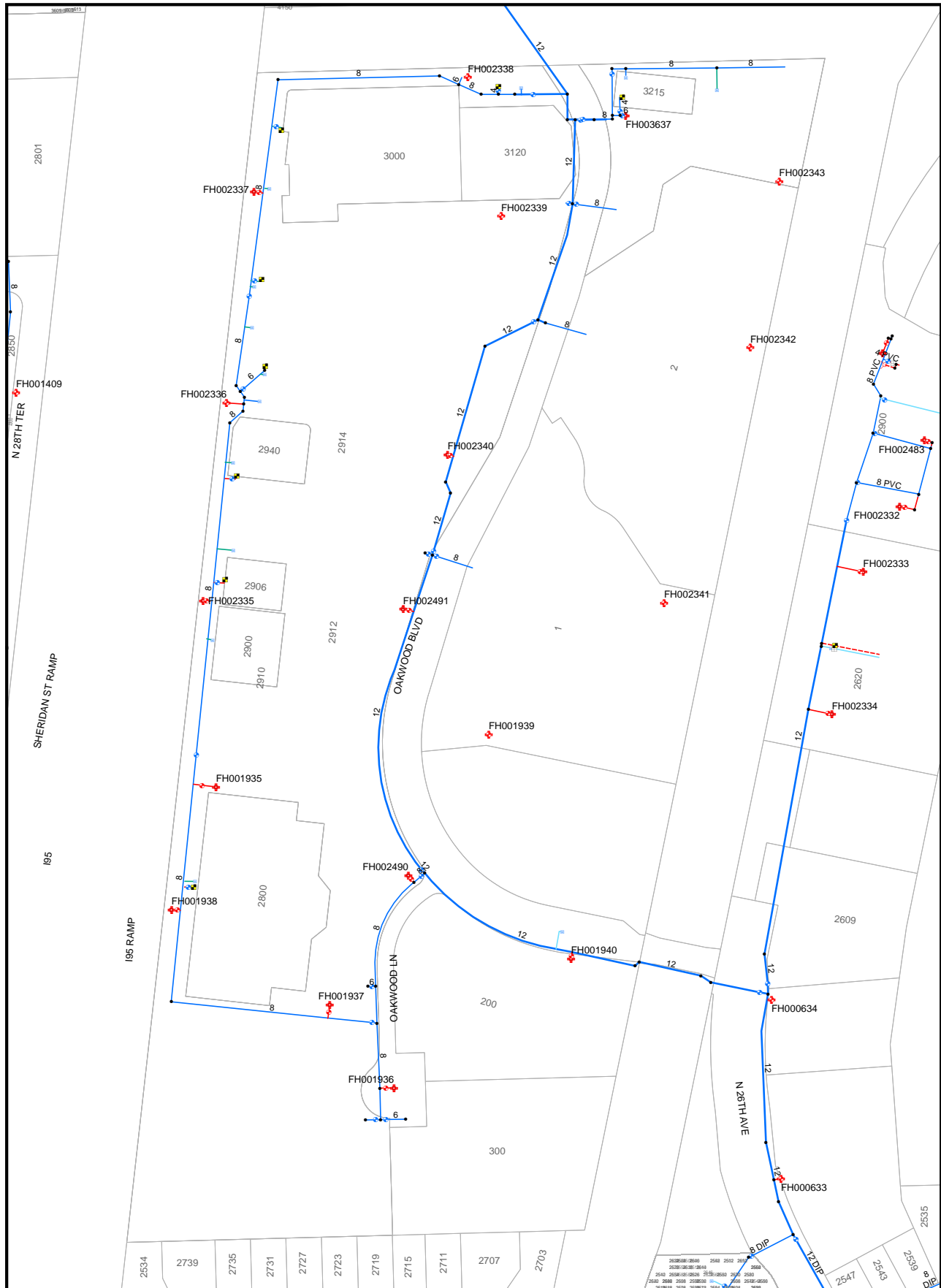


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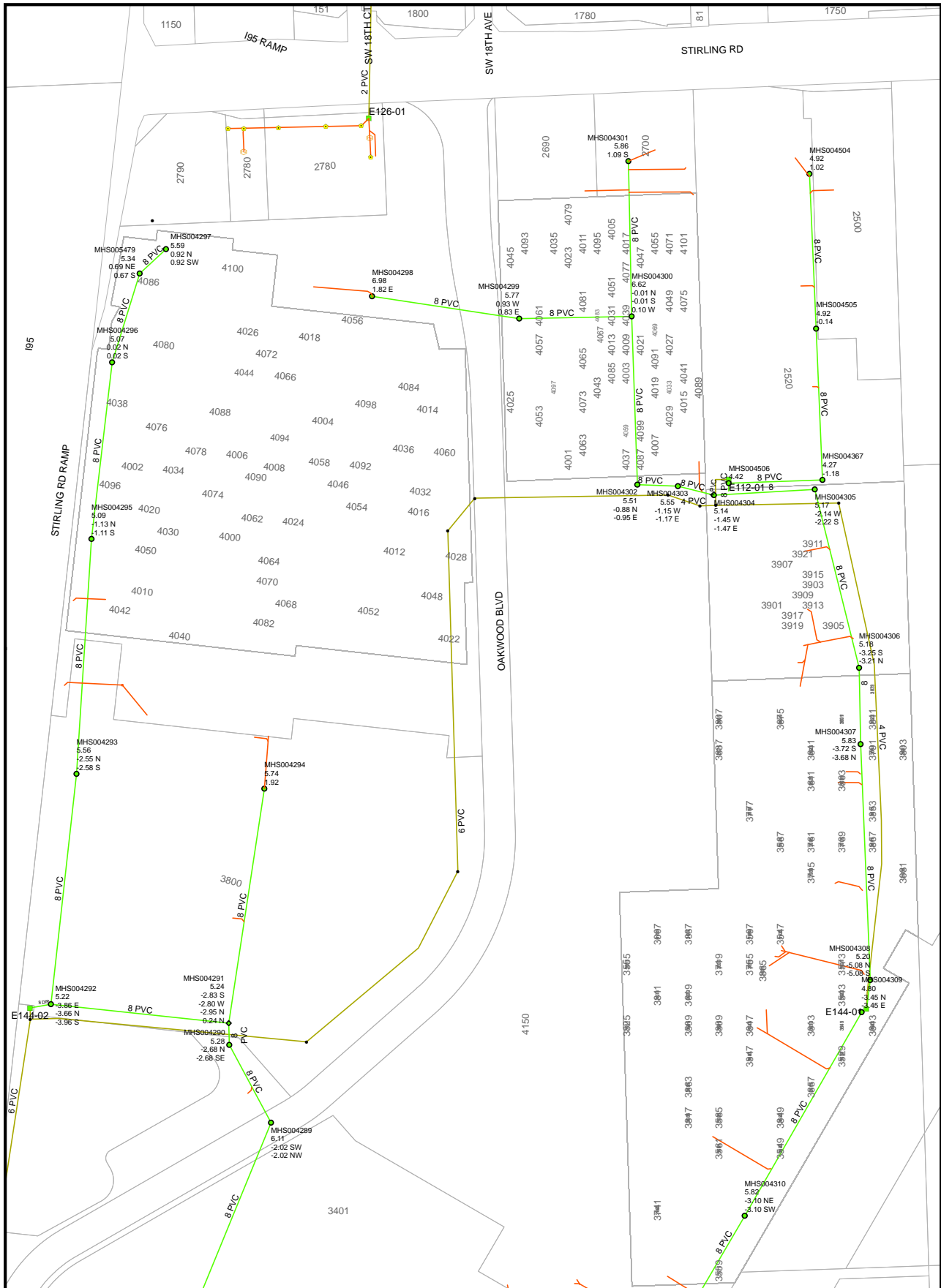


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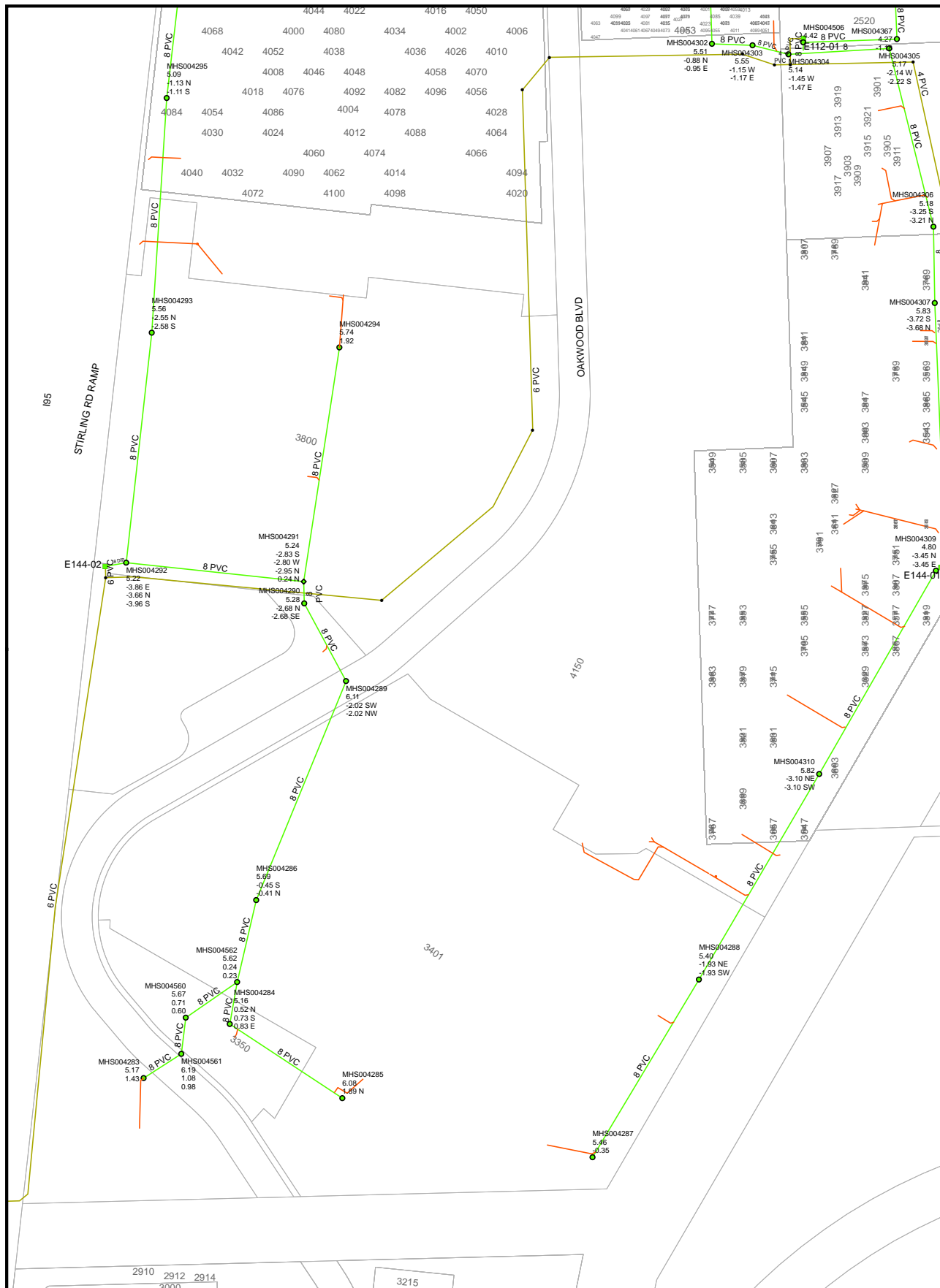
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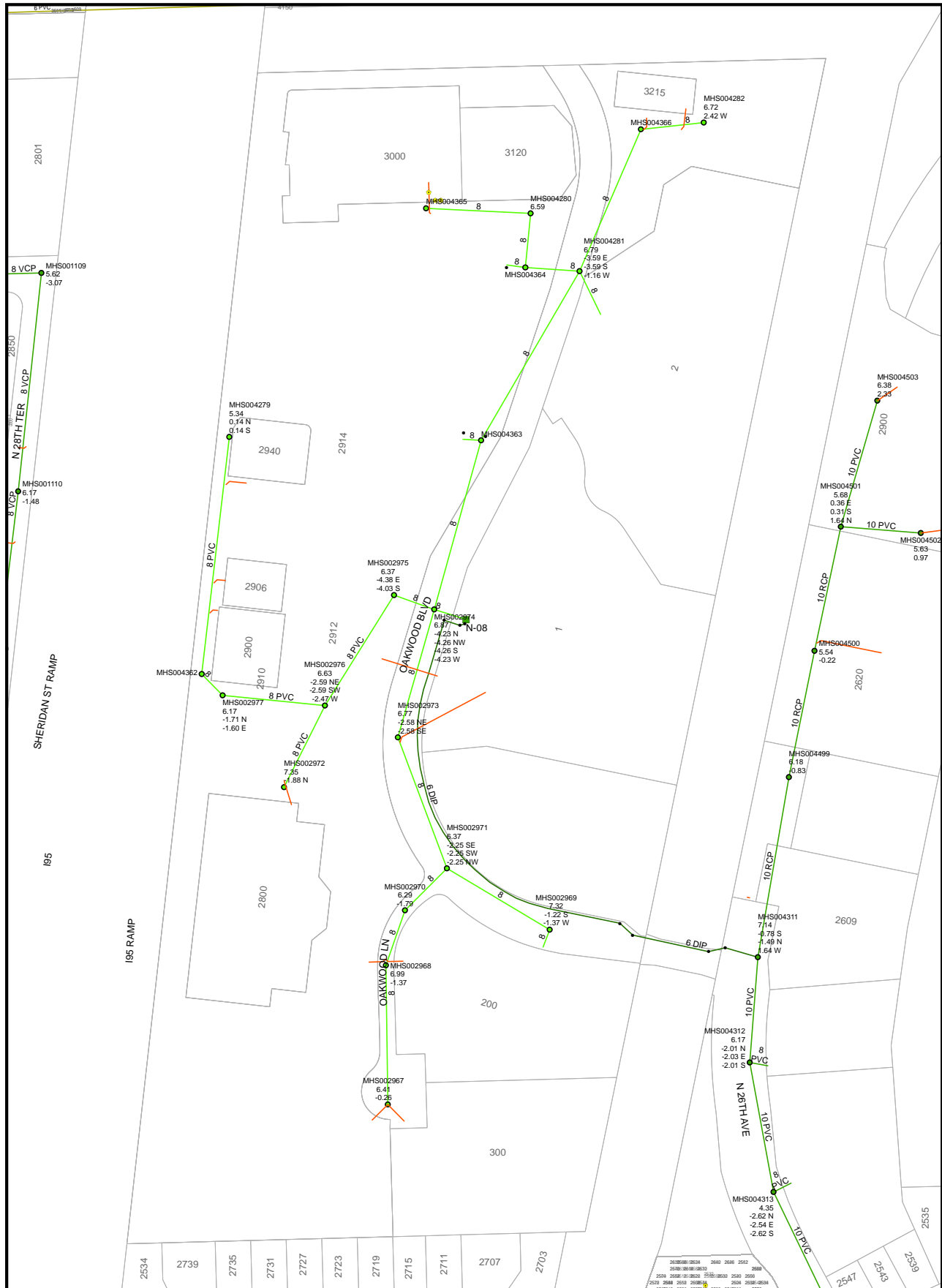


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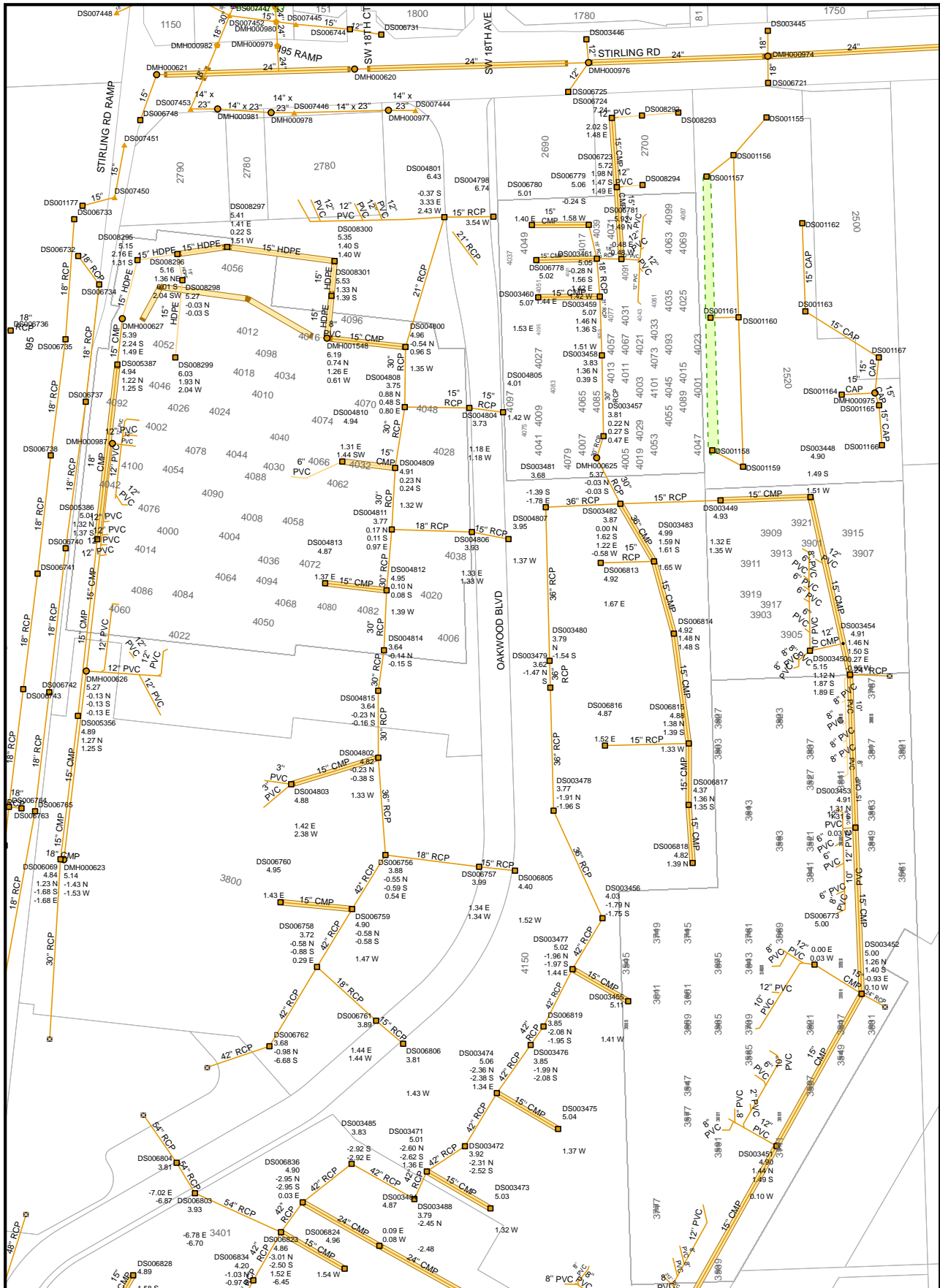


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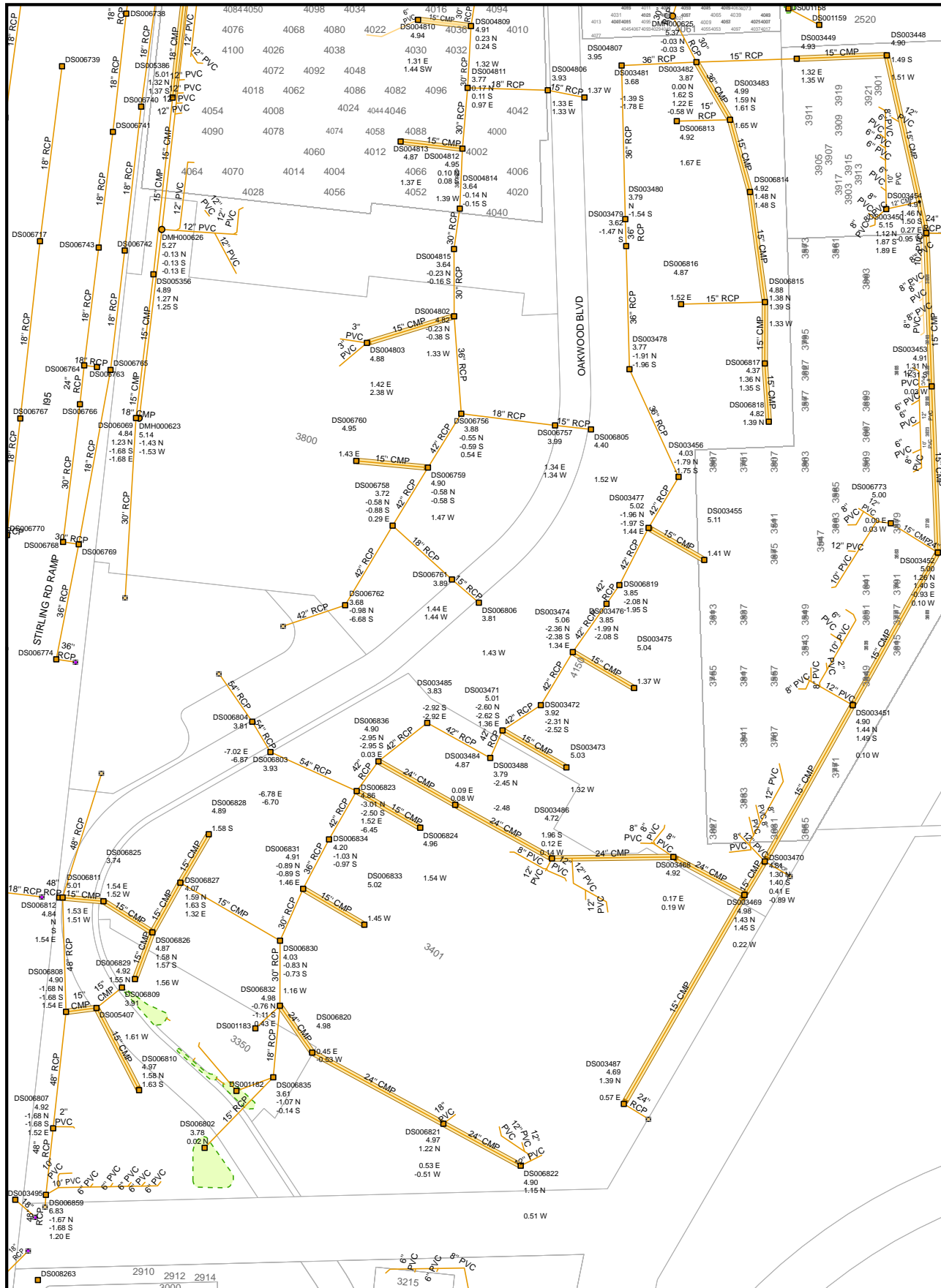


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# UTILITY ATLAS MAPLET



FEET

0      75      150      300      450

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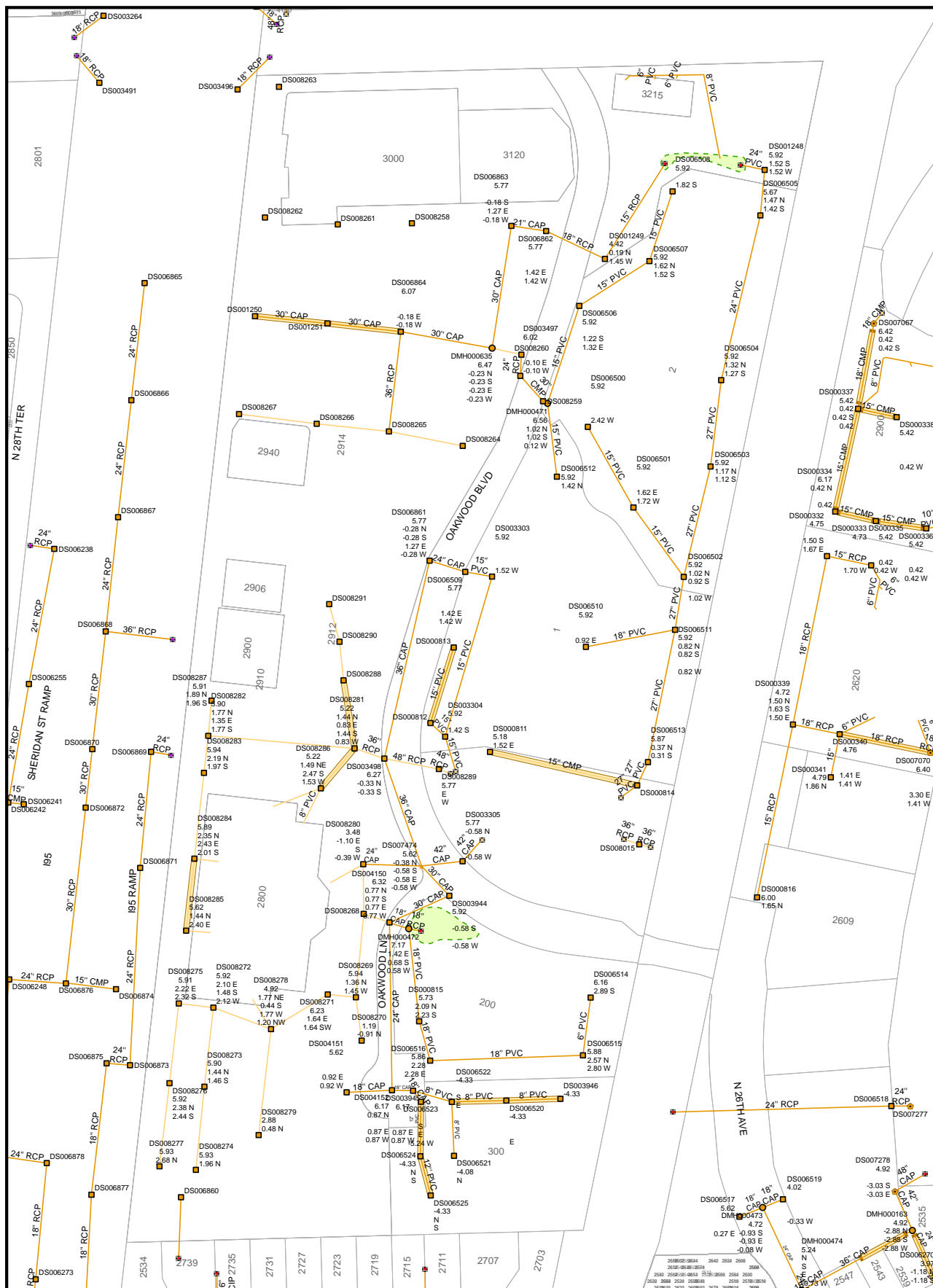


EXHIBIT E: SOLID WASTE LETTER



7/8/2020

Kimco /Corporate Services Consultants, LLC  
Oakwood Plaza Shopping Center  
3800 Oakwood Blvd  
Hollywood, FL 33020

To whom it may concern,

Waste Connections would like to thank you for your valued business. The final destination for the municipal solid waste from your Oakwood Plaza Shopping Center located at 3800 Oakwood Blvd in Hollywood, Florida is our JED Landfill located at 1501 Omni Way, Saint Cloud, FL 34773. Our JED Landfill has approximately 43 years of airspace capacity remaining. This material is collected and transferred daily from our Pembroke Park Transfer Station, located at 1899 SW 31st Ave, Hollywood, FL 33009.

The table below represents our Solid Waste Projected Capacity & Demand:

Solid Waste Facility Capacity & Demand		
	Capacity	Demand
Pembroke Park Transfer Station	_1350__tons/ day	_265__tons/ day
JED/ OMNI Landfill	81,687,993 cubic yards permitted	22,473,038 cubic yards consumed as of Mar 22, 2019

Waste Connections appreciates your business and is looking forward to being your disposal partner into the future. If you have any questions, please contact me at anytime. Randy Davis (989) 233-7102.

Sincerely,

*Randy Davis*

Randy Davis – C&D / District / Special Waste Sales  
1st Place TS / Opa-Locka TS / Pembroke Park TS / Deerfield TS – Southern Florida Division  
Brent Run / Quad Cities / SLD / JED Landfills  
989.233.7102 Cell



## EXHIBIT F: DRAINAGE LETTER



Public Works Department – Water and Wastewater Services

**WATER MANAGEMENT DIVISION**

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

DATE: July 27, 2020

Mr. Greg D. Wilfong, P.E.  
Kimley-Horn and Associates, Inc.  
445 24th Street, Suite 200  
Vero Beach, Florida, 32960

RE: Oakwood Plaza LUPA

Dear Mr. Wilfong:

Broward County Water Management Division received and reviewed the documents associated with Oakwood Plaza Land Use Plan Amendment (LUPA). Broward County Water Management Division has no objection to this LUPA.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl R. Archie".

Carl Archie, P.E., Engineering Unit Supervisor  
Broward County Water Management Division

cc: File  
Susan Bodmann, P.G.  
Carlos Adoriso, P.E.  
Susan Juncosa



Revised July 21, 2020

June 17, 2020

Carlos R. Adorizio, P.E, CFM  
Engineering Unit Supervisor  
Environmental Protection and Growth Management Department  
Environmental Engineering and Permitting Division  
1 North University Drive, Mailbox 201, Plantation, FL 33324-2038  
Office: (954) 519-1206  
CADORISIO@broward.org

Re: Oakwood Plaza Redevelopment  
Land Use Plan Amendment  
Drainage Analysis Verification Letter Request

Dear Mr. Adorizio:

Kimley-Horn and Associates, Inc. on behalf of Oakwood Plaza Limited Partnership is submitting an application for a land use plan amendment (LUPA) for the Oakwood Plaza Shopping Center located in the City of Hollywood. The proposed LUPA is for 111.65 acres consisting of three areas which include 71.94 acres (Oakwood Plaza North), 37.29 acres (Oakwood Plaza South), and the remaining 2.42-acre undeveloped site to the east. This shopping center is bounded by the Stirling Road to the north, I-95 to the west, Sheridan Street to the south and an existing lake as shown on the attached location map. The proposed development program for the LUPA consists of 1,200,000 square feet (s.f.) of retail, 1,890,000 square feet of office, 3,800 residential units and 625 hotel rooms. The existing shopping center has 1,048,929 s.f. based on existing permits. This project will be phased due to market conditions, existing tenants, and different lease termination dates. As part of the redevelopment, there may be wet ponds, exfiltration trench, swales, open treatment areas, underground storage devices, or other methods used for treatment, storage and attenuation for this project. It is assumed that the existing permit conditions will be utilized for the redevelopment.

There are existing drainage permits which will be followed for the redevelopment for this project from South Florida Water Management District and Broward County Surface Water Licenses which are listed below:

#### **Existing Permits and Information**

##### **Oakwood Plaza North (71.94 acres) (ERP):**

1. Application # 11014-B Permit # 06-00639-S
2. Application # 930218-4 Permit # 06-00639-S
3. Application # 940324-11 Permit # 06-00639-S
4. Application # 000615-24 Permit # 06-00639-S
5. Application # 05216-B Permit # 06000639-S

Notes:

- Note: N.G.V.D. 1929 elevation -1.603' = N.A.V.D. 1988 elevation
- There is currently dry retention, one wet pond and exfiltration trench installed for the north basin for existing water quality.
- There is currently allowed discharge into the existing SFMWD C-10 Spur canal of 50 cfs with a design frequency of 25-year 3-day and a design rainfall of 10.30 inches. The design stage is 7.57' NGVD (5.97' NAVD).
- The 100-year 3-day storm event elevation is 7.91' NGVD (6.31' NAVD).
- The minimum finish floor elevations are 8.00' NGVD (6.40' NAVD) using a design storm frequency of 100-year 3-day event and design rainfall of 13.98 inches.
- The minimum road crown elevation is 7.10' NGVD (5.50' NAVD) based on a design storm of 10-year 1-day event and a design rainfall of 8.83 inches.
- The control elevation is 2.00' NGVD (0.40' NAVD). There are five culverts that discharge into the C-10 Spur Canal.

**Oakwood Plaza South (37.29 acres) (ERP):**

1. Application # 11014-B Permit # 06-00639-S
2. Application # X000013419 Permit # 06-00639-S
3. Application # 940909-9 Permit # 06-00639-S
4. Application # 91110407 Permit # 06-00639-S

Notes:

- Note: N.G.V.D. 1929 elevation -1.603' = N.A.V.D. 1988 elevation
- There is currently dry retention, one wet pond and exfiltration trench installed for the south basin for existing water quality.
- There is currently allowed discharge into the existing SFMWD C-10 Spur canal of 30 cfs with a design frequency of 25-year 3-day and a design rainfall of 10.30 inches. The design stage is 8.23' NGVD (6.63' NAVD).
- The 100-year 3-day storm event is 8.52' NGVD (6.92' NAVD). The minimum finish floor elevations are 9.00' NGVD (7.40' NAVD) using a design storm frequency of 100-year 3-day event and design rainfall of 13.98 inches.
- The minimum road crown elevation is 7.85' NGVD (6.25' NAVD) based on a design storm of 10-year 1-day event and a design rainfall of 8.83 inches.
- The control elevation is 2.00' NGVD (0.40' NAVD). There is one culvert that discharges into the C-10 Spur Canal.

**Broward County Surface Water Licenses:**

1. SWM1993-043-0 Oakwood Plaza North (*the 71.94 acres*)
2. SWM 1994-109-0 Oakwood Plaza South (*the 37.29 acres plus the 2.42 acres*)

**Oakwood East Side / Lake**

- Application # 05114-A Permit # 06-00615-S
- Application # 930325-8 Permit # 06-00615-S
- Application # X000010169 Permit # 06-00615-S
- Application # 940517-12 Permit #06-00615-S
- Application # 01254-A Permit #06-00615-S
- Application # 04297-3 Permit #06-00615-S-02
- SWM 1994-109-0 Oakwood Plaza South

In order for us to fulfill the requirements of the land use plan amendment application, we respectfully request a letter of verification of the LUPA drainage summary. The attached sections provide the drainage summary for the land use plan amendment application.

**D. Drainage Analysis**

- 1. Provide the drainage level of service per the adopted and certified local land use plan.**

**City of Hollywood**

The land use plan amendment site will be required to comply with the standards contained in Chapter 154.50 Building and Structures Section (C) of City of Hollywood Code of Ordinances for flood damage prevention as follows, or as agreed upon with the City:

(1) Minimum building elevations.

(a) Residential buildings. New construction and substantial improvement of residential buildings shall have the lowest floor, including basement, elevated to or above the elevation required in the Florida Building Code, Residential or Florida Building Code, Building, as applicable, or at least 18 inches above the highest point of the crown of all streets adjacent to the plot upon which such buildings are located or in accordance with a system or method of design admitting of rational analysis in accordance with well-established principles of mechanics and sound engineering practices as determined by the Director, Public Utilities.

(b) Nonresidential buildings. New construction and substantial improvement of nonresidential buildings shall have the lowest floor, including basement, elevated or dry floodproofed to or above the elevation required in the Florida Building Code, Building or at least six inches above the highest point of the crown of all streets adjacent to the plot upon which such buildings are located or in accordance with a system or method of design admitting of rational analysis in accordance with well-established principles of mechanics and sound engineering practices as determined by the Director, Public Utilities.

(2) Minimum lot elevation - finished grade. The minimum lot elevation after finished grading shall not be less than the crown of the adjacent street or top of sidewalk, whichever is higher. Lots shall be provided with drainage facilities as required by the Florida Building Code, to avoid drainage onto adjoining properties. The finished grade at the perimeter of residential buildings shall be a minimum of six inches below the minimum building elevation as specified in this section.

The proposed redevelopment must obtain drainage permits for site development from the Broward County Planning and Environmental Regulations Division prior to obtaining a building permit from the City of Hollywood for work that qualifies for licensing.

#### **Broward County LOS Standard**

The land use plan amendment site will be required to comply with the level of service standards contained in the Broward County Comprehensive Plan – Drainage and Natural Aquifer Groundwater Recharge Element for drainage facilities as follows:

Broward County Environmental Protection and Growth Management Department reviews and approves stormwater plans within the City to ensure that level of service standards is met. These regulatory requirements are applied to all new and redevelopment projects, unless qualifying for an exemption under the Broward County code as this project does, thereby maintaining consistency with the level of service standards for stormwater. The City has adopted the following level of service standards for stormwater per the South Florida Water Management District Requirements:

- Primary Drainage System – 25-year – 3-day storm event. Cumulative rainfall total of 13.98”.
- Secondary Drainage System – 3-year storm event with varying time of concentration duration. Cumulative rainfall derived from Florida Department of Transportation (FDOT).
- Rainfall Intensity Duration – From existing permits.
- Roadways – Except for emergency access roadways these shall have one-half (1/2) of their total width above the flood elevation of the 10-year, 1-day storm event.
- Parking lots/drive aisles/dumpster enclosure pads without floor drains – These shall be above the flood elevation of the 5-year, 1-day storm event.
- Building Structures – The flood level shall not exceed the finish floor elevation of all building structures within the study area during the 100-year, 3-day storm event as established by existing permits.
- FEMA
  - North:
    - Existing: Generally within Flood Zone X, with stormwater pond and portion of Home Depot parking lot in Flood Zone AE elevation 4.00’ NAVD. The canal is AE elev. 4.00’.

- South:
  - Existing: The stormwater pond is in Flood Zone AE elev. 5.00'. Portions of the buildings are in Flood Zone X. The Flood Zone AH with a Base Flood Elevation (BFE) of 7.00' is on the south side of the parcel near the theater. The canals are at 3, 4, and 5.

**2. Identify the drainage district and drainage systems serving the amendment area.**

Drainage in the City of Hollywood is served by South Florida Water Management District (SFWMD) and Broward County; the subject site is served by SFWMD.

**3. Identify any planned drainage improvements, including year, funding sources and other relevant information.**

The subject property was not identified as having any existing drainage issues and no capital improvements are proposed for the associated drainage basin in this area.

**4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

The property currently has, and is subject to, existing SFWMD permits and Broward County Surface Water Licenses as listed below:

**Oakwood Plaza North (71.94 acres) (ERP):**

- Application # 11014-B Permit # 06-00639-S
- Application # 930218-4 Permit # 06-00639-S
- Application # 940324-11 Permit # 06-00639-S
- Application # 000615-24 Permit # 06-00639-S
- Application # 05216-B Permit # 06000639-S

**Oakwood Plaza South (37.29 acres) (ERP):**

- Application # 11014-B Permit # 06-00639-S
- Application # X000013419 Permit # 06-00639-S
- Application # 940909-9 Permit # 06-00639-S
- Application # 91110407 Permit # 06-00639-S

**Broward County Surface Water Licenses:**

- SWM1993-043-0 Oakwood Plaza North (71.94 acres)
- SWM 1994-109-0 Oakwood Plaza South (37.29 acres plus 2.42 acres)

**Oakwood East Side / Lake (ERP)**

- Application # 05114-A Permit # 06-00615-S
- Application # 930325-8 Permit # 06-00615-S
- Application # X000010169 Permit # 06-00615-S
- Application # 940517-12 Permit #06-00615-S
- Application # 01254-A Permit #06-00615-S
- Application # 04297-3 Permit #06-00615-S-02

A SFWMD permit modification and a Broward County Surface Water License including drainage analysis for the proposed qualifying redevelopment project work using already established permit conditions will be completed as part of the site plan development and stormwater permitting process.

- 5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.**

The subject site is located within City of Hollywood. The redevelopment within the site will be required to meet the drainage standards of the City, SFWMD, and Broward County Department of Planning and Environmental Protection based on existing established permit conditions.

- 6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

As a reference, enclosed is the site location map for the LUPA project site and meeting notes. Your cooperation in providing a response letter is greatly appreciated.



I appreciate your review of this important project. If you any questions, comments or require additional information, please feel free to contact me at 772-794-4119.

Regards,

KIMLEY-HORN AND ASSOCIATES, INC.

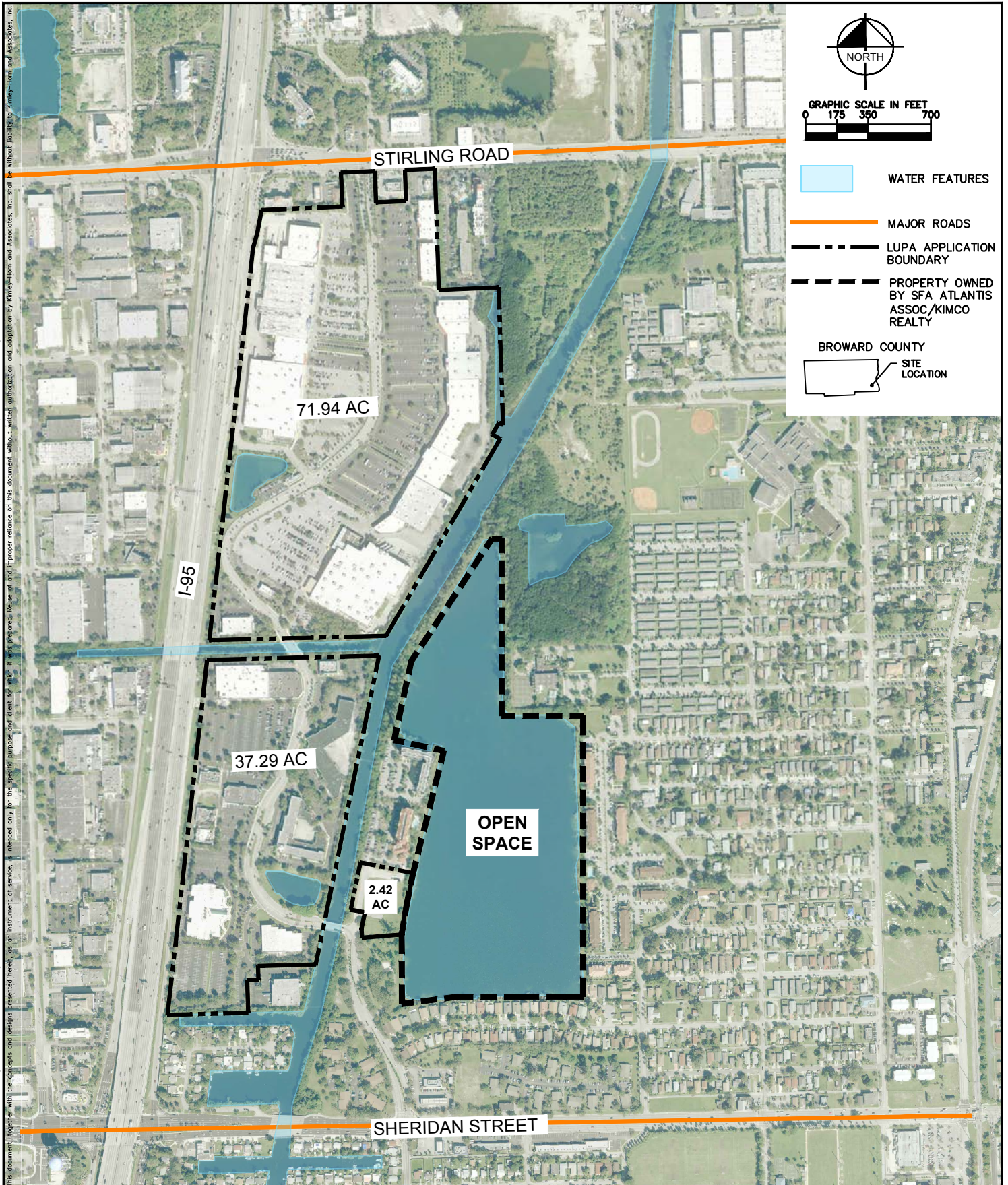


Greg D. Wilfong, P.E.  
greg.wilfong@kimley-horn.com

Attachments: Location Map  
Meeting Memo from 6-8-20

Plotted By: Schulz, Ryan Sheet Set: Kha Layout: LOCATION July 14, 2020 09:19:22am K:\VRB\_LDEV\147507039\_Oakwood Plaza\CADD\Exhibits\Aerial Exhibits\EXHIBIT SR.dwg

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**Kimley»Horn**

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM CA 0000696

OAKWOOD PLAZA SHOPPING CENTER

LOCATION MAP

SHEET NUMBER

EX-B



## Meeting Minutes

Date/Time of Meeting: June 8, 2020

Meeting Location: Virtual Zoom Meeting

Project Title: Oakwood Plaza Redevelopment

Project No.: 147507054

### Attendees:

Name	Company	Contact Telephone	Contact Email
Leonard Vialpando	Broward County		lvialpando@broward.org
Carlos Adorisio	Broward County		cadorisio@broward.org
Johana Narvaez	Broward County		jnarvaez@broward.org
Peter Flint	Kimco Realty		pflint@kimcorealty.com
Lee Johnson	Kimco Realty		lbjohnson@kimcorealty.com
Derrick Cave	Kimley-Horn and Associates		derrick.cave@kimley-horn.com
Melibe Thomas	Kimley-Horn and Associates		melibe.thomas@kimley-horn.com

### Meeting Minutes

- Potential redevelopment activity may occur at Oakwood Plaza
- The first application for Oakwood Plaza may be a Land Use Plan Amendment
- Oakwood Plaza is licensed under existing permits, outlined as attached
- Modifications within Oakwood Plaza will be considered Minor Redevelopment as it pertains to surface water management if the new or demolished buildings constitute 50% or less of the existing buildings onsite.
- New storm drainage requirements only apply to major redevelopments that typically are over 50% of the buildings being demolished or 50% of the impervious being demolished.
- The likelihood is that the majority of Oakwood North would remain and only Oakwood South would be redeveloped. In that case, it appears redevelopment can occur under existing storm drainage permits. In fact if the Kmart was to be redeveloped, it appears that that accounts for about 15% or less of the total shopping center.
- Oakwood North and Oakwood South are under the same permit so the 50% would be calculated off the entire square footage of the entire shopping center.
- The use of new published groundwater elevations are intended for new developments or major redevelopments and do not apply to minor redevelopments (under 50%).
- Oakwood Plaza will be required to comply with published FEMA regulations as it pertains to building finish floor elevations, but parking lots can remain as originally permitted.

- New FEMA flood maps are expected to be adopted late 2021
- If activities constituting “major redevelopment” were to occur, a conceptual master permit submitted prior to recordation of new Broward County 100-year future floodplain maps would “lock-in” the floodplain at current map elevations.
- It is likely the future Broward County 100-year floodplain elevations may be slightly lower than FEMA floodplain elevations.
- Oakwood Plaza should also check building code for building footprint allowances which also fall under the redevelopment threshold.
- Oakwood Plaza may choose to design finish floor elevations for future resiliency



June 3, 2020

Re: Oakwood Plaza Redevelopment  
Drainage Information

Below is a summary of the existing permits and related information and meeting information. Some of the permits for Oakwood East/Lake are not part of the property boundary.

### **Existing Permits and Information**

#### **Oakwood Plaza North (71.94 acres):**

1. Application # 11014-B Permit # 06-00639-S
2. Application # 930218-4 Permit # 06-00639-S
3. Application # 940324-11 Permit # 06-00639-S
4. Application # 000615-24 Permit # 06-00639-S
5. Application # 05216-B Permit # 06000639-S

#### **Notes:**

- There is currently dry retention, one wet pond and exfiltration trench installed for the north basin for existing water quality.
- There is currently allowed discharge into the existing SFMWD C-10 Spur canal of 50 cfs with a design frequency of 25-year 3-day and a design rainfall of 10.30 inches. The design stage is 7.57' NGVD (5.97' NAVD).
- The 100-year 3-day storm event elevation is 7.91' NGVD (6.31' NAVD).
- The minimum finish floor elevations are 8.00' NGVD (6.40' NAVD) using a design storm frequency of 100-year 3-day event and design rainfall of 13.98 inches.
- The minimum road crown elevation is 7.10' NGVD (5.50' NAVD) based on a design storm of 10-year 1-day event and a design rainfall of 8.83 inches.
- The control elevation is 2.00' NGVD (0.40' NAVD). There are five culverts that discharge into the C-10 Spur Canal.

#### **Oakwood Plaza South (37.29 acres):**

1. Application # 11014-B Permit # 06-00639-S
2. Application # X000013419 Permit # 06-00639-S
3. Application # 940909-9 Permit # 06-00639-S
4. Application # 91110407 Permit # 06-00639-S

#### **Notes:**

- There is currently dry retention, one wet pond and exfiltration trench installed for the south basin for existing water quality.

- There is currently allowed discharge into the existing SFMWD C-10 Spur canal of 30 cfs with a design frequency of 25-year 3-day and a design rainfall of 10.30 inches. The design stage is 8.23' NGVD (6.63' NAVD).
- The 100-year 3-day storm event is 8.52' NGVD (6.92' NAVD). The minimum finish floor elevations are 9.00' NGVD (7.40' NAVD) using a design storm frequency of 100-year 3-day event and design rainfall of 13.98 inches.
- The minimum road crown elevation is 7.85' NGVD (6.25' NAVD) based on a design storm of 10-year 1-day event and a design rainfall of 8.83 inches.
- The control elevation is 2.00' NGVD (0.40' NAVD). There is one culvert that discharges into the C-10 Spur Canal.

Broward County Surface Water Licenses:

1. SWM1993-043-0 Oakwood Plaza North
2. SWM 1994-109-0 Oakwood Plaza South

Oakwood East Side / Lake

- Application # 05114-A Permit # 06-00615-S
- Application # 930325-8 Permit # 06-00615-S
- Application # X000010169 Permit # 06-00615-S
- Application # 940517-12 Permit #06-00615-S
- Application # 01254-A Permit #06-00615-S
- Application # 04297-3 Permit #06-00615-S-02
- SWM 1994-109-0 Oakwood Plaza South

**Current and Future Flood Regulation Changes**

Note: N.G.V.D. 1929 elevation -1.603' = N.A.V.D. 1988 elevation

- FEMA – is in the process of approving updated flood maps for this area, which are within a year of being published in the federal register. Summary as follows:
  - North:
    - Existing: Generally within Flood Zone X, with stormwater pond and portion of Home Depot parking lot in Flood Zone AE elevation 4.00' NAVD. The canal is AE elev. 4.00'.
    - Proposed: Most of the north parcel listed as future Flood Zone X, most of the parking lot listed as Flood Zone AE elev. 6.00'.
  - South:
    - Existing: The stormwater pond is in Flood Zone AE elev. 5.00'. Portions of the buildings are in Flood Zone X. The Flood Zone AH with a Base Flood Elevation (BFE) of 7.00' is on the south side of the parcel near the theater. The canals are at 3, 4, and 5.

- Proposed: most of the northern side of the southern parcel would be in Zone X, much of the southern side of the southern parcel would be in Zone AE elev. 6.00'.
  - Impacts:
    - North:
 

The minimum finish floor elevation for Oakwood North based on current permit is 6.40' NAVD (8.00' NGVD). The new FEMA Flood Map is proposed to be at 6.00' NAVD. Based on as-builts and topographic survey information received to-date, the finish floors on Oakwood North currently range from 6.40' - 7.11' NAVD. The increase of FEMA flood elevation to 6.00' doesn't appear to affect the existing buildings because they appear to all be above the proposed FEMA elevation. However, during a redevelopment, assuming the FFEs will need to be one foot above the FEMA elevation to meet Florida Building Code requirements, the minimum FFE for Oakwood North would need to be 7.00', an increase of 0.60' from some of the existing buildings. The minimum FFE will also likely need to be one foot above Broward County's flood map elevation, which is discussed below.
    - South:
 

The minimum finish floor elevation for Oakwood South based on current permit is 7.40' NAVD (9.00' NGVD). The new FEMA Flood Map is proposed to be at 6.00' NAVD for most of the southern portion except where the theater is where its proposed to be 7.00' NAVD. The existing movie theater FFE is at 7.38' NAVD, so it meets FEMA requirements, but if it is redeveloped, it will need to go up to 8.00' NAVD based on building code requirements. Based on as-builts and topographic survey information received to-date, the other finish floors on Oakwood South currently range from 6.46' - 7.65' NAVD. All of the other buildings meet FEMA criteria in the existing condition because they are all above elevation 6.00', however if any of them are redeveloped that are under elevation 7.00', the building code will likely require them to increase to 7.00'. The minimum FFE will also likely need to be one foot above Broward County's flood map elevation, which is discussed below.
  - ~~The draft FEMA maps currently show a "coastal" designation for Oakwood Plaza and much of eastern Broward County. FEMA recommends building and site design for Coastal A designations to follow Coastal V guidelines. It is unlikely that the coastal designation will be applied to Oakwood Plaza, however some further follow up with FEMA and Broward County may be necessary to confirm prior to adoption.~~
- Broward County –
  - The adopted groundwater elevations increased to 1.50' NAVD. The permitted groundwater elevation was at 0.40' NAVD (2.00' NGVD).
  - Broward County is in the process of updating their flood maps which may be implemented by end of year according to Mr. Vialpando. Currently the

preliminary results are available online and show elevations ranging from 3.10' to 8.40'. It is likely that Broward County's actual adopted flood map will be in the form of contours similar to the Broward County groundwater map, and that the contours will set only one or two elevations for the site.

- North range shown on BC draft flood map: 4.40' – 6.90'. lower along canal. Higher where the site meets I-95 and Stirling.
- South range shown on BC draft flood map: 3.10' near the storm pond – 8.4' near the theater.

### **Broward County Code**

**Minor redevelopment** means construction activities which involve the demolition or removal of fifty (50) percent or less of the impervious surface of a developed area on a site.

(c) **Surface water management:**

- (1) **Water management works constructed prior to permitting and licensing:** All water management works constructed prior to the requirement of operating permits or licenses by the Broward County Water Resources Management Division (BCWRMD) or the SFWMD shall be exempt from the licensing provisions of this Article. If it is determined that the existing works have caused, is causing, or is predicted to cause an immediate adverse impact on the public, in which case the work or activity shall then be required to modify the portion of the operation or work which is causing or will cause the adverse impact. Applications for minor redevelopment of land that was originally developed prior to the requirement of operating permits or licenses by BCWRMD or SFWMD shall be exempt from obtaining a license for the water management works of the minor redevelopment. Applications for major redevelopment of land that was originally developed prior to the requirement of operating licenses or permits by BCWRMD or SFWMD are required to comply with the licensing provisions of this Article.
- (2) **Previously permitted or licensed water management works by BCWRMD or SFWMD:** All water management works for which permits or licenses have been issued by the BCWRMD or the SFWMD prior to the adoption of the regulations for Natural Resources Protection in May 1989 shall remain in effect and be exempt from the licensing provisions of this Article with the exception of Section 27-198(d)(2)f., Renewals for Construction/Operation License. If such water management works (or lack of water management works) are determined to have caused, are causing, or will cause an immediate adverse impact on the public, the property owner or licensee shall be required to modify the portion of the water management works which is causing or will cause the adverse impact. Such surface water management works must continue to comply with all conditions and/or requirements imposed by the BCWRMD or SFWMD at the time of licensing/permitting. Responsibility for monitoring and enforcing the water management works permits issued by the BCWRMD has been transferred to the



EPGMD Water Resources Division. Failure to comply with the conditions and/or requirements of a water management works operating permit issued by the BCWRMD, or the SFWMD, shall constitute a violation of this Chapter. Water management works for minor redevelopment of land that had originally been developed in accordance with operating permits or licenses by BCWRMD or SFWMD shall be accomplished utilizing the licensing provisions of BCWRMD and/or SFWMD in effect at the time of original permitting or licensing. Water management works for major redevelopment of land that had originally been developed in accordance with operating permits or licenses by BCWRMD or SFWMD shall be accomplished utilizing the licensing provisions of this article. Water management works for major or minor redevelopment of land, that were not issued operating permits or licenses from BCWRMD or SFWMD for the original development, are operating with an expired operating permit or license, or are not in compliance with the conditions of the permit or license shall be accomplished utilizing the licensing provisions of this article.

- (3) *Water management works licensed since the adoption of the regulations for Natural Resources Protection in May 1989:* All water management works for which operating permits or operating licenses were issued by EPGMD since the adoption of the regulations for Natural Resources Protection in May 1989 and until the effective date of this Article shall remain in effect and be exempt from the licensing provisions of this Article. Such surface water management works must continue to comply with all conditions and/or requirements imposed at the time of permitting, including renewal. Failure to comply with the conditions and/or requirements of a water management works operating license issued by EPGMD shall constitute a violation of this chapter. Water management works for minor redevelopment of land that had originally been developed in accordance with operating licenses issued by EPGMD during this period shall be accomplished utilizing the licensing provisions of EPGMD in effect at the time of original licensing. Water management works, for major redevelopment of land that had originally been developed in accordance with operating licenses by EPGMD shall be accomplished utilizing the licensing provisions of this Article. Water management works for major or minor redevelopment of land that were not issued operating licenses from EPGMD for the original development, are operating with an expired license, or are not in compliance with the conditions of the license shall be accomplished utilizing the licensing provisions of this Article.

**Major redevelopment** means construction activities which involve the demolition or removal of the principal structure on a site or of more than fifty percent (50%) of the impervious surface of a developed area on a site. Major redevelopment also means minor redevelopment with the cumulative expansion of developed area greater than or equal to twenty-five percent (25%) of the existing developed area of a site or greater than or equal to two (2) acres over a period of ten (10) years.

## EXHIBIT G: COMMUNITY AND NEIGHBORHOOD PARK INVENTORY

Qty Parks		
Park	Acres	Location
Anderson Park	0.74	5800 Thomas St
Anniversary Park	0.28	1945 Hollywood Blvd
Beach Community Center	1.78	1301 S. Ocean Dr
Beach Paddleball and Shuffleboard	1.56	300 Connecticut St
Beverly Hills Park	0.59	5200 Washington St
Bicentennial Park	1.47	7300 Farragut St
Boggs Field	14.07	2310 N. 23 Ave
Carlton Montayna Park	0.76	6200 Arthur St
Charnow Park	0.30	300 Connecticut St
David Park	9.14	108 N. 33 Ct
Dowdy Field	7.36	2161 Johnson St
Dr. Martin Luther King Comm Cntr	5.02	2400 Charleston St
Driftwood Park Recreation Cntr	19.35	3000 N. 69 Ave
Earl Crawford Park	1.64	900 S. Park Rd
Emerald Hills Lakes Park	5.00	3901 N. 30 Ter
Eppelman Park	0.29	701 Tyler St
Fletcher St/58 Ave	0.14	5749 Fletcher St
Fred Lippman Multi-Purpose Cntr	0.47	2020 Polk St
Harry Berry Park	1.03	301 Azalea Ter
Henry L. Graham Park	0.41	2350 Simms St
Holland Park	24.98	801 Johnson St
Hollywood West Park	12.15	6770 Garfield St
Jefferson Park	4.01	1501 Jefferson St
Joe DiMaggio Park	0.33	1001 Three Island Blvd
John B Koozer Memorial Park	2.57	1401 Polk St
John Williams Park/Sheridan Oak Forest	23.52	6101 Sheridan St
Keating Park	1.01	2500 S. Ocean Dr & Magnolia Ter
Kiwanis Park	1.07	3400 Johnson St
Lincoln Park	4.70	2340 Lincoln Park
Mara Berman Giullanti Park	2.03	4151 N. Hills Dr
Montella Park	12.20	1231 N. 69 Way
North and South Lake Jogging Parks	1.79	North and South Lakes

Oak Lake Park	9.73	3190 N. 56 Ave
Oakwood Hills Park	2.15	2701 N. 26 Ave
Poinciana Park	3.01	1301 S. 21 Ave
Rainbow Tot Lot	0.08	4001 N. Hills Dr
Rotary Park	17.27	3150 Taft St
Sailor's Point	0.62	9 <sup>th</sup> Ave & N. Northlake Dr
Seminole Park	3.91	64 <sup>th</sup> & Charleston St
Shuffleboard Center	0.88	309 N. 21 Ave
Stan Goldman Memorial Park	22.67	800 Knights Rd
Washington Park & Comm Cntr	8.51	5199 Pembroke Rd
Water View Park	0.70	2600 Coolidge St
Young Circle Park	9.98	1 Young Circle
Zinkil Park	5.45	5451 Washington St
Unknown park Near West Lake	19.84	
Unknown park at Three Islands Dr	15.45	1002 Three Island Park
Unknown park at Harbor Island Dr	14.74	
Alexander Park	0.49	Monroe St & S. 24 Ave
Total Acreage	297.24	

Source: Broward County Planning Council Recertified Parks and Facilities 06.27.19

## EXHIBIT H: TRIP GENERATION AND ASSIGNMENT

EXISTING WEEKDAY AM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS										DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		MULTIMODAL REDUCTION		INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS		PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS								
Land Use	ITE Edition	ITE Code	Scale	Units	Percent		In	Out	Total	Percent	MR	In	Out	Total	Percent	IC	In	Out	Total	Percent	PB	In	Out	Total						
1 Shopping Center	10	820	1638	Ksf	62%	38%	602	369	971	0.0%	0	602	369	971	23.6%	229	480	262	742	0.0%	0	480	262	742						
2 General Office Building	10	710	3276	Ksf	86%	14%	2,671	435	3,106	0.0%	0	2,671	435	3,106	7.4%	229	2,564	313	2,877	0.0%	0	2,564	313	2,877						
3																														
4																														
5																														
6																														
R																														
O																														
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9																														
10																														
1																														
11																														
12																														
13																														
14																														
15																														
ITE Land Use Code							Total:		3,273	804	4,077	0.0%	0	3,273	804	4,077	11.2%	458	3,044	575	3,619	0.0%	0	3,044	575	3,619				
820									Rate of Equation																Y=0.5(X)+151.78		Y=0.94(X)+26.49			
710																														

EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS										DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		MULTIMODAL REDUCTION		GROSS TRIPS		INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS		PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS					
Land Use				ITE Edition	ITE Code	ITE Scale	Units	In Percent	Out Percent	In	Out	Total	Percent	MR	In	Out	Total	Percent	IC	In	Out	Total	Percent	PG	In	Out	Total		
1	Shopping Center			10	820	1638	Ksf	48%	52%	2,065	2,237	4,302	0.0%	0	2,065	2,237	4,302	4.9%	210	1,900	2,192	4,092	34.0%	1,391	1,254	1,447	2,701		
2	General Office Building			10	710	3276	Ksf	16%	84%	501	2,632	3,133	0.0%	0	501	2,632	3,133	6.7%	210	456	2,467	2,923	0.0%	0	456	2,467	2,923		
3																													
4																													
5																													
6																													
R																													
O																													
U																													
P																													
9																													
10																													
11																													
12																													
13																													
14																													
15																													
ITE Land Use Code										Total:		2,566	4,869	7,435	0.0%	0	2,566	4,869	7,435	5.6%	420	2,366	4,669	7,015	19.8%	1,391	1,710	3,914	5,624
820										Rate or Equation		LN(Y) = 0.74*LN(X)+2.89																	
710												LN(Y) = 0.95*LN(X)+0.36																	

# Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour  
on the Trip Generation Handbook, 3rd Edition, published by the Institute of Transportation Eng

Methodology for Daily  
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

## SUMMARY (EXISTING)

GROSS TRIP GENERATION					
INPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	2,671	435	501	2,632
	Retail	602	369	2,065	2,237
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	0	0	0	0
	Hotel	0	0	0	0
		3,273	804	2,566	4,869
INTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	107	122	45	165
	Retail	122	107	165	45
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	0	0	0	0
	Hotel	0	0	0	0
		229	229	210	210
OUTPUT	Total %Reduction	11.2%		5.6%	
	Office	7.4%		6.7%	
	Retail	23.6%		4.9%	
	Restaurant				
	Cinema/Entertainment				
	Residential				
	Hotel				
EXTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	2,564	313	456	2,467
	Retail	480	262	1,900	2,192
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	0	0	0	0
	Hotel	0	0	0	0
		3,044	575	2,356	4,659

## A.M. PEAK HOUR

Table 6.1 Unconstrained Internal Person Trip Capture Rates  
for Trip Origins within a Mixed-Use Development (A.M. Peak Hour)

A.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		28%	63%	0%	1%	0%
	Retail	29%		13%	0%	14%	0%
	Restaurant	31%	14%		0%	4%	3%
	Cinema/Entertainment	0%	0%	0%		0%	0%
	Residential	2%	1%	20%	0%		0%
	Hotel	75%	14%	9%	0%	0%	

Table 6.2 Unconstrained Internal Person Trip Capture Rates  
for Trip Destinations within a Mixed-Use Development (A.M. Peak Hour)

A.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		32%	23%	0%	0%	0%
	Retail	4%		50%	0%	2%	0%
	Restaurant	14%	8%		0%	5%	4%
	Cinema/Entertainment	0%	0%	0%		0%	0%
	Residential	3%	17%	20%	0%		0%
	Hotel	3%	4%	6%	0%	0%	

\*\*\* BASED ON EXIT \*\*\*

A.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		122	274	0	4	0
	Retail	107		48	0	52	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	

\*\*\* BASED ON ENTER \*\*\*

A.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		193	0	0	0	0
	Retail	107		0	0	0	0
	Restaurant	374	48		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	80	102	0	0		0
	Hotel	80	24	0	0	0	

\*\*\* MINIMUM \*\*\*

A.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		122	0	0	0	0
	Retail	107		0	0	0	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	

INTERNAL TRIPS

A.M. PEAK	Land Use	A. M. Peak Hour	
		Enter	Exit
	Office	107	122
	Retail	122	107
	Restaurant	0	0
	Cinema/Entertainment	0	0
	Residential	0	0
	Hotel	0	0
		229	229



## P.M. PEAK HOUR

Table 6.1 Unconstrained Internal Person Trip Capture Rates  
for Trip Origins within a Mixed-Use Development (P.M. Peak Hour)

P.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		20%	4%	0%	2%	0%
	Retail	2%		29%	4%	26%	5%
	Restaurant	3%	41%		8%	18%	7%
	Cinema/Entertainment	2%	21%	31%		8%	2%
	Residential	4%	42%	21%	0%		3%
	Hotel	0%	16%	68%	0%	2%	

Table 6.2 Unconstrained Internal Person Trip Capture Rates  
for Trip Destinations within a Mixed-Use Development (P.M. Peak Hour)

P.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		8%	2%	1%	4%	0%
	Retail	31%		29%	26%	46%	17%
	Restaurant	30%	50%		32%	16%	71%
	Cinema/Entertainment	6%	4%	3%		4%	1%
	Residential	57%	10%	14%	0%		12%
	Hotel	0%	2%	5%	0%	0%	

\*\*\* BASED ON EXIT \*\*\*

P.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		526	105	0	53	0
	Retail	45		649	89	582	112
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	

\*\*\* BASED ON ENTER \*\*\*

P.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		165	0	0	0	0
	Retail	155		0	0	0	0
	Restaurant	150	1,033		0	0	0
	Cinema/Entertainment	30	83	0		0	0
	Residential	286	207	0	0		0
	Hotel	0	41	0	0	0	

\*\*\* MINIMUM \*\*\*

P.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		165	0	0	0	0
	Retail	45		0	0	0	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	

INTERNAL TRIPS

P.M. PEAK	Land Use	P.M. Peak Hour	
		Enter	Exit
	Office	45	165
	Retail	165	45
	Restaurant	0	0
	Cinema/Entertainment	0	0
	Residential	0	0
	Hotel	0	0
		210	210

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION (RAC SCENARIO A + 14%)

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		MULTIMODAL REDUCTION		GROSS TRIPS		INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS		PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS	
Land Use	ITE Edition	ITE Code	ITE Scale Units	In Percent		In Out		Percent		MTS	In Out		IC	In Out		PB	In Out		Total
				In	Out	In	Out	In	Out		In	Out		In	Out		In	Out	
1 Shopping Center	10	820	1200	62%	38%	466	286	752	0.0%	0	466	286	752	368	218	0	368	218	586
2 General Office Building	10	710	1800	86%	14%	1,551	262	1,803	0.0%	0	1,551	262	1,803	1,424	181	0	1,424	181	1,605
3 Multifamily Housing (Mid-Rise)	10	221	3800	20%	74%	314	895	1,209	0.0%	0	314	895	1,209	308	896	0	308	896	1,176
4 Hotel	10	310	625	59%	41%	181	126	307	0.0%	0	181	126	307	181	61	0	181	61	242
5																			
6																			
R																			
O																			
U																			
P																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
ITE Land Use Code				Total:		2,512	1,559	4,071	0.0%	0	2,512	1,559	4,071	462	2,281	1,328	3,609	2,281	3,609
Rate or Equation																			
820				Y=0.5*(X)+151.78															
710				Y=0.94*(X)+26.49															
221				LN(Y) = 0.96*LN(X)+-0.98															
310				Y=0.5*(X)+-5.34															

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION (RAC SCENARIO A + 14%)

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		MULTIMODAL REDUCTION		GROSS TRIPS		INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS		PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS	
Land Use	ITE Edition	ITE Code	ITE Scale Units	In Percent		In Out		Percent		MTS	In Out		IC	In Out		PB	In Out		Total
				In	Out	In	Out	In	Out		In	Out		In	Out		In	Out	
1 Shopping Center	10	820	1200	48%	52%	1,640	1,777	3,417	0.0%	0	1,640	1,777	3,417	1,312	1,285	2,607	866	855	1,721
2 General Office Building	10	710	1800	16%	84%	297	1,561	1,858	0.0%	0	297	1,561	1,858	1,399	1,399	1,637	238	1,399	1,637
3 Multifamily Housing (Mid-Rise)	10	221	3800	61%	39%	888	567	1,455	0.0%	0	888	567	1,455	449	363	812	449	363	812
4 Hotel	10	310	625	51%	49%	226	217	443	0.0%	0	226	217	443	171	194	355	171	184	355
5																			
G																			
R																			
O																			
U																			
P																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
ITE Land Use Code				Total:		3,051	4,122	7,173	0.0%	0	3,051	4,122	7,173	1,762	2,170	3,241	1,724	2,801	4,525
Rate or Equation																			
820				LN(Y) = 0.74*LN(X)+2.89															
710				LN(Y) = 0.95*LN(X)+0.36															
221				LN(Y) = 0.96*LN(X)+-0.63															
310				Y=0.75*(X)+-26.02															

# Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour  
on the Trip Generation Handbook, 3rd Edition, published by the Institute of Transportation Eng

Methodology for Daily  
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

## SUMMARY (RAC SCENARIO A)

GROSS TRIP GENERATION					
INPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	1,551	252	297	1,561
	Retail	466	286	1,640	1,777
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	314	895	888	567
	Hotel	181	126	226	217
		2,512	1,559	3,051	4,122

INTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	127	71	59	162
	Retail	98	68	328	482
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	6	27	439	204
	Hotel	0	65	55	33
		231	231	881	881

OUTPUT	Total %Reduction	11.3%		24.6%	
	Office	11.0%		11.9%	
	Retail	22.1%		23.7%	
	Restaurant				
	Cinema/Entertainment				
	Residential	2.7%		44.2%	
	Hotel	21.2%		19.9%	

EXTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	1,424	181	238	1,399
	Retail	368	218	1,312	1,295
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	308	868	449	363
	Hotel	181	61	171	184
		2,281	1,328	2,170	3,241

## A.M. PEAK HOUR

Table 6.1 Unconstrained Internal Person Trip Capture Rates  
for Trip Origins within a Mixed-Use Development (A.M. Peak Hour)

A.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		28%	63%	0%	1%	0%
	Retail	29%		13%	0%	14%	0%
	Restaurant	31%	14%		0%	4%	3%
	Cinema/Entertainment	0%	0%	0%		0%	0%
	Residential	2%	1%	20%	0%		0%
	Hotel	75%	14%	9%	0%	0%	

Table 6.2 Unconstrained Internal Person Trip Capture Rates  
for Trip Destinations within a Mixed-Use Development (A.M. Peak Hour)

A.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		32%	23%	0%	0%	0%
	Retail	4%		50%	0%	2%	0%
	Restaurant	14%	8%		0%	5%	4%
	Cinema/Entertainment	0%	0%	0%		0%	0%
	Residential	3%	17%	20%	0%		0%
	Hotel	3%	4%	6%	0%	0%	

\*\*\* BASED ON EXIT \*\*\*

A.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		71	159	0	3	0
	Retail	83		37	0	40	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	18	9	179	0		0
	Hotel	95	18	11	0	0	

\*\*\* BASED ON ENTER \*\*\*

A.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		149	0	0	0	0
	Retail	62		0	0	6	0
	Restaurant	217	37		0	16	7
	Cinema/Entertainment	0	0	0		0	0
	Residential	47	79	0	0		0
	Hotel	47	19	0	0	0	

\*\*\* MINIMUM \*\*\*

A.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		71	0	0	0	0
	Retail	62		0	0	6	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	18	9	0	0		0
	Hotel	47	18	0	0	0	

INTERNAL TRIPS

A.M. PEAK	Land Use	A. M. Peak Hour	
		Enter	Exit
	Office	127	71
	Retail	98	68
	Restaurant	0	0
	Cinema/Entertainment	0	0
	Residential	6	27
	Hotel	0	65
		231	231

## P.M. PEAK HOUR

Table 6.1 Unconstrained Internal Person Trip Capture Rates  
for Trip Origins within a Mixed-Use Development (P.M. Peak Hour)

P.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		20%	4%	0%	2%	0%
	Retail	2%		29%	4%	26%	5%
	Restaurant	3%	41%		8%	18%	7%
	Cinema/Entertainment	2%	21%	31%		8%	2%
	Residential	4%	42%	21%	0%		3%
	Hotel	0%	16%	68%	0%	2%	

Table 6.2 Unconstrained Internal Person Trip Capture Rates  
for Trip Destinations within a Mixed-Use Development (P.M. Peak Hour)

P.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		8%	2%	1%	4%	0%
	Retail	31%		29%	26%	46%	17%
	Restaurant	30%	50%		32%	16%	71%
	Cinema/Entertainment	6%	4%	3%		4%	1%
	Residential	57%	10%	14%	0%		12%
	Hotel	0%	2%	5%	0%	0%	

\*\*\* BASED ON EXIT \*\*\*

P.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		312	62	0	31	0
	Retail	36		515	71	462	89
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	23	238	119	0		17
	Hotel	0	35	148	0	4	

\*\*\* BASED ON ENTER \*\*\*

P.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		131	0	0	36	0
	Retail	92		0	0	408	38
	Restaurant	89	820		0	142	160
	Cinema/Entertainment	18	66	0		36	2
	Residential	169	164	0	0		27
	Hotel	0	33	0	0	0	

\*\*\* MINIMUM \*\*\*

P.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		131	0	0	31	0
	Retail	36		0	0	408	38
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	23	164	0	0		17
	Hotel	0	33	0	0	0	

INTERNAL TRIPS

P.M. PEAK	Land Use	P.M. Peak Hour	
		Enter	Exit
	Office	59	162
	Retail	328	482
	Restaurant	0	0
	Cinema/Entertainment	0	0
	Residential	439	204
	Hotel	55	33
		881	881

**Table E.9 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period  
Land Use Code 820—Shopping Center**

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
53	Port Orange, FL	1993	162	2:00–6:00 p.m.	59	—	—	41	—	—	TPD Inc.
9	Kissimmee, FL	1994	107	2:00–6:00 p.m.	66	20	14	34	—	—	TPD Inc.
77	Edgewater, FL	1992	365	2:00–6:00 p.m.	46	—	—	54	—	—	TPD Inc.
82	Deltona, FL	1992	336	2:00–6:00 p.m.	34	—	—	66	—	—	TPD Inc.
78	Orlando, FL	1991	702	2:00–6:00 p.m.	55	23	22	45	—	—	TPD Inc.
45	Orlando, FL	1992	844	2:00–6:00 p.m.	56	24	20	44	—	—	TPD Inc.
50	Orlando, FL	1992	555	2:00–6:00 p.m.	41	41	18	59	—	—	TPD Inc.
52	Orlando, FL	1995	665	2:00–6:00 p.m.	42	33	25	58	—	—	TPD Inc.
17	Orlando, FL	1994	196	2:00–6:00 p.m.	66	—	—	34	—	—	TPD Inc.
60	Orlando, FL	1995	1,583	3:00–7:00 p.m.	40	38	22	60	—	—	TPD Inc.
158	Crestwood, KY	June 1993	129	4:00–6:00 p.m.	36	39	25	64	759	—	Barton- Aschman Assoc.
118	Louisville area, KY	June 1993	133	4:00–6:00 p.m.	22	51	27	78	3,555	—	Barton- Aschman Assoc.
74	Louisville, KY	June 1993	187	4:00–6:00 p.m.	30	43	27	70	922	—	Barton- Aschman Assoc.
59	Louisville area, KY	June 1993	247	4:00–6:00 p.m.	31	52	17	69	2,659	—	Barton- Aschman Assoc.
145	Louisville area, KY	June 1993	210	4:00–6:00 p.m.	53	30	17	47	2,636	—	Barton- Aschman Assoc.
104	Louisville area, KY	June 1993	281	4:00–6:00 p.m.	28	50	22	72	2,111	—	Barton- Aschman Assoc.
235	Louisville, KY	June 1993	211	4:00–6:00 p.m.	35	29	36	65	2,593	—	Barton- Aschman Assoc.
71	Louisville, KY	June 1993	109	4:00–6:00 p.m.	25	42	33	75	1,559	—	Barton- Aschman Assoc.
350	Worcester, MA	Apr. 1994	224	4:00–6:00 p.m.	18	45	37	82	2,112	—	ICSC
738	East Brunswick, NJ	Apr. 1994	283	4:00–6:00 p.m.	14	79	7	86	8,059	—	ICSC
294	Philadelphia, PA	Apr. 1994	213	4:00–6:00 p.m.	25	51	24	75	4,055	—	ICSC
256	Hamden, CT	Apr. 1994	208	4:00–6:00 p.m.	27	51	22	73	3,422	—	ICSC
418	Glen Burnie, MD	Apr. 1994	281	4:00–6:00 p.m.	20	51	29	80	5,610	—	ICSC
560	Harrisonburg, VA	Apr. 1994	437	4:00–6:00 p.m.	19	49	32	81	3,051	—	ICSC

**Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday,  
PM Peak Period Land Use Code 820—Shopping Center**

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
361	Glen Allen, VA	Apr. 1994	315	4:00–6:00 p.m.	17	54	29	83	2,034	—	ICSC
375	Shelby, NC	May 1994	214	4:00–6:00 p.m.	30	48	22	70	3,053	—	ICSC
413	Texas City, TX	May 1994	228	4:00–6:00 p.m.	28	52	20	72	589	—	ICSC
488	Texas City, TX	May 1994	257	4:00–6:00 p.m.	12	75	13	88	1,094	—	ICSC
293	Berwyn, IL	May 1994	282	4:00–6:00 p.m.	24	70	6	76	4,606	—	ICSC
667	Bourbonais, IL	May 1994	200	4:00–6:00 p.m.	16	53	31	84	2,770	—	ICSC
225	Bellevue, IL	May 1994	264	4:00–6:00 p.m.	35	32	33	65	1,970	—	ICSC
255	Bettendorf, IA	May 1994	222	4:00–6:00 p.m.	24	37	39	76	3,706	—	ICSC
808	Laguna Hills, CA	June 1994	240	4:00–6:00 p.m.	13	73	14	87	4,035	—	ICSC
450	Hanford, CA	May 1994	321	4:00–6:00 p.m.	23	49	28	77	2,787	—	ICSC
800	San Jose, CA	May 1994	205	4:00–6:00 p.m.	21	51	28	79	7,474	—	ICSC
598	Greeley, CO	May 1994	205	4:00–6:00 p.m.	17	55	28	83	3,840	—	ICSC
581	Pueblo, CO	May 1994	296	4:00–6:00 p.m.	18	53	29	82	2,939	—	ICSC
476	Bellevue, WA	May 1994	234	4:00–6:00 p.m.	26	54	20	74	3,427	—	ICSC
720	Framingham, MA	Dec. 1982	92	3:30–7:00 p.m.	23	39	38	77	—	73,628	Raymond Keyes Assoc.
890	Newark, DE	July 1984	179	3:00–8:00 p.m.	12	49	39	88	—	—	Raymond Keyes Assoc.
402	Manassas, VA	June 1984	87	4:00–6:00 p.m.	48	25	27	52	—	—	Raymond Keyes Assoc.
462	Ross, PA	June 1980	175	5:30–7:00 p.m.	36	—	—	64	—	27,200	Raymond Keyes Assoc.
234	Huntington LI, NY	Nov. 1985	181	4:00–7:00 p.m.	46	21	33	54	—	34,630	Raymond Keyes Assoc.
658	Wayne, NJ	Sept. 1984	243	3:00–6:00 p.m.	27	61	12	73	—	85,600	Raymond Keyes Assoc.
1,200	Washington, DC	1980	364	4:00–6:00 p.m.	25	35	40	75	—	—	Gorove-Slade
800	Southern CA	—	1,000	4:00–6:00 p.m.	12	45	43	88	—	—	Frischer
451	Portland, OR	—	—	5:00–6:00 p.m.	25	—	—	75	—	—	Buttke
113	Portland, OR	—	—	5:00–6:00 p.m.	17	—	—	83	—	—	Buttke

**Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM  
Peak Period Land Use Code 820—Shopping Center**

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
622	Ramsey, MN	Nov. 1985	46	4:00–9:00 p.m.	44	26	30	56	—	36,370	Raymond Keyes Assoc.
736	Pensacola, FL	Oct. 1985	383	3:00–7:00 p.m.	26	35	39	74	—	—	Raymond Keyes Assoc.
84	Dover, DE	July 1985	218	3:30–7:00 p.m.	50	6	44	50	—	—	Raymond Keyes Assoc.
500	Meriden, CT	Apr. 1985	—	4:00–6:00 p.m.	8	—	—	92	—	—	Connecticut DOT
660	Enfield, CT	Apr. 1985	—	4:00–6:00 p.m.	22	—	—	78	—	—	Connecticut DOT
845	Waterford, CT	Apr. 1985	—	4:00–6:00 p.m.	14	—	—	86	—	—	Connecticut DOT
1,060	West Hartford, CT	Apr. 1985	—	4:00–6:00 p.m.	17	—	—	83	—	—	Connecticut DOT
131	Pr. Georges Co., MD	1982/83	88	4:00–6:00 p.m.	74	—	—	26	—	—	JHK
181	Pr. Georges Co., MD	1982/83	105	4:00–6:00 p.m.	36	—	—	64	—	—	JHK
100	Pr. Georges Co., MD	1982/83	93	4:00–6:00 p.m.	36	—	—	64	—	—	JHK
475	Pr. Georges Co., MD	1982/83	130	4:00–6:00 p.m.	20	—	—	80	—	—	JHK
60	Pr. Georges Co., MD	1982/83	72	4:00–6:00 p.m.	72	—	—	28	—	—	JHK
90	Pr. Georges Co., MD	1982/83	91	4:00–6:00 p.m.	58	—	—	42	—	—	JHK
78	Pr. Georges Co., MD	1982/83	113	4:00–6:00 p.m.	59	—	—	41	—	—	JHK
44	Pr. Georges Co., MD	1982/83	97	4:00–6:00 p.m.	51	—	—	49	—	—	JHK
467	Pr. Georges Co., MD	1982/83	99	4:00–6:00 p.m.	56	—	—	44	—	—	JHK
352	W. Orange, NJ	Mar. 1986	149	4:00–6:00 p.m.	38	19	43	62	—	21,520	Raymond Keyes Assoc.
176	Tarpon Springs, FL	May 1986	124	3:00–7:00 p.m.	37	28	35	63	—	34,080	Raymond Keyes Assoc.
762	Orlando, FL	Fall 1985	182	4:00–6:00 p.m.	25	52	23	75	—	—	Kimley-Horn and Assoc. Inc.
166	Orlando, FL	Fall 1985	124	4:00–6:00 p.m.	27	48	25	73	—	—	Kimley-Horn and Assoc. Inc.
129	Orlando, FL	Fall 1985	116	4:00–6:00 p.m.	28	50	22	72	—	—	Kimley-Horn and Assoc. Inc.
71	Orlando, FL	Fall 1985	81	4:00–6:00 p.m.	50	44	6	50	—	—	Kimley-Horn and Assoc. Inc.



**Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center**

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
921	Albany, NY	July & Aug. 1985	196	4:00–6:00 p.m.	23	42	35	77	—	60,950	Raymond Keyes Assoc.
108	Overland Park, KS	July 1988	111	4:30–5:30 p.m.	26	61	13	74	—	34,000	—
118	Overland Park, KS	Aug. 1988	123	4:30–5:30 p.m.	25	55	20	75	—	—	—
256	Greece, NY	June 1988	120	4:00–6:00 p.m.	38	62	—	62	—	23,410	Sear Brown
160	Greece, NY	June 1988	78	4:00–6:00 p.m.	29	71	—	71	—	57,306	Sear Brown
550	Greece, NY	June 1988	117	4:00–6:00 p.m.	48	52	—	52	—	40,763	Sear Brown
51	Boca Raton, FL	Dec. 1987	110	4:00–6:00 p.m.	33	34	33	67	—	42,225	Kimley-Horn and Assoc. Inc.
1,090	Ross Twp, PA	July 1988	411	2:00–8:00 p.m.	34	56	10	66	—	51,500	Wilbur Smith and Assoc.
97	Upper Dublin Twp, PA	Winter 1988/89	—	4:00–6:00 p.m.	41	—	—	59	—	34,000	McMahon Associates
118	Tredyffrin Twp, PA	Winter 1988/89	—	4:00–6:00 p.m.	24	—	—	76	—	10,000	Booz Allen & Hamilton
122	Lawnside, NJ	Winter 1988/89	—	4:00–6:00 p.m.	37	—	—	63	—	20,000	Pennoni Associates
126	Boca Raton, FL	Winter 1988/89	—	4:00–6:00 p.m.	43	—	—	57	—	40,000	McMahon Associates
150	Willow Grove, PA	Winter 1988/89	—	4:00–6:00 p.m.	39	—	—	61	—	26,000	Booz Allen & Hamilton
153	Broward Cnty., FL	Winter 1988/89	—	4:00–6:00 p.m.	50	—	—	50	—	85,000	McMahon Associates
153	Arden, DE	Winter 1988/89	—	4:00–6:00 p.m.	30	—	—	70	—	26,000	Orth-Rodgers & Assoc. Inc.
154	Doylestown, PA	Winter 1988/89	—	4:00–6:00 p.m.	32	—	—	68	—	29,000	Orth-Rodgers & Assoc. Inc.
164	Middletown Twp, PA	Winter 1988/89	—	4:00–6:00 p.m.	33	—	—	67	—	25,000	Booz Allen & Hamilton
166	Haddon Twp, NJ	Winter 1988/89	—	4:00–6:00 p.m.	20	—	—	80	—	6,000	Pennoni Associates
205	Broward Cnty., FL	Winter 1988/89	—	4:00–6:00 p.m.	55	—	—	45	—	62,000	McMahon Associates

**Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center**

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
237	W. Windsor Twp, NJ	Winter 1988/89	—	4:00–6:00 p.m.	48	—	—	52	—	46,000	Booz Allen & Hamilton
242	Willow Grove, PA	Winter 1988/89	—	4:00–6:00 p.m.	37	—	—	63	—	26,000	McMahon Associates
297	Whitehall, PA	Winter 1988/89	—	4:00–6:00 p.m.	33	—	—	67	—	26,000	Orth-Rodgers & Assoc. Inc.
360	Broward Cnty., FL	Winter 1988/89	—	4:00–6:00 p.m.	44	—	—	56	—	73,000	McMahon Associates
370	Pittsburgh, PA	Winter 1988/89	—	4:00–6:00 p.m.	19	—	—	81	—	33,000	Wilbur Smith
150	Portland, OR	—	519	4:00–6:00 p.m.	68	6	26	32	—	25,000	Kittelson and Associates
150	Portland, OR	—	655	4:00–6:00 p.m.	65	7	28	35	—	30,000	Kittelson and Associates
760	Calgary, Alberta	Oct.-Dec. 1987	15,436	4:00–6:00 p.m.	20	39	41	80	—	—	City of Calgary DOT
178	Bordentown, NJ	Apr. 1989	154	2:00–6:00 p.m.	35	—	—	65	—	37,980	Raymond Keyes Assoc.
144	Manalapan, NJ	July 1990	176	3:30–6:15 p.m.	32	44	24	68	—	69,347	Raymond Keyes Assoc.
549	Natick, MA	Feb. 1989	—	4:45–5:45 p.m.	33	26	41	67	—	48,782	Raymond Keyes Assoc.

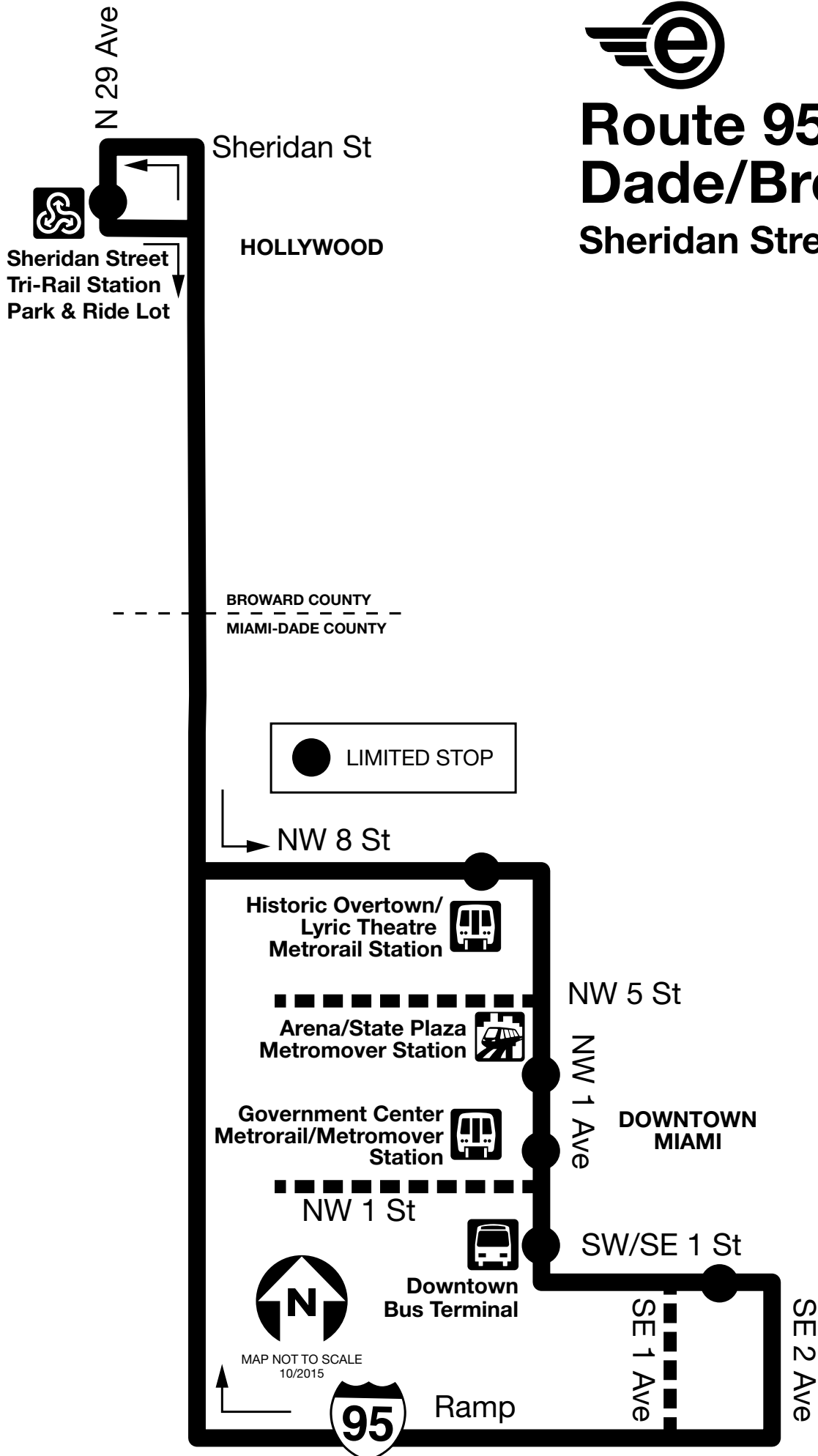
Average Pass-By Trip Percentage: 34

“—” means no data were provided

EXHIBIT I: TRANSIT DATA



# Route 95 Express Dade/Broward Sheridan Street



The **2020 Census** is here. Complete the Census and ensure that Miami-Dade Counts!

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# BUS ROUTES Schedule



## 196 (Northbound) WEEKDAY

NW 8 ST & 1 AV	SE 1 ST & 1 AV	SHERIDAN STREET TRI-RAIL STATION
-	06:28AM	06:58AM
-	06:43AM	07:13AM
-	06:58AM	07:28AM
-	07:13AM	07:43AM
-	07:28AM	07:58AM
-	07:43AM	08:13AM
-	07:58AM	08:28AM
03:35PM	03:43PM	04:18PM
03:50PM	03:58PM	04:33PM
04:05PM	04:13PM	04:48PM
04:20PM	04:28PM	05:03PM

04:35PM	04:43PM	05:18PM
04:50PM	04:58PM	05:33PM
05:05PM	05:13PM	05:48PM
05:20PM	05:28PM	06:03PM
05:35PM	05:43PM	06:18PM
05:50PM	05:58PM	06:33PM
06:05PM	06:13PM	06:48PM
06:25PM	06:33PM	07:08PM
06:45PM	06:53PM	07:28PM

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## TRANSPORTATION & PUBLIC WORKS

Alice N. Bravo, P.E., Director

**Overtown Transit Village North**

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# BUS ROUTES SCHEDULE



## 196 (Southbound) WEEKDAY

SHERIDAN STREET TRI-RAIL STATION	NW 8 ST & 1 AV	SE 1 ST & 1 AV
05:45AM	06:15AM	06:17AM
06:00AM	06:30AM	06:32AM
06:15AM	06:45AM	06:47AM
06:30AM	07:00AM	07:02AM
06:45AM	07:15AM	07:17AM
07:00AM	07:30AM	07:32AM
07:15AM	07:45AM	07:47AM
07:30AM	08:00AM	08:02AM
07:45AM	08:15AM	08:17AM
08:00AM	08:30AM	08:32AM
08:15AM	08:45AM	08:47AM

08:30AM	09:02AM	09:04AM
08:45AM	09:17AM	09:19AM
04:18PM	04:44PM	-
04:33PM	04:59PM	-
04:48PM	05:14PM	-
05:03PM	05:29PM	-
05:18PM	05:44PM	-
05:33PM	05:59PM	-
05:48PM	06:14PM	-

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## TRANSPORTATION & PUBLIC WORKS

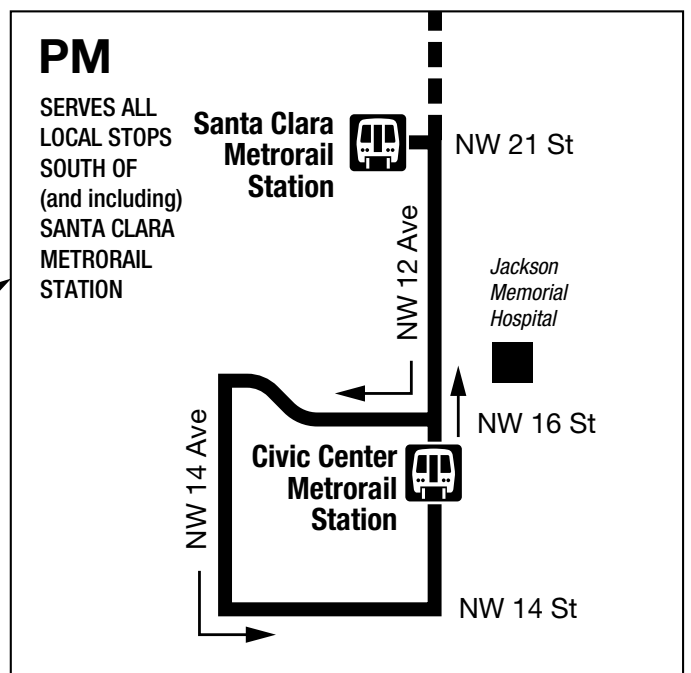
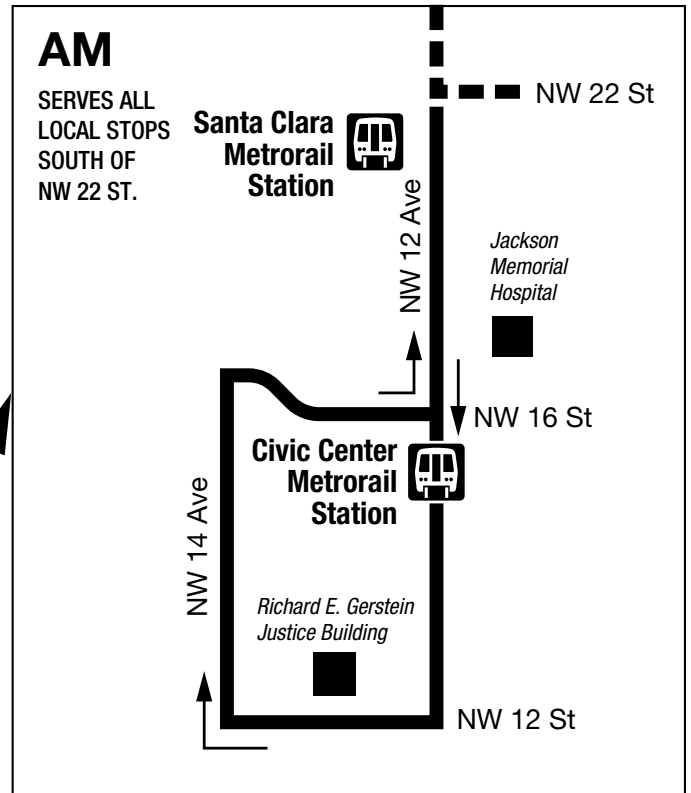
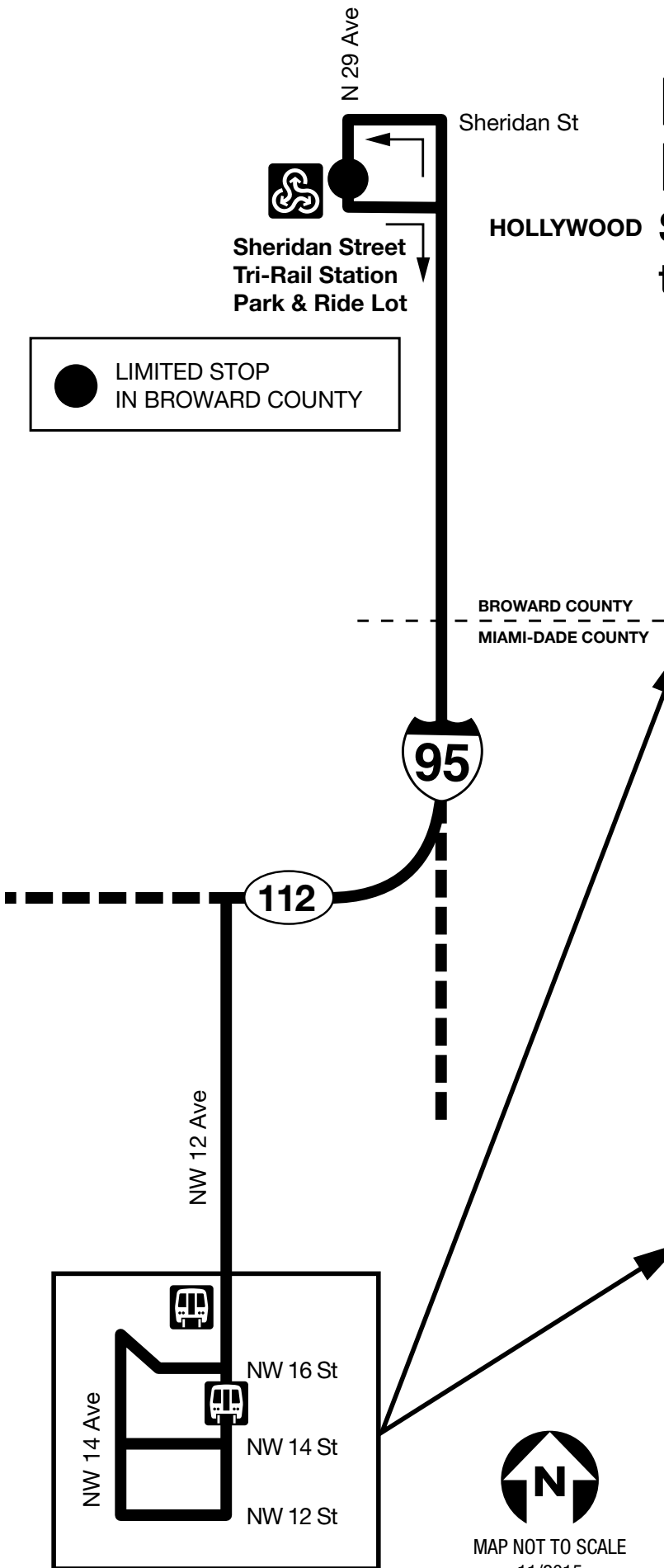
Alice N. Bravo, P.E., Director

**Overtown Transit Village North**





# Route 95 Express Dade/Broward Sheridan Street to Civic Center



The **2020 Census** is here. Complete the Census and ensure that Miami-Dade Counts!

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# Bus Routes Schedule



## 296 (Northbound) WEEKDAY

SANTA CLARA STA & 2050 NW 12 AV	NW 16 ST & 12 AV	SHERIDAN STREET TRI-RAIL STATION
-	06:10AM	06:42AM
-	06:40AM	07:12AM
-	07:10AM	07:42AM
-	07:40AM	08:12AM
03:10PM	03:14PM	03:55PM
03:40PM	03:44PM	04:25PM
04:10PM	04:14PM	04:55PM
04:40PM	04:44PM	05:25PM
05:10PM	05:14PM	05:55PM
05:40PM	05:44PM	06:25PM
06:10PM	06:14PM	06:55PM
06:40PM	06:44PM	07:25PM
07:10PM	07:14PM	07:55PM
07:40PM	07:44PM	08:25PM
08:10PM	08:14PM	08:55PM

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## TRANSPORTATION & PUBLIC WORKS

[Alice N. Bravo, P.E., Director](#)

### **Overtown Transit Village North**

701 NW 1st Court, Suite 1700, Miami, FL 33136

786-469-5675 |

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AWARDS OVERALL WINNER 2019

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# BUS ROUTES Schedule



## 296 (Southbound) WEEKDAY

SHERIDAN STREET TRI-RAIL STATION	SANTA CLARA STA & 2050 NW 12 AV	NW 16 ST & 12 AV
05:20AM	-	05:57AM
05:50AM	-	06:27AM
06:20AM	-	06:57AM
06:50AM	-	07:27AM
07:20AM	-	07:57AM
07:50AM	-	08:27AM
08:20AM	-	08:57AM
08:50AM	-	09:27AM
04:24PM	04:55PM	-
04:54PM	05:25PM	-
05:24PM	05:55PM	-
05:54PM	06:25PM	-
06:24PM	06:55PM	-
06:54PM	07:25PM	-
07:24PM	07:55PM	-

# ROUTE 6 Weekday Schedule

Effective 1/12/20



County Line Road and Dixie Highway  
to Broward Central Terminal



Real Time Bus Information  
[MyRide.Broward.org](http://MyRide.Broward.org)



954-357-8400  
[Broward.org/BCT](http://Broward.org/BCT)

# Route 6

BROWARD COUNTY TRANSIT

## Monday-Friday

County Line Road and Dixie Highway to Broward Central Terminal

### MONDAY-FRIDAY

There are additional bus stops in between those listed.

#### NORTHBOUND

To Broward Central Terminal

COUNTY LINE RD. & DIXIE HWY.	PEMBROKE RD. & S. 26 AVE.	SHERIDAN ST. & N. 23 AVE.	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION <b>ARRIVAL</b>	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION <b>DEPARTURE</b>	S.R. 84 & S.W. 9 AVE.	BROWARD CENTRAL TERMINAL
1	2	3	4	4	5	6
5:00a	5:16a	5:29a	5:44a	5:51a	6:04a	6:20a
5:42a	5:58a	6:11a	6:26a	6:33a	6:47a	7:04a
6:12a	6:29a	6:43a	7:02a	7:09a	7:22a	7:39a
6:45a	7:02a	7:16a	7:31a	7:38a	7:51a	8:08a
7:24a	7:41a	7:55a	8:10a	8:17a	8:30a	8:48a
8:03a	8:20a	8:34a	8:49a	8:56a	9:08a	9:25a
8:41a	8:58a	9:12a	9:27a	9:34a	9:47a	10:03a
9:17a	9:34a	9:48a	10:03a	10:10a	10:23a	10:39a
9:50a	10:07a	10:21a	10:36a	10:43a	10:56a	11:12a
10:25a	10:41a	10:54a	11:09a	11:16a	11:29a	11:45a
11:03a	11:20a	11:33a	11:48a	11:55a	12:08p	12:24p
11:38a	11:57a	12:10p	12:25p	12:32p	12:45p	1:01p
12:15p	12:34p	12:47p	1:02p	1:09p	1:25p	1:38p
12:54p	1:12p	1:25p	1:40p	1:47p	2:02p	2:18p
1:27p	1:44p	1:57p	2:14p	2:21p	2:36p	2:52p
1:59p	2:16p	2:29p	2:44p	2:51p	3:06p	3:22p
2:37p	2:54p	3:07p	3:22p	3:29p	3:49p	4:05p
3:16p	3:33p	3:46p	4:04p	4:11p	4:31p	4:44p
3:57p	4:14p	4:27p	4:45p	4:52p	5:08p	5:25p
4:37p	4:56p	5:10p	5:28p	5:35p	5:51p	6:08p
5:15p	5:35p	5:49p	6:04p	6:11p	6:27p	6:44p
5:55p	6:15p	6:30p	6:45p	6:52p	7:08p	7:24p
6:36p	6:54p	7:09p	7:24p	7:31p	7:47p	8:03pG
7:13p	7:30p	7:45p	8:00p	8:07p	8:22p	8:38p
7:50p	8:07p	8:21p	8:35p	8:42p	8:55p	9:11p
8:26p	8:41p	8:54p	9:08p	9:15p	9:28p	9:44pG
9:07p	9:22p	9:35p	9:49pG			
10:10p	10:25p	10:38p	10:52pG			

#### SOUTHBOUND

To County Line Road

BROWARD CENTRAL TERMINAL	S.R. 84 & S.W. 9 AVE.	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION <b>ARRIVAL</b>	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION <b>DEPARTURE</b>	SHERIDAN ST. & N. 23 AVE.	WASHINGTON ST. & DIXIE HWY.	COUNTY LINE RD. & DIXIE HWY.
6	5	4	4	3	7	1
			5:00a	5:14a	5:27a	5:40a
			5:30a	5:44a	5:57a	6:10a
			6:00a	6:16a	6:30a	6:43a
6:00a	6:16a	6:32a	6:38a	6:54a	7:09a	7:22a
6:37a	6:53a	7:09a	7:17a	7:32a	7:48a	8:01a
7:16a	7:31a	7:48a	7:54a	8:10a	8:26a	8:39a
7:54a	8:10a	8:24a	8:30a	8:46a	9:02a	9:15a
8:28a	8:44a	8:58a	9:04a	9:20a	9:36a	9:48a
9:03a	9:19a	9:33a	9:39a	9:56a	10:11a	10:23a
9:41a	9:56a	10:11a	10:17a	10:34a	10:49a	11:01a
10:17a	10:32a	10:48a	10:54a	11:10a	11:24a	11:36a
10:51a	11:08a	11:25a	11:31a	11:47a	12:01p	12:13p
11:30a	11:47a	12:02p	12:08p	12:25p	12:39p	12:52p
12:05p	12:21p	12:36p	12:42p	12:58p	1:12p	1:25p
12:39p	12:54p	1:09p	1:15p	1:31p	1:45p	1:57p
1:16p	1:31p	1:47p	1:53p	2:09p	2:23p	2:35p
1:54p	2:10p	2:26p	2:32p	2:48p	3:02p	3:14p
2:28p	2:45p	3:05p	3:12p	3:28p	3:43p	3:55p
3:04p	3:22p	3:43p	3:50p	4:07p	4:22p	4:35p
3:44p	4:01p	4:21p	4:28p	4:45p	5:00p	5:13p
4:25p	4:42p	5:02p	5:09p	5:27p	5:40p	5:53p
5:03p	5:21p	5:41p	5:48p	6:06p	6:21p	6:34p
5:41p	5:59p	6:19p	6:26p	6:43p	6:58p	7:11p
6:19p	6:36p	6:56p	7:03p	7:20p	7:35p	7:48p
7:04p	7:19p	7:34p	7:40p	7:57p	8:12p	8:24p
7:47p	8:02p	8:17p	8:23p	8:40p	8:53p	9:05p
8:49p	9:05p	9:20p	9:26p	9:42p	9:56p	10:08p
9:25p	9:37p	9:52p	9:58p	10:14p	10:28p	10:40pG

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

# ROUTE 6 Weekend Schedule

Effective 9/23/18



County Line Road and Dixie Highway  
to Broward Central Terminal



Real Time Bus Information  
[MyRide.Broward.org](http://MyRide.Broward.org)



954-357-8400  
[Broward.org/BCT](http://Broward.org/BCT)



# Route 6

County Line Road and Dixie Highway  
to Broward Central Terminal

BROWARD COUNTY TRANSIT

## SATURDAY

There are additional bus stops in between those listed.

### NORTHBOUND

To Broward Central Terminal

COUNTY LINE RD. & DIXIE HWY.	PEMBROKE RD. & S. 26 AVE.	SHERIDAN ST. & N. 23 AVE.	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION <b>ARRIVAL</b>	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION <b>DEPARTURE</b>	S.R. 84 & S.W. 9 AVE.	BROWARD CENTRAL TERMINAL
1	2	3	4	4	5	6
5:20a	5:34a	5:46a	6:01a	6:07a	6:21a	6:35a
6:26a	6:40a	6:52a	7:07a	7:13a	7:27a	7:41a
7:15a	7:29a	7:41a	7:56a	8:02a	8:17a	8:33a
8:15a	8:32a	8:47a	9:04a	9:10a	9:25a	9:41a
9:16a	9:33a	9:48a	10:06a	10:12a	10:27a	10:43a
10:20a	10:37a	10:52a	11:10a	11:16a	11:31a	11:47a
11:20a	11:37a	11:52a	12:10p	12:16p	12:31p	12:47p
12:20p	12:37p	12:52p	1:10p	1:16p	1:31p	1:47p
1:20p	1:37p	1:52p	2:10p	2:16p	2:31p	2:47p
2:20p	2:37p	2:52p	3:10p	3:16p	3:31p	3:47p
3:20p	3:37p	3:52p	4:10p	4:16p	4:31p	4:47p
4:20p	4:37p	4:52p	5:10p	5:16p	5:31p	5:47p
5:20p	5:37p	5:52p	6:10p	6:16p	6:31p	6:47p
6:22p	6:39p	6:54p	7:12p	7:18p	7:33p	7:49p
7:26p	7:43p	7:58p	8:15p	8:21p	8:34p	8:49p
8:26p	8:43p	8:56p	9:11pG			
9:22p	9:39p	9:52p	10:07pG			
10:14p	10:31p	10:44p	10:59pG			

### SOUTHBOUND

To County Line Road

BROWARD CENTRAL TERMINAL	S.R. 84 & S.W. 9 AVE.	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION <b>ARRIVAL</b>	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION <b>DEPARTURE</b>	SHERIDAN ST. & N. 23 AVE.	WASHINGTON ST. & DIXIE HWY.	COUNTY LINE RD. & DIXIE HWY.
6	5	4	4	3	7	1
			5:45a	6:00a	6:14a	6:24a
6:00a	6:14a	6:28a	6:34a	6:49a	7:03a	7:13a
7:00a	7:14a	7:28a	7:34a	7:49a	8:03a	8:13a
8:00a	8:14a	8:28a	8:34a	8:49a	9:03a	9:14a
9:00a	9:15a	9:30a	9:36a	9:53a	10:07a	10:18a
10:00a	10:15a	10:30a	10:36a	10:53a	11:07a	11:18a
11:00a	11:15a	11:30a	11:36a	11:53a	12:07p	12:18p
12:00p	12:15p	12:30p	12:36p	12:53p	1:07p	1:18p
1:00p	1:15p	1:30p	1:36p	1:53p	2:07p	2:18p
2:00p	2:15p	2:30p	2:36p	2:53p	3:07p	3:18p
3:00p	3:15p	3:30p	3:36p	3:53p	4:07p	4:18p
4:00p	4:15p	4:30p	4:36p	4:53p	5:07p	5:18p
5:00p	5:15p	5:30p	5:36p	5:53p	6:09p	6:20p
6:00p	6:15p	6:33p	6:39p	6:56p	7:13p	7:24p
7:00p	7:15p	7:33p	7:39p	7:56p	8:13p	8:24p
8:00p	8:15p	8:33p	8:39p	8:56p	9:10p	9:20p
9:00p	9:14p	9:29p	9:35p	9:49p	10:02p	10:12p

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

# Route 6

County Line Road and Dixie Highway  
to Broward Central Terminal

BROWARD COUNTY TRANSIT

## SUNDAY

### NORTHBOUND

To Broward Central Terminal

COUNTY LINE RD. & DIXIE HWY.	PEMBROKE RD. & S. 26 AVE.	SHERIDAN ST. & N. 23 AVE.	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION <b>ARRIVAL</b>	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION <b>DEPARTURE</b>	S.R. 84 & S.W. 9 AVE.	BROWARD CENTRAL TERMINAL
1	2	3	4	4	5	6
8:20a	8:35a	8:49a	9:04a	9:10a	9:24a	9:40a
9:20a	9:36a	9:50a	10:06a	10:12a	10:26a	10:42a
10:21a	10:38a	10:52a	11:08a	11:14a	11:28a	11:44a
11:21a	11:38a	11:52a	12:08p	12:14p	12:28p	12:44p
12:21p	12:38p	12:52p	1:08p	1:14p	1:28p	1:44p
1:21p	1:38p	1:52p	2:08p	2:14p	2:28p	2:44p
2:21p	2:38p	2:52p	3:09p	3:15p	3:29p	3:45p
3:21p	3:37p	3:53p	4:10p	4:16p	4:30p	4:46p
4:21p	4:37p	4:53p	5:10p	5:16p	5:30p	5:46p
5:21p	5:37p	5:53p	6:10p	6:16p	6:30p	6:46p
6:21p	6:37p	6:53p	7:10pG			
7:21p	7:37p	7:53p	8:10pG			
8:22p	8:38p	8:54p	9:11pG			

### SOUTHBOUND

To County Line Road

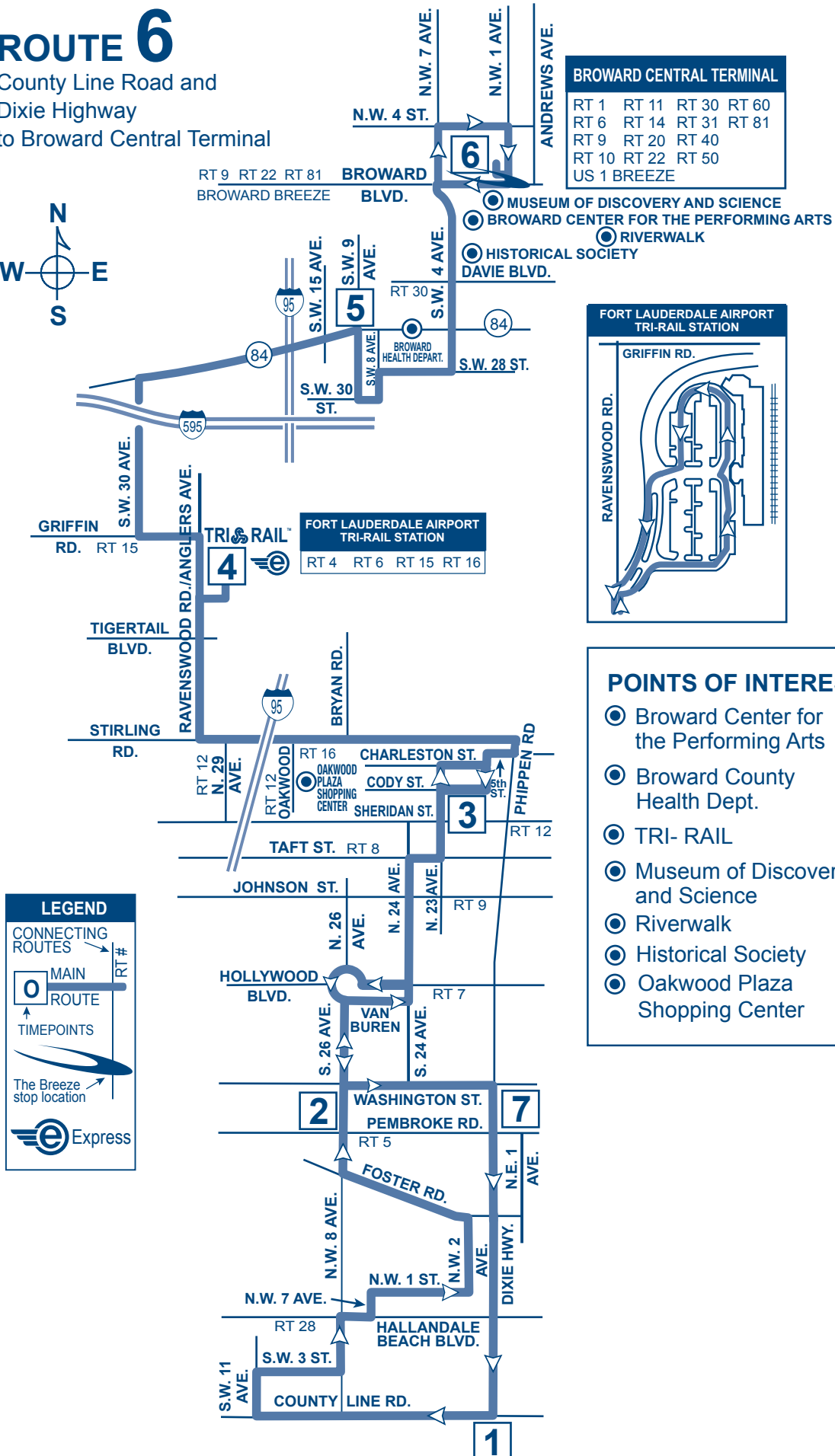
BROWARD CENTRAL TERMINAL	S.R. 84 & S.W. 9 AVE.	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION <b>ARRIVAL</b>	FORT LAUDERDALE/ HOLLYWOOD AIRPORT TRI-RAIL STATION <b>DEPARTURE</b>	SHERIDAN ST. & N. 23 AVE.	WASHINGTON ST. & DIXIE HWY.	COUNTY LINE RD. & DIXIE HWY.
6	5	4	4	3	7	1
9:00a	9:16a	9:33a	9:39a	9:57a	10:10a	10:19a
10:00a	10:16a	10:33a	10:39a	10:57a	11:10a	11:19a
11:00a	11:16a	11:33a	11:39a	11:57a	12:10p	12:19p
12:00p	12:16p	12:33p	12:39p	12:57p	1:10p	1:19p
1:00p	1:16p	1:33p	1:39p	1:57p	2:10p	2:19p
2:00p	2:16p	2:33p	2:39p	2:57p	3:10p	3:19p
3:00p	3:16p	3:33p	3:39p	3:57p	4:10p	4:19p
4:00p	4:16p	4:33p	4:39p	4:57p	5:10p	5:19p
5:00p	5:16p	5:33p	5:39p	5:57p	6:10p	6:19p
6:00p	6:16p	6:33p	6:39p	6:57p	7:10p	7:19p
7:00p	7:16p	7:33p	7:39p	7:57p	8:12p	8:20p

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

# ROUTE 6

County Line Road and  
Dixie Highway  
to Broward Central Terminal

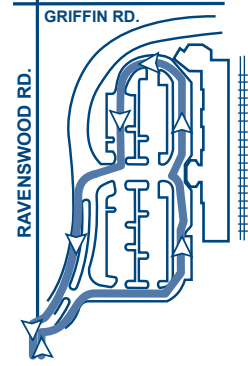


## BROWARD CENTRAL TERMINAL

RT 1	RT 11	RT 30	RT 60
RT 6	RT 14	RT 31	RT 81
RT 9	RT 20	RT 40	
RT 10	RT 22	RT 50	
US 1 BREEZE			

- MUSEUM OF DISCOVERY AND SCIENCE
- BROWARD CENTER FOR THE PERFORMING ARTS
- RIVERWALK
- HISTORICAL SOCIETY

## FORT LAUDERDALE AIRPORT TRI-RAIL STATION



## FORT LAUDERDALE AIRPORT TRI-RAIL STATION

RT 4	RT 6	RT 15	RT 16
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## POINTS OF INTEREST

- Broward Center for the Performing Arts
- Broward County Health Dept.
- TRI- RAIL
- Museum of Discovery and Science
- Riverwalk
- Historical Society
- Oakwood Plaza Shopping Center

## Customer Service

Monday - Friday.....7AM - 7:45PM  
Saturday, Sunday and Holidays.....8:30AM - 4:45PM

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying Bus Pass sales locations
- Special event information

Lost and Found: 954-357-8400 Hours: 9AM - 4PM  
Monday, Tuesday, Thursday and Friday.

## Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

New Year's Day	Labor Day	Memorial Day
Independence Day	Thanksgiving Day	Christmas Day

## Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.\* Children (under 40 inches ride FREE)

## Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

**10 Ride Pass:** 10 Rides any time, any day. Expires after the tenth ride is taken.

**7 Day Pass:** Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

**31 Day Adult Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**31 Day Reduced Pass:** Youth\*, Seniors\*, Disabled\*, Medicare\*, College Student\*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**\*\*Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

**\*\*Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus Passes are not exchangeable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

\*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

\*\* Premium Bus Pass can be purchased online at Broward.org/BCT and at select Broward County library locations.

For more details on our fares please  
visit our web site at  
**Broward.org/BCT/faresandpasses.htm**  
or call customer service: 954-357-8400.

## Reading A Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points. Time points are shown with the symbol □.
3. The timetable lists major time points for bus route. Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. The bus picks up and drops off riders at all BCT bus stop signs along the route where there is a Broward County bus stop sign.
6. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

**Not paying your fare is a crime per  
Florida Statute 812.015.  
Violation constitutes a misdemeanor,  
punishable by jail time and/or a fine.**

Information: 954-357-8400

Hearing-speech impaired:  
Florida Relay Service- 711 or 1-800-955-8771  
TTY- 954-357-8302

This publication can be made available in  
alternative formats upon request.



This symbol is used on bus stop signs to  
indicate accessible bus stops.



BOARD OF COUNTY COMMISSIONERS  
*An equal opportunity employer and provider of services.*

5,000 copies of this public document were promulgated at a gross cost of \$260,  
or \$.052 per copy to inform the public about the Transit Division's  
schedule and route information. Printed 12/19

## **TRANSFER POLICY - EFFECTIVE 7/10/11**

### **TRANSFERS BETWEEN REGULAR BCT BUS SERVICE AND BCT EXPRESS BUS SERVICE**

Passengers using any BCT bus pass and transferring from a regular BCT route, to an Express bus route, must pay a \$1.00 upgrade fee. Passengers with a Premium bus pass do not have to pay the \$1.00 upgrade fee.

Passengers paying with cash, on a regular BCT bus route, will not be able to transfer to an Express bus route without paying the full premium fare when boarding the Express bus.

Passengers using an All-Day bus pass will be required to pay the \$1.00 upgrade fee when boarding Express buses.

### **PREMIUM BUS PASS CUSTOMERS**

The BCT 31-Day Premium Bus Pass is acceptable on all BCT regular bus routes.

### **TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS**

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

### **TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS**

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays \$.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

### **TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE**

Transfers to MDT or Tri-Rail from Premium Express Service, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Premium Express Service, a \$.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Premium Express Service does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.



### **TRANSIT WATCH**

**WHEN IT COMES TO OUR SAFETY,  
WE CAN ALWAYS USE AN EXTRA PAIR OF  
EYES AND EARS.  
BE ALERT.  
CALL 954-357-LOOK (5665).  
TELL US.**

### **PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED**

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324.

For more details on our fares please  
visit our web site at  
[Broward.org/BCT/faresandpasses.htm](http://Broward.org/BCT/faresandpasses.htm)  
or call customer service: 954-357-8400.

### Reading A Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points.  
Time points are shown with the symbol □.
3. The timetable lists major time points for bus route.  
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This symbol is used on bus stop signs to  
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# ROUTE 12 All Week Schedule

Effective 1/12/20



BC Central Campus and Westfield Broward Mall  
to Dania Beach Fishing Pier  
via Sheridan Street



Real Time Bus Information  
[MyRide.Broward.org](http://MyRide.Broward.org)



954-357-8400  
[Broward.org/BCT](http://Broward.org/BCT)

# Route 12

## BROWARD COUNTY TRANSIT

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

"E" Trip does not enter Dania Beach. Trip will end at SR A1A & Cambridge St.

### MONDAY - FRIDAY

#### EASTBOUND

To Dania Beach

BC CENTRAL CAMPUS	SHERIDAN ST & UNIVERSITY DR	SHERIDAN ST & US 441	SHERIDAN ST TRI-RAIL PARK & RIDE STATION	SHERIDAN ST & US 1	DANIA BEACH
1	2	3	4	5	6
5:38a	5:53a	6:04a	6:16a	6:29a	6:46a
6:23a	6:39a	6:55a	7:09a	7:23a	7:40a
6:53a	7:09a	7:25a	7:39a	7:53a	8:10a
7:22a	7:38a	7:54a	8:07a	8:21a	8:38a
7:52a	8:09a	8:25a	8:38a	8:52a	9:08a
8:22a	8:39a	8:55a	9:09a	9:22a	9:38a
8:56a	9:12a	9:26a	9:40a	9:53a	10:09aG
9:26a	9:42a	9:56a	10:10a	10:23a	10:39a
10:07a	10:23a	10:37a	10:51a	11:04a	11:20a
10:54a	11:09a	11:23a	11:36a	11:50a	12:07p
11:41a	11:57a	12:10p	12:22p	12:36p	12:53p
12:31p	12:47p	12:59p	1:20p	1:34p	1:51p
1:14p	1:30p	1:42p	2:03p	2:17p	2:34p
1:50p	2:06p	2:22p	2:44p	2:58p	3:14p
2:23p	2:38p	2:54p	3:12p	3:26p	3:42p
2:55p	3:10p	3:24p	3:40p	3:54p	4:10p
3:25p	3:40p	3:54p	4:09p	4:27p	4:43p
3:55p	4:11p	4:25p	4:40p	4:58p	5:15p
4:25p	4:41p	4:55p	5:12p	5:27p	5:44p
4:56p	5:13p	5:26p	5:44p	5:59p	6:16p
5:29p	5:46p	5:59p	6:14p	6:27p	6:44p
6:01p	6:16p	6:31p	6:46p	6:59p	7:15p
6:36p	6:51p	7:04p	7:16p	7:29p	7:45pG
7:12p	7:27p	7:38p	7:50p	8:03p	8:19p
8:03p	8:18p	8:29p	8:41p	8:54p	9:10p
8:56p	9:11p	9:22p	9:34p	9:47p	10:03pEG
9:50p	10:05p	10:16p	10:28p	10:41p	10:57pEG

#### WESTBOUND

To BC Central Campus

DANIA BEACH	SHERIDAN ST & US 1	SHERIDAN ST TRI-RAIL PARK & RIDE STATION	SHERIDAN ST & US 441	SHERIDAN ST & UNIVERSITY DR	BC CENTRAL CAMPUS	WESTFIELD BROWARD MALL	BC CENTRAL CAMPUS
6	5	4	3	2	1	7	1
					5:00a	5:15a	5:36a
					5:40a	5:57a	6:21a
					6:25a	6:43a	7:10a
5:56a	6:08a	6:29a	6:40a	6:49a	7:10a	7:28a	7:56a
6:24a	6:36a	6:57a	7:09a	7:19a	7:42a	8:00a	8:28a
6:54a	7:06a	7:35a	7:47a	7:57a	8:20a	8:38a	9:06a
7:24a	7:35a	8:04a	8:16a	8:26a	8:53a	9:10a	9:37a
7:53a	8:04a	8:33a	8:49a	8:58a	9:26a	9:42a	10:08aG
8:24a	8:35a	9:00a	9:16a	9:25a	9:49a	10:05a	10:31a
8:52a	9:03a	9:28a	9:43a	9:52a	10:15a	10:31a	10:55aG
9:27a	9:38a	10:03a	10:18a	10:27a	10:50a	11:04a	11:28a
10:10a	10:21a	10:47a	11:02a	11:11a	11:34a	11:48a	12:12p
10:55a	11:06a	11:32a	11:44a	11:54a	12:19p	12:34p	1:01p
11:44a	11:55a	12:24p	12:36p	12:46p	1:11p	1:28p	1:55p
12:27p	12:38p	1:07p	1:24p	1:34p	1:58p	2:14p	2:40p
1:10p	1:23p	1:51p	2:08p	2:18p	2:43p	2:58p	3:26p
1:48p	2:01p	2:29p	2:42p	2:51p	3:17p	3:35p	4:03p
2:23p	2:36p	3:05p	3:18p	3:27p	3:53p	4:11p	4:39p
2:53p	3:06p	3:35p	3:48p	3:57p	4:23p	4:41p	5:09p
3:27p	3:41p	4:10p	4:23p	4:32p	4:58p	5:16p	5:44p
4:01p	4:15p	4:44p	4:57p	5:07p	5:28p	5:46p	6:14p
4:31p	4:45p	5:13p	5:32p	5:42p	6:03p	6:20p	6:47p
5:01p	5:16p	5:42p	6:01p	6:10p	6:32p	6:49p	7:14pG
5:31p	5:46p	6:12p	6:29p	6:38p	7:00p	7:16p	7:40p
6:03p	6:15p	6:40p	6:57p	7:06p	7:27p	7:43p	8:07pG
6:33p	6:45p	7:09p	7:22p	7:31p	7:52p	8:08p	8:32p
7:08p	7:19p	7:42p	7:55p	8:04p	8:25p	8:41p	9:05pG
7:43p	7:54p	8:17p	8:30p	8:39p	9:00p	9:16p	9:40p
8:34p	8:45p	9:08p	9:21p	9:30p	9:51p	10:07p	10:31pG
9:26p	9:37p	10:00p	10:13p	10:22p	10:43p	10:59p	11:23pG



# SATURDAY

There are additional bus stops in between those listed.

## EASTBOUND - To Dania Beach

BC CENTRAL CAMPUS	SHERIDAN ST & UNIVERSITY DR	SHERIDAN ST & US 441	SHERIDAN ST TRI-RAIL PARK & RIDE STATION	SHERIDAN ST & US 1	DANIA BEACH
1	2	3	4	5	6
5:58a	6:13a	6:20a	6:29a	6:44a	7:00a
6:40a	6:55a	7:02a	7:12a	7:29a	7:45a
7:26a	7:40a	7:47a	7:57a	8:14a	8:30a
8:09a	8:23a	8:30a	8:41a	8:58a	9:15a
8:51a	9:05a	9:13a	9:26a	9:43a	10:00a
9:35a	9:49a	9:57a	10:10a	10:28a	10:45a
10:18a	10:33a	10:41a	10:54a	11:13a	11:30a
11:00a	11:15a	11:24a	11:38a	11:57a	12:15p
11:42a	11:57a	12:06p	12:22p	12:42p	1:00p
12:27p	12:42p	12:51p	1:06p	1:27p	1:46p
1:13p	1:27p	1:36p	1:50p	2:11p	2:30p
1:56p	2:13p	2:22p	2:36p	2:57p	3:15p
2:42p	2:59p	3:06p	3:20p	3:42p	4:00p
3:28p	3:45p	3:52p	4:06p	4:27p	4:45p
4:14p	4:30p	4:38p	4:52p	5:13p	5:30p
5:00p	5:16p	5:23p	5:37p	5:58p	6:15p
5:44p	6:00p	6:08p	6:21p	6:43p	7:00p
6:31p	6:47p	6:55p	7:08p	7:28p	7:45p
7:20p	7:35p	7:42p	7:55p	8:14p	8:30p
8:07p	8:21p	8:28p	8:40p	8:59p	9:15p
9:02p	9:15p	9:21p	9:33p	9:51p	10:07pG
9:52p	10:05p	10:11p	10:22p	10:40p	10:55pG

## WESTBOUND - To BC Central Campus

DANIA BEACH	SHERIDAN ST & US 1	SHERIDAN ST TRI-RAIL PARK & RIDE STATION	SHERIDAN ST & US 441	SHERIDAN ST & UNIVERSITY DR	BC CENTRAL CAMPUS	WESTFIELD BROWARD MALL	BC CENTRAL CAMPUS
6	5	4	3	2	1	7	1
					5:20a	5:35a	5:55a
					6:00a	6:15a	6:35a
5:37a	5:53a	6:09a	6:20a	6:25a	6:41a	6:56a	7:18a
6:20a	6:36a	6:52a	7:03a	7:08a	7:24a	7:39a	8:01a
7:12a	7:28a	7:45a	7:57a	8:02a	8:18a	8:33a	8:55aG
7:59a	8:15a	8:35a	8:50a	8:55a	9:11a	9:27a	9:50a
8:42a	8:58a	9:19a	9:34a	9:39a	9:55a	10:12a	10:36a
9:27a	9:44a	10:05a	10:20a	10:26a	10:43a	11:00a	11:26a
10:12a	10:30a	10:50a	11:06a	11:12a	11:29a	11:47a	12:13p
10:55a	11:13a	11:36a	11:54a	12:00p	12:17p	12:35p	1:01p
11:39a	11:57a	12:20p	12:38p	12:44p	1:01p	1:19p	1:44p
12:27p	12:45p	1:08p	1:24p	1:30p	1:47p	2:05p	2:30p
1:12p	1:29p	1:52p	2:08p	2:14p	2:31p	2:49p	3:14p
1:57p	2:14p	2:37p	2:53p	2:59p	3:16p	3:34p	3:59p
2:42p	2:59p	3:20p	3:37p	3:43p	4:00p	4:18p	4:42p
3:27p	3:44p	4:06p	4:23p	4:29p	4:46p	5:04p	5:28p
4:12p	4:30p	4:55p	5:11p	5:17p	5:33p	5:51p	6:14p
4:57p	5:14p	5:37p	5:52p	5:58p	6:13p	6:30p	6:52p
5:47p	6:04p	6:27p	6:42p	6:47p	7:02p	7:18p	7:39p
6:29p	6:46p	7:09p	7:23p	7:28p	7:42p	7:58p	8:18pG
7:10p	7:26p	7:48p	8:02p	8:07p	8:21p	8:36p	8:56p
7:59p	8:15p	8:36p	8:50p	8:55p	9:09p	9:24p	9:43p
8:53p	9:09p	9:30p	9:43p	9:48p	10:02p	10:17p	10:35pG
9:48p	10:04p	10:25p	10:38p	10:43p	10:57p	11:12p	11:30pG

# SUNDAY

## EASTBOUND - To Dania Beach

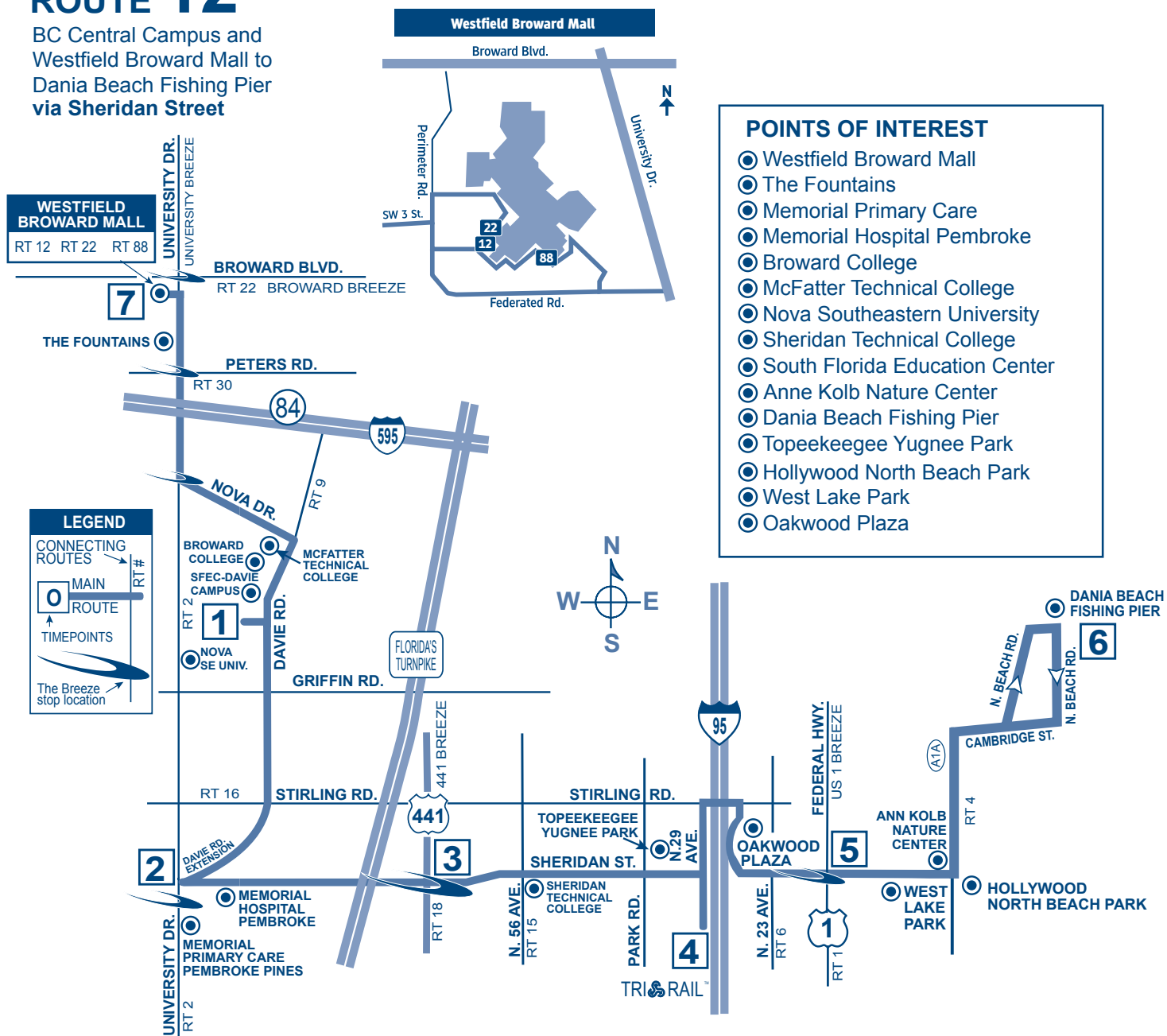
BC CENTRAL CAMPUS	SHERIDAN ST & UNIVERSITY DR	SHERIDAN ST & US 441	SHERIDAN ST TRI-RAIL PARK & RIDE STATION	SHERIDAN ST & US 1	DANIA BEACH
1	2	3	4	5	6
7:02a	7:20a	7:32a	7:43a	7:58a	8:15a
7:47a	8:05a	8:17a	8:28a	8:43a	9:00a
8:32a	8:50a	9:02a	9:13a	9:28a	9:45a
9:17a	9:35a	9:47a	9:58a	10:13a	10:30a
10:02a	10:20a	10:32a	10:43a	10:58a	11:15a
10:47a	11:05a	11:17a	11:28a	11:43a	12:00p
11:32a	11:50a	12:02p	12:13p	12:28p	12:47p
12:18p	12:36p	12:48p	12:59p	1:14p	1:33p
1:03p	1:21p	1:33p	1:43p	2:00p	2:19p
1:50p	2:09p	2:21p	2:31p	2:47p	3:05p
2:36p	2:55p	3:05p	3:16p	3:32p	3:50p
3:20p	3:39p	3:49p	4:00p	4:15p	4:32p
4:05p	4:23p	4:34p	4:45p	5:00p	5:17p
4:49p	5:07p	5:18p	5:29p	5:43p	6:00p
5:34p	5:52p	6:03p	6:15p	6:29p	6:46p
6:18p	6:36p	6:46p	6:58p	7:12p	7:29p
7:03p	7:21p	7:31p	7:43p	7:57p	8:14p
7:48p	8:06p	8:16p	8:28p	8:42p	8:59pG
8:33p	8:51p	9:01p	9:13p	9:27p	9:44pG
9:07p	9:25p	9:35p	9:47p	10:01p	10:18pG

## WESTBOUND - To BC Central Campus

DANIA BEACH	SHERIDAN ST & US 1	SHERIDAN ST TRI-RAIL PARK & RIDE STATION	SHERIDAN ST & US 441	SHERIDAN ST & UNIVERSITY DR	BC CENTRAL CAMPUS	WESTFIELD BROWARD MALL	BC CENTRAL CAMPUS
6	5	4	3	2	1	7	1
					6:25a	6:40a	7:00a
					7:10a	7:25a	7:45a
6:57a	7:13a	7:35a	7:46a	7:55a	8:10a	8:25a	8:45a
7:45a	8:01a	8:23a	8:34a	8:43a	8:58a	9:13a	9:33a
8:30a	8:46a	9:08a	9:19a	9:28a	9:43a	9:58a	10:18a
9:15a	9:31a	9:53a	10:04a	10:13a	10:28a	10:45a	11:07a
10:00a	10:16a	10:38a	10:49a	10:59a	11:17a	11:34a	11:56a
10:45a	11:02a	11:24a	11:35a	11:45a	12:03p	12:21p	12:45p
11:30a	11:47a	12:09p	12:22p	12:32p	12:51p	1:09p	1:33p
12:15p	12:32p	12:54p	1:07p	1:17p	1:36p	1:54p	2:20p
1:00p	1:17p	1:40p	1:52p	2:01p	2:20p	2:38p	3:03p
1:45p	2:01p	2:25p	2:37p	2:46p	3:05p	3:23p	3:48p
2:30p	2:46p	3:10p	3:22p	3:31p	3:50p	4:08p	4:32p
3:15p	3:31p	3:55p	4:07p	4:16p	4:35p	4:52p	5:16p
4:00p	4:16p	4:40p	4:52p	5:01p	5:20p	5:37p	6:01p
4:45p	5:01p	5:25p	5:37p	5:46p	6:05p	6:21p	6:42p
5:30p	5:46p	6:10p	6:22p	6:31p	6:50p	7:05p	7:25p
6:15p	6:31p	6:53p	7:05p	7:14p	7:33p	7:48p	8:08p
7:00p	7:16p	7:38p	7:50p	7:59p	8:18p	8:33p	8:53p
7:45p	8:01p	8:23p	8:35p	8:44p	9:03p	9:18p	9:38pG
8:30p	8:46p	9:08p	9:20p	9:29p	9:48p	10:03p	10:23pG



BC Central Campus and  
Westfield Broward Mall to  
Dania Beach Fishing Pier  
**via Sheridan Street**





## Customer Service

Monday - Friday.....7AM - 7:45PM  
Saturday, Sunday and Holidays.....8:30AM - 4:45PM

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying Bus Pass sales locations
- Special event information

Lost and Found: 954-357-8400, Monday, Tuesday, Thursday and Friday, 9AM - 4PM

## Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

New Year's Day	Labor Day	Memorial Day
Independence Day	Thanksgiving Day	Christmas Day

## Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.\* Children (under 40 inches ride FREE)

## Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

**10 Ride Pass:** 10 Rides any time, any day. Expires after the tenth ride is taken.

**7 Day Pass:** Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

**31 Day Adult Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**31 Day Reduced Pass:** Youth\*, Seniors\*, Disabled\*, Medicare\*, College Student\*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**\*\*Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

**\*\*Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus Passes are not redeemable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

\*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

\*\* Premium Bus Pass can be purchased online at Broward.org/BCT and at select Broward County library locations.

**WHEN IT COMES TO OUR SAFETY, WE CAN ALWAYS USE AN EXTRA PAIR OF EYES AND EARS. BE ALERT. CALL 954-357-LOOK (5665). TELL US.**

## TRANSFER POLICY - EFFECTIVE 7/10/11

### TRANSFERS BETWEEN REGULAR BCT BUS SERVICE AND BCT EXPRESS BUS SERVICE

Passengers using any BCT bus pass and transferring from a regular BCT route, to an Express bus route, must pay a \$1.00 upgrade fee. Passengers with a Premium bus pass do not have to pay the \$1.00 upgrade fee.

Passengers paying with cash, on a regular BCT bus route, will not be able to transfer to an Express bus route without paying the full premium fare when boarding the Express bus.

Passengers using an All-Day bus pass will be required to pay the \$1.00 upgrade fee when boarding Express buses.

### PREMIUM BUS PASS CUSTOMERS

The BCT 31-Day Premium Bus Pass is acceptable on all BCT regular bus routes.

### TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

### TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays \$.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

### TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Premium Express Service, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Premium Express Service, a \$.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Premium Express Service does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.

## PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324

For more details on our fares please  
visit our web site at  
**Broward.org/BCT** or call customer  
service: 954-357-8400.

### Reading A Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points.  
Time points are shown with the symbol □.
3. The timetable lists major time points for bus route.  
Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. The bus picks up and drops off riders at all BCT bus stop signs along the route where there is a Broward County bus stop sign.
6. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

**Not paying your fare is a crime per  
Florida Statute 812.015.**

**Violation constitutes a misdemeanor,  
punishable by jail time and/or a fine.**

Information: 954-357-8400

Hearing-speech impaired/TTY:  
954-357-8302

This publication can be made  
available in alternative formats upon  
request by contacting 954-357-8400  
or TTY 954-357-8302.



This symbol is used on bus stop signs to  
indicate accessible bus stops.



BROWARD COUNTY  
BOARD OF COUNTY COMMISSIONERS  
*An equal opportunity employer and provider of services.*

5,000 copies of this public document were promulgated at a gross cost of \$260, or \$.052 per copy to inform the public about the Transit Division's schedule and route information. Printed 6/19

# ROUTE 16 All Week Schedule

Effective 7/14/19



**Pembroke Lakes Mall to Dania Beach City Hall**  
*via Stirling Road*



Real Time Bus Information  
**MyRide.Broward.org**



954-357-8400  
**Broward.org/BCT**

# MONDAY - FRIDAY

## EASTBOUND

To Dania Beach City Hall

PEMBROKE LAKES MALL	STIRLING RD & FLAMINGO RD	STIRLING RD & UNIVERSITY DR	STIRLING RD & US 441	FLL AIRPORT TRI-RAIL STATION	DANIA CITY HALL
1	2	3	4	5	6
5:45a	5:51a	6:01a	6:09a	6:21a	6:34a
6:18a	6:25a	6:35a	6:44a	6:57a	7:09a
6:51a	6:58a	7:11a	7:20a	7:34a	7:46a
7:24a	7:33a	7:45a	7:55a	8:10a	8:22a
7:57a	8:06a	8:18a	8:28a	8:42a	8:57a
8:30a	8:41a	8:51a	8:59a	9:12a	9:23a
9:15a	9:23a	9:33a	9:41a	9:54a	10:05a
9:59a	10:07a	10:18a	10:29a	10:42a	10:54a
10:45a	10:53a	11:04a	11:12a	11:25a	11:37a
11:30a	11:38a	11:49a	11:57a	12:12p	12:24p
12:15p	12:23p	12:34p	12:42p	12:57p	1:09p
1:04p	1:12p	1:23p	1:31p	1:44p	1:58p
1:47p	1:55p	2:05p	2:13p	2:26p	2:40p
2:23p	2:31p	2:41p	2:49p	3:03p	3:17p
2:51p	2:59p	3:12p	3:21p	3:38p	3:51p
3:24p	3:34p	3:46p	3:57p	4:11p	4:24p
4:00p	4:10p	4:21p	4:29p	4:45p	4:59p
4:35p	4:45p	4:57p	5:07p	5:22p	5:35p
5:10p	5:20p	5:32p	5:42p	5:57p	6:09p
5:45p	5:55p	6:07p	6:15p	6:31p	6:43p G
6:18p	6:27p	6:38p	6:46p	6:58p	7:10p
6:58p	7:06p	7:16p	7:24p	7:36p	7:48p
7:53p	8:01p	8:10p	8:16p	8:27p	8:37p
8:50p	8:57p	9:06p	9:12p	9:23p	9:33p
9:47p	9:54p	10:03p	10:09p	10:20p	10:30p G

## WESTBOUND

To Pembroke Lakes Mall

DANIA CITY HALL	FLL AIRPORT TRI-RAIL STATION	STIRLING RD & US 441	STIRLING RD & UNIVERSITY DR	STIRLING RD & FLAMINGO RD	PEMBROKE LAKES MALL
6	5	4	3	2	1
5:45a	5:54a	6:03a	6:12a	6:20a	6:32a
6:15a	6:24a	6:35a	6:52a	7:02a	7:12a
6:46a	6:57a	7:10a	7:28a	7:39a	7:50a
7:20a	7:35a	7:48a	8:01a	8:11a	8:23a
7:55a	8:07a	8:17a	8:28a	8:38a	8:50a
8:33a	8:44a	8:54a	9:05a	9:12a	9:23a G
9:06a	9:16a	9:27a	9:37a	9:45a	9:54a
9:40a	9:54a	10:03a	10:13a	10:22a	10:31a
10:25a	10:35a	10:45a	10:55a	11:04a	11:13a
11:10a	11:21a	11:31a	11:41a	11:50a	11:59a
11:55a	12:10p	12:27p	12:39p	12:48p	12:58p
12:40p	12:51p	1:01p	1:13p	1:22p	1:32p
1:23p	1:34p	1:44p	1:56p	2:07p	2:16p
2:10p	2:22p	2:32p	2:45p	2:57p	3:06p
2:47p	3:02p	3:13p	3:26p	3:39p	3:52p
3:24p	3:36p	3:46p	3:59p	4:12p	4:22p
3:59p	4:11p	4:25p	4:38p	4:51p	5:01p
4:35p	4:47p	5:01p	5:15p	5:27p	5:37p
5:07p	5:19p	5:32p	5:46p	5:58p	6:09p
5:44p	5:56p	6:08p	6:23p	6:33p	6:41p
6:27p	6:38p	6:48p	6:56p	7:05p	7:13p
7:16p	7:27p	7:37p	7:45p	7:54p	8:03p G
7:59p	8:09p	8:18p	8:26p	8:34p	8:44p
8:51p	9:01p	9:10p	9:18p	9:26p	9:36p
9:45p	9:55p	10:04p	10:12p	10:20p	10:30p G

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

### PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager,

1 N. University Drive, Suite 3100A, Plantation, FL 33324



### TRANSIT WATCH

WHEN IT COMES TO OUR SAFETY,  
WE CAN ALWAYS USE AN EXTRA PAIR OF  
EYES AND EARS. BE ALERT.  
CALL 954-357-LOOK (5665). TELL US.

**There are additional bus stops in between those listed.**

## SATURDAY

### EASTBOUND

To Dania Beach City Hall

PEMBROKE LAKES MALL	STIRLING RD & FLAMINGO RD	STIRLING RD & UNIVERSITY DR	STIRLING RD & US 441	FLL AIRPORT TRI-RAIL STATION	DANIA CITY HALL
1	2	3	4	5	6
6:00a	6:07a	6:15a	6:23a	6:33a	6:43a
6:45a	6:52a	7:00a	7:08a	7:22a	7:31a
7:30a	7:38a	7:46a	7:54a	8:08a	8:19a
8:15a	8:23a	8:34a	8:42a	8:56a	9:08a
9:00a	9:08a	9:16a	9:24a	9:38a	9:48a
9:45a	9:53a	10:04a	10:12a	10:25a	10:35a
10:30a	10:38a	10:49a	10:57a	11:08a	11:19a
11:15a	11:23a	11:33a	11:43a	11:54a	12:05p
12:00p	12:08p	12:21p	12:28p	12:40p	12:52p
12:45p	12:53p	1:04p	1:11p	1:25p	1:36p
1:30p	1:38p	1:47p	1:54p	2:07p	2:21p
2:15p	2:23p	2:33p	2:42p	2:54p	3:07p
3:00p	3:08p	3:18p	3:25p	3:37p	3:49p
3:45p	3:53p	4:04p	4:10p	4:24p	4:37p
4:30p	4:38p	4:50p	4:56p	5:09p	5:20p
5:15p	5:23p	5:32p	5:40p	5:52p	6:03p
6:00p	6:08p	6:21p	6:29p	6:43p	6:54p
6:45p	6:53p	7:05p	7:12p	7:23p	7:34p
7:30p	7:37p	7:47p	7:54p	8:04p	8:17p
8:15p	8:22p	8:33p	8:42p	8:51p	9:04p
9:00p	9:07p	9:18p	9:27p	9:36p	9:49p G
9:46p	9:53p	10:04p	10:13p	10:22p	10:35p G

### WESTBOUND

To Pembroke Lakes Mall

DANIA CITY HALL	FLL AIRPORT TRI-RAIL STATION	STIRLING RD & US 441	STIRLING RD & UNIVERSITY DR	STIRLING RD & FLAMINGO RD	PEMBROKE LAKES MALL
6	5	4	3	2	1
6:20a	6:30a	6:38a	6:46a	6:55a	7:03a
7:05a	7:14a	7:25a	7:36a	7:45a	7:54a
7:50a	7:59a	8:09a	8:20a	8:28a	8:36a
8:35a	8:46a	8:56a	9:06a	9:17a	9:25a
9:20a	9:30a	9:40a	9:49a	10:00a	10:08a
10:05a	10:16a	10:25a	10:36a	10:44a	10:52a
10:50a	11:01a	11:09a	11:24a	11:33a	11:41a
11:35a	11:47a	11:55a	12:07p	12:16p	12:26p
12:20p	12:30p	12:40p	12:51p	1:00p	1:09p
1:05p	1:15p	1:25p	1:35p	1:45p	1:54p
1:50p	2:00p	2:08p	2:18p	2:26p	2:34p
2:35p	2:46p	2:54p	3:05p	3:13p	3:21p
3:20p	3:33p	3:42p	3:55p	4:03p	4:11p
4:05p	4:15p	4:23p	4:34p	4:43p	4:51p
4:50p	5:00p	5:11p	5:21p	5:30p	5:39p
5:35p	5:45p	5:54p	6:04p	6:13p	6:22p
6:20p	6:30p	6:39p	6:49p	6:58p	7:07p
7:05p	7:15p	7:25p	7:34p	7:46p	7:55p
7:50p	8:00p	8:08p	8:17p	8:25p	8:34p
8:35p	8:44p	8:52p	9:01p	9:09p	9:18p
9:20p	9:29p	9:37p	9:46p	9:54p	10:03p G

## SUNDAY

### EASTBOUND

To Dania Beach City Hall

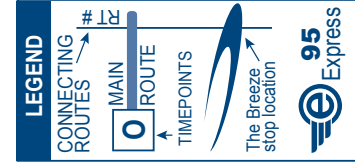
1	2	3	4	5	6
7:30a	7:37a	7:45a	7:53a	8:06a	8:17a
8:15a	8:22a	8:33a	8:41a	8:52a	9:04a
9:00a	9:08a	9:16a	9:24a	9:38a	9:48a
9:45a	9:53a	10:04a	10:12a	10:25a	10:35a
10:30va	10:38a	10:49a	10:57a	11:08a	11:19a
11:15a	11:23a	11:33a	11:43a	11:54a	12:05p
12:00p	12:08p	12:21p	12:31p	12:43p	12:55p
12:45p	12:53p	1:04p	1:14p	1:28p	1:39p
1:30p	1:38p	1:47p	1:57p	2:09p	2:23p
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7:30p	7:37p	7:45p	7:52p	8:02p	8:17p
8:15p	8:21p	8:32p	8:41p	8:50p	9:05p
9:00p	9:06p	9:17p	9:26p	9:35p	9:50p G

### WESTBOUND

To Pembroke Lakes Mall

6	5	4	3	2	1
7:05a	7:14a	7:25a	7:36a	7:45a	7:54a
7:50a	7:59a	8:09a	8:20a	8:28a	8:36a
8:35a	8:46a	8:56a	9:06a	9:17a	9:25a
9:20a	9:30a	9:40a	9:49a	10:00a	10:08a
10:05a	10:16a	10:25a	10:36a	10:44a	10:52a
10:50a	11:01a	11:09a	11:24a	11:33a	11:41a
11:35a	11:47a	11:55a	12:07p	12:16p	12:26p
12:20p	12:30p	12:40p	12:51p	1:00p	1:09p
1:05p	1:15p	1:25p	1:35p	1:45p	1:54p
1:50p	2:00p	2:08p	2:18p	2:26p	2:34p
2:35p	2:46p	2:54p	3:05p	3:13p	3:21p
3:20p	3:33p	3:42p	3:55p	4:03p	4:11p
4:05p	4:15p	4:23p	4:34p	4:43p	4:51p
4:50p	5:00p	5:11p	5:21p	5:30p	5:39p
5:35p	5:45p	5:54p	6:04p	6:13p	6:22p
6:20p	6:30p	6:39p	6:49p	6:58p	7:07p
7:05p	7:15p	7:25p	7:34p	7:46p	7:55p
7:50p	8:00p	8:08p	8:17p	8:25p	8:34p
8:35p	8:44p	8:52p	9:01p	9:09p	9:18p G
9:20p	9:29p	9:37p	9:46p	9:54p	10:03p G

Pembroke Lakes Mall to  
Dania Beach City Hall  
via Stirling Road





## Customer Service

Monday - Friday.....7 am - 7:45 pm  
Saturday, Sunday and Holidays.....8:30 am - 4:45 pm

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying Bus Pass sales locations
- Special event information

Lost and Found: 954-357-8400, Monday, Tuesday, Thursday and Friday, 9:00 am - 4:00 pm

## Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

New Year's Day	Labor Day	Memorial Day
Independence Day	Thanksgiving Day	Christmas Day

## Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.\* Children (under 40 inches ride FREE)

## Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

**10 Ride Pass:** 10 Rides any time, any day. Expires after the tenth ride is taken.

**7 Day Pass:** Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

**31 Day Adult Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**31 Day Reduced Pass:** Youth\*, Seniors\*, Disabled\*, Medicare\*, College Student\*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**\*\*Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

**\*\*Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus Passes are not exchangeable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

\*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

\*\* Premium Bus Pass can be purchased online at [Broward.org/BCT](http://Broward.org/BCT) and at select Broward County library locations.

## TRANSFER POLICY - EFFECTIVE 7/10/11

### TRANSFERS BETWEEN REGULAR BCT BUS SERVICE AND BCT EXPRESS BUS SERVICE

Passengers using any BCT bus pass and transferring from a regular BCT route, to an Express bus route, must pay a \$1.00 upgrade fee. Passengers with a Premium bus pass do not have to pay the \$1.00 upgrade fee.

Passengers paying with cash, on a regular BCT bus route, will not be able to transfer to an Express bus route without paying the full premium fare when boarding the Express bus.

Passengers using an All-Day bus pass will be required to pay the \$1.00 upgrade fee when boarding Express buses.

### PREMIUM BUS PASS CUSTOMERS

The BCT 31-Day Premium Bus Pass is acceptable on all BCT regular bus routes.

### TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

### TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays \$.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

### TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Premium Express Service, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Premium Express Service, a \$.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Premium Express Service does not connect with Palm Tran.

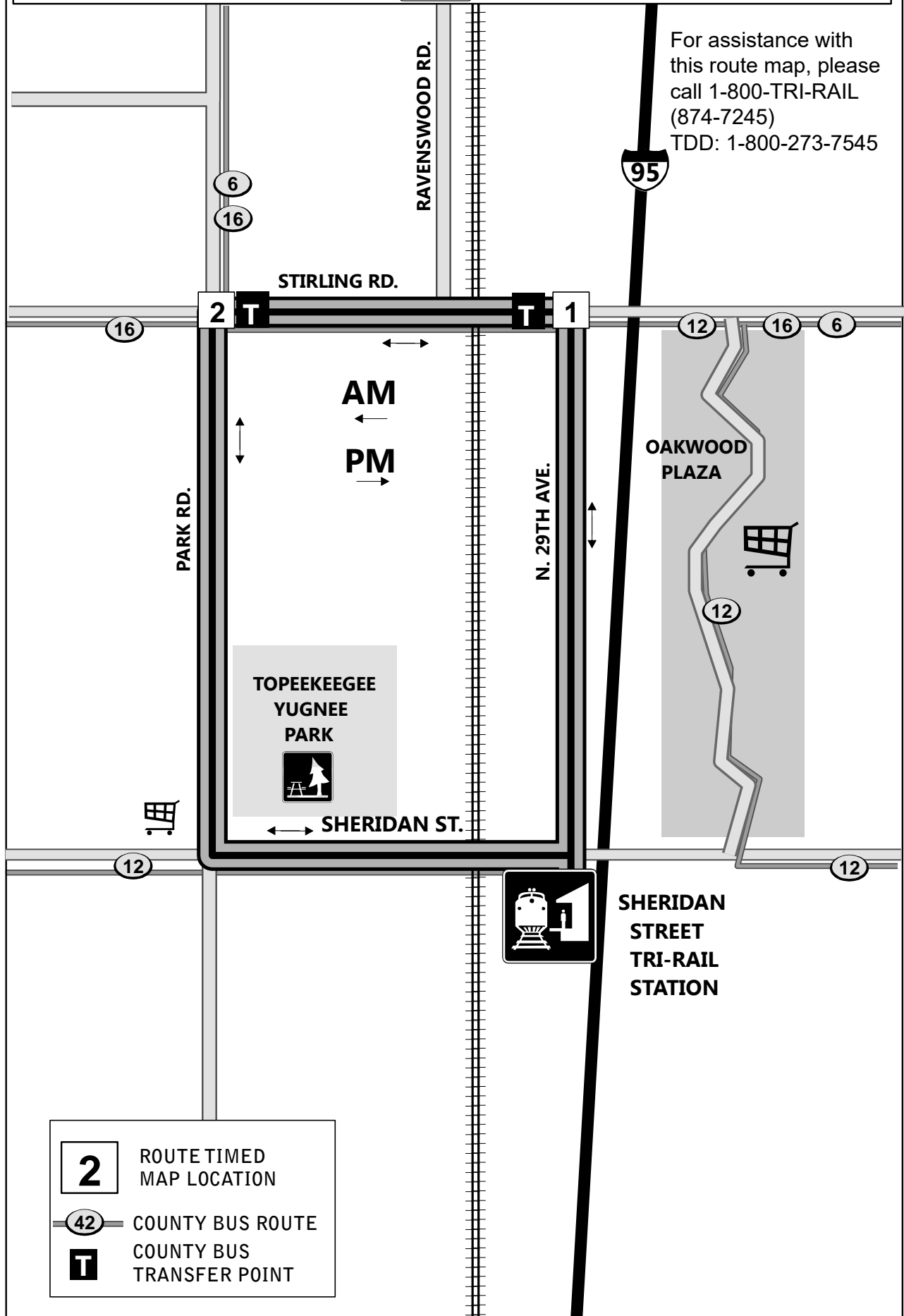
The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.

# SHERIDAN STREET STATION



## SS-1 SHUTTLE BUS MAP

For assistance with  
this route map, please  
call 1-800-TRI-RAIL  
(874-7245)  
TDD: 1-800-273-7545



**2**

ROUTE TIMED  
MAP LOCATION

**42**

COUNTY BUS ROUTE









**T**

COUNTY BUS  
TRANSFER POINT











## SHERIDAN STREET STATION - SS I SHUTTLE BUS SCHEDULE

### WEEKDAY A M

							
North Train Arrives	South Train Arrives	Bus Departs	N. 29th Ave & Stirling	Stirling & Park	Bus Arrives Station	North Train Arrives	South Train Arrives
A.M.							
5:44	5:57	6:00	6:07	6:12	6:20	6:34	6:37
6:14	+	6:20	6:26	6:31	6:40	6:54	7:17
6:34	6:37	6:40	6:47	6:52	7:00	7:34	7:37
6:54	7:17	7:20	7:27	7:32	7:40	+	7:57
7:34	7:37	7:40	7:47	7:52	8:00	8:14	8:17
+	7:57	8:00	8:07	8:12	8:20	+	+
8:14	8:17	8:20	8:27	8:32	8:40	8:56	8:47 / 9:17
8:56	8:47	9:00	9:04	9:09	9:20	9:56	10:21
+	9:17	9:20	9:27	9:30	+	NO RETURN SERVICE	

### WEEKDAY P M

							
North Train Arrives	South Train Arrives	Bus Departs Station	Stirling & Park	N. 29th Ave & Stirling	Bus Arrives Station	North Train Departs	South Train Departs
P.M.							
+	3:21	3:45	3:50	3:55	4:00	+	4:21
3:46	+	4:10	4:15	4:20	4:25	4:34	+
+	4:21	4:25	4:30	4:35	4:45	5:04	4:51
4:34	4:51	4:55	5:00	5:05	5:15	5:24	5:21/5:46
5:04	5:21	5:25	5:30	5:35	5:45	5:54	+
5:24	5:46	5:55	6:00	6:05	6:15	6:22	6:21
5:54	6:21	6:25	6:30	6:35	6:40	6:54	6:47
6:22	6:47	6:50	6:55	7:00	7:10	7:24	7:32

Buses operate as a "Wave & Ride" along the route at any existing local county fixed route stop location. Where local fixed route stops do not exist, passengers can flag the operator at their preferred location along the route.

## EXHIBIT J: BCT CORRESPONDENCE

Kanaan, Omar

---

From: Crawford, Tara <tacrawford@broward.org>  
Sent: Friday, April 3, 2020 12:41 PM  
To: Kanaan, Omar  
Cc: Selanikio, Raquel; Petgrave, Kurt; Hew, Noemi  
Subject: RE: Bus Shelters/Routes - Stirling Road and Sheridan Street  
Attachments: Map Surtax Layer\_12192019.zip

Categories: External

Good afternoon Omar and Raquel,

My apologies for not responding sooner, however we have been dealing with service changes systemwide due to COVID. I have forwarded your request to Capital Programs concerning the shelters, etc. They would be able to respond to you about that.

And yes we currently operate the 6, 12, and 16 along the project area, as is shown on our existing website.

Regarding the future planned route improvements/changes, please see the attached shapefile of all of our planned surtax changes. You can see our existing alignment, and what we have planned for each year moving forward. Please know this is subject to change and was last updated in December 2019.

Within the shapefile the classifications included are below:

- New Local Routes
- Rapid Bus Routes
- Connectivity – Realignment/Extension
- Increase Service Span/Service Frequency

If you have any additional questions, comments, or concerns, please let me know.

Regards,  
Tara

---

From: Kanaan, Omar <omar.kanaan@kimley-horn.com>  
Sent: Friday, April 3, 2020 11:02 AM  
To: Crawford, Tara <tacrawford@broward.org>  
Cc: Selanikio, Raquel <Raquel.Selanikio@kimley-horn.com>  
Subject: RE: Bus Shelters/Routes - Stirling Road and Sheridan Street

**External Email**

Good morning Tara,

Happy Friday!

I am following up on our correspondence from last week.

Would you be able to confirm the following existing BCT routes along Stirling Road between N 29th Avenue and J.A. Ely Boulevard and along Sheridan Street between N 29th Avenue and N 25th Avenue:

Existing

- BCT Route 6
- BCT Route 12
- BCT Route 16

Additionally, could you please confirm any future bus shelters, routes, or transit improvements programmed for Stirling Road between N 29th Avenue and J.A. Ely Boulevard, Sheridan Street between N 29th Avenue and N 25th Avenue and I-95 between Stirling Road and Sheridan Street.

Stay safe,  
Omar

**Omar Kanaan, P.E.**

**Kimley-Horn** | 600 North Pine Island Road | Suite 450 | Plantation, FL 33324  
954.716.8829 direct | 954.535.5100 main

Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For

---

From: Kanaan, Omar  
Sent: Wednesday, March 25, 2020 10:08 AM  
To: 'Crawford, Tara' <[tacrawford@broward.org](mailto:tacrawford@broward.org)>  
Cc: Selanikio, Raquel <[Raquel.Selanikio@kimley-horn.com](mailto:Raquel.Selanikio@kimley-horn.com)>  
Subject: RE: Bus Shelters/Routes - Stirling Road and Sheridan Street

Tara,

We are looking for any future bus shelters, routes, or transit improvements programmed for the area shown in red in the attached map.

Thanks again,  
Omar

**Omar Kanaan, P.E.**

**Kimley-Horn** | 600 North Pine Island Road | Suite 450 | Plantation, FL 33324  
954.716.8829 direct | 954.535.5100 main

Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For

---

From: Crawford, Tara <[tacrawford@broward.org](mailto:tacrawford@broward.org)>  
Sent: Wednesday, March 25, 2020 9:54 AM  
To: Kanaan, Omar <[omar.kanaan@kimley-horn.com](mailto:omar.kanaan@kimley-horn.com)>  
Cc: Selanikio, Raquel <[Raquel.Selanikio@kimley-horn.com](mailto:Raquel.Selanikio@kimley-horn.com)>  
Subject: RE: Bus Shelters/Routes - Stirling Road and Sheridan Street

Good morning Omar and Raquel,

Doing good, and hope you are as well.

Would you please send a map showing the project limits of the area you are inquiring about. I will forward that to the Capital Programs Division to respond regarding the shelters.

Thanks!

Tara

---

From: Kanaan, Omar <[omar.kanaan@kimley-horn.com](mailto:omar.kanaan@kimley-horn.com)>  
Sent: Wednesday, March 25, 2020 8:21 AM  
To: Crawford, Tara <[tacrawford@broward.org](mailto:tacrawford@broward.org)>  
Cc: Selanikio, Raquel <[Raquel.Selanikio@kimley-horn.com](mailto:Raquel.Selanikio@kimley-horn.com)>  
Subject: RE: Bus Shelters/Routes - Stirling Road and Sheridan Street

Good morning Tara,

Hope you are staying safe and healthy.

I am following up on Raquel's email below. Please advise.

Thank you,  
Omar

**Omar Kanaan, P.E.**  
**Kimley-Horn** | 600 North Pine Island Road | Suite 450 | Plantation, FL 33324  
954.716.8829 direct | 954.535.5100 main  
Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For

---

From: Selanikio, Raquel  
Sent: Tuesday, March 17, 2020 10:52 AM  
To: [tacrawford@broward.org](mailto:tacrawford@broward.org)  
Cc: Kanaan, Omar <[omar.kanaan@kimley-horn.com](mailto:omar.kanaan@kimley-horn.com)>  
Subject: Bus Shelters/Routes - Stirling Road and Sheridan Street

Good afternoon Tara,

Would you be able to please confirm the following existing BCT routes along Stirling Road between N 29th Avenue and J.A. Ely Boulevard and along Sheridan Street between N 29th Avenue and N 25th Avenue:

Existing

- BCT Route 6
- BCT Route 12
- BCT Route 16

Additionally, could you please confirm any future bus shelters, routes, or transit improvements programmed for Stirling Road between N 29th Avenue and J.A. Ely Boulevard, Sheridan Street between N 29th Avenue and N 25th Avenue and I-95 between Stirling Road and Sheridan Street.

Thank you,  
Raquel

**Kimley»Horn**

Raquel Selanikio, E.I.  
**Kimley-Horn** | 600 N. Pine Island Road, Suite 450, Plantation, FL 33324

Direct: 954-828-2405 | Main: 954-535-5100 | [www.kimley-horn.com](http://www.kimley-horn.com)

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

[Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For](#)

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Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

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Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

## EXHIBIT K: PUBLIC SCHOOL IMPACT APPLICATION

# PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida

Growth Management Section

Facility Planning and Real Estate Department

600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301; Phone: 754-321-2177, Fax: 754-321-2179

www.browardschools.com

## GENERAL PROJECT INFORMATION

### APPLICATION TYPE

☒ Land Use ☐ DRI ☐ Rezoning ☐ Flex/Reserve Allocation ☐ Plat ☐ Site Plan

### FOR INTERNAL USE ONLY

School Board Number

County Project Number  City Project Number

Project Name

Has this project been previously submitted (since Feb. 01, 2008) ?  If yes, provide the SBBC Number

Application Fee Amount Due/Paid\*  Is proof of Payment attached?

Check No.  Online Payment Order No. (if applicable)

\* Make check payable to "School Board of Broward County." No cash will be accepted.

## PROJECT LOCATION AND SIZE

Section  Township  Range

General location of the project  Side of

at/between  and

Area Acreage  Jurisdiction

## APPLICANT INFORMATION

Owner's Name  Phone

Address  City  State  Zip

Developer/Agent

Address  City  State  Zip

Phone  Fax Number

Agent's E-mail

## DEVELOPMENT DETAILS

Land Use Designation Existing  Proposed



Zoning Designation Existing IM-1

Proposed TBD

PERMITTED						PROPOSED		
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family			____ 3 BR or Less ____ 4 BR or >		____ 3 BR or Less ____ 4 BR or >	Single Family		____ 3 BR or Less ____ 4 BR or >
Townhouse/ Duplex/ Villa			____ 1 BR or Less ____ 2 BR ____ 3 BR or >		____ 1 BR or Less ____ 2 BR ____ 3 BR or >	Townhouse/ Duplex/ Villa		____ 1 BR or Less ____ 2 BR ____ 3 BR or >
Garden Apartment			____ 1 BR or Less ____ 2 BR ____ 3 BR or >		____ 1 BR or Less ____ 2 BR ____ 3 BR or >	Garden Apartment		____ 1 BR or Less ____ 2 BR ____ 3 BR or >
Mid Rise			____ 1 BR or Less ____ 2 BR or >			Mid Rise	3,800	____ 1 BR or Less ____ 2 BR or >
High Rise						High Rise		
Mobile Home			____ 2 BR or Less ____ 3 BR or >		____ 2 BR or Less ____ 3 BR or >	Mobile Home		____ 2 BR or Less ____ 3 BR or >
Total	0					Total	3,800	

Does this project include a non-residential development?

Yes

If yes, please describe other proposed uses 1,200,000 Sq. Ft. Commercial, 1,890,000 Sq. Ft. Office, and 625 Room Hotel

**VESTED RIGHTS/EXEMPTION INFORMATION**

Amount of Vested/Exempt development (including number of units, type, and bedroom mix) NONE

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
____ Generates less than one student*	____ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
____ Age restricted to persons 18 and over*	____ Obtained site plan final approval prior to February 1, 2008*	
____ Statutory exemption* ____ Applicable Statute*	____ Site plan located within a plat for which school impacts have been satisfied*	
____ Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

**\* Supporting documentation is required**

Signature of Applicant/Agent: \_\_\_\_\_

Date: 7/8/20

Please attach a survey of the project site

NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality

ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**

**LAND USE**

**SBBC-2896-2020**

**County No: TBD**

**Oakwood Plaza Activity Center**

**July 23, 2020**



**Growth Management**

**Facility Planning and Real Estate Department**

**600 SE 3rd Avenue, 8th Floor**

**Fort Lauderdale, Florida 33301**

**Tel: (754) 321-2177 Fax: (754) 321-2179**

**[www.browardschools.com](http://www.browardschools.com)**

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION				IMPACT OF PROPOSED CHANGE			PROPERTY INFORMATION		
<b>Date:</b> July 23, 2020				<b>Units</b>			<b>Existing Land Use:</b> Commerce		
<b>Name:</b> Oakwood Plaza Activity Center				<b>Permitted</b>		0	<b>Proposed Land Use:</b> Activity Center		
<b>SBBC Project Number:</b> SBBC-2896-2020				<b>NET CHANGE (UNITS):</b>		3,800	<b>Current Zoning</b> IM-1		
<b>County Project Number:</b> TBD				<b>Students</b>		<b>Permitted</b>	<b>Proposed</b>	<b>NET CHANGE</b>	
<b>Municipality Project Number:</b>				<b>Elem</b>		0	106	106	
<b>Owner/Developer:</b> SFA Atlantis Associates, LP and Kimco Realty				<b>Mid</b>		0	49	49	
<b>Jurisdiction:</b> Hollywood				<b>High</b>		0	80	80	
				<b>Total</b>		0	235	235	

### SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity		
Bethune, Mary M. Elementary	1,106	1,217	413	-804	-43	33.9%		
Hollywood Hills Elementary	768	845	731	-114	-5	86.5%		
Oakridge Elementary	721	721	510	-211	-10	70.7%		
Attucks Middle	1,227	1,350	823	-527	-24	61.0%		
South Broward High	2,289	2,518	2,354	-153	-8	93.5%		
Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
Bethune, Mary M. Elementary	413	-804	33.9%	394	401	406	409	412
Hollywood Hills Elementary	731	-114	86.5%	711	728	734	741	752
Oakridge Elementary	510	-211	70.7%	491	503	514	516	508
Attucks Middle	823	-527	61.0%	832	854	878	887	904
South Broward High	2,365	-153	93.9%	2,338	2,272	2,286	2,300	2,314

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsae/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

\*\* This number already represents the higher of 100% gross capacity or 110% permanent capacity. \*\*\* Greater than 100% represents above the adopted Level Of Service (LOS)

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under)	24/25	25/26	26/27	27/28	28/29
Area G - Elementary	17,938	13,977	-3,961	15,194	15,349	15,505	15,660	15,816
Area G - Middle	6,942	5,110	-1,832	5,544	5,544	5,543	5,543	5,542
Area G - High	9,107	7,554	-1,553	8,052	8,092	8,133	8,173	8,214

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Alpha International Academy	384	86	-298	86	86	86
Avant Garde Academy	750	884	134	884	884	884
Avant Garde K-8 Broward	1,050	1,014	-36	1,014	1,014	1,014
Ben Gamla Charter	625	509	-116	509	509	509
Ben Gamla Charter North Broward	900	152	-748	152	152	152
Bridge Prep Academy Of Hollywood Hills	500	325	-175	325	325	325
Paragon Academy Of Technology	500	140	-360	140	140	140
Sunshine Elementary	500	326	-174	326	326	326

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

\*\*The first Monday following Labor Day  
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

# **PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN** (Years 1 - 5)

School(s)	Description of Capacity Additions
Bethune, Mary M. Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Hollywood Hills Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Oakridge Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Attucks Middle	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
South Broward High	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.

## **PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN** (Years 6 - 10)

Capacity Additions for Planning Area G	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## Comments

Information contained in the application indicates that the approximately 111.65-acre site is generally located east of Interstate 95 between Stirling Road and Sheridan Street in the City of Hollywood. The current land use designation for the site is Commerce, which allows no residential units. The applicant proposes to change the land use designation to Activity Center to allow 3,800 mid-rise (all two or more bedroom) residential units, which are anticipated to generate an additional 235 students (106 elementary, 49 middle, and 80 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2019-20 school year are Elementary - Mary M. Bethune, Hollywood Hills and Oakridge, Attucks Middle, and South Broward High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2019-20 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2019-20 – 2021-22), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2021-22 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2019-20 – 2023-24. In addition, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2019-20 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP Fiscal Years 2019-20 – 2023-24 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "G" and the elementary, middle, and high schools currently serving Planning Area "G" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "G" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-2896-2020

Reviewed By:

July 23, 2020

Date

Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

## EXHIBIT L: FLORIDA NATURAL AREAS REPORT





FLORIDA  
**Natural Areas**  
INVENTORY

1018 Thomasville Road  
Suite 200-C  
Tallahassee, FL 32303  
850-224-8207   
850-681-9364   
www.fnai.org

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

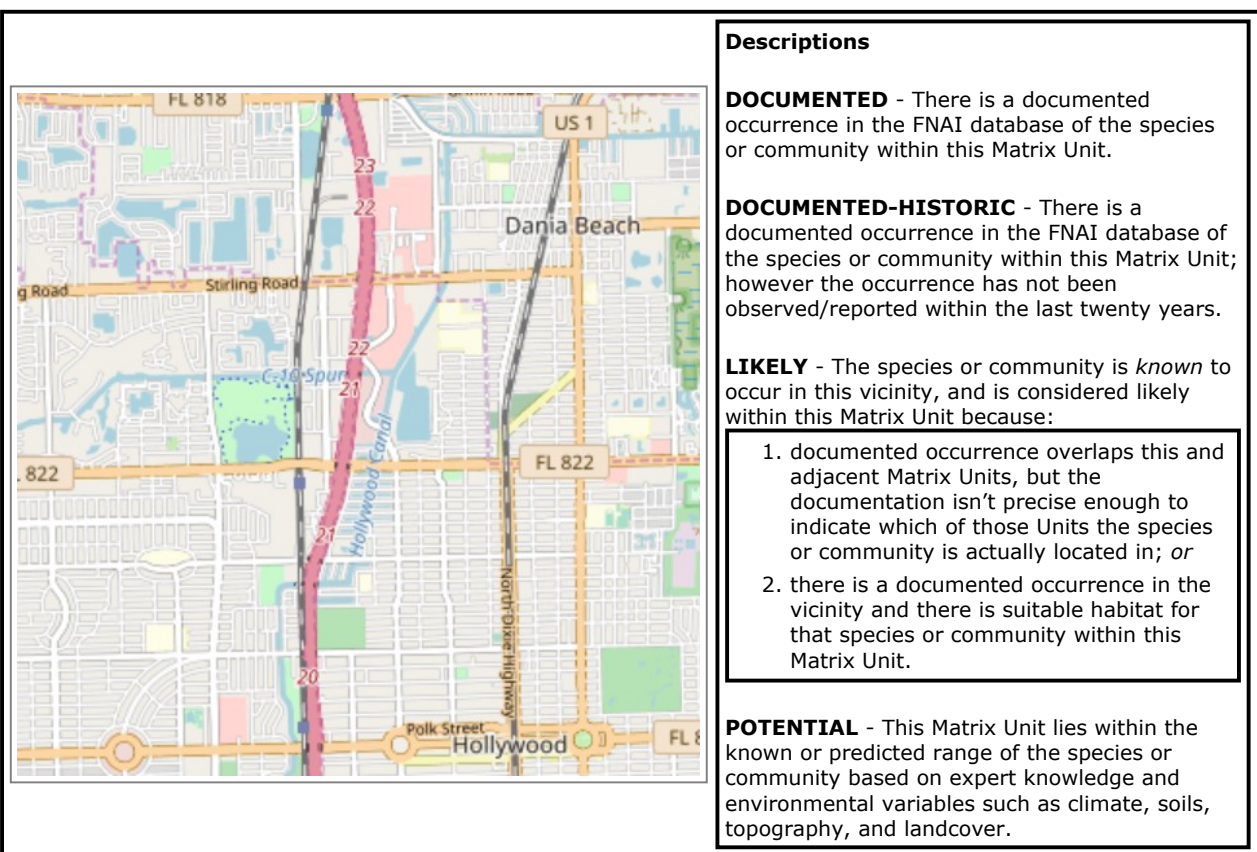
#### UNOFFICIAL REPORT

Created 3/26/2020

(Contact the FNAI Data Services Coordinator at 850.224.8207 or [kbrinegar@fnai.fsu.edu](mailto:kbrinegar@fnai.fsu.edu) for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

#### Report for 4 Matrix Units: 68493 , 68494 , 68634 , 68635



#### **Matrix Unit ID: 68493**

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

0 **Likely** Elements Found

#### **Matrix Unit ID: 68494**

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

0 **Likely** Elements Found

**Matrix Unit ID: 68634**

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

0 **Likely** Elements Found

**Matrix Unit ID: 68635**

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

0 **Likely** Elements Found

**Matrix Unit IDs: 68493 , 68494 , 68634 , 68635**

20 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#"><i>Athene cunicularia floridana</i></a> Florida Burrowing Owl	G4T3	S3	N	SSC
<a href="#"><i>Chamaesyce porteriana</i></a> Porter's Broad-leaved Spurge	G2	S2	N	E
<i>Conradina grandiflora</i> Large-flowered Rosemary	G3	S3	N	T
<a href="#"><i>Drymarchon couperi</i></a> Eastern Indigo Snake	G3	S3	LT	FT
<i>Elytraria caroliniensis</i> var. <i>angustifolia</i> Narrow-leaved Carolina Scalystem	G4T2	S2	N	N
<a href="#"><i>Eumops floridanus</i></a> Florida bonneted bat	G1	S1	LE	FE
<i>Forestiera segregata</i> var. <i>pinetorum</i> Florida Pinewood Privet	G4T2	S2	N	N
<a href="#"><i>Glandularia maritima</i></a> Coastal Vervain	G3	S3	N	E
<a href="#"><i>Gopherus polyphemus</i></a> Gopher Tortoise	G3	S3	C	ST
<a href="#"><i>Jacquemontia curtissii</i></a> Pineland Jacquemontia	G2	S2	N	T
<i>Lechea cernua</i> Nodding Pinweed	G3	S3	N	T
<a href="#"><i>Nemastylis floridana</i></a> Celestial Lily	G2	S2	N	E
<i>Phyllanthus pentaphyllus</i> var. <i>floridanus</i> Florida Five-petaled Leaf-flower	G4T2	S2	N	N
<a href="#"><i>Polygala smallii</i></a> Tiny Polygala	G1	S1	LE	E
<i>Roystonea elata</i> Florida Royal Palm	G2G3	S2	N	E
<i>Swietenia mahagoni</i> West Indies Mahogany	G3G4	S3	N	T
<a href="#"><i>Tantilla oolitica</i></a> Rim Rock Crowned Snake	G1G2	S1S2	N	ST
<a href="#"><i>Trichechus manatus</i></a> West Indian Manatee	G2	S2	LE	FE
	G4G5T1	S1	E	E

*Trichomanes punctatum ssp. floridanum*

Florida Filmy Fern

*Zephyranthes simpsonii*

Redmargin Zephyrlily

G2G3

S2S3

N

T

**Disclaimer**

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

**Unofficial Report**

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

EXHIBIT M: STATE HISTORIC PRESERVATION OFFICE COORESPONDANCE

## Suarez, Frank

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**From:** Fowler, Christopher G. <Christopher.Fowler@DOS.MyFlorida.com>  
**Sent:** Wednesday, March 25, 2020 10:43 AM  
**To:** Suarez, Frank  
**Subject:** RE: Oakwood Plaza SHPO Request  
**Attachments:** Suarez25.zip  
  
**Categories:** External

Good morning Frank,

I searched the area you sent for previously recorded cultural resources. The results are attached. Please let me know if you have any questions or need anything further Have a great day.

Kind regards,

### CHRIS FOWLER

Assistant Supervisor | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources |  
Florida Department of State | 500 South Bronough Street | Tallahassee, Florida  
32399 | 850.245.6327 | 1.800.847.7278 | Fax: 850.245.6439 | [flheritage.com](http://flheritage.com)



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**From:** Suarez, Frank [mailto:Frank.Suarez@kimley-horn.com]  
**Sent:** Wednesday, March 25, 2020 10:00 AM  
**To:** FMSFILE <FMSFILE@dos.myflorida.com>  
**Subject:** Oakwood Plaza SHPO Request

#### EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Hello,

Could someone please put together a map and list of SHPO resources located within a 0.25 mile buffer of this area within Broward County? Attached is a shapefile detailing the location of the site. Thank you!

**Frank Suárez**

**Kimley-Horn** | 445 24<sup>th</sup> Street, Suite 200, Vero Beach, FL 32960  
Direct: 772 794 4030 | Mobile: 813 424 6753 | [www.kimley-horn.com](http://www.kimley-horn.com)  
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)



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Cultural Resource Roster

SitelD	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
BD02121	AR	OAKWOOD SITE				
BD02904	AR	STIRLING SITE				
BD03216	RG	C-10 SPUR CANAL	Hollywood	Linear Resource	Not Eligible	

EXHIBIT N: BROWARD COUNTY ACREAGE DETERMINATION LETTER





January 20, 2021

Greg Wilfong, P.E., Project Manager  
Kimley-Horn and Associates, Inc.  
445 24 Street, Suite 200  
Vero Beach, Florida 32960

*Via Email Only*

Dear Mr. Wilfong:

**Subject: Hollywood - Acreage Determination (Oakwood Plaza)**

This letter is in response to your request of January 7, 2021, to verify the gross acreage for parcels generally located on the east side of Interstate 95, between Stirling Road and Sheridan Street, in the City of Hollywood.

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

It is noted that the C-10 Canal is included in the primary drainage system, and therefore, excluded from the acreage calculation.

Based on the survey and legal description you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 112.5 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
North Parcel	72.0	Commerce
South Parcel	37.3	Commerce
East Parcel	1.2	Commerce
East Parcel	1.3	Recreation & Open Space
<b>NET ACRES</b>	<b>111.8</b>	
North Parcel Right-of-Ways	0.4	Commerce
East Parcel Right-of-Way	0.3	Recreation & Open Space
<b>TOTAL GROSS ACRES</b>	<b>112.5</b>	

**Greg Wilfong**  
**January 20, 2021**  
**Page Two**

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

Planning Council staff notes that this calculation is based on the information that you provided and that the information provided should not be utilized for official purposes unless independently accepted by the local government.

Please note that the \$337.00 fee submitted for this acreage determination request may be deducted from the application fee for a corresponding Broward County Land Use Plan amendment, if filed within 18 months of the date of this letter.

If you have any additional questions in this regard, please feel free to contact me or Christina Evans, of Planning Council staff.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:CME  
Attachment

cc/email/att: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood



# Broward County Land Use Plan Acreage and Land Use Confirmation

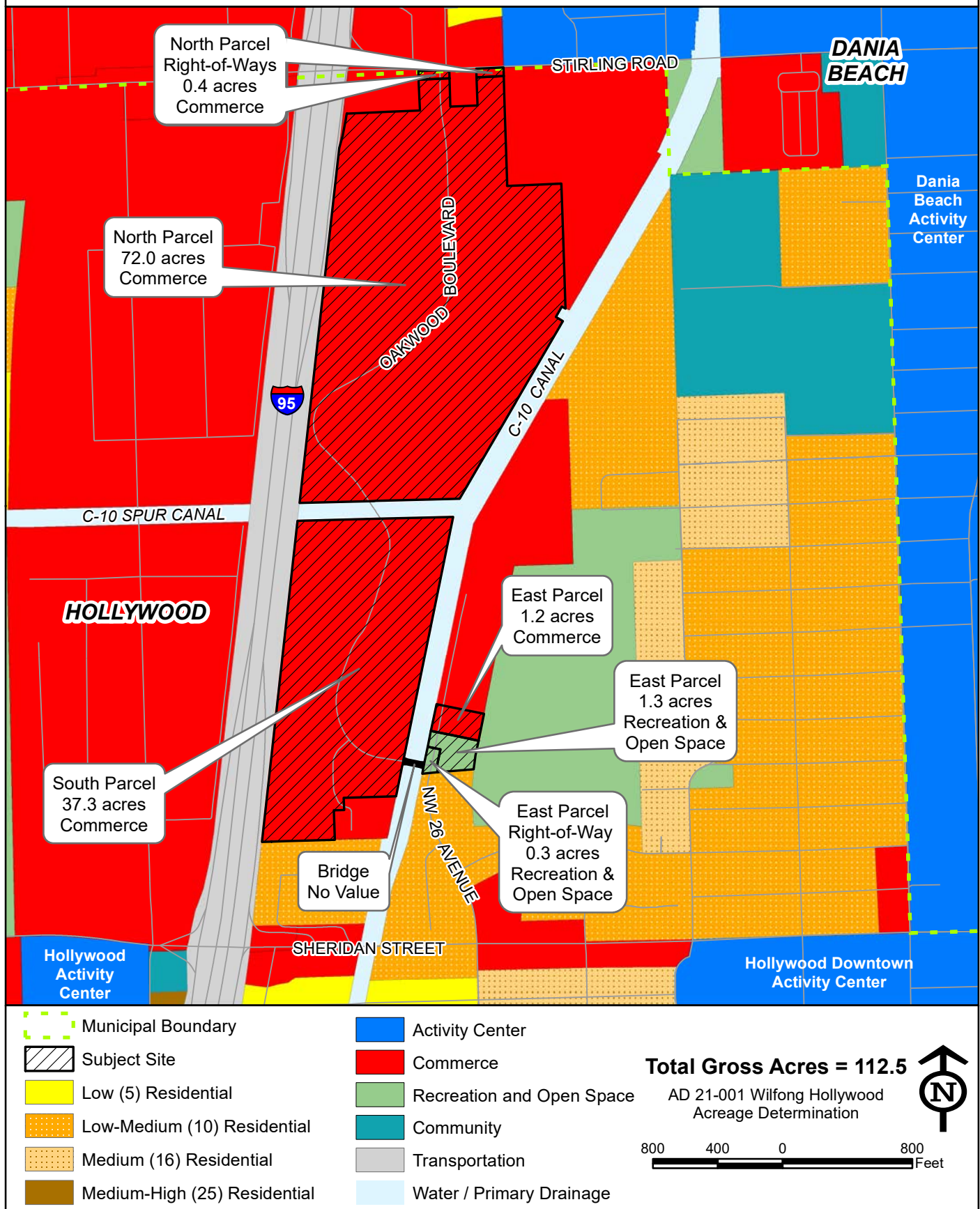


EXHIBIT O: BROWARD COUNTY PLAT DETERMINATION LETTER



January 20, 2021

Greg Wilfong, P.E., Project Manager  
Kimley-Horn and Associates, Inc.  
445 24 Street, Suite 200  
Vero Beach, Florida 32960

*Via Email Only*

Dear Mr. Wilfong:

Re: Platting requirements for a parcel legally described as Lot 1-B, "Hollywood Commercial Center," according to the Plat thereof, as recorded in Plat Book 117, Page 36, of the Public Records of Broward County, Florida, together with Tract A, "John L.A. Bond Plat," according to the Plat thereof, as recorded in Plat Book 111, Page 38, of the Public Records of Broward County, Florida, together with a portion of Parcel A, "The Aqua Park," according to the Plat thereof, as recorded in Plat Book 109, Page 8, of the Public Records of Broward County, Florida, together with a portion of Parcel A, "Colonial Square," according to the Plat thereof, as recorded in Plat Book 114, Page 32, of the Public Records of Broward County, Florida, together with a portion of Tracts C and E, "Oakwood Hills," according to the Plat thereof, as recorded in Plat Book 120, Page 45, of the Public Records of Broward County, Florida, together with a portion of vacated North 26 Avenue. This parcel is generally located on the east side of Interstate 95, between Stirling Road and Sheridan Street, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan. Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plats were recorded on September 29, 1983, December 4, 1981, March 9, 1981, November 2, 1982, and August 28, 1984, respectively. Land platted after June 4, 1953 may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. The City of Hollywood's platting requirements should be investigated.

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, to inquire about whether additional County review, such as plat note modifications, may be required.

**Greg Wilfong**  
**January 20, 2021**  
**Page Two**

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality, or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Respectfully,

A handwritten signature in blue ink, appearing to read 'BBB', with a stylized flourish at the end.

Barbara Blake Boy  
Executive Director

BBB:CME

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

Shiv Newaldass, Director, Development Services  
City of Hollywood



## EXHIBIT P: AFFORDABLE HOUSING MARKET ASSESSMENT

# **An Affordable Housing Market Assessment in the City of Hollywood, Florida**

April 28, 2020





## Report Commission

This report was commissioned in order to satisfy Strategy AH-4 of the Broward County Land Use Plan Policy<sup>1</sup> for a project that is proposed in the City of Hollywood, Broward County, Florida. That policy requires that “For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.”

The City of Hollywood has adopted a Comprehensive Plan. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies that are supported through a companion Support Document.

As part of a land use plan amendment application, the Broward County Planning Council requires interim updates of the existing supply and demand for affordable housing and the strategies to be utilized to meet the expected needs.

This report estimates the current (2018) demand and projects (to 2024) the future demand for various affordable housing needs.

The report relies on various public and subscription sources of information regarding demographic, economic, market, and housing data that is referenced throughout the report.

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<sup>1</sup> This requires that “Amendments to the Broward County Land Use Plan which propose new residential units should not be adopted unless the municipality has an affordable housing strategy that has been approved by the municipality and the Broward County Planning Council” and that “A municipal affordable housing strategy shall be based on existing housing supply, considering very-low, low, and moderate income households.”

## Report Summary

Using the Broward County Planning Council's *Recommended Methodology For Supply and Demand Analysis For Broward County's Affordable Housing Market* (the "methodology"), prepared by Meridian Appraisal Group and published June 9, 2015, the City of Hollywood has a current deficit of affordable housing for homeownership at the very low-income level (less than 50% of Median Household Income) and that is forecasted to continue through 2024.

The methodology demonstrates that rental properties for those at all the affordable housing bands are currently in short supply and will continue to be a challenge for the City. Rental properties in the Very Low- Income, Low-income Band (80% of Median Household Income) and Moderate-income Band (120% of Median Household Income) are expected to continue deficits through 2024.

The City continues to make affordable housing a priority and devotes resources in an attempt to address the issues of affordable housing.

Increasing the availability of housing supply will help to make all housing more affordable. The proposed project will add needed rental housing that will address the diminishing available supply in the City.

## Methodology

This study examines current housing conditions within the City of Hollywood, Florida (“the City”), which is generally stated for calendar year 2018/2019 (the latest U.S. Census Bureau American Community Survey data available (CY2018) and the supplemental data source from Esri<sup>2</sup> (CY2019)) and projected to calendar year 2024 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Meridian Appraisal Group (MAG) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. MAG developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. In order to forecast out to the year 2024, Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods were used. The MAG methodology is particularly sensitive to the primary factors of Median Household Income and housing stock forecasts. Esri’s forecasts are believed to be reliable and very up-to-date and draw upon a variety of publicly available and proprietary sources. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income

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<sup>2</sup> Esri is an international supplier of geographic information system software, web GIS and geodatabase management applications. For this study, we have utilized various databases specific to the City of Hollywood that have been prepared by Esri. Products utilized include the Business Analyst, Community Analyst, and ArcGIS systems. Details on how Esri conducts forecasts of demographic and housing information can be found in *Methodology Statement: 2018/2021 Esri US Demographic Updates, An Esri® White Paper, June 2019*.

(80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2010 Census.

## **Estimates and Projections of Population, Median Household Income, And Housing Units**

The 2018 ACS data for the City of Hollywood and the Esri estimates for 2019 and its forecasts for 2024 are summarized below:

	<b>2018 ACS Estimates</b>	<b>2019 Esri Estimates</b>	<b>2024 Esri Forecasts</b>
Population	154,823	151,885	158,605
Median Household Income	52,288	52,872	59,693
Housing Units, Total	70,315	74,811	77,372
Housing Units, Occupied	56,930	62,611	65,097

The Bureau of Economic and Business Research, University of Florida, and the Florida Legislature's Office of Economic and Demographic Research, estimated the population as of April 1, 2018, for the City at 149,028. The Broward County Property Appraiser (BCPA) notes that for 2019 there were 70,845 residential dwelling units (plus those in mixed-used parcels) being assessed for fire protection services<sup>3</sup>. Added to this number are dwelling or residential units not assessed or assessed through the mixed use/special use category utilized by BCPA. This is their estimate as of January 1, 2019, which is very close to the ACS estimate collection date. We use the BCPA files as a very good indication of the number of actual dwelling units in the City because each dwelling unit in the City is charged for a separate fire assessment and the property tax bill discreetly notices both the number of dwelling units and the total assessment. It stands to reason that a property owner would not likely pay the assessment if it were incorrect. The 2018 ACS survey has a total of 70,315 housing units, which is less than the actually assessed

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<sup>3</sup> Broward County Property Appraiser's Office web link:  
<https://bcpa.net/Includes/Downloads/2019/FinalFireSummaries/2019%20Final%20Hollywood%20Fire%20Recap.pdf>

numbers as of January 1, 2019, of 70,845. And we must keep in mind the actual number of assessed units is likely closer to the Esri estimate because the BCPA number does not include residential units on mixed-use parcels. As an example, a mobile home park with a rental or property manager office would be a mixed-use parcel that is assessed both a commercial rate and a residential rate. The 2019 Esri estimates of housing units were for a year later and are based upon the ACS 2018 survey, plus Esri's forecasting methodology<sup>4</sup>. We believe the Esri estimates to be accurate for 2019 for the estimated number of housing units for the purposes of this report. The addition of the proposed residential units would increase the supply of housing. ***In the absence of this additional supply, housing costs would likely increase across most affordability bands than if the rental housing were not constructed.***

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<sup>4</sup> Esri is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri provides subscriptions to various database information they maintain for their GIS software. Some of those databases contain forecasts based upon proprietary methodology developed and maintained by Esri. Housing units are forecasted by Esri using "...[the] recorded change in the housing inventory...culled from several data sources, including multiple construction data inputs from Metrostudy, data for new manufactured homes placed by state from the Census Bureau, and building permits for permit-issuing places and counties. Numerous independent sources are leveraged to obtain detailed information on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Community Survey, and various state and local data sources. Additionally, data from the Current Population Survey and the Housing Vacancy Survey from the Census Bureau is used to model trends in occupancy." Methodology Statement: 2019/2024 Esri US Demographic Updates, June 2019

## Affordable Housing Criteria

The Broward County Land Development Code §5-201 defines Affordable Housing as *“Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the households.”*

Using the ACS and Esri data and applying that data to the MAG supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences, which uses the 2020 HUD values for Median Area Income for Broward County of \$74,800 and the percentage bands previously described:

### Gap Analysis, Meridian Appraisal Group Model Utilizing 2018 American Community Survey Data

2020 HUD Median Area income Broward County		City of Hollywood, Florida							
\$74,800			Demand(D)	Supply(S)	No Gap/(Gap)		Demand(D)	Supply(S)	No Gap/(Gap)
Band Category		Income Band	Owner	Owner	S-D	Income Band	Renter	Renter	S-D
0.0%      50.0%		\$0	7,116	5,488	(1,629)	\$0	11,326	2,152	(9,174)
		\$37,400	22.7%	17.5%		\$935	44.3%	22.5%	
50.1%      80.0%		\$37,475	5,525	5,725	200	\$937	7,164	4,612	(2,552)
		\$59,840	17.6%	18.3%		\$1,496	28.0%	48.2%	
80.1%      120.0%		\$59,915	6,844	7,779	936	\$1,498	4,070	2,328	(1,742)
		\$89,760	21.8%	24.8%		\$2,244	15.9%	24.3%	

The MAG model shows surpluses in affordable housing for those who wish to own homes in the low- and moderate-income bands, but a deficit in the very low-income bands. There is a current deficit of rental properties in all three bands. These shortages in affordable housing have accelerated without amelioration in the last two years. We would note the mismatch between the most recent ACS data (2018) and the HUD 2020

Median Area Household Income. We believe this data would change somewhat if the 2020 ACS were available.

When we applied the Esri forecasted data for 2024 to this model, we find the following:

**Gap Analysis, Meridian Appraisal Group Model  
Utilizing 2024 Esri Forecasted Data**

2024 HUD Median Area income Broward County		City of Hollywood, Florida							
\$79,378			Demand(D)	Supply(S)	No Gap/(Gap)		Demand(D)	Supply(S)	No Gap/(Gap)
Band Category		Income Band	Owner	Owner	S-D	Income Band	Renter	Renter	S-D
0.0%      50.0%			7,574	5,898	(1,675)		14,456	3,353	(11,103)
		\$0				\$0			
		\$39,689	24.2%	18.8%		\$992	56.5%	13.8%	
50.1%      80.0%			5,949	6,415	466		6,272	6,954	682
		\$39,769				\$994			
		\$63,503	19.0%	20.5%		\$1,588	24.5%	28.7%	
80.1%      120.0%			6,994	7,587	593		2,814	6,572	3,758
		\$63,582				\$1,590			
		\$95,254	22.3%	24.2%		\$0	11.0%	27.1%	

Owing largely to a forecasted increase in the MHI and the anticipated addition of new housing units, except for the largely unchanged very low-income band), the model predicts that surpluses in these bands will continue through 2024 for home ownership, but rental property surpluses in the Very Low-Income band will get worse. Higher median incomes in the County will eliminate the deficits by increasing the affordability on rental properties in the low- and moderate-income bands.



## Addressing The Demand For Affordable Housing

The City of Hollywood has a demonstrated and substantial commitment to affordable housing within the City. The City has spent or budgeted \$12,953,710 during the period of FY2014 through FY2020 through various programs. Over this period, the funds were used, or will be used, on the following activities<sup>5</sup>:

- Architectural Barrier Removal
- Construction of 1 Home
- Debt Service
- Disaster Mitigation and Recovery
- Emergency Roof Repair
- General Housing Administration
- Housing Assistance
- Housing Rehabilitation
- Housing Services
- Land Acquisition
- Minor Home Repair
- Purchase Assistance
- Ramps To Independence
- Tenant-Based Assistance

The following table summarizes the use of the funds over the last few years:

**Summary of Expenditures of Specific Housing-related Programs**

	<b>FY14</b>	<b>FY15</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>	<b>FY19</b>	<b>FY20</b>	<b>Totals</b>
SHIP Funds	150,221	276,994	576,520	794,410	966,605	193,193	202,288	<b>3,160,231</b>
NSP Funds	809,467	12,003	-	129,830	-	-	-	<b>951,300</b>
CDBG Funds	131,714	78,072	522,960	999,350	1,648,775	1,313,339	1,401,317	<b>6,095,527</b>
HOME Broward Consortium	111,749	83,375	254,020	732,920	478,772	588,052	497,764	<b>2,746,652</b>
<b>Totals</b>	<b>1,203,151</b>	<b>450,444</b>	<b>1,353,500</b>	<b>2,656,510</b>	<b>3,094,152</b>	<b>2,094,584</b>	<b>2,101,369</b>	<b>12,953,710</b>

The City expects to spend \$1,585,935 during FY2020 as detailed in the following table:

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<sup>5</sup> City of Hollywood financial information as published in the City's FY2020 Budget, Five-Year Consolidated Plan Draft 2020-2023, and SHIP Local Housing Assistance Plan 2020-2022.

## Estimated Annual Commitment For Affordable Housing From Various Grant Funding Sources

Project	Target Area	Goal	Funding Source	Estimated Annual Amount	Number of Families Benefited
Housing Services	Citywide	Housing Rehabilitation	CDBG	100,000.00	15
Housing Rehabilitation	Citywide	Housing Rehabilitation	CDBG	371,037.00	15
Debt Service	Citywide	Housing Rehabilitation	CDBG	100,000.00	2,000
Ramps To Independence	Citywide	Housing Rehabilitation	CDBG	67,100.00	30
Housing Assistance	Citywide	Housing Assistance	CDBG	23,000.00	30
		Purchase Assistance, Development			
		Assistances, Rental Assistance, Housing	CDBG and		
General Housing Administration	Citywide	Rehabilitation	HOME	296,810.00	-
Housing Rehabilitation HOME	Citywide	Housing Rehabilitation	HOME	153,492.00	15
Construction of 1 Home	Citywide	Housing Development	HOME	74,665.00	1
Tenant-Based Assistance	Citywide	Rental Assistance	HOME	219,831.00	21
Owner-occupied Home Rehab	Citywide	Housing Delivery	SHIP	180,000.00	2
<b>Totals</b>				<b>1,585,935.00</b>	<b>2,129</b>

The funds used for these expenditures came primarily through Federal and State grants or entitlement funding:

1. **U.S. Housing and Urban Development's Community Development Block Grant (CDBG) program.** The program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. CDBG is an important tool for helping local governments tackle serious challenges facing their communities. A significant portion of the CDBG funding was used for housing rehabilitation<sup>6</sup>:

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<sup>6</sup> Ibid.

### Community Development Block Grant Funds

<b>FY14 Actual</b>	<b>FY15 Actual</b>	<b>FY16 Adopted</b>	<b>FY17 Adopted</b>	<b>FY18 Adopted</b>	<b>FY19 Adopted</b>	<b>FY20 Adopted</b>	<b>7-year Totals</b>
131,714	78,072	522,960	999,350	1,648,775	1,313,339	1,401,317	<b>6,095,527</b>

As a requirement to receive these funds, the City must periodically adopt a Consolidated Plan (CP) to identify housing and community development needs and to develop specific goals and objectives to address these needs over an ensuing five-year period. The City’s current CP covers the periods of FY2020 to FY2023. Regarding Affordable Housing, the CP summarized the City’s goals, objectives, and strategies for that five-year period:

“[It] is focused on the physical state of housing in the City and ways that Federal and local resources can be used to address housing issues. Based on input and data received through an extensive citizen participation process, the priority needs identified by the public are:

- a. Quality affordable housing in locations near essential amenities
- b. Land assembly and infrastructure to support affordable housing (e.g. shovel-ready sites)
- c. Elimination of perceived barriers to affordable housing (e.g. non-conforming lots, competition with student housing, etc.)
- d. Housing rehabilitation (e.g. housing rehabilitation and maintenance assistance, energy efficiency retrofits and utility bill assistance – both for homeowners and rental properties/landlords, accessibility retrofits, etc.)
- e. Historic preservation/restoration within low- and moderate-income neighborhoods
- f. Availability of rental housing/rental assistance, including smaller-sized or multi-family units, particularly for low- and very low-income renters
- g. Self-sufficiency training and case management for all populations (e.g. homeowners, renters and the homeless)

- h. Housing for non-homeless special needs populations (e.g. housing for veterans and accessibility retrofits for the elderly and disabled)

***Affordable Housing Goal:*** Improve the location, supply and quality of affordable housing within City.

Objective 1: Provide additional affordable housing units through housing acquisition, recycling, rehabilitation and construction.

Objective 2: Promote the provision of additional housing units for renters earning less than 80% area median income through encouraging rental unit rehabilitation and construction.

Objective 3: Promote actions that enable the provision of affordable housing.

***Self-Sufficiency Goal:*** Address the role of self-sufficiency in protecting and enhancing the condition of the City’s housing stock and neighborhoods.

Objective 1: Promote affordable homeownership opportunities for low- and moderate income persons through homebuyer training opportunities and down-payment assistance.

Objective 2: Help low- and moderate- income persons to reduce their energy costs through weatherization and energy conservation programs.

***Non-Housing Community Development*** Non-Housing Community Development is a broad category of spending that covers many types of public facilities and improvements such as roads, water improvements, wastewater improvements, lighting, drainage, community centers, parks, and virtually any other public project that benefits low- or moderate-income neighborhoods.

- Redevelopment on the “Eastside” of Hollywood including infrastructure, street scape and sidewalks (e.g. destination-making, particularly toward Sunset Strip)

- Public facilities (e.g. parks and recreation improvements in low- and moderate-income areas, trail connectivity, coordination with the Recreation and Parks Master Plan, and facilities and programs for seniors, youth and disabled populations)
- Public improvements (e.g. sidewalks, ADA ramps, bus stops – particularly in low- and moderate- income areas, stormwater projects)
- City’s Comprehensive Plan and Capital Improvements Element
- Public Services (e.g. food/nutrition programs, afterschool care, etc.)

***Quality of Life Goal:* Enhance the quality of life for people living in low- and moderate-income neighborhoods through public investment in facilities, improvements, and services, as well as the elimination of blight.**

Objective 1: Improve physical conditions within designated low- and moderate-income areas through code enforcement and blight elimination.

Objective 2: Invest in public improvements within low- and moderate- income areas as funded by the City.

Objective 3: Invest in public facilities that benefit low- and moderate-income areas or persons, or special needs populations as funded by the City.

Objective 4: Support Public Services for low- and moderate-income persons from available Federal and state sources.

***Homelessness*** The Broward County Homeless Initiative Partnership is designated as the lead agency for the Broward County Continuum of Care (CoC), which is tasked with addressing homelessness in and throughout Broward County including the City. The lead agency for the CoC, works to improve access to services that support housing stability and facilitate self-sufficiency. In addition, the lead agency is responsible for advancing community- wide efforts, including the 10-Year Plan to End Homelessness and the Annual Point-In-Time (PIT) survey. Conducted by the CoC, which involves various partnering agencies in developing priority homeless needs, the city is not involved with the partnerships. All coordination is through the

Broward County HOME Consortium; however, the City retains a commitment to ending homelessness.

- Self-sufficiency training and case management
- Access to healthcare and mental health counseling
- Employment and legal assistance (e.g. support and advocacy, particularly for veterans)
- Other homeless facilities (e.g. shelter options for individuals) and services for groups such as families, single-parents and children taking care of themselves

***Homeless Prevention Goal:*** Support Broward County efforts to reduce Homelessness by preventing and reducing homelessness throughout Broward County.

Objective 1: Provide services that promote self - sufficiency for the homeless or those ‘at-risk’ of becoming homeless.

Objective 2: Support programs that offer meals and emergency shelter facilities or shelter beds to the homeless.

Objective 3: Support organizations that supply transitional or permanent supportive housing for the homeless.

***Non-Homeless Special Needs*** Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low to moderate income and in need of Public Services. The category covers a large population, including the mentally ill, developmentally disabled, elderly, and other groups. These specific services are often provided by non-profit agencies, usually in coordination with Broward County.

- Capacity to facilitate systems of care for all non-homeless special needs populations (e.g. need for a single portal to avoid duplicative steps and delayed service)
- Healthcare and mental health counseling for persons with mental, physical, or development disabilities and/or persons with alcohol and drug addictions

- Family safety and advocacy for both adults and children (e.g. colocated Family Safety Center)
- Youth and young adult services (e.g. educational programming, job skill training, and programs to prevent recidivism)
- Employment and legal assistance for veterans

•***Non-Homeless Special Needs Assistance Goal***

Objective 1: Support programs that assist special needs populations with housing or accessibility improvements.

Objective 2: Increase the supply of transitional housing for persons with special needs.

Objective 3: Support programs that provide basic needs assistance (e.g. meals, healthcare, transportation, etc.) to persons with special needs.

Objective 4: Provide funding to agencies that offer case management, counseling, or self-improvement.

1.

2. **U.S. Housing and Urban Development’s HOME Investment Partnerships Program (HOME)**, administered through the Broward County Home Consortium. The program provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. The City includes these funds to address the goals, objectives, and strategies in its CAP. The outcomes are included in the

prior section and spent or budgeted the following amounts during the period of FY2014 to FY2020<sup>7</sup>:

Broward County Home Consortium Grant								
	FY14 Actual	FY15 Actual	FY16 Adopted	FY17 Adopted	FY18 Adopted	FY19 Adopted	FY20 Adopted	7-year Totals
Minor Home Repair	3,958	83,375	254,020	562,920				904,273
Purchase Assistance	104,241	-	-	100,000				204,241
Land Acquisition	-	-	-	70,000				70,000
Rehabilitation Services	3,550	-	-	-				3,550
Totals	111,749	83,375	254,020	732,920	478,772	588,052	497,764	2,746,652

3. **U.S. Housing and Urban Development's Neighborhood Stabilization Program (NSP).** The program provides emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The Neighborhood Stabilization Program (NSP) provides grants to every state, certain local communities, and other organizations to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The City includes these funds to address the goals, objectives, and strategies in its CAP. The outcomes are included in the prior section. The source of this funding has not been made available in recent years. The City spent or budgeted the following amounts during FY2014 to FY2020<sup>8</sup>:

Neighborhood Stabilization Funds								
	FY14 Actual	FY15 Actual	FY16 Adopted	FY17 Adopted	FY18 Adopted	FY19 Adopted	FY20 Adopted	7-year Totals
Land Acquisition	81,574	-	-	129,830				211,404
Rehabilitation Services	1,400	-	-	-				1,400
Minor Home Repair	726,493	12,003	-	-				738,496
Totals	809,467	12,003	-	129,830	-	-	-	951,300

<sup>7</sup> Ibid



4. **Florida Housing Finance Corporation's State Housing Initiatives**

**Partnership (SHIP) program**, which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. It is designed to serve very low, low and moderate income families. The City spent or budgeted the following amounts during FY2014 to FY2020<sup>9</sup>:

	<b>SHIP Funds</b>							
	<b>FY14</b>	<b>FY15</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>	<b>FY19</b>	<b>FY20</b>	<b>7-year</b>
	<b>Actual</b>	<b>Actual</b>	<b>Adopted</b>	<b>Adopted</b>	<b>Adopted</b>	<b>Adopted</b>	<b>Adopted</b>	<b>Totals</b>
Purchase Assistance	53,101	44,485	80,000	80,000				257,586
Architectural Barrier Removal	89,720	23,400	64,060	187,630				364,810
Rehabilitation Services	7,400	15,800	70,020	68,880				162,100
Emergency Roof Repair	-	50,345	108,550	104,000				262,895
Disaster Mitigation and Recovery	-	69,420	86,780	95,000				251,200
Minor Home Repair	-	73,544	167,110	258,900				499,554
<b>Totals</b>	<b>150,221</b>	<b>276,994</b>	<b>576,520</b>	<b>794,410</b>	<b>966,605</b>	<b>193,193</b>	<b>202,288</b>	<b>3,160,231</b>

The City must adopt a Local Housing Assistance Plan (LHAP) that describes the City's program details and housing/Incentive strategies that will be employed by the City to address the community's affordable housing needs. The City's program is designed to (1) meet the needs of the very low, low, and moderate income households; (2) expand production of and preserve affordable housing; and (3) further the housing element of the local government comprehensive plan specific to affordable housing. The strategies the City will use to achieve this program's goals are summarized below and can be found in detail in the City's *SHIP Local Housing Assistance Plan, 2019-2020, 2020-2021 and 2021-2022*.

- a. **Owner-occupied Rehabilitation.** Funds are awarded to homes in need of repairs to correct code violations, health and safety issues, electrical, plumbing, roofing, windows, and other structural items. The maximum award to any one household is \$90,000.

<sup>9</sup> Ibid

- b. **Expedited Permitting.** The City's building department, through the Redevelopment and Grants staff, will expedite the permitting for eligible projects.
- c. **Increased Density Levels.** Through the City Ordinance Number 402, Affordable Housing Density Bonuses can be granted to developers or builders meeting the terms described in the Ordinance.
- d. **Zero Lot Line Construction.** To encourage affordable housing, the City's Land Development Code provides for zero-lot-line and other flexible lot configurations.

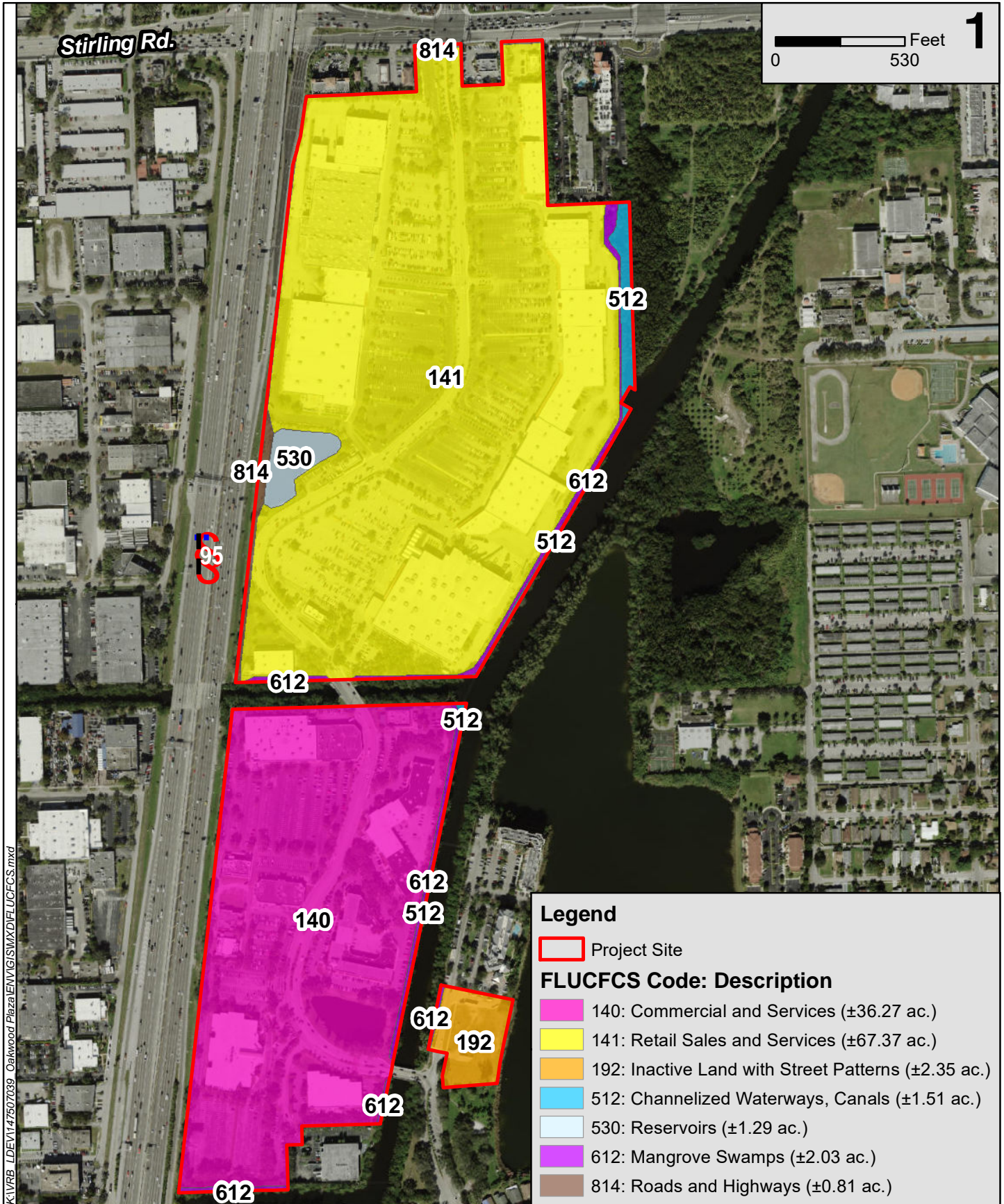
**5. Interlocal Agreement Between Broward County, the City of Hollywood, and the City's Community Redevelopment Agency Regarding Funding For Affordable Housing.** The City has entered into an agreement with Broward County wherein the City will refund to Broward County some of the money its CRA collects from its annual Tax Increment (TIF) levied against the County. The County, in turn, will pay to the City an amount not to exceed 25% of the annual TIF amount for the year. The money returned to the City will be used by the City for certain enumerated affordable housing programs. The programs rehabilitate existing residential properties, repair affordable and workforce housing, provide purchase assistance, first-time home buying assistance, infrastructure improvements in designated low income areas, providing work skills programs, or other county-approved affordable housing programs. The County agreed to pay to the City, in addition to any TIF amounts described above, \$1,849,373 at or soon after the agreement and another \$17,500,000 in 10 equal installments starting in 2027. All of the proceeds will go towards affordable housing efforts in the City, above and beyond those previously described.

FIGURE 1: FLORIDA LAND COVER AND FORMS CLASSIFICATION SYSTEM MAP



FIGURE 2: SOILS MAP





K:\VRB LDEV\147507039 Oakwood Plaza\ENV\GIS\MXD\FLUCFCS.mxd

Source: SFWMD

**Kimley»Horn**

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**Florida Land Use, Cover, and Forms Classification System Map**

**Oakwood Plaza**

**Stirling Rd.**

**City of Hollywood, Broward County, Florida**

1 inch = 530 feet

PROJECT NUMBER: 147654004

MARCH 2020

FIGURE 1