

EXHIBIT "A"

DIPLOMAT

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

Map/Text Amendment

April 4, 2018

Prepared By:

**Leigh Robinson Kerr
& Associates, Inc.**

• Planning • Zoning • Land Use • Expert Testimony •
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, FL 33301
Phone: (954) 467-6308 Fax: (954) 467-6309
Lkerr808@bellsouth.net
Established 1985

TABLE OF CONTENTS

CONTENTS

I. TRANSMITTAL INFORMATION.....	1
II. LOCAL GOVERNMENT INFORMATION	1
III. APPLICANT INFORMATION	2
IV. AMENDMENT SITE DESCRIPTION	4
V. EXISTING AND PROPOSED USES	5
VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES.....	7
VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES	21
VIII. AFFORDABLE HOUSING	23
IX. LAND USE COMPATIBILITY	23
X. HURRICANE EVACUATION ANALYSIS.....	24
XI. REDEVELOPMENT ANALYSIS.....	26
XII. INTERGOVERNMENTAL COORDINATION	27
XIII. CONSISTENCY WITH GOPs OF THE COUNTY LAND USE PLAN.....	27
XIV. CONSISTENCY WITH GOPs OF THE CITY LAND USE PLAN	31
XV. POPULATION PROJECTIONS	31
XVI. ADDITIONAL SUPPORT DOCUMENTS	32
XVII. PUBLIC EDUCATION ANALYSIS	32
XVIII. PLAN AMENDMENT COPIES	34

TABLES

TABLE 1 CURRENT AND PROPOSED LAND USE DESIGNATIONS 5

TABLE 2 ADJACENT LAND USES..... 5

TABLE 3 EXISTING USES..... 5

TABLE 4 PROPOSED FUTURE LAND USE..... 6

TABLE 5 SANITARY SEWER DEMAND AND CAPACITY 7

TABLE 6 SANITARY SEWER IMPACT 8

TABLE 7 PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER..... 8

TABLE 8 WATER DEMAND V SUPPLY 9

TABLE 9 CURRENT PLANT CAPACITY & DEMAND – POTABLE WATER..... 9

TABLE 10 POTABLE WATER IMPACT 10

TABLE 11 PROJECTED CAPACITY & DEMAND – POTABLE WATER 11

TABLE 12 SOLID WASTE IMPACT..... 16

TABLE 13 PARK IMPACT 17

TABLE 14 PARK NEEDS 17

TABLE 15 EXISTING ROADWAY CONDITIONS 18

TABLE 16 PROJECTED ROADWAY CONDITIONS – SHORT TERM 18

TABLE 17 PROJECTED ROADWAY CONDITIONS – LONG TERM 19

TABLE 18 TRAFFIC IMPACT..... 19

TABLE 19 MASS TRANSIT ROUTES 20

TABLE 20 MASS TRANSIT IMPACT..... 20

TABLE 21 SCHOOL IMPACT 33

EXHIBITS

Location Map	A1, A2, Aerial
Current Future Land Use	B
Proposed Future Land Use	C

ATTACHMENTS

Legal Description	I
Sanitary Sewer Correspondence	II
Potable Water Correspondence	II
Drainage Correspondence	II
Solid Waste Correspondence	III
Mass Transit Correspondence	IV
Text Amendment	V

I. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action 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. Date local governing body held transmittal public hearing.

To be provided.

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

The amendment site is not located in an Area of Critical State Concern or part of a joint planning agreement.

- D. 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)
*Other amendments which may be submitted without regard to FL statutory limits regarding submittals (Brownfield amendments, etc.).

Not applicable.

II. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case number.

To be determined.

- B. Proposed month of adoption of local land use plan amendment.

December 2018.

- C. Name, title, address, telephone, facsimile number and email of the local government contact.

Leslie A. Del Monte
Planning Manager
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33021
phone: 954.921.3471
Email: LDelmonte@hollywoodfl.org

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

To be provided.

- E. Description of public notification procedures followed for the amendment by the local government.

Per Chapter 163, F.S.

III. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and email of the applicant.

Diplomat Hotel Owner LLC
Diplomat Landings Owner LLC
1997 Annapolis Exchange Pkwy, Suite 550
Annapolis, MD 21401

- B. Name, title, address, telephone, facsimile number and email of the agent.

Wilson C. Atkinson III, Esquire
Tripp Scott
110 SE Sixth Street, Suite 1500
Fort Lauderdale, FL 33301
Ph: 954-765-2912
Email: wca@trippscott.com

Leigh R. Kerr, AICP
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard #104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 Fax: 954-467-6309
Email: Lkerr808@bellsouth.net

- C. Name, title, address, telephone, facsimile number and email of the property owner.

Owner	Folio
1. 514223170010	Diplomat Hotel Owner, LLC Thayer Lodging Group, LLC 1997 Annapolis Exchange Pkwy, Suite 550 Annapolis, MD 21401
2. 514223170040	Diplomat Landings Owner, LLC
3. 514223170030	Thayer Lodging Group, LLC
4. 514223060020	1997 Annapolis Exchange Pkwy, Suite 550
5. 514223060030	Annapolis, MD 21401
6. 514223170041	City of Hollywood 2600 Hollywood Boulevard #206 Hollywood, FL 33020

- D. Planning Council fee for processing the amendment in accordance with the attached Exhibit C, "Fee Schedule for Amendments to the Broward County Land Use Plan and Local Land Use Elements."

To be provided.

- E. 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 subject site is situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing 128,000 square foot convention facility.

The applicant wishes to amend the future land use designation of the subject site to Activity Center (AC). The purpose of creating the AC will enable greater flexibility in allocating land uses within the subject area while maintaining existing uses.

The intent is to direct currently permitted densities and intensities, along with additional compatible uses, within this area of Hollywood. This will provide additional redevelopment opportunities and will allow for a mix of uses and the permitting of densities and intensities that will better support the City's economy and tourism.

In addition to the above, the proposed Activity Center meets the criteria for Activity Centers as outlined below:

- The proposed mix of uses includes four (4) different uses including 350 residential units, Commercial/Office, Hotel, and Convention center.
- Plaza/Open space available to the public is proposed along the Intracoastal Waterway via a meandering path along the waterfront.
- BCt and community shuttle mass transit routes are conveniently located along A1A. The proposed mix, density and intensity of uses promotes an active node of development. Due to the location and configuration of the amendment area, pedestrian could circulate between uses in less than 10-minutes. In addition, pedestrian could reach other nearby activities within that timeframe.
- The local land use plan specifies an FAR of 3.0 for non-residential uses.
- An inter-local agreement between the City of Hollywood and the County will be executed. The proposal will be subject to a broad public participation process.

IV. AMENDMENT SITE DESCRIPTION

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

The proposed amendment site contains approximately 19.1 gross acres. The amendment site is generally situated on the east and west sides of A1A north of E. Hallandale Beach Boulevard in the City of Hollywood.

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

Please see Attachment I.

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)

Please see Exhibit A: Location Map.

V. 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.

TABLE 1 CURRENT AND PROPOSED LAND USE DESIGNATIONS				
Acres	Current		Proposed	
	City	County	City	County
16.9	MHRES	MH25	Activity Center	
2.2	GBUS	Commerce		

- B. Current land use designations for the adjacent properties.

The current land use designations for the properties surrounding the amendment site are provided below:

TABLE 2 ADJACENT LAND USES		
	CITY	COUNTY
North	MHRES	MH25
South	MHRES	MH25
East	MHRES	MH25
West	Water	Water

*Electrical Generation Facilities

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

Flexibility provisions have not been used for adjacent areas but have been utilized on the subject site.

- D. Existing use of amendment site and adjacent areas.

TABLE 3 EXISTING USES	
Subject Site	Hotel, Convention/Meeting Space, Retail, Parking Garage, Surface Parking
North	Condo, Surface Parking
South	Condo, Surface Parking
East	A1A, Beach/Ocean
West	A1A, Intracoastal Waterway

- E. Proposed use of the amendment site including proposed square footage* for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MU-R amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

The subject site is situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The convention center will be an integral part of the Activity Center.

In consideration of the existing uses and the future development of the property, the proposed future land use is Activity Center with the following permitted uses:

TABLE 4 PROPOSED FUTURE LAND USE	
ACTIVITY CENTER	
Multi Family	350 units
Hotel ¹	1,500 rooms
Commercial/Office	75,000 square feet
Convention Center	150,000 square feet

¹Permits ancillary office, restaurants, meeting space.

Development on the site will comply with the City’s Land Development Regulations.

- F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.

Existing designation includes residential and non-residential uses. Per Broward County Land Use Plan Policy 2.4.12, the Activity Center impact analysis may be based on the intensity standards of the Hollywood Land Use Plan. For Commercial use, the City’s Plan establishes a FAR of 3.0. The maximum allowable development under the current land use designation is:

Existing Land Use City/County	Calculation	Max. Allowable Development
MHRES/MH25	25 du/ac x 16.9 acres	= 422 d.u.
GBUS/Commerce	2.2 acres x 43,560 sf = 95,832 sf X 3.0 FAR = 287,496 sf	= 287,496 sf

G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or DRI. If so, indicate the name of the development; provide the site plan or plat number, provide a location map; and, identify the proposed uses.

The amendment is not part of a larger development project such as a site plan, plat or DRI.

VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

Septic tanks will not be used to serve the amendment site.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

TABLE 5 SANITARY SEWER DEMAND AND CAPACITY City of Hollywood Wastewater Treatment Plant	
Plant Capacity	55.50 MGD
Current + Committed Demand	37.946 27 MGD
Planned Plant Capacity	55.50 MGD
Source: Broward County Wastewater Treatment Plant Flow Calculations	

- Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

TABLE 6 SANITARY SEWER IMPACT			
	USE	RATE/CALCULATION	TOTAL
CURRENT	MH25: 422 du's	x 250 GPD	= 105,500 GPD
	Comm.: 287,496 SF	x 0.1 GPD	= 28,750 GPD
		Subtotal	134,250 GPD
PROPOSED			
Activity Center	MF: 350 du's	x 250 GPD	= 75,500 GPD
	Hotel: 1,500 rooms	x 150 GPD	= 225,000 GPD
	Comm/Office: 75,000 SF	x 0.1 GPD	= 7,500 GPD
	Convention: 150,000 SF	x 0.1 GPD	= 15,000 GPD
		Subtotal	= 323,000 GPD
		Net Change	+ 188,750 GPD

- Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

TABLE 7 PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER Hollywood Wastewater Treatment Plant		
	2020	2025
Projected Plant Capacity	55.5 MGD	55.5 MGD
Projected Plant Demand	55.5 MGD	55.5 MGD
Planned Plant Expansions	No expansions planned.	
Funding Sources	N/A	
Source: City of Hollywood Comprehensive Plan Sanitary Sewer Sub-Element, Table 3; City of Hollywood Correspondence dated 2/2/2017		

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

See Attachment II and below:

Name: Wilford Zephyr, P.E., LEED AP. CFM.
Position City of Hollywood Public Utilities
Address 2600 Hollywood Blvd, Room 308, 33022
Ph: 954.921-3994 Fx: 954.921-3481
Email: wzephyr@hollywoodfl.org

B. Potable Water Analysis

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

TABLE 8 WATER DEMAND V. SUPPLY			
Source	Permitted Withdrawal	Projected Demand (2030)	Plant Capacity
Biscayne Aquifer:	30.7 MGD	37.7 MGD ²	59.5 MGD ³
Florida Aquifer:	<u>8.7 MGD</u>		
	39.4 MGD ¹		
City of Hollywood Utilities Element-Water Supply Plan:			
¹ Table 5-3 Permitted AADF			
² Table 5-2 Max-Day High Retail per Capita			
³ City Staff Correspondence			

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the SFWMD permitted withdrawal, including the expiration date of the SFWMD permit.

TABLE 9 CURRENT PLANT CAPACITY & DEMAND – POTABLE WATER City of Hollywood Water Treatment Plant	
Current Plant Capacity	59.5 MGD
Current + Committed Plant Demand	25. 04 ¹⁹ MGD
SFWMD Permitted Withdrawal	39.4 MGD
Expiration Date of SFWMD Permit	April 10, 2028

Source: Hollywood Utilities Element Potable Water Jan.'15; City of Hollywood Correspondence dates 2/2/2017

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

Biscayne Aquifers- 11,205 MGD

Florida Aquifer System-Floridan Wellfield: 3,168 MGD

Source: Water Use Permit # 06-00038-W; City of Hollywood Correspondence 2/2/2017

4. 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 s.f.* or d.u.

TABLE 10 POTABLE WATER IMPACT			
	USE	RATE*/CALCULATION	TOTAL
CURRENT	MH25: 422 du's	x 100 GPD p/c/d	= 42,200 GPD
	Comm.: 287,496 SF	x 0.1 GPD	= 28,750 GPD
		Subtotal	= 70,950 GPD
PROPOSED			
Activity Center	MF: 350 du's	x 100 GPD	= 35,000 GPD
	Hotel: 1,500 rooms	x 150 GPD	= 225,000 GPD
	Comm/Office: 75,000 SF	x 0.1 GPD	= 7,500 GPD
	Convention: 150,000 SF	x 0.1 GPD	= 15,000 GPD
		Subtotal	= 282,500 GPD
		Net Change	+ 211,550 GPD

*Source: Hollywood Potable Water Element Policy 2.2

PER CAPITA DENSITY

Density in Dwelling Units

Estimated Number per Gross Acre of Persons per Residential Land Area Dwelling Unit

From 0 up to 1: 3.3

Over 1 up to 5: 3.0

Over 5 up to 10: 2.5

Over 10 up to 16: 2.0

Over 16 up to 25: 1.8

Over 25 up to 50: 1.5

(Source: Broward County Land Development Code)

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

TABLE 11		
PROJECTED CAPACITY & DEMAND – POTABLE WATER		
	2020	2025
Projected Plant Capacity	59.5 MGD	59.5 MGD
Projected Plant Demand	36.2 MGD	36.6 MGD
Planned Plant Expansions	None	

Source: Hollywood Utilities Element Potable Water Table 5-2 (Max-day high retail per capita); City of Hollywood Correspondence dated 2/2/2017

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

See Attachment II and below:

Name: Wilford Zephyr, PE, LEED AP, CFM
Position: City of Hollywood Public Utilities
Address: 2600 Hollywood Blvd, Room 308, 33022
Ph: 954.921-3994 Fx: 954.921-3481
Email: wzephyr@hollywoodfl.org

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

Private Property: Retain on property and dispose of 1/2 inch of storm runoff during any five minute period.

Single Family: Maintain minimum of 30% pervious area on site. Buildings: To have the lowest floor elevation no lower than the elevation for the respective area depicted on the National Flood Insurance Rate Map (FIRM) by Federal Emergency Management Agency (FEMA) for flood hazard areas based on 100 year flood elevation, or; for commercial properties 6 inches for residential properties 18 inches above the

crown of the adjacent public street or road - whichever is the highest.

All commercial properties and residential properties with more than 10 parking spaces must obtain drainage permits for site development from other regulatory authorities having jurisdiction prior to obtaining a building permit from the City. Since the City of Hollywood is a built-out municipality with emphasis slowly shifting toward redevelopment and with only limited water management review and permitting conducted in house, the standards of Broward County (in most cases) and sometimes the South Florida Water Management District or Central and South Broward Drainage Districts are enforced on larger projects through regulatory programs. To increase the efficiency and eliminate duplication in the area of environmental regulation, Hollywood relies heavily on the Broward County which possesses the expertise and resources to enforce the following standards:

Broward County Adopted Level of Service Standard

Road Protection: Residential streets not greater than fifty feet wide right-of-way to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map." Rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."

Buildings: To have the lowest floor elevation no lower than the elevation for the respective area depicted on the "100 Year Flood Criteria Map," or the FEMA Based Flood Elevation, whichever is higher.

Off Site Discharge: Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.

- Storm Sewers:** Design frequency minimum to the three year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.
- Flood Plain:** Calculated flood elevations based on the ten-year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year "Flood Criteria Map" and "100-Year Flood Elevation Map."
- Antecedent Water:** The higher elevation of either the control Level elevation or the elevation depicted on the map "Average Wet Season Water Levels."
- On Site Storage:** Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off site discharge occurring during design rainfall.
- Best Management:** Prior to discharge to surface or ground water BMP's will be used to reduce pollutant loading from stormwater runoff.

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

The canal system within Hollywood is controlled by the South Florida Water Management District (SFWMD). The SFWMD operates and maintains the C-10 canal and establishes discharge limits.

SFWMD regulates discharge limitations to allow surplus capacity for future developments in the County and to preserve the aquifer recharge potential through performance based criteria for water management systems to be constructed by the developers on site. This policy encourages detention drainage systems consistent with the limitations set by SFWMD.

Properties without access to canals or lakes must provide full on-site retention, which is usually provided through a system of french drains and deep swales of the adequate capacity to provide the required level of service.

Most of the eastern part of the City (east of the Federal Highway (U.S. 1) and east of 16th Avenue, which was developed more than 30 years ago,

drains the overflow from the intense storms through the positive drainage system, consisting of storm sewers or drainage ditches into the Intracoastal Waterway and the connected lakes. These waters are saline and subject to tidal influence, therefore they are not in SFWMD jurisdiction. Florida Department of Environmental Protection classified these waters as Type III (recreational use). Due to the historical redevelopment discharge of rainfall into these waters, no capacity limitations exist on the discharge. Only on-site detention and treatment of the first one-inch of runoff is required.

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

All improvements required to meet the adopted level of service will be installed in conjunction with new development.

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.

A Surface Water Management Permit has been issued for the site and will be updated as needed.

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 demonstrated 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 for 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.

Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete.

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 Attachment II: Drainage Correspondence and below:

Name: Wilford Zephyr, PE, LEED AP, CFM
Position: City of Hollywood Public Utilities
Address: 2600 Hollywood Blvd, Room 308, 33022
Ph: 954.921-3994 Fx: 954.921-3481
Email: wzephyr@hollywoodfl.org

D. Solid Waste

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

Residential	8.9 lbs/unit/day
Industrial/Commercial	
Factory/Warehouse	2 lbs/100 sq. ft./day
Office	1 lb/100 sq. ft./day
Department Store	4 lbs/100 sq. ft./day
Supermarket	9 lbs/100 sq. ft./day
Restaurant	2 lbs/meal/day
Drug Store	5 lbs/100 sq. ft./day
School	
Grade	10 lbs/room & ¼ lb/pupil/day
High School	8 lbs/room & ¼ lb/pupil/day
Institution	
Hospital	8 lbs/bed/day
Nursing Home	3 lbs/bed/day
Home for Aged	3 lbs/person/day
Rest Homes	3 lbs/person/day

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

Solid waste pickup services are provided by Progressive/Waste Connection. Waste is collected and hauled to Port St. Cloud.

The landfill capacity is approximately 2,000 tons per day. The landfill demand is below capacity. The Progressive/Waste Connection facility has sufficient capacity to handle the proposed amendment area.

3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

TABLE 12 SOLID WASTE IMPACT			
	USE	RATE*/CALCULATION	TOTAL
CURRENT	MH25: 422 du's	x 8.9 Lbs/du/day	= 3,756 Lbs/day
	Comm.: 287,496 SF	x 2 Lbs/100 sf/day	= 5,750 Lbs/day
		Subtotal	= 9,506 Lbs/day
PROPOSED			
Activity Center	MF: 350 du's	x 8.9 Lbs/du/day	= 3,115 Lbs/day
	Hotel: 1,500 rooms	x 8.9 Lbs/du/day	= 13,350 Lbs/day
	Comm/Office: 75,000 SF	x 2 Lbs/100 sf/day	=1,500 Lbs/day
	Convention: 150,000 SF	x 2 Lbs/100 sf/day	=3,000 Lbs/day
		Subtotal	= 20,965 Lbs/day
		Net Change	+11,459 Lbs/day

4. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area 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 **Attachment III: Solid Waste Correspondence** and below:

Name: Grant Smith, Esq.
Agency: Progressive/Waste Connection
Address: TBP
Ph: 954-328-9064 Email: GSmith@strategysmith.com

E. Recreation and Open Space Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

The adopted level of service for recreation and open space in the City is 3 acres/1,000 residents.

- Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

Name	Type	Acreage
Hollywood Beach Community Center	Community	1.78 ac
Keating Park	Community	1.01 ac
Hollywood North Beach	Regional	61.3 ac
Hollywood Beach	Beaches & Lakes	56.04 ac
Total		120.13 ac
Source: City Comp Plan Parks & Rec Element		

- Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

TABLE 13 PARK IMPACT			
	USE	RATE*/CALCULATION	TOTAL
CURRENT	MH25: 422 du's	x 1.5 ppl per unit x .003	= 1.9 ac
	Comm.: 287,496 SF	N/A	-
		Subtotal	1.9 ac
PROPOSED			
Activity Center	MF: 350 du's	x 1.5 ppl per unit x .003	1.6 ac
	Hotel: 1,500 rooms	N/A	-
	Comm/Office: 75,000 SF	N/A	-
	Convention: 150,000 SF	N/A	-
		Subtotal	1.6 ac
		Net Change	- 0.3 ac

- Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

TABLE 14 PARK NEEDS			
Planning Horizon	Population ⁽¹⁾	Demand	Supply ⁽²⁾
2030 (short)	155,105	x .003 = 465 acres	746.23 acres
2040 (long)	157,179	x .003 = 472 acres	746.23 acres
(1) Broward County TAZ and Municipal Forecasts Update Table 16			
(2) Source: Broward County Planning Council Recertified Parks Inventory			

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.

TABLE 15 EXISTING ROADWAY CONDITIONS							
ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
<i>NORTH-SOUTH</i>							
A1A							
N of Dade County Line	6	26500	50000	D	2518	4500	D
N Hallandale Beach BLvd	6	34500	50000	D	3278	4500	D
<i>EAST-WEST</i>							
Hallandale Bch Blvd							
E of US1	6	39500	59900	C	3753	5390	C
E of Diplomat Pkwy	6	35000	59900	C	3325	5390	C

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (5 year) and long range planning horizons. Utilize average daily and p.m. peak hour traffic volumes per Broward County MPO plans and projections.

TABLE 16 PROJECTED SHORT-TERM (2024) ROADWAY CONDITIONS							
ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
<i>NORTH-SOUTH</i>							
A1A							
N of Dade County Line	6	31979	50000	D	3038	4500	D
N Hallandale Beach BLvd	6	37537	50000	D	3566	4500	D
<i>EAST-WEST</i>							
Hallandale Bch Blvd							
E of US1	6	44144	59900	C	4194	5390	C
E of Diplomat Pkwy	6	36573	59900	C	3475	5390	C

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35
Kerr & Associates, Inc. Interpolation

TABLE 17 PROJECTED LONG-TERM (2035) ROADWAY CONDITIONS							
ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
<i>NORTH-SOUTH</i>							
A1A							
N of Dade County Line	6	37458	50000	D	3559	4500	D
N Hallandale Beach BLvd	6	40575	50000	D	3855	4500	D
<i>EAST-WEST</i>							
Hallandale Bch Blvd							
E of US1	6	48788	49300	D	4635	5900	C
E of Diplomat Pkwy	6	38146	59900	C	3624	5900	C

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35

- Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. 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 and identify the resulting level of service change for the short (5 year) and long range planning horizons.

TABLE 18 TRAFFIC IMPACT				
	USE	ITE CODE	TRIPS	
			Daily	Peak
CURRENT	MH25: 422 du's (High Rise)	222	1,772	148
	Comm.: 287,496 SF	820	13,491	1,216
		Subtotal	15,263	1,364
Proposed	MF: 350 du's (High Rise)	222	1,470	123
	Hotel: 1,500 rooms	310	12,255	900
	Comm./Off: 75,000 SF	820	5,633	494
	Convention: 150,000 SF	Estimated Peak 100 trips/ 75 ksf		200
		Subtotal		1,717
		Change		+ 353 trips

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

None provided at this time.

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.

TABLE 19 MASS TRANSIT ROUTES			
BCT ROUTE	DAYS OF SERVICE	HOURS OF SERVICE A.M. – P.M	SERVICE FREQUENCY
4	Weekday Saturday Sunday	5:30a – 10:35p 6:00a –10:35p 9:30a – 7:05p	20 Minutes 30 Minutes 45 Minutes
Hollywood Beach Beach Line (BCT Route 758)	Mon-Thurs Friday Saturday Sunday	No Service 7:00a – 11:00p 10:00a – 11:00p 10:00a – 9:00p	30-40 Minutes
Hollywood Beach Downtown/Beach – South (BCT Route 756)	Mon-Thurs Friday Saturday Sunday	7:00a – 9:00p 7:00a – 11:00p 10:00a – 11:00p 10:00a – 9:00p	30-40 Minutes

2. Quantify the change in demand resulting from this amendment.

TABLE 20 MASS TRANSIT IMPACT				
	<i>USE</i>	PM Peak Trips	Transit Share	Transit Trips
CURRENT	MH25: 422 du’s	148	1.64%	2
	Comm.: 287,496 SF	1216	1.64%	20
				22 Trips
Proposed	MF: 350 du’s	123	1.64%	2
	Hotel: 1,500 rooms	900	1.64%	15
	Commercial/Office: 75,000 SF	494	1.64%	8
	Convention: 150,000 SF	200	1.64%	3
				28 Trips
			Change	+5 trips

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.

See Attachment IV: Mass Transit Correspondence and below:

Name: Mabelle Mittleberg
Agency: Broward County Transit Division
Position: Senior Planner
Ph: 954-357-8381

4. Describe how the amendment furthers or supports mass transit use.

The subject site supports the utilization of mass transit by developing along and near roadways which are currently served by mass transit services.

VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on 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, Broward County Historical Commission and the City's Comprehensive Plan indicates that no known historical resources are located on or adjacent to the site.

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

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City Comprehensive Plan indicates that no archeological sites are located on the site.

- C. Wetlands

No known wetlands are located on or adjacent to the site.

- D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.

A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular Concern affecting the amendment site.

- E. Indicate if the site contains, is located adjacent to or has the potential to impact any “Priority Planning Areas for Sea Level Rise” and if so, how they will be protected or mitigated.

A review of the Priority Planning Area Map indicates the subject site is not located within a Priority Planning Area.

- F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

There are no endangered or threatened species or species of special concern known to inhabit the subject site.

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

The applicant is not aware of any listed species on the site.

- H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the protected zone and any provisions, which will be made to protect the wellfield

The Broward County Wellfield Protection Zones Map does not identify any potable water wellfield protection zones of influence on the amendment site.

- 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 mitigate the area’s natural features

Any site alterations that may be necessary will meet applicable government regulations.

- J. Beach Access – Indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.

The portion of the subject site located east of A1A is ocean-front.

Based upon the City’s Comprehensive Plan, swimming is permitted along the entire 6.85 miles of Hollywood’s beach. Extending from Port Everglades to Hallandale Beach Boulevard, over half of this beach is part of two regional parks

- **John U. Lloyd and North Beach.** Several street ends and an easement allow access to other portions of the beach; most of the street ends are located along Central and North Beach. Access is sparser along South Beach but still available. Hollywood also has a beach community center and theater, an art and culture center, and two large lakes with ocean access.

On South Beach, which is the vicinity of the subject area, Harry Berry Park, Keating Park, and the Art and Culture Center contain or are adjacent to parking facilities. They also provide direct pedestrian access to the beach. A few street ends are also available for parking. South Beach has about 532 parking spaces. The City maintains 292 spaces along street ends at North Beach (Sherman Street northward). North Beach Park has an additional 346 spaces.

VIII. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

Not applicable. The amendment proposes a reduction in residential units.

IX. 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 applicant is requesting a change in land use designation from residential (25 du/ac) and commercial to Activity Center.

The proposed uses are compatible with land uses both adjacent to the site and in the vicinity. In fact, the proposed activity center uses encompass and enhance what is existing on the subject area today, and proposes additional hotel rooms and residential units.

ADJACENT LAND USES	
North	MHRES (25 du/ac)
South	MHRES (25 du/ac)
West	A1A, ICWW
East	A1A, Beach/Ocean

In addition, the proposed land use demonstrates infill development which utilizes under-utilized parcels within existing urban areas that are already largely developed. Infill development maximizes the use of existing public facilities and focuses on crafting

a complete, integrated fabric of 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.

X. HURRICANE EVACUATION ANALYSIS

(Required for amendments located in hurricane evacuation zone as identified by the Broward County Emergency Management Agency). Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential d.u.'s (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 Agency.

The amendment site is located in a hurricane evacuation zone.

Because hurricanes impact large areas, the evacuation data presented in the City's Comprehensive Plan is the data specific to Broward County from the *2006 South Florida Regional Hurricane Evacuation Traffic Study*. This study was prepared by the South Florida Regional Planning Council. The South Florida Region includes Broward, Miami-Dade and Monroe Counties.

The region must be prepared to evacuate highly vulnerable populations on critical routes. As such local public shelters and inland hotel/motels are available on a first-come basis. Watkins Elementary School is the shelter located closest to the subject area. Many other shelters exist nearby/within the County. The Broward County Human Services Department provides the special needs community with registration assistance for special needs shelters and transportation services.

During a hurricane evacuation, a significant number of vehicles will have to be moved across the local and regional road network. The quantity of evacuating vehicles will vary depending upon the magnitude of the hurricane, publicity and warnings provided about the storm and particular behavioral response characteristics of the vulnerable population. The *2006 South Florida Regional Hurricane Evacuation Traffic Study* identifies the following data for Broward County:

Existing Permanent Population – 1,700,499 people

Permanent occupied dwelling units – 674,304 units

Mobile homes – 20,224 units

Tourist/seasonal units – 34,615 units

People per permanent unit – 2.52

Vehicles per permanent unit – 1.58

Local Public Shelter Capacity – 37,135 People

The City of Hollywood's population in 2006 was 143,287, 12% of the population of Broward County. The following information pertains to the Broward County population total. The study reports:

- For a low tourist occupancy Category 1-2 event, it is calculated there will be 219,402 people in 110,640 vehicles evacuating with a public shelter demand of 5,538 people.
- For a low tourist occupancy Category 3 event, it is calculated there will be 312,270 people in 158,494 vehicles evacuating with a public shelter demand of 15,731 people.
- For a low tourist occupancy Category 4-5 event, it is calculated there will be 391,293 people in 193,189 vehicles evacuating with a public shelter demand of 36,304 people.
- For a high tourist occupancy Category 1-2 event, it is calculated there will be 227,723 people in 111,521 vehicles evacuating with a public shelter demand of 5,621 people.
- For a high tourist occupancy Category 3 event, it is calculated there will be 320,177 people in 164,743 vehicles evacuating with a public shelter demand of 15,820 people.
- For a high tourist occupancy Category 4-5 event, it is calculated there will be 400,640 people in 199,727 vehicles evacuating with a public shelter demand of 36,493 people.

The study identified the critical roadway location segments within and adjacent to the City of Hollywood as:

- Hallandale Beach Boulevard bridge over the Intracoastal;
- Hollywood Boulevard bridge over the Intracoastal;
- Sheridan Street bridge over the Intracoastal;
- Dania Beach Boulevard bridge over the Intracoastal.

The study identified the following data for projected clearance times. Table CM-7 from the City's Comprehensive Plan shows the projected clearance times for all regional

routes out of South Florida and the critical links within and adjacent to the City of Hollywood analyzed under the six baseline hurricane evacuation scenarios.

The Baseline Scenario Definitions are defined as follows:

- 1A Category 1-2 Storm Conditions with Low Tourist Occupancy
- 1B Category 1-2 Storm Conditions with High Tourist Occupancy
- 2A Category 3 Storm Conditions with Low Tourist Occupancy
- 2B Category 3 Storm Conditions with High Tourist Occupancy
- 3A Category 4-5 Storm Conditions with Low Tourist Occupancy
- 3B Category 4-5 Storm Conditions with High Tourist Occupancy

Table CM-7. Baseline Scenario Outcomes Clearance Times*						
Modeled Critical Roadway Link	1A	1B	2A	2B	3A	3B
Regional Routes out of South Florida:						
I-95 northbound out of Region	5.8	6.3	7.3	8.1	9.0	9.9
Florida Turnpike northbound out of Region	11.7	13.2	15.7	17.7	20.0	22.1
US 27 northbound out of Region	2.7	2.7	3.0	3.0	3.3	3.4
I-75 west/northbound out of Region	5.2	5.5	6.4	7.0	7.9	8.5
US 41 westbound out of Region	5.6	6.4	7.1	8.0	8.8	9.7
City of Hollywood Critical Links:						
Hallandale Beach Blvd. bridge over the Intracoastal	5.8	5.7	5.0	5.2	5.4	5.9
Hollywood Blvd. bridge over the Intracoastal	4.6	4.7	4.7	4.8	4.6	4.7
Sheridan Street bridge over the Intracoastal	3.7	3.7	4.0	3.9	3.7	4.1
Dania Beach Blvd. bridge over the Intracoastal	3.2	3.4	3.5	3.8	4.2	3.7

*The **clearance times** shown represent the traffic volume-to-roadway capacity ratio, in hours, for each specified critical link. These times are mutually exclusive and are not cumulative. Under each hurricane evacuation scenario, each county's overall clearance time is defined as the number of hours it takes total evacuating vehicles to traverse that county's most limiting critical link (the critical link with the highest volume-to-capacity ratio). For the regional roadways, clearance time is the amount of time it takes the total evacuating vehicles on each regional roadway to exit the region under each hurricane evacuation scenario.

XI. REDEVELOPMENT ANALYSIS

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

The subject site is located within the Beach CRA. The proposed activity center will further the goals of the CRA while enhancing and expanding uses which further the redevelopment of the beach.

XII. 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 located adjacent to the City of Hallandale Beach (west side of Intracoastal Waterway)

XIII. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE COUNTY LAND USE PLAN

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, whichever 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 that 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 2016 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 Centers.”

e. The local land use plan shall demonstrate sufficient capacity for public facilities and services, including coordination with public schools. (f/k/a New Policy 15)

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. (f/k/a Policy 16 and Combined Policies 10.03.02 and 10.04.01)

POLICY 2.4.3 Residential use is 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). (f/k/a Policy 17 and Combined Policies 10.03.04, 10.04.02, 10.05.01 and 10.05.02)

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. (f/k/a Policy 18 and Combined Policies 10.04.03 and 10.05.03)

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)]. (f/k/a Policy 19 and Combined Policies 10.04.04 and 10.05.05)

POLICY 2.4.6 For proposed new or revised Activity Centers, Broward County shall, to address new 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. (f/k/a Policy 20 and Revised Policy 10.01.04)

POLICY 2.4.7 Local governments shall consider community needs for affordable housing when proposing a Local 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 uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Local 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. (f/k/a Policy 21 and Revised Policy 10.03.05)

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. (f/k/a Revised Policy 22 and Revised Policy 10.03.06)

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 Local Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic. (f/k/a Policy 23 and Revised Policy 10.03.07)

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. (f/k/a Revised Policy 24 and Revised Policy 10.03.08)

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. (f/k/a Policy 25 and Revised Policy 10.03.09)

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. (f/k/a Policy 25a and Revised Policy 10.05.10)

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. (f/k/a Policy 26 and Policy 10.04.06)

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. (f/k/a Policy 27 and Combined Policies 10.02.09 and 10.03.03 and 10.04.07)

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). (f/k/a Policy 28 and Combined Policies 10.04.08 and 10.05.06)

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.) (f/k/a Policy 29 and Combined Policies 10.04.09 and 10.05.07)

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. (f/k/a Policy 30 and Revised Policy 10.05.08)

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. (f/k/a Policy 31 and Revised Policy 10.06.03)

POLICY 2.4.19 Municipalities which propose a 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. (f/k/a Policy 32 and Revised Policy 10.06.04)

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. (f/k/a Policy 33 and Combined Policies 10.04.13 and 10.05.11)

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

Land Use Element

GOAL: Promote 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 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 reference, from other elements of the City's Comprehensive Plan. See Exhibit A at the end of the *Land Use Element*.

Policy 7.7: Adequate public access to public beaches will continue to be provided and upgraded in the City of Hollywood in accordance with recommendations set forth by the Beach Redevelopment Plan.

Policy 7.38: Prioritize shoreline land uses based on water use and tourism.

Coastal Element

GOAL II: Coastal - To enhance and improve the Business Resort, Residential and Natural Coastal Community.

Objective 6: Redevelop business/tourist areas.

Policy 6.1: Continue to redevelop the downtown and also consider the historical and architectural link between the downtown and the beach area.

XV. **POPULATION PROJECTIONS**

A. Population projections for the 20-year planning horizon (indicate year).

Year	Population
2030	155,105
2040	157,179
Source: Broward County TAZ and Municipal Forecast Update 2014	

- B. Population projections resulting from proposed land use (if applicable).

350 units x 1.5 persons per unit = 525 people

- C. Using population projections for the 20 yr planning horizon, demonstrate the effect of the amendment on the land needed to accommodate projected population.

The proposed amendment will help provide additional housing opportunities to serve the city's current and future population.

XVI. ADDITIONAL SUPPORT DOCUMENTS

- 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.

XVII. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per the School Board of Broward County Policy 1151, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss these issues as soon as possible.

- A. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

The following schools serve the area.

Elementary: Hollywood Central Elementary
Middle: Olsen Middle

High School: Hallandale High

- B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

School	Benchmark Enrollment	Gross Capacity	Over + Under -
Hollywood Central Elementary	488	709	-221
Olsen Middle	708	1125	-417
Hallandale High	1403	1821	-418
Source: SBBC Planning Tool for Enrollment accessed 12/12/2017			

- C. Identify the additional student demand resulting from this amendment - calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.

TABLE 21 SCHOOL IMPACT				
		Elementary	Middle	High
Current	287,496 Commercial	N/A	N/A	N/A
	422 d.u.s (R25)	x 0.10 = 42	x 0.004 = 2	x 0.006 = 3
Proposed	High-Rise Units: 350	x 0.10 = 35	x 0.004 = 2	x 0.006 = 2
Activity	Hotel: 1500 Rooms	N/A	N/A	N/A
Center	Commercial/Office: 75,000 sf	N/A	N/A	N/A
	Convention Center: 150,000 sf	N/A	N/A	N/A
	Change	-7 students	+/- 0 students	-1 student

- D. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board’s five year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.

The School District’s *Tentative District Educational Facilities Plan* shows no planned capacity improvements for the schools serving the subject site

- E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

Applicant will pay school impact fees.

XVIII. PLAN AMENDMENT COPIES

- A. 15 copies for the BCPC. Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

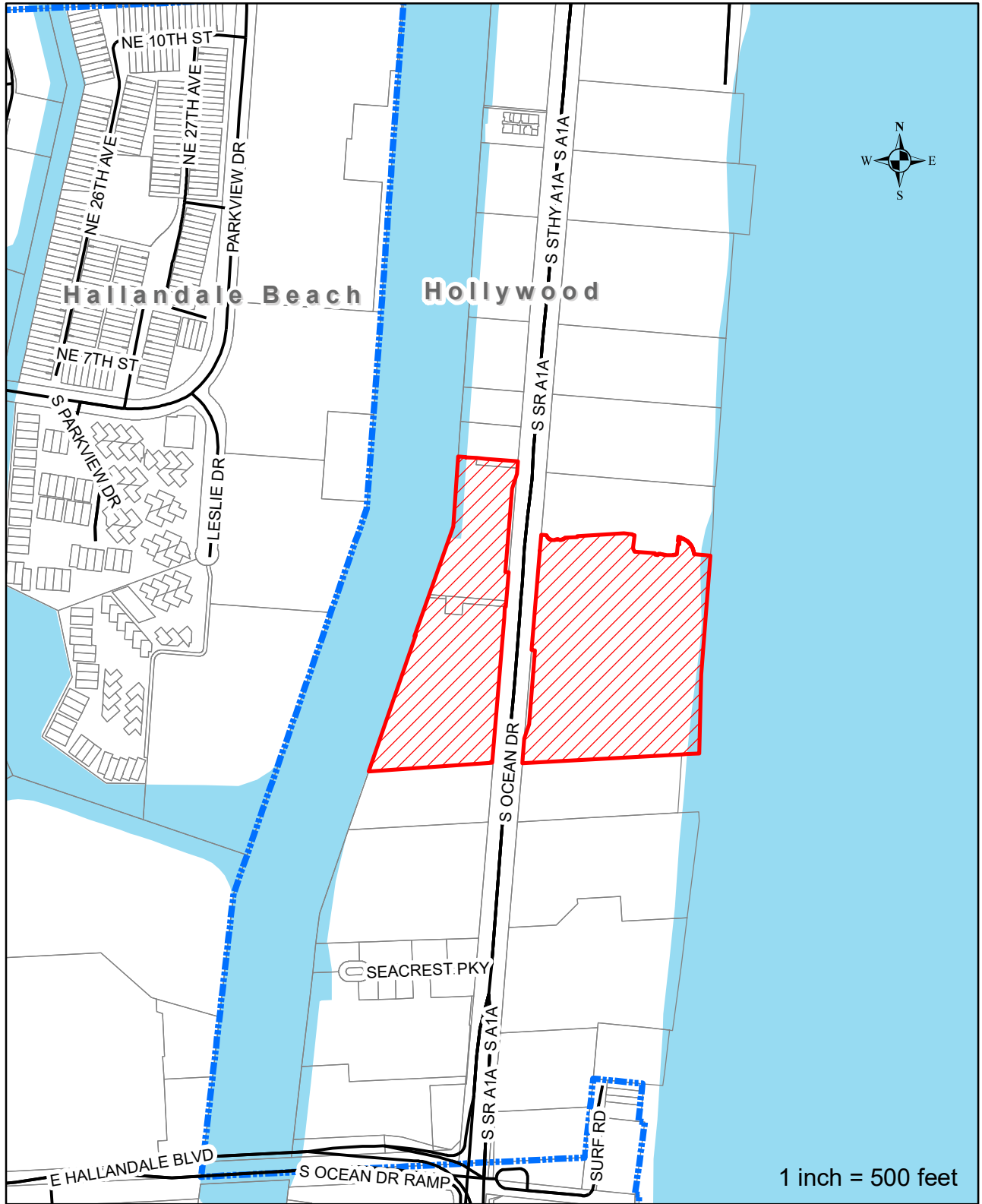
To be provided with transmittal.

- B. 10 copies of corresponding local land use plan amendment application, if transmitting concurrent to DCA, include transmittal letter from municipality to DCA.

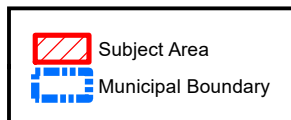
To be provided with transmittal.

EXHIBITS

Location Map	A1, A2, Aerial
Current Future Land Use	B
Proposed Future Land Use	C

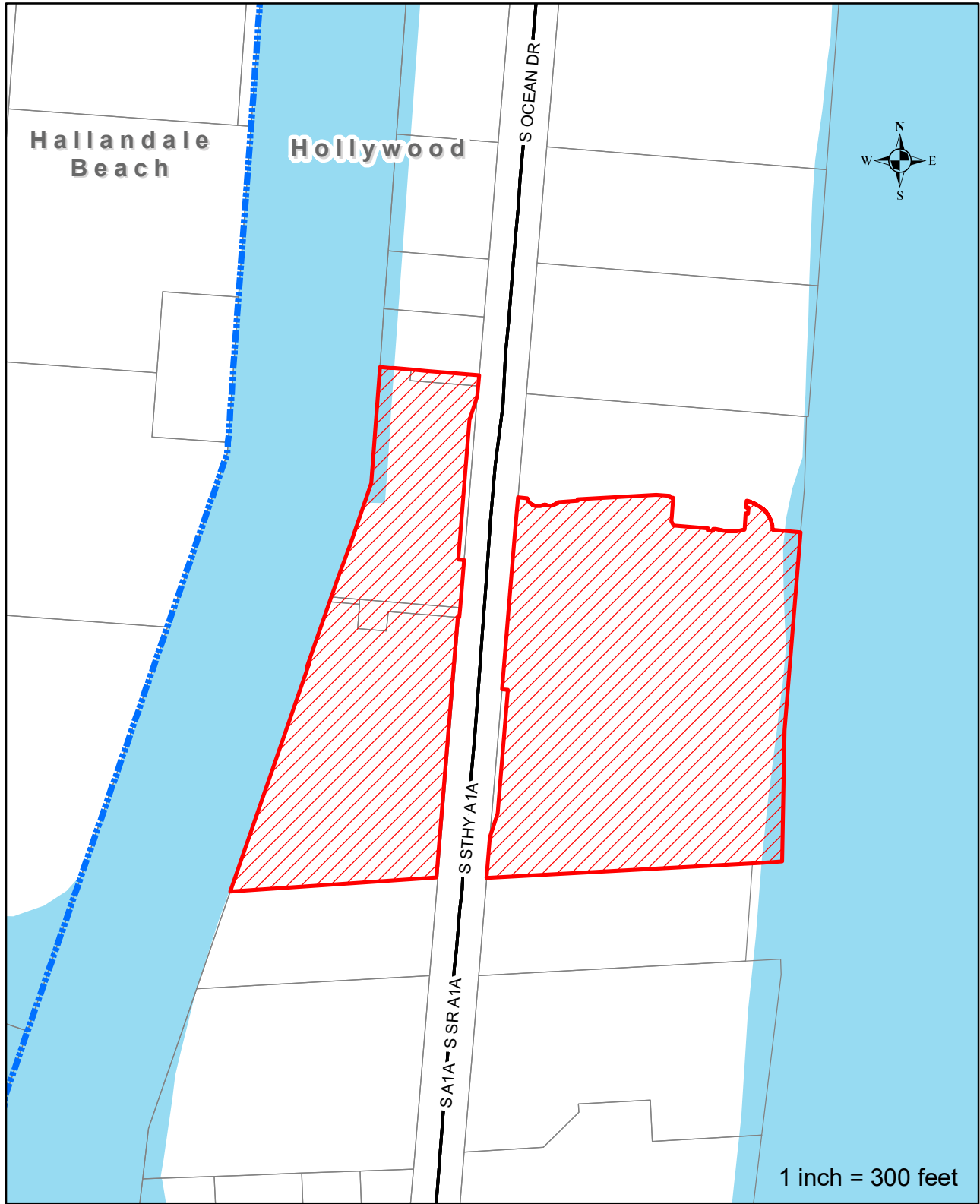


**EXHIBIT A-1 - LOCATION MAP
DIPLOMAT LUPA**

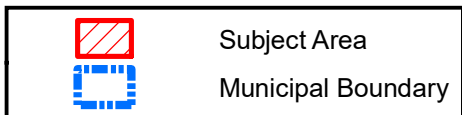


Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
 Fort Lauderdale, FL 33301
 Ph: 954-467-6308 E: Lkerr808@bellsouth.net



**EXHIBIT A-2 - LOCATION MAP
DIPLOMAT LUPA**



Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

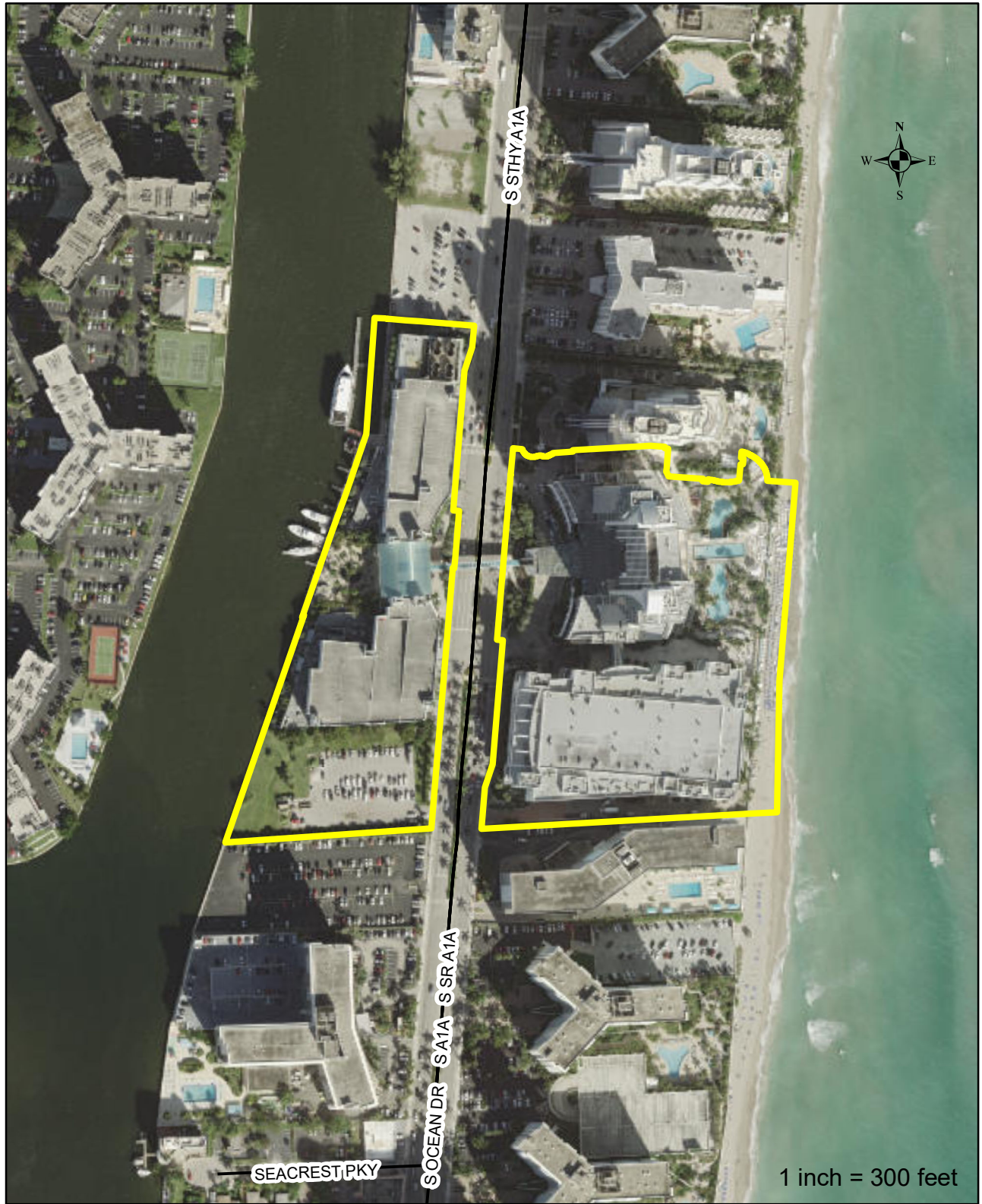
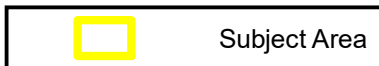
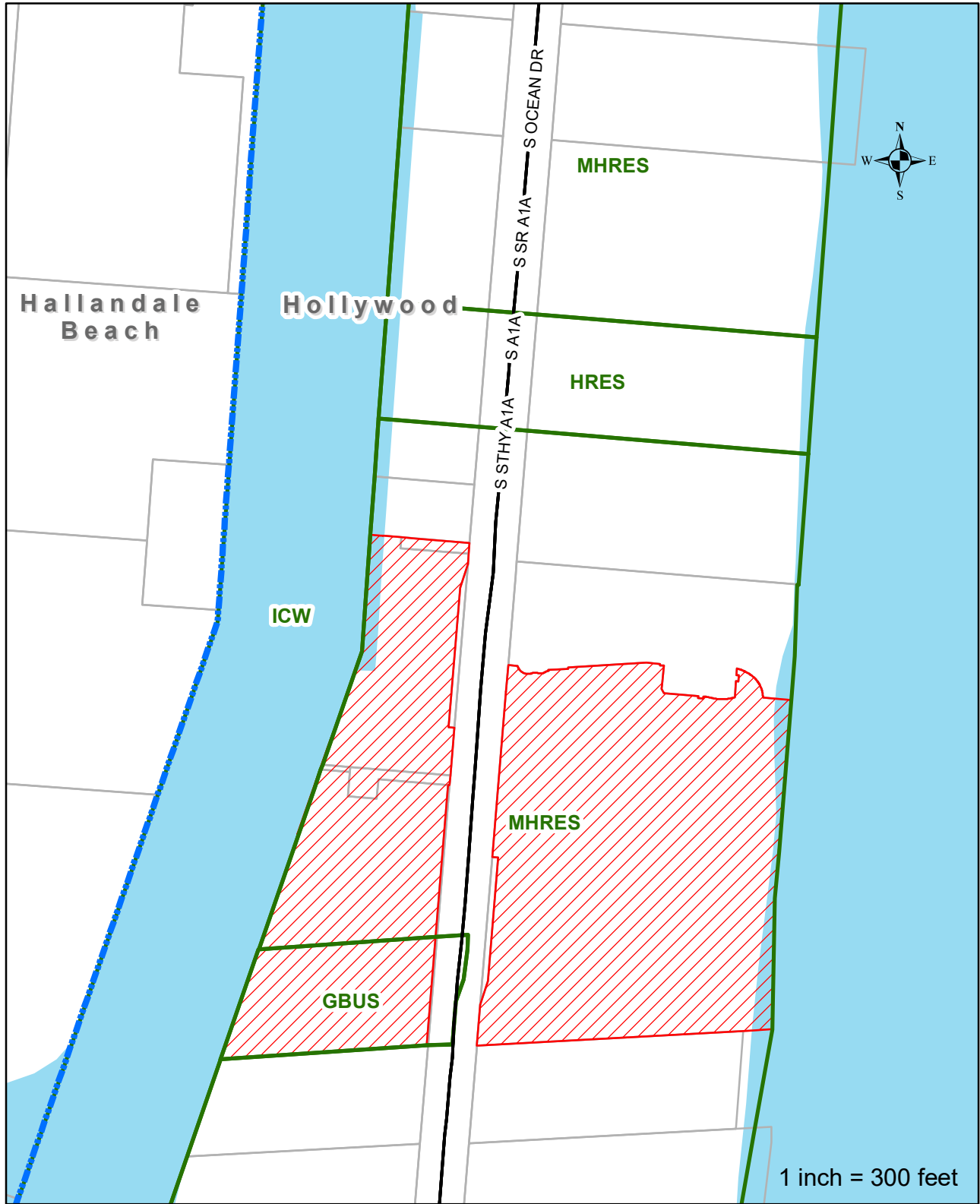


EXHIBIT AERIAL DIPLOMAT LUPA

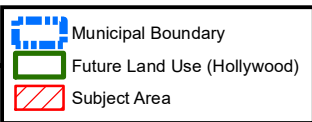


Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net



**EXHIBIT B - CURRENT FUTURE LAND USE
DIPLOMAT LUPA**



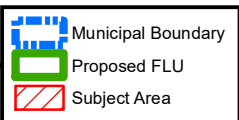
Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301

Ph: 954-467-6308 E: Lkerr808@bellsouth.net



**EXHIBIT C - PROPOSED FUTURE LAND USE
DIPLOMAT LUPA**



Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

ATTACHMENTS

Legal Description	I
Sanitary Sewer Correspondence	II
Potable Water Correspondence	II
Drainage Correspondence	II
Solid Waste Correspondence	III
Mass Transit Correspondence	IV
Text Amendment	V

ATTACHMENT I
Legal Description

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A" AND A PORTION OF PARCEL "B" DIPLOMAT RESORT AND COUNTRY CLUB ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A" SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A) AS SHOWN ON SAID DIPLOMAT RESORT AND COUNTRY CLUB PLAT;

THENCE NORTH 05°08'00" EAST ON THE WEST LINE OF SAID PARCEL "A" AND ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A), A DISTANCE OF 84.92 FEET TO THE SOUTHERLY MOST CORNER OF A RIGHT-HAND TURN LANE AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 31014, PAGE 124 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTHEASTERLY ON THE EASTERLY LINE OF SAID RIGHT-HAND TURN LANE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 18°37'45" EAST, A DISTANCE OF 51.42 FEET;
2. NORTH 05°08'00" EAST, A DISTANCE OF 255.00 FEET;
3. NORTH 84°52'00" WEST, A DISTANCE OF 12.00 FEET TO THE INTERSECTION WITH SAID WEST LINE OF PARCEL "A" AND WITH SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A);

THENCE NORTH 05°08'00" EAST ON SAID WEST LINE OF PARCEL A AND THE WEST LINE OF SAID PARCEL B AND ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A), A DISTANCE OF 394.79 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 36415, PAGE 69 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (A.K.A. "THE CONDO PARCEL");

THENCE EASTERLY ON THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 36415, PAGE 69 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (A.K.A. "THE CONDO PARCEL") THE FOLLOWING THIRTY (30) COURSES AND DISTANCES;

1. SOUTH 84°52'00" EAST, A DISTANCE OF 19.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, WHOSE RADIUS POINT BEARS NORTH 74°36'03" EAST;
2. SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 22.67 FEET, THROUGH A CENTRAL ANGLE OF 96°31'08", AN ARC DISTANCE OF 38.19 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE TO THE SOUTH;
3. EASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 15.33 FEET, THROUGH A CENTRAL ANGLE OF 42°20'53", AN ARC DISTANCE OF 11.33 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE TO THE NORTH;
4. EASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 16.67 FEET, THROUGH A CENTRAL ANGLE OF 48°29'11", AN ARC DISTANCE OF 14.11 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE TO THE SOUTHEAST;
5. NORTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 74.00 FEET, THROUGH A CENTRAL ANGLE OF 07°12'13", AN ARC DISTANCE OF 9.30 FEET TO A POINT OF NON-TANGENCY;
6. NORTH 02°52'00" WEST, A DISTANCE OF 1.63 FEET;
7. NORTH 87°08'00" EAST, A DISTANCE OF 41.04 FEET;
8. NORTH 03°02'47" WEST, A DISTANCE OF 3.07 FEET;

P:\Projects\2017\179920 Diplomat Resort - Rezoning Sketch & Legal Description\Survey\Legal Descriptions\179920-V-SD-REZONING.dwg



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS™
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
 Phone: 954.921.7781 • Fax: 954.921.8807

Certificate of Authorization 6791

Sketch and Description
 Portions Diplomat Resort and Country Club Plat,
 Plat Book 158, Page 16, B.C.R. & Portions of Beverly
 Beach No. 2, Plat Book 40, Page 24, B.C.R
 City of Hollywood Broward County, Florida

SCALE N/A	PROJECT No. 179920	SHEET 1 OF 6
DATE 12/18/17	CAD FILE	

P:\Projects\2017\179920 Diplomat Resort - Rezoning Sketch & Legal Description\Survey\Legal Descriptions\179920-V-SD-REZONING.dwg

9. NORTH 87°06'42" EAST, A DISTANCE OF 160.74 FEET;
10. SOUTH 84°52'18" EAST, A DISTANCE OF 28.63 FEET;
11. SOUTH 05°07'42" WEST, A DISTANCE OF 3.00 FEET;
12. SOUTH 84°52'18" EAST, A DISTANCE OF 7.70 FEET;
13. SOUTH 05°07'42" WEST, A DISTANCE OF 40.78 FEET;
14. NORTH 84°52'18" WEST, A DISTANCE OF 0.50 FEET;
15. SOUTH 05°07'42" WEST, A DISTANCE OF 6.99 FEET;
16. SOUTH 26°13'52" EAST, A DISTANCE OF 10.55 FEET;
17. SOUTH 85°02'05" EAST, A DISTANCE OF 71.20 FEET;
18. SOUTH 05°14'45" WEST, A DISTANCE OF 4.46 FEET;
19. SOUTH 84°45'15" EAST, A DISTANCE OF 10.43 FEET;
20. NORTH 05°14'45" EAST, A DISTANCE OF 4.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 06°26'46" WEST;
21. EASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 113.55 FEET, THROUGH A CENTRAL ANGLE OF 07°59'48", AN ARC DISTANCE OF 15.85 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, WHOSE RADIUS POINT BEARS NORTH 14°38'51" EAST;
22. EASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 92.40 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02", AN ARC DISTANCE OF 49.48 FEET TO A POINT OF NON-TANGENCY;
23. NORTH 04°37'57" EAST, A DISTANCE OF 33.20 FEET;
24. SOUTH 85°48'19" EAST, A DISTANCE OF 5.25 FEET;
25. NORTH 04°49'09" EAST, A DISTANCE OF 12.60 FEET;
26. NORTH 85°48'19" WEST, A DISTANCE OF 5.14 FEET;
27. NORTH 05°26'30" EAST, A DISTANCE OF 13.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 14°43'44" WEST;
28. SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 79.39 FEET, THROUGH A CENTRAL ANGLE OF 18°34'10", AN ARC DISTANCE OF 25.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 29°11'02" WEST;
29. SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 57.40 FEET, THROUGH A CENTRAL ANGLE OF 60°25'29", AN ARC DISTANCE OF 60.53 FEET TO A POINT OF NON-TANGENCY;



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS™
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
 Phone: 954.921.7781 • Fax: 954.921.8807

Certificate of Authorization 6791

Sketch and Description
 Portions Diplomat Resort and Country Club Plat,
 Plat Book 158, Page 16, B.C.R. & Portions of Beverly
 Beach No. 2, Plat Book 40, Page 24, B.C.R
 City of Hollywood Broward County, Florida

SCALE	PROJECT No.	SHEET
N/A	179920	
DATE	CAD FILE	2 OF 6
12/18/17		

30. SOUTH 84°52'00" EAST, A DISTANCE OF 57.71 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID PARCEL "B" SAID POINT ALSO BEING LOCATED ON THE EROSION CONTROL LINE AS DESCRIBED AND RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE SOUTH 05°22'00" WEST ON SAID EAST LINE OF PARCEL "B" AND ON THE EAST LINE OF SAID PARCEL "A" AND ON SAID EROSION CONTROL LINE, A DISTANCE OF 409.40 FEET;

THENCE SOUTH 01°42'15" WEST CONTINUING ON SAID EAST LINE OF PARCEL "A" AND ON SAID EROSION CONTROL LINE, A DISTANCE OF 269.83 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE SOUTH 87°18'02" WEST ON THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 605.56 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 431,679 SQUARE FEET (9.910 ACRES), MORE OR LESS.

TOGETHER WITH:

ALL OF PARCEL "C" AND A PORTION OF PARCEL "D", DIPLOMAT RESORT AND COUNTRY CLUB ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TOGETHER WITH A PORTION OF BEVERLY BEACH No. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "C" AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (S.R. A-1-A); THENCE SOUTH 87°17'57" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "D", 421.96 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "D" AND A POINT ON THE EASTERLY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 19°22'37" EAST, ALONG THE WESTERLY LINES OF SAID PARCELS "C" AND "D", THE WEST LINE OF SAID BEVERLY BEACH No. 2 PLAT AND SAID EASTERLY LINE, 888.83 FEET; THENCE CONTINUING ALONG SAID PARCEL "D" WESTERLY LINE NORTH 04°32'14" EAST, 239.97 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D"; THENCE SOUTH 84°52'00" EAST, ALONG THE NORTH LINE OF SAID PARCEL "D", 60.83 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 05°08'00" WEST, 22.50 FEET; THENCE SOUTH 84°52'00" EAST, 141.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "D" AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (S.R. A-1-A); THENCE SOUTH 05°08'00" WEST, ALONG SAID RIGHT-OF-WAY LINE AND SAID EAST LINE, 20.96 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE AND THE WEST LINE OF THAT CERTAIN RIGHT-OF-WAY DEDICATION (TURN LANE) PER OFFICIAL RECORDS BOOKS 30631, PAGE 983 AND 31014, PAGE 124, BROWARD COUNTY RECORDS; THENCE, DEPARTING SAID EAST LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) SOUTH 18°37'45" WEST, 51.42 FEET; (2) SOUTH 05°08'00" WEST, 288.00 FEET; (3) SOUTH 84°52'00" EAST, 12.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "D" AND A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 05°08'00" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, AND THE EAST LINE OF SAID PARCELS "C" AND "D", 662.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 295,111 SQUARE FEET (6.775 ACRES), MORE OR LESS.

P:\Projects\2017\179920 Diplomat Resort - Rezoning Sketch & Legal Description\Survey\Legal Descriptions\179920-V-SJ-REZONING.dwg



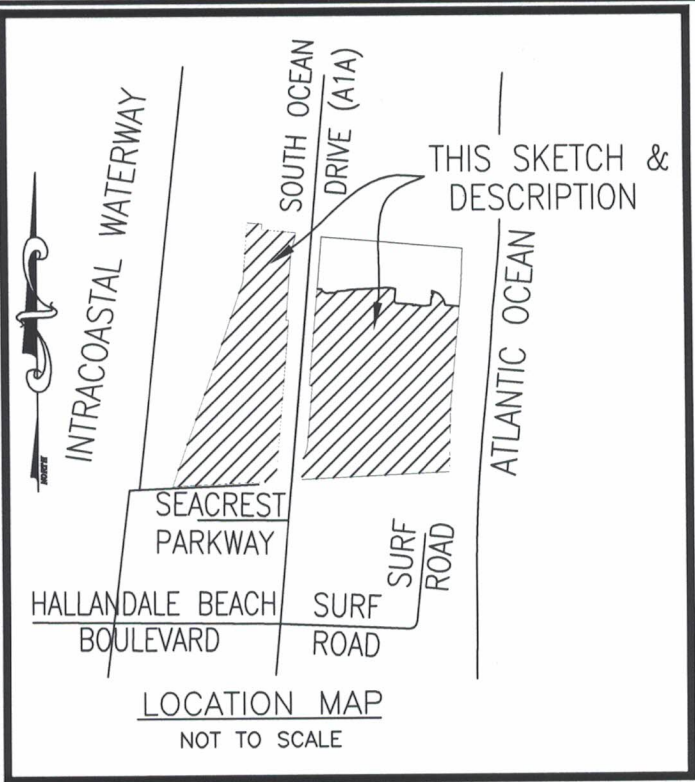
Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS™
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
 Phone: 954.921.7781 • Fax: 954.921.8807

Certificate of Authorization 6791

Sketch and Description

Portions Diplomat Resort and Country Club Plat,
 Plat Book 158, Page 16, B.C.R. & Portions of Beverly
 Beach No. 2, Plat Book 40, Page 24, B.C.R
 City of Hollywood Broward County, Florida

SCALE	PROJECT No.	SHEET
N/A	179920	
DATE	CAD FILE	3 OF 6
12/18/17		



SURVEY NOTES:

1. CALVIN, GIORDANO & ASSOCIATES. DID NOT RESEARCH TITLE FOR THIS PROPERTY AND THE PLATS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN HEREON ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA VIA THE BROWARD COUNTY PROPERTY APPRAISER'S AND CLERK OF THE COURT'S WEB SITES.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE CENTERLINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) HAVING A BEARING OF SOUTH 05°08'00" WEST.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL RENDER IT INVALID.
6. THE INTENDED SCALE OF THIS DRAWING IS 1" = 150' OR SMALLER.
7. FOR CLARITY INTERIOR EASEMENTS AND OPENINGS ARE NOT SHOWN HEREON.

I, MICHAEL M. MOSSEY, DO HEREBY STATE THAT THIS SKETCH AND DESCRIPTION WAS DONE UNDER MY DIRECT SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THIS SKETCH AND DESCRIPTION WAS COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS STATED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES CHAPTER #72.027.

DATED: DECEMBER 18, 2017

CALVIN, GIORDANO & ASSOCIATES, INC.

SIGNATURE _____

Michael M. Mossey
 MICHAEL M. MOSSEY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 5660



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONSSM
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
 Phone: 954.921.7781 • Fax: 954.921.8807

Certificate of Authorization 6791

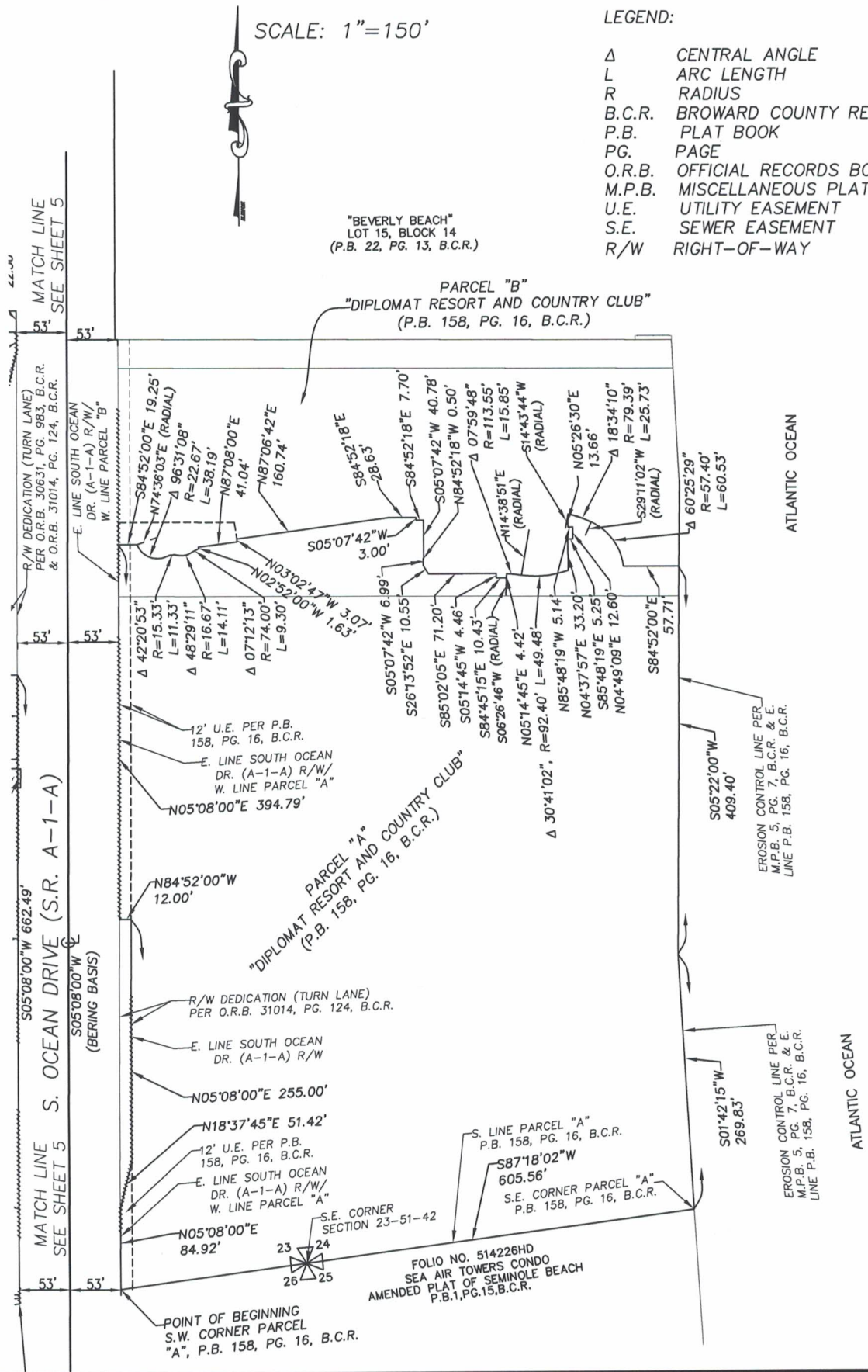
Sketch and Description
 Portions Diplomat Resort and Country Club Plat,
 Plat Book 158, Page 16, B.C.R. & Portions of Beverly
 Beach No. 2, Plat Book 40, Page 24, B.C.R
 City of Hollywood Broward County, Florida

SCALE N/A	PROJECT No. 179920	SHEET 4 OF 6
DATE 12/18/17	CAD FILE	

SCALE: 1"=150'

LEGEND:

- Δ CENTRAL ANGLE
- L ARC LENGTH
- R RADIUS
- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- M.P.B. MISCELLANEOUS PLAT BOOK
- U.E. UTILITY EASEMENT
- S.E. SEWER EASEMENT
- R/W RIGHT-OF-WAY



P:\Projects\2017\179920 Diplomat Resort - Rezoning Sketch & Legal Description\Survey\Legal Descriptions\179920-V-SD-REZONING.dwg



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONSSM
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
 Phone: 954.921.7781 • Fax: 954.921.8807

Certificate of Authorization 6791

Sketch and Description
 Portions Diplomat Resort and Country Club Plat,
 Plat Book 158, Page 16, B.C.R. & Portions of Beverly
 Beach, Plat Book 22, Page 13, B.C.R.
 City of Hollywood Broward County, Florida

SCALE	PROJECT NO.	SHEET
1"=150'	179920	6 OF 6
DATE	CAD FILE	
12/18/17		

ATTACHMENT II

Sanitary Sewer Correspondence

Potable Water Correspondence

Drainage Correspondence

Kelly Ray-Sosnowski

From: Wilford Zephyr <WZEPHYR@hollywoodfl.org>
Sent: Wednesday, February 21, 2018 8:52 AM
To: 'Kelly Ray-Sosnowski'
Subject: RE: Diplomat Land Use Plan Amendment
Attachments: Diplomat LUPA 2-20-18.pdf

Hi Kelly,

Please see attached.

Thanks.

Wilford Zephyr, P.E., LEED AP, CFM
Senior Engineer
City of Hollywood, Florida
Department of Public Utilities
Engineering & Construction Services
2600 Hollywood Blvd, Room 308
Hollywood, FL 33022
Phone: (954)921-3994
Fax: (954)921-3481
wzephyr@hollywoodfl.org

From: Wilford Zephyr
Sent: Wednesday, February 07, 2018 11:48 AM
To: Kelly Ray-Sosnowski
Subject: RE: Diplomat Land Use Plan Amendment

Hi Kelly,

I'll get it to you in a day or two.

Thanks.

Wilford Zephyr, P.E., LEED AP, CFM
Senior Engineer
City of Hollywood, Florida
Department of Public Utilities
Engineering & Construction Services
2600 Hollywood Blvd, Room 308
Hollywood, FL 33022
Phone: (954)921-3994
Fax: (954)921-3481
wzephyr@hollywoodfl.org

From: Kelly Ray-Sosnowski [<mailto:Kray808@bellsouth.net>]
Sent: Monday, February 05, 2018 1:14 PM
To: Wilford Zephyr
Subject: RE: Diplomat Land Use Plan Amendment

Hi there,

Just following up on the below request.

Call or email with any questions.

Thank you!

Kelly Ray-Sosnowski, **LEED AP+BDC**
Planner
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 F: 954-467-6309
www.LeighRobinsonKerr.com

From: Kelly Ray-Sosnowski [<mailto:Kray808@bellsouth.net>]
Sent: Tuesday, January 2, 2018 9:27 AM
To: 'wzephyr@hollywoodfl.org' <wzephyr@hollywoodfl.org>
Subject: Diplomat Land Use Plan Amendment

Good Morning Mr. Zephyr,

Attached please find our request for your review of our water, sewer and drainage analysis for the above referenced land use plan amendment.

Please call or email with any questions you may have

Thank you for your help.

Kelly Ray-Sosnowski, **LEED AP+BDC**
Planner
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 F: 954-467-6309
www.LeighRobinsonKerr.com

Wilford Zephyr
Engineer
City of Hollywood
Public Utilities
2600 Hollywood Blvd Suite 304

Leigh Robinson Kerr
& Associates, Inc.

Member, American Institute of Certified Planners

December 28, 2017

Via E-mail: wzephyr@hollywoodfl.org

Wilford Zephyr, P.E., LEED AP. CFM.
City of Hollywood Public Utilities
2600 Hollywood Blvd, Room 308, 33022

**Re: Diplomat Land Use Plan Amendment – Sanitary Sewer, Potable Water, and
Drainage Analysis**

Mr. Zephyr:

My office is preparing an application for a land use plan amendment to the City of Hollywood Beach Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Sanitary Sewer, Potable Water and Drainage.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

• Planning • Zoning • Land Use • Expert Testimony •

808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301

Phone (954) 467-6308 Fax (954) 467-6309

lkerr808@bellsouth.net

Established 1985

A. PROJECT INFORMATION

The subject site is situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing 128,000 square foot convention facility.

The applicant wishes to amend the future land use designation of the subject site to Activity Center (AC).

Existing Land Use

Existing Land Uses		
Acres	City	County
16.9	MHRES	MH25
2.2	GBUS	Commerce

Maximum Allowable Development Under the Current Land Use Designation

Existing designation includes residential and non-residential uses. Per Broward County Land Use Plan Policy 2.4.12, the Activity Center impact analysis may be based on the intensity standards of the Hollywood Land Use Plan. For Commercial use, the City's Plan establishes a FAR of 3.0. The maximum allowable development under the current land use designation is:

Existing Land Use City/County	Calculation	Max. Allowable Development
MHRES/MH25	25 du/ac x 16.9 acres	= 422 d.u.
GBUS/Commerce	2.2 acres x 43,560 sf = 95,832 sf X 3.0 FAR = 287,496 sf	= 287,496 sf

Proposed Land Use

PROPOSED FUTURE LAND USE	
ACTIVITY CENTER	
Multi Family	350 units
Hotel ¹	1,500 units
Commercial/Office	75,000 square feet
Convention Center	150,000 square feet

¹Permits ancillary office, restaurants, meeting space.

B. SANITARY SEWER ANALYSIS

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

Septic tanks will not be used to serve the amendment site.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

SANITARY SEWER DEMAND AND CAPACITY City of Hollywood Wastewater Treatment Plant		
Plant Capacity		55.50 MGD
Current + Committed Demand	37.94	36.27 MGD
Planned Plant Capacity		55.50 MGD

Source: Broward County Wastewater Treatment Plant Flow Calculations

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

SANITARY SEWER IMPACT			
	USE	RATE/CALCULATION	TOTAL
CURRENT	MH25: 422 du's	x 250 GPD	= 105,500 GPD
	Comm.: 287,496 SF	x 0.1 GPD	= 28,750 GPD
		Subtotal	134,250 GPD
PROPOSED			
Activity Center	MF: 350 du's	x 250 GPD	= 75,500 GPD
	Hotel: 1,500 rooms	x 150 GPD	= 225,000 GPD
	Comm/Office: 75,000 SF	x 0.1 GPD	= 7,500 GPD
	Convention: 150,000 SF	x 0.1 GPD	= 15,000 GPD
		Subtotal	= 323,000 GPD
		Net Change	+ 188,750 GPD

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER Hollywood Wastewater Treatment Plant		
	2020	2025
Projected Plant Capacity	55.5 MGD	55.5 MGD
Projected Plant Demand	55.5 MGD	55.5 MGD
Planned Plant Expansions	No expansions planned.	
Funding Sources	N/A	
Source: City of Hollywood Comprehensive Plan Sanitary Sewer Sub-Element, Table 3; City of Hollywood Correspondence dated 2/2/2017		

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

See Attachment II and below:

Name: Wilford Zephyr, P.E., LEED AP. CFM.
Position: City of Hollywood Public Utilities
Address: 2600 Hollywood Blvd, Room 308, 33022

Ph: 954.921-3994 **Fx:** 954.921-3481
Email: wzephyr@hollywoodfl.org

C. Potable Water Analysis

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

WATER DEMAND V. SUPPLY			
Source	Permitted Withdrawal	Projected Demand (2030)	Plant Capacity
Biscayne Aquifer:	30.7 MGD	37.7 MGD ²	59.5 MGD ³
Florida Aquifer:	<u>8.7 MGD</u> 39.4 MGD ¹		
City of Hollywood Utilities Element-Water Supply Plan:			
¹ Table 5-3 Permitted AADF			
² Table 5-2 Max-Day High Retail per Capita			
³ City Staff Correspondence			

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the SFWMD permitted withdrawal, including the expiration date of the SFWMD permit.

CURRENT PLANT CAPACITY & DEMAND – POTABLE WATER	
City of Hollywood Water Treatment Plant	
Current Plant Capacity	59.5 MGD
Current + Committed Plant Demand	25.04 25.19 MGD
SFWMD Permitted Withdrawal	39.4 MGD
Expiration Date of SFWMD Permit	April 10, 2028

Source: Hollywood Utilities Element Potable Water Jan.'15; City of Hollywood Correspondence dates 2/2/2017

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

Biscayne Aquifers- 11,205 MGD

Florida Aquifer System-Floridan Wellfield: 3,168 MGD

Source: Water Use Permit # 06-00038-W; City of Hollywood Correspondence 2/2/2017

4. 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 s.f.* or d.u.

TABLE 1 POTABLE WATER IMPACT			
	USE	RATE*/CALCULATION	TOTAL
CURRENT	MH25: 422 du's	x 100 GPD p/c/d	= 42,200 GPD
	Comm.: 287,496 SF	x 0.1 GPD	= 28,750 GPD
		Subtotal	= 70,950 GPD
PROPOSED			
Activity Center	MF: 350 du's	x 100 GPD	= 35,000 GPD
	Hotel: 1,500 rooms	x 150 GPD	= 225,000 GPD
	Comm/Office: 75,000 SF	x 0.1 GPD	= 7,500 GPD
	Convention: 150,000 SF	x 0.1 GPD	= 15,000 GPD
		Subtotal	= 282,500 GPD
		Net Change	+ 211,550 GPD

*Source: Hollywood Potable Water Element Policy 2.2

PER CAPITA DENSITY

Density in Dwelling Units

Estimated Number per Gross Acre of Persons per Residential Land Area Dwelling Unit

From 0 up to 1: 3.3

Over 1 up to 5: 3.0

Over 5 up to 10: 2.5

Over 10 up to 16: 2.0

Over 16 up to 25: 1.8

Over 25 up to 50: 1.5

(Source: Broward County Land Development Code)

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

PROJECTED CAPACITY & DEMAND – POTABLE WATER		
	2020	2025
Projected Plant Capacity	59.5 MGD	59.5 MGD
Projected Plant Demand	36.2 MGD	36.6 MGD
Planned Plant Expansions	None	

Source: Hollywood Utilities Element Potable Water Table 5-2 (Max-day high retail per capita); City of Hollywood Correspondence dated 2/2/2017

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

See Attachment II and below:

Name: Wilford Zephyr, PE, LEED AP, CFM
Position City of Hollywood Public Utilities
Address 2600 Hollywood Blvd, Room 308, 33022
Ph: 954.921-3994 Fx: 954.921-3481
Email: wzephyr@hollywoodfl.org

D. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

Private Property: Retain on property and dispose of 1/2 inch of storm runoff during any five minute period.

Single Family: Maintain minimum of 30% pervious area on site. Buildings: To have the lowest floor elevation no lower than the elevation for the respective area depicted on the National Flood Insurance Rate Map (FIRM) by Federal Emergency Management Agency (FEMA) for flood hazard areas based on 100 year flood elevation, or; for commercial properties 6 inches for residential properties 18 inches above the crown of the adjacent public street or road - whichever is the highest.

All commercial properties and residential properties with more than 10 parking spaces must obtain drainage permits for site development from other regulatory authorities having jurisdiction prior to obtaining a building permit from the City. Since the City of Hollywood is a built-out municipality with emphasis slowly shifting toward redevelopment and with only limited water management review and permitting conducted in house, the standards of Broward County (in most cases) and sometimes the South Florida Water Management District or Central and South Broward Drainage Districts are enforced on larger projects through regulatory programs. To increase the efficiency and eliminate duplication in the area of environmental regulation, Hollywood relies heavily on the Broward County which possesses the expertise and resources to enforce the following standards:

Broward County Adopted Level of Service Standard

- Road Protection:** Residential streets not greater than fifty feet wide right-of-way to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map." Rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."
- Buildings:** To have the lowest floor elevation no lower than the elevation for the respective area depicted on the "100 Year Flood Criteria Map," or the FEMA Based Flood Elevation, whichever is higher.
- Off Site Discharge:** Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.
- Storm Sewers:** Design frequency minimum to the three year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.
- Flood Plain:** Calculated flood elevations based on the ten-year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year "Flood Criteria Map" and "100-Year Flood Elevation Map."
- Antecedent Water:** The higher elevation of either the control Level elevation or the elevation depicted on the map "Average Wet Season Water Levels."
- On Site Storage:** Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off site discharge occurring during design rainfall.
- Best Management:** Prior to discharge to surface or ground water BMP's will be used to reduce pollutant loading from stormwater runoff.

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

The canal system within Hollywood is controlled by the South Florida Water Management District (SFWMD). The SFWMD operates and maintains the C-10 canal and establishes discharge limits.

SFWMD regulates discharge limitations to allow surplus capacity for future developments in the County and to preserve the aquifer recharge potential through performance based criteria for water management systems to be constructed by the

developers on site. This policy encourages detention drainage systems consistent with the limitations set by SFWMD.

Properties without access to canals or lakes must provide full on-site retention, which is usually provided through a system of french drains and deep swales of the adequate capacity to provide the required level of service.

Most of the eastern part of the City (east of the Federal Highway (U.S. 1) and east of 16th Avenue, which was developed more than 30 years ago, drains the overflow from the intense storms through the positive drainage system, consisting of storm sewers or drainage ditches into the Intracoastal Waterway and the connected lakes. These waters are saline and subject to tidal influence, therefore they are not in SFWMD jurisdiction. Florida Department of Environmental Protection classified these waters as Type III (recreational use). Due to the historical redevelopment discharge of rainfall into these waters, no capacity limitations exist on the discharge. Only on-site detention and treatment of the first one-inch of runoff is required.

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

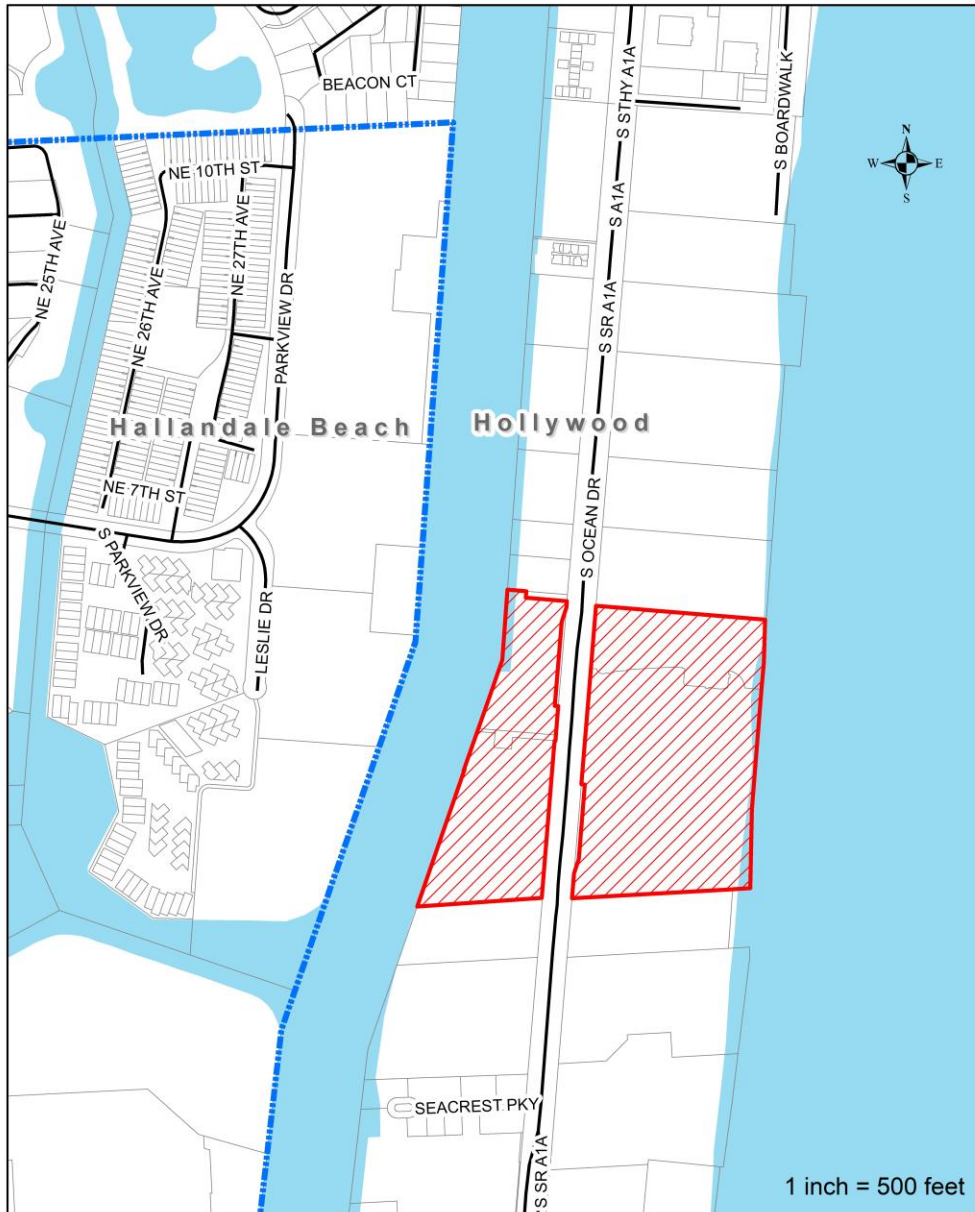
All improvements required to meet the adopted level of service will be installed in conjunction with new development.

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.

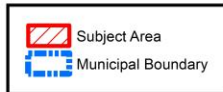
A Surface Water Management Permit has been issued for the site and will be updated as needed.

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 demonstrated 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 for 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.

Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the



**EXHIBIT A-1 - LOCATION MAP
DIPLOMAT LUPA**



Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net



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

Kelly Ray-Sosnowski
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard Suite 104
Fort Lauderdale, FL 33301

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: "Diplomat" Land Use Plan Amendment – Drainage Analysis

Ms. Ray-Sosnowski:

The information in your land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Heilman", is written over a light blue horizontal line.

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
E-mail: JHeilman@Broward.org

April 3, 2018

ATTACHMENT III
Solid Waste Letter

Kelly Ray-Sosnowski

From: Grant Smith <gsmith@strategysmith.com>
Sent: Monday, March 26, 2018 11:40 AM
To: lkerr808@bellsouth.net; Kray808@bellsouth.net
Subject: Re: Diplomat - Land Use Plan Amendment
Attachments: L-SolidWaste[1].pdf

Good morning Kelly:

I have reviewed the attached Diplomat materials with my client, Waste Connections of Florida, and they have authorized me to represent that they have the transfer and disposal capacity to appropriately dispose of the waste as calculated in your submission. If you need any additional information, please let me know.

Grant

Grant J. Smith, Esq.
StrategySmith, PA
401 East Las Olas Boulevard
Suite 130-120
Fort Lauderdale, FL 33301
954.328.9064 - Direct

From: "lkerr808@bellsouth.net" <lkerr808@bellsouth.net>
Date: Thursday, March 1, 2018 at 1:54 PM
To: Grant Smith <gsmith@strategysmith.com>
Cc: "lkerr808@bellsouth.net" <lkerr808@bellsouth.net>
Subject: FW: Diplomat - Land Use Plan Amendment

Good afternoon, checking on the review of the attached.
Good seeing you the other night at Tripp Scott event.
Cheers.

From: Kelly Ray-Sosnowski [mailto:Kray808@bellsouth.net]
Sent: Tuesday, January 2, 2018 9:37 AM
To: GSmith@strategysmith.com
Cc: Leigh Kerr - Office <lkerr808@bellsouth.net>
Subject: Diplomat - Land Use Plan Amendment

Good Morning Mr. Smith,

Attached please find our request for your review of our solid waste analysis for the above referenced land use plan amendment.

Please call or email with any questions you may have.

Thank you for your help.

Leigh Robinson Kerr
& Associates, Inc.

Member, American Institute of Certified Planners

December 28, 2017

Via E-mail: GSmith@strategysmith.com

Grant Smith, Esq.
Progressive/Waste Connection

Re: Diplomat Land Use Plan Amendment – Solid Waste Analysis

Mr. Smith:

My office is preparing an application for a land use plan amendment to the City of Hollywood Beach Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Solid Waste.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

• Planning • Zoning • Land Use • Expert Testimony •

808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301

Phone (954) 467-6308 Fax (954) 467-6309

lkerr808@bellsouth.net

Established 1985

A. PROJECT INFORMATION

The subject site is situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing 128,000 square foot convention facility.

The applicant wishes to amend the future land use designation of the subject site to Activity Center (AC).

Existing Land Use

Existing Land Uses		
Acres	City	County
16.9	MHRES	MH25
2.2	GBUS	Commerce

Maximum Allowable Development Under the Current Land Use Designation

Existing designation includes residential and non-residential uses. Per Broward County Land Use Plan Policy 2.4.12, the Activity Center impact analysis may be based on the intensity standards of the Hollywood Land Use Plan. For Commercial use, the City's Plan establishes a FAR of 3.0. The maximum allowable development under the current land use designation is:

Existing Land Use City/County	Calculation	Max. Allowable Development
MHRES/MH25	25 du/ac x 16.9 acres	= 422 d.u.
GBUS/Commerce	2.2 acres x 43,560 sf = 95,832 sf X 3.0 FAR = 287,496 sf	= 287,496 sf

Proposed Land Use

PROPOSED FUTURE LAND USE	
ACTIVITY CENTER	
Multi Family	350 units
Hotel ¹	1,500 units
Commercial/Office	75,000 square feet
Convention Center	150,000 square feet

¹Permits ancillary office, restaurants, meeting space.

B. SOLID WASTE ANALYSIS

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

Residential	8.9 lbs/unit/day
Industrial/Commercial	
Factory/Warehouse	2 lbs/100 sq. ft./day
Office	1 lb/100 sq. ft./day
Department Store	4 lbs/100 sq. ft./day
Supermarket	9 lbs/100 sq. ft./day
Restaurant	2 lbs/meal/day
Drug Store	5 lbs/100 sq. ft./day
School	
Grade	10 lbs/room & ¼ lb/pupil/day
High School	8 lbs/room & ¼ lb/pupil/day
Institution	
Hospital	8 lbs/bed/day
Nursing Home	3 lbs/bed/day
Home for Aged	3 lbs/person/day
Rest Homes	3 lbs/person/day

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

Solid waste pickup services are provided by Progressive/Waste Connection. Waste is collected and hauled to Port St. Cloud.

The landfill capacity is approximately 2,000 tons per day. The landfill demand is below capacity. The Progressive/Waste Connection facility has sufficient capacity to handle the proposed amendment area.

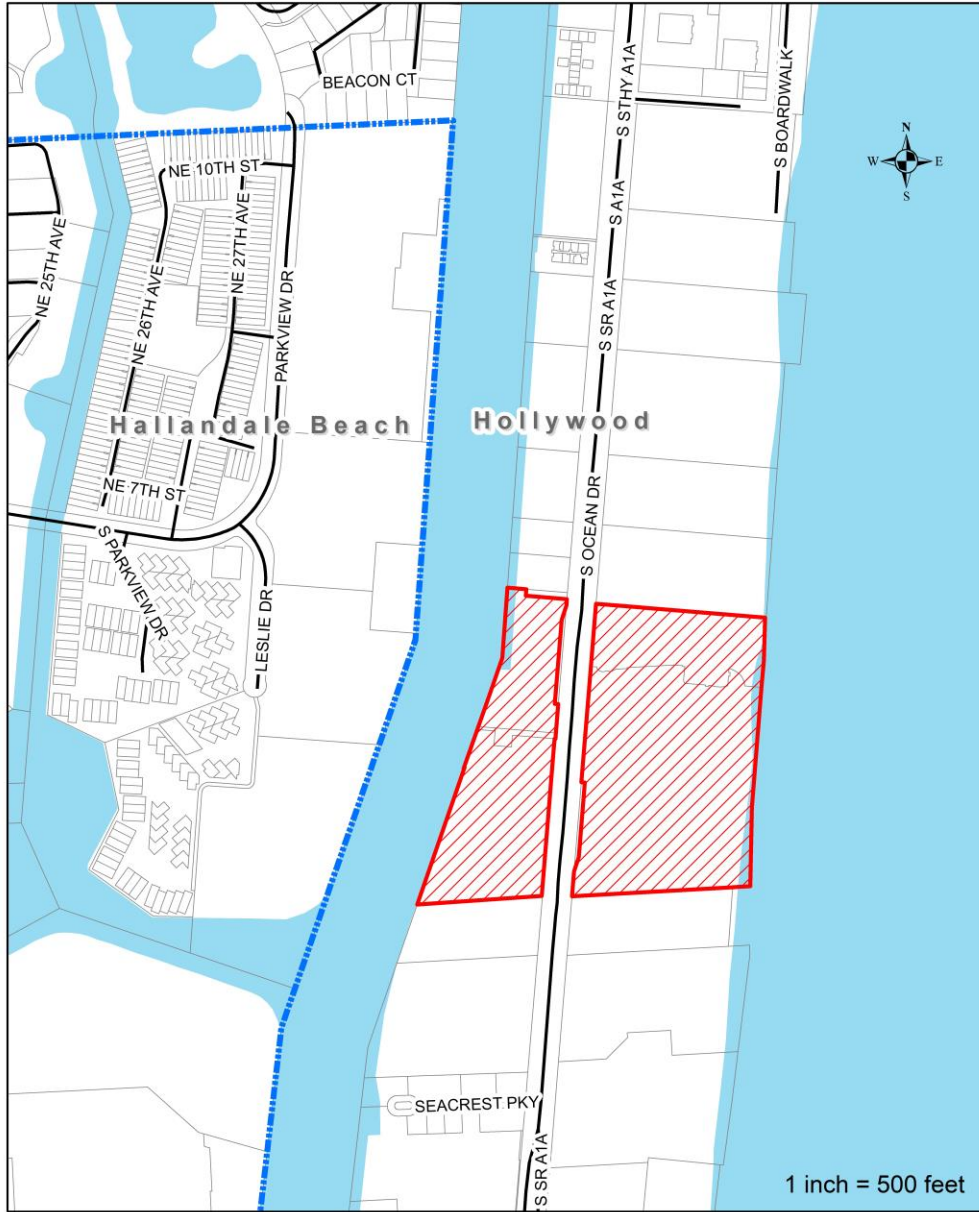
- Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

TABLE 1			
SOLID WASTE IMPACT			
	USE	RATE*/CALCULATION	TOTAL
CURRENT	MH25: 422 du's	x 8.9 Lbs/du/day	= 3,756 Lbs/day
	Comm.: 287,496 SF	x 2 Lbs/100 sf/day	= 5,750 Lbs/day
		Subtotal	= 9,506 Lbs/day
PROPOSED			
Activity Center	MF: 350 du's	x 8.9 Lbs/du/day	= 3,115 Lbs/day
	Hotel: 1,500 rooms	x 8.9 Lbs/du/day	= 13,350 Lbs/day
	Comm/Office: 75,000 SF	x 2 Lbs/100 sf/day	=1,500 Lbs/day
	Convention: 150,000 SF	x 2 Lbs/100 sf/day	=3,000 Lbs/day
		Subtotal	= 20,965 Lbs/day
		Net Change	+11,459 Lbs/day

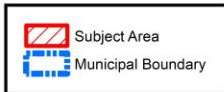
- Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See Attachment III: Solid Waste Correspondence and below:

Name: Grant Smith, Esq.
Agency: Progressive/Waste Connection
Address: TBP
Ph: 954-328-9064 Email: GSmith@strategysmith.com



**EXHIBIT A-1 - LOCATION MAP
DIPLOMAT LUPA**



Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

ATTACHMENT IV
Mass Transit Letter



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

February 12, 2018

Kelly Ray, LEED AP+BDC
 Leigh Robinson Kerr & Associates, Inc.
 808 East Las Olas Blvd., Suite 104
 Fort Lauderdale, FL 33301

RE: Transit Verification Letter – "Diplomat" LUPA

Dear Ms. Ray:

Broward County Transit (BCT) has reviewed your correspondence dated December 28, 2017 regarding the Diplomat Land Use Plan Amendment (LUPA) located in the City of Hollywood Beach for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site is limited to BCT's fixed-route 4 and Hollywood Beach Community Bus Beach Line (BCT Route 758) and Downtown/Beach - South (BCT Route 756). Please refer to the following table for detailed information:

BCT ROUTE	DAYS OF SERVICE	HOURS OF SERVICE A.M. – P.M	SERVICE FREQUENCY
4	Weekday Saturday Sunday	5:30a – 10:35p 6:00a – 10:35p 9:30a – 7:05p	20 Minutes 30 Minutes 45 Minutes
Hollywood Beach Beach Line (BCT Route 758)	Mon-Thurs Friday Saturday Sunday	No Service 7:00a – 11:00p 10:00a – 11:00p 10:00a – 9:00p	30-40 Minutes
Hollywood Beach Downtown/Beach – South (BCT Route 756)	Mon-Thurs Friday Saturday Sunday	7:00a – 9:00p 7:00a – 11:00p 10:00a – 11:00p 10:00a – 9:00p	30-40 Minutes



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

Future fixed-route bus improvements including shorter headways are specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Broward County Transit Division can accommodate additional transit demand, as described in the Mass Transit Analysis, with existing and planned fixed-route bus service to the amendment site.

Transit Division has no objections to this LUPA, however BCT recommends that any proposed development on the amendment site is designed to provide safe movement for pedestrians and bicycles including transit connectivity to the existing sidewalk/bicycle network and bus stops along S Ocean Drive.

Please be advised, Transit Division will request ADA improvements for bus stop ID#1576 and #1591 located adjacent to the amendment site along S Ocean Drive. This request will be made separately as a part of the future development or plat review process.

Please feel free to call (954) 357-8554 or email me mmittelberg@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Mabelle Mittelberg."

Mabelle Mittelberg
Service Planner
Service and Capital Planning

Leigh Robinson Kerr
& Associates, Inc.

Member, American Institute of Certified Planners

December 28, 2017

Via E-mail: Mmittelberg@broward.org

Mabelle M. Mittelberg
Service Planner
Service and Capital Planning
Broward County Transit Division
1 N. University Drive, Ste 3100A
Plantation, FL 33324

Re: Diplomat Land Use Plan Amendment – Mass Transit Analysis

Ms. Mittleberg:

My office is preparing an application for a land use plan amendment to the City of Hollywood Beach Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Mass Transit.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

• Planning • Zoning • Land Use • Expert Testimony •

808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301

Phone (954) 467-6308 Fax (954) 467-6309

lkerr808@bellsouth.net

Established 1985

A. PROJECT INFORMATION

The subject site is situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing 128,000 square foot convention facility.

The applicant wishes to amend the future land use designation of the subject site to Activity Center (AC).

Existing Land Use

Existing Land Uses		
Acres	City	County
16.9	MHRES	MH25
2.2	GBUS	Commerce

Maximum Allowable Development Under the Current Land Use Designation

Existing designation includes residential and non-residential uses. Per Broward County Land Use Plan Policy 2.4.12, the Activity Center impact analysis may be based on the intensity standards of the Hollywood Land Use Plan. For Commercial use, the City's Plan establishes a FAR of 3.0. The maximum allowable development under the current land use designation is:

Existing Land Use City/County	Calculation	Max. Allowable Development
MHRES/MH25	25 du/ac x 16.9 acres	= 422 d.u.
GBUS/Commerce	2.2 acres x 43,560 sf = 95,832 sf X 3.0 FAR = 287,496 sf	= 287,496 sf

Proposed Land Use

PROPOSED FUTURE LAND USE	
ACTIVITY CENTER	
Multi Family	350 units
Hotel ¹	1,500 units
Commercial/Office	75,000 square feet
Convention Center	150,000 square feet

¹Permits ancillary office, restaurants, meeting space.

B. 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.

MASS TRANSIT ROUTES			
Route	Coverage	Weekday Headways	Weekend Headways
4	A1A	45- min. headways	45- min. headways
28	Hallandale Bch Blvd/A1A	25- min. headways	45- min. headways
Comm. Bus Rt 1	A1A	45-min.	45-min. Saturday

2. Quantify the change in demand resulting from this amendment.

MASS TRANSIT IMPACT				
	USE	PM Peak Trips	Transit Share	Transit Trips
CURRENT	MH25: 422 du's	148	1.64%	2
	Comm.: 287,496 SF	1216	1.64%	20
				22 Trips
Proposed	MF: 350 du's	123	1.64%	2
	Hotel: 1,500 rooms	900	1.64%	15
	Commercial/Office: 75,000 SF	494	1.64%	8
	Convention: 150,000 SF	200	1.64%	3
				28 Trips
			Change	+5 trips

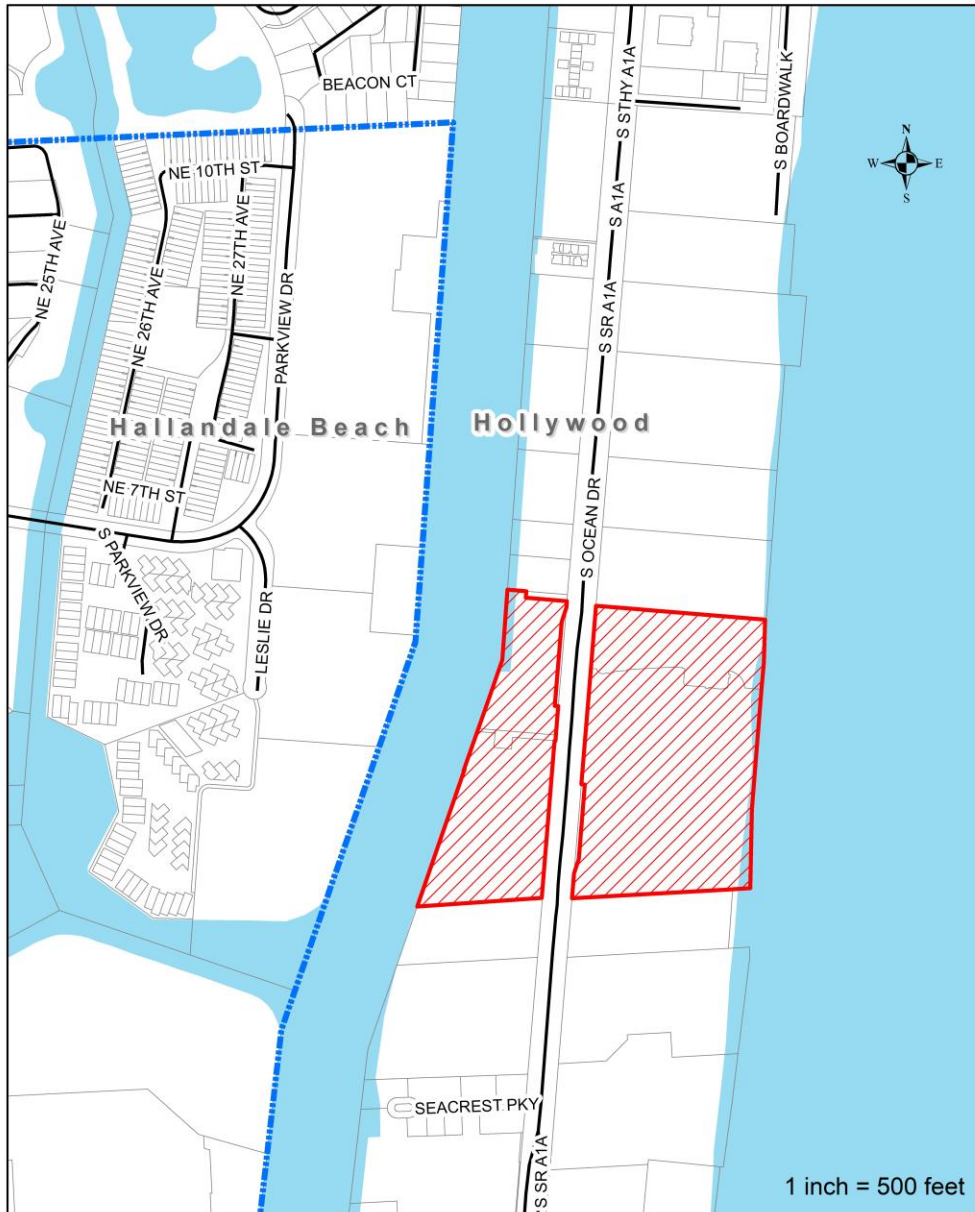
3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

See Attachment IV: Mass Transit Correspondence and below:

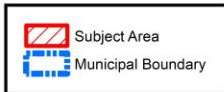
Name: Mabelle Mittleberg
Agency: Broward County Transit Division
Position: Senior Planner
Ph: 954-357-8381

4. Describe how the amendment furthers or supports mass transit use.

The subject site supports the utilization of mass transit by developing along and near roadways which are currently served by mass transit services.



**EXHIBIT A-1 - LOCATION MAP
DIPLOMAT LUPA**



Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

ATTACHMENT V

**Proposed Text Amendment
To the City of Hollywood Comprehensive Plan**

HOLLYWOOD PLAN

Permitted Uses in Areas Designated Activity Center

The areas designated for activity center use on the Future Hollywood Land Use Plan Map are intended to facilitate a balanced and interconnected mix of land uses, encourage mass transit, and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. Development patterns shall generally reflect planning and design principles that support mixed-use development to integrate housing, employment, retail, recreation and local and regional community facilities with a primary orientation toward a multi-modal transportation system.

Recognizing the importance of a multi-modal transportation system, the geographical area of an Activity Center must be served by regional and neighborhood transit stations along existing and planned high performance transit service corridors as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan. Hollywood land use designations that are under the umbrella of activity center include Local Activity Center, Regional Activity Center, Transit Oriented Corridor, Transit Oriented Development and Mixed-Use Residential.

For an area to qualify as an Activity Center, the following criteria must be met:

- Substantial housing opportunities must be a component of any Activity Center (AC).
- At least two non-residential uses must be permitted.
- Affordable housing needs of the AC must be addressed within the local land use plan.
- Park land and/or open space that is open to the public must be included as a functional component.
- Convenient access to mass transit and/or multi-modal facilities must be ensured.
- The development of key intersections or major transit stops to create nodes of development should be promoted.
- Pedestrian circulation between non-residential activity nodes and residential to non-residential activity nodes should be based, at a maximum, on a 10 minute or half-mile walk.
- Minimum and maximum FAR (Floor Area Ratio) for non-residential uses must be specified by the local government in the local land use plan.
- An inter-local agreement between the municipality and County for monitoring development activity must be executed no later than 6 months after the effective date of adoption.
- Prior to submitting an AC amendment, the municipality shall ensure that the proposal has been subject to a broad public participation process, including explanatory information concerning the AC category and a description of potential effects on individual property

rights to property owners within and surrounding the AC amendment area. Examples of a broad public participation process may include, but not be limited to: mailed notices to affected property owners, advertised public workshops, and meetings targeting all stakeholders.

Goals, Objectives and Policies

OBJECTIVE 14 – Activity Center

Policy 14.1 Permitted residential densities and hotel rooms within areas designated “Activity Center” on the Broward County Land Use Plans (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 City and Broward County Land Use Plan may be increased by 20% or 200,000 square feet, whichever 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 that 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 2016 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 Centers.”
- e. The local land use plan shall demonstrate sufficient capacity for public facilities and services, including coordination with public schools.

Policy 14.2 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 14.3 Residential use is 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 14.4 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 14.5 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 City 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 14.6 For proposed new or revised Activity Centers, the City and Broward County shall, to address new 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. (f/k/a Policy 20 and Revised Policy 10.01.04)

Policy 14.7 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 uses, 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, City and 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 14.8** 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 14.9** 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 14.10** 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 14.11** 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 14.12** In consideration of non-residential land uses in areas proposed for designation as an Activity Center, the impact analysis for the designation in the City and 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 14.13** 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 14.14** 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 14.15 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 14.16 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 14.17 The intent of the required design features is to provide guidelines for municipal implementation of the Activity Center land use category. The City is 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 14.18 The City which proposes 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 14.19 The City which proposes a 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 14.20 An interlocal agreement between the City 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.