



CITY OF
**DEVELOPMENT SERVICES
PLANNING DIVISION**

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|--|---|--|
| ☒ Technical Advisory Committee | ☐ Art in Public Places Committee | ☐ Variance |
| ☒ Planning and Development Board | ☐ Historic Preservation Board | ☐ Special Exception |
| ☒ City Commission | ☐ Administrative Approval | |

PROPERTY INFORMATION

Location Address: 400 Entrada Drive, Hollywood, FL 33021

Lot(s): _____ Block(s): _____ Subdivision: Dick Lloyd and

Folio Number(s): 5142 17 05 0010 (part) Ctrl Golf Sec. of Hlwd.

Zoning Classification: GU Land Use Classification: Open Space & Recreation

Existing Property Use: Golf course Sq Ft/Number of Units: _____

Is the request the result of a violation notice? ☐ Yes ☒ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Land use plan amendment to change 7.1 acres to Commercial Recreation (with accompanying text amendment) and 16.6 acres to Irregular (45.2) Residential

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: 750 resid. #Rooms 175 hotel
Proposed Non-Residential Uses	TBD S.F.)
Open Space (% and SQ.FT.)	Required %: TBD (Area: TBD S.F.)
Parking (# of spaces)	PARK. SPACES: (# TBD)
Height (# of stories)	(# STORIES) TBD (TBD FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (TBD FT.)

Name of Current Property Owner: City of Hollywood

Address of Property Owner: 2600 Hollywood Blvd #206, Hollywood FL, 33020

Telephone: _____ Email Address: _____

Applicant City of Hollywood & PPG GCF Orangeb Consultant ☐ Representative ☐ Tenant ☐

Address: 2600 Hollywood Blvd #206, Hollywood FL, 33020 Telephone: 954-909-0590

Email Address: _____

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

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

“Orangebrook Golf and Country Club”

Prepared For City of Hollywood by:

Complete Cities Planning Group

200 S. Andrews Ave.
Suite 504
Fort Lauderdale, FL 33301

Revised August 21, 2024

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1. 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, INCLUDING THE DATE THAT THE LOCAL GOVERNING BODY HELD THE TRANSMITTAL PUBLIC HEARING. 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.**

(Attached as **Exhibit "A"**)

- B. NAME, TITLE, ADDRESS, TELEPHONE NUMBER AND EMAIL ADDRESS OF THE LOCAL GOVERNMENT CONTACT PERSON.**

Andria Wingett
 Director, Development Services
 City of Hollywood
 Department of Development Services
 2600 Hollywood Blvd, Suite 315
 P.O. Box 229045
 Hollywood, FL 33022-9045
 Office: 954-921-3471 x6621
 E-mail: AWingett@hollywoodfl.org

- C. SUMMARY MINUTES FROM BOTH THE LOCAL PLANNING AGENCY AND THE LOCAL GOVERNMENT PUBLIC HEARINGS OF THE TRANSMITTAL OF THE BROWARD COUNTY LAND USE PLAN AMENDMENT.**

(To be provided upon receipt)

- D. DESCRIPTION OF PUBLIC NOTIFICATION PROCEDURES FOLLOWED FOR THE AMENDMENT BY THE LOCAL GOVERNMENT, INCLUDING NOTICES TO SURROUNDING PROPERTY OWNERS, ADVERTISEMENTS IN LOCAL PUBLICATIONS, SIGNAGE AT PROPOSED SITE, ETC.**

The City of Hollywood provided public notice of the amendment application via publication in a newspaper of general circulation pursuant to F.S. 166.041, sign posting and mail notice to property owners

and certified/registered civic and neighborhood association(s) within 500 feet of the golf and country club property within which the amendment sites are located. The applicant held a public participation outreach meeting prior to the transmittal public hearing, noticed as described above.

E. WHETHER THE AMENDMENT IS ONE OF THE FOLLOWING:

***DEVELOPMENT OF REGIONAL IMPACT**

***SMALL SCALE DEVELOPMENT (PER CHAPTER 163.3187 FLORIDA STATUTES)**

***EMERGENCY (PLEASE DESCRIBE ON A SEPARATE PAGE)**

The amendment is a small-scale development per Chapter 163.3187 F.S.

2. APPLICANT INFORMATION

A. Applicant: City of Hollywood (see contact information above)

B. Agent: Keith Poliakoff, Esq.
Government Law Group
200 S. Andrews Ave., Suite 601
Fort Lauderdale, FL 33301
Phone: (954) 909-0590
Email: keith.poliakoff@sacl.com

C. Prepared by: Jeff Katims, AICP
Complete Cities Planning Group
200 S. Andrews Ave., Suite 504
Fort Lauderdale, FL 33301
Phone: (954) 372-6767
Email: jeff@completecities.net

D. Property Owner: City of Hollywood (refer to City contact information)

E. Applicant's rationale for the amendment:

As part of the 2019 voter-approved General Obligation Bond, one of the improvement projects in the Parks, Open Space, Recreational and Cultural Facilities category was the revitalization of the Orangebrook Golf and Country Club. The project description included:

- 36 holes of golf to be renovated including an 18 hole championship course and an 18 hole Par 3 course, enhanced putting/chipping area, 9 illuminated holes for evening play, and driving range
- A new 15,000 sq. ft. multi-use clubhouse

- ADA accessible nature preserve path within course designed with wildlife habitat/biodiversity for walking, jogging, biking,
- Improved course drainage and water retention capacity
- New cart barn, maintenance building, course restrooms, starter shack and cart paths
- Parking lot and entryway signage.

These improvements were estimated to cost taxpayers \$24.7 million. Subsequently, after soliciting proposals, the City entered into a public-private partnership (P3) for the completion of the improvements to the golf facilities included in the General Obligation Bond project description without using any taxpayer dollars from the bond. The City is contributing a long-term lease of approximately 15 acres of land at the extreme southeast corner of the golf course for residential development, and a smaller parcel for construction of a resort hotel adjacent to the new clubhouse. The amendment maintains 36 holes of golf and other recreational uses on more than 90% of the approximately 260-acre site.

3. AMENDMENT SITE DESCRIPTION

A. *CONCISE WRITTEN DESCRIPTION OF THE GENERAL BOUNDARIES AND GROSS ACREAGE (AS DEFINED BY BCLUP) OF THE PROPOSED AMENDMENT.*

The amendment consists of a 16.6-acre residential site and 7.1-acre commercial recreation site. The residential site is located at the northwest corner of Pembroke Road and the South Florida Rail Corridor (Tri-Rail). The commercial recreation site is located interior to the Orangebrook Golf And Country Club property. Please refer to **Exhibit “B”** for the location map.

B. *SEALED SURVEY, INCLUDING LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE AMENDED.*

Sealed surveys of the amendment sites are attached as **Exhibits “C” and “D.”** The amendment sites are further identified by BCPA Parcel Identification Number 5142 17 05 0010. Large-format legal descriptions are provided in **Exhibit “E.”**

C. *MAP AT A SCALE CLEARLY INDICATING THE AMENDMENT LOCATION, BOUNDARIES, AND PROPOSED LAND USES.*

Existing and proposed City future land use is included as **Exhibits “F” and “G.”**

Existing and proposed County future land use is included as **Exhibits “H and “I.”**

4. EXISTING AND PROPOSED USES

A. CURRENT AND PROPOSED LOCAL AND BROWARD COUNTY LAND USE PLAN DESIGNATION(S) FOR THE AMENDMENT SITE. IF MULTIPLE LAND USE DESIGNATIONS, DESCRIBE GROSS ACREAGE WITHIN EACH DESIGNATION. FOR ACTIVITY CENTER AMENDMENTS, THE PROPOSED TEXT INDICATING THE MAXIMUM RESIDENTIAL AND NONRESIDENTIAL USES MUST BE INCLUDED.

City of Hollywood Land Use Plan

Existing City Land Use Designation	Acres
Open Space and Recreation	23.7
Proposed City Land Use Designation	Acres
Commercial Recreation*	7.1
Irregular (45.2) Residential	16.6**

* See Exhibit "R" for proposed text amendment establishing a Commercial Recreation category in the City of Hollywood Comprehensive Plan

** Per BCPC AD letter dated May 23, 2024 and attached as Exhibit "J"

Broward County Land Use Plan

Existing BCLUP Designation	Acres
Recreation and Open Space	23.7
Proposed BCLUP Designations	
Commercial Recreation	7.1
Irregular (45.2) Residential	16.6*

*Per BCPC AD letter dated May 23, 2024 and attached as Exhibit "J"

B. INDICATE IF THE FLEXIBILITY PROVISIONS OF THE BROWARD COUNTY LAND USE PLAN HAVE BEEN USED FOR THE AMENDMENT SITE OR ADJACENT AREAS.

Flexibility provisions have not been applied to the amendment site or adjacent areas.

C. EXISTING USE OF AMENDMENT SITE AND ADJACENT AREAS.

Existing Use of Amendment Site
Golf course and clubhouse

Existing Use of Adjacent Areas		
	Commercial Recreation Parcel	Residential Parcel
North	Golf course	Golf course

East	Golf course	South Florida Rail Corridor (100' width)
South	Golf course	Pembroke Road (100' – 150' width)
West	Golf course	Golf course

D. PROPOSED USE OF THE AMENDMENT SITE INCLUDING PROPOSED SQUARE FOOTAGE FOR EACH NON-RESIDENTIAL USE AND / OR DWELLING UNIT COUNT.

A new ~15,000 square-foot clubhouse and 175-room resort hotel are proposed for the Commercial Recreation site. Up to 750 multi-family dwelling units are proposed for the Residential site.

E. MAXIMUM ALLOWABLE DEVELOPMENT PER ADOPTED AND CERTIFIED MUNICIPAL LAND USE PLANS UNDER EXISTING DESIGNATION FOR THE SITE, INCLUDING SQUARE FOOTAGE / FLOOR AREA RATIO / LOT COVERAGE / HEIGHT LIMITATIONS FOR EACH NON-RESIDENTIAL USE AND/OR DWELLING UNIT COUNT.

Existing Designation

The City of Hollywood adopted and certified land use plan establishes a maximum intensity in the form of a Floor Area Ratio of 3.0 for lands designated Open Space and Recreation. No residential units are permitted within the amendment sites.

Proposed Designations

The maximum allowable intensity in the Commercial Recreation category is also a FAR of 3.0. The Residential parcel will be limited to 750 multi-family dwelling units (45.2 du/ac x 16.6 ac = 750 units).

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. POTABLE WATER

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

The City of Hollywood potable water level of service standard is the Florida Department of Environmental Protection permitted capacity for the city's potable water treatment facilities. The City adopted its most recent Water Supply Facilities Work Plan on October 7, 2020.

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

in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

The amendment site is served by the City of Hollywood water treatment plant (“HWTP”) with a capacity of 59.5 mgd. Current and committed demand comprise approximately 28.398 mgd. There are no planned expansions. Both City wellfields and the Broward County South Regional Wellfield provide water from the Biscayne and Floridan aquifers. The City’s maximum permitted withdrawal is 30.7 mgd from the Biscayne Aquifer and 8.7 mgd from the Floridan Aquifer. SFWMD Water Use Permit 06-00038-W expires on April 10, 2028.

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

Pursuant to Chapter 51 of the City Code of Ordinances and Broward County Water and Wastewater Service design standards, each 1-2 bedroom unit utilizes 250 gpd and each 3 bedroom unit and townhouse utilizes 300 gpd. For the purpose of impact evaluation, all multi-family units are assumed to be 3 bedrooms. Amendment demand is as follows:

Existing demand:

The median annual water usage for golf courses in the Southeast United States is 1.21 acre-feet per acre.¹ This converts to 1080.22 gallons/acre/day. The amendment site is 22.2 net acres in area, resulting in an existing potable water demand of 1080.22 gallons/acre/day x 15.1 acres = 23,981 gpd.

Proposed demand:

Commercial Recreation: 175 hotel rooms x 150 gpd/room = 26,250 gpd.

Irregular Residential: 750 dwelling units x 300 gpd = 225,000 gpd.

Total proposed demand: 251,250 gpd, or 0.251 mgd

Net demand:

23,981 gpd – 251,250 gpd = 227,269 gpd (0.227 mgd) additional demand.

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

¹ *Golf Course Environmental Profile Phase III, Volume I: 2022 Water Use and Management Practices on U.S. Golf Courses*, Golf Course Superintendents Association of America.
https://www.gcsaa.org/docs/default-source/environment/22_waterreport_web.pdf?sfvrsn=862fcd3e_0

Provided as Exhibit "K."

B. SANITARY SEWER

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

The adopted level of service in the City's adopted and certified comprehensive plan is 315 gpd per Equivalent Residential Connection ("ERC").

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

The amendment site is served by the Southern Regional Wastewater Treatment Plant ("SRWTP") with a capacity of 55.50 mgd. There are 5.2 mgd of committed demand. There are no planned expansions.

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

Pursuant to Chapter 52 of the City Code of Ordinances and Broward County Water and Wastewater Service design standards, each 1-2 bedroom unit utilizes 250 gpd and each 3 bedroom unit and townhouse utilizes 300 gpd. For the purpose of impact evaluation, all multi-family units are assumed to be 3 bedrooms. Amendment demand is as follows:

Proposed demand:

Commercial Recreation: 175 hotel rooms x 150 gpd/room = 26,250 gpd.

Irregular Residential: 750 dwelling units x 300 gpd = 225,000 gpd.

Total proposed demand: 251,250 gpd, or 0.251 mgd

Net demand:

23,981 gpd – 251,250 gpd = 227,269 gpd (0.227 mgd) additional demand.

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

Provided as Exhibit "K."

C. SOLID WASTE

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

The adopted level of service in the adopted City of Hollywood Comprehensive Plan for solid waste collection and disposal is 8.9 pounds per dwelling unit per day.

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

The City of Hollywood has a collection agreement with Waste Pro, which transports the City's solid waste to the Waste Connections Pembroke Park transfer station located in Pembroke Park, 1899 SW 31st Avenue, 33009. Final disposal is at Waste Connections JED/OMNI Landfill in St. Cloud, Florida, 34773. The landfill is licensed under FDEP Permit No. 0199726-033-SO-01, issued June 13, 2017 and expiring June 13, 2027, for 81,505,530 cubic yards. Approximately 5800-6200 tons of waste are deposited each day. As of 2018, 1,847,925 cubic yards of capacity had been used. The facility's 20-year projection shows a remaining capacity of 3,852,819 cubic yards (4.7%) in the year 2038.

- 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.**

Existing demand:

The amendment site does not generate significant solid waste.

Proposed demand:

Commercial Recreation: 175 hotel units x 3.2 lbs/day = 560 lbs/day

750 dwelling units x 8.9 lbs/unit = 6,675 lbs/day.

Total proposed demand: 7,235 lbs/day.

Net demand: 7,235 lbs/day (0.0072 mgd)

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

Provided as **Exhibit "L."**

D. DRAINAGE

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

The City's adopted Comprehensive Plan provides the Level of Service Standards for drainage:

Private property: retain on property and dispose of ½ inch of storm runoff during any five minute period.

Single Family: maintain minimum of 30 percent pervious area on site.

Buildings, other: lowest floor elevation no lower than the elevation of the respective area depicted on the National Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for flood hazard areas based on 100 year flood elevation plus one foot, or, for commercial properties, 18 inches above the crown of the adjacent public street or road – whichever is highest. All commercial and residential properties with more than ten parking spaces must obtain drainage permits for the site development from other regulatory authorities having jurisdiction prior to obtaining a building permit from the City.

Roads: Residential streets with rights-of-way not greater than 50 feet shall have crown elevations no lower than the elevation for the respective area depicted on the Broward County ten year “Flood Criteria Map.”

Off-site Discharge: shall not exceed the inflow limit of the SFWMD primary receiving canal or the local conveyance system, whichever is less.

Flood plain routing: calculated floor elevations based on the ten and 100 year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten-year “Flood Criteria Map” and the “100 Year Flood Elevation Map.”

Antecedent water level: the higher elevation of either the control elevation or the elevation depicted on the Broward County map, “Average Wet Season Water Levels.”

Onsite 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, BMPs will be used to reduce pollutant discharge.

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

The amendment site is served by the South Florida Water Management District and Broward County Environmental Engineering Division.

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

There are no planned drainage improvements for the amendment site area.

4. Indicate if a Surface Water Management Plan (“has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

Surface Water Management Permit No. 06-01955-S was issued May 12, 1994 and modified on February 20, 2004.

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.**

The area meets the adopted level of service standards. All drainage analyses that will be required in the future by the BCEED and the City will comply with BCEED regulations.

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.**

Provided as **Exhibit "M."**

E. RECREATION AND OPEN SPACE

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

The level of service standard established in the City of Hollywood adopted Comprehensive Plan is 3.0 acres per 1,000 population.

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

Pursuant to the current certified open space inventory, the City has 746.23 acres of community parkland. The amendment will reduce the acreage of the 250-acre golf course by 15.1 acres (6%), which is net acreage of the Residential parcel. The Commercial Recreation parcel will remain in golf course accessory use.

3. **Identify the net impact on demand for "community parks" acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.**

The amendment will authorize 750 new dwelling units, resulting in a population increase of 1,575 persons based upon the 2020 Census average household size of 2.1 persons. The additional population will require 4.73 acres of community park, calculated as follows:

$$750 \text{ du} \times 2.1 \text{ persons} = 1,575 \text{ persons} \times .003 = 4.73 \text{ acres}$$

4. **Identify the projected "community parks" acreage needs based on the local government's projected build-out population.**

The City of Hollywood buildout population is 215,086 according to the City's certified inventory of community parks, which would require 645.26 acres of community parkland, resulting in a 100.97-acre surplus. Adding the 4.73 acres of additional demand from the amendment, and the 2.9 acres from the Emerald Hills Golf Club amendment approved in 2003, reduces the surplus of community parkland at buildout to 93.34 acres.

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

POLICY 2.5.4 states that Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

The amendment is the financing mechanism for improving and maintaining the Orangebrook public golf course, ensuring that it remains a viable public recreation resource. The improvements will provide the public with championship course design, better golf course amenities including new clubhouse and a small clubhouse hotel, a multi-mile public greenway trail that will broaden the appeal and public usage of this major open space facility, and professional course management. Only 6 percent of the course acreage will be diverted for development unrelated to the golf course use in order to support and enhance the recreation and open space function of the other 94 percent.

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. **The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.**

The 6 percent reduction in the size of this 250-acre golf course is insignificant from an acreage standpoint, and will not diminish the functioning or capacity of the golf course (36 holes!). Instead, the course will be improved to a championship level, its amenities will be improved and expanded, and new active open space will be created that will serve non golfers; something the existing golf course property does not offer.

- b. **Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.**

In accordance with the private-public partnership between a developer and City, the golf course will be redesigned to retain more stormwater than is required for the course itself and development of the amendment sites.

- c. **Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.**

A wetlands determination will be requested prior to any land clearing or filling, and an application for environmental resource license will be submitted to EPD prior to any dredging, filling or other surface disturbing activities.

Development of the amendment site will comply with the tree preservation regulations of the City of Hollywood. Tree removal will be minimized by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, they will be relocated and if that is not realistic, replaced with comparable canopy.

- d. **Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.**

Pursuant to correspondence from BCDEP, attached as **Exhibit "N,"** mitigation of contaminants will be based upon the extensive data that already exists for the amendment sites. A remedial action plan/soil management plan will be provided to county Environmental Permitting Division (EPD) in accordance with the contaminated site cleanup process set forth in Ch.62-780, F.A.C. prior to site development.

- e. **Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.**

The Commercial Recreation parcel will continue to function as golf course/golf course accessory use, as will the other 228 acres of existing golf course, which will remain designated for recreation and open space on both the city and county land use maps. The Residential parcel will be a standalone development with golf course frontage on two sides, as is Windsor garden apartments located on the west side of the golf course. Additional to the new clubhouse and championship course redesign, the golf course upgrade will include a linear park that will generally follow the perimeter of the golf course while also bisecting the course and connecting the new clubhouse and hotel with the east and west side parks. The main feature of the linear park will be a recreational trail similar to the popular trail in the Plantation Preserve Golf Course and Club.

F. TRAFFIC CIRCULATION ANALYSIS

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

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 F.1.1 Orangebrook Golf Club - Hollywood, Florida Existing Traffic Conditions (Daily Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Existing (2020) Daily		
						Volume ¹	v/c Ratio	LOS
Hollywood Boulevard	FL Turnpike	State Road 7	6	D	59,900	40,000	0.67	C
	State Road 7	N/S Park Road	6	D	50,000	40,000	0.80	D
	N/S Park Road	I-95	6	D	50,000	44,000	0.88	D
	I-95	Dixie Hwy	4	D	32,400	47,500	1.47	F
Washington Street	S 64th Ave	State Road 7	2	D	13,320	6,700	0.50	D
	State Road 7	S 56th Ave	4	D	29,160	10,200	0.35	C
	S 56th Ave	S Park Road	2	D	13,320	10,200	0.77	D
Pembroke Road	SW 62nd Ave	State Road 7	6	D	59,900	41,000	0.68	C
	State Road 7	I-95	6	D	59,900	44,000	0.73	C
	I-95	Dixie Hwy	4	D	32,400	35,000	1.08	F
Interstate 95	Sheridan St	Hollywood Blvd	10	D	203,600	222,000	1.09	F
	Hollywood Blvd	Pembroke Rd	10	D	203,600	217,000	1.07	F
	Pembroke Rd	Hallandale Bch Blvd	10	D	203,600	222,600	1.09	F
S Park Road	Hallandale Bch Blvd	Pembroke Rd	2	D	13,320	5,300	0.40	C
N Park Road	W Park Rd	Hollywood Blvd	4	D	29,160	12,500	0.43	C
	Hollywood Blvd	Pembroke Rd	4	D	29,160	15,300	0.52	D
SW 40th Avenue	Hallandale Bch Blvd	Pembroke Rd	2	D	13,320	8,500	0.64	D
N/S 46th Avenue	Sheridan St	Hollywood Blvd	4	D	29,160	9,200	0.32	C
	Hollywood Blvd	Washington St	2	D	13,320	9,200	0.69	D
SW / N / S 56th Ave	Sheridan St	Hollywood Blvd	2	D	13,320	7,900	0.59	D
	Hollywood Blvd	Pembroke Rd	2	D	13,320	9,800	0.74	D
	Pembroke Rd	Hallandale Bch Blvd	2	D	13,320	10,800	0.81	D
State Road 7	Sheridan St	Hollywood Blvd	6	D	59,900	37,000	0.62	C
	Hollywood Blvd	Pembroke Rd	6	D	59,900	39,000	0.65	C
	Pembroke Rd	Hallandale Bch Blvd	6	D	59,900	39,000	0.65	C

TABLE F.1.2 Orangebrook Golf Club - Hollywood, Florida Existing Traffic Conditions (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Existing (2020) PM Peak Hour		
						Volume ¹	v/c Ratio	LOS
Hollywood Boulevard	FL Turnpike	State Road 7	6	D	5,390	3,800	0.71	C
	State Road 7	N/S Park Road	6	D	4,500	3,800	0.84	D
	N/S Park Road	I-95	6	D	4,500	4,180	0.93	D
	I-95	Dixie Hwy	4	D	2,920	4,513	1.55	F
Washington Street	S 64th Ave	State Road 7	2	D	1,197	637	0.53	D
	State Road 7	S 56th Ave	4	D	2,628	969	0.37	C
	S 56th Ave	S Park Road	2	D	1,197	969	0.81	D
Pembroke Road	SW 62nd Ave	State Road 7	6	D	5,390	3,895	0.72	C
	State Road 7	I-95	6	D	5,390	4,180	0.78	C
	I-95	Dixie Hwy	4	D	2,920	3,325	1.14	F
Interstate 95	Sheridan St	Hollywood Blvd	10	D	17,040	21,090	1.24	F
	Hollywood Blvd	Pembroke Rd	10	D	17,040	20,615	1.21	F
	Pembroke Rd	Hallandale Bch Blvd	10	D	17,040	21,147	1.24	F
S Park Road	Hallandale Bch Blvd	Pembroke Rd	2	D	1,197	504	0.42	C
N Park Road	W Park Rd	Hollywood Blvd	4	D	2,628	1,188	0.45	D
	Hollywood Blvd	Pembroke Rd	4	D	2,628	1,454	0.55	D
SW 40th Avenue	Hallandale Bch Blvd	Pembroke Rd	2	D	1,197	808	0.68	D
N/S 46th Avenue	Sheridan St	Hollywood Blvd	4	D	2,628	874	0.33	C
	Hollywood Blvd	Washington St	2	D	1,197	874	0.73	D
SW / N / S 56th Ave	Sheridan St	Hollywood Blvd	2	D	1,197	751	0.63	D
	Hollywood Blvd	Pembroke Rd	2	D	1,197	931	0.78	D
	Pembroke Rd	Hallandale Bch Blvd	2	D	1,197	1,026	0.86	D
State Road 7	Sheridan St	Hollywood Blvd	6	D	5,390	3,515	0.65	C
	Hollywood Blvd	Pembroke Rd	6	D	5,390	3,705	0.69	C
	Pembroke Rd	Hallandale Bch Blvd	6	D	5,390	3,705	0.69	C

- Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.

TABLE F.2.1 Orangebrook Golf Club - Hollywood, Florida Future (2045) Traffic Conditions (Daily Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Future (2045) Daily		
						Volume ¹	v/c Ratio	LOS
Hollywood Boulevard	FL Turnpike	State Road 7	6	D	59,900	63,700	1.06	F
	State Road 7	N/S Park Road	6	D	50,000	43,400	0.87	D
	N/S Park Road	I-95	6	D	50,000	43,400	0.87	D
	I-95	Dixie Hwy	4	D	32,400	57,800	1.78	F

Washington Street	S 64th Ave	State Road 7	2	D	13,320	1,000	0.08	C
	State Road 7	S 56th Ave	4	D	29,160	13,800	0.47	D
	S 56th Ave	S Park Road	2	D	13,320	10,900	0.82	D
Pembroke Road	SW 62nd Ave	State Road 7	6	D	59,900	49,100	0.82	C
	State Road 7	I-95	6	D	59,900	59,100	0.99	D
	I-95	Dixie Hwy	4	D	32,400	43,500	1.34	F
Interstate 95	Sheridan St	Hollywood Blvd	12	D	246,200	322,296	1.31	F
	Hollywood Blvd	Pembroke Rd	12	D	246,200	384,200	1.56	F
	Pembroke Rd	Hallandale Bch Blvd	12	D	246,200	370,000	1.50	F
S Park Road	Hallandale Bch Blvd	Pembroke Rd	2	D	13,320	11,000	0.83	D
N Park Road	W Park Rd	Hollywood Blvd	4	D	29,160	26,700	0.92	D
	Hollywood Blvd	Pembroke Rd	4	D	29,160	24,400	0.84	D
SW 40th Avenue	Hallandale Bch Blvd	Pembroke Rd	2	D	13,320	9,400	0.71	D
N/S 46th Avenue	Sheridan St	Hollywood Blvd	4	D	29,160	18,500	0.63	D
	Hollywood Blvd	Washington St	2	D	13,320	5,900	0.44	C
SW / N / S 56th Ave	Sheridan St	Hollywood Blvd	2	D	13,320	7,600	0.57	D
	Hollywood Blvd	Pembroke Rd	2	D	13,320	8,600	0.65	D
	Pembroke Rd	Hallandale Bch Blvd	2	D	13,320	7,400	0.56	D
State Road 7	Sheridan St	Hollywood Blvd	6	D	59,900	66,300	1.11	F
	Hollywood Blvd	Pembroke Rd	6	D	59,900	64,600	1.08	F
	Pembroke Rd	Hallandale Bch Blvd	6	D	59,900	61,100	1.02	F

TABLE F.2.2 Orangebrook Golf Club - Hollywood, Florida Future (2045) Traffic Conditions (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Adopted LOS	Adopted LOS Service Volume ¹	Future (2045) PM Peak Hour		
						Volume ¹	v/c Ratio	LOS
Hollywood Boulevard	FL Turnpike	State Road 7	6	D	5,390	6,052	1.12	F
	State Road 7	N/S Park Road	6	D	4,500	4,123	0.92	D
	N/S Park Road	I-95	6	D	4,500	4,123	0.92	D
	I-95	Dixie Hwy	4	D	2,920	5,491	1.88	F
Washington Street	S 64th Ave	State Road 7	2	D	1,197	95	0.08	C
	State Road 7	S 56th Ave	4	D	2,628	1,311	0.50	D
	S 56th Ave	S Park Road	2	D	1,197	1,036	0.87	D
Pembroke Road	SW 62nd Ave	State Road 7	6	D	5,390	4,665	0.87	C
	State Road 7	I-95	6	D	5,390	5,615	1.04	F
	I-95	Dixie Hwy	4	D	2,920	4,133	1.42	F
Interstate 95	Sheridan St	Hollywood Blvd	12	D	20,930	30,618	1.46	F
	Hollywood Blvd	Pembroke Rd	12	D	20,930	36,499	1.74	F
	Pembroke Rd	Hallandale Bch Blvd	12	D	20,930	35,150	1.68	F
S Park Road	Hallandale Bch Blvd	Pembroke Rd	2	D	1,197	1,045	0.87	D
N Park Road	W Park Rd	Hollywood Blvd	4	D	2,628	2,537	0.97	D
	Hollywood Blvd	Pembroke Rd	4	D	2,628	2,318	0.88	D
SW 40th Avenue	Hallandale Bch Blvd	Pembroke Rd	2	D	1,197	893	0.75	D
N/S 46th Avenue	Sheridan St	Hollywood Blvd	4	D	2,628	1,758	0.67	D
	Hollywood Blvd	Washington St	2	D	1,197	561	0.47	C
SW / N / S 56th Ave	Sheridan St	Hollywood Blvd	2	D	1,197	722	0.60	D

	Hollywood Blvd	Pembroke Rd	2	D	1,197	817	0.68	D
	Pembroke Rd	Hallandale Bch Blvd	2	D	1,197	703	0.59	D
State Road 7	Sheridan St	Hollywood Blvd	6	D	5,390	6,299	1.17	F
	Hollywood Blvd	Pembroke Rd	6	D	5,390	6,137	1.14	F
	Pembroke Rd	Hallandale Bch Blvd	6	D	5,390	5,805	1.08	F

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.

BCt operates two routes within one-quarter mile of the amendment site:

- Route 5 serves the Residential parcel, operating with an average headway of approximately 45 minutes in both directions Monday through Friday and Saturday, and approximately 60 minutes in both directions on Sunday. Sunday services is limited to the hours between 8 AM and 8 PM. Route 5 destinations include Pembroke Lakes Mall, Miramar Park and Ride, Miramar Town Center, two parimutuels within Hallandale Beach, and Hallandale Beach City Hall.
- BCt route 15 serves the Commercial Recreation Parcel with service limited to approximately 4 hours in the morning and 4 hours in the afternoon on weekdays only with an average 65 minute headway. Route 15 destinations include Sheridan Technical College, Memorial Regional Hospital, and Seminole Hard Rock Hotel and Casino.

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

The amendment concentrates 750 high-rise multi-family units adjacent to Route 5 and places a resort hotel adjacent to Route 15, which connects to the Fort Lauderdale Tri Rail station.

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

A verification letter from Broward County Transit is attached as **Exhibit "O."**

H. PUBLIC EDUCATION ANALYSIS

1. Public School Impact Application

The School Consistency Review Report will be provided upon submittal to the Broward County Planning Council.

2. Associated Fee, Check Payable to School Board of Broward County

The application and fee are submitted with the application to the Broward County Planning Council.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

A. HISTORIC SITES OR DISTRICTS ON THE NATIONAL REGISTER OF HISTORIC PLACES OR LOCALLY DESIGNATED HISTORIC SITES.

Neither the National Register of Historic Places nor the City's Comprehensive Plan identifies any historic sites or historically significant housing within or abutting the amendment site.

B. ARCHAEOLOGICAL SITES LISTED ON THE FLORIDA MASTER SITE FILE.

The subject site does not contain any archaeological sites.
Please see **Exhibit "P"** for the cultural resources verification letter from the State of Florida.

C. WETLANDS.

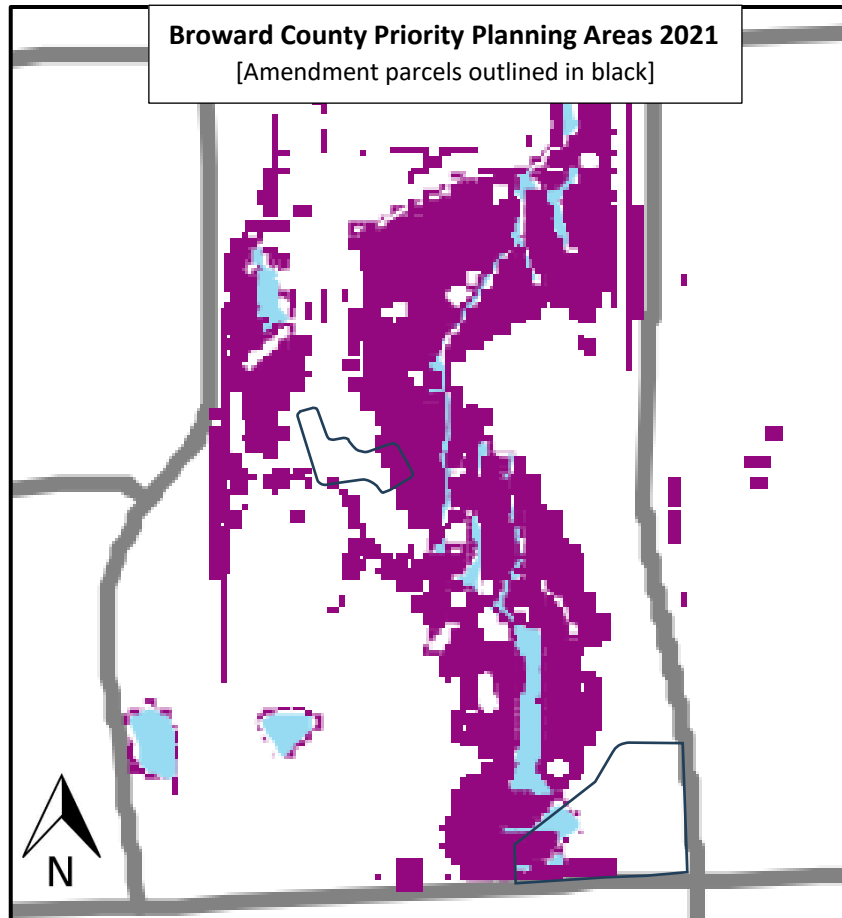
There are no wetlands within the amendment area pursuant to the Broward County Natural Resources Map Series. A wetlands determination will be requested prior to any land clearing or filling, and an application for environmental resource license will be submitted to EPD prior to any dredging, filling or other surface disturbing activities.

D. LOCAL AREAS OF PARTICULAR CONCERN AS IDENTIFIED WITHIN THE BROWARD COUNTY LAND USE PLAN.

There are no Local Areas of Particular Concern within the amendment area.

E. PRIORITY PLANNING AREA MAP AND BROWARD COUNTY LAND USE PLAN POLICY 2.21.1 REGARDING SEA LEVEL RISE.

The amendment site is characterized primarily by upland area with some lower areas on the fringes that are indicated on the 2021 Priority Planning Areas Map, shown below.



Finished floor elevations, stormwater retention within the amendment sites and the existing lake and canal system within the golf course will be designed utilizing the water table elevations and 100-year flood elevations adopted by the county at the time of permitting. The draft 2070 future conditions map conditions are acknowledged. Habitable buildings constructed within the amendment site will have finished floors elevated above the 100-year flood elevations as required by Broward County and the City of Hollywood at the time of permitting.

The stormwater retention capacity of the golf course will be increased to account for the addition of impervious areas and fill for development under the effective stormwater retention requirements. The golf course will be redesigned to hold additional stormwater from adjacent areas, as required by the City under the P3 arrangement. The flood stage calculations will utilize all criteria adopted at the time of permitting.

- F. "ENDANGERED" OR "THREATENED SPECIES" OR "SPECIES OF SPECIAL CONCERN" OR "COMMERCIALY 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 AGRICULTURAL AND CONSUMER SERVICES (FAUNA). IF YES, IDENTIFY THE SPECIES AND SHOW THE HABITAT LOCATION ON A MAP.**

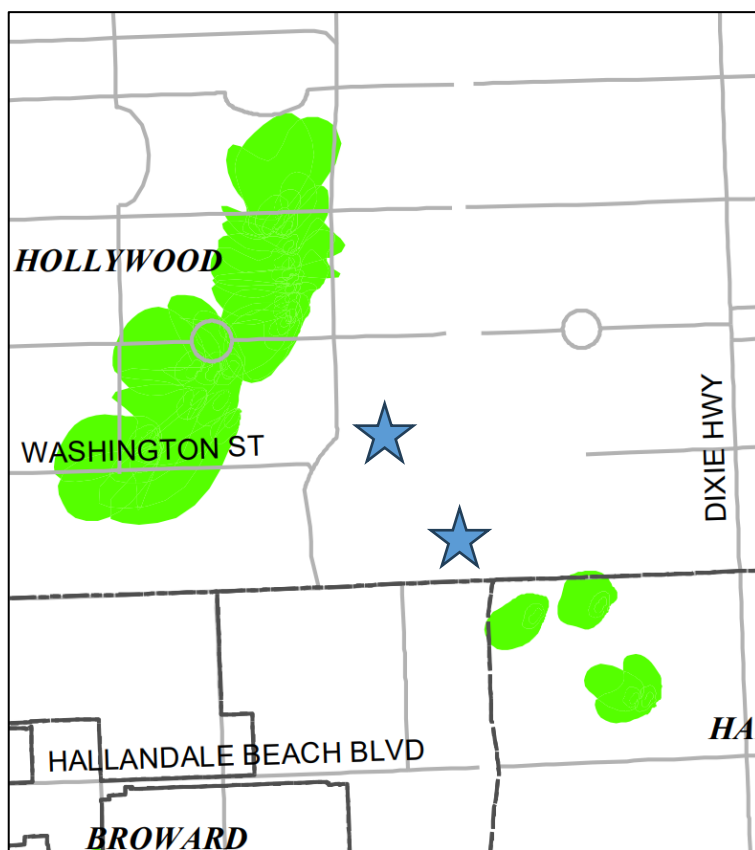
There are no known endangered species, species of special concern, or commercially exploited species on the amendment sites.

G. PLANTS LISTED IN THE REGULATED PLANT INDEX FOR PROTECTION BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

There are no known plants on the Regulated Plant Index within the amendment area.

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 AFFECTED ZONE AND ANY PROVISIONS WHICH WILL BE MADE TO PROTECT THE WELLFIELD.

This site is not located within a wellfield protection zone of influence as shown on the map below.



I. SOILS - DESCRIBE WHETHER THE AMENDMENT WILL REQUIRE THE ALTERATION OF SOIL CONDITIONS OR TOPOGRAPHY. IF SO, DESCRIBE WHAT MANAGEMENT PRACTICES WILL BE USED TO PROTECT OR MITIGATE THE AREA'S NATURAL FEATURES.

The amendment will require the alteration of topography. Existing soil is Arents – Urban Land Association. The existing topography and features are man-made. There are no natural features to protect.

J. BEACH ACCESS – INDICATE IF THE AMENDMENT SITE FRONTS THE OCEAN OR WOULD IMPACT ACCESS TO PUBLIC BEACHES. IF SO, DESCRIBE HOW PUBLIC BEACH ACCESS WILL BE ADDRESSED.

Not applicable.

7. AFFORDABLE HOUSING

DESCRIBE HOW THE LOCAL GOVERNMENT IS ADDRESSING BROWARD COUNTY LAND USE PLAN POLICY 2.16.2, CONSISTENT WITH ARTICLE 5 OF THIS DOCUMENT.

The City of Hollywood has an updated affordable housing strategy prepared by Munilytics, attached as **Exhibit “Q.”** Additionally, 100 of the maximum 750 multiple-family units will be restricted as affordable at 80 to 120 percent AMI.

8. LAND USE COMPATIBILITY

DESCRIBE HOW THE AMENDMENT IS CONSISTENT WITH EXISTING AND PLANNED FUTURE LAND USES IN THE AREA (INCLUDING ADJACENT MUNICIPALITIES AND / OR COUNTY JURISDICTIONS). IDENTIFY SPECIFIC LAND DEVELOPMENT CODE PROVISIONS OR OTHER MEASURES THAT HAVE OR WILL BE UTILIZED TO ENSURE LAND USE COMPATIBILITY.

The new golf course clubhouse and associated hotel are customary and complimentary to the golf course use. The hotel parcel is separated from garden apartment communities to the west by several hundred feet of golf course use, noting that hotel is a permitted use in multi-family residential land use plan designations. No other commercial recreation uses will be constructed.

The high-rise residential development parcel is bordered by permanent open space to the north and west. There is already precedent for high-rise development in the area. Several towers are located west of Park Road among single-family residential neighborhoods. The amendment site provides an equal or greater open space separation from adjacent residential uses. The Tri-Rail commuter rail corridor separates the parcel from light industrial uses to the east and a major arterial road separates the parcel from light industrial development to the south. The parcel will be appropriately buffered from the rail corridor and Pembroke Road.

9. HURRICANE EVACUATION ANALYSIS

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

PROVIDE A HURRICANE EVACUATION ANALYSIS BASED ON THE PROPOSED AMENDMENT, CONSIDERING THE NUMBER OF PERMANENT AND SEASONAL RESIDENTIAL DWELLING UNITS (INCLUDING SPECIAL

RESIDENTIAL FACILITIES REQUIRING EVACUATION, AVAILABILITY OF HURRICANE SHELTER SPACES, AND EVACUATION ROUTES AND CLEARANCE TIMES.

The amendment site is not within an evacuation zone.

10. 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 amendment site is not located in an identified community redevelopment area (CRA).

11. INTERGOVERNMENTAL COORDINATION

DESCRIBE WHETHER THE PROPOSED AMENDMENT AFFECTS ADJACENT LOCAL GOVERNMENTS. IF SO, PLEASE PROVIDE ADDITIONAL COPIES FOR THE NOTIFICATION AND/OR REVIEW BY ADJACENT LOCAL GOVERNMENTS.

The amendment site is opposite Pembroke Road from the Town of Pembroke Park. The amendment application was provided to the town for review and comment.

12. CONSISTENCY WITH CITY OF HOLLYWOOD LAND USE PLAN

The amendment is consistent with the following goals, objectives and policies:

Policy 3.2.6: Consider the creation of a recreational path/pedestrian linkage from the Orangebrook area to commercial development along Hollywood Boulevard. (CWMP Policy 6.18). *The amendment is necessary component of a P3 that will finance creation of the recreational path.*

Policy 7.2: Continue to provide and maintain a complete range of recreational facilities and services as well as open space sites to fulfill the recreational needs of residents and visitors of all ages by the adequate and efficient City of Hollywood Comprehensive Plan Land Use Element Page provision of both facilities and programs through the coordination of both private and public development and the utilization of private and public resources. *The amendment is the financial component of a public-private partnership to enhance the golf course and its amenities, including provision of a recreational trail over 2 miles in length.*

Policy 7.4: Maintain the level of service for the City's park and open space standard of 3 acres per 1000 population to assess adequacy of service. *The amendment maintains the City's park and open space LOS. See analysis under 5.E., Recreation and Open Space.*

Policy 7.33: Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- a) Be consistent with the Utilities Element and Coastal Management Element and not contribute to a condition of public hazard. *The amendment satisfies potable water, drainage and sanitary sewer LOS standards and is not located within the coastal area.*
- b) Be consistent with the Transportation Element; Utilities Element and Recreation and Open Space Element and not exacerbate any existing condition of public facility capacity deficits. *The amendment satisfies the recreation and open space LOS standard, potable water, drainage and sanitary sewer LOS standards. A traffic impact study is being prepared to ensure that the amendment is consistent with the Transportation Element.*
- c) Generate public facility demands that may be accommodated by planned capacity increases.
- d) Conform with future land uses as shown on the Future Land Use Map service areas as described in the Utilities Element.
- e) Accommodate public facility demands based upon level of service (LOS) standards by provision of facilities by the developer or by the City consistent with this element.
- f) Be consistent with state agencies' and water management districts' facilities plans.

The amendment is a component of a P3 that entails increasing the stormwater retention capacity of the golf course to further water management plans.

13. CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES

DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN.

Climate Change Resilience Vision

- Strategy CCR-2: increase the resilience of our community to the effects of climate change: *The amendment is the key financing mechanism of a public-private partnership to redesign and improve the Orangebrook Golf Course, and to incorporate enhanced stormwater storage capacity for the area into that redesign.*

Affordable Housing

- Strategy AH-4: (municipalities should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing). *The City of Hollywood has a comprehensive affordable housing strategy as inventoried and analyzed by Munilytics and provided as **Exhibit "Q."***

LIST OF GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN WHICH THE PROPOSED AMENDMENT FURTHERS.

POLICY 2.5.1 Local governments shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents. *The Amendment will not affect the City's compliance with the LOS requirement. See analysis under 5.E., Recreation and Open Space.*

POLICY 2.5.4 *See analysis under 5.E., Recreation and Open Space.*

POLICY 2.5.5 *See analysis under 5.E., Recreation and Open Space.*

POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns. *See Section 8, Land Use Compatibility.*

POLICY 2.11.2 In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element. *See analysis under 5.A., Potable Water.*

POLICY 2.11.4 The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed. *See analysis under 5.B., Sanitary Sewer.*

POLICY 2.12.8 Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities. *The amendment is located outside of mandatory hurricane evacuation zones.*

POLICY 2.13.1 No unit of local government may grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit which meets the criteria established within Article 4 of the Administrative Rules Document: BrowardNext. *The amendment sites will be platted.*

POLICY 2.16.2 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

[abridged]

- a. programs and policies to provide for construction or supply of affordable housing;
- b. programs and policies that provide funding to facilitate affordable purchase or renting of housing;
- c. programs and policies that facilitate maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;

- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of affordable housing density bonus provisions;
- i. land development regulations which promote the availability of affordable housing;
- j. demonstration of existing policy and program measures to ensure sufficient supply. Includes estimate its supply of affordable housing utilizing data and methodology referenced in “Broward County Affordable Housing Needs Assessment,” 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. For the purposes of this Policy, the term “affordable housing” shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

*See “Updated Citywide Affordable Housing Analysis attached as **Exhibit “Q.”***

POLICY 2.21.1 Broward County shall evaluate plan amendments within Priority Planning Areas for Sea Level Rise and strongly discourage those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. In review of such amendments, the County shall consider: a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels. *See analysis under 6.E., Priority Planning Area Map; Sea Level Rise.*

POLICY 2.21.5 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding. *See analysis under 6.E , Priority Planning Area Map; Sea Level Rise.*

POLICY 2.30.2 Broward County and its local governments shall consider the impacts of land use plan amendments on historic, archaeological and paleontological resources. *There are no historic, archaeological or paleontological resources indicated within the amendment sites on the county’s resource maps. The Florida MSF lists the golf course as a “historic landscape.” The genesis of its inclusion in the MSF is unknown. Regardless, the golf course will be redesigned and regraded—separate and apart from this amendment.*

14. ADDITIONAL SUPPORT DOCUMENTS

A. OTHER SUPPORT DOCUMENTS OR SUMMARY OF SUPPORT DOCUMENTS ON WHICH THE PROPOSED AMENDMENT IS BASED.

B. ANY PROPOSED VOLUNTARY MITIGATION OR DRAFT AGREEMENTS.

15. PLAN AMENDMENT COPIES

A. 15 COPIES (MINIMUM OF 3 HARD COPIES AND THE REMAINDER MAY BE DIGITAL COPIES) FOR THE BCPC. ADDITIONAL COPIES MAY BE REQUESTED BY THE PLANNING COUNCIL EXECUTIVE DIRECTOR AFTER THE INITIAL APPLICATION SUBMITTAL.

Acknowledged.

B. 1 HARD COPY AND 11 DIGITAL COPIES, AS REQUIRED BY DEO, OF THE CORRESPONDING LOCAL LAND USE PLAN AMENDMENT APPLICATION, IF TRANSMITTING CONCURRENT TO DEO, INCLUDING TRANSMITTAL LETTER FROM MUNICIPALITY TO DEO. FOR SMALL SCALE LAND USE PLAN AMENDMENTS, 1 HARD COPY AND 5 DIGITAL COPIES MUST BE SUBMITTED.

16. EXHIBITS

Exhibit A	City transmittal letter
Exhibit B	Location map
Exhibit C	Hotel parcel survey
Exhibit D	Residential parcel survey
Exhibit E	Legal descriptions
Exhibit F	Existing City future land use map
Exhibit G	Proposed City future land use map
Exhibit H	Existing BCLUP Map
Exhibit I	Proposed BCLUP Map
Exhibit J	Acreage determination letter
Exhibit K	Water and sewer letter
Exhibit L	Solid waste letter
Exhibit M	Drainage letter
Exhibit N	BCDEP correspondence
Exhibit O	BCt letter
Exhibit P	Master Site File information
Exhibit Q	City affordable housing study update
Exhibit R	Proposed text amendment to City land use plan

Exhibit A

City Transmittal Documents

- Local Government Transmittal Letter to BCPC
- LPA Transmittal Minutes (To be provided once available)
- City Commission Transmittal Minutes (To be provided once available)

To Be Provided

Office of the City Manager
George R. Keller, Jr. CPPT
City Manager



tel: 954.921.3201

July 10, 2024

Ms. Barbara Blake Boy
Executive Director
Broward County Planning Council
115 S Andrews Ave., Rm 307
Ft. Lauderdale, FL 33301

Re: Transmittal of City of Hollywood Future Land Use Map Amendment

Dear Ms. Boy:

The City of Hollywood has initiated a small-scale amendment to its land use plan map for 22.2 net acres of the City's Orangebrook Golf and Country Club. The corresponding Broward County Land Use Plan ("BCLUP") amendment application is transmitted herewith under Sec 1.1(A)(4) of the Broward Next Administrative Rules Document. The proposed amendment would change the land use designation of 7.1 acres from Recreation and Open Space to Commercial Recreation for a hotel accessory to the golf course use, and would change the designation of 15.1 net/16.6 gross acres from Recreation and Open Space to Irregular (45.2) Residential for 750 high-rise apartments. The City has entered into a public-private partnership ("P3") for the redesign, upgrade and long-term management of the golf course. This map amendment is key component of the P3.

The City acknowledges that the Local Planning Agency and City Commission must make a recommendation on the proposed amendment by resolution or motion at a public meeting at least 21 days prior to the first Planning Council public hearing, and not more than four (4) months of receipt of the application; that the application will be automatically withdrawn if the City takes action to deny the amendment, or substantially alters the submitted amendment proposal, such as proposing land use categories differing from the original submittal, or more intense permitted uses; and that the Planning Council processing fee will not be refunded.

Sincerely,

A handwritten signature in blue ink that reads "George R. Keller, Jr.".

A blue ink stamp or signature mark, possibly a stylized "G" or "K", located to the left of the typed name.

George R. Keller, Jr. CPPT
City Manager

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045

hollywoodfl.org

Exhibit B
Location Map

Exhibit "B"

Location Map



Exhibit C
Hotel Parcel Survey

SURVEYED DESCRIPTION

A TRACT OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 17 AND THE NORTH HALF OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID TRACT BEING A PORTION OF THE DICK LLOYD PLAT AS SHOWN IN PLAT BOOK 110, PAGE 8 AND A PORTION OF THE PLAT OF CENTRAL GOLF SECTION OF HOLLYWOOD AS SHOWN IN PLAT BOOK 9, PAGE 44, ALL OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER (E 1/4) OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, SOUTH 88°22'44" WEST A DISTANCE OF 161.49 FEET TO A POINT;

THENCE SOUTH 61°37'16" EAST, A DISTANCE OF 86.06 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY OF C.S.X. RAILROAD, AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION NUMBER 86070-2453, AND THE SOUTHERLY RIGHT OF WAY LINE OF HOLLYWOOD BOULEVARD;

THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID C.S.X. RAILROAD RIGHT OF WAY SOUTH 91°29'21" EAST, A DISTANCE OF 1,946.02 FEET TO A POINT;

THENCE SOUTH 00°27'03" EAST, A DISTANCE OF 686.27 FEET TO THE POINT ON THE SOUTH LINE OF SAID SECTION 17;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY OF C.S.X. RAILROAD, AND ALONG THE SOUTH LINE OF SAID SECTION 17, SOUTH 87°59'40" WEST, A DISTANCE OF 961.39 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 29°59'34" EAST A DISTANCE OF 169.81 FEET TO A POINT;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 48.88 FEET, THROUGH A CENTRAL ANGLE OF 94°22'50", FOR AN ARC LENGTH OF 80.52 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 19°30'52" WEST, FOR 71.72 FEET TO A POINT;

THENCE SOUTH 60°36'34" WEST A DISTANCE OF 222.28 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 42.84 FEET, THROUGH A CENTRAL ANGLE OF 81°30'39", FOR AN ARC LENGTH OF 60.84 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 71°50'18" WEST, FOR 61.56 FEET TO A POINT OF REVERSE CURVATURE;

THENCE WITH A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 162.33 FEET, THROUGH A CENTRAL ANGLE OF 67°04'02", FOR AN ARC LENGTH OF 180.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 63°03'03" WEST, FOR 179.35 FEET TO A POINT;

THENCE SOUTH 82°01'47" WEST A DISTANCE OF 289.03 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 71.39 FEET, THROUGH A CENTRAL ANGLE OF 70°08'10", FOR AN ARC LENGTH OF 87.39 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 38°17'02" WEST, FOR 86.23 FEET TO A POINT;

THENCE NORTH 17°07'57" WEST A DISTANCE OF 547.15 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.85 FEET, THROUGH A CENTRAL ANGLE OF 88°51'52", FOR AN ARC LENGTH OF 53.72 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 25°42'29" EAST, FOR 48.83 FEET TO A POINT;

THENCE NORTH 73°38'19" EAST A DISTANCE OF 107.62 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 36.66 FEET, THROUGH A CENTRAL ANGLE OF 81°22'39", FOR AN ARC LENGTH OF 58.47 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 07°02'39" EAST, FOR 54.77 FEET TO A POINT;

THENCE SOUTH 19°12'02" EAST A DISTANCE OF 208.55 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 53.74 FEET, THROUGH A CENTRAL ANGLE OF 76°10'25", FOR AN ARC LENGTH OF 71.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 59°04'41" EAST, FOR 66.30 FEET TO A POINT;

THENCE NORTH 82°01'47" WEST A DISTANCE OF 84.0 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 55.21 FEET, THROUGH A CENTRAL ANGLE OF 81°41'00", FOR AN ARC LENGTH OF 88.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 08°57'10" EAST, FOR 86.61 FEET TO A POINT;

THENCE SOUTH 35°42'54" EAST A DISTANCE OF 69.80 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 140.1 FEET, THROUGH A CENTRAL ANGLE OF 59°19'42", FOR AN ARC LENGTH OF 135.20 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 73°09'47" EAST, FOR 130.01 FEET TO A POINT;

THENCE NORTH 70°25'47" EAST A DISTANCE OF 185.72 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 53.84 FEET, THROUGH A CENTRAL ANGLE OF 83°10'39", FOR AN ARC LENGTH OF 70.04 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 07°12'02" EAST, FOR 71.40 FEET TO A POINT;

THENCE SOUTH 29°59'34" EAST A DISTANCE OF 56.92 FEET TO THE POINT OF BEGINNING.

THIS PROPOSED PARCEL ENCOMPASSING AN AREA OF 309.249 SQUARE FEET OR 7.099 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- INITIAL SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON AUGUST 31ST, 2021. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON AUGUST 13, 2021 AND UPDATED ON APRIL 24, 2024.
- ALL SYMBOLS USED TO DEPICT IMPROVEMENTS ARE NOT TO SCALE.
- MONUMENT OFFSET DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM THE FOUND MONUMENTATION TO THE BOUNDARY CORNERS, RELATIVE TO THE BEARING BASIS (E.E., N 0.2° = NORTH 0.2°).
- ELEVATIONS ON "HARD" SURFACES ARE SHOWN TO THE NEAREST 0.01 (HUNDREDTH) OF A FOOT WHILE "SOFT" SURFACES ARE SHOWN TO THE NEAREST 0.1 FEET AND UPON A FOOT.
- THIS MAP WAS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40' OR SMALLER, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
- TYPE OF SURVEY: ALTANSPS LAND TITLE SURVEY PER 2021 MINIMUM STANDARD DETAIL REQUIREMENTS. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT FOR WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- ALL ADJOINING RIGHT-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISERS WEBSITE. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL, IN THIS REGARD.
- THIS SURVEY DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. UNRECORDED EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST. THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN UPON THIS SURVEY.
- DRAINAGE AND SEWER PIPE SIZES AND CONNECTIONS BETWEEN STRUCTURES HAVE BEEN COMPILED FROM FIELD OBSERVATIONS WITH LIMITED VISIBILITY. THESE CONNECTIONS ARE BELIEVED TO BE ACCURATE, HOWEVER CANNOT BE RELIED UPON THEREFORE IS NOT CERTIFIED BY THIS SURVEY.
- INVERT ELEVATIONS MAY VARY WHEN PIPE OPENING IS RECESSED.
- THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF EXISTING UTILITIES LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND IMPROVEMENTS, UTILITIES, FOOTINGS, AND/OR FOUNDATIONS WHICH MAY OR MAY NOT VIOLATE DEED OR EASEMENT LINES.
- THE TREES IDENTIFIED AND SHOWN ARE IN NO WAY TO BE CONSIDERED A TREE SURVEY. TREE SYMBOLS REPRESENT THE LOCATION OF THE CENTER OF THE TRUNK AND DO NOT REPRESENT THE TRUE SIZE OF THE CANOPY. SIZE OF THE TRUNK (IF SPECIFIED) IS THE DIAMETER OF THE TRUNK, IN INCHES, AT BREAST HEIGHT. SPECIES NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.) AND CANNOT BE RELIED UPON AND THEREFORE IS NOT CERTIFIED BY THIS SURVEY. CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
- SPOT ELEVATIONS & CONTOUR LINES SHOWN ON THIS SURVEY ARE DERIVED FROM A DIGITAL TERRAIN MODEL GENERATED FROM AERIAL DATA. CONVENTIONAL GROUND SURVEY DATA COLLECTED ON MAY 11, 2022 WITH AN ESTIMATED PRECISION OF +/- 0.2 FEET.
- NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE SJ-17 FROM BEING MET.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THERE ARE NO INHERENT GAPS, GORES OR HATUS TO THE SURVEYED PROPERTY.
- THE SUBJECT PROPERTY HAS NO POSTED ADDRESS IN THE TITLE DOCUMENTS.
- THE SUBJECT PROPERTY DOESN'T HAVE ACCESS TO PUBLICLY ACTIVATED RIGHT-OF-WAYS.
- THIS SURVEY HAS NO EVIDENCE OF ACTIVE CONSTRUCTION ACTIVITIES OBSERVED DURING THE PROCESS OF CONDUCTING FIELD WORK.
- ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS SURVEY. NO ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED BY THIS SURVEY.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON LANDS ADJACENT TO THE SURVEYED LINES.

HOLLYWOOD BLVD.

(120' RIGHT-OF-WAY)

S 88°22'44" W (M) 161.49' (M)

P.O.C. EAST 1/4 CORNER SECTION 17

SECTION 17 TOWNSHIP 51 SOUTH RANGE 42 EAST

SECTION 16 TOWNSHIP 51 SOUTH RANGE 42 EAST

INTERSTATE 95

(VARIABLE WIDTH RIGHT-OF-WAY)

WESTERLY R/W LINE OF C.S.X. RAILROAD F.D.O.T. R/W MAP SECTION NO. 86070-2453

S 01°37'16" E (M) 86.08' (M)

S 01°37'16" E (M) 194.02' (M)

S 01°28'21" E (M) 194.02' (M)

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LEGEND AND ABBREVIATIONS

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| • — NAIL & WASHER (FOUND/SET) | — BUILDING OUTLINE | ○ — MANHOLE (AS IDENTIFIED) | ENG. — ENGINEERING | PG. — PAGE |
| ■ — MONUMENT (FOUND/SET) | — ASPHALT PAVEMENT | □ — UTILITY VALVE (AS IDENTIFIED) | F.E.M.A. — FEDERAL EMERGENCY MANAGEMENT AGENCY | P.B. — PLAT BOOK |
| ✱ — SECTION CORNER | — CONCRETE | — SIGN | F.D.O.T. — FLORIDA DEPARTMENT OF TRANSPORTATION | GR. — GRATED INLET |
| — QUARTER CORNER | — GRAVEL ROAD | — LIGHT POLES | F.P.L. — FLORIDA POWER AND LIGHT | BLVD. — BOULEVARD |
| ● — PIN AND CAP (FOUND/SET) | — WATER | — GATE | (M) — MEASURED BEARING/DISTANCE | INV. — INVERT |
| ○ — REBAR (FOUND/SET) | — CHAIN LINK FENCE | — PALM TREE | L.A. — LIMITED ACCESS | EP. — EDGE OF PAVEMENT |
| — UTILITY POLE | — IRON FENCE | — DECIDUOUS TREE | P.O.B. — POINT OF BEGINNING | S.F. — SQUARE FEET |
| — GUY ANCHOR | — OVERHEAD WIRES | — CONIFEROUS TREE | R/W — RIGHT-OF-WAY | INST# — INSTRUMENT NUMBER |
| — MONITORING WELL | — TREE/HEDGE LINE | — SHRUB | P.O.C. — POINT OF COMMENCEMENT | CONCR. — CONCRETE |
| — BOLLARD | — LANDSCAPING EDGE | | LB — LICENSED BUSINESS | (O/A) — OVERALL |
| — UTILITY BOX/PEDESTAL (AS IDENTIFIED) | — RAILROAD TRACK | | L — ARC LENGTH | |
| — UTILITY METER (AS IDENTIFIED) | — MAJOR CONTOUR INTERVAL | | CB — CHORD BEARING | |
| — UTILITY MARKER | — MINOR CONTOUR INTERVAL | | CL — CHORD LENGTH | |
| — UNDERGROUND VAULT | — EASEMENT BOUNDARY | | D — DELTA ANGLE | |
| — FLARED END SECTION | — PROPERTY BOUNDARY | | R — RADIUS | |
| — CATCH BASIN | — RIGHT-OF-WAY LINE | | F.A.C. — FLORIDA ADMINISTRATIVE CODE | |
| — CLEANOUT | — ADJOINING PROPERTY BOUNDARY | | No. — NUMBER | |
| — FIRE HYDRANT | — SECTION LINE | | O.R.B. — OFFICIAL RECORD BOOK | |

REFERENCE SURVEY CONTROL

- CP-1 SET MAG NAIL AND WASHER STAMPED "LANGAN ENGINEERING, LBR172" (NOT SHOWN ON SURVEY).
NORTHING: 810246.09 EASTING: 802725.17 ELEVATION: 4.66
- CP-2 SET MAG NAIL AND WASHER STAMPED "LANGAN ENGINEERING, LBR172" (NOT SHOWN ON SURVEY).
NORTHING: 810232.41 EASTING: 802508.08 ELEVATION: 4.65
- THE BEARINGS, FEATURES, LINEWORK, AND GRID COORDINATES SHOWN HEREON ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, AS ESTABLISHED FROM THE FLORIDA PERMANENT REFERENCE NETWORK. HORIZONTAL AND VERTICAL CONTROLS WAS ESTABLISHED BY PERFORMING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS OF A MINIMUM OF TWO SEPARATE THREE MINUTE OBSERVATIONS.
 - BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH LINE OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA HAVING A BEARING OF S 87°50'47" W. ALL OTHER BEARINGS ARE RELATIVE TO SAID LINE.
 - ELEVATIONS SHOWN HEREON ARE BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND WERE ESTABLISHED BY (GPS OBSERVATION) BASED ON CONTROL POINT 11 (CP-1).
 - RELATIVE HORIZONTAL AND VERTICAL ACCURACIES OF THE FEATURES SHOWN ARE ESTIMATED TO BE 0.2" +/- BASED ON TOTAL STATION TRIANGULOMETRIC METHODS AND/OR REAL TIME KINEMATIC GPS METHODS.
 - ALL CONTROL MEASUREMENTS EXCEEDED CLOSURES OF COMMERCIAL-HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.

TITLE REPORT

- ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- COMMITMENT NUMBER: 24042511
ISSUING OFFICE FILE NUMBER: 1815
SITE TITLE COMPANY
COMMITMENT DATE: APRIL 17, 2024 AT 08:00 A.M.
- SCHEDULE B SECTION II:
- ITEMS 1-4 ARE NOT SURVEY RELATED
- COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND DEDICATIONS CONTAINED ON THE PLAT OF CENTRAL GOLF SECTION AS RECORDED IN PLAT BOOK 9 PAGE 44, TOGETHER WITH AND AS AFFECTED BY THAT ORDINANCE VACATING PORTIONS OF WASHINGTON BOULEVARD RECORDED IN OFFICIAL RECORDS BOOK 54 PAGE 80, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND DEDICATIONS CONTAINED ON THE PLAT OF DICK LLOYD PLAT AS RECORDED IN PLAT BOOK 110 PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND DEDICATIONS CONTAINED ON THE PLAT OF HOLLYWOOD HILLS AS RECORDED IN PLAT BOOK 6 PAGE 22, TOGETHER WITH AND AS AFFECTED BY RESOLUTION NO. 2013 RECORDED IN OFFICIAL RECORD BOOK 169 PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND DEDICATIONS CONTAINED ON THE PLAT OF HOLLYWOOD HILLS - 1968, AS RECORDED IN PLAT BOOK 68 PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1171 PAGE 587, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2740 PAGE 295, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - ACCESS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3307 PAGE 1428, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3347 PAGE 61, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL BOOK 5109 PAGE 800, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - ORDINANCE NO. 05/78, RECORDED IN OFFICIAL RECORDS BOOK 1460 PAGE 174, TOGETHER WITH AND AS AFFECTED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 8862 PAGE 835, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1892 PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1666 PAGE 140, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 6967 PAGE 298, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 6867 PAGE 234, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 6861 PAGE 670, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 21091, PAGE 315, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS SHOWN ON SURVEY.
 - LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22891 PAGE 982, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2624 PAGE 628, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 23778 PAGE 724, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
 - DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY THE CITY OF HOLLYWOOD RECORDED IN BOOK 31168 PAGE 1038 AND CORRECTED IN OFFICIAL RECORDS BOOK 37867 PAGE 1232, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (NOT SURVEY RELATED).
 - ORDINANCE AMENDING THE BROWARD COUNTY LAND USE PLAN RECORDED IN OFFICIAL RECORDS BOOK 3410 PAGE 189, IN OFFICIAL RECORDS BOOK 41719 PAGE 104, IN OFFICIAL RECORDS BOOK 4460 PAGE 616 AND IN OFFICIAL RECORDS BOOK 4494 PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (NOT SURVEY RELATED).
 - PERMIT/PLAT EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED ON OCTOBER 4, 2018 IN INSTRUMENT NO. 11536862, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (AS SHOWN ON SURVEY).
 - TERMS, CONDITIONS, AND OBLIGATIONS SET FORTH IN THAT CERTAIN LEASE AGREEMENT (CLUBHOUSE) BY AND BETWEEN THE CITY OF HOLLYWOOD, A MUNICIPAL CORPORATION, LESSOR, AND THE LESSOR, AS MODIFIED BY THE INSTRUMENT NO. 11536862, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (NOT SURVEY RELATED).
 - ANY LOSS OR DAMAGE OCCASIONED BY CLAIMS, DEMANDS, INTERESTS OR RIGHTS ASSERTED BY OTHERS THAT THE INSURED INCURRED FROM USING OR MAINTAINING THE LAND OTHER THAN AS A GOLF COURSE OR THAT AFFECT THE DESIGN OF THE LAND OR THE IMPROVEMENTS OR LANDSCAPING THEREON, UNLESS ANY SUCH CLAIM, DEMAND, INTEREST OR RIGHTS ARE GROUNDED ON A RECORDING DOCUMENT NOT SHOWN AS AN EXCEPTION IN SCHEDULE B HEREOF WHICH CONTAINS THE LEGAL DESCRIPTION FOR THE INSURED PROPERTY DESCRIBED ON SCHEDULE A HEREOF, (NOT SURVEY RELATED).
 - NOTWITHSTANDING THE FOREGOING PROVISION COVERED HEREIN, THIS POLICY DOES NOT INSURE ANY RIGHT OF ACCESS TO AND FROM SAID LAND, (NOT SURVEY RELATED).

SURVEYOR'S CERTIFICATION

TO:
a. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
b. PPS DEVELOPMENT LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, ONLY IF ESTABLISHED AND ADOPTED BY ALTA AND NERS, AND INCLUDES ITEMS 1, 4, 5, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 24, 2024.

DATE OF PLAT OR MAP: SEE TITLE BLOCK FOR DATE OF LAST REVISION.

GARY M. McDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: 187254
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
LICENSED BUSINESS NUMBER: 18172, STATE OF FLORIDA

THE FEATURES SHOWN ON THIS SURVEY ARE VALID AS TO THE DATE OF THE LAST DATE OF FIELD WORK, NOT TO THE SIGNATURE DATE OF THIS CERTIFICATION.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOGRAPHIC PRIVATE KEY AND DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

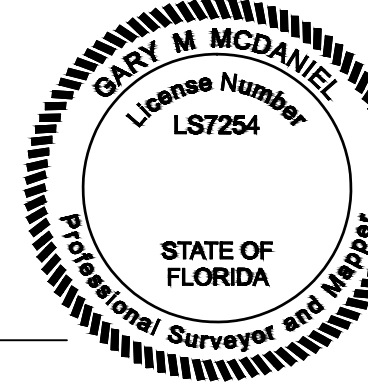


Exhibit D
Residential Parcel Survey

SURVEYED DESCRIPTION

A TRACT OF LAND LYING WITHIN THE NORTH HALF OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID TRACT BEING A PORTION OF THE PLAT OF CENTRAL GOLF SECTION OF HOLLYWOOD AS SHOWN IN PLAT BOOK 9, PAGE 44, OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER (E 1/4) OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17, SOUTH 89°22'44" WEST A DISTANCE OF 314.49 FEET TO A POINT;

THENCE SOUTH 89°22'44" EAST, A DISTANCE OF 314.49 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF C.S.X. RAILROAD, AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION NUMBER 86070-2453, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID C.S.X. RAILROAD RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE COURSES: SOUTH 01°29'41" EAST, A DISTANCE OF 1346.02 FEET TO A POINT;

THENCE SOUTH 00°27'20" EAST, A DISTANCE OF 686.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 17;

THENCE SOUTH 87°32'34" WEST, A DISTANCE OF 1.782.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF SAID C.S.X. RAILROAD, SOUTH 01°54'18" EAST, A DISTANCE OF 805.90 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE FOR PEMBROKE ROAD, AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION NUMBER 86070-2453;

THENCE ALONG SAID PEMBROKE ROAD NORTHERLY RIGHT-OF-WAY FOR THE FOLLOWING FOUR COURSES: SOUTH 84°03'32" WEST, A DISTANCE OF 250.45 FEET TO A POINT;

THENCE SOUTH 87°32'34" WEST, A DISTANCE OF 300.00 FEET TO A POINT;

THENCE SOUTH 87°32'34" WEST, A DISTANCE OF 225.50 FEET TO A POINT;

THENCE DEPARTING SAID PEMBROKE ROAD NORTHERLY RIGHT-OF-WAY, NORTH 22°27'28" WEST A DISTANCE OF 241.95 FEET TO A POINT;

THENCE NORTH 51°54'58" EAST A DISTANCE OF 943.11 FEET TO A POINT;

THENCE NORTH 30°02'58" EAST A DISTANCE OF 215.38 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 113.50 FEET, THROUGH A CENTRAL ANGLE OF 59°49'45", FOR AN ARC LENGTH OF 118.52 FEET, BEING SUSTAINED BY A CHORD BEARING NORTH 80°54'18" EAST FOR 113.21 FEET, TO A POINT;

THENCE NORTH 89°59'11" EAST A DISTANCE OF 336.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 658,669 SQUARE FEET, OR 15.121 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- INITIAL SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON AUGUST 5TH, 2021. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON AUGUST 12, 2021 AND UPDATED ON APRIL 24, 2024.
- ALL SYMBOLS USED TO DEPICT IMPROVEMENTS ARE NOT TO SCALE.
- MONUMENT OFFSET DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM THE FOUND MONUMENTATION TO THE BOUNDARY CORNERS, RELATIVE TO THE BEARING BASIS (I.E., N 02° - NORTH 02°).
- ELEVATIONS ON "HARD" SURFACES ARE SHOWN TO THE NEAREST 0.01 (HUNDREDTH) OF A FOOT WHILE "SOFT" SURFACES ARE SHOWN TO THE NEAREST 0.1 (TENTH) OF A FOOT.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40' OR SMALLER, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
- TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY PER 2017 MINIMUM STANDARD DETAIL REQUIREMENTS. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISERS WEBSITE. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL. IN THIS REGARD:
- THIS SURVEY DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSTANDING OTHER THAN THOSE SHOWN HEREON. UNRECORDED EASEMENTS, RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST. THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN UPON THIS SURVEY.
- ORANGE AND SEVER PIPE SIZES AND CONNECTIONS BETWEEN STRUCTURES HAVE BEEN COMPILED FROM FIELD OBSERVATIONS. WITH LIMITED VISIBILITY, THESE CONNECTIONS ARE BELIEVED TO BE ACCURATE. HOWEVER, CANNOT BE RELIED UPON THEREFORE IS NOT CERTIFIED BY THIS SURVEY.
- INVERT ELEVATIONS MAY VARY WHEN PIPE OPENING IS RECESSED.
- THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND IMPROVEMENTS, UTILITIES, FOOTINGS, AND/OR FOUNDATIONS WHICH MAY OR MAY NOT VIOLATE DEED OR EASEMENT LINES.
- THE TREES IDENTIFIED AND SHOWN ARE IN NO WAY TO BE CONSIDERED A TREE SURVEY. TREE SYMBOLS REPRESENT THE LOCATION OF THE CENTER OF THE TRUNK AND DO NOT REPRESENT THE TRUE SIZE OF THE CANOPY. SIZE OF THE TRUNK IF SPECIFIED IS THE DIAMETER OF THE TRUNK IN INCHES. AT BREAST HEIGHT. SPECIES NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.) AND CANNOT BE RELIED UPON AND THEREFORE IS NOT CERTIFIED BY THIS SURVEY. CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
- SPOT ELEVATIONS & CONTOUR LINES SHOWN ON THIS SURVEY ARE DERIVED FROM A DIGITAL TERRAIN MODEL GENERATED FROM AERIAL LIDAR (CONVENTIONAL GROUND SURVEY DATA COLLECTED ON MAY 11, 2022 WITH AN ESTIMATED PRECISION OF +/- 0.2 FEET).
- NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE 51-17 FROM BEING MET.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THERE ARE NO INHERENT GAPS, GORES OR HATS TO THE SURVEYED PROPERTY.
- THE SUBJECT PROPERTY HAS NO POSTED ACCESS IN THE TITLE DOCUMENTS.
- THE SUBJECT PROPERTY ABUTS AND HAS ACCESS TO PUBLICLY DEDICATED RIGHT-OF-WAYS FOR PEMBROKE ROAD.
- THERE WAS NO EVIDENCE OF ACTIVE CONSTRUCTION ACTIVITIES OBSERVED DURING THE PROCESS OF CONDUCTING FIELD WORK.
- ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS SURVEY. NO ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED BY THIS SURVEY.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON LANDS ADJACENT TO THE SURVEYED LINES.

HOLLYWOOD BLVD.

(120' RIGHT-OF-WAY)

WESTERLY R/W LINE OF C.S.X. RAILROAD, F.D.O.T. R/W MAP SECTION NO. 86070-2453

SOUTHERLY R/W LINE OF HWD BLVD

S 88° 22' 44" W (M) 161.49' (M)

S 01° 37' 16" E (M) 86.06' (M)

S 01° 28' 21" E (M) 1,346.02' (M)

S 00° 27' 03" E (M) 686.27' (M)

Monument Found 6 IN (INTERSTATE 95 R/W)

S 01° 54' 18" E (M) 1,782.94' (M)

S 87° 32' 34" W (M) 300.00' (M)

S 84° 03' 32" W (M) 250.45' (M)

S 87° 32' 34" W (M) 225.50' (M)

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Exhibit E

Legal Descriptions

Exhibit "E"

Legal Descriptions

COMMERCIAL RECREATION SITE:

A TRACT OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 17 AND THE NORTH HALF OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. SAID TRACT BEING A PORTION OF THE DICK LLOYD PLAT AS SHOWN IN PLAT BOOK 110, PAGE 8; AND A PORTION OF THE PLAT OF CENTRAL GOLF SECTION OF HOLLYWOOD AS SHOWN IN PLAT BOOK 9, PAGE 44, ALL OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER (E 1/4) OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, SOUTH 88°22'44" WEST A DISTANCE OF 161.49 FEET TO A POINT;
THENCE SOUTH 01°37'16" EAST, A DISTANCE OF 86.06 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY OF C.S.X. RAILROAD, AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION NUMBER 86070-2453, AND THE SOUTHERLY RIGHT OF WAY LINE OF HOLLYWOOD BOULEVARD;
THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID C.S.X. RAILROAD RIGHT OF WAY SOUTH 01°28'21" EAST, A DISTANCE OF 1,946.02 FEET TO A POINT;
THENCE SOUTH 00°27'03" EAST, A DISTANCE OF 686.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 17;
THENCE DEPARTING SAID WESTERLY RIGHT OF WAY OF C.S.X. RAILROAD, AND ALONG THE SOUTH LINE OF SAID SECTION 17, SOUTH 87°55'40" WEST, A DISTANCE OF 961.39 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 29°59'34" EAST A DISTANCE OF 169.81 FEET TO A POINT;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 48.88 FEET, THROUGH A CENTRAL ANGLE OF 94°22'50", FOR AN ARC LENGTH OF 80.52 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 16°30'32" WEST, FOR 71.72 FEET TO A POINT;
THENCE SOUTH 60°38'34" WEST A DISTANCE OF 222.26 FEET TO A POINT;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 42.94 FEET, THROUGH A CENTRAL ANGLE OF 91°35'35", FOR AN ARC LENGTH OF 68.64 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 71°50'18" WEST, FOR 61.56 FEET TO A POINT OF REVERSE CURVATURE;
THENCE WITH A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 162.33

FEET, THROUGH A CENTRAL ANGLE OF $67^{\circ}04'02''$, FOR AN ARC LENGTH OF 190.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH $63^{\circ}30'03''$ WEST, FOR 179.35 FEET TO A POINT;
THENCE SOUTH $82^{\circ}01'47''$ WEST A DISTANCE OF 289.03 FEET TO A POINT;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 71.39 FEET, THROUGH A CENTRAL ANGLE OF $70^{\circ}08'10''$, FOR AN ARC LENGTH OF 87.39 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH $58^{\circ}21'22''$ WEST, FOR 82.03 FEET TO A POINT;
THENCE NORTH $17^{\circ}07'57''$ WEST A DISTANCE OF 547.15 FEET TO A POINT;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.85 FEET, THROUGH A CENTRAL ANGLE OF $85^{\circ}51'52''$, FOR AN ARC LENGTH OF 53.72 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH $25^{\circ}46'29''$ EAST, FOR 48.83 FEET TO A POINT;
THENCE NORTH $73^{\circ}38'15''$ EAST A DISTANCE OF 107.62 FEET TO A POINT;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 36.66 FEET, THROUGH A CENTRAL ANGLE OF $91^{\circ}23'35''$, FOR AN ARC LENGTH OF 58.47 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH $59^{\circ}02'36''$ EAST, FOR 52.47 FEET TO A POINT;
THENCE SOUTH $19^{\circ}10'28''$ EAST A DISTANCE OF 208.55 FEET TO A POINT;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 53.74 FEET, THROUGH A CENTRAL ANGLE OF $76^{\circ}10'25''$, FOR AN ARC LENGTH OF 71.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH $55^{\circ}04'01''$ EAST, FOR 66.30 FEET TO A POINT;
THENCE NORTH $82^{\circ}17'06''$ EAST A DISTANCE OF 80.42 FEET TO A POINT;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 55.21 FEET, THROUGH A CENTRAL ANGLE OF $61^{\circ}41'09''$, FOR AN ARC LENGTH OF 59.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH $69^{\circ}52'10''$ EAST, FOR 56.61 FEET TO A POINT;
THENCE SOUTH $35^{\circ}42'54''$ EAST A DISTANCE OF 69.80 FEET TO A POINT;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 140.01 FEET, THROUGH A CENTRAL ANGLE OF $55^{\circ}19'42''$, FOR AN ARC LENGTH OF 135.20 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH $73^{\circ}06'47''$ EAST, FOR 130.01 FEET TO A POINT;
THENCE NORTH $70^{\circ}22'54''$ EAST A DISTANCE OF 190.57 FEET TO A POINT;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 53.84 FEET, THROUGH A CENTRAL ANGLE OF $83^{\circ}03'59''$, FOR AN ARC LENGTH OF 78.06 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH $70^{\circ}12'50''$ EAST, FOR 71.40 FEET TO A POINT;
THENCE SOUTH $29^{\circ}59'34''$ EAST A DISTANCE OF 56.92 FEET TO THE POINT OF BEGINNING;
SAID TRACT CONTAINING 309,249 SQUARE FEET, OR 7.099 ACRES, MORE OR LESS.

RESIDENTIAL SITE:

A TRACT OF LAND LYING WITHIN THE NORTH HALF OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. SAID TRACT BEING A PORTION OF THE PLAT OF CENTRAL GOLF SECTION OF HOLLYWOOD AS SHOWN IN PLAT BOOK 9, PAGE 44, OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER (E 1/4) OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;
THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17, SOUTH 88°22'44" WEST A DISTANCE OF 161.49 FEET TO A POINT;
THENCE SOUTH 01°37'16" EAST, A DISTANCE OF 86.06 FEET, TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY OF C.S.X. RAILROAD, AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION NUMBER 86070-2453, AND THE SOUTHERLY RIGHT OF WAY LINE OF HOLLYWOOD BOULEVARD;
THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID C.S.X. RAILROAD RIGHT OF WAY LINE FOR THE FOLLOWING THREE COURSES: SOUTH 01°28'21" EAST, A DISTANCE OF 1,946.02 FEET TO A POINT;
THENCE SOUTH 00°27'03" EAST, A DISTANCE OF 686.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 17;
THENCE SOUTH 01°54'18" EAST, A DISTANCE OF 1,782.95 TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY OF SAID C.S.X. RAILROAD, SOUTH 01°54'18" EAST, A DISTANCE OF 805.90 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE FOR PEMBROKE ROAD, AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION NUMBER 86508-2601;
THENCE ALONG SAID PEMBROKE ROAD NORTHERLY RIGHT OF WAY FOR THE FOLLOWING FOUR COURSES: SOUTH 84°06'33" WEST, A DISTANCE OF 250.45 FEET TO A POINT;
THENCE SOUTH 87°32'34" WEST, A DISTANCE OF 300.00 FEET TO A POINT;
THENCE SOUTH 83°43'44" WEST, A DISTANCE OF 225.50 FEET TO A POINT;
THENCE SOUTH 87°32'34" WEST, A DISTANCE OF 292.68 FEET TO A POINT;
THENCE DEPARTING SAID PEMBROKE ROAD NORTHERLY RIGHT OF WAY, NORTH 02°27'26" WEST A DISTANCE OF 241.95 FEET TO A POINT;
THENCE NORTH 51°54'54" EAST A DISTANCE OF 643.11 FEET TO A POINT;
THENCE NORTH 30°09'26" EAST A DISTANCE OF 215.38 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 113.50 FEET, THROUGH A CENTRAL ANGLE OF 59°49'45", FOR AN ARC LENGTH OF 118.52 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 60°04'18" EAST FOR 113.21 FEET, TO A POINT;
THENCE NORTH 89°59'11" EAST A DISTANCE OF 336.50 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 658,669 SQUARE FEET, OR 15.121 ACRES, MORE OR LESS.

Exhibit "F"

Existing City of Hollywood FLUM

- General Business (GBUS)
- High (50) Residential (HRES)
- Industrial (IND)
- Intracoastal Waterway (ICW)
- Low (5) Residential (LRES)
- Low-Medium (10) Residential (LMRES)
- Medium (16) Residential (MRES)
- Medium High (25) Residential (MHRES)
- Office (OFF)
- Open Space and Recreation (OSR)
- Regional Activity Center (RAC)
- Transit Oriented Corridor (TOC)
- Transit Oriented Development (TOD)
- Transportation (TRANS)

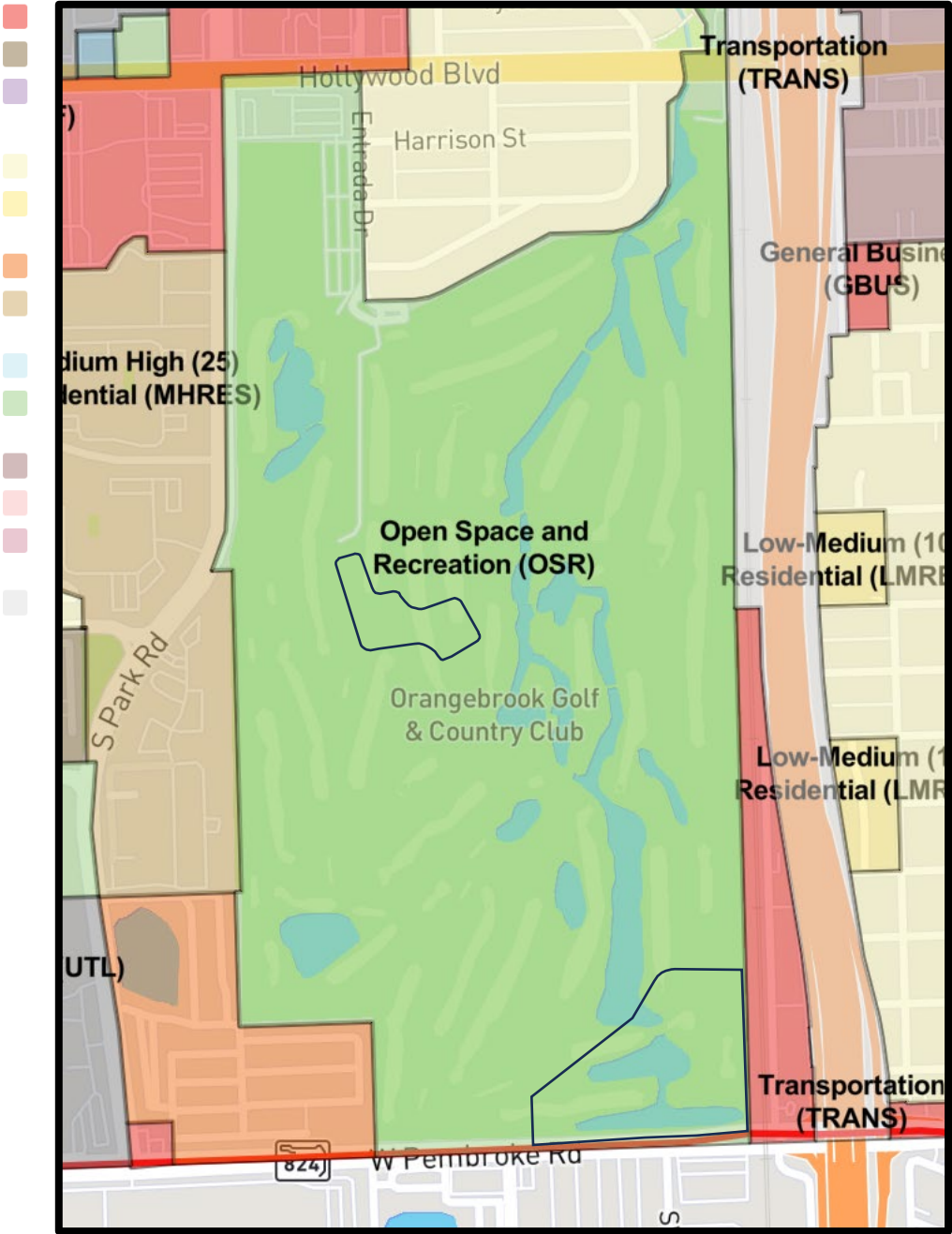


Exhibit "G"

Proposed City of Hollywood FLUM

- General Business (GBUS)
- High (50) Residential (HRES)
- Industrial (IND)
- Intracoastal Waterway (ICW)
- Low (5) Residential (LRES)
- Low-Medium (10) Residential (LMRES)
- Medium (16) Residential (MRES)
- Medium High (25) Residential (MHRES)
- Office (OFF)
- Open Space and Recreation (OSR)
- Regional Activity Center (RAC)
- Transit Oriented Corridor (TOC)
- Transit Oriented Development (TOD)
- Transportation (TRANS)
- Commercial Recreation

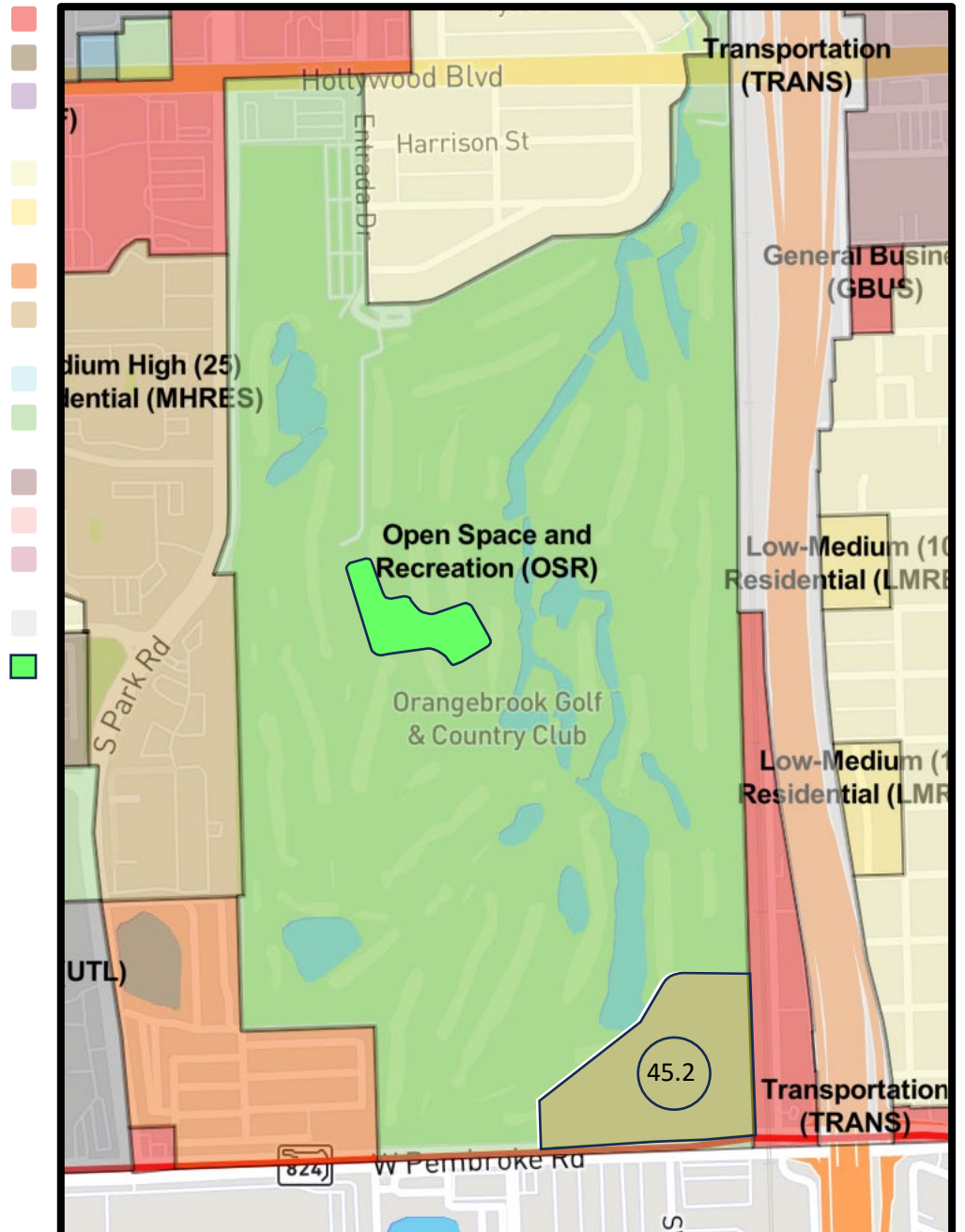


Exhibit "H"

Existing Broward County Land Use Plan Map

-  Palm Beach County Rural Residential-10
-  Rural Ranches
-  Rural Estates
-  Estate (1) Residential
-  Low (2) Residential
-  Low (3) Residential
-  Low (5) Residential
-  Low-Medium (10) Residential
-  Medium (16) Residential
-  Medium-High (25) Residential
-  High (50) Residential
-  Irregular Residential
-  Dashed-Line Area
-  Activity Center
-  Commerce
-  Agricultural
-  Conservation - Natural Reservations
-  Conservation - Reserve Water Supply
-  Recreation and Open Space
-  Commercial Recreation
-  Community
-  Electrical Generation Facilities
-  Tribal Lands
-  Mining
-  Transportation
-  Water

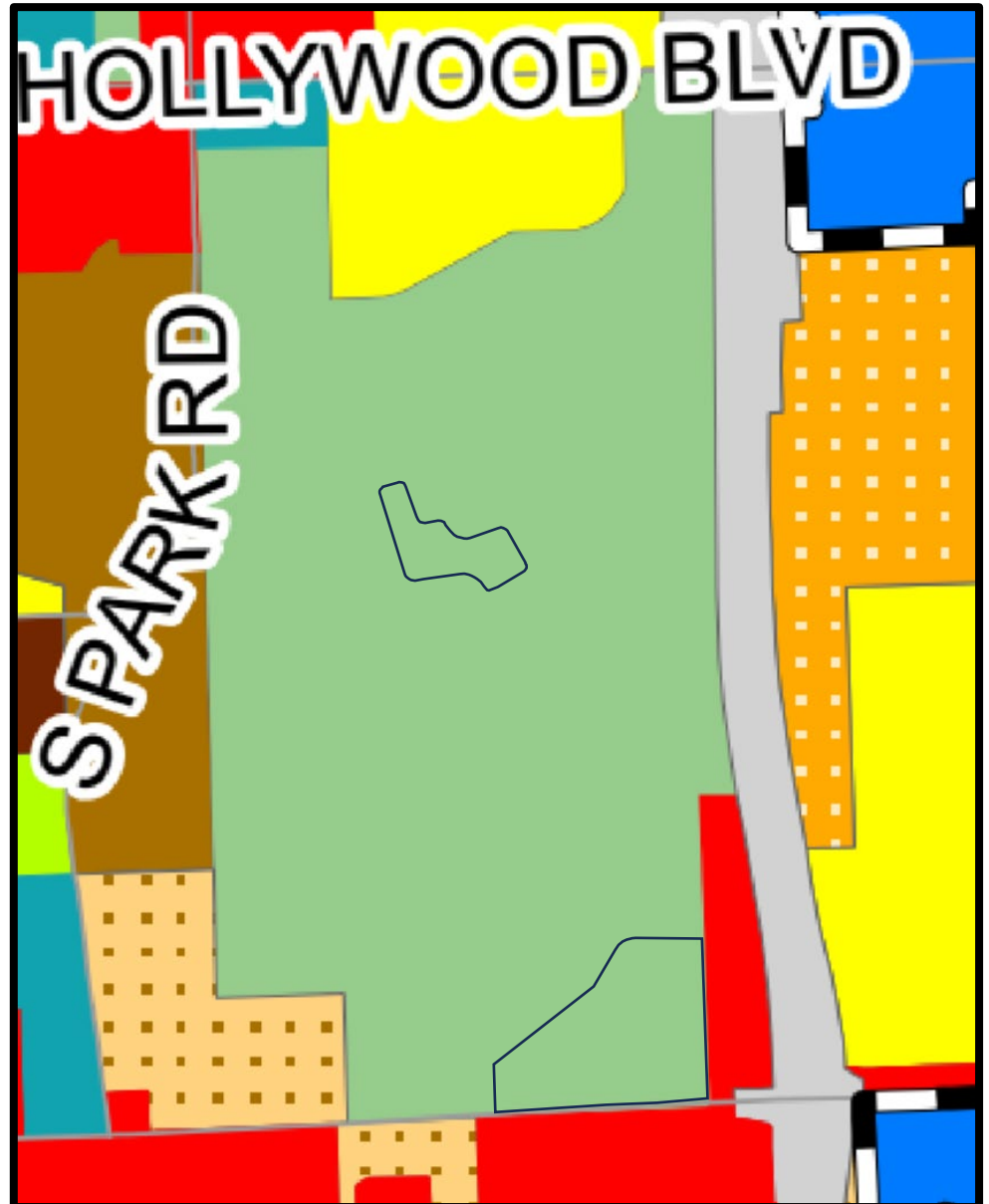


Exhibit "I"

Proposed Broward County Land Use Plan Map

-  Palm Beach County Rural Residential-
-  Rural Ranches
-  Rural Estates
-  Estate (1) Residential
-  Low (2) Residential
-  Low (3) Residential
-  Low (5) Residential
-  Low-Medium (10) Residential
-  Medium (16) Residential
-  Medium-High (25) Residential
-  High (50) Residential
-  Irregular Residential
-  Dashed-Line Area
-  Activity Center
-  Commerce
-  Agricultural
-  Conservation - Natural Reservations
-  Conservation - Reserve Water Supply
-  Recreation and Open Space
-  Commercial Recreation
-  Community
-  Electrical Generation Facilities
-  Tribal Lands
-  Mining
-  Transportation
-  Water

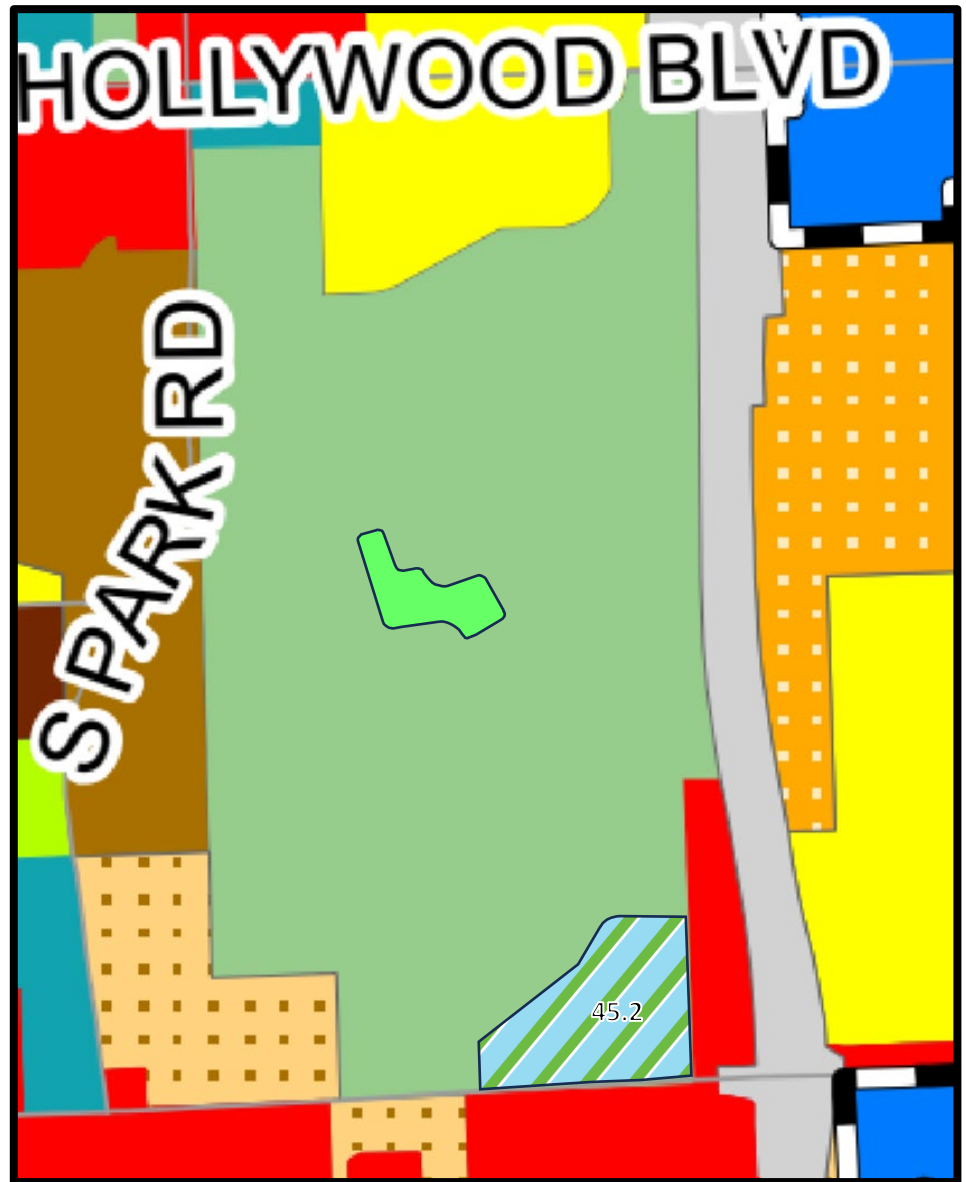


Exhibit J
BCPC Acreage Determination Letter



May 23, 2024

Jeff Katims, AICP, CNU-A, Principal
Complete Cities Planning Group, LLC
200 South Andrews Avenue, Suite 504
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Katims:

Subject: Hollywood - Acreage Determination

This letter is in response to your request of May 14, 2024, to verify the gross acreage and BrowardNext - Broward County Land Use Plan (BCLUP) designations for a parcel of land generally located on the northwest corner of Pembroke Road and the CSX Railroad, in the City of Hollywood.

The BCLUP utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

Based on the survey and legal description you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 16.6 gross acres, which is designated by the BCLUP as indicated below:

PARCEL	ACRES	BROWARDNEXT - BCLUP DESIGNATION
Parcel	15.1	Recreation and Open Space
NET ACRES	15.1	
Parcel Right-of-Way	1.5	Recreation and Open Space
TOTAL GROSS ACRES	16.6	

The contents of this correspondence are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the BCLUP, including concurrency requirements.

Jeff Katims
May 23, 2024
Page Two

Planning Council staff notes that this calculation is based on the information that you provided and should not be utilized for official purposes unless independently accepted by the local government.

Please note that the \$398.00 fee submitted for this acreage determination request may be deducted from the application fee for a corresponding BCLUP amendment, if filed within 18 months of the date of this letter.

If you have any additional questions in this regard, please feel free to contact Huda Ashwas of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

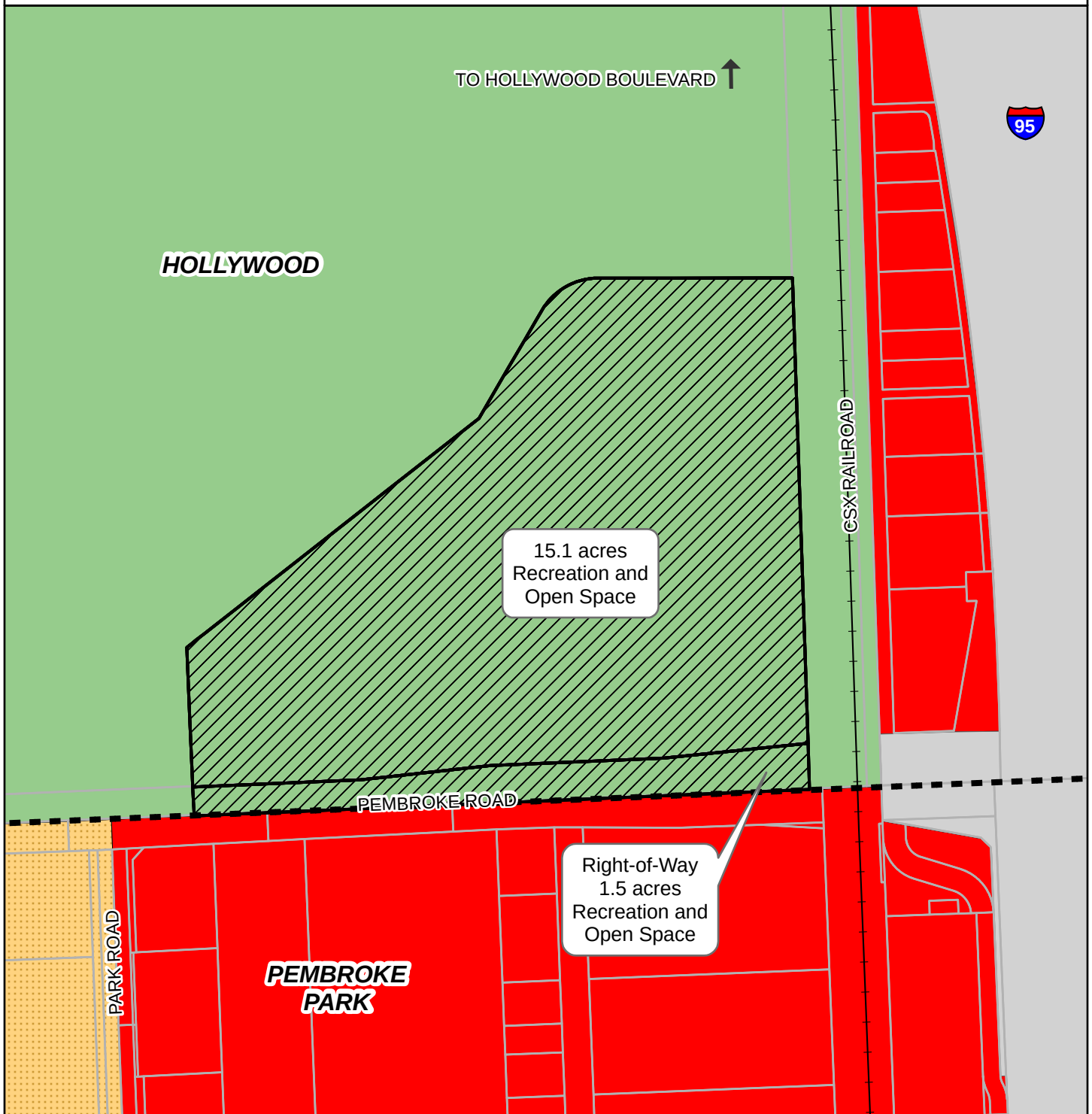
BBB:HHA
Attachment

cc/email/att: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood



Broward County Land Use Plan Acreage and Land Use Confirmation



-  Subject Site
-  Municipal Boundary
-  Medium (16) Residential
-  Commerce
-  Recreation and Open Space
-  Transportation

Total Gross Acres = 16.6

AD 24-004 Katims Hollywood
Acreage Determination



250 125 0 250
Feet

Exhibit K
Water and Sewer Letter

August 12, 2024

LTR24-072

Jeff Katims, AICP
Complete Cities Planning Group
200 South Andrews Avenue, Suite 504
Fort Lauderdale, Florida 33301

**Re: Comprehensive Plan Amendment Response
City of Hollywood Land Use Plan Amendment
Orangebrook Golf and Country Club
BCLUP No.: PC 24-8**

Dear Mr. Katims,

The City has received the County's completeness review letter, dated July 25, 2024, on the City of Hollywood Land Use Plan Amendment for the Orangebrook Golf and Country Club. The City has provided the following responses to the County in support of the ongoing concurrent Comprehensive Plan Amendment (File No. 24-L-58):

1. A. & C. Transmittal Information

The City acknowledges both comments with regards to providing confirmation of a motion from the local government regarding the proposed amendment as well as the summary minutes from both the Local Planning Agency and Local Government public hearings. The item is scheduled to be heard by the Local Planning Agency (Planning & Development Board) in September 2024 and will move onward to the City Commission (City Commission) in October 2024. At which point the requested documents will be forwarded to the County.

4. Existing and Proposed Uses

The City acknowledges that the in-force and effect Comprehensive Plan does not currently have a Commercial Recreation land use designation. The city is currently processing a concurrent Comprehensive Plan text amendment to create the land use category. This amendment is moving in parallel to the BCLUP amendment noted above and will be heard as a companion item by the Local Planning Agency and the Local Government Body in September and October 2024, respectively.

5.A.1. Potable Water Analysis

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

*RESPONSE: Verifying per the City of Hollywood Comprehensive Plan (2008),
Water Sub Element, the level of service (LOS) standard for water facilities remains*

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045

hollywoodfl.org

the Florida Department of Environmental Protection permitted capacity of the facility measure by maximum daily flow. The City adopted its most recent Water Supply Facilities Work Plan on October 7, 2020.

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

RESPONSE: The facility serving the subject location is the City of Hollywood Water Treatment Plant, PWS ID No. 4060642. The permitted capacity is 59.50 MGD. The average daily consumption is approximately 24.4MGD. The proposed potable demand increase anticipated is 227,269 GPD. Therefore, the water treatment plant has sufficient capacity to service the project. There are no planned plant capacity expansions at this time. Note this is based on the current demands and capacity which are subject to change due to additional permitted development.

Both City wellfields and the Broward County South Regional Wellfield provide water from the Biscayne and Floridan aquifers. The City's maximum permitted withdrawal is 30.7 MGD from the Biscayne Aquifer and 8.7 MGD from the Floridan Aquifer. SFWMD Water Use Permit 06-00038-W expires on April 10, 2028.

5.B.2. Sanitary Sewer Analysis

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

RESPONSE: Per the City of Hollywood Comprehensive Plan, Sanitary Sub Element, the level of service (LOS) standard for wastewater facilities shall be the Florida Department of Environmental Protection Permitted Capacity of the facility measured by average daily flow.

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

RESPONSE: The facility serving the subject location is within City of Hollywood. The name of the treatment plant is the Southern Regional Wastewater Treatment Plant (SRWWTP), per DEP Permit Number: FL0026255-025-DW1P.

- *The permitted capacity is 55.5 MGD.*
- *The current encumbered demand is 6.73 MGD.*

- *The twelve month average plus encumbered flow is 49.8 MGD.*
- *The proposed potable demand increase anticipated is 227,269 GPD.*
- *Therefore, the wastewater treatment plant has sufficient capacity to service this property.*
- *There are no planned plant capacity expansions at this time.*
- *Note this is based on the current demands and capacity which are subject to change due to additional permitted development.*
- *This area is serviced by Lift Station W-04, built in 2003, to include two (2) XX horsepower pumps, which then leads to LS W-27.*
- *Prior to building permit issuance, improvements to the distribution system and/or lift station(s) may be necessary as follows:*
 - *Upsizing existing 4-inch Forcemain from LS W-04 to Manhole MHS000749 to 6-inch*
 - *Upgrading LS W-04*

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

This is in response to the Completeness RAI dated July 25, 2024, requesting verification of drainage level of service for the subject property in preparation for a Broward County Land Use Plan Amendment (LUPA) based on the proposed demands.

A. Drainage Analysis:

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

RESPONSE:

Private property: retain on property and dispose of ½ inch of storm runoff during any five minute period.

Single Family: maintain minimum of 40 percent pervious area on site. Lowest floor elevation no lower than the elevation of the respective area depicted on the National Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for flood hazard areas based on 100 year flood elevation plus one foot, and a minimum of 18 inches above crown of the adjacent public road - whichever is higher.

Buildings, other: lowest floor elevation no lower than the elevation of the respective area depicted on the National Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for flood hazard areas based on 100-year flood elevation plus one

foot, or, for commercial properties, 6 inches above the crown of the adjacent public road – whichever is highest. All commercial and residential properties with more than ten parking spaces must obtain drainage permits for the site development from other regulatory authorities having jurisdiction prior to obtaining a building permit from the City.

Roads: Residential streets with rights-of-way not greater than 50 feet shall have crown elevations no lower than the elevation for the respective to the 10-year, 1-day drain event.

Off-site Discharge: shall not exceed the inflow limit of the SFWMD primary receiving canal or the local conveyance system, whichever is less.

Flood plain routing: Calculated floor elevations based on the ten- and 100-year return frequency rainfall of three-day duration shall not exceed the corresponding elevations of "Future Conditions 100- Year Flood Elevation Map 2060."

Antecedent water level: the higher elevation of either the control elevation or the elevation depicted on the Broward County map, "Future Conditions Average Wet Season Groundwater Elevation Map."

Onsite 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, BMPs will be used to reduce pollutant discharge.

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

RESPONSE:

The amendment site is served by the South Florida Water Management District and Broward County Environmental Engineering Division and operated and maintained by the City of Hollywood.

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

RESPONSE:

There are no planned drainage improvements for the amendment site area. Although there are no drainage improvements currently scheduled; the Citywide Comprehensive Stormwater Master Plan dated February 2024 draft report does include proposed drainage conveyance improvements and stormwater retention improvements. In addition, there is a July 28, 1993 Joint Participation Agreement between the City of Hollywood and the Florida Department of Transportation that allows the FDOT Pembroke Road to discharge into the Orangebrook Golf course water management system. As part of the agreement a 20 ft. wide perpetual drainage and flowage easement was granted to F.D.O.T .

At this time, it is not known if F.D.O.T. has any proposed drainage improvement plans. A sketch of the FDOT drainage easement is attached for reference.

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.

RESPONSE:

Surface Water Management Permit No. 06-01955-S was issued May 12, 1994 and modified on February 20, 2004.

As part of the SWML 06-01955 the City of Hollywood is required to operate the Surface Water Management System in such a manner as to prevent chloride concentrations from exceeding historic levels. So to monitor the chloride concentrations within the OBGC lake system the City has several active monitoring wells within the golf course.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.

RESPONSE:

The area meets the adopted level of service standards. All drainage analyses that will be required in the future by the BCEED and the City will comply with BCEED regulations. As there are several adjacent neighborhoods as well as the FDOT that drain into the Orangebrook Golf Course basin future drainage analysis should include these in the analysis.

B. Transportation

1) Provide traffic study as stated in the report and complete traffic elements for Land Use Plans application.

Coordinate with Rick Mitinger, Transportation Engineer, 954-921-3900 or rmitinger@hollywoodfl.org and begin process to development a traffic analysis methodology. Traffic analysis should include site access locations, trips generated by the proposed application and all committed trips of future projects, trip distribution and impact to the roadway network. Provide a review of existing and future multimodal transportation impacts and needs. Include a review of existing and future transportation related improvements and amenities such as street and pedestrian lighting, bus shelter, bike facility and/or sidewalks. Traffic study reviews are done on a cost recovery basis by a city's traffic engineering consultant.

CONSULTANT COST RECOVERY FEE TABLE

Traffic Transportation Related Cost Recovery Fees Table			
a) Administrative Processing Fee: 5% of Initial Deposit			
b) Initial Deposit and Minimum Balance:			
Project Size	Initial Deposit	Minimum Account Balance	Administrative Fee
Less than 10 Acres	\$5,000	\$1,000	\$250
10 Acres to Less than 30 Acres	\$8,000	\$1,600	\$400
30 Acres & Over	\$12,000	\$2,400	\$600

*Resolution R-2015-209.

A minimum payment of \$5,250 can be made to begin the review upon receipt of the study. Payments can be made online via link at <https://apps.hollywoodfl.org/PaymentCenter/EngineeringPayment.aspx>.

Here is information to be inputted when an online payment is made.

Application Type = Others

Permit # = Site Address

Notes = Traffic Review Cost Recovery Fee

2) See markups in the attached pdf document.

5.C.2. Solid Waste Analysis

The City's vendor, Waste Connections, has provided a response with regards to tonnage capacity as it pertains to the proposed land uses, see Attachment 2.

Should you have any questions regarding the LUPA submittal, please do not hesitate to contact the undersigned or Anand Balram, Planning Manager at ABalram@hollywoodfl.org.

Respectfully,

Anand Balram

Anand Balram
Planning Manager

Attachments

- Att. 1: FDOT Drainage Flow Easement
- Att. 2: Waste Connections Response Letter, dated August 8, 2024
- Att. 3: Engineering Division Response

cc: Raelin Storey, Assistant City Manager
Gus Zambrano, Assistant City Manager
Andria Wingett, Director of Development Services
Vincent Morello, Director of Public Utilities
Joesph Kroll, Director of Public Works
Cameron Palmer, Principal Planner
Barbara Blake-Boy, Executive Director, BCPC

Exhibit L
Solid Waste Letter

From: [Susana Martinez](#)
To: [Jeff Katims](#)
Subject: FW: Development on Hollywood Orangebrook Golf Course
Date: Wednesday, July 17, 2024 1:16:19 PM
Attachments: [image001.png](#)
[Waste Connections request letter.docx](#)

Hello Jeff,

The information on the attachment is accurate. Including the final solid waste destination to JED Landfill and has capacity for this new volume.

Please let me know if you have any questions or need anything else.

Thanks

Susana Martinez

District Controller

C: 954 599 6529

Waste Connections | 3840 NW 37th Court | Miami, FL, 33142

www.WasteConnections.com



Get [Outlook for iOS](#)

From: Jeff Katims <jeff@completecities.net>
Sent: Tuesday, July 16, 2024 1:49:32 PM
To: Jason Pepitone <jason.pepitone@wasteconnections.com>
Subject: Development on Hollywood Orangebrook Golf Course

Jason,

PPG Developers has partnered with the City of Hollywood via a P3 to build 750 high-rise apartments and a 175-room hotel within portions of the Orangebrook Golf Course. In order for the development to proceed, we need to entitle the property through Broward County. To do so, I need a letter or email from Waste Connections stating that: 1) the information on the attachment is accurate (or providing corrections thereto), 2) stating where Hollywood's solid waste is disposed of (ultimately), and 3) confirming that Waste Connections and the landfill or resource recovery plant, as applicable, have the capacity to serve the project. Much appreciated! Pls call me at 954 554-8894 or email me with any questions.

Jeff Katims, AICP, CNU-A
Complete Cities Planning Group
Principal

Phone: 954.372.6767

Email: Jeff@CompleteCities.net

200 S. Andrews Avenue
Suite 504
Fort Lauderdale, FL 33301

Note: The information contained in this transmission as well as all documents transmitted herewith are privileged and confidential information. This information is intended only for the use of the individual or entity to whom it was sent, and the recipient is obliged to protect this information as appropriate. If the recipient of the e-mail, and/or the documents attached is not the intended recipient, you are hereby notified that any dissemination, distribution or reproduction, copy, or storage of this communication is strictly prohibited. Thank you.

ATTACHMENT 2



WASTE CONNECTIONS
A Waste Management Company

3340 NW 37th Court
Miami, FL 33142
T: 305-638-3800
F: 305-633-2973
www.wasteconnections.com

August 8, 2024

VIA-E-MAIL

Mr. Joseph Kroll
Director of Public Works
City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33020

Re: Waste Connections Tonnage Capacity

Dear Mr. Kroll,

This letters as an attestation of the Waste Connections Landfill and Transfer Station listed below.

A. SOLID WASTE

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

The adopted level of service in the adopted City of Hollywood Comprehensive Plan for solid waste collection and disposal is 8.9 pounds per dwelling unit per day.

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

The City of Hollywood has a collection agreement with Waste Pro, which transports the City's solid waste to the Waste Connections Pembroke Park transfer station located in Pembroke Park, 1899 SW 31st Avenue, 33009. Final disposal is at Waste Connections JED/OMNI Landfill in St. Cloud, Florida, 34773. The landfill is licensed under FDEP Permit No. 0199726-033-SO-01, issued June 13, 2017 and expiring June 13, 2027, for 81,505,530 cubic yards. Approximately 5800-6200 tons of waste are deposited each day. As of 2018, 1,847,925 cubic yards of capacity had been used. The facility's 20-year projection shows a remaining capacity of 3,852,819 cubic yards (4.7%) in the year 2038.

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.**

Existing demand:

The amendment site does not generate significant solid waste.

Proposed demand:

Commercial Recreation: 175 hotel units x 3.2 lbs/day = 560 lbs/day
750 dwelling units x 8.9 lbs/unit = 6,675 lbs/day.

Total proposed demand: 7,235 lbs/day.

Net demand: 7,235 lbs/day (0.0072 mgd)

Sincerely,
Susana Martinez
District Controller

Exhibit M
Drainage Letter

See Exhibit "K" and following page

FDOT Drainage and Flowage Easement at Orangebrook G.C.

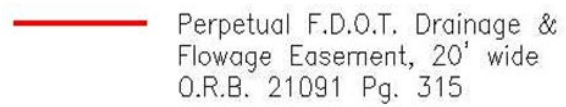


Exhibit N
BCDEP Correspondence

Fwd: Orangebrooke GC LUPA Environmental Reqs.

Jeff Flairty <aydenenv@gmail.com>

Tue 5/7/2024 11:35 AM

To: Ari Pearl <ari.pearl@ppgdevelopment.com>; Miriam Ungar <miriam.ungar@ppgdevelopment.com>; Jeff Katims <jeff@completecities.net>; Connor Birch <connor.birch@ppgdevelopment.com>; Keith Poliakoff <kpoliakoff@govlawgroup.com>

County EPD confirmation that Phase II testing is not needed for the LUPA process at Orangebrook.

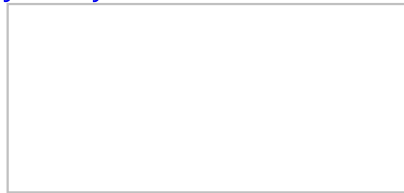
Jeff Flairty, P.E.

President

Ayden Environmental LLC

954-707-2724

jeff@aydenenv.com



----- Forwarded message -----

From: **Jayson, Rachel** <RJAYSON@broward.org>

Date: Tue, May 7, 2024 at 11:26 AM

Subject: RE: Orangebrooke GC LUPA Environmental Reqs.

To: Jeff Flairty <aydenenv@gmail.com>

Good morning Jeff,

Based on the data presented in the June 27, 2023, Site Assessment Report for the Orangebrook Golf and Country Club, it has been determined that the proposed hotel and residential areas of the property will require an EAR License. Existing soil and groundwater data have indicated that these areas are impacted with contaminants above regulatory standards and require assessment and/or remediation in accordance with Chapter 62-780, Florida Administrative Code and Chapter 27, Broward County Code. Therefore, undertaking a Phase II Environmental Site Assessment (ESA) would be superfluous as the task has already been executed, surpassing the degree of work demanded in an ESA. While I am not familiar with the LUPA ESA requirement, please let the reviewer know I am happy to answer any questions they may have.

Thank you,

Rachel

RACHEL JAYSON

Brownfields Coordinator, Waste Transporter Licensing, Environmental Specialist

Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 N University Dr, Mailbox 201 | Plantation, Florida 33324

Office: 954.519.1461

Explore opportunities for sustainable development with our Brownfield Program. Learn more [Broward County Redevelopment Program](#)

From: Jeff Flairty <aydenenv@gmail.com>

Sent: Thursday, April 18, 2024 2:37 PM

To: Jayson, Rachel <RJAYSON@broward.org>

Subject: Orangebrooke GC LUPA Environmental Reqs.

Afternoon Rachel:

Is there any way I can get you to send me an email confirming our conversation on this project regarding the need for a Phase II ESA on the proposed hotel and residential portions for the proposed LUPA process?

I can confirm that the client will submit applications for separate EAR licenses for these two project elements once we get to the site plan approval process.

Jeff Flairty, P.E.

President

Ayden Environmental LLC

954-707-2724

jeff@aydenenv.com



Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Exhibit O
BCt Letter



Transportation Department

TRANSIT DIVISION - Service and Strategic Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

July 5, 2024

Jeff Katims, Principal
Complete Cities Planning Group
200 S. Andrews Ave., Suite 504
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – Orangebrook Golf & Country Club (Hollywood) –
Transit Verification Letter

Dear Jeff Katims,

Broward County Transit (BCT) has reviewed your correspondence dated June 3, 2024, regarding the proposed Land Use Plan Amendment (LUPA) for Orangebrook Golf & Country Club, 400 Entrada Drive, Hollywood, FL, for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Route 5, and Hallandale Beach Community Shuttle Route 3 BCT Route 733. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 5	Weekday Saturday Sunday	5:36 A.M. – 10:25 P.M. 6:45 A.M. – 10:06 P.M. 8:00 A.M. – 8:53 P.M.	46 minutes 49 minutes 62 minutes
Hallandale Beach Community Shuttle Route 3 BCT Route 733	Weekday Saturday	7:00 A.M. – 7:00 P.M. 7:00 A.M. – 7:00 P.M.	65 minutes 65 minutes



Transportation Department

TRANSIT DIVISION - Service and Strategic Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

BCT can accommodate additional transit demand, as described in the LUPA application provided, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-7748 or email me at apeebles@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Antigone Peebles

Antigone Peebles, MBA

Planner

Service and Strategic Planning – Broward County Transit

Exhibit P
Master Site File Information



AR=0
SS=2
CM=0
RG=2
BR=0
Total=4

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
BD03348	SS	SUNDAY SCHOOL OF FIRST CHURCH OF CHRIST	2940 HOLLYWOOD BLVD, HOLLYWOOD	1926 Neo-Classical Revival	Eligible	NR Listed - Feb 15, 2005
BD04649	RG	Seaboard Air Line (CSX) RR	Oakland Park	Linear Resource	Eligible	
BD06662	SS	Hollywood Jaycee Hall	2930 Hollywood BLVD, Hollywood	c1966 Masonry Vernacular	Not Eligible	
BD06682	RG	Orangebrook Golf & Country Club	Hollywood	Designed Historic Landscape - 0 Contrib Resources	Not Eligible	

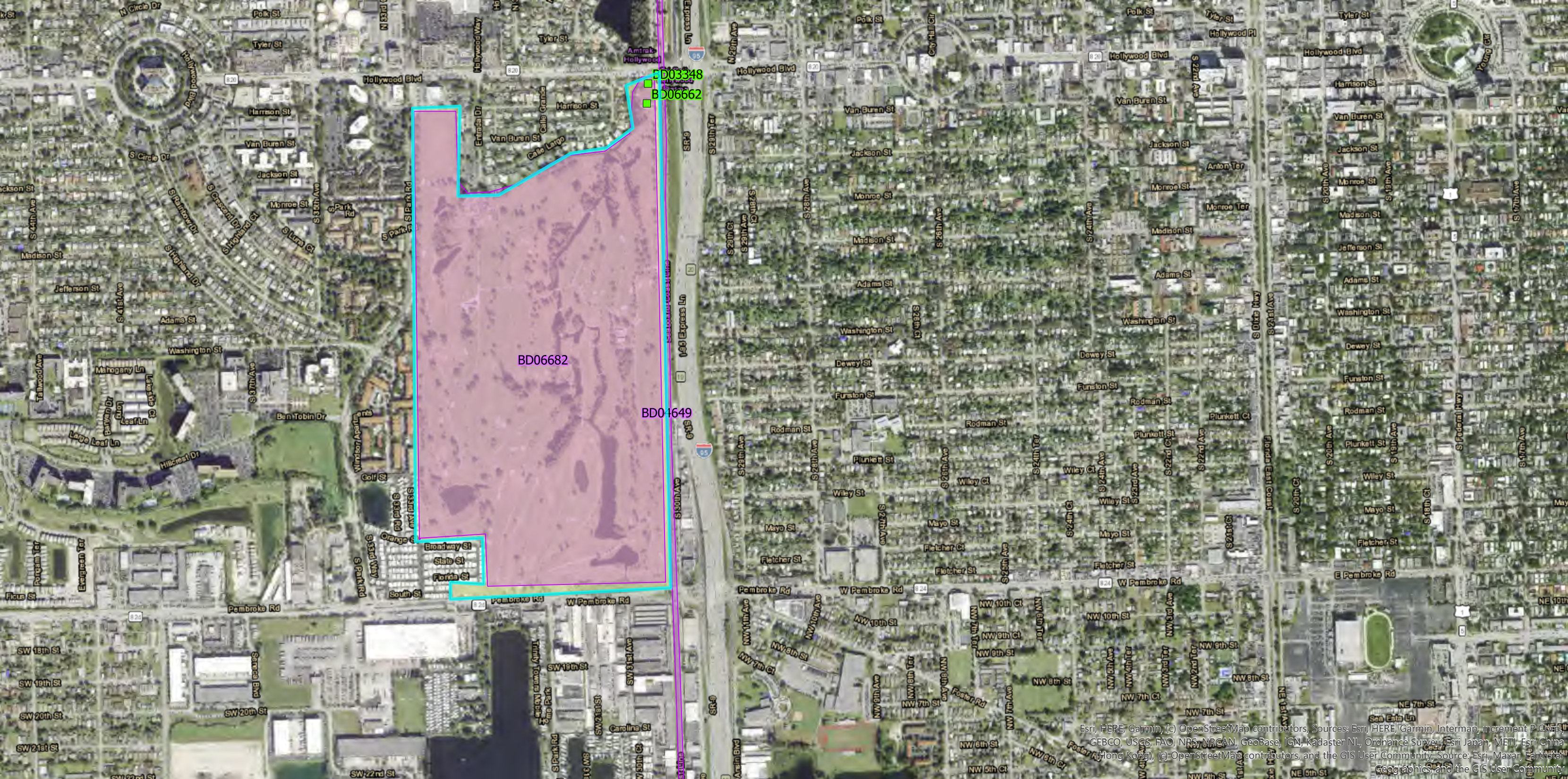


Exhibit Q

City Affordable Housing Study Update

An Affordable Housing Market Assessment in the City of Hollywood, Florida

August 14, 2024



Report Commission

This report was commissioned to satisfy BrowardNext County Land Use Plan Policy 2.16.2 for a project that is proposed in the City of Hollywood, Broward County, Florida. That policy requires that “For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.”

The City of Hollywood has adopted a Comprehensive Plan pursuant to Florida Statutes §163.3177. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies.

As part of a land use plan amendment application, the Broward County Planning Council requires interim updates of the existing supply and demand for affordable housing and the strategies to be utilized to meet the expected needs.

This report estimates the current (2022 ACS/2024 Esri) demand and projects (to 2028) the future demand for various housing needs.

The report relies on various public and subscription sources of information regarding demographic, economic, market, and housing data that is referenced throughout the report.

Report Summary

Using the Broward County Planning Council's required methodology, *A Baseline Model to Quantify the Levels of Affordable Housing Need and Supply in Broward County and its Municipalities*, prepared by Florida International University's Jorge M. Pérez Metropolitan Center (September 2022), the City of Hollywood has current deficits of affordable housing for home ownership in the low- and moderate-income bands but by 2028 the deficits will become much larger.

The methodology also demonstrates that deficits currently exist in rental properties for all income bands except the moderate-income band and that this will continue into 2028 for the extremely low-, very low-, and low-income bands, but the moderate-income band will have a larger surplus by 2028, largely due to increased household income and increased supply.

Increasing the availability of housing supply will help to alleviate pricing pressure make all housing more affordable. Failure to build housing to meet the market's demands drives up pricing making affordable units less affordable.

Methodology

This study examines current housing conditions within the City of Hollywood, Florida (“the City”), which is generally stated for calendar years 2022 (the latest U.S. Census Bureau American Community Survey data available) and the supplemental data source from Esri¹ (2023) and projected to calendar year 2028 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Florida International University (FIU) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. FIU developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. To forecast out to the year 2028, Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods were used. The FIU methodology is particularly sensitive to the primary factors of Median Household Income and housing stock forecasts. Esri’s forecasts are believed to be reliable and very up-to-date and draw upon a variety of publicly available and proprietary sources. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income (80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2020 Census.

¹ Esri is an international supplier of geographic information system software, web GIS and geodatabase management applications. For this study, we have utilized various databases specific to the City of Hollywood that have been prepared by Esri. Products utilized include the Business Analyst, Community Analyst, and ArcGis systems. Details on how Esri conducts forecasts of demographic and housing information can be found in *Methodology Statement: 2023/2028 Esri US Demographic Updates, An Esri® White Paper, June 2023*.

Estimates and Projections of Population, Median Household Income, And Housing Units

The 2022/2023 ACS data for the City of Hollywood and the Esri estimates for 2023 and its forecasts for 2028 are summarized below:

	2022/2023 ACS Estimates	2023 Esri Estimates	2028 Esri Forecasts
Population	153,859	154,971	159,423
Median Household Income	61,958	59,595	69,821
Housing Units, Total	76,054	73,563	75,985
Housing Units, Occupied	63,958	62,886	65,339

The 2023 Esri estimates of housing units are based upon the ACS 2022 survey, plus Esri's forecasting methodology². We have used the Esri estimates for the purposes of this report. The addition of the proposed residential units would increase the supply of rental housing. ***In the absence of this additional supply, housing costs would likely increase across most affordability bands than if the rental housing were not constructed.***

² Esri is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri provides subscriptions to various database information they maintain for their GIS software. Some of those databases contain forecasts based upon proprietary methodology developed and maintained by Esri. Housing units are forecasted by Esri using "...[the] recorded change in the housing inventory...culled from several data sources, including multiple construction data inputs from Metrostudy, data for new manufactured homes placed by state from the Census Bureau, and building permits for permit-issuing places and counties. Numerous independent sources are leveraged to obtain detailed information on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Community Survey, and various state and local data sources. Additionally, data from the Current Population Survey and the Housing Vacancy Survey from the Census Bureau is used to model trends in occupancy." *Methodology Statement: 2023/2028 Esri US Demographic Updates*, June 2023.

Affordable Housing Criteria and Gap Analysis

The Broward County Land Development Code §5-201 defines Affordable Housing as “*Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the households.*”

Using the ACS and Esri data and applying that data to the FIU supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences, which uses the 2022 ACS’s Median Household Income Limits and 2022 Renters Median Household Income Limits of \$80,653 and \$43,091, respectively, and the percentage bands previously described:

(continued)

Gap Analysis, FIU Model
Utilizing 2021/2022 American Community Survey Data and 2028 Esri Forecast
Home Ownership

Total Owner-Occupied Units 36,938 Median Household Income 80,563 Median Owner Home Value 390,400 Cost-Burdened Owner Units 12,435 34% "Severely" Cost-Burdened Owner Units 5,533 15%			2021/2022 American Community Survey Data/2022 Florida Housing Data Clearinghouse			
2021 ACS	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
Low-Income Owners	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$41,087 - \$64,450	4,965	\$123,261	\$193,351	2,440	-2,525
Moderate-Income Owners	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$64,451 - \$96,676	7,097	\$193,352	\$290,027	5,461	-1,636
Moderate-Income Owners and Renters	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$64,451 - \$96,676	11,997	\$193,352	\$290,027	5,461	-6,535

Total Owner-Occupied Units 37,149 Median Household Income 97,436 Median Owner Home Value 407,653 Cost-Burdened Owner Units 12,506 34% "Severely" Cost-Burdened Owner Units 5,565 15%			2028 Esri Forecast			
2028 Esri	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
Low-Income Owners	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$49,692 - \$77,949	13,787	\$149,077	\$233,846	2,835	-10,953
Moderate-Income Owners	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$77,950 - \$116,923	10,648	\$233,847	\$350,769	7,822	-2,826
Moderate-Income Owners and Renters	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$77,950 - \$116,923	15,511	\$233,847	\$350,769	7,822	-7,688

The FIU model shows a current deficit in the low- and moderate- income bands for home ownership and renters who would own homes. By 2028, home ownership in each band will have larger deficits.

When using the FIU model for renters, we find the following:

Gap Analysis, FIU Model
Utilizing 2021/2022 American Community Survey Data and 2028 Esri Forecast
Renters

Total Renter-Occupied Units 27,020 Median Renter Household Income 43,091 Median Gross Rent 1,509 Cost-Burdened Renter Units 15,454 57% "Severely" Cost-Burdened Renter Units 7,776 29%			2021/2022 American Community Survey Data/2022 Florida Housing Data Clearinghouse			
2021 ACS	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range	Surplus/Gap within Affordable Price Range
Extremely Low Income	0 - 30% Median		0% Median	30% Median	0 - 30% Median	
	\$0 - \$12,927	1,912	\$0	\$323	172	-1,740
Very Low Income	31% to 50% Median		31% Median	50% Median	31% to 50% Median	
	\$2,928 - \$21,976	3,715	\$324	\$549	345	-3,369
Low Income	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$21,977 - \$34,473	5,470	\$550	\$862	913	-4,557
Moderate Income	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$34,473 - \$51,709	4,937	\$863	\$1,293	7,859	2,922

Total Renter-Occupied Units 29,520 Median Renter Household Income 52,116 Median Gross Rent 1,856 Cost-Burdened Renter Units 20,074 57% "Severely" Cost-Burdened Renter Units 8,495 29%			2028 Esri Forecast			
2026 Esri	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range	Surplus/Gap within Affordable Price Range
Extremely Low Income	0 - 30% Median		0% Median	30% Median	0 - 30% Median	
	\$0 - \$15,635	3,047	\$0	\$391	204	-2,843
Very Low Income	31% to 50% Median		31% Median	50% Median	31% to 50% Median	
	\$15,636 - \$26,579	5,524	\$392	\$664	629	-4,895
Low Income	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$26,580 - \$41,693	5,958	\$665	\$1,042	3,507	-2,452
Moderate Income	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$41,694 - \$62,539	4,862	\$1,043	\$1,563	11,783	6,921

The City currently has deficits for all bands studied except for the moderate-income band and that continues through to 2028. The moderate-income band shows a growing surplus, owing to

the increased supply of rental units and a growing median renter household income. Increasing median household income appears to positively impact this band with its existing and future housing supply. Renters are also more likely to be both cost-burdened and severely cost-burdened without additional supply. Most of the rental properties being developed are marketed primarily to the moderate-income band and higher.

Addressing The Demand For Affordable Housing

The City of Hollywood has a demonstrated commitment to affordable housing within the City. The City has budgeted or spent \$8,373,510 in the most recent reporting periods, through various programs:

U.S. Housing and Urban Development’s HOME Investment Partnerships Program (HOME), administered through the Broward County Home Consortium. The program provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

U.S. Housing and Urban Development’s Community Development Block Grant (CDBG) program. The program works to ensure decent affordable housing, to provide services to the most vulnerable in the community, and to create jobs through the expansion and retention of businesses. CDBG is an important tool for helping local governments tackle serious challenges facing their communities. A significant portion of the CDBG funding was used for housing rehabilitation.

Florida Housing Finance Corporation’s State Housing Initiatives Partnership (SHIP) program, which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. It is designed to serve very low-, low- and moderate- income families.

Broward County Interlocal Agreement. In September 2018, the City and Broward County announced a partnership that would provide significant funding for affordable housing issues. As the City rebates to the County tax increment money (TIF) collected through its Beach Community Redevelopment Authority, the County will then return up to 25% of the amount returned to it from the TIF. This

funding arrangement is expected to last through FY2026. The County has also agreed to pay an additional \$17.5 million over 10 years, beginning in FY2027.

The following table summarizes the City's most recent efforts to address affordable housing:

CDBG	\$	312,703	20 housing units rehabilitated;
HOME		435,753	30 rental units development assistance
HOME		87,151	Purchase Assistance
CDBG		234,677	Purchase Assistance
CDBG		185,000	Housing Assistance; homeless services, other
HUD Home Loan		581,003	Purchase Assistance
SHIP		1,473,358	Affordable Housing Assistance
Broward County ILA Revenue		5,063,865	Various Affordable Housing Programs
Total	\$	8,373,510	

During the 2023 Legislative session, the Florida Legislature adopted several bills that were approved by the Governor that address affordable housing and which will likely benefit the City of Hollywood's needs:

1. A general appropriation of \$252 million of non-recurring funds for the State Housing Initiatives Partnership (SHIP) programs.
2. An appropriation of \$109 million for the State Apartment Incentive Loan program.
3. Provides for various sales tax and corporate income tax refunds or credits related to the addition of affordable rental properties.
4. Most significantly, the same bill (Live Local) provided the following developer incentives in furtherance of local affordable housing:
 - a. Preempts local governments' requirements regarding zoning, density, and height to allow for streamlined development of affordable multifamily rental housing in commercial, industrial, and mixed-use zoned areas under certain circumstances.
 - b. Removes a local government's ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
 - c. Removes provision in current law allowing local governments to impose rent control under certain emergency circumstances, preempting rent control ordinances entirely.

- d. Requires counties and cities to update and electronically publish the inventory of publicly owned properties which may be appropriate for affordable housing development.
- e. Authorizes the FHFC, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- f. Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- g. An ad valorem tax exemption that applies to rent-restricted units within newly constructed or substantially rehabilitated developments setting aside at least 70 units for affordable housing for households earning 120 percent of the AMI or less.
- h. Authorizes counties and municipalities to offer, through ordinance, an ad valorem tax exemption to property owners who dedicate units for affordable housing for households earning 60 percent of the AMI or less.

The new law gives strong encouragement to multi-family developers to quickly build affordable housing units. The emphasis is skewed, however, to workforce housing. The local abatement of property taxes for low-income or very low-income households is not likely to provide enough of an incentive to overcome the development of properties designed for those households.

With the exception of land designated Regional Activity Center (RAC) all non residential uses must provide intensity standards. Lands with the RAC designation are not required to provide intensity standards because under the Broward County Land Use Plan lands with the land use designation have intensity standards given in terms of maximum square footage.

As Broward County had already set a precedent in allowing “flexibility” of allocating residential densities, as long as the overall density of a flex zone was not exceeded, the logical extension for the City of Hollywood is to apply intensity standards to City sub -areas instead of parcels. The logical sub-areas are as determined in the CityWide Master Plan. (See details map LU-1). This system envisions the evaluation of each proposed land use amendment to determine whether approving the proposed amendment would cause the overall average of the FAR for the particular nonresidential land use or uses for that sub area to be exceeded. If not, the amendment could be deemed compatible from the perspective of intensity. The maximum FAR for nonresidential land uses in each sub area, with certain exceptions explained below, is provided in the following table.

Land Use Category	Floor Area Ratio
Office	3.0
General Business	3.0
Employment Center	3.0
Industrial	3.0
Utilities	3.0
Transportation	3.0
Community Facilities	3.0
Open Space and Recreation	3.0
<u>Commercial Recreation</u>	<u>3.0</u>
Conservation	0.25
Electrical Generating Facilities	3.0
Land Use Category	Floor Area Ratio
Transit Oriented Corridor	2.0
Transit Oriented District	2.0

Exhibit "R" Proposed Text Amendment to the City Land Use Plan

Part V. ANALYSIS AND ISSUES

* * *

Permitted Uses in Areas Designated Commercial Recreation

The following uses are allowed within Commercial Recreation areas to the degree and extent permitted by the applicable zoning regulations.

1. Active and passive recreation uses, such as nature centers and trails, picnic areas, playgrounds and athletic fields.
2. Hotels, motels and similar lodging ancillary to a golf course use.
3. Outdoor and indoor recreation facilities, such as active recreation complexes, marinas, and golf courses.
4. Accessory facilities, including outdoor and indoor recreation facilities, that the City determines to be an integral part of, and supportive to, the primary recreation facility (excluding residential uses).

* * *

Intensity Standards for Non-residential Land Uses

Per Section 163.3177(6)(a) of Florida Statutes, local governments are required to define in their comprehensive plan standards for the intensity of use of nonresidential land uses.

The City of Hollywood has relied on its zoning and land development regulations to control intensity of nonresidential uses, through limitations on height, lot coverage, number of permitted square feet, landscape and parking requirements. The ~~Florida Department of Community Affairs (DCA)~~ State Land Planning Agency requires local governments to include intensity standards for nonresidential uses in the future land use element.

With the exception of land designated Regional Activity Center (RAC) all non residential uses must provide intensity standards. Lands with the RAC designation are not required to provide intensity standards because under the Broward County Land Use Plan lands with the land use designation have intensity standards given in terms of maximum square footage.

As Broward County had already set a precedent in allowing "flexibility" of allocating residential densities, as long as the overall density of a flex zone was not exceeded, the logical extension for the City of Hollywood is to apply intensity standards to City sub -areas instead of parcels. The logical sub-areas are as determined in the CityWide Master Plan. (See details map LU-1). This system envisions the evaluation of each proposed land use amendment to determine whether approving the proposed amendment would cause the overall average of the FAR for the particular nonresidential land use or uses for that sub area to be exceeded. If not, the amendment could be deemed compatible from the perspective of intensity. The maximum FAR

for nonresidential land uses in each sub area, with certain exceptions explained below, is provided in the following table.

Land Use Category	Floor Area Ratio
Office	3.0
General Business	3.0
Employment Center	3.0
Industrial	3.0
Utilities	3.0
Transportation	3.0
Community Facilities	3.0
Open Space and Recreation	3.0
<u>Commercial Recreation</u>	<u>3.0</u>
Conservation	0.25
Electrical Generating Facilities	3.0
Land Use Category	Floor Area Ratio
Transit Oriented Corridor	2.0
Transit Oriented District	2.0

Key: new language is underlined and deleted language is ~~stricken~~.