

Application ~~for Amendment~~ to ~~the~~ Amend
City of Hollywood
and
Broward County
Future Land Use ~~Map~~ Maps

1301 S. Ocean Dr.
Hollywood, FL

August 14, 2025
Revised November 24, 2025

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I. TRANSMITTAL INFORMATION

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

See **Exhibit A**, ~~Transmittal Letter~~, [\[TBP\]](#)

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

~~Shiv Newaldass~~

[Joann Hussey](#), Director of ~~Department of~~ [Communications, Marketing & Economic Development Services](#)

[Lisa Liotta](#), [Development Officer](#)

City of Hollywood

2600 Hollywood Blvd., [#206](#)

Hollywood, FL 33020

~~Phone: (954) 921-3003~~

~~Email: SNEWALDASS@hollywoodfl.org~~

[Lisa Liotta Phone: \(954\) 921-3620, ext. 3609](#)

[Email: \[lliotta@Hollywoodfl.org\]\(mailto:lliotta@Hollywoodfl.org\), \[Jhussey@hollywoodfl.org\]\(mailto:Jhussey@hollywoodfl.org\)](mailto:lliotta@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.**

~~This Application is being transmitted in accordance with Section 1.1(A)(4) of the Administrative Rules Document. Documentation of the local planning agency's and City Commission's recommendation on the proposed amendment will be provided within four (4) months of the receipt of this Application and at least 21 days prior to the Planning Council's first public hearing.~~

[See Exhibit B \[City Commission minutes TBP\]](#)

- 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.**

See Section I.C. above. The applicable statutory notice procedures provided in Section 163.3184(11), Florida Statutes, will be followed for the City's public hearing on the subject land use amendment, as is required Section 5.3(C)(4) of the City's Zoning Code.

- 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 separate page)

The Amendment Site is ~~less than 50 acres and does not involve a text amendment to the City's Comprehensive Plan, but only proposes a change to the future land use map for~~ a site-specific small-scale development activity; ~~thus, The Amendment Site is classified as a small-scale development~~ not a DRI and not an Emergency.

II. APPLICANT INFORMATION

A. Name, title, address, telephone number and e-mail address of the applicant.

City of Hollywood
~~c/o Shiv Newaldass~~
Joann Hussey, Director of ~~Department of~~ Communications, Marketing & Economic Development Services
Lisa Liotta, Development Officer
City of Hollywood
2600 Hollywood Blvd., #206
Hollywood, FL 33020
~~Phone: (954) 921-3003~~
~~Email: SNEWALDASS@hollywoodfl.org~~

Lisa Liotta Phone: (954) 921-3620, ext. 3609
Email: lliotta@Hollywoodfl.org, Jhussey@hollywoodfl.org

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

Mr. Eric D. Fordin
Authorized Signatory
PRH 1301 S. Ocean Drive, LLC
2850 Tigertail Ave., Ste. 800, Miami, FL 33133
Phone: (305) 553-0001
Email: efordin@relatedgroup.com
~~Copy to: cmedowell@bilzin.com~~
Copy to: kpoliakoff@govlawgroup.com

C. Name, title, address, telephone number and e-mail address of the property owner.

See Section II.A. (Same as applicant)

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

This Application seeks to amend the ~~City and County Future Land Use Map~~

~~("FLUM") concerning a 3.990-acre tract of land, consisting of both City property and a portion of public right-of-way, to be vacated, adjacent to~~ land use plan designation of the City's existing Hollywood Beach Culture and Community Center located at 1301 S. Ocean Drive, Hollywood, Florida 33019 ~~(and the "Property")~~; undeveloped parcel immediately east of it (the "Amendment Site"). The Amendment ~~Site~~ will add ~~99 total units of~~ 74 residential ~~density~~ units to be utilized within the footprint of a new mixed-use building with public and private components, discussed in more detail below, preserving the balance of the Amendment Site as open space in perpetuity. The amendment site occupies a portion of the larger tract of City land (the "Overall Project Site") that includes 1.48 acres of land already designated Medium High (25) Residential, providing for a maximum 111 residential units.

The existing ~~Community Center~~ community center was built in the 1970s ~~as the sales center for a high-rise condominium building immediately north of the Park~~ and is substantially below current base flood elevations. As such, the building is ~~extremely prone~~ no longer compliant with current FEMA floodplain standards and exhibits increased vulnerability to flooding, thereby posing potential risks to human health and safety. Due to the existing building conditions, including moisture intrusion through the foundation, and concerns regarding sea level rise, sustainability, and resiliency the City determined renovation of the existing ~~Community Center~~ community center was no longer feasible and the balance of the public facilities on site were also in need of upgrades and renovations. In response to an unsolicited proposal, the City issued notice for a P3 project to replace the ~~Community—Center~~ community center and upgrade the ~~Facilities~~ facilities all at no cost to the City.

In February of 2020, the City Commission decided to advertise a public-private partnership opportunity to redevelop the ~~Property~~ community center to achieve the best possible proposals for the benefit of Hollywood residents. Pursuant to the P3 process, which received four responsive proposals, the City selected PRH 1301 S Ocean Drive, LLC (the "Developer") to redevelop the ~~Property~~ site (the "Project").

The Project includes several public improvements, including:

- (1) The construction of a new, state-of-the-art, sustainable and resilient community center overlooking the Atlantic Ocean;
- (2) Renovations to Harry Berry Park, which will greatly expand green space while maintaining some on-site parking;
- (3) A public parking garage and improved surface parking;
- (4) Addition of a sculpture garden along State Road A1A; and
- (5) Expansion of the multi-purpose path along Surf Road to Bougainvillea Terrace.

In order to finance these improvements at no cost to the City, on the western most portion of the ~~Property~~ Amendment Site, the Developer will build a new residential condominium tower with associated parking and amenities under a long term 99 year lease with the City, which will also provide approximately \$1 billion in new revenues to the City over the life of the ~~Lease. The residential tower is designed to be approximately 26-30 stories in height and contain~~

~~approximately 146 total units. lease.~~ Supporting the residential component of the Project will be an additional private parking garage designed with a separate entrance so as to not interfere with the public parking experience for those residents visiting the beach, Harry Berry Park, or the ~~Community Center.~~~~community center.~~ The condominium will have several amenities, including, but not limited to, a fitness area, a pet spa, several lounge areas, and a rooftop pool.

III. AMENDMENT SITE DESCRIPTION

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

~~The proposed amendment is 3.990 acres and includes the southerly Parcel C right-of-way, Parcels D, E, and the adjacent right-of-way, the southerly portion of Parcel B (shown in green) and the adjacent right-of-way, and a portion of the easterly half of the Broadwalk (shown in green), as depicted in Diagram 1 below (the "Amendment Site").~~

The amendment site is bound on the north by Azalea Terrace, on the east by the Hollywood Broadwalk, on the west by State Road A1A, and on the south by Bougainvillea Terrace, comprising 2.982 acres in area.

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

See Exhibit ~~B~~C.

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

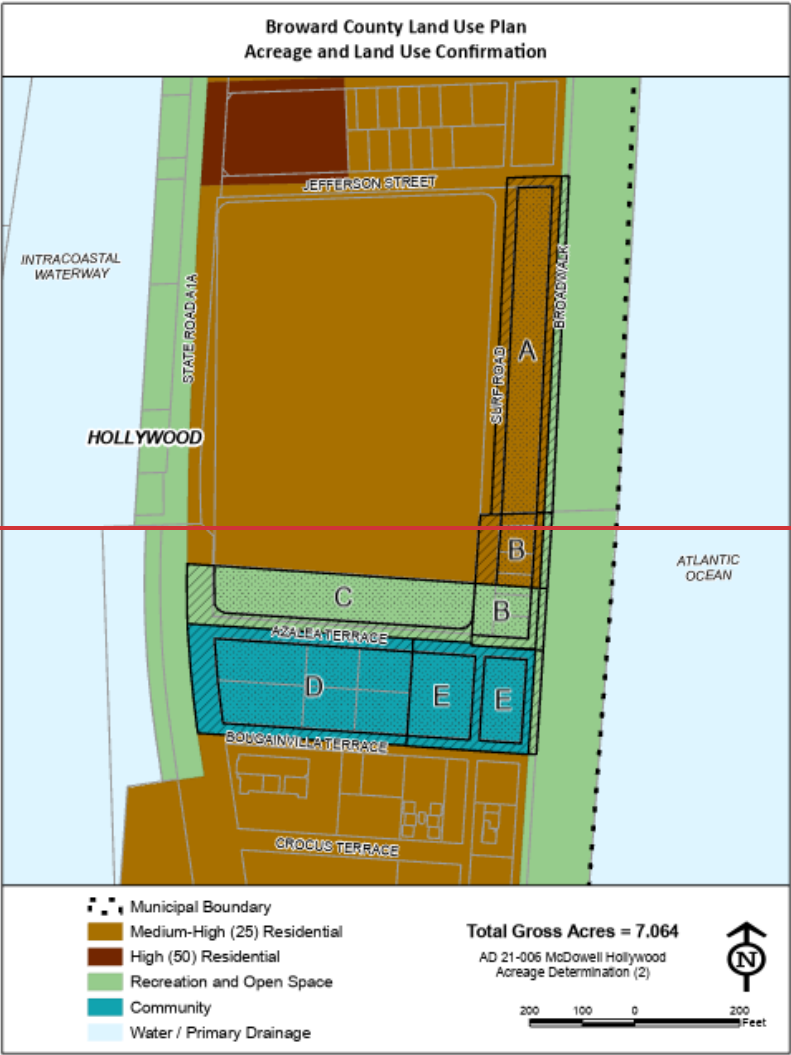
See ~~Exhibit B~~Section IV.A., below.

IV. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan (BCLUP) designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

~~Included below is a color-coded diagram, Diagram 1, showing the existing land use designation of the Amendment Site, the green-shaded area currently has a future land use designation of recreation and open space, while the teal-shaded area has a future land use designation of community. Following Diagram 1 below, is Table 1. Table 1 provides a detail of the current and proposed land use, acreage, and density.~~

~~Diagram 1: Amendment Site County Land Use and Acreage~~



PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel A (Folio ID: 5142-1301-1652)	0.946	Medium-High (25) Residential
Parcel B (Folio ID: 5142-2402-0010) (<u>calculation</u> based on the entire folio parcel)	0.337	Medium-High (25) Residential
	0.242	Recreation and Open Space
Parcel C (Folio ID: 5142-1303-0020)	0.999	Recreation and Open Space
Parcel D (Folio ID: 5142-2401-0011)	1.344	Community
Parcel E (Folio ID: 5142-2402-0013)	0.734	Community
NET ACRES	4.602	
Parcel A Right-of-Way	0.547	Medium-High (25) Residential
Parcel B Right-of-Way	0.049	Medium-High (25) Residential
	0.091	Recreation and Open Space
Parcel C Right-of-Way	0.426	Recreation and Open Space
Parcel D Right-of-Way	0.624	Community
Parcel E Right-of-Way	0.347	Community
RIGHT-OF-WAY ACRES	2.084	
TOTAL GROSS ACRES	6.686	
<u>Broadwalk (East of Centerline)</u>	0.378	Recreation and Open Space
TOTAL GROSS ACRES W/ADD'T BROADWALK	7.064	

~~Diagram 2: Amendment Site City~~ The amendment site is designated Community Facility on the Hollywood Future Land Use Map and is presently¹ shown as Community on the BCLUP. The proposed designation is Medium High (25) Residential.

Existing Hollywood Future Land Use Map

¹¹ Applicant believes that the correct BCLUP designation is Medium High (25) Residential.

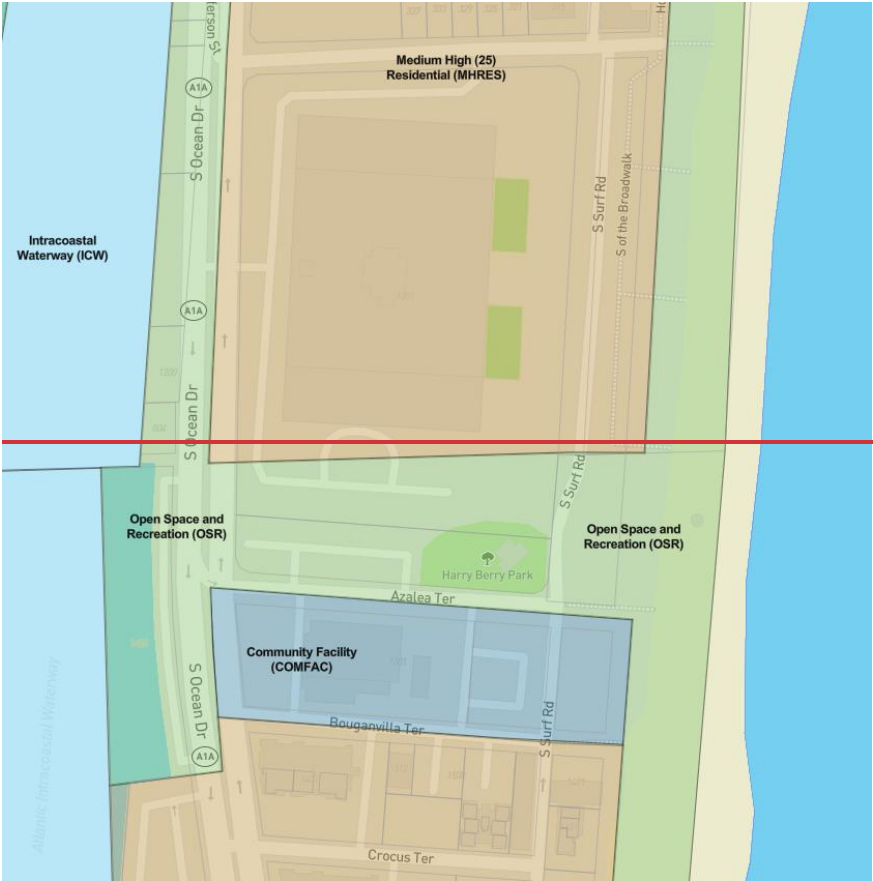


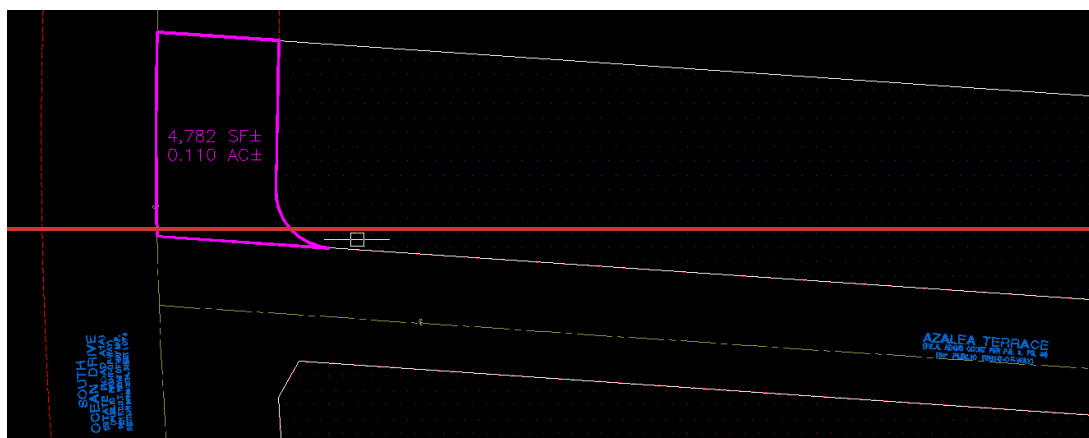
Table 1: Amendment Site Detail – Acreage



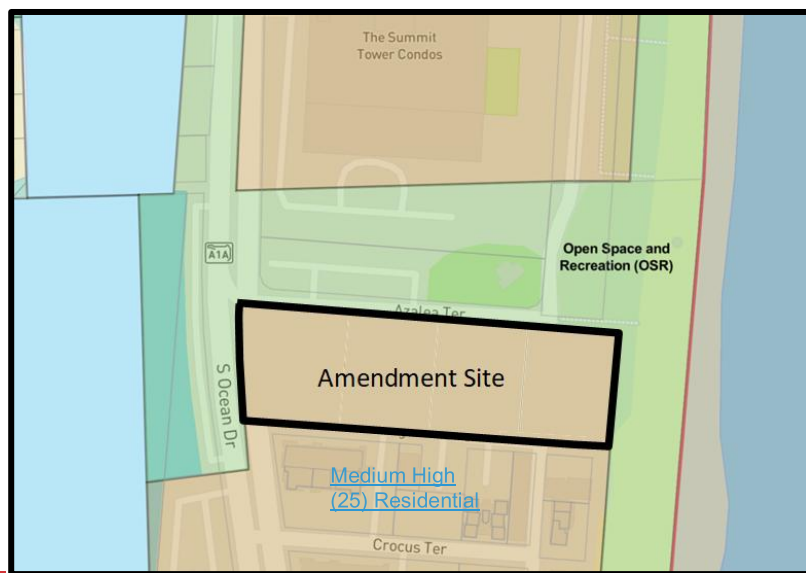
Proposed Hollywood Future Land Use Density Map

<u>Parcel</u>	<u>Acreage</u>	<u>Existing Future Land Use Plan Designation</u>	<u>Existing Density</u>	<u>Proposed Future Land Use Designation</u>	<u>Added Density</u>
Southerly Half of Parcel "B" + Right-of-Way Parcel ID: <u>514224020010</u>	0.333	Recreation and Open Space— County Designation Open Space and Recreation (OSR)—City Designation	0	Medium-High (25) Residential—County Designation Medium-High (25) Residential (MHRES)— City Designation	8.325
Right-of-Way South of Parcel "C" Parcel ID: <u>514213030020</u>	.316 ²	Recreation and Open Space— County Designation Open Space and Recreation (OSR)—City Designation	0	Medium-High (25) Residential—County Designation Medium-High (25) Residential (MHRES)— City Designation	7.9

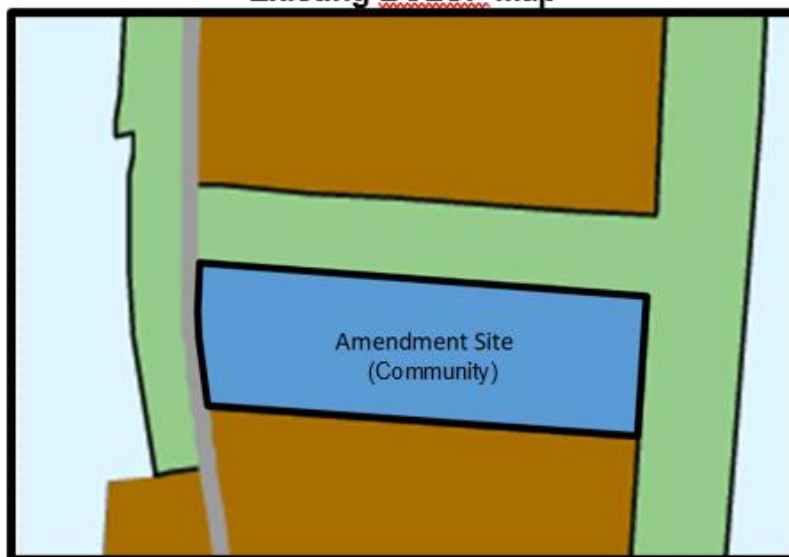
² This figure differs from the acreage provided in the Planning Council staff's chart because the portion of the right-of-way directly east of Parcel "C" is excluded from the Amendment Site [i.e., .426 -- .110 acres east of "C"], as is shown below:



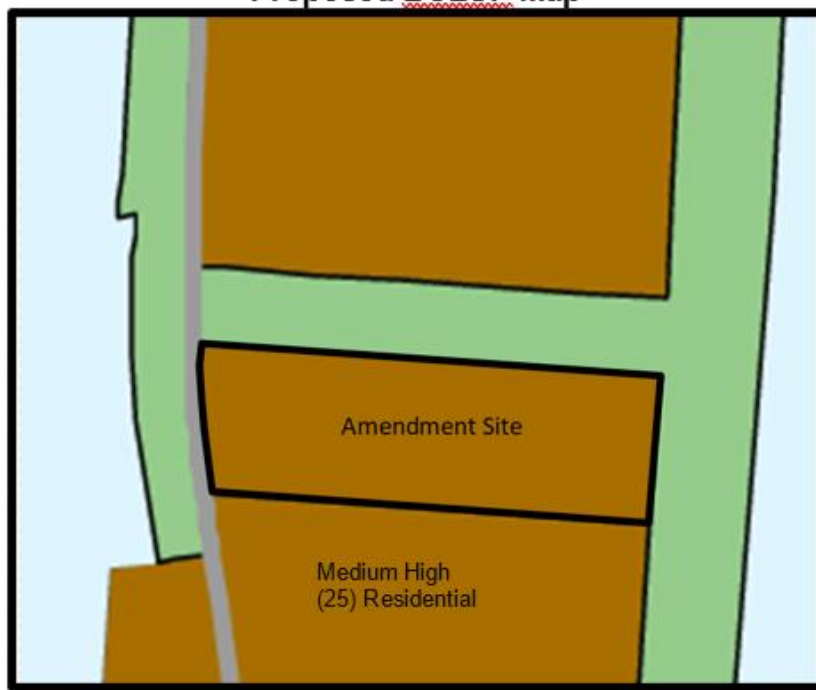
Parcel "D" + Right-of-Way Parcel ID: <u>514224010011</u>	1.968	Community— County Designation Community Facility (COMFAC) —City Designation	0	Medium-High (25) Residential—County Designation Medium-High (25) Residential (MHRES)— City Designation	49.2
Parcel "E" + Right-of-Way Parcel ID: <u>514224020013</u>	1.081	Community —County Designation Community Facility (COMFAC) —City Designation	0	Medium-High (25) Residential—County Designation Medium-High (25) Residential (MHRES)— City Designation	27.025
Portion of East Broadwalk	.292	Recreation and Open Space— County Designation Open Space and Recreation (OSR)—City Designation	0	Medium-High (25) Residential—County Designation Medium-High (25) Residential (MHRES)— City Designation	7.3
Totals	3.990 acres		0		99.75



Existing BCLUP Map



Proposed BCLUP Map



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

We are not aware of any flex provisions having been utilized on any property adjacent to the Amendment Site.

C. Existing use of amendment site and adjacent areas.

The Amendment Site is currently used as follows:

- ~~Southerly Half of Parcel "B" + Right-of-Way — Portion of Surf Road and Open Space~~
- ~~Right-of-Way South of Parcel "C" — Azalea Terrace (to be vacated)~~
- ~~Parcel "D" + Right-of-Way — Hollywood Community Center~~
- ~~Parcel "E" + Right-of-Way — Hollywood Community Center surface parking and open space.~~
- ~~Portion of East Broadwalk — Open Space~~

Adjacent ~~areas existing~~ uses ~~include and~~ are as follows:

- North: Harry Berry Park (~~"C" in Diagram 1~~). ~~The Summit Towers Condominium (North of Harry Berry Park). The~~
- South: multi-family residential.
- East: Hollywood Beach and Atlantic Ocean ~~to the East.~~
- West: State Road A1A ~~to the West. Multi-family residential to the South.~~

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

The ~~majority~~ proposed use of the Amendment Site ~~will be incorporated into the Project. The Northeastern consists of a mixed-use development including a 30,172 square foot community center and 111 high-rise residential dwelling units. Of the total dwelling units, 74 units are derived from this Land Use Plan Amendment and 37 units are derived from the existing Residential land use designation.~~

The portion of the Amendment Site ~~(Southerly Half of Parcel "B", the Right-located east of Way to its East and the East Broadwalk (shown in green on Diagram 1) Surf Road~~ will remain as open space. ~~The Amendment Site will add an overall density, maintaining public access and preserving the coastal character of 99 units to the Project as is shown in Table 1, Section IV.A area.~~

It should be noted that the specific programmatic components and figures identified herein are conceptual and for analytical purposes only. The final development program, design, and square footage will be refined through the City's Site Plan review and approval process, which will address technical compliance with applicable zoning, design, and development standards. Accordingly, the number of dwelling units, non-residential square footage, and site configuration are subject to modification based on detailed engineering, architectural, and regulatory review.

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.

~~See Table 1 in Section IV.A. above.~~ The Hollywood land use plan allows an overall average maximum FAR of 3.0 for all land designated Community Facility within the applicable planning area pursuant to the table of nonresidential floor area ratio allowances on Page LU-66 and 67 of the online Comprehensive Plan.

V. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

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

While precise figures are provided for analytical purposes, the square footage and resulting generation rates will be refined through future site plan review and refinement of the proposed development program.

A. 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.**

Per ~~the~~ Policy 2.1, City of Hollywood Comprehensive Plan, Water Sub Element, the level of service (LOS) standard for water facilities shall be the Florida Department of Environmental Protection permitted capacity of the facility ~~measure by maximum daily flow measured by~~ maximum daily flow (and, pursuant to the City's Public Utilities Dept., the South Florida Water Management District (SFWMD) annual allocation).

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 service 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 facility serving the subject location is the City of Hollywood Water Treatment ~~Plan~~ Plant, PWS ID No. 4060642. The permitted capacity is 59.50 MGD. The ~~current and committed demand comprise~~ average daily consumption is approximately ~~28.398~~ 25.038 MGD. The proposed potable water demand increase anticipated is 8,436 GPD. The City's Department of Public Utilities verified available potable

water capacity for the proposed incremental demand of 8.436 GPD. Project-level cumulative demand estimates (32,521 GPD total) are based on City-adopted per-unit generation rates and are for planning analysis purposes only.

According to the ~~City~~City's Department of Public Utilities, there are no planned ~~plant~~ capacity expansions for the Water Treatment Plant at this time. This verification is based upon current demands and available capacity, which are subject to change as additional permitted development occurs within the service area.

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.**

The current City land use designation is ~~Recreation and Open Space and Community or Community Facility, for the County and City future land use designations, respectively.~~ The proposed land use designation is Medium-High (25) Residential with an area of ~~3.990~~2.982 acres. As such, the Amendment Site will add ~~9974~~ dwelling units to the Project; ~~therefore the proposed potable water demand is 11,286 GPDs, using~~. Using an average household size of 2.57 persons and a rate of 114 GPDsGPD per capita per day as perspecified in Hollywood Potable Water Sub-Element Policy 2.2, the amendment will have a potable water demand of 21,681 GPD.

The existing land use generates 5,964 GPD based upon the following:

- 10,000 sf of GFA per gross acre x 2.982 acres = 29,820 sf of community facility.
- Using 0.20 GPD/SF pursuant to Hollywood Potable Water Element Policy 2.2.

The net increase in potable water demand is 21,681 – 5,964 = **15,717 GPD.**

The total (gross) increase in potable water demand for the Project, including the 37 existing units of density, is 32,521 GPD (111 units x 293 GPD/unit).

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

verification.

Please see attached correspondence with the City of Hollywood Department of Public Utilities.

See **Exhibit CD**: Water, Sewer & Drainage Analysis Letter and below:

Name: Ms. Alicia M. Vereas-Feria, CFM
Position: ~~Floodplain—Development~~ Utilities Permit Review
~~Administrator~~ Manager
Agency: City of Hollywood, Florida
Department of Public Utilities
Engineering & Construction Services
Phone: (954)921-3302
Address: 2600 Hollywood Blvd, Room 308
Hollywood, FL 33022

B. Sanitary Sewer Analysis

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

Per ~~the~~ Infrastructure Policy 2.1, City of Hollywood Comprehensive Plan, Sanitary Sewer 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.**

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 current permitted capacity is 55.5 MGD.
The current ~~demand~~ encumbered flow is ~~38.5~~ 4.00 MGD.
The ~~committed demand is 4.7~~ annual twelve-month average flow plus encumbered flow is 48.384 MGD.
The proposed sanitary sewer demand increase anticipated is 7,400 GPD

The City's Department of Public utilities verified that the SRWWTP has sufficient capacity to service this Project. There are no planned ~~plant~~ capacity expansions of the SRWWTP at this time.

Based on the current demands and capacity, which are subject to change due to the progression of development in the vicinity of the

Amendment Site, the following shall be considered:

The area is served by Lift Station E-03 that has 3, 10-horsepower pumps.

Improvements to the wastewater distribution system, including Lift Station E-03, may be necessary if proposed sewer flow demand exceeds the aforementioned flow. The improvements would include upsizing of pumps and/or force mains and/or gravity system.

Developer will continue to coordinate with the Department of Public Utilities to refine improvements requirements prior to adoption of the amendment on second reading.

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.**

The current City land use designation is ~~Recreation and Open Space and Community or Community Facility, for the County and City future land use designations, respectively.~~ The proposed land use designation is Medium-High (25) Residential with an area of ~~3.990~~2.982 acres. Therefore, the Amendment Site will add ~~9974~~ dwelling units to the Project. The proposed sanitary sewer demand is ~~9,900 GPDs~~18,500 GPD, using a rate of ~~100 GPDs~~250 GPD per unit per day as per ~~Broward County Guidelines for Determining Ability~~City of Hollywood Sanitary Sewer Sub-Element Policy 2.2.

The existing land use generates 5,964 GPD based upon the following:

- 10,000 sf of GFA per gross acre x 2.982 acres = 29,820 sf of community facility.
- Using 0.20 GPD/SF pursuant to ~~Provide Potable Water and Wastewater Service~~Hollywood Sanitary Sewer Sub-Element Policy 2.2.

The net increase in sanitary sewer demand is $18500 - 5,964 = 12,536$ GPD.

The total (gross) increase in demand for the Project, including the 37 existing units of density, is 27,750 GPD (111 units x 250 GPD/unit).

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

Please see attached correspondence with the City of Hollywood Department of Public Utilities.

See **Exhibit CD**: Water, Sewer, & Drainage Analysis Letter and below:

Name: Ms. Alicia M. Vereas-Feria, CFM
Position: ~~Floodplain—Development~~ Utilities Permit Review
~~Administrator~~ Manager
Agency: City of Hollywood, Florida
Department of Public Utilities
Engineering & Construction Services
Phone: (954)921-3302
Address: 2600 Hollywood Blvd, Room 308
Hollywood, FL 33022

C. Solid Waste Analysis

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

The City of Hollywood adopted level of service standard for solid waste is 8.9 lbs/residential unit/day. ~~The Broward County adopted level of service standard for solid waste is 8.9 lbs/unit/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 landfill/plant capacity, and planned landfill/plant capacity.

Solid waste generated in Hollywood is collected by Waste Connections of Florida, Inc., a private solid waste hauler. It is collected and hauled to the Waste Connections Pembroke Park Transfer Station located in Pembroke Park, FL. Final disposal is located at Waste Connection's Jed/OMNI Landfill in St. Cloud, FL. There is no future ~~plans~~ plan for expansion of plant capacity and the plant has an available capacity to meet future demands including those of the proposed development.

Solid Waste Facility Capacity & Demand		
	Capacity	Demand
Pembroke Park Transfer Station	30,000 <u>1350</u> tons/ month <u>day</u>	20,000 <u>265</u> tons/ month <u>day</u>
JED/OMNI Landfill	54,000,000 tons permitted remaining <u>81,687,993</u> <u>cubic yards</u> capacity	1,300,000 tons delivered per year; Apprx. 40 years of capacity remaining <u>29,736,430</u> <u>cubic yards consumed</u> <u>as of 7/31/25</u>

Source: Waste Connections of Florida, Inc

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

calculations, including anticipated demand per square foot* or dwelling unit.

The proposed ~~development net impact on solid waste demand~~, amendment will generate 659 lbs/day based ~~on~~ upon the adopted level of service ~~resulting from the proposed amendment at of~~ 8.9 lbs/9 lbs/unit/day (Table 3 of Hollywood Solid Waste Sub-Element).

~~The at an~~ existing land use generates 298 lbs/day based upon the following:

- 10,000 sf of GFA per gross acre x 2.982 acres = 29,820 sf of community facility.
- 1 lb/100 sf/day pursuant to Hollywood Solid Waste Sub-Element Policy, Table 3.

The impact of the amendment is $659 - 298 =$ a net increase of ~~99~~ 361 lbs/day.

The total (gross) increase in demand for the Project, including the 37 existing units of density, is ~~884~~ 988 lbs/day. (111 units x 8.9 lbs/day/unit).

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

See Exhibit ~~DE~~ E: Solid Waste Correspondence and below:

Name: Charles W. Lassiter
Position: Assistant Director of Public Works
Agency: Suzanna Martinez City of Hollywood
Phone: 954-967-4526
Address: 2600 Hollywood Blvd., Room 422
Hollywood, FL 33022

Name: Luis Amaya
Position: District Manager Controller
Agency: Waste Connections of Florida, Inc.
Phone: (305) 638-3800
Address: 3840 NW 37th Ct.
Miami, FL 33142

D. Drainage Analysis

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

City of Hollywood LOS Standard:

The subject amendment parcel shall comply with the City of Hollywood standards contained in Chapter 154.50 Building and Structures Section (C) of the City of Hollywood Code of Ordinances for flood damage prevention as follows:

(1) Minimum building elevations.

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

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

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

Broward County LOS Standard:

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

Broward County Resilient Environment Department (RED), formerly known as, Environmental Protection and Growth Management Department (EPGMD), reviews and approves stormwater plans within the City of Hollywood to ensure that level of service standards is met.

These regulatory requirements are applied to all new and redevelopment projects, thereby maintaining consistency with the level of service standards for stormwater. The City follows the level of service standards for stormwater under Broward County Chapter 27, per the SFWMD Requirements:

- Primary Drainage System – 25-year – 3-day storm event.
- Secondary Drainage System – 3-year storm event with varying time of concentration duration. Cumulative rainfall derived from FDOT.
- Roadways – 10-year, 1-day storm event, except for emergency access roadways these shall have one-half (1/2) of their total width above the flood elevation.
- Parking lots/drive aisles/dumpster enclosure pads without floor drains – Above 5-year, 1-day storm event flood elevation.
- Building Structures – Not to exceed 100-year, 3-day storm event.
- Broward County SWM requirement: FFE shall also be based on the County's Future Conditions 100-Year Flood Map 2060.

FEMA:

Amendment parcels reside within FEMA Flood Zone AE, with Base Flood Elevations 7.00', 8.00' 9.00' and 10.00' NAVD1988.

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

The amendment parcel resides within the SFWMD. Drainage systems serving the area are City of Hollywood and FDOT.

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

The drainage basin for the subject amendment parcel was not identified in the planned capital improvements projects at this time, but any drainage improvements required by the Florida Building Code will be completed by the Developer.

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

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

Per Broward County SWM the property does not have existing Broward County Surface Water Management Licenses or Environmental Resource Permits.

An application for a Surface Water Management License and an

Environmental Resource Permit, as applicable, will be submitted to the Broward County Surface Water Management Program office, as part of the building permit application.

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

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The proposed development within this area will include a proposed surface water management system that will comply with local and City, County and State requirements, as needed, including the following requirements from Broward County SWM:

Water quality and quantity calculations, including:

- Parking Lot Protection: 5-yr, 1day
- Attenuation Requirement: 25-yr, 3day
- Flood Protection: 100-yr, 3day (zero discharge)

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.**

Please see attached correspondence with Broward County Surface Water Management Program Office.

See **Exhibits** **G** & **ED & F** and below:

Name: Ms. Alicia M. Vereas-Feria, CFM
Position: Floodplain Development Review Administrator
Agency: City of Hollywood
Phone: (954)921-3302
Address: 2600 Hollywood Blvd, Room 308
Hollywood, FL 33022

Name: Ms. Johana Narvaez
Position: Environmental Program Manager
Agency: Broward County Surface Water Management Program
Phone: (954) 519-0318

Address: 1 North University Drive, Mailbox 201,
Plantation, FL 33324-2038

E. Recreation and Open Space Analysis

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

Pursuant to the City's most recently adopted 2008 Comprehensive Plan, ~~Land Use Element,~~ the current Level of Service ~~standards require~~ standard requires 3 acres for every 1,000 residents.

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.

~~An updated~~ The current certified parks and open space inventory ~~of the City's community parks inventory is attached as Exhibit F~~ remains accurate.

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

<u>Net Park Impact (amendment only)</u>				
	<u>Use</u>	<u>Dwelling Units</u>	<u>Rate/Calculation</u>	<u>Total</u>
Current	Community Facility/ Ree and — Open Space	0	N/A	0 ac
<u>Proposed</u>	<u>Medium High Residential</u>	<u>74</u>	<u>x 2.57 ppl/du x .003 ac/person</u>	<u>0.57 ac</u>
			Net Change	+ 0.57 ac

<u>Gross Park Impact (entire Project)</u>				
	<u>Use</u>	<u>Dwelling Units</u>	<u>Rate/Calculation</u>	<u>Total</u>
<u>Current</u>	<u>Community Facility</u>	<u>0</u>	<u>N/A</u>	<u>0 ac</u>
Proposed	Medium-High Residential (25)	99 <u>111</u>	x 1.5 <u>2.57</u> ppl/du x .003 ac/person	.4455 <u>0.57</u> ac
			Net Change	+ .4455 <u>0.86</u>

				ac
--	--	--	--	----

4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.

According to the most recent ~~Recreation and Open Space LOS Worksheet~~, recertified municipal open space inventory (effective date June 27, 2019, which is attached as Exhibit G, 20, 2023), the City’s build-out population of 215,086 ~~required a community parks acreage of~~ requires 645.26 acres. ~~The~~ of recreation and open space land, with a supply as stated in Exhibit G is of 746.23 acres. After subtracting the additional demand from the amendment, the buildout requirement increases to 645.83 acres, with a 100.4-acre surplus. After subtracting the entire Project impact, the buildout requirement increases to 646.17 acres, with a 100.06-acre surplus.

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.

Not applicable. Policy 2.5.5 pertains to conversion of golf courses and is inapplicable.

Policy 2.5.4 states, “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 City supports smart development along with the preservation of open spaces and this Project is no exception. Although the Amendment Site contains .9410.30 acres of open space, proposed to be redesignated as Medium-High (25) Residential, most of that acreage will not be developed or improved and will be preserved as open space in perpetuity. The City intends on restricting most of the City’s property used to acquire the density needed for the Project as open space by instrument, ensuring the preservation of open space areas indefinitely.~~

~~Further, the Project both preserves and enhances the recreation and open space through the redevelopment of Harry Berry Park, the incorporation of additional green spaces around the Project, such as the proposed sculpture garden, the restoration of the beach dunes, the expansion of the surf road multi-purpose path and the enhancements to beach access for City residents.~~

~~The City’s commitment to the preservation of open space extends beyond this Project. The City recently purchased 45 acres of open space for the creation of a park at the former Sunset Golf Course. The park will serve~~

~~all City residents while addressing storm water retention.~~

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.**

~~The project site is located east of SR A1A (S Ocean Drive) and north of Bougainvillea Terrace in the City of Hollywood, Florida. There is no existing intensity under the current land use designation. The proposed land use designation is Medium-High (25) Residential and will consider the addition of 99 dwelling units to the Project.~~

~~There are five (5) segments, which will be analyzed, shown in Figure 1.~~

~~Figure 1 Study Segments~~



~~Year 2019 traffic volumes were obtained from the Broward Metropolitan Planning Organization's (MPO) Roadway Level of Service Analysis for Years 2019 and 2040. Results of the 2019 daily and PM peak hour analyses indicate that all roadway segments currently operate at an~~

acceptable LOS.

Existing (2019) Daily Link Capacity Analysis

ROADWAY	SEGMENT		LANES	ADOPTED LOS "D" TWO-WAY THRESHOLD ⁽¹⁾	2019 TRAFFIC CONDITIONS	
	FROM	TO			VOLUME ⁽¹⁾	LEVEL OF SERVICE
North/South Roadways						
SR A1A/S Ocean Drive	Hollywood Boulevard	Jefferson Street	6LD	50,000	29,000	D
	Jefferson Street	The Summit Towers	6LD	50,000	29,000	D
	The Summit Towers	Bouganvilla Terrace	6LD	50,000	29,000	D
	Bouganvilla Terrace	Crocus Terrace	6LD	50,000	29,000	D
	Crocus Terrace	Hallandale Beach Boulevard	6LD	50,000	29,000	D

(1) Volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis from Broward MPO

Existing (2019) PM Peak Hour Link Capacity Analysis

ROADWAY	SEGMENT		LANES	ADOPTED LOS "D" TWO-WAY THRESHOLD ⁽¹⁾	2019 TRAFFIC CONDITIONS	
	FROM	TO			VOLUME ⁽¹⁾	LEVEL OF SERVICE
North/South Roadways						
SR A1A/S Ocean Drive	Hollywood Boulevard	Jefferson Street	6LD	4,500	2,755	D
	Jefferson Street	The Summit Towers	6LD	4,500	2,755	D
	The Summit Towers	Bouganvilla Terrace	6LD	4,500	2,755	D
	Bouganvilla Terrace	Crocus Terrace	6LD	4,500	2,755	D
	Crocus Terrace	Hallandale Beach Boulevard	6LD	4,500	2,755	D

(1) Volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis from Broward MPO

The roadway network that will be most impacted by the proposed amendment includes four (4) road-south roadway segments. These four roadways include SR A1A/Ocean Drive (Hollywood Boulevard to Jefferson Street, Jefferson Street to project site, project site to Magnolia Terrace, and Magnolia Terrace to Hallandale Beach Boulevard).

The number of lanes, current traffic volumes, adopted level of services, and current operating conditions (LOS) of the roadways located within the study area are documented in Tables 1a and 1b. Table 1a documents the existing conditions on all study roadways for daily conditions while Table 1b presents the current conditions during the critical PM peak hour. As shown in these two tables, all study roadways are currently operating at acceptable levels of services.

TABLE 1a Hollywood BC LUPA Existing Traffic Conditions (Daily Volumes)							
Roadway	From	To	Number of Lanes	Roadway Capacity	2024 AADT	Level of Service	
						Adopted	Current
SR A1A / Ocean Drive	Hollywood Blvd	Jefferson Street	6	50,000	26,500	D	D
	Jefferson Street	Project Site	6	50,000	26,500	D	D
	Project Site	Magnolia Terr	6	50,000	37,500	D	D
	Magnolia Terr	Hallandale Bch Blvd	6	50,000	37,500	D	D

Source: Broward County Metropolitan Planning Organization and FDOT

TABLE 1b Hollywood BC LUPA Existing Traffic Conditions (PM Peak Hour Volumes)							
Roadway	From	To	Number of Lanes	Roadway Capacity	Current Peak Hour Volume	Level of Service	
						Adopted	Current
SR A1A / Ocean Drive	Hollywood Blvd	Jefferson Street	6	4,500	2,385	D	D
	Jefferson Street	Project Site	6	4,500	2,385	D	D
	Project Site	Magnolia Terr	6	4,500	3,375	D	D
	Magnolia Terr	Hallandale Bch Blvd	6	4,500	3,375	D	D

Source: Broward County Metropolitan Planning Organization and FDOT

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

~~Link capacity analysis was performed~~ Tables 2a and 2b document the projected level of service for the roadway segments impacted ~~by roadways located near~~ the proposed amendment ~~for~~. The short-term ~~and horizon year was assumed to be the year 2029 while the long-range term~~ planning horizon. ~~The analysis was performed with and without the addition of traffic from the proposed amendment assumed to be the year 20450.~~ The trip generation for the proposed amendment and the trip distribution to the surrounding roadway network are provided in Section 3.

Link Capacity Analysis – Short-Term (Year 2028)

~~Link capacity analysis was performed for the short-term (2028) planning horizon. Volumes were linearly interpolated between 2019~~2029 ~~and 2045 projected traffic volumes obtained from the Broward MPO. Results of the analyses indicate that all roadway segments are expected to operate at the acceptable LOS without and with the proposed amendment, during both the daily (AADT) and PM peak hour conditions.~~

Short-Term (2028) Daily Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS "D" THRESHOLD	2028 TRAFFIC CONDITIONS WITHOUT PROJECT		2028 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽¹⁾	LEVEL OF SERVICE	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LEVEL OF SERVICE
	FROM	TO								
North/South Roadways										
SR A1A/S Ocean Drive	Hollywood Boulevard	Jefferson Street	6LD	50,000	31,804	D	375	32,179	0.64	D
	Jefferson Street	The Summit Towers	6LD	50,000	31,804	D	337	32,141	0.64	D
	The Summit Towers	Bouganvilla Terrace	6LD	50,000	31,804	D	711	32,515	0.65	D
	Bouganvilla Terrace	Crocus Terrace	6LD	50,000	31,804	D	543	32,347	0.65	D
	Crocus Terrace	Hallandale Beach Boulevard	6LD	50,000	31,804	D	375	32,179	0.64	D

⁽¹⁾ 2028 volumes are obtained from interpolating 2020 volumes and 2045 volumes from the Broward MPO

Short-Term (2028) PM Peak Hour Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS "D" THRESHOLD	2028 TRAFFIC CONDITIONS WITHOUT PROJECT		2028 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽¹⁾	LEVEL OF SERVICE	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LEVEL OF SERVICE
	FROM	TO								
North/South Roadways										
SR A1A/S Ocean Drive	Hollywood Boulevard	Jefferson Street	6LD	4,500	3,022	D	28	3,050	0.68	D
	Jefferson Street	The Summit Towers	6LD	4,500	3,022	D	24	3,046	0.68	D
	The Summit Towers	Bouganvilla Terrace	6LD	4,500	3,022	D	45	3,067	0.68	D
	Bouganvilla Terrace	Crocus Terrace	6LD	4,500	3,022	D	42	3,064	0.68	D
	Crocus Terrace	Hallandale Beach Boulevard	6LD	4,500	3,022	D	28	3,050	0.68	D

(1) 2028 volumes are obtained from interpolating 2020 volumes and 2045 volumes from the Broward MPO

Link Capacity Analysis—Long-Range (Year 2045)

Link capacity analysis was performed for the long-range (2045) planning horizon. Year 2045 volumes were obtained from the based on information contained in Broward MPO County's Roadway Level of Service Analysis for Years 2020 and 2045. Results of the analyses indicate that all roadway segments are expected to operate at the acceptable LOS without and with the proposed amendment, during both the daily and PM peak hour conditions. and FDOT's current traffic counts database for 2024.

Long-Range (2045) Daily Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS "D" THRESHOLD	2045 TRAFFIC CONDITIONS WITHOUT PROJECT		2045 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽¹⁾	LEVEL OF SERVICE	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LEVEL OF SERVICE
	FROM	TO			North/South Roadways					
SR A1A/S Ocean Drive	Hollywood Boulevard	Jefferson Street	6LD	50,000	37,100	D	375	37,475	0.75	D
	Jefferson Street	The Summit Towers	6LD	50,000	37,100	D	337	37,437	0.75	D
	The Summit Towers	Bouganvilla Terrace	6LD	50,000	37,100	D	711	37,811	0.76	D
	Bouganvilla Terrace	Crocus Terrace	6LD	50,000	37,100	D	543	37,643	0.75	D
	Crocus Terrace	Hallandale Beach Boulevard	6LD	50,000	37,100	D	375	37,475	0.75	D

(1) Volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis from Broward MPO

Long-Range (2045) PM Peak Hour Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS "D" THRESHOLD	2045 TRAFFIC CONDITIONS WITHOUT PROJECT		2045 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽¹⁾	LEVEL OF SERVICE	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LEVEL OF SERVICE
	FROM	TO								
North/South Roadways										
SR A1A/S Ocean Drive	Hollywood Boulevard	Jefferson Street	6LD	4,500	3,525	D	28	3,553	0.79	D
	Jefferson Street	The Summit Towers	6LD	4,500	3,525	D	24	3,549	0.79	D
	The Summit Towers	Bouganvilla Terrace	6LD	4,500	3,525	D	45	3,570	0.79	D
	Bouganvilla Terrace	Crocus Terrace	6LD	4,500	3,525	D	42	3,567	0.79	D
	Crocus Terrace	Hallandale Beach Boulevard	6LD	4,500	3,525	D	28	3,553	0.79	D

(1) Volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis from Broward MPO

TABLE 2a Hollywood BC LUPA Future Traffic Conditions (Daily Volumes)							
Roadway	From	To	# of Lanes 2029/2049	Short Term (2029)		Long Term (2045)	
				AADT	LOS	AADT	LOS
SR A1A / Ocean Drive	Hollywood Blvd	Jefferson Street	6	28,060	D	37,100	D
	Jefferson Street	Project Site	6	30,060	D	37,100	D
	Project Site	Magnolia Terr	6	38,600	D	37,100	D
	Magnolia Terr	Hallandale Bch Blvd	6	38,780	D	37,100	D

Source: Broward County Metropolitan Planning Organization

Year 2029/Year 2049

TABLE 2b Hollywood BC LUPA Future Traffic Conditions (PM Peak Hour Volumes)							
Roadway	From	To	# of Lanes 2029/2045	Short Term (2029)		Long Term (2045)	
				PM Peak Trips	LOS	PM Peak Trips	LOS
SR A1A / Ocean Drive	Hollywood Blvd	Jefferson Street	6	2,560	D	3,525	D
	Jefferson Street	Project Site	6	2,750	D	3,525	D
	Project Site	Magnolia Terr	6	3,517	D	3,525	D
	Magnolia Terr	Hallandale Bch Blvd	6	3,534	D	3,525	D

Year 2029/Year 2045

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

Trip Generation Analysis

A trip generation analysis was performed for the maximum-allowable development under the current land use designation and the proposed restriction on the future land use designation. Appropriate rates and/or equations were utilized from the Institute of Transportation Engineers' (ITE), Trip Generation Manual, 11th Edition. Consistent with Broward County methodology, the trip generation for PM peak hour conditions was based on the higher number of trips generated by the "PM Peak Hour of Adjacent Street Traffic" or "PM Peak Hour of Generator", using the provided rate or equation (whichever yields the highest trips).

Results of the daily trip generation analysis indicate that the proposed amendment is expected to result in an increase of 749 daily trips. Results of the PM peak hour trip generation analysis indicate that the proposed amendment is expected to result in an increase of 54 PM peak hour trips.

Daily Trip Generation Analysis

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
EXISTING USES								
Community Center	495	0 SF	$\text{Ln(T)} = 0.98 \text{ Ln(X)} + 3.42$	50%	50%	0	0	0
SUBTOTAL						0	0	0
PROPOSED USE								
Multifamily Housing (High-Rise)	222	99 DU	$T = 3.76 (X) + 377.04$	50%	50%	375	374	749
SUBTOTAL						375	374	749
NET DIFFERENCE						375	374	749

(1) Source: ITE Trip Generation Manual, 11th Edition.

PM Peak Hour Trip Generation Analysis

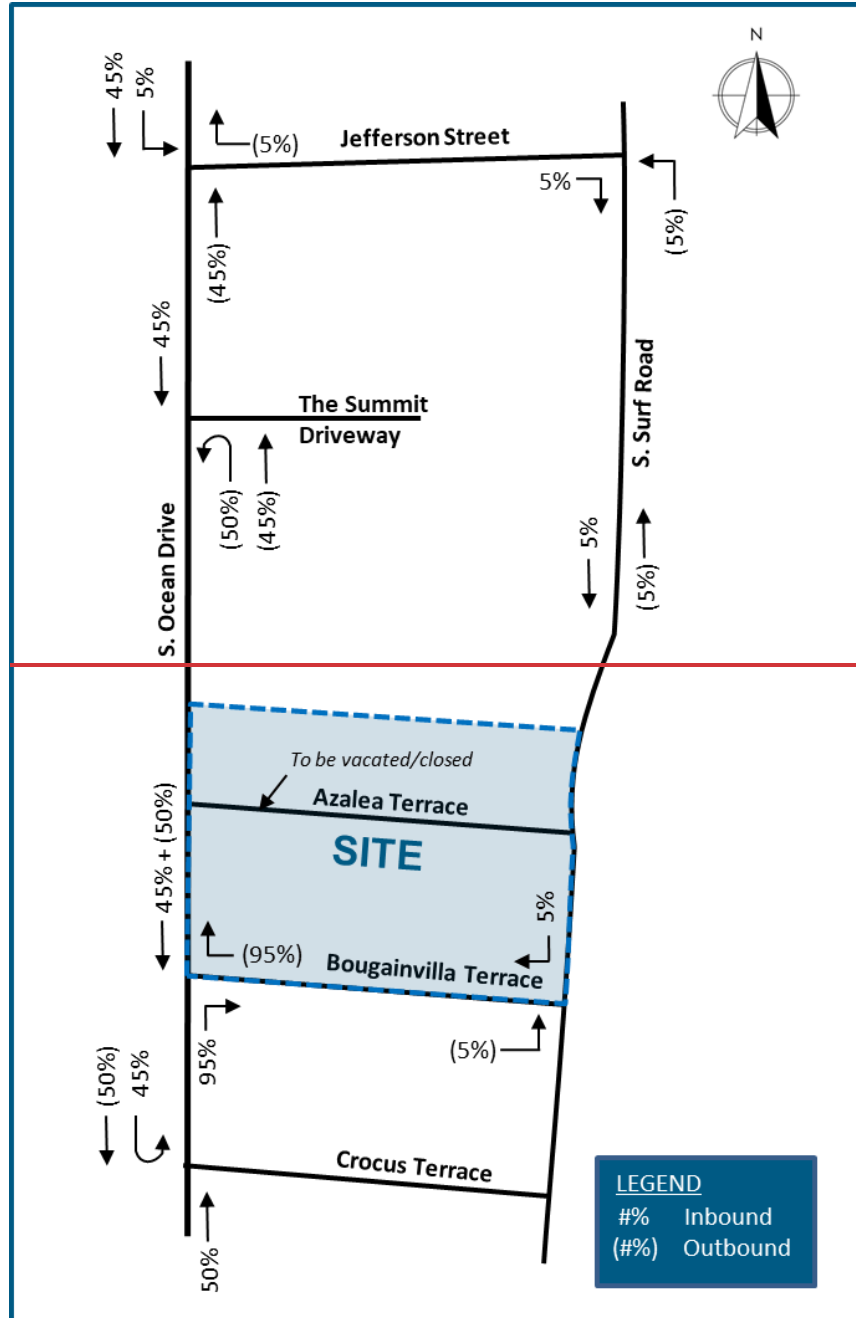
LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
EXISTING USES								
Community Center	495	0 SF	$\text{Ln}(T) = 0.5 \text{ Ln}(X) + 3.42$	47%	53%	0	0	0
SUBTOTAL						0	0	0
PROPOSED USE								
Multifamily Housing (High-Rise)	222	99 DU	$T = 0.35 (X) + 19.12$	62%	38%	33	21	54
SUBTOTAL						33	21	54
NET DIFFERENCE						33	21	54

(1) Source: ITE Trip Generation Manual, 11th Edition.

Project Distribution

~~The project distribution was based on a review of land uses, roadway characteristics and travel patterns surrounding the project site, as well as the location and type of access connections to the site. The project distribution is shown in Figure 2.~~

~~Figure 2 Project Distribution~~



Roadway Significance Analysis

Significance was determined for all major roadways surrounding the project site. Based on the Broward County criteria, the project will be considered significant on a roadway link where the project traffic is expected to be three (3) percent or more of the LOS D link capacity threshold. Results of the analyses indicate that the project is not expected to be significant on any of the roadway segments during both the daily and PM peak hour conditions.

Daily Significance Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS "D" THRESHOLD	PROJECT DIST.		INBOUND TRIPS	OUTBOUND TRIPS	TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	PROJECT TRAFFIC SIGNIFICANCE > 3%
	FROM	TO			INBOUND	OUTBOUND					
North/South Roadways											
SR A1A/S Ocean Drive	Hollywood Boulevard	Jefferson Street	6LD	50,000	50%	50%	188	187	375	0.75%	No
	Jefferson Street	The Summit Towers	6LD	50,000	45%	45%	169	168	337	0.67%	No
	The Summit Towers	Bougarvilla Terrace	6LD	50,000	45%	145%	169	542	711	1.42%	No
	Bougarvilla Terrace	Crocus Terrace	6LD	50,000	95%	50%	356	187	543	1.09%	No
	Crocus Terrace	Hallandale Beach Boulevard	6LD	50,000	50%	50%	188	187	375	0.75%	No

PM Peak Hour Significance Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS "D" THRESHOLD	PROJECT DIST.		INBOUND TRIPS	OUTBOUND TRIPS	TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	PROJECT TRAFFIC SIGNIFICANCE > 3%
	FROM	TO			INBOUND	OUTBOUND					
North/South Roadways											
SR A1A/S Ocean Drive	Hollywood Boulevard	Jefferson Street	6LD	4,500	50%	50%	17	11	28	0.62%	No
	Jefferson Street	The Summit Towers	6LD	4,500	45%	45%	15	9	24	0.53%	No
	The Summit Towers	Bougarvilla Terrace	6LD	4,500	45%	145%	15	30	45	1.00%	No
	Bougarvilla Terrace	Crocus Terrace	6LD	4,500	95%	50%	31	11	42	0.93%	No
	Crocus Terrace	Hallandale Beach Boulevard	6LD	4,500	50%	50%	17	11	28	0.62%	No

4. Provide any transportation studies relating to this amendment.

A traffic [impact](#) analysis will ~~be prepared for~~[accompany](#) the ~~project site at the time of site plan review and submittal to the City of Hollywood~~[application](#).

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.

~~The Broward County Transit (BCT) Route 4 is served within a quarter mile of the amendment site. On weekdays, the service hours are from 5:15 am to 10:58 pm with service frequency between 30 and 45 minutes. On Saturdays, the service hours are from 6:00 am to 11:25 pm with service frequency between 45 and 50 minutes. On Sundays, the service hours are from 7:45 am to 10:44 pm with a service frequency between 45 and 50 minutes.~~

Mass Transit Routes

BCT Route	Days of Service	Hours of Service	Service Frequency
4	Weekday	5:15 am - 10:58 pm	30/45 minutes
	Saturday	6:00 am - 11:25 pm	45/50 minutes
	Sunday	7:45 am - 10:44 pm	45/50 minutes

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 4	Weekday	5:15 a.m. – 11:25 p.m.	40 minutes
	Saturday	6:05 a.m. – 11:25 p.m.	56 minutes
	Sunday	7:45 a.m. – 10:44 p.m.	50 minutes
Hollywood A1A Loop – BCT 770	Monday-Thurs	8:00 a.m. – 6:07 p.m.	21-28 minutes
	Friday	8:00 a.m. – 8:00 p.m.	21-30 minutes
	Saturday	8:00 a.m. – 8:12 p.m.	20-28 minutes
	Sunday	8:00 a.m. – 7:56 p.m.	21-30 minutes

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

The proposed ~~project~~ amendment supports and enhances the use of mass public transit by ~~developing residential and community facility land uses adjacent to SR A1A, which services~~ situating new development along SR A1A, an established coastal corridor currently served by existing Broward County Transit ~~Route #4.~~ routes. The ~~development~~ project will ~~also provide~~ include sidewalk connectivity to ~~from the sidewalk along existing pedestrian network on~~ the east side of SR A1A, ~~which will connect pedestrians from~~ providing safe and convenient access to the ~~site to the nearby~~ bus stop and bench ~~located along the east side of SR A1A~~ just north of Azalea Terrace.

3. ~~Quantify the change in mass transit demand resulting from this amendment.~~

Mass Transit Impact

LAND USE	ITE CODE	INTENSITY	TRANSIT TRIP GENERATION RATE ⁽¹⁾	IN ⁽²⁾	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
PM PEAK HOUR								
EXISTING USE								
Community Center	495	0 SF	T= 0.15 *(X)	50%	50%	0	0	0
PROPOSED USE								
Multifamily Housing (High-Rise)	222	99 DU	T= 0.1 *(X)	47%	53%	5	5	10
NEW TRIPS						5	5	10

(1) Source: ITE Trip Generation Manual, 11th Edition.

(2) No IN/OUT split provided for LU 495

The City remains supportive of ongoing and future transit and multimodal improvements along SR A1A to benefit both residents and visitors, including upgraded bus stop facilities, enhanced pedestrian crossings, and expanded opportunities for micro-mobility options such as bicycles and scooters. These improvements are intended to strengthen access between the beach, coastal neighborhoods, and surrounding commercial areas—advancing the City’s vision for a more connected, walkable, and transit-supportive waterfront corridor.

4.3. 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.

~~Coordination was conducted with the Broward County Transit Division for verifying the information in items 1 and 2—see Exhibit H.~~

See Exhibit H – BCt transit verification letter.

Name: ~~Romary Justafort~~Mr. Daniel Cohen
Agency: ~~Broward County Transit~~
Position: Planner
Agency: BCt
Phone: ~~(954-) 357-8554~~357-5481
Address: 1 ~~N.~~ University Drive, Suite 3100A,
Plantation, FL ~~33324~~33224

H. Public Education Analysis

Please be advised that the Planning Council staff will request from the School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application.

See ~~Exhibit I-~~H - BCSB School Consistency Report.

~~2. The associated fee in the form of a check made payable to the SBBC.~~

~~Provided and attached.~~

VI. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to, or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional Information from Broward County regarding the amendment's impact on natural and historic resources.

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

Site is not within a nationally or locally designated district or individually designated site.

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

There is no evidence of archeological sites in the area or related Florida Master Site ~~Files~~File. See Exhibit I – Department of State Correspondence.

C. **Wetlands**

According to the Broward County Wetland map, dated ~~January 26, 2021~~[September 5, 2024](#), there are no known wetlands within the Amendment Site.



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

There are no ~~known~~ Local Areas of Particular Concern within [or adjacent to](#) the Amendment Site.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

~~A review of the Priority Planning Area Map indicates the subject site is not located within a Priority Planning Area. However, the development agreement between the City and Related also provides that design and development of the Project shall be completed in a manner that ensures the Project's resilience to climate change, including sea-level rise. The majority of the Amendment Site is not located within a designated Priority Planning Area for sea level rise adaptation as identified on Broward County's Priority Planning Area Map. While the map is not fully clear regarding the western edge of the site, the City affirms that the proposed amendment will be planned and implemented in full alignment with Broward County Land Use Plan Policy 2.21.1, which promotes proactive adaptation to climate change and sea-level rise. The City of Hollywood is committed to advancing coastal resiliency through development practices that reduce long-term vulnerability and enhance the sustainability of the built environment. Future site design will incorporate best practices in elevation, stormwater management, and flood protection, ensuring the project contributes positively to regional coastal adaptation and resiliency goals.~~



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

Jacquemontia reclinata (Beach Jacquemontia), a flowering vine with Federal and Florida endangered legal status, was observed and mapped by a Fairchild Tropical Botanical Garden biologist within part of the sand dune adjacent to Harry Barry Park and within the north adjacent dune segment (see below Diagram 2). No Beach Jacquemontia has been observed within the dune segment immediately east of the community center parcel based on December 2021 and September 2022 assessments.

Nesting habitat for green, hawksbill, leatherback and loggerhead sea turtles exists on the beach area east of the site and extending up west into the dune vegetation around 10 feet. No other endangered species, threatened species or species of special concern is known to inhabit the Amendment Site.



Diagram 3 – Limits of Beach Jacquemontia as mapped by Fairchild Tropical Botanic Garden. December 16, 2021.

Due to the discovery of Beach Jacquemontia within the vegetated sand dune, the Project removed the proposed dune access pathway and has committed to maintaining the existing dune access pathways to avoid potential impacts to the Beach Jacquemontia, as identified in Diagram 2. Relatively minor dune vegetation impacts may be required at the western toe of the dune to accommodate widening of Surf Road and the addition of an adjacent pedestrian or multi-modal corridor will be located landward of the recently mapped/known

limits of Beach Jacquemontia. All proposed activities that may directly or indirectly affect dune topography and/or vegetation will be designed in accordance with Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line regulations and will be subject to review by the Florida Fish and Wildlife Conservation Commission. Design and construction activities within the vegetated sand dune area will additionally be coordinated with Fairchild Tropical Botanic Garden as an interested party relative to Beach Jacquemontia protections.

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

In addition to Beach Jacquemontia, the following plants from the Regulated Plant Index were identified within the Amendment Site area:

Caesalpinia major – yellow nicker: Located in the dune immediate east of the existing Community Center block, within the mid-dune region. This species will not be affected by the improvements.

Okenia hypogaea – burrowing four-o'clock: A singular plant was located in the dune immediate east of the existing Community Center block, mid-dune. This plant will not be affected by the improvements.

Argusia gnaphalodes – sea-lavender: Located along the seaward toe of the dune immediate east of the existing Community Center block. This species will not be affected by the improvements.

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

Per Broward County's published Wellfield Protection Zones Map, the Amendment Site is outside any of the Broward County wellfields protection zones.

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.

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

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

The Amendment Site is oceanfront. The Project will improve public beach access. First and foremost, the beachfront adjacent to the site will remain unchanged and untouched. The Project improves public access to the beach while protecting the integrity of the dunes. New restrooms and public showers will be developed in addition to increasing the green space, plazas, and parking spaces for the public

and community at large.

VII. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2.

BCLUP Policy 2.16.2 is only applicable to amendments which propose to add 100 or more residential dwelling units to existing densities approved by the BCLUP. The Amendment only adds ~~99~~74 dwelling units, thus BCLUP Policy 2.16.2 is inapplicable.

VIII. 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 proposed future land use designation of Medium-High (25) Residential is compatible with the property adjacent to the Amendment Site as all of the property surrounding this site on the North and South, currently have a County land use designation of Medium-High (25) Residential and a City designation of Medium High Residential, and are built at a density of approximately 250 units to the North and approximately 100 units, collectively, to the South.~~

Residential land use designations allowing 25 du/ac are the predominant land use designations on the barrier island south of Hollywood Boulevard within the City. The proposed Medium-High (25) Residential future land use designation is consistent with the prevailing land use to its north and south. The existing Open Space and Recreation designation and function of Harry Berry Park is not only maintained, but the park will be expanded as part of the P3 Redevelopment Project, together with a new and more resilient community center. The amendment, both as a standalone consideration and as part of the P3 public improvements project, is compatible with the existing and planned land uses in the area.

~~The site will be developed in accordance with the City's Land Development Regulations, which ensures compatibility through appropriate setbacks, landscaping, and buffers.~~

IX. HURRICANE EVACUATION ANALYSIS

(Required for amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Agency).

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

The amendment site will add ~~99~~74 residential dwelling units and is located in hurricane

evacuation Zone A. The number of additional units is not expected to have a significant impact on public shelters or hurricane evacuation clearance times.

This analysis was prepared using data from the 2006 South Florida Regional Hurricane Evacuation Traffic Study and the Evacuation Transportation Analysis from the 2010 Florida Statewide Regional Evacuation Study Program. The 2010 study was prepared by Wilber Smith Associates for the South Florida Regional Planning Council. Both studies provide data for Broward, Miami-Dade and Monroe Counties.

The Broward County Emergency Management Division and the State manage the region's preparedness to evacuate highly vulnerable populations on critical routes. Local public shelters (public school sites) and inland hotel/motels are available on a first-come basis. The Beachside Montessori Village Elementary School is the public shelter located closest to the amendment site. The shelter is approximately 3.2 miles from the amendment site and has a capacity of 1,060 people. There are 38 shelters in Broward County with a collective capacity of 37,184 people. The Broward County Human Services Department provides the special needs community with registration assistance for special needs shelters and transportation services.

The local and regional roadway network will experience high traffic volumes during the hurricane evacuation process and the number of vehicles on the roadway network will vary based on the category/magnitude of the hurricane as well as the vulnerable population's response to the coming storm and public announcements. The 2010 Florida Statewide Regional Evacuation Study Program Evacuation Transportation Analysis identifies the data for Broward County summarized below.

2010 Broward County Data

DATA NAME	TOTAL	RATIO
Existing Permanent Population ¹	1,748,066	
Permanent Occupied Dwelling Units	662,756	
Mobile Homes	13,074	
Tourist/Seasonal Units	38,501	
People per Permanent Unit ²		2.59
People per Mobile Home ²		2.32

Notes: 1. Based on Census Data

2. Based on 2010 Regional Study Data

The City of Hollywood's population, based on US Census Bureau data, in 2010 was 140,768 which represents 8% of the population of Broward County. The 2010 evacuation traffic study analyzed the county's vulnerable population, or population-at-risk, which is defined as the total population living within county designated evacuation zones for each evacuation level. This amendment site is within evacuation Zone A. The following information from the 2010 transportation analysis pertains to the vulnerable population in Broward County.

- For Evacuation Zone A and B, 46,214 people will evacuate from permanent dwelling units, none from mobile homes, and 924 people will go to a public shelter.
- From Evacuation Zone C, 96,953 people will evacuate from permanent dwelling units, 191 people from mobile homes, and 4,867 people will go to a public shelter.

- From Evacuation Zone D, 45,172 people will evacuate from permanent dwelling units, 407 people from mobile homes, and 2,299 people will go to a public shelter.
- From Evacuation Zone E, 103,939 people will evacuate from permanent dwelling units, 623 people from mobile homes, and 5,259 people will go to a public shelter.

Evacuation Model and Clearance Times

County Level Analysis

The 2010 report used the base scenarios that were developed to estimate a series of worst-case scenarios and those scenarios presume that 100 percent of the vulnerable population will evacuate and includes impacts from counties outside of the Regional Planning Council area.

The calculated clearance times in the report are used by county emergency managers as one input to determine when to recommend an evacuation order. Clearance time is developed to include the time required for evacuees to secure their homes and prepare to leave, the time spent by all vehicles traveling along the evacuation route network, and the additional time spent on the road caused by traffic and road congestion. The five evacuation levels used for clearance time are based on the hurricane categories as follows:

- Evacuation Level A: Category 1 hurricane
- Evacuation Level B: Category 2 hurricane
- Evacuation Level C: Category 3 hurricane
- Evacuation Level D: Category 4 hurricane
- Evacuation Level E: Category 5 hurricane

The clearance time for base scenarios for the five (5) evacuation categories are as follows:

2010 Clearance Times for Base Scenario

TIME	EVACUATION LEVEL A	EVACUATION LEVEL B	EVACUATION LEVEL C	EVACUATION LEVEL D	EVACUATION LEVEL E
Clearance Time to Shelter	12.5	12.5	13.0	19.0	30.0
In-County Clearance Time	12.5	12.5	13.5	20.0	31.0
Out of County Clearance Time	26.0	27.5	32.0	32.0	39.5
Regional Clearance Time	26.0	27.5	32.0	32.0	39.5

* Times are in Hours

Roadway Level Analysis:

The 2006 South Florida Regional Hurricane Evacuation Traffic Study identified the critical roadway location segments within the South Florida Region and for Broward County. The Baseline Scenario Definitions (1A through 3B) are defined as follows:

- 1A: Category 1-2 Storm Conditions with Low Tourist Occupancy
- 1B: Category 1-2 Storm Conditions with High Tourist Occupancy

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

The clearance time for the baseline scenarios for roadway links are summarized below:

2006 Roadway Clearance Times for Base Scenario

Modeled Critical Roadway Link	1A	1B	2A	2B	3A	3B
Regional Routes out of South Florida:						
I-95 NB out of region	5.8	6.3	7.3	8.1	9	9.9
Florida Turnpike NB out of region	11.7	13.2	15.7	17.7	20	22.1
US 27 NB out of region	2.7	2.7	3	3	3.3	3.4
I-75 WB/NB out of region	5.2	5.5	6.4	7	7.9	8.5
US 41 WB out of region	5.6	6.4	7.1	8	8.8	9.7
Broward County Critical Links:						
Hallandale Beach Blvd. bridge over the Intracoastal	5.8	5.7	5	5.2	5.4	5.9
Hollywood Blvd. bridge over the Intracoastal	4.6	4.7	4.7	4.8	4.6	4.7
Sunrise Blvd bridge over the Intracoastal	4.5	4.8	4.6	4.8	4.5	4.7
Oakland Park Blvd bridge over the Intracoastal	5.4	5.7	5.4	5.7	5.4	5.7
NE 14th Street Bridge over the Intracoastal	4	4.1	4.1	4.1	4.1	4.2
Hillsboro bridge over the Intracoastal	4.3	4.4	4.4	4.4	4.4	4.5
Atlantic Blvd bridge over the Intracoastal	4.7	4.7	4.6	4.7	4.6	4.6
SE 17th Street bridge over the Intracoastal	4.4	4.7	5	5.2	5	5.3
East Commercial Blvd bridge over the Intracoastal	5.9	6.1	6.1	6.2	6	6.2
Sheridan Street bridge over the Intracoastal	3.7	3.7	4	3.9	3.7	4.1
Dania Beach Blvd bridge over the Intracoastal	3.2	3.4	3.5	3.8	4.2	3.7
Las Olas bridge over the Intracoastal	3.7	3.9	3	3.2	3	3.2

* Times are Hours

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

X. REDEVELOPMENT ANALYSIS

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

The Amendment Site is located within the [Hollywood Beach Community Redevelopment Area \(CRA\)](#). ~~The proposed Project will further the~~, established pursuant to Chapter 163.

Part III, Florida Statutes, which authorizes local governments to eliminate and prevent conditions of blight, stimulate private investment, and promote the economic, social, and physical revitalization of designated areas. The overarching goals of the Hollywood Beach CRA while include enhancing and expanding uses which further the economic vitality of the beachfront, improving the quality of life for residents and visitors, expanding public access and amenities, and ensuring a cohesive, attractive, and resilient urban coastal environment.

The proposed amendment supports these objectives by redeveloping land with new, complementary uses that strengthen the area's economic base, enhance the public realm, and promote sustainable, context-sensitive urban design. The project will help attract new private investment, increase the tax base through incremental growth in property values, and contribute to the long-term financial stability of the CRA through reinvestment of tax increment revenues.

Furthermore, the amendment will enhance pedestrian connectivity and public accessibility, aligning with the CRA's vision for a more walkable and vibrant beachfront corridor. The proposed improvements also advance the City's broader redevelopment of the beach goals of creating a more resilient, economically diverse, and visually cohesive coastal district that continues to serve as a premier regional destination.

XI. INTERGOVERNMENTAL COORDINATION

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

The proposed amendment site is not adjacent to other local governments.

XII. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

The Developer hired MHCP COLAB in September 2021 to initiate an outreach campaign for the 1301 S. Ocean Drive, Public Private Partnership in conjunction with the City of Hollywood.

Beginning September 2021, and up to the March 2022 Commission hearing, COLAB provided weekly efforts that entail calls, texts, and emails for Project status for upcoming commission meetings. COLAB undertook extensive communication efforts, along with invites for residents and civic groups to join Zoom calls for Project updates. Outreach efforts created platforms for engaging with the residents and creating discussions for the proposed public private partnership along with the deal terms and community benefits.

~~The~~ In October, 2025, the Project team held a day-long, "Coffee with the Developer" open house to answer questions and engage with the public.

Both the City and the Developer acknowledge the high level of ~~Hollywood~~ public interest and community pride associated with this waterfront site. Accordingly, outreach will

~~continue to work together to ensure~~ remain an ongoing process as the project continues through future review phases. The City and Developer are committed to maintaining open lines of communication with adjacent property owners, ~~master~~ neighborhood associations, ~~homeowner associations, etc., as applicable, are notified of this Amendment both through public outreach and, of course, through compliance with any~~ and community organizations to ensure that the redevelopment reflects public values, meets community needs, and remains fully compliant with all statutory ~~or~~ and code-based public notice and participation requirements.

Specific outcomes of the community's priorities, needs, and preferences will be addressed through the detailed design phase of the project, which will occur during the formal site plan review process. This approach ensures that community input continues to inform the project's evolution in a tangible and transparent manner.

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

~~The proposed Amendment Site continues to be consistent with the below Highlighted Regional Issues and Policies of the BCLUP and the City of Hollywood Comprehensive Plan:~~

The proposed amendment is consistent with Broward County's Highlighted Regional Issues, advancing regional priorities related to climate resiliency, environmental protection, water management, and recreation and open space. The project reinforces the County's commitment to adapting to the impacts of sea-level rise by incorporating resilient design, maintaining natural shoreline buffers, and preserving significant portions of the site as open space east of Surf Road. Through its emphasis on dune preservation, stormwater management, and continued public access to the beach, the amendment supports the County's broader objectives of sustainable coastal redevelopment that balances environmental protection with recreation and tourism along the Atlantic shoreline. The proposed Amendment is consistent with the specific Highlighted Regional Issues below:

Highlighted Regional Issues

STRATEGY CCR-2: Increase the resilience of our community to the effects of climate change.

- Preserving and protecting the County's natural shoreline with an emphasis on the expansion and preservation of sand dunes, protection of beaches from armoring and the encroachment of development, and conservation of our coral reefs.

STRATEGY EP-1: Protect and enhance the shoreline and natural waterways of Broward County

- Protect and restore beaches through the use of dunes and vegetation, elevated walkways and conservation easements.
- Require public access to beaches and waterways.

STRATEGY EP-2: Create a countywide water management/flood protection plan.

- Consider minimum floor elevations for structures and minimum crown elevations for roads based on projected conditions from sea level rise.

STRATEGY EP-4: Provide recreation and open space areas which serve the diverse interests of both residents and visitors and that are compatible with the tropical and resort character of Broward County.

- Continue to require a minimum of three (3) acres of local parks and three (3) acres of regional parks for every 1,000 existing and projected permanent residents.
- Encourage the preservation of existing public and private open space areas, including golf courses.

Policies (Section 2 BCLUP)

The amendment furthers the intent of the Broward County Land Use Plan (BCLUP) Policies in Section 2 by promoting balanced land use, compatibility, open-space preservation, and smart growth principles. It supports redevelopment within an existing urbanized coastal area where infrastructure, services, and multimodal transportation are already established, aligning with County policies that encourage infill development and efficient land use. The proposed Medium-High (25) Residential designation complements the surrounding pattern of resort and multifamily uses while retaining open space and ensuring consistency with County recreation and flood-protection standards. Collectively, the amendment enhances the livability, sustainability, and resiliency of the Hollywood Beach corridor in direct support of the BCLUP's regional growth and environmental management framework.

GENERAL

POLICY 2.1.1 Broward County shall maintain a balanced Land Use Plan to implement a regional vision including the provision of essential public services and facilities, as well as enhanced sustainability and livability.

POLICY 2.1.2 The land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment.

RESIDENTIAL

POLICY 2.2.1 Residential areas shall be designated on the Broward County Land Use Plan Map consistent with those categories identified within the Residential Permitted Uses subsection of the Broward County Land Use Plan. The categories indicate the maximum number of dwelling units per gross acre permitted by the Broward County Land Use Plan.

PARKS/CONSERVATION

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 acreage that may be used to meet this requirement is listed in the

“Community and Regional Parks” subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 2.5.4 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.

COMPATIBILITY

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.

POLICY 2.10.3 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

SMART GROWTH

POLICY 2.20.1 Adopt, implement and encourage land use provisions which promote the principles of the “Smart Growth” initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

BEACHES AND RIVERS

POLICY 2.27.1 Land development codes and regulations shall require the protection and/or restoration of beaches, particularly dunes and vegetation, including dune construction, through techniques such as conservation easements, vegetation, elevated walkways, and clustering of development.

City of Hollywood Comprehensive Plan

The amendment is fully consistent with the City of Hollywood Comprehensive Plan, particularly the Land Use and Coastal Elements, which prioritize the enhancement of the City’s coastal resort, residential, and natural communities. The proposal reflects the City’s ongoing effort to promote high-quality redevelopment that supports tourism, maintain public access to the shoreline, and safeguard the natural coastal environment. By preserving open space, strengthening pedestrian and multimodal connections, and facilitating sustainable design, the amendment advances City policies to redevelop coastal areas in a manner that protects environmental assets, enhances recreation and tourism, and reinforces Hollywood’s identity as a vibrant, resilient beachfront community.

Land Use Element

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

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

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

Policy 7.3: Continue to require the provision of recreation and open space sufficient to meet established level of service requirement through the development review process by the enforcement of land dedication or impact fee requirements set out in the platting regulations.

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.

Policy 7.6: Facilitate accessibility of recreational facilities and services to all City residents.

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

Policy 7.35: Preserve, protect, conserve, and enhance estuarine and marine environment quality, coastal wetlands, marine resources, beaches and dunes, coastal barriers and wildlife habitats

Policy 7.38: Prioritize shoreline land uses based on water use and tourism. Coastal Element GOAL II: Coastal - To enhance and improve the Business Resort, Residential and Natural Coastal Community. Objective 6: Redevelop business/tourist areas. Policy 6.1: Continue to redevelop the downtown and also consider the historical and architectural link between the downtown and the beach area.

Coastal Element

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

Objective 6: Redevelop coastal business/tourist areas.

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

Objective 10: Continue to improve public access to marine resources.

Policy 10.1: Examine alternatives to improve public transportation to and from Hollywood Beach, including multi-module transportation solutions.

Policy 10.2: Implement improvements to public pedestrian access to the beach area as provided in the Hollywood Beach Master Plan.

Policy 10.3 Continue to provide parking facilities for beach and shoreline access.

Objective 11: Encourage shoreline land uses based on water use and tourism.

Policy 11.1: Review and amend the Zoning and Development Regulations and the Zoning Map as needed to give priority for using shoreline properties for land uses that are water dependent, public in nature and promote tourism.

XIV. ADDITIONAL SUPPORT DOCUMENTS

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

N/A

B. Any proposed voluntary mitigation or draft agreements.

~~While the~~The Project will utilize ~~the density from~~ all of the ~~City's property surrounding~~existing and proposed residential density within the Project ~~site, a total~~Site and concentrate it within the Amendment Site, leaving much of ~~approximately 7 acres, a majority of that property will remain~~the Project Site undeveloped ~~and maintained as open space.~~ It is the City's intent to record a restrictive covenant on the ~~property to ensure the~~ undeveloped portion of ~~its property~~the Project Site to ensure it remains open space indefinitely.

XV. PLAN AMENDMENT COPIES

~~A. 3 hard copies and 10 digital copies (13 copies total) for the BCPG (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.~~

~~To be provided with transmittal.~~

~~B. — 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.
To be provided with transmittal.~~