

ORDINANCE NO. O-2022-04

(20-L-32)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 2609 NORTH 26<sup>TH</sup> AVENUE AND THE ADJACENT PARCELS TO THE NORTH AND WEST, 200 & 300 OAKWOOD LANE, 1 OAKWOOD BOULEVARD AND THE ADJACENT PARCEL TO THE SOUTH, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3800, 3901-3921, 4001-4101, 4100, AND 4150 OAKWOOD BOULEVARD, 2700 STIRLING ROAD, AND OAKWOOD BOULEVARD, GENERALLY LOCATED SOUTH OF STIRLING ROAD AND EAST OF INTERSTATE 95 FROM THE LAND USE DESIGNATION OF GENERAL BUSINESS AND OPEN SPACE AND RECREATION TO ACTIVITY CENTER (OAKWOOD ACTIVITY CENTER); AMENDING THE CITY'S LAND USE MAP TO REFLECT THE CHANGES.

WHEREAS, the City of Hollywood, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan, which has been approved by the State of Florida Department of Community Affairs and certified by the Broward County Planning Council; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a Land Use Plan Amendment may be filed; and

WHEREAS, a valid application was filed (20-L-32) for a change of land use designation from General Business and Open Space and Recreation to Activity Center (Oakwood Activity Center) for the property located at 2609 N. 26<sup>th</sup> Avenue and adjacent parcels to the north and west, and property located at 200 & 300 Oakwood Boulevard and adjacent parcels to the south, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3800, 3901-3921, 4001-4101, 4150 Oakwood Boulevard, 2700 Stirling Road, and Oakwood Boulevard, generally located south of Stirling Road and east of Interstate 95 that contains approximately 112.5 gross acres/111.8 net acres as more specifically described in the attached Exhibit "A"; and

WHEREAS, the existing zoning for the subject property is Low Intensity Industrial and Manufacturing (IM-1); and

WHEREAS, the Planning Manager and Planning Administrator, following analysis of the application, recommended that it be approved; and

WHEREAS, on April 13, 2021, the Planning and Zoning Board, acting as the City's Local Planning Agency, recommended that the City Commission approve the applicant's land use request; and

WHEREAS, the City Commission has conducted duly advertised hearings on the future land use amendment proposed through the above referenced petition and has considered all comments received concerning the proposed amendment as required by state law and local ordinances; and

WHEREAS, the City Commission finds that the proposed amendment is consistent with the goals, policies, and objectives of the City's Comprehensive Plan, Article 1 of the Broward County Administrative Rules Document, and Broward County Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: That the land use designation of the property specifically described in the attached Exhibit "A" that contains approximately 111.8 net acres/112.5 gross acres, located in the City of Hollywood, Broward County, Florida, is changed from General Business and Open Space and Recreation to Activity Center ("Oakwood Activity Center").

Section 3: That the Oakwood Activity Center Development for the subject property shall be developed as more specifically set forth in the attached Exhibit "B" and in accordance with Broward County Ordinances 2022-06 and 2022-07.

Section 4: That the Official Land Use Map of the City of Hollywood is amended to incorporate the above listed change in land use designation.

Section 5: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict are repealed to the extent of such conflict.

Section 6: That if any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

Section 7: The effective date of this Ordinance shall be the date upon which the following event has occurred:

- (a) The plan amendment is recertified by the Broward County Planning Council once one of the following has occurred:

(1) a final order is issued by the Department of Community Affairs finding the amendment to be in compliance with Section 163.3184, Florida Statutes; or

(2) a notice of intent is issued by the Department of Community Affairs Administrative Commission finding the amendment to be in compliance with Chapter 163, Florida Statutes.

Section 8: That no development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective. If a final order of non-compliance is issued by the Administrative Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution and ordinance shall be sent to the Department of Community Affairs, Division of Community Planning, Plan Processing Team, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100.

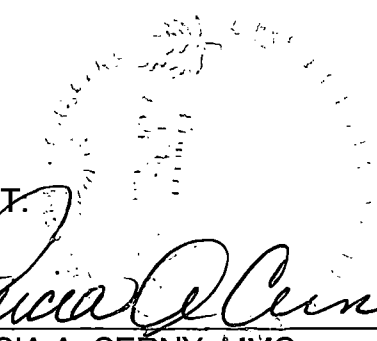
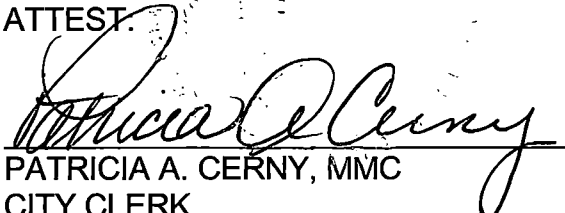
Advertised on May 18, 2021.

Advertised on MARCH 21, 2022.

PASSED on first reading this 2 day of June, 2021.

PASSED AND ADOPTED on second reading this 6 day of April, 2022.

ATTEST.

  
  
PATRICIA A. CERNY, MMC  
CITY CLERK

  
JOSH LEVY, MAYOR

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY for the use and reliance  
of the City of Hollywood, Florida, only.

  
DOUGLAS R. GONZALES  
CITY ATTORNEY

# EXHIBIT "A"

PORTION OF PARCEL "A", "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8; A PORTION OF PARCEL "A", COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, ALL OF THE ABOVE DESCRIBED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**LEGAL DESCRIPTION: (LUPA SOUTH PARCEL)**

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

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

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

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

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

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

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

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

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

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

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

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

**LEGAL DESCRIPTION: (LUPA EAST PARCEL)**

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

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

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

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

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

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

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

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

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

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

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

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

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

# EXHIBIT "B"

## OAKWOOD ACTIVITY CENTER

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

Prepared By:

Kimley-Horn and Associates, Inc.  
445 24<sup>th</sup> Street, Suite 200  
Vero Beach, FL 32960  
(772) 794-4100

**Kimley»»Horn**

July 2020

(Revised February 2021)



## TABLE OF CONTENTS

|     |                                                                                                                |    |
|-----|----------------------------------------------------------------------------------------------------------------|----|
| 1.  | TRANSMITTAL INFORMATION.....                                                                                   | 4  |
| 2.  | APPLICANT INFORMATION.....                                                                                     | 5  |
| 3.  | AMENDMENT SITE DESCRIPTION.....                                                                                | 6  |
| 4.  | EXISTING AND PROPOSED USES.....                                                                                | 7  |
| 5.  | ANALYSIS OF PUBLIC FACILITIES AND SERVICES.....                                                                | 9  |
| 6.  | ANALYSIS OF NATURAL AND HISTORIC RESOURCES.....                                                                | 24 |
| 7.  | AFFORDABLE HOUSING.....                                                                                        | 26 |
| 8.  | LAND USE COMPATIBILITY.....                                                                                    | 26 |
| 9.  | HURRICANE EVACUATION ANALYSIS.....                                                                             | 27 |
| 10. | REDEVELOPMENT ANALYSIS.....                                                                                    | 28 |
| 11. | INTERGOVERNMENTAL COORDINATION.....                                                                            | 28 |
| 12. | DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE<br>BROWARD COUNTY LAND USE PLAN..... | 28 |
| 13. | ADDITIONAL SUPPORT DOCUMENT.....                                                                               | 32 |
| 14. | PLAN AMENDMENT COPIES.....                                                                                     | 32 |

## LIST OF TABLES

|                                                                              |    |
|------------------------------------------------------------------------------|----|
| TABLE 1: LAND USE .....                                                      | 7  |
| TABLE 2A: EXISTING USES .....                                                | 8  |
| TABLE 2B: EXISTING USES.....                                                 | 8  |
| TABLE 2C: EXISTING USES.....                                                 | 8  |
| TABLE 3: PROPOSED USES .....                                                 | 9  |
| TABLE 4: CITY OF HOLLYWOOD WATER PLANT CAPACITY, DEMAND, AND EXPANSION ..... | 10 |
| TABLE 5: POTABLE WATER DEMAND.....                                           | 10 |
| TABLE 6: SANITARY SEWER DEMAND, CAPACITY, AND EXPANSION .....                | 11 |
| TABLE 7: SANITARY SEWER IMPACT.....                                          | 11 |
| TABLE 8: SOLID WASTE CAPACITY.....                                           | 12 |
| TABLE 9: SOLID WASTE IMPACT.....                                             | 13 |
| TABLE 10: RECREATION AND OPEN SPACE IMPACT .....                             | 17 |
| TABLE 11: COMMUNITY PARK NEEDS .....                                         | 17 |
| TABLE 12: EXISTING 2017 CONDITIONS LOS ANALYSIS .....                        | 19 |
| TABLE 13: SHORT-TERM 2024 LOS ANALYSIS.....                                  | 20 |
| TABLE 14: LONG-TERM 2040 LOS ANALYSIS .....                                  | 20 |
| TABLE 15: TRIP GENERATION – EXISTING LAND USE DESIGNATION .....              | 22 |
| TABLE 16: TRIP GENERATION – PROPOSED LAND USE DESIGNATION.....               | 22 |
| TABLE 17: TRIP GENERATION COMPARISON .....                                   | 22 |
| TABLE 18: ADJACENT LAND USES.....                                            | 27 |

---

**EXHIBITS AND FIGURES**

EXHIBIT A: SURVEY AND LEGAL DESCRIPTIONS

EXHIBIT B: LOCATION MAP AND PROPOSED LAND USE

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

EXHIBIT D: SANITARY SEWER/POTABLE WATER LETTER

EXHIBIT E: SOLID WASTE LETTER

EXHIBIT F: DRAINAGE LETTER

EXHIBIT G: COMMUNITY AND NEIGHBORHOOD PARK INVENTORY

EXHIBIT H: TRIP GENERATION AND ASSIGNMENT

EXHIBIT I: TRANSIT DATA

EXHIBIT J: BCT CORRESPONDENCE

EXHIBIT K: PUBLIC SCHOOL IMPACT APPLICATION

EXHIBIT L: FLORIDA NATURAL AREAS REPORT

EXHIBIT M: STATE HISTORIC PRESERVATION OFFICE CORESPONDANCE

EXHIBIT N: BROWARD COUNTY ACREAGE DETERMINATION LETTER

EXHIBIT O: BROWARD COUNTY PLAT DETERMINATION LETTER

EXHIBIT P: AFFORDABLE HOUSING MARKET ASSESSMENT

FIGURE 1: FLORIDA LAND COVER AND FORMS CLASSIFICATION SYSTEM MAP

FIGURE 2: SOILS MAP

---

**1. TRANSMITTAL INFORMATION**

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

To be provided.

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

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

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

To be provided.

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

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

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

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

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

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

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

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

Dennis D. Mele, Esq  
Greenspoon Marder LLP  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, FL 33301  
Email: [dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)  
Phone: 954-527-2409

Greg D. Wilfong, P.E.  
Kimley-Horn and Associates, Inc.  
445 24<sup>th</sup> Street, Suite 200  
Vero Beach, FL 32960  
Email: [greg.wilfong@kimley-horn.com](mailto:greg.wilfong@kimley-horn.com)  
Phone: (772) 794-4119

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Source: City of Hollywood

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

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

Source: Hollywood Potable Water Element Policy 2.2

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

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

#### B. Sanitary Sewer Analysis

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

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

Treatment Plant.

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

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

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

Source: City of Hollywood

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

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

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

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

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

### C. Solid Waste Analysis

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

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

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

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

Source: Hollywood Utilities Element Solid Waste

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

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

**TABLE 8: SOLID WASTE CAPACITY**

**Landfill/plant capacity:**

- 81,687,993 cubic yards

**Current Demand:**

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

Source: Waste Connections Inc.

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

demand per square foot or dwelling unit.

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

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

Source: Broward County Solid Waste Element

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

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

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

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

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

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

(1) Minimum building elevations.

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

the Director, Public Utilities.

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

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

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

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

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

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

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

established by existing permits.

**FEMA**

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

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

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

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

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

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

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

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

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

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

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

**Broward County Surface Water Licenses:**

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

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

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

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

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

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

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

See Exhibit F for Drainage Letter

### E. Recreation and Open Space Analysis

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

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

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

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

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

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

| TABLE 10: RECREATION AND OPEN SPACE IMPACT |                          |                                                          |              |
|--------------------------------------------|--------------------------|----------------------------------------------------------|--------------|
|                                            | Use                      | Calculation                                              | Total        |
| Proposed                                   | 3,800 multi-family units | 8,892 people <sup>(1)</sup> x 0.003 ac pp <sup>(2)</sup> | = 26.7 acres |
|                                            |                          | Change                                                   | + 26.7 acres |

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

(2) Source: Hollywood Comprehensive Plan

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

| TABLE 11: COMMUNITY PARK NEEDS |            |                       |           |
|--------------------------------|------------|-----------------------|-----------|
| Planning Horizon               | Population | Demand                | Available |
| 2020 (Short)                   | 169,943    | x 0.003 = 509.8 acres | 633 acres |
| 2030 (Long)                    | 237,920    | x 0.003 = 574.4 acres | 633 acres |

(1) Source: Hollywood Comprehensive Plan