CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: May 20, 2025 **FILE:** 25-L-39

TO: Planning and Development Board

FROM: Anand Balram, Planning Manager

SUBJECT: Text Amendment to the Future Land Use Element of the Comprehensive Plan to add residential dwelling units and reduce commercial square footage within the Transit Oriented Corridor (TOC)

REQUEST:

A Text Amendment to the Future Land Use Element of the City of Hollywood Comprehensive Plan to allocate an additional 4,379 mid-rise and high-rise residential units and remove 1 million square feet of commercial land uses within the Transit Oriented Corridor (TOC).

RECOMMENDATION:

The Planning and Development Board, acting as the Local Planning Agency, forward ***a recommendation of approval*** to the City Commission, with the following condition:

1. That all outstanding correspondence required for the Land Use Text Amendment Application, be submitted and included in the final package prior to the first reading by the City Commission.

BACKGROUND

The City of Hollywood is seeking a text amendment to the Future Land Use Element of the City's Comprehensive Plan to increase the maximum number of residential units and reduce the allowable commercial square footage within the in the State Road 7 Activity Center locally referred to as Transit Oriented Corridor (TOC), a 980-acre Activity Center generally located along State Road 7/US 441. The TOC Covers an area of over 980 acres, primarily along SR7.

Currently, the adopted Comprehensive Plan and Broward County Land Use Plan allocate a maximum of 5,309 residential units in TOC, categorized exclusively as single-family, townhome, or garden apartment units. This amendment increases the total residential unit allocation to 9,688 and introduces mid-rise and high-rise residential categories. The amendment also reduces 1 million square feet of commercial land uses to offset potential traffic impacts and maintain consistency with the adopted level of service standards.

This change aligns with the evolving market demand for urban housing types and supports the intent of the TOC designation, which includes:

- Promoting pedestrian mobility and public transit use
- Supporting public health and safety
- Encouraging mixed-use development
- Advancing sustainable buildings and practices
- Preserving existing single-family neighborhoods
- Creating aesthetically pleasing communities

The current and proposed allocations are outlined in the following tables:

TABLE 1: EXISTING	
Transit Oriented Corridor (Hollywood); Activity Center (Broward)	
Permitted Use	**Density/Intensity**
Hotel:	2,500 rooms
Residential Land Uses:	5,309 DU*
Commercial Land Uses:	15,000,000 square feet
Industrial Land Use:	1,000,000 square feet
Office Uses	2,000,000 square feet
Community Facilities	1,000,000 square feet

**Consisting of:*

Single Family:	*2,400 units*
Town Home:	*2,400 units*
Garden Apt:	*509 units*

The proposed allocation will be:

TABLE 2: PROPOSED	
Transit Oriented Corridor (Hollywood); Activity Center (Broward)	
Permitted Use	**Density/Intensity**
Hotel:	2, 500 rooms
Residential Land Uses:	9,688 dwelling units*
Commercial Land Uses:	14,000,000 square feet
Industrial Land Use:	1,000,000 square feet
Office Uses	2,000,000 square feet
Community Facilities	1,000,000 square feet

**Consisting of:*

Single Family:	*1,825 units*
Town Home:	*1,650 Units*
Garden Apt:	*70 Units*
Mid Rise:	*3,261Units*
High Rise:	*2,882 Units*

The existing TOC includes a mix of low-scale auto-oriented commercial uses and light industrial businesses along SR7, with adjacent neighborhoods consisting primarily of single-family homes. However, demand for higher density, mixed-use development is increasing as preferences shift toward urban, transit-oriented living.

The proposed text amendment helps address the City's housing shortage—particularly its affordable housing deficit—as outlined in the Broward County 10-Year Affordable Housing Master Plan, which identifies a shortfall of 6,800 affordable rental units in Hollywood. By allowing more intensive residential uses such as mid-rise and high-rise development, this amendment enables redevelopment opportunities that support:

- Increased housing supply
- Mixed-use and transit-supportive development
- A broader range of housing options
- Sustainable and economically vibrant urban growth

Recent development projects illustrate this transformation, including Pinnacle 441, an eight-story affordable housing and retail project at SR7 and Johnson Street, offering 113 affordable units and 6,670 square feet of retail. Other new developments include a Walmart Supercenter and the Dolce by Wyndham Hotel, which reinforce the TOC's viability as a mixed-use growth area.

The amendment maintains some single-family and lower-density housing within the overall allocation to account for existing residential developments not expected to redevelop**.**

To further inform planning decisions and guide responsible growth within the TOC, staff and the consulting team conducted a development audit to assess the corridor's current conditions and development trends. The audit conducted by City staff and the consulting team provides a comprehensive snapshot of proposed and constructed development within the Transit-Oriented Corridor (TOC) based on site plan approvals. It is important to note, however, that the current audit does not account for units lost through demolition or projects approved solely through the permitting process, outside of formal site plan review. Staff continue to evaluate permit and demolition records to ensure a more accurate and complete understanding of existing conditions within the TOC. Additionally, the data reflected in the audit is current as of October 2024 and will be updated as further information becomes available.

SITE INFORMATION:

Owner/Applicant: City of Hollywood
Address/Location: State Road 7 Activity Center (Transit Oriented Corridor)

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed text amendment is consistent with the Comprehensive Plan, based upon the following goals and objectives:

Future Land Use Element:

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

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

Housing Element:

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

Objective 1: *To ensure the provision of sufficient housing, the City, through revision its regulations, shall offer incentives to residential development for all income levels. The City shall also provide technical and financial assistance to those agencies working toward the provision of new housing and rehabilitation housing units to meet the housing needs of the City's existing and projected population.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City. The proposed text amendment is consistent with the City-Wide Master Plan based upon the following Guiding Principles and City-Wide Policies:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Guiding Principle: *Preserve stable single-family neighborhoods while providing alternative housing options that will meet the needs of all residents in the City of Hollywood.*

SUMMARY OF FINDINGS

The proposed amendment to the Future Land Use Element introduces mid-rise and high-rise residential categories and increases the residential unit allocation within the Transit Oriented Corridor (TOC), while reducing 1 million square feet of commercial land uses. This supports a more sustainable, transit-oriented growth model along the State Road 7 corridor.

The amendment advances the City's efforts to address its housing shortage, particularly for affordable rental units, while supporting the evolution of the TOC into a walkable, mixed-use district that encourages public transit, supports economic vitality, and preserves surrounding single-family neighborhoods.

The request is consistent with and in conformity with the goals, objectives, and policies of BrowardNext, the City's Comprehensive Plan, and the Citywide Master Plan.

ATTACHMENTS

ATTACHMENT A: Proposed Amendment to the City's Comprehensive Plan
ATTACHMENT B: Transit Oriented Corridor Land Use Text Amendment Application
ATTACHMENT C: Transit Oriented Corridor Development Tally

ATTACHMENT A

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

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

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

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

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

<u>Permitted uses and total densities and intensities within the State Road 7 Transit Oriented District (TOD) shall be as follows:</u>

Transit Oriented Corridor (State Road 7)	
Permitted Use	**Density/Intensity**
Hotel:	2,500 rooms
Residential Land Uses	9,688 dwelling units*
Commercial Land Uses:	14,000,000 square feet
Industrial Land Use:	1,000,000 square feet
Office Uses	2,000,000 square feet

**Consisting of*

Single Family:	*1,825 units*
Town Home:	*1,650 Units*
Garden Apt:	*70 Units*
Mid Rise:	*3,261Units*
High Rise:	*2,882 Units*

ATTACHMENT B

Transit Oriented Corridor Reserve Dwelling Units Text Amendment to the City of Hollywood & Broward County Comprehensive Plans

Prepared by

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

June 2025

1. TRANSMITTAL INFORMATION

A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. 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.

Please see attached. (We need to draft a letter for Andria to sign)

B. Date local governing body held transmittal public hearing.

TBD

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

The amendment area is *not* within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

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.

Legal Advertisement as well as property notifications will be completed per requirements set forth in Section

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), other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)

N/A

2. APPLICANT INFORMATION

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

Name: City of Hollywood
Contact Person: Anand Balram
Address: 2600 Hollywood Blvd, Room 315, Hollywood, FL 33020
Phone: 954-921-3471

Email: abalram@hollywoodfl.org

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

Name:	**Mr. James Hickey, AICP**
Title:	**Planning Director**
Firm:	**Calvin, Giordano & Associates, Inc.**
Address:	**1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316**
Phone:	**954.921.7781**
Fax:	**954.921.8807**
Email:	**jhickey@cgasolutions.com**

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

There are numerous property owners in the subject area. The City is initiating the Amendment. Property notifications will be sent to affected property owners as well as all of those within the notification boundary requirements.

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.

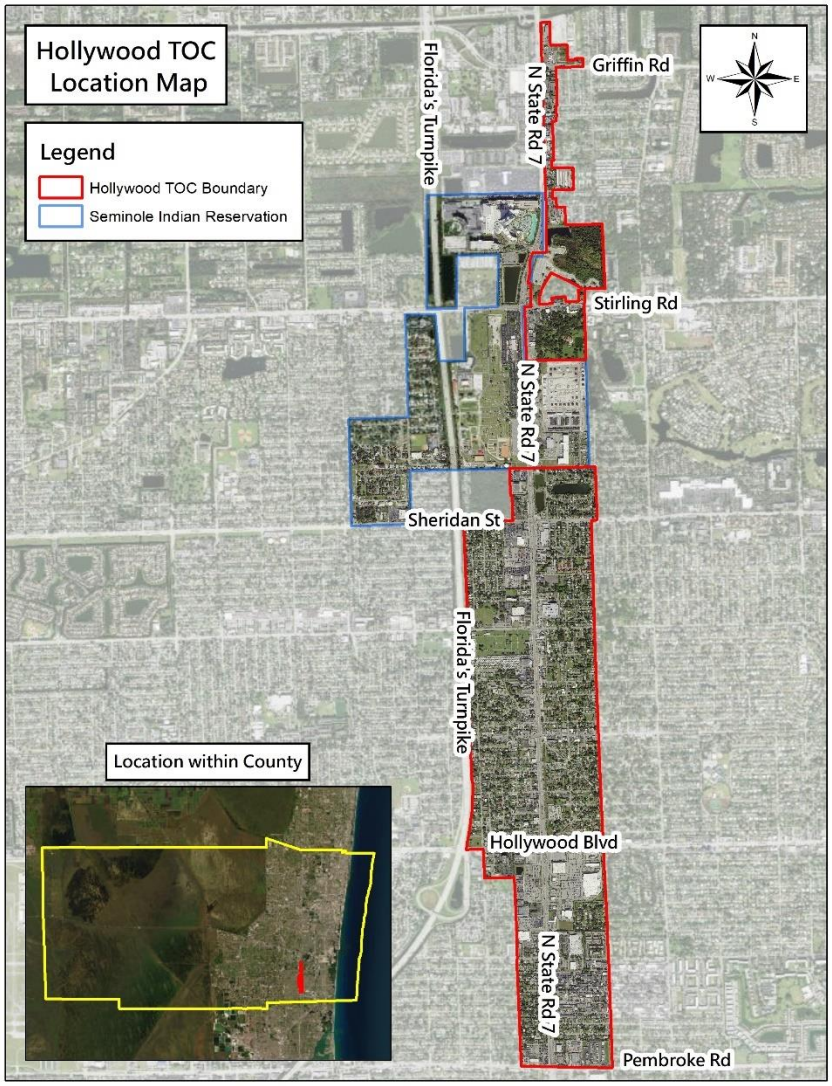
This amendment will increase the allotment of residential units by creating two categories for number mid-rise and high-rise units for this area. This amendment will allow for additional flexibility in redeveloping parcels within the TOC in creating an accessible, thriving, and a walkable experience in the along State Rd 7. The amendment will be compatible with the existing TOC, and through the LDR regulations, will provide the necessary buffering to be compatible with adjacent land uses. Through the amendment, the city can provide additional opportunities for redevelopment of multi-family, mid-rise and high rise residential and mixed-use projects within the TOC land use allowing for investors and local businesses to invest in Hollywood in a manner that provides greater economic sustainability and return on investment, improving the image and brand of the city, and enhancing the quality of life for residents and visitors alike. New development that supports this vision has been occurring in the Hollywood TOC. In 2022, developers broke ground on the Pinnacle 441 located on SR 7 and Johnson St. This is a mid-rise, mixed use, affordable housing project that has seven stories, 6,760 square feet of retail and 113 affordable housing units. Between Hollywood Blvd and Washington Street there has been new development of a Walmart Super Center. This has attracted other businesses to the area like Aldi, T-Mobile, Ross Dress for Less, and Burlington Clothing Company.

3. AMENDMENT SITE DESCRIPTION

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

Hollywood's TOC covers an area of over 980 acres that includes key commercial intersections including SR 7 and Pembroke Rd; SR 7 and Hollywood Blvd; SR 7 and Sterling Rd as well as the established residential neighbors in West Hollywood. The TOC begins just south of Orange Drive on the east side of SR-7 running south just past Sterling Rd and Oak St. Where the TOC ends at this point is the beginning of the Seminole Indian Reservation, which extends South to Atlantic Blvd. The TOC picks up again at Atlantic Blvd and runs south the Pembroke Rd. The Turnpike is the westerly boundary and 56th Ave is the easterly boundary. Figure 1 is a map of the entire TOC boundary outlined in red..

Fig. 1



No change to the TOC boundaries as part of this amendment.

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

N/A

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

Please see Exhibit A for general location of the Hollywood TOC.

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.

Below are the designations on the Future Land Use Plan Map (FLUM) of the City of Hollywood (Transit Oriented Corridor) and Broward County (Activity Center). Please refer to the chart below for the acreage and the maximum density and intensity of each permitted use allowed. Please see Exhibit B for the City of City of Hollywood's Future Land Use Map and Broward County Future Land Use Map.

EXISTING	
Transit Oriented Corridor (Hollywood); Activity Center (Broward)	
Permitted Use	**Density/Intensity**
Hotel:	2,500 rooms
Residential Land Uses:	5,309 DU
Commercial Land Uses:	~~15,000,000~~ 14,000,000 square feet
Industrial Land Use:	1,000,000 square feet
Office Uses	2,000,000 square feet

**Consisting of*

Single Family:	*2,400 units*
Town Home:	*2,400 units*
Garden Apt:	*509 units*

There is no proposed change to the future land use designation for the city, Transit Oriented Corridor (TOC) or the County, Activity Center. If the amendment is adopted, the city will complete a recertification process with Broward County to maintain consistency between the two plans. The proposed changes are as follows:

PROPOSED	
Transit Oriented Corridor (Hollywood); Activity Center (Broward)	
Permitted Use	**Density/Intensity**
Hotel:	2,500 rooms
Residential Land Uses:	9,688 dwelling units*
Commercial Land Uses:	~~15,000,000~~ 14,000,000 square feet
Industrial Land Use:	1,000,000 square feet
Office Uses	2,000,000 square feet

**Consisting of*

Single Family:	*1,825 units*
Town Home:	*1,650 Units*
Garden Apt:	*70 Units*
Mid Rise:	*3,261Units*
High Rise:	*2,882 Units*

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

The City has not allocated flexibility provisions in adjacent areas.

C. Existing use of amendment site and adjacent properties.

The current adopted City and County land use designations of the surrounding properties are:

<u>Transit Oriented Corridor</u> **<u>Activity Center</u>**

Location	City Land Use Designation	County Land Use Designation*
North	Town of Davie	Activity Center (Davie), electrical generation facilities, and commerce
South	TOC (City of West Park), Residential-8 and Community Facility (City of Miramar)	Activity Center (West Park), low residential (5).
East	Low-medium (10) Residential, Office, Low (5) Residential, Medium (16) Residential, Open Space & Rec, Industrial, General Business	Commerce, Low- medium residential (10), Low residential (5), irregular residential,
West	Florida Turnpike, Low (5) Residential, General Business, Community Facility, Medium (16) Residential, Utilities	Low-medium residential (10), medium residential (16), community, low

		residential, commerce, Estate residential (1), recreation open space.

**April 21, 2020, Broward County Land Use Plan Map*

Existing use of amendment site and adjacent areas.

<u>Transit Oriented Corridor</u>

Existing Use of Amendment Site

The amendment site is general commerce on both sides of State Road 7 from Griffin Road north to Pembroke Road south. The types of businesses consist of car dealers, auto shops, strip malls, fast food and small business restaurants. As mentioned previously in this application there has been new development in the TOC that aligns with the vision of walkable amenities like shopping, grocery stores, employment and transit. One of the recent projects is Pinnacle 441, which consists of 113 affordable housing units and 6,760 square feet of ground floor retail space. A Walmart Super Store has also been developed and this has attracted more retail to the TOC. A new hotel called Dolce by Wyndham Hollywood has also opened and several new businesses have sprung up around the hotel; a synagogue, restaurants, day spas

Existing Use of Adjacent Areas

The amendment area includes an assortment of general commerce, industrial, open space and recreation along State Road 7. Varying degrees of residential styles; low density, low medium density behind State Road 7; located near the northern border is the Seminole Indian Reservation and low residential and open space and recreation; near the southern border is the continuation of the TOC activity center into the city of West Park; and on the west side of State Road 7 there is low density residential, general commerce industrial, and low medium residential and Florida Turnpike.

D. Proposed use of the amendment site is to allot more residential units in the form of mid-rise, and high-rise apartment buildings. Currently there are no units assigned to mid-rise or high-rise apartment buildings. For RAC, TOC, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

<u>Transit Oriented Corridor</u>

Acreage:	**Approximately 980.3 acres**
General Location:	**All parcels fronting the East side of State Road 7 from Griffin Rd to Sheridan Road. From Sheridan to Pembroke Rd, all parcels along the east and west frontage of State Road 7.**

Activity Center (City: TOC)	Current Entitlements	Proposed Entitlements	Net Change in Entitlements
Hotel	*2,500 rooms*	No change	No change
Residential Total Consisting of			
Single Family	*2,400 units*	*1,825 units*	*-575 units*
Town Home	*2.400 units*	*1,650 units*	*-750 units*
Garden Apt	*509 Units*	*70 units*	*-439 units*
Mid Rise	*379 units*	*3,261 units*	*2,882 units*
High Rise	*0 units*	*2,882 units*	*2,882 units*
Commercial	~~15,000,000~~ 14,500,000 sq. ft.	No change	No change
Industrial	576,779 sq. ft.	No change	No change
Office Use	2,000,000 sq. ft.	No Change	No change

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 count.

Transit Oriented Corridor

The following table shows the adopted and remaining entitlements for the TOC:

Activity Center (City: TOC)	Current Entitlements	Existing and Committed Development*	Remaining Entitlements
Hotel	2,500 rooms	702 rooms	1,798 rooms
Residential Total	5,309 units	3,020 units	2,289 units
Single Family	*2,400 units*	*1,819 units*	*581 units*
Town Home	*2,400 units*	*755 units*	*1,645 units*
Garden Apartment	*509 units*	*67 units*	*442 units*
Mid Rise	*379 units*	*379 units*	*0 units*
High Rise	*0 units*	*0 units*	*0 units*
Commercial	~~15,000,000~~ 14,500,000 sq. ft.	5,065,807sq. ft.	9,434,193 sq. ft.
Industrial	1,000,000 sq. ft.	225,950 sq. ft.	774,050 sq. ft.
Office Use	2,000,000	821,469 sq. ft.	1,178,531 sq. ft.

** Broward County Property Appraiser*

The following table shows the remaining entitlements after amendment for the TOC:

Activity Center (City: TOC)	Existing Development*	Total Proposed and Current Entitlements	Net Remaining After Amendment
Hotel	702 rooms	2,500 rooms	1,798 rooms
Residential Total	5,309 units	9.688 units	4,379 units
Single Family	*1,819 units*	*1,825 units*	*6 units*
Town Home	*755 units*	*1,650 units*	*895 units*
Garden Apartment	*67 units*	*70 units*	*3 units*
Mid Rise	*379 units*	*3,261 units*	*2,882 units*
High Rise	0 units	2,882 units	2,882 units

Commercial	5,065,807 sq. ft.	~~15,000,000~~ 14,500,000 sq. ft.	9,434,193 sq. ft.
Industrial	225,950 sq. ft.	1,000,000 sq. ft.	774,050 sq. ft.
Office Use	821,469 sq. ft.	2,000,000 sq. ft.	1,178,531 sq. ft.

** Broward County Property Appraiser*

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

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

A. 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.

   The adopted Potable Water level of service from the adopted City of Hollywood Comprehensive Plan is as follows:

Minimum Design Flow/LOS Standards	
Type of Use	**Minimum Flow**
Residential	350 gpd/capita
Commercial/Office per square foot	0.2 gpd
Industrial	20 gpd
Other Nonresidential	20 gpd

2. Provide the adoption date of the local government's 10 Year Water Supply Facilities Plan.

   October 7, 2020

3. 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, including the expiration date of the SFWMD permit.

   The water treatment plant is located at 35th Ave and Hollywood Blvd. The City of Hollywood's potable water system is operated by the Department of Public

Utilities. The system is comprised of a raw water supply system, a water treatment plant, and a distribution system. The raw water supply comes from The City's wells that draw water from the Biscayne Aquifer and the Floridan Aquifer. The total annual average daily withdrawal limit is 24.80 mgd from the city's two Biscayne Aquifer wellfields and 8.68 mgd from the Floridan Aquifer. The total allowable withdrawal from these sources is 33.48 mgd. In addition to these sources of fresh water, the City has an agreement with the County to purchase 5.78 mgd, this brings the total available water supply to 39.26 mgd.

Water Treatment Plant Capacity

Facilities	Water Treatment Plant
Permitted design capacity	48.75 mgd
Current demand (daily average annual)	33.48 mgd
SFWMD Permitted Withdrawal	Annual allocation not to exceed 14,373 mg = 39.38 mgd
Expiration Date of SFWMD Permit 06-00038-W	April 10, 2028

Source: SFWMD Permit Number 06-00038-W, 2020 Water Supply Plan

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

The following tables depicts the maximum entitlement potable water demand generated through the proposed amendment.

Potable Water Demand – Current Entitlements				
Activity Center (City: TOC)	**Current Entitlements**	**ERC per 1,000sf or du***	**Demand Calculation**	**Current Entitlements Demand (gpd)**
Hotel	2,500 rooms	20	20 * 2500	50,000
Residential Total	**5,309 units**	**--**	**--**	**--**
Single Family	*2,400 units*	*350*	350* 2400	840,000
Town Home	*2,400 units*	*211***	211*2400	506,400
Garden Apartment	*509 units*	*211***	211*509	107,399
Mid Rise	*379 units*	*211***	211*379	79.969
High Rise	*0 units*	*0*	__	0
Commercial	~~15,000,000~~ 14,500,000 sq. ft..	0.2	0.2 * 14,500,000	2,900,000
Industrial	1,000,000 sq. ft.	20	20*1,000,000	20,000,000
Office Use	2,000,000 sq. ft.	0.2	0.2*2,000,000	400,000

Community Facilities	1,000,000 sq. ft.	20	20*1,000,000	20,000,000
Total Current Entitlements Demand = 24,803,879 gallons per day				

** 1 ERC = the potable water demand rates from the city of Hollywood Comprehensive Plan 2008.*
***For mutli-family multiply 100*2.11 (average person per household)=211 for the ERC.*

Potable Water Demand – Proposed Entitlements				
Activity Center (City: TOC)	**Proposed Entitlements**	**ERC = potable water demand rates**	**Demand Calculation**	**Demand with LUPA (gpd)**
Hotel	2,500 rooms	20	20 * 2500	50,000
Residential Total	**9,688 units**	**--**	**--**	**--**
Single Family	*1,825 units*	*350*	350*1825	638,750
Town Home	*1,650 units*	*211***	211*1,650	348,150
Garden Apartment	*70 units*	*211**	*211*70*	14,770
Mid Rise	*3,261 units*	*211***	*211*3,261*	688,071
High Rise	*2,882 units*	*211***	*211*2,882*	608,102
Commercial	~~15,000,000~~ 14,500,000 sq. ft.	0.2	0.2*14,500,000	2,900,000
Industrial	1,000,000 sq. ft.	20	20*1,000,000	20,000,000
Office Use	2,000,000 sq. ft.	0.2	0.2*2,000,000	400,000
Community Facilities	1,000,000 sq. ft.	20	20*1,000,000	20,000,000
Total Proposed Entitlements Demand = 25,347,843 gallons per day				
Increase from current Entitlements = 543,964 gpd				

** 1 ERC = the potable water demand rates from the city of Hollywood Comprehensive Plan 2008.*
***For mutli-family multiply 100*2.11 (average person per household)=211 for the ERC.*

5. 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.

   Letter to be provided as an Exhibit

B. <u>Sanitary Sewer Analysis</u>

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

   The adopted wastewater level of service from the adopted City of Hollywood Comprehensive Plan is as follows:

Types of Structure	**Design Flow per Unit in Gallons per Day**
Airport, bus terminals, train stations, Port & Dock facilities: Per passenger	

Add per employee per 8 hour shift	5 20
Assembly Halls per Seat	2
Bar & Cocktail Lounge (no food service) per seat	20
Barber and Beauty Shops: Per dry service chair Per wet service chair	 Dry service 100 Wet service 200
Bowling Alley: Per Lane (no food service)	100
Camps: Day, no food service. Luxury Resort, per person. Labor, per person	 25 Day Camp 100 Luxury Resort 100 Labor per person
Camper or RV Trailer Park Per Space	150
Car Wash: Automatic type. Automatic type (recycled water). Hand Wash	 3,500 350 1,750
Churches (Per sanctuary seat)	7
Dance Halls (per person)	2
Doctor Offices per physician plus wet service chair	 250 200
Drive-in Theatre (per car space)	5
Fire Station (per bed)	100
Hospitals and Nursing Homes per bed space (does not include public food service areas and offices)	210
Institutions per persons (including resident staff)	100
Kennels per animal space per veterinarian	 30 250
Laundries per coin operated machine per commercial non-coin operated machine	400 650
Marinas per boat slip (does not include office, repair & leisure facilities)	40
Office Buildings per square foot of floor space)	0.2
Parks, Public with comfort stations per visitor)	10
Recreation/pool Buildings per person (300 gallon minimum)	2
Single family multi-family buildings motel/hotel units Bedroom additions to SFR Mobile Homes	300 GPD each unit 250 GPD each unit 150 GPD per bedroom 150 GPD per bedroom 300 GRP each
Restaurants Open 24 hrs, per seat (including bar) Open less than 24 hrs/seat (including bar) Open less than 24 hrs, with a drive thru window, per seat including bar	 50 30 35

drive-ins, per space carry out food service per 100 square feet	50 50
Schools: Elem/middle Each pupil per day add for cafeteria/pupil Boarding pupil	 10 5 5 100
Schools: High Each pupil per day add for cafeteria/pupil Boarding pupil	 15 5 5 210
Service Stations and Auto Repair shops per water closet Plus per service bay	 250 100
Shopping Centers and retail shops Per sq ft. of floor space (no food service or laundry)	0.1
Theatres and auditoriums per seat	5
Warehouse, mini-storage, with resident manager Per sq ft. or floor space plus resident	0.01 250
Warehouses Per sq ft. of storage space	0.1

Source: City of Hollywood comprehensive Plan, Utilities Element Sanitary Sewer 2008.

The overall level of service standard for the city that expresses total demand from all uses as a per capita standard is 315 gallons per day As stated in the City of Hollywood's Comprehensive Plan.

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

   The City of Hollywood is responsible for constructing and maintaining the lines in the street, pump stations, and force mains within the city. The amendment area is served by a series of gravity mains and force mains which collect the wastewater for transmission to the Southern Regional Wastewater Treatment Plant in the City. The City of Hollywood has Large User Agreements with the Broward County, City of Dania Beach, Hallandale Beach, Miramar, Pembroke Pines, West Park and Pembroke Park to treat and dispose allocated discharge. According to the City of Hollywood's Comprehensive Plan the wastewater treatment system has a combined rated capacity of 48.75 MGD.

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 following table depicts the anticipated potable water demand generated through the proposed amendment.

Wastewater Demand – Current Entitlements				
Activity Center (City: TOC)	**Current Entitlements**	**ERC per 1,000sf or du***	**Demand Calculation**	**Current Entitlements Demand (gpd)**
Hotel	2500 rooms	150	150 *2500	375,000
Residential Total	**5,309 units**	**--**	**--**	**--**
Single Family	*2400 units*	*300*	300*2400	720,000
Town Home	*2400 units*	*250*	250*2400	600,000
Garden Apartment	*509 units*	*250*	250*509	127,250
Mid rise	*379 units*	*250*	250*379	94,750
High Rise	*0 units*	*NA*	*NA*	0
Commercial	~~15,000,000~~ 14,500,000 sq. ft.	0.1	0.1*14,450,000	1,450,000
Industrial	1,000,000 sq. ft.	0.1	0.1*1,000,000	100,000
Office Use	2,000.000 sq. ft.	0.2	0.2*2,000,000	400,000
Total Current Entitlements Demand = 3,867,000 gallons per day				

** 1 ERC = LOS rates in the City of Hollywood Comprehensive Plan.*

Wastewater Demand – Proposed Entitlements				
Activity Center (City: TOC)	**Proposed Entitlements**	**ERC per 1,000sf or du***	**Demand Calculation**	**Demand with LUPA (gpd)**
Hotel	2500 rooms	150	150*2500	375,000
Residential Total	**9688 units**	**--**	**--**	**--**
Single Family	*1825 units*	*300*	300*1825	547,500
Town Home	*1650 units*	*250*	250*1650	412,500
Garden Apartment	*70 units*	*250*	250*70	17,500
Mid Rise	*3261 units*	*250*	*250*3261*	815,250
High Rise	*2882 units*	*250*	250*2882	720,500
Commercial	~~15,000,000~~ 14,500,000 sq. ft.	0.1	0.1*14,500,000	1,450,000
Industrial	1,000,000 sq. ft.	0.1	0.1*1,000,000	100,000
Total Proposed Entitlements Demand = 4,438,250 gallons per day				
Increase from current Entitlements = 571,250 gpd				

** 1 ERC = Sewer LOS rates in the City of Hollywood Comprehensive Plan.*

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

C. Solid Waste Analysis

Letter will be provided and included as an Exhibit

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

Solid Waste Generation Rates

Land Use	Unincorporated Area & Contract Cities
Residential	8.9 lbs. per unit per day
Industrial & Commercial	
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Building	1 lb. per 100 sq. ft. per day
Department Store	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
School	
Grade School	10 lbs. per room & 1/4 lbs. per pupil per day
High School	8 lbs. per room & 1/4 lbs. per pupil per day
Institution	
Hospital	8 lbs. per bed per day
Nursing Home	3 lbs. per person per day

Source: Table 3 Utilities Element Solid Waste City of Hollywood Comprehensive Plan

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.

Status and Design Capacity Broward County Sanitary Landfills				
Facility	**Facility Status**	**Design Capacity Tons**	**Current Demand Tons per year**	**Available Capacity Tons**
Entire Facility	Active	75,000,000	10,000	50,000,000
Subtotal CDSL		75,000,000	1,500,000	25,265,000
Broward Interim/Contingency Landfill (BIC)				
Cell 1, 2 & 3	Active	4,800,000	80,000	2,200,000
Future Cells	Not developed	23,000,000	0	23,000,000

Subtotal		27,800,000	80,000	25,200,000
Total		**79,800,000**	**1,580,000**	**27,465,000**

Source: Broward County Comprehensive Plan, 2010, Table 4.7 Infrastructure Element City of Hollywood Comprehensive Plan

The city has a collection agreement with Wheelabrator. Wheelabrator South Broward County Resource Recovery Facility is a waste to energy facility located at 4400 South State Road 7, Fort Lauderdale. The facility can process 2,250 tons per day. In 2016, the city generated 12,037 tons of solid waste, 5.3 lbs. per capita/day.

- **Energy Generation Capacity: 66 Mega Watts**
- **Waste Processed in 2019: 835,738 tons**
- **Life Remaining: not Applicable**
- **Planned Capacity Improvements: none currently**

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

Solid Waste Impact			
Activity Center (City: TOC)	**SF/Units**	**Multiplier SF/Unit in Pounds per SF/Unit per Day**	**Total Pounds/Day**
Current Entitlements			
Hotel	2500 rooms	8.9	22,250
Residential	**5309 units**	**8.9**	**47,250.1**
Commercial	~~15,000,000~~ 14,500,000 sq. ft.	0.04	~~600,000~~580,000
Industrial	1,000,000 sq. ft.	0.02	20,000
Total Current Entitlements Demand			**669,500.1**
Proposed Entitlements			
Hotel	**2500 rooms**	8.9	**22,250**
Residential	9688	**8.9**	86,223.2
Commercial	~~15,000,000~~ 14,500,00 sq ft.	0.04	**~~600,000~~580,000**
Industrial	1,000,000	0.02	20,000
Total Proposed Entitlements Demand			708,473.2
INCREASE			**38,973.1 lbs. / day**

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.

The letter from the solid waste provider is included as Exhibit.

D. Drainage Analysis

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

   The level of service for water management shall consist of the following minimum design criteria:

   Road Protection
   Residential streets not greater than fifty feet wide rights-of-way to have crown elevations no lower than the elevation for the respective area depicted on Broward County 100-year Future Conditions Flood Map".

3 year, 1 hour event:	**for retention/detention**
5 year, 1 hour event:	**for lowest parking pavement elevation**
25 year, 24 hour event:	
25 year, 72 hour event:	**Perimeter Control Elevation**
100 year, 24 hour event:	
100 year, 72 hour event:	**Finished Floor Elevation**

   Buildings
   All commercial properties with more than 10 parking spaces must obtain drainage permits for site development from other regulatory authorities having jurisdiction prior to obtaining a building permit from the City.

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

   Storm Sewers
   Design flood frequency minimum three-year rainfall intensity of the State Department of Transportation zone 10 rainfall curves.

   Flood Plain Routing
   Calculated flood elevations based on the ten-year, twenty-five-year and one-hundred-year return frequency rainfall three-day duration shall not exceed corresponding elevations per Broward County Future Conditions 100-Year Flood Map 2060".

   On-Site Storage
   Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volumes minus off site discharge occurring during design rainfall.

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

The City of Hollywood maintains its own stormwater drainage system and consists of three systems for disposing of stormwater.

- **Surface percolation through swales.**
- **Underground infiltration trench drains- also known as Exfiltration Trenches. Works in conjunction with swales and allowing for the added benefit of allowing stormwater to be retained in the soil.**
- **Positive drainage systems. This type of system employs pipes to convey stormwater from the flooded site to an outfall site into waterbody, such as a lake or canal.**

The stormwater system along State Road 7 is owned and maintained by the FDOT.

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

The City's Stormwater Master Plan has identified several drainage improvement projects within the TOC that will be implemented upon adoption of the plan the next 10 to 20 years, though currently unfunded.

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.

Not applicable.

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

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

The area in which this amendment is located meets the adopted levels of service of the comprehensive plan. Any drainage improvements necessary to continue to meet the established level of service will meet the criteria of the adopted comprehensive plan and the criteria of the South Florida Water Management District and Broward County since there is no change in the level of service.

3. 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.

   The letter from the drainage utility provider (City of Hollywood) is included as Exhibit

E. <u>Recreation and Open Space Analysis</u>

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

   The City of Hollywood has an adopted level of service standard of 3 acres per 1,000 residents. Broward County has an adopted level of service standard of 3.00 acres per 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.

   The following inventory is from the City's Comprehensive Plan.

Inventory of Recreation and Open Spece Facilities Owned by the City of Hollywood	**Acreage**	**Use Type**
Park Name		
Anniversary Park	0.28	P
Arts Park	9.98	A
Beach Theatre Bandshell	0.1	SPF
Beverly Park	1.5	A, SPF
Bicentennial Park	1.47	P
Boggs Field east/west	14.7	A, SPF
Carlton Montayne Park	0.76	P
Cathy and Bob Anderson Park	0.74	P
Charnow Park & Garfield CC	1.86	P, SPF
David Park & CC	9.14	A, SPF
David Park Tennis Center	1.4	A, SPF
Dowdey Field	7.36	A
Driftwood CC & Athletic Field	19.35	A, SPF
Earl Crawford Park	1.64	P
Eco Grande Golf Course	45	A, SPF

Emerald Hills Lake Park	5	P
Eppleman Park	0.29	P
Fletcher Street Park	0.14	P
Fred Lippman Mutli-Purpose Center	0.47	P, SPF
Harbor Islands Park	15.45	P
Harry Berry Park	1.3	P
Henry L. Graham Park	0.41	P
Holland Park	24.98	P

Inventory of Recreation and Open Spece Facilities Owned by the City of Hollywood	**Acreage**	**Use Type**
Hollywood Beach & Boardwalk	70	A
Hollywood Beach Culture & CC	1.78	SPF
Hollywood Beach Golf & Country Club	102	A, SPF
Hollywood West Park & CC	12.15	A, SPF
Jefferson Park	4.01	A, SPF
Joe DiMaggio Park	15.78	P
John B. Kooser Memorial Park	2.57	P
John Williams Park/Sheridan Oak Forest	23.52	P
Keating Park	1.01	P
Kiwanis Park	1.07	P
Lincoln Park	4.7	P
Lions Park	0.14	P
Mara Berman Giuliani Park	2.03	P
Dr. MLK, Jr CC	5.2	A, SPF
McNicol Admin Office	N/A	P, SPF
McNicol CC	N/A	P, SPF
Montella Park	9.73	P, SPF
Oak Lake Park	9.73	P. SPF
Oakridge Park	30	P
Oak Street Park		P
Oakwood Hills Park	2.15	P
Orangebrook Golf Course	257	A, SPF
Poinciana Park	3.01	P
Rainbow Tot Lot	0.3	P

Inventory of Recreation and Open Spece Facilities Owned by the City of Hollywood	**Acreage**	**Use Type**
Rotary Park	17.27	A
Sailors Point	0.62	SPF
Seminole Park	3.91	P
Stan Goldman Memorial Park	22.67	P

Veteran's Park	1	A
Washington Park & CC	9	A, SPF
Washington Street Park	0.59	P
Water View Park	0.7	P
West Annex Taft St Office	N/A	SPF
Zinkil Park	5.45	P
TOTAL	**784.88**	

County and State-Operated Recreation and Open Space Facilities	**Acreage**	**Use Type**
Hollywood North Beach	61.3	P
Dr Von D. Mizell-Eula Johnson State Park	339.09	P
Topeekeegee Yungee (TY) Park	148.36	A
West Lake Park	1,490	P
TOTAL	**2,038**	

Source: Table 1: Recreation and Open Space Element Comprehensive Plan
A: Active
P: Passive
SPF: Special Purpose Facility

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

The demand for community parks acreage will not increase the demand of parks. The amendment does not add more units to the area. Using Broward County Land Use standard of 3 acres/ 1,000 population and the average household per the 2020 US Census is 1.83 persons. 9,688 proposed units x 1.83 average household = 17,729 new residents; 17,729 new residents x 0.003 acres of park required per resident = 53 acres.

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

The City of Hollywood currently and will continue to meet the level of service for park land. Please see comprehensive plan projected needs based on entire city populations below:

Projected Park Needs					
Year	**Population (Projected)**	**Level of Service (LOS) Standard**	**Park Acreage**	**Park Acreage Needed to Maintain LOS**	**Surplus/Deficit Acreage**

2006	144,431	3 acres/1,000 population	633.5	433	201
2010	151,098	3 acres/1,000 population	633.5	453	181
2015	159,974	3 acres/1,000 population	633.5	480	154
2020	169,943	3 acres/1,000 population	633.5	510	124
2025	182,616	3 acres/1,000 population	633.5	548	86
2030	191,481	3 acres/1,000 population	633.5	574	60

Source: Parks, Recreation & Open Space Element City of Hollywood Comprehensive Plan

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.

   The amendment does not eliminate any open space or golf course land as defined in the Broward County Land Use Plan.

F. TRAFFIC CIRCULATION ANALYSIS

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

   The most recent Broward MPO Level of Service Analysis 2020 spreadsheet provides the 2020 and 2045 Daily and Peak Hour Volume and LOS listed below:

Roadway	Number of Lanes	Adopted Peak LOS	2020 Peak Volume	2020 Peak LOS	2020 AADT
State Road 7 (N of Orange Dr)	6	C	5,035	C	53,000
State Road 7 (N of Griffin Rd)	6	C	4,845	C	51,000
State Road 7 (N of Stirling Rd)	6	C	4,940	C	52,000
State Road 7 (N of Sheridan St)	6	C	3,848	C	40,500

State Road 7 (N Of Hollywood Blvd)	6	C	3,515	C	37,000
State Road 7 (N of Pembroke Rd)	6	C	3,705	C	39,000

Source: 2020 Broward MPO Roadway Capacity and Level of Service Analysis

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

   The most recent Broward MPO Level of Service Analysis 2020 spreadsheet provides the 2045 Daily and Peak Hour Volume and LOS listed below.

2045 Projected Roadway Conditions & Level of Service Analysis				
Roadway	**2045 ADT**	**2045 AADT LOS**	**2045 Peak Hour Volume**	**2045 Peak Hour LOS**
State Road 7 (N of Orange Dr)	72,400	F	6,878	F
State Road 7 (N of Griffin Rd)	72,400	F	6,878	F
State Road 7 (N of Stirling Rd)	81,900	F	7,781	F
State Road 7 (N of Sheridan St)	64,800	F	6,156	F
State Road 7 (N Of Hollywood Blvd)	66,300	F	6,299	F
State Road 7 (N of Pembroke Rd)	64,600	F	6,137	F

Source: 2020 Broward MPO Roadway Capacity and Level of Service Analysis

3. 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 net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.

This amendment which seeks to increase the allocated residential units will not impact anticipated average daily traffic or A.M. or P.M. peak hour traffic. This application does amend the existing commercial square feet from 15,000,000 to 14,500,000 which helps to lower the forecasted additional trips.

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

N/A

G. MASS TRANSIT ANALYSIS

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

   The Broward County Mass Transit Division operates Broward County Transit (BCT), a fixed-route bus system servicing the residents of the City of Hollywood TOC. More specifically, the amendment area is served by north / south Route 18 (State Rd 7), The 441 Breeze and Route 15. East/ west Routes 16, 12, and 7 shown on the below BCT System Map.

   The following headways are currently in place:

Bus Route	Days of Service	Service Span A.M-PM	Service Frequency
Route 7	Weekday Saturday Sunday	4:56 A.M-11:26 PM 5:00 AM-11:36 PM 8:32 AM-8:22 PM	30 Minutes (Weekday) 60 minutes (Sat PM and Sunday)
Route 12	Weekday Saturday Sunday	4:50 AM-11:35 PM 5:10 AM-11:50 PM 6:15AM-10:35 PM	25 Minutes (Weekday and Saturday) 45 Minutes (Sunday)

Route 15	Weekdays	5:50 AM-7:00 PM	60 Minutes
Route 16	Weekday Saturday Sunday	5:25 AM-11:09 PM 6:05 AM-10:40 PM 7:05 AM-10:07PM	40 Minutes (Weekday) 46 Minutes (Saturday) 45 Minutes (Sunday)
Route 18	Weekday Saturday Sunday	5:00 AM-12:59 AM 4:57 AM-12:49 AM 6 AM-12:15 AM	25 Minute (Week Day and Saturday) 30 Minutes (Sunday)
441 Breeze	Weekday	4:52 AM-9:32 PM	30 Minutes

State Road 7 is a major north-south corridor that transects Miami-Dade, Broward, and Palm Beach Counties, and one of the busiest north-south bus routes with 94,726 weekday riders and 18,095 weekend riders. The Breeze has 75,544 weekday riders. The 2040 Broward County Long Range Transportation Plan identifies the Commitment 2040 project, which will increase the number of buses, add shelters, and bike and pedestrian amenities. Broward County Transit is planning for a bus rapid transit (BRT) line on State Road 7 connecting activity centers between Commercial Boulevard and County Line Road. The project runs 15 miles of BRT, supplemental high frequency service from Sample Road to Commercial Boulevard. Approximately 16 branded stations, and potential light rail connections. Anticipated annual ridership 1.6M-3M.

Fig. 3

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

   This amendment supports mass transit use by promoting transit-oriented development that provides easy access to multi-modal options, specifically mass transit and aligns with the 2040 Broward County Long Range Transportation Plan goal to increase ridership.

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

Name: **Mr. Diego B. Munoz**
Agency: **Broward County Transit Division (Service & Strategic Planning)**
Position: **Service Planner**
Phone: **954-357-8387 Fax: 954-357-8482**
Address: **1 North University Drive, Suite 3100-A, Plantation, FL 33324**

The mass transit verification letter from Broward County Transit is provided as Exhibit F.

H. PUBLIC EDUCATION

1. Public School Impact Application

A copy of the Public-School Impact Application for BCPC to use is included as Exhibit G.

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

The $2,162 fee required by the School Board has been requested from the city.

6. 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.

According to the City's Comprehensive 2008 Plan, there is one City-designated historic site in the Amendment area. The Bryan House located at 4220 N. 58 Ave.

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

There are three archaeological sites in the Florida Master Site File for the amendment site.

SITEID	SITE Name	SITETYPE1	CULTURE1	SURVEVAL	SHPOEVAL
BD02911	MUHLEY Site	Habitation (prehistoric), land, terrestrial, Prehistoric	Prehistoric	Insufficient Information	Not evaluated by SHPO

		midden(s), Artifact scatter dense (>2 per sq mile)			
BD02913	Bryan Homestead	Building remains, Habitation (prehistoric), land-terrestrial	Twentieth Century American, 1900-present	Insufficient Information	Not evaluated by SHPO
BD04153	South New River Canal	Canal	Twentieth Century American, 1900-present	Eligible for NRHP	

C. Wetlands

According to the 2017 the Broward County Wetlands Map the amendment area does not contain any wetland areas.

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

According to the 2020 Broward County Land Use Plan: Environmentally Sensitive Lands Map, the amendment area does contain one area designated as a Local Area of Particular Concern. A designated Natural Resource Area is in John Williams Park within the TOC. However, this amendment does not affect the park.

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

According to the 2020 Broward County Priority Planning Areas Map, Priority Planning Areas have been identified near, or hydrologically connected to tidal water bodies at increased risk of inundation under a 3.3 foot sea level rise scenario, projected to occur as soon as 2070. The northern portion of the TOC has areas that are included in the priority planning areas

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

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

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

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

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

According to the 2018 Broward County Wellfield Protection Zones & Contaminated Sites Map, the amendment area does have several contaminated sites. Mostly from automotive shops and gas stations. The amendment area is not within a wellfield protection zone of influence.

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

The proposed text amendment does not require alteration of soil conditions or topography.

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 area does not front the ocean and will not impact access to public beaches.

8. AFFORDABLE HOUSING

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

The City of Hollywood has implemented several programs through Home Investment Partnership Program (HOME), State Housing Initiatives Partnership (SHIP), and Community Development Block Grants (CBDG) funding. These programs provide funds for;

- **Housing rehabilitation Program**
- **First Time Home Buyer**
- **Replacement Housing Program**
- **Lease/Purchase Program**

The City collaborates with non-profit agencies like the Broward Alliance for Neighborhood Development (BAND). This partnership is the result of new single-family homes built throughout the City. Hollywood also established an affordable

housing trust fund that allows the City to dedicate a source of funding for affordable housing options through a Community Land Trust. The City is also able to provide low- and moderate-income housing through The Hollywood Housing Authority. Their programs include operating public housing and administering 828 HCV/Section 8 vouchers

The City's Comprehensive Plan, specifically the Housing Element Goals, Objectives, and Policies. The Comprehensive Plan contains numerous policies regarding opportunities for increasing the supply of affordable housing within the City:

Housing Element

- **Policy 1.1.1: The City shall continue to update and amend the Zoning and Development Regulations to improve affordable housing opportunities in mixed residential districts.**
- **Policy 1.2: The City will continue to make available financial and other assistance through the Community Development Block Grant Program and through continued coordination with City staff and advisory board actions, to the Liberia Economic Society (LES) to support programs to develop affordable housing, such as the vacant lot development program and the Liberty Heights project.**
- **Policy 1.3: Through its zoning and development regulations, the City will continue to offer density bonuses to encourage the construction of new housing in specific areas such as the downtown district.**
- **Policy 1.4: The City shall allow density bonuses to developers who agree to set aside a certain percentage of units for low- and moderate-income persons.**
- **Policy 1.9: The City shall coordinate with the South Florida Regional Planning Council and Broward County to support regional affordable housing programs.**
- **Policy 1.10: The City shall determine the availability of sites at higher densities for housing of low- and moderate-income families an determine housing needs to rural and farm worker households.**
- **Policy 1.11: By December 2008, the City shall explore the feasibility of an affordable housing impact fee.**
- **Policy 1.12: The City shall consider inclusion of work-live units in developments with more than 75 residential dwelling units.**
- **Policy 3.2: The City shall continue to implement the policies described in the City-Wide master Plan by revitalizing the Central Business Residential Neighborhood Improvement District and the 441 Corridor and will make recommendations for upgrading conditions in those areas.**
- **Policy 9.1: The City will continue to coordinate with the private sector through incentives such as zoning bonuses and simplified land development regulation to encourage the development if low, very low- and moderate-income housing.**

9. HURRICANE EVACUATION ANALYSIS

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

The amendment area is not within a hurricane evacuation zone as identified by the Broward County Emergency Management Division. Therefore, a hurricane evacuation analysis is not applicable.

10. REDEVELOPMENT ANALYSIS

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

The city adopted in 2010 a land use amendment that designated the area East of the Turnpike and West of 58th Avenue as a Transit Oriented Corridor for redevelopment opportunities. It is anticipated that the TOC land use category will encourage redevelopment and will help facilitate the development of affordable housing units in strategic locations.

11. INTERGOVERNMENTAL COORDINATION

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

There are several TOC's along the State Road 7/441 corridor including Davie immediately north, and West Park and Miramar immediately south of the amendment site. Moreover, the City of Hollywood has signed a Joint Participation Agreement with the City of Miramar, City of West Park, Town of Davie, Seminole Nation, FDOT, SFRPC, and Broward County to address redevelopment issues. Transit supportive land use and urban design policies have been put into place to

encourage transit-oriented development and redevelopment along the corridor. The SR 7 corridor has also been identified as a transportation corridor of regional significance.

12. PUBLIC OUTREACH

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

City has followed notice requirements per city code and state statutes.

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

The highlighted regional issues of the County's Plan are discussed in context of the proposed amendment below:

Climate Change Resilience **The City has recently adopted a number of changes within the Unified Land Development Regulations (LDR) with respect to resiliency. Although the subject area is not within a hurricane evacuation zone, redevelopment in these areas will need to meet modern hurricane-resistant building codes and base flood elevations, making them more resilient to hurricane wind damage than older buildings. The TOC is a transit-oriented area featuring supports multimodal transport and facilitates a mixed-use, walkable environment. This reduced reliance on individual vehicles results in lower greenhouse gas emissions than traditional suburban developments.**
The proposed text amendment specifically implements the following County strategies:

- **Strategy CCR-1: Mitigate the effects of climate change by reducing greenhouse gas emissions by 2% per year.**
- **Implementation: Decreasing fuel consumption by 10% by 2020 by improving and integrating multi-modal transportation and land uses that encourage a reduction in single occupancy vehicle trips and GHG emissions, encourage an increase in walking, bicycling and transit trips and provide affordable housing proximate to urban work centers and transit.**

Targeted Redevelopment **- The area designated as TOC is an identified major regional transit corridor and as a potential location for a light rail train. This amendment specifically implements the following County strategy:**

- **STRATEGY TR-1: Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.**

Multi-Modal **– The area designated TOC is an identified major regional transit corridor. Broward County Transit also provides bus service through the area along SR 7, and the major roadways running east and west; Griffin, Sterling, Sheridan, Hollywood Blvd, and Pembroke Rd. This text amendment recognizes the transportation and housing connection by attempting to reorganize the existing entitled units to provide for a better mix of building types that can accommodate cluster higher density development, to help support the desired level of nonresidential development in the area. It supports the County's objective to strategically direct new growth and redevelopment to mixed use activity areas such as downtowns and along major corridors which offer multimodal connections and cost-effective infrastructure investments to accommodate full access to housing, jobs, local businesses, and community services. This amendment specifically implements the following County strategy:**

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

World-Class Natural Resource Protection and Enhancement **– This amendment protects natural resources by directing growth away from environmentally sensitive areas and other vulnerable areas to centralized mixed-use and transit-oriented districts that utilize existing infrastructure. This amendment specifically implements the following County strategy:**

- **STRATEGY EP-3: Preserve and protect Broward County's natural environment through County and local environmental regulatory programs and well-planned patterns of growth and development.**

Affordable Housing **– This amendment promotes affordable housing by encouraging mixed-use development and fostering of affordable housing opportunities. The City incentivizes private developers to include affordable housing in their developments through density bonuses and impact fees.**

- **STRATEGY AH-2: Support private, non-profit, and governmental sector development of housing which utilizes construction techniques affording significant costs savings, while meeting the Florida Building Codes, including resiliency to hurricane-level storms.**
- **STRATEGY AH-3: The Broward County Land Use Plan shall include an Affordable Housing Density Bonus Program, including promoting a supply of smaller, traditionally affordable units, such as efficiency/studio occupancy units.**

Disaster Planning and Post-Disaster Redevelopment **– The proposed text amendment will assist in directing growth away from hurricane evacuation areas. This amendment implements the following County strategy:**

- **STRATEGY DP-5: Residential densities within the mandatory hurricane evacuation zones shall not negatively impact the hurricane evacuation clearance standards.**

Renewed Intergovernmental Partnership **– This amendment is consistent with the County's strategy to allow municipalities to rearrange land uses to address local land use planning issues without the need for County Commission approval through the "Flexibility Zone" and "Flexibility Rules" concept. Broward Next Policy 2.4.1 allows a municipality to increase their maximum development within an area designated as "Activity Center" on the Broward County Land Use Plan by 20%, or 500 units, whichever is less, once every five years (beginning in 2017) via a local land use plan amendment and recertification by the Broward County Planning Council. The proposed text amendment is not requesting to add more residential units to the TOC. This amendment is proposing a different organization of existing residential unit entitlements that accommodate transit-oriented development and this amendment complies with this policy. This amendment implements the following County strategy:**

- **STRATEGY IG-2: Enable municipalities to modify their land use plans to address municipal-level issues without the need for County approval.**

14. ADDITIONAL SUPPORT DOCUMENTS

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

- **The accompanying Comprehensive Plan text amendment is provided as H.**

B. Any proposed voluntary mitigation or draft agreements.

Not applicable.

15. PLAN AMENDMENT COPIES

A. X copies (minimum of 3 hard copies and the remainder may be digital copies) for the BCPC (Please include additional copies if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

Requisite number of copies attached.

B. 1 hard copy and 11 digital copies, as required by DEO, of the corresponding local land use plan amendment application, if transmitting concurrent to DEO, including transmittal letter from municipality to DEO. For small scale land use plan amendments, 1 hard copy and 5 digital copies must be submitted.

The requisite number of copies are attached.

ATTACHMENT C

TOC Development Tally*

*as of October 2024

Residential Uses	Max Allocation	Developed to Date	Remaining
Single Family	2,400	1,819	581
Town House	2,400	755	1,645
Garden Apartment	509	67	442
Mid-Rise	0	-379	-379
Other Uses			
Hotel Rooms	2,500	702	1,798
Commercial S.F.	15,000,000	5,065,807	9,934,193
Office S.F.	2,000,000	821,469	1,178,531
Industrial S.F.	1,000,000	423,221	576,779
Community Facilities S.F.	1,000,000	225950	774,050

TOC TALLY	Ordinance/Reso.	Activity Center Area		RESIDENTIAL USES				HOTEL ROOMS	COMMERCIAL (S.F.)	OFFICE (S.F.)	Industrial	COMMUNITY FACILITIES (S.F.)
				SFH	TH	G. Apartment	Mid-High Rise					
Thresholds	O-2010-33	980.3 acres		5,309				2,500	15,000,000	2,000,000	1,000,000	1,000,000
Sub-Thresholds				2,400	2,400	509	0					
Baseline				1,819	755	0			3,858,611	46,371	423,221	203,913
Developed to-date				0	0	67	379	702	1,207,196	775,098	0	22,037
Remaining				**581**	**1,645**	**442**	**-379**	**1,798**	**9,934,193**	**1,178,531**	**576,779**	**774,050**

File Number	Approval Date	Applicant	Project Name	Folio	Project Address	Residential Units				Hotel Rooms	Commercial	Office	Industrial	Community Facilities
						SFH	TH	G. Apartment	Mid-High Rise					
10-DPS-13	9/2/2010	FedEx Freight, Inc.	FedEx Freight Facility	514124000040	5861 Pembroke Road	0	0	0	0	0	0	5,200		0
11-DPV-92	11/17/2013	Thummalapally Properties, Inc	Liquor and Wine Store		5901 Johnson St	0	0	0	0	0	6,649	0		0
11-DSE-29	N/A	Ruth Max Revocable Living Trust Ruth Max, Trustee	Design and Special Exception for Value Loan and Jewelry (Value Loan & Jewelry)	5141-13-07-0010	6001 Duval Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11-DPv-32	4/12/2012	Beile Center LLC c/o Mark E.Fried	NAPA Shopping Center	5141-13-06-0510, 5141-13-06-0500	6117 Hollywood Boulevard	0	0	0	0	0	3,000	0	0	0
12-DPV-93	11/14/2013	Palm Beach 2000, Inc. and Vestmaz, Inc.	The Place at Hollywood - Walmart Plaza	5141-13-00-0050	101 South State Road 7	0	0	0	0	0	1, 742,400 (40 Acre)	0	0	0
13-DPV-12	7/11/2013	Kaliff Corp.	McDonald's and Commercial building	5041-36-10-0750	5530 S. State Road 7	0	0	0	0	0	9,000	0	0	0
13-DPSV-26	7/11/2013	5925 McKinley, LLC & 5936 Taft, LLC	Florida Palms Academy - Assisted Living Facility	5141-12-10-0090	5925 McKinley Street	0	0	0	0	0	0	0	0	7,000
14-DPVS-91	7/9/2015	Palm Beach 2000, Inc. and Vestmaz, Inc.	Phase II The Place at Hollywood - Walmart Plaza (Racetrack)	5141-13-37-0010	101 S State Road 7	0	0	0	0	0	5,928	0	0	0
15-DPV-02a	12/10/2015	Palm Beach 2000, Inc. and Vestmaz, Inc.	Phase III The Place at Hollywood - Walmart Plaza	5141-13-37-0010	101 S State Road 7	0	0	0	0	0	38,000	0	0	0
15-DPV-02b	1/14/2016	Palm Beach 2000, Inc. and Vestmaz, Inc.	Phase IV The Place at Hollywood - Walmart Plaza	51411370030, 51413370021, 514113370022	101 South State Road 7	0	0	0	0	0	23,000	0	0	0
16-DP-36	12/8/2016	Triangle Auto Center, Inc.	Toyota of Hollywood	5141-12-49-0010	1841 N State Road 7	0	0	0	0	0	408,000	0	0	0
16-DP-43	PTAC Submittal Only	101, LLC.	Used Automotive Sales Dealership	5141-12-10-0480 5141-12-10-0490	1405 - 1411 N State Road 7	0	0	0	0	0	2,000	0	0	0
16-DPV-56	1/19/2017	Palm Beach 2000, Inc. and Vestmaz, Inc.	Phase V The Place at Hollywood - Walmart Plaza	5141-13-37-0021	101 S State Road 7	0	0	0	0	0	4,500	0	0	0
16-DPV-57	7/13/2017	Hollywood State Road 7, LLC.	Hollywood Plaza and Bank of America	5141-13-00-0161 & 5141-13-00-0162	603 S State Road 7 and 851 S State Road 7	0	0	0	0	0	4,500	0	0	0
16-DPS-80	4/13/2017	Binish Jacob/Michael Rozenberg	Mi Casa Assisted Living Faciility	5141-13-07-0060	6021 Duval Street	0	0	0	0	0	0	0	0	15,037
17-DP-09	7/13/2017	VRD at Hollywood, LLC	Caliber Collision - Automotive Repair Center	5141-24-15-0010	5900 Washington St	0	0	0	0	0	22,600	0	0	0
17-DPZ-21	N/A	LL Hart Development LLC	WAWA, Wemdy's, and storage facility	5041-25-30-0010; 5041-25-26-0010	NE corner of SR 7 and Griffin Road	0	0		0	0	266,000	0	0	0
17-DPV-23	5/9/2019	Chai Developers, Ltd.	Elie's Shopping Center	5141-13-00-0071; 5141-13-00-0072; 5141-13-00-0073	Southeast corner of Hollywood Boulevard and State Road 7	0	0	0	0	0	20,000	3,500	0	0
17-DPS-41	1/18/2018	7-Eleven, Inc.	Convenience Store and Gas Station	5141-13-07-0240	100 N State Road 7	0	0	0	0	0	3,000	0	0	0
18-DPV-56	3/14/2019	STOF Holdings Limited	Recreational facility/event venue and seminole Village	5141-01-00-0130	3553 N State Road 7	0	0	0	0	0	217,813	0	0	0
18-DPS-59	Submitted PTAC Only	Victory Development Group	Mult-Tenant Commercial Development	5142-24-15-0010	901 S State Rd 7	0	0	0	0	0	16,150	0	0	0
18-DPVS-61	1/21/2020	MetroGroup Development (Mark Gottlieb)/David Harvey	WAWA Service Sattion	5141-13-39-0010 5141-13-27-0020, 5141-13-27-0030, 5141-13-27-0040	100, 106-180, 190 S. State Road 7	0	0	0	0	0	6,113	0	0	0

19-DP-01	11/10/2020	ACM Investment Group / Mustafa Cankat	Mixed Use Development	5141-13-02-1910	5904 Pierce Street	0	0	18	0	0	775	1312	0	0
19-DP-04	1/21/2020	Shoppes of Hard Rock LLC	Kosher House (Hotel)	5041-36-10-0750	5530 S. State Road 7	0	0	0	0	100	0	0	0	0
19-DP-27	10/10/2019	212 North Federal Highway, Inc	AL's Floriest	5141-12-03-0110	1700 N. State Road 7	0	0	0	0	0	4,000	0	0	0
20-DP-01		3000 Stirling R	Leisure Decks	5141-13-02-1910	5904 Pierce Street	0	0	0	0	0	0	0	0	
20-DP-29	3/8/2022	Daniel Jaramillo	The Plaza 441 - Mixed Use Development	5041-36-13-0010	5300 S State Road 7	0	0	0	64	200	12,452	375,942	0	0
20-DV-29a	12/12/2023	5300 State Rd 7 Holdings LLP	The Plaza 441 - Mixed Use Development	5041-36-13-0010	5300 S State Road 7	0	0	0	64	200	12,452	375,942	0	0
20-DP-36	6/8/2021	Corporate Coaches Inc.	Harbor Landings - Mixed Use Development	5041-25-01-0524; 5041-25-01-0528	4500 S State Road 7	0	0	0	0	202	11,000	0	0	0
21-DP-15	10/12/2021	David and Patricia Zell	Pinnacle 441 - Mixed Use Development	5141-13-04-0100, 5141-13-04-0110, 5141-13-04-0090	820-890 N. State RD 7, 6024 Johnson Street	0	0	0	0	0	8,300	8,300		0
22-DPS-34	2/7/2023	UTXII Miami Hollywood LLC/UTEX Partners	Life Storage	5141-13-30-0010	500 S. State RD 7	0	0	0	0	0	64,000	0	0	0
22-DP-36	1/24/2023	Hollywood, LLC	Autozone Mega Hub	5141-24-15-0010	901 S. State RD 7	0	0	0	0	0	30,000	0	0	0
22-DP-44	Pending FTAC. Site needs replatting.	Jasi Services Inc.	5824 Townhomes	5141-12-10-0390	5824 Taft Street	0	0	8	0	0	0	0	0	0
22-DP-45	Pending FTAC submittal	Bellavida Corp	Mixed Use Development	5141-12-10-0540	5935 Arthur Street	0	0	27	0	0	0	4,902	0	0
22-DP-46	7/11/2023	PD Hollywood LLC	West Hollywood Residences	5141-12-05-0930	1109 N. 61 Avenue	0	0	14	0	0	0	0	0	0
22-DP-48	2/7/2023	Pinnacle 441 Phase 2 LLC	Pinnacle 441 -Phase 2	5141-13-04-0080	5028 Johnson Street	0	0	0	100	0	0	0	0	0
22-DPS-51	Pending Sign - Off Review	Orstes Flores Rev. Trust	Chevron Hollywood Gas Station and Car Wash	5141-11-27-0011	6841 Johnson Street	0	0	0	0	0	1,994	0	0	0
23-DPV-06	Pending Sign - Off Submittal	Taco Bell of America / Gator 441, INC.	Taco Bell Drive-thru only restaurant	5142-13-01-1690 5142-13-01-1860	2640 N. State RD 7	0	0	0	0	0	1,600	0	0	0
23-DP-15	6/13/2023	6015 Washington LLC	Residences at Beverly Park	5141-13-32-0010; 5141-13-32-0020	6015 Washington Street	0	0	0	115	0	0	0	0	0
23-DPV-17	Pending FTAC submittal	KFC-Hollywood/EAP Management Corp	KFC Resturant	5141-01-00-0283	5951 Sheridan Street	0	0	0	0	0	1,800	0	0	0
24-DP-08	Pending PTAC meeting	SENGA Architecture LLC.	Vielix 441 Mixe-Use Development	5141-12-00-0230, 5141-12-00-0240	2127 N State Road 7	0	0	0	36	0	2,570	0	0	0
TOTAL						**0**	**0**	**67**	**379**	**702**	**1207196**	**775098**	**0**	**22037**