

# ATTACHMENT A

## Application Package

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

# GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board  
☒ City Commission ☒ Planning and Development Board

Date of Application: 2/15/2023

Location Address: 1301 S. Ocean Drive

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 5142-2402-0010; 5142-1303-0020; 5142-2401-0011; 5142-2402-0013

Zoning Classification: Government Use - GU Land Use Classification: Community / Recreation and Open Space  
Application Pending Changing Portion of Land Use to Medium-High (25) Residential

Existing Property Use: Hollywood Beach Culture & Community Center Sq Ft/Number of Units: 146

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PACO 9/19/22 and 10/03/22

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development

Explanation of Request: Review and approval of site plan for Hollywood Arts project, a public private partnership between PRH 1301 S Ocean Drive, LLC and the City of Hollywood.

Number of units/rooms: 146 units Sq Ft: Community Center - 23,161  
Parking Garage - 206,723  
Residential - 501,786

Value of Improvement: \$175 Mil Estimated Date of Completion: Q3/Q4 2026

Will Project be Phased? ( ) Yes ☒ No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: City of Hollywood

Address of Property Owner: 2600 Hollywood Blvd., Hollywood, FL 33022

Telephone: (954)921-3471 Fax: (954)921-3347 Email Address: snewaldass@hollywoodfl.org

Name of Consultant/Representative Tenant (circle one): PRH 1301 S Ocean Drive, LLC

Address: 2850 Tigertail Avenue, Suite 800, Miami, FL 33133 Telephone: (305)553-0001

Fax: \_\_\_\_\_ Email Address: efordin@relatedgroup.com

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ( ) No ☒

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Carter McDowell and Nicholas Noto, Bilzin Sumberg,

Attorneys for PRH 1301 S Ocean Drive, LLC Address: 1450 Brickell Ave., 23rd Floor, Miami 33131

Email Address: cmcdowell@bilzin.com; nnoto@bilzin.com

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

# GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant:  \_\_\_\_\_ Date: 02/16/2023

PRINT NAME: Eric Fordin, Authorized Signatory of PRH 1301 S Ocean Drive, LLC Date: 02/16/2023

### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Signature of Current Owner

\_\_\_\_\_  
Notary Public  
State of Florida

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_ Personally known to me; OR \_\_\_ Produced Identification \_\_\_\_\_

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

1301 S. Ocean Dr.  
Hollywood, FL

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**I. TRANSMITTAL INFORMATION**

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

See **Exhibit A**, Transmittal Letter.

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

Shiv Newaldass  
Director of Department of Development Services  
City of Hollywood  
2600 Hollywood Blvd., Hollywood, FL 33020  
Phone: (954) 921-3003  
Email: [SNEWALDASS@hollywoodfl.org](mailto:SNEWALDASS@hollywoodfl.org)

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

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

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

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

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

- \* **Development of Regional Impact**
- \* **Small-scale development (per Chapter 163.3187 Florida Statutes)**
- \* **Emergency (please describe on separate page)**

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

is classified as a small-scale development.

## **II. APPLICANT INFORMATION**

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

City of Hollywood  
c/o Shiv Newaldass  
Director of Department of Development Services  
2600 Hollywood Blvd., Hollywood, FL 33020  
Phone: (954) 921-3003  
Email: [SNEWALDASS@hollywoodfl.org](mailto:SNEWALDASS@hollywoodfl.org)

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

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

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

See Section II.A. (Same as applicant)

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

This Application seeks to amend the City and County Future Land Use Map ("FLUM") concerning a 3.990-acre tract of land, consisting of both City property and a portion of public right-of-way, to be vacated, adjacent to the City's existing Hollywood Beach Culture and Community Center located at 1301 S. Ocean Drive, Hollywood, Florida 33019 (the "Property"). The Amendment Site will add 99 total units of residential density to be utilized within the footprint of a new mixed-use building with public and private components, discussed in more detail below, preserving the balance of the Amendment Site as open space in perpetuity.

The existing Community Center was built in the 1970s as the sales center for a high-rise condominium building immediately north of the Park and is substantially below current base flood elevations. As such, the building is extremely prone to flooding. Due to the existing building conditions, including moisture intrusion through the foundation, and concerns regarding sea level rise, sustainability, and resiliency the City determined renovation of the existing Community Center was no longer feasible and the balance of the public facilities on site were also in need of upgrades and renovations. In response to an unsolicited proposal, the City

issued notice for a P3 project to replace the Community Center and upgrade the Facilities all at no cost to the City.

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

The Project includes several public improvements, including:

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

In order to finance these improvements at no cost to the City, on the western most portion of the Property, the Developer will build a new residential condominium tower with associated parking and amenities under a long term 99 year lease with the City, which will also provide approximately \$1 billion in new revenues to the City over the life of the Lease. The residential tower is designed to be approximately 26-30 stories in height and contain approximately 146 total units. Supporting the residential component of the Project will be an additional private parking garage designed with a separate entrance so as to not interfere with the public parking experience for those residents visiting the beach, Harry Berry Park, or the Community Center. The condominium will have several amenities, including, but not limited to, a fitness area, a pet spa, several lounge areas, and a rooftop pool.

### **III. AMENDMENT SITE DESCRIPTION**

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

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

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

See **Exhibit B**.

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

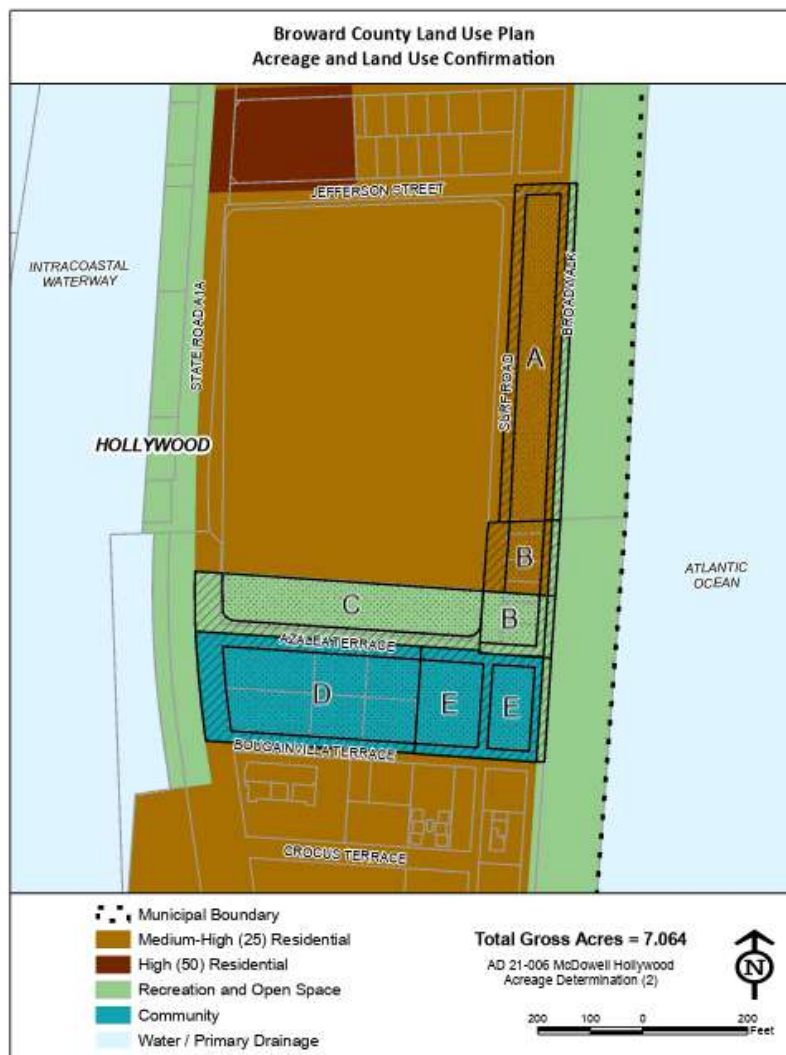
See Exhibit B.

#### IV. 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.

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

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



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

**Table 1: Amendment Site Detail – Acreage, Land Use, Density**

| <u>Parcel</u>                                                                                       | <u>Acreage</u>    | <u>Existing<br/>Future<br/>Land Use<br/>Plan<br/>Designation</u> | <u>Existing<br/>Density</u> | <u>Proposed Future Land<br/>Use Designation</u> | <u>Added<br/>Density</u> |
|-----------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------------------|-----------------------------|-------------------------------------------------|--------------------------|
| Southerly Half of<br>Parcel “B” +<br>Right-of-Way<br><br>Parcel ID:<br><a href="#">514224020010</a> | 0.333             | Recreation<br>and Open<br>Space                                  | 0                           | Medium-High (25)<br>Residential                 | 8.325                    |
| Right-of-Way<br>South of Parcel<br>“C”<br><br>Parcel ID:<br><a href="#">514213030020</a>            | .316 <sup>1</sup> | Recreation<br>and Open<br>Space                                  | 0                           | Medium-High (25)<br>Residential                 | 7.9                      |

<sup>1</sup> This figure differs from the acreage provided in the Planning Council staff’s chart because the portion of the right-of-way directly east of Parcel “C” is excluded from the Amendment Site [i.e., .426 - .110 acres east of “C”], as is shown below:

|                                                                                |                        |                                 |          |                                 |              |
|--------------------------------------------------------------------------------|------------------------|---------------------------------|----------|---------------------------------|--------------|
| Parcel "D" +<br>Right-of-Way<br><br>Parcel ID:<br><a href="#">514224010011</a> | 1.968                  | Community                       | 0        | Medium-High (25)<br>Residential | 49.2         |
| Parcel "E" +<br>Right-of-Way<br><br>Parcel ID:<br><a href="#">514224020013</a> | 1.081                  | Community                       | 0        | Medium-High (25)<br>Residential | 27.025       |
| Portion of East<br>Broadwalk                                                   | .292                   | Recreation<br>and Open<br>Space | 0        | Medium-High (25)<br>Residential | 7.3          |
| <b>Totals</b>                                                                  | <b>3.990<br/>acres</b> |                                 | <b>0</b> |                                 | <b>99.75</b> |

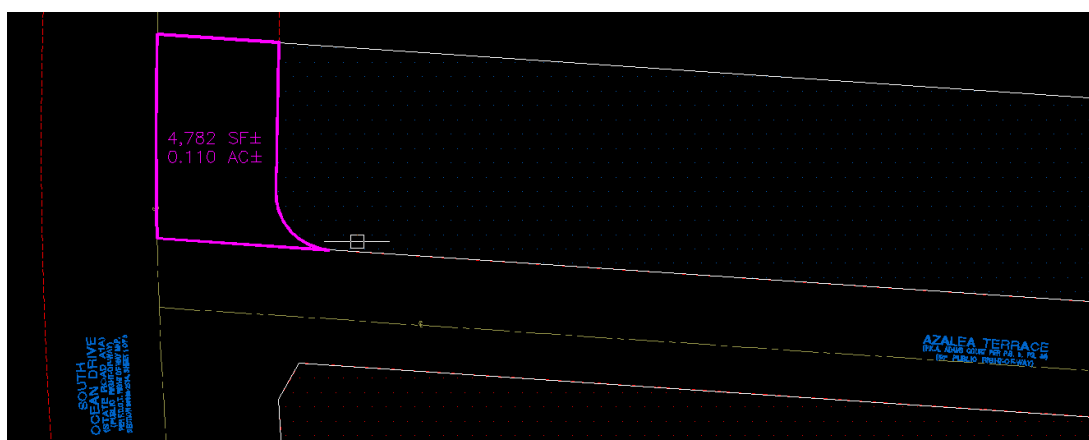
**B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.**

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

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

The Amendment Site is currently used as follows:

- Southerly Half of Parcel "B" + Right-of-Way – Portion of Surf Road and Open Space
- Right-of-Way South of Parcel "C" – Azalea Terrace (to be vacated)



- Parcel “D” + Right-of-Way – Hollywood Community Center
- Parcel “E” + Right-of-Way – Hollywood Community Center surface parking and open space.
- Portion of East Broadwalk – Open Space

Adjacent areas existing uses include and Harry Berry Park (“C” in Diagram 1). The Summit Towers Condominium (North of Harry Berry Park). The Atlantic Ocean to the East. State Road A1A to the West. Multi-family residential to the South.

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

The majority of the Amendment Site will be incorporated into the Project. The Northeastern portion of the Amendment Site (Southerly Half of Parcel “B”, the Right-of-Way to its East and the East Broadwalk (shown in green on Diagram 1) will remain open space. The Amendment Site will add an overall density of 99 units to the Project as is shown in **Table 1**, Section IV.A.

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

See **Table 1** in Section IV.A. above.

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

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

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

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

Per the City of Hollywood Comprehensive Plan, Water Sub Element, the level of service (LOS) standard for water facilities shall be the Florida Department of Environmental Protection permitted capacity of the facility measure by maximum daily flow.

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

**expansions, including year and funding sources. Identify the wellfield serving the service area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

The facility serving the subject location is the City of Hollywood Water Treatment Plant, PWS ID No. 4060642. The permitted capacity is 59.50 MGD. The current and committed demand comprise approximately 28.398 MGD.

According to the City, there are no planned plant capacity 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

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

The current land use designation is Recreation and Open Space and Community or Community Facility, for the County and City future land use designations, respectively. The proposed land use designation is Medium-High (25) Residential with an area of 3.990 acres. As such, the Amendment Site will add 99 dwelling units to the Project; therefore the proposed potable water demand is 11,286 GPDs, using a rate of 114 GPDs per capita per day as per Hollywood Potable Water Element Policy 2.2.

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

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

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

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

**B. Sanitary Sewer Analysis**

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

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

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

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

The permitted capacity is 55.5 MGD.

The current demand is 38.5 MGD.

The committed demand is 4.7 MGD.

There are no planned plant capacity expansions at this time.

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

The current land use designation is Recreation and Open Space and Community or Community Facility, for the County and City future land use designations, respectively. The proposed land use designation is Medium-High (25) Residential with an area of 3.990 acres. Therefore, the Amendment Site will add 99 dwelling units to the Project. The proposed sanitary sewer demand is 9,900 GPDs, using a rate of 100 GPDs per unit per day as per Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service.

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

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

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

Name: Ms. Alicia M. Vereas-Feria, CFM

Position: Floodplain Development Review Administrator  
 Agency: City of Hollywood, Florida  
 Department of Public Utilities  
 Engineering & Construction Services  
 Phone: (954)921-3302  
 Address: 2600 Hollywood Blvd, Room 308  
 Hollywood, FL 33022

**C. Solid Waste Analysis**

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

The City of Hollywood adopted level of service standard for solid waste is 8.9 lbs/residential unit/day. The Broward County adopted level of service standard for solid waste is 8.9 lbs/unit/day.

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

Solid waste generated in Hollywood is collected by Waste Pro of Florida, Inc., a private solid waste hauler. It is collected and hauled to the Waste Connections Pembroke Park Transfer Station located in Pembroke Park, FL. Final disposal is located at Waste Connection's Jed/OMNI Landfill in St. Cloud, FL. I am unaware of any future plans for expansion of plant capacity and the plant has an available capacity to meet future demands including those of the proposed development.

| Solid Waste Facility Capacity & Demand |                                  |                                                    |
|----------------------------------------|----------------------------------|----------------------------------------------------|
|                                        | Capacity                         | Demand                                             |
| <b>Pembroke Park Transfer Station</b>  | 1350 tons/day                    | 265 tons/day                                       |
| <b>JED/OMNI Landfill</b>               | 81,687,993 cubic yards permitted | 22,473,038 cubic yards consumed as of Mar 22, 2019 |

Source: Waste Connections of Florida, Inc

3. **Identify the net Impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot\* or dwelling unit.**

The proposed development net impact on solid waste demand, based on the adopted level of service resulting from the proposed amendment at 8.9lbs/unit/day at an increase of 99 units is 881 lbs/day.

4. **Correspondence from the solid waste provider verifying the information submitted in items 1- 3 above. Correspondence must**

**contain name, position and contact information of party providing verification.**

See **Exhibit D**: Solid Waste Correspondence and below:

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

**D. Drainage Analysis**

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

City of Hollywood LOS Standard:

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

(1) Minimum building elevations.

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

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

(2) Minimum lot elevation - finished grade. The minimum lot elevation after finished grading shall not be less than the crown of the adjacent

street or top of sidewalk, whichever is higher. Lots shall be provided with drainage facilities as required by the Florida Building Code, to avoid drainage onto adjoining properties. The finished grade at the perimeter of residential buildings shall be a minimum of six inches below the minimum building elevation as specified in this section.

Broward County LOS Standard:

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

Broward County Resilient Environment Department (RED), formerly known as, Environmental Protection and Growth Management Department (EPGMD), reviews and approves stormwater plans within the City of Hollywood to ensure that level of service standards is met. These regulatory requirements are applied to all new and redevelopment projects, thereby maintaining consistency with the level of service standards for stormwater. The City follows the level of service standards for stormwater under Broward County Chapter 27, per the SFWMD Requirements:

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

FEMA:

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

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

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

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

The drainage basin for the subject amendment parcel was not

identified in the planned capital improvements projects at this time, but any drainage improvements required by the Florida Building Code will be completed by the Developer.

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

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

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

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

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

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

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

Water quality and quantity calculations, including:

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

6. **Correspondence from local drainage district verifying the**

**information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

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

See **Exhibits C & E** and below:

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

Name: Ms. Johana Narvaez  
Position: Environmental Program Manager  
Agency: Broward County Surface Water Management Program  
Phone: (954) 519-0318  
Address: 1 North University Drive, Mailbox 201,  
Plantation, FL 33324-2038

**E. Recreation and Open Space Analysis**

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

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

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

An updated inventory of the City's community parks inventory is attached as **Exhibit F**.

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

| Park Impact    |                        |                |                  |       |
|----------------|------------------------|----------------|------------------|-------|
|                | Use                    | Dwelling Units | Rate/Calculation | Total |
| <b>Current</b> | Community Facility/Rec | 0              | N/A              | 0 ac  |

|                 |                              |    |                               |                   |
|-----------------|------------------------------|----|-------------------------------|-------------------|
|                 | and Open Space               |    |                               |                   |
| <b>Proposed</b> | Medium-High (25) Residential | 99 | x 1.5 ppl/du x .003 ac/person | .4455 ac          |
|                 |                              |    |                               |                   |
|                 |                              |    | <b>Net Change</b>             | <b>+ .4455 ac</b> |

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

According to the most recent Recreation and Open Space LOS Worksheet, recertified June 27, 2019, which is attached as **Exhibit G**, the City’s build-out population of 215,086 required a community parks acreage of 645.26 acres. The supply as stated in **Exhibit G** is 746.23 acres.

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

Policy 2.5.5 pertains to conversion of golf courses and is inapplicable.

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

The City supports smart development along with the preservation of open spaces and this Project is no exception. Although the Amendment Site contains .941 acres of open space, proposed to be redesignated as Medium-High (25) Residential, most of that acreage will be preserved as open space in perpetuity. The City intends on restricting most of the City’s property used to acquire the density needed for the Project as open space by instrument, ensuring the preservation of open space areas indefinitely.

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

The City’s commitment to the preservation of open space extends beyond this Project. The City recently purchased 45 acres of open space for the

creation of a park at the former Sunset Golf Course. The park will serve all City residents while addressing storm water retention.

## F. Traffic Circulation Analysis

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

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

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

Year 2019 traffic volumes were obtained from the Broward Metropolitan Planning Organization's (MPO) *Roadway Level of Service Analysis for Years 2019 and 2040*.

Results of the 2019 daily and PM peak hour analyses indicate that all roadway segments currently operate at an acceptable LOS.

#### Existing (2019) Daily Link Capacity Analysis

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

(1) 2019 volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

#### Existing (2019) PM Peak Hour Link Capacity Analysis

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

(1) 2019 volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

### 2. **Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long-range**

planning horizons. Please utilize average daily and p.m. peak hour volumes per Broward County Metropolitan Planning Organization (MPO) plans and projections.

### Trip Generation Analysis

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

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

#### Daily Trip Generation Analysis

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

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

#### PM Peak Hour Trip Generation Analysis

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

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

### Roadway Significance Analysis

Significance was determined for all major roadways surrounding the Project site. Based on the Broward County criteria, the Project will be considered significant on a roadway link where the Project traffic is expected to be three (3) percent or more of the LOS D link capacity threshold. The assignment of Project trips onto the surrounding roadway network was based on preliminary model results provided by the Broward MPO for this Project. Results of the analyses indicate that the Project is not expected to be significant on any of the roadway segments during

both the daily and PM peak hour conditions.

### Daily Significance Analysis

| ROADWAY              | SEGMENT             |                            | NO. OF LANES | ADOPTED LOS "D" THRESHOLD | PROJECT DIST. |          | INBOUND TRIPS | OUTBOUND TRIPS | TOTAL PROJECT TRIPS | PROJECT SIGNIFICANCE | PROJECT TRAFFIC SIGNIFICANCE > 3% |
|----------------------|---------------------|----------------------------|--------------|---------------------------|---------------|----------|---------------|----------------|---------------------|----------------------|-----------------------------------|
|                      | FROM                | TO                         |              |                           | INBOUND       | OUTBOUND |               |                |                     |                      |                                   |
| North/South Roadways |                     |                            |              |                           |               |          |               |                |                     |                      |                                   |
| SRA1A/S Ocean Drive  | Hollywood Boulevard | The Summit Towers          | 6LD          | 50,000                    | 50%           | 50%      | 188           | 187            | 375                 | 0.75%                | No                                |
|                      | The Summit Towers   | Bouganvilla Terrace        | 6LD          | 50,000                    | 50%           | 150%     | 188           | 561            | 749                 | 1.50%                | No                                |
|                      | Bouganvilla Terrace | Crocus Terrace             | 6LD          | 50,000                    | 150%          | 50%      | 562           | 187            | 749                 | 1.50%                | No                                |
|                      | Crocus Terrace      | Hallandale Beach Boulevard | 6LD          | 50,000                    | 50%           | 50%      | 188           | 187            | 375                 | 0.75%                | No                                |

### PM Peak Hour Significance Analysis

| ROADWAY              | SEGMENT             |                            | NO. OF LANES | ADOPTED LOS "D" THRESHOLD | PROJECT DIST. |          | INBOUND TRIPS | OUTBOUND TRIPS | TOTAL PROJECT TRIPS | PROJECT SIGNIFICANCE | PROJECT TRAFFIC SIGNIFICANCE > 3% |
|----------------------|---------------------|----------------------------|--------------|---------------------------|---------------|----------|---------------|----------------|---------------------|----------------------|-----------------------------------|
|                      | FROM                | TO                         |              |                           | INBOUND       | OUTBOUND |               |                |                     |                      |                                   |
| North/South Roadways |                     |                            |              |                           |               |          |               |                |                     |                      |                                   |
| SR A1A/S Ocean Drive | Hollywood Boulevard | The Summit Towers          | 6LD          | 4,500                     | 50%           | 50%      | 17            | 11             | 28                  | 0.62%                | No                                |
|                      | The Summit Towers   | Bouganvilla Terrace        | 6LD          | 4,500                     | 50%           | 150%     | 17            | 32             | 49                  | 1.09%                | No                                |
|                      | Bouganvilla Terrace | Crocus Terrace             | 6LD          | 4,500                     | 150%          | 50%      | 50            | 11             | 61                  | 1.36%                | No                                |
|                      | Crocus Terrace      | Hallandale Beach Boulevard | 6LD          | 4,500                     | 50%           | 50%      | 17            | 11             | 28                  | 0.62%                | No                                |

### Link Capacity Analysis – Short-Term (Year 2028)

Link capacity analysis was performed for the short-term (2028) planning horizon. Volumes were linearly interpolated between 2019 and 2040 volumes obtained from the Broward MPO. The analysis was performed with and without the addition of traffic from the proposed amendment.

Results of the analyses indicate that all roadway segments are expected to operate at the acceptable LOS without and with the proposed amendment, during both the daily and PM peak hour conditions.

### Short-Term (2028) Daily Link Capacity Analysis

| ROADWAY              | SEGMENT             |                            | NO. OF LANES | ADOPTED LOS "D" THRESHOLD | 2028 TRAFFIC CONDITIONS WITHOUT PROJECT |                  | 2028 TRAFFIC CONDITIONS WITH PROJECT |              |                                |                  |
|----------------------|---------------------|----------------------------|--------------|---------------------------|-----------------------------------------|------------------|--------------------------------------|--------------|--------------------------------|------------------|
|                      |                     |                            |              |                           | VOLUME <sup>(1)</sup>                   | LEVEL OF SERVICE | PROJECT TRIPS                        | TOTAL VOLUME | VOLUME TO CAPACITY RATIO (V/C) | LEVEL OF SERVICE |
|                      | FROM                | TO                         |              |                           |                                         |                  |                                      |              |                                |                  |
| North/South Roadways |                     |                            |              |                           |                                         |                  |                                      |              |                                |                  |
| SR A1A/S Ocean Drive | Hollywood Boulevard | The Summit Towers          | 6LD          | 50,000                    | 32,471                                  | D                | 375                                  | 32,846       | 0.66                           | D                |
|                      | The Summit Towers   | Bouganvilla Terrace        | 6LD          | 50,000                    | 32,471                                  | D                | 749                                  | 33,220       | 0.66                           | D                |
|                      | Bouganvilla Terrace | Crocus Terrace             | 6LD          | 50,000                    | 32,471                                  | D                | 749                                  | 33,220       | 0.66                           | D                |
|                      | Crocus Terrace      | Hallandale Beach Boulevard | 6LD          | 50,000                    | 32,471                                  | D                | 375                                  | 32,846       | 0.66                           | D                |

(1) 2028 volumes are obtained from interpolating 2019 volumes and 2040 volumes adopted from LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

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

| ROADWAY              | SEGMENT             |                            | NO. OF LANES | ADOPTED LOS "D" THRESHOLD | 2028 TRAFFIC CONDITIONS WITHOUT PROJECT |                  | 2028 TRAFFIC CONDITIONS WITH PROJECT |              |                                |                  |
|----------------------|---------------------|----------------------------|--------------|---------------------------|-----------------------------------------|------------------|--------------------------------------|--------------|--------------------------------|------------------|
|                      | FROM                | TO                         |              |                           | VOLUME <sup>(1)</sup>                   | LEVEL OF SERVICE | PROJECT TRIPS                        | TOTAL VOLUME | VOLUME TO CAPACITY RATIO (V/C) | LEVEL OF SERVICE |
| North/South Roadways |                     |                            |              |                           |                                         |                  |                                      |              |                                |                  |
| SRA1A/S Ocean Drive  | Hollywood Boulevard | The Summit Towers          | 6LD          | 4,500                     | 3,085                                   | D                | 28                                   | 3,113        | 0.69                           | D                |
|                      | The Summit Towers   | Bouganvilla Terrace        | 6LD          | 4,500                     | 3,085                                   | D                | 49                                   | 3,134        | 0.70                           | D                |
|                      | Bouganvilla Terrace | Crocus Terrace             | 6LD          | 4,500                     | 3,085                                   | D                | 61                                   | 3,146        | 0.70                           | D                |
|                      | Crocus Terrace      | Hallandale Beach Boulevard | 6LD          | 4,500                     | 3,085                                   | D                | 28                                   | 3,113        | 0.69                           | D                |

(1) 2028 volumes are obtained from interpolating 2019 volumes and 2040 volumes adopted from the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

### Link Capacity Analysis – Long-Range (Year 2040)

Link capacity analysis was performed for the long-range (2040) planning horizon. Year 2040 volumes were obtained from the Broward MPO *Roadway Level of Service Analysis for Years 2019 and 2040*. The analysis was performed with and without the addition of traffic from the proposed amendment.

Results of the analyses indicate that all roadway segments are expected to operate at the acceptable LOS without and with the proposed amendment, during both the daily and PM peak hour conditions.

Long-Range (2040) Daily Link Capacity Analysis

| ROADWAY              | SEGMENT             |                            | NO. OF LANES | ADOPTED LOS "D" THRESHOLD | 2040 TRAFFIC CONDITIONS WITHOUT PROJECT |                  | 2040 TRAFFIC CONDITIONS WITH PROJECT |              |                                |                  |
|----------------------|---------------------|----------------------------|--------------|---------------------------|-----------------------------------------|------------------|--------------------------------------|--------------|--------------------------------|------------------|
|                      |                     |                            |              |                           | VOLUME <sup>(1)</sup>                   | LEVEL OF SERVICE | PROJECT TRIPS                        | TOTAL VOLUME | VOLUME TO CAPACITY RATIO (V/C) | LEVEL OF SERVICE |
|                      | FROM                | TO                         |              |                           |                                         |                  |                                      |              |                                |                  |
| North/South Roadways |                     |                            |              |                           |                                         |                  |                                      |              |                                |                  |
| SR A1A/S Ocean Drive | Hollywood Boulevard | The Summit Towers          | 6LD          | 50,000                    | 37,100                                  | D                | 375                                  | 37,475       | 0.75                           | D                |
|                      | The Summit Towers   | Bouganvilla Terrace        | 6LD          | 50,000                    | 37,100                                  | D                | 749                                  | 37,849       | 0.76                           | D                |
|                      | Bouganvilla Terrace | Crocus Terrace             | 6LD          | 50,000                    | 37,100                                  | D                | 749                                  | 37,849       | 0.76                           | D                |
|                      | Crocus Terrace      | Hallandale Beach Boulevard | 6LD          | 50,000                    | 37,100                                  | D                | 375                                  | 37,475       | 0.75                           | D                |

(1) 2040 volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

Long-Range (2040) PM Peak Hour Link Capacity Analysis

| ROADWAY              | SEGMENT             |                            | NO. OF LANES | ADOPTED LOS "D" THRESHOLD | 2040 TRAFFIC CONDITIONS WITHOUT PROJECT |                  | 2040 TRAFFIC CONDITIONS WITH PROJECT |              |                                |                  |
|----------------------|---------------------|----------------------------|--------------|---------------------------|-----------------------------------------|------------------|--------------------------------------|--------------|--------------------------------|------------------|
|                      |                     |                            |              |                           | VOLUME <sup>(1)</sup>                   | LEVEL OF SERVICE | PROJECT TRIPS                        | TOTAL VOLUME | VOLUME TO CAPACITY RATIO (V/C) | LEVEL OF SERVICE |
|                      | FROM                | TO                         |              |                           |                                         |                  |                                      |              |                                |                  |
| North/South Roadways |                     |                            |              |                           |                                         |                  |                                      |              |                                |                  |
| SR A1A/S Ocean Drive | Hollywood Boulevard | The Summit Towers          | 6LD          | 4,500                     | 3,525                                   | D                | 28                                   | 3,553        | 0.79                           | D                |
|                      | The Summit Towers   | Bouganvilla Terrace        | 6LD          | 4,500                     | 3,525                                   | D                | 49                                   | 3,574        | 0.79                           | D                |
|                      | Bouganvilla Terrace | Crocus Terrace             | 6LD          | 4,500                     | 3,525                                   | D                | 61                                   | 3,586        | 0.80                           | D                |
|                      | Crocus Terrace      | Hallandale Beach Boulevard | 6LD          | 4,500                     | 3,525                                   | D                | 28                                   | 3,553        | 0.79                           | D                |

(1) 2040 volumes and adopted LOS "D" threshold based on the Broward County Roadway Capacity and Level of Service Analysis tables 2019 & 2040 tables.

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

This analysis is provided in response to Items 1 and 2.

4. **Provide any transportation studies relating to this amendment.**

The information provided in response to Items 1 and 2 represents the entirety of the traffic analysis for this LUPA.

## G. **Mass Transit Analysis**

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

Mass Transit Routes

| BCT Route | Days of Service | Hours of Service   | Service Frequency |
|-----------|-----------------|--------------------|-------------------|
| 4         | Weekday         | 5:15 am - 10:57 pm | 30/45 minutes     |
|           | Saturday        | 6:00 am - 11:03 pm | 45/50 minutes     |
|           | Sunday          | 7:45 am - 10:46 pm | 45/50 minutes     |

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

The proposed Project amendment supports the use of mass public transit by developing residential and community facility land uses adjacent to SR-A1A, which services Broward County Transit Route #4. The development will also provide sidewalk connectivity to/from the sidewalk along the east side of SR-A1A, which will connect pedestrians from the site to the bus stop and bench located along the east side of SR-A1A just north of Azalea Terrace.

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

Mass Transit Impact

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

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

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

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

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

Name: Romary Justafort  
Agency: Broward County Transit  
Position: Planner  
Phone: 954-357-8554  
Address: 1 N. University Drive, Suite 3100A, Plantation, FL 33324

**H. Public Education Analysis**

Please be advised that the Planning Council staff will request from the School

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

**1. Public School Impact Application.**

See **Exhibit I**.

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

Provided and attached.

**VI. ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

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

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

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

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

There is no evidence of archeological sites in the area or related Florida Master Site Files.

**C. Wetlands**

According to the Broward County Wetland map, dated January 26, 2021, there are no known wetlands within the Amendment Site.

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

There are no known Local Areas of Particular Concern within the Amendment Site.

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

A review of the Priority Planning Area Map indicates the subject site is not located within a Priority Planning Area. However, the development agreement between the City and Related also provides that design and development of the Project shall be completed in a manner that ensures the Project's resilience to climate change, including sea-level rise.

**F. "Endangered" or "threatened species" or "species of special concern" or**

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

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

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



 Survey extent  
12-16-2021

Map created by E. Guinan  
9/12/2022

**Diagram 2 – Limits of Beach Jacquemontia as mapped by Fairchild Tropical Botanic Garden. December 16, 2021.**

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

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

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

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

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

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

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

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

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

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

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

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

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

and community at large.

## **VII. AFFORDABLE HOUSING**

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

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

## **VIII. LAND USE COMPATIBILITY**

**Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.**

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

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

## **IX. HURRICANE EVACUATION ANALYSIS**

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

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

The amendment site will add 99 residential dwelling units and is located in hurricane evacuation Zone A. The number of additional units is not expected to have a significant impact on public shelters or hurricane evacuation clearance times.

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

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

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

**2010 Broward County Data**

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

Notes: 1. Based on Census Data

2. Based on 2010 Regional Study Data

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

- For Evacuation Zone A and B, 46,214 people will evacuate from permanent dwelling units, none from mobile homes, and 924 people will go to a public shelter.
- From Evacuation Zone C, 96,953 people will evacuate from permanent dwelling units, 191 people from mobile homes, and 4,867 people will go to a public shelter.
- From Evacuation Zone D, 45,172 people will evacuate from permanent dwelling units, 407 people from mobile homes, and 2,299 people will go to a public shelter.
- From Evacuation Zone E, 103,939 people will evacuate from permanent dwelling units, 623 people from mobile homes, and 5,259 people will go to a public shelter.

### **Evacuation Model and Clearance Times**

#### **County Level Analysis**

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

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

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

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

| 2010 Clearance Times for Base Scenario |                       |                       |                       |                       |                       |
|----------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| TIME                                   | EVACUATION<br>LEVEL A | EVACUATION<br>LEVEL B | EVACUATION<br>LEVEL C | EVACUATION<br>LEVEL D | EVACUATION<br>LEVEL E |
| Clearance Time to Shelter              | 12.5                  | 12.5                  | 13.0                  | 19.0                  | 30.0                  |
| In-County Clearance Time               | 12.5                  | 12.5                  | 13.5                  | 20.0                  | 31.0                  |
| Out of County Clearance Time           | 26.0                  | 27.5                  | 32.0                  | 32.0                  | 39.5                  |
| Regional Clearance Time                | 26.0                  | 27.5                  | 32.0                  | 32.0                  | 39.5                  |

\* Times are in Hours

### Roadway Level Analysis:

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

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

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

**2006 Roadway Clearance Times for Base Scenario**

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

\* Times are Hours

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

## **X. REDEVELOPMENT ANALYSIS**

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

The Amendment Site is located within the Beach CRA. The proposed Project will further the goals of the CRA while enhancing and expanding uses which further the redevelopment of the beach.

## **XI. INTERGOVERNMENTAL COORDINATION**

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

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

## **XII. PUBLIC OUTREACH**

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

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

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

The Developer and the City of Hollywood will continue to work together to ensure adjacent property owners, master associations, homeowner associations, etc., as applicable, are notified of this Amendment both through public outreach and, of course, through compliance with any statutory or code-based notice requirements.

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

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

### Highlighted Regional Issues

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

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

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

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

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

- Consider minimum floor elevations for structures and minimum crown elevations

for roads based on projected conditions from sea level rise.

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

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

Policies (Section 2 BCLUP)

**GENERAL**

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

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

**RESIDENTIAL**

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

**PARKS/CONSERVATION**

POLICY 2.5.1 Local governments shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents. The acreage that may be used to meet this requirement is listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

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

**COMPATIBILITY**

POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County

and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

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

## **SMART GROWTH**

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

## **BEACHES AND RIVERS**

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

### City of Hollywood Comprehensive Plan

#### **Land Use Element**

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

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

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

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

Policy 7.4: Maintain the level of service for the City's park and open space standard of 3 acres per 1000 population to assess adequacy of service.

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

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

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

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

## **Coastal Element**

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

Objective 6: Redevelop coastal business/tourist areas.

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

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

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

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

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

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

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

**XIV. ADDITIONAL SUPPORT DOCUMENTS**

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

N/A

- B. Any proposed voluntary mitigation or draft agreements.**

While the Project will utilize the density from all of the City's property surrounding the Project site, a total of approximately 7 acres, a majority of that property will remain undeveloped and maintained as open space. It is the City's intent to record a restrictive covenant on the property to ensure the undeveloped portion of its property remains open space indefinitely.

**XV. PLAN AMENDMENT COPIES**

- A. 3 hard copies and 10 digital copies (13 copies total) 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.**

To be provided with transmittal.

- B. 1 hard copy and 11 digital copies, as required by DEO, of the corresponding local land use plan amendment application, if transmitting concurrent to DEO, including transmittal letter from municipality to DEO.**

To be provided with transmittal.

# **EXHIBIT A**

February 13, 2023

Ms. Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Ave, Room 307  
Fort Lauderdale, FL 33301

RE: 1301 South Ocean Dr, Hollywood Land Use Plan Amendment, Concurrent Transmittal Request

Dear Ms. Blake Boy: *Barbara*

The City of Hollywood (the "City") is currently processing a small scale Land Use Plan Amendment (LUPA) for a project know as Hollywood Arts generally located at 1301 South Ocean Dr., Hollywood, Florida 33019. Pursuant to Section 1.1(A)(4) of the Administrative Rules Document: Broward Next, the City is requesting the concurrent review of the corresponding Broward County Land Use Plan amendment for approximately 3.99 acres of Recreation and Open Space and Community to Medium-High (25) Residential.

The City acknowledges and understands that per the concurrent review process, the City must make a recommendation on the proposed amendment by resolution or motion at a public hearing and that this approval must occur at least 21 days prior to the first Planning Council public hearing and within four (4) months of the transmittal of this letter and corresponding application or the application shall be automatically withdrawn and the associated fee will not be refunded.

If you have any questions or need to speak with a representative of the City related to this matter, please feel free to contact Sonny Maken, Chief Development Officer, directly at [smaken@hollywoodfl.org](mailto:smaken@hollywoodfl.org) or 954-921-3471 Ext. 6633.

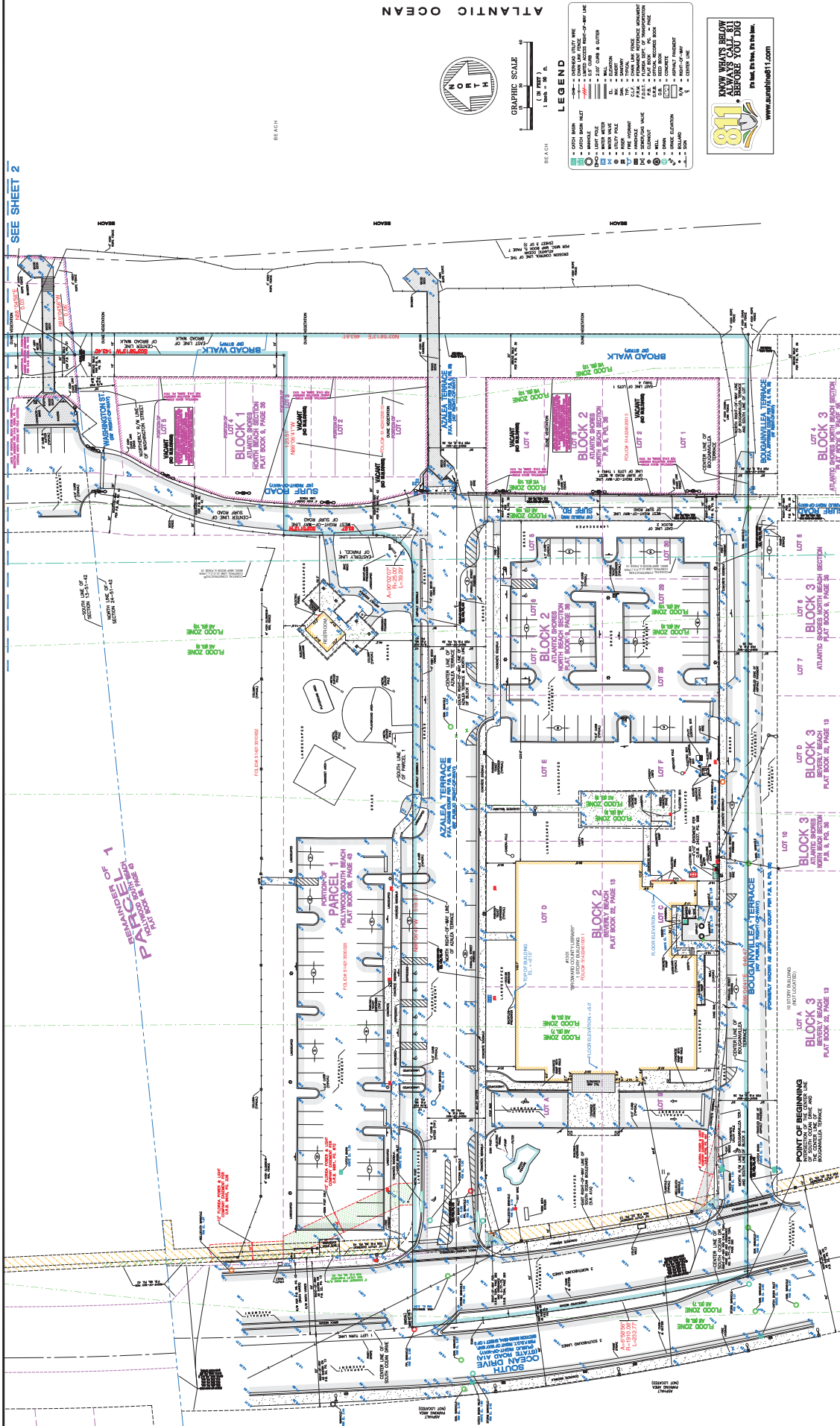
Sincerely,



Dr. Wazir A. Ishmael  
City Manager

c: Gus Zambrano, Assistant City Manager for Sustainable Development  
Shiv Newaldass, Director, Development Services

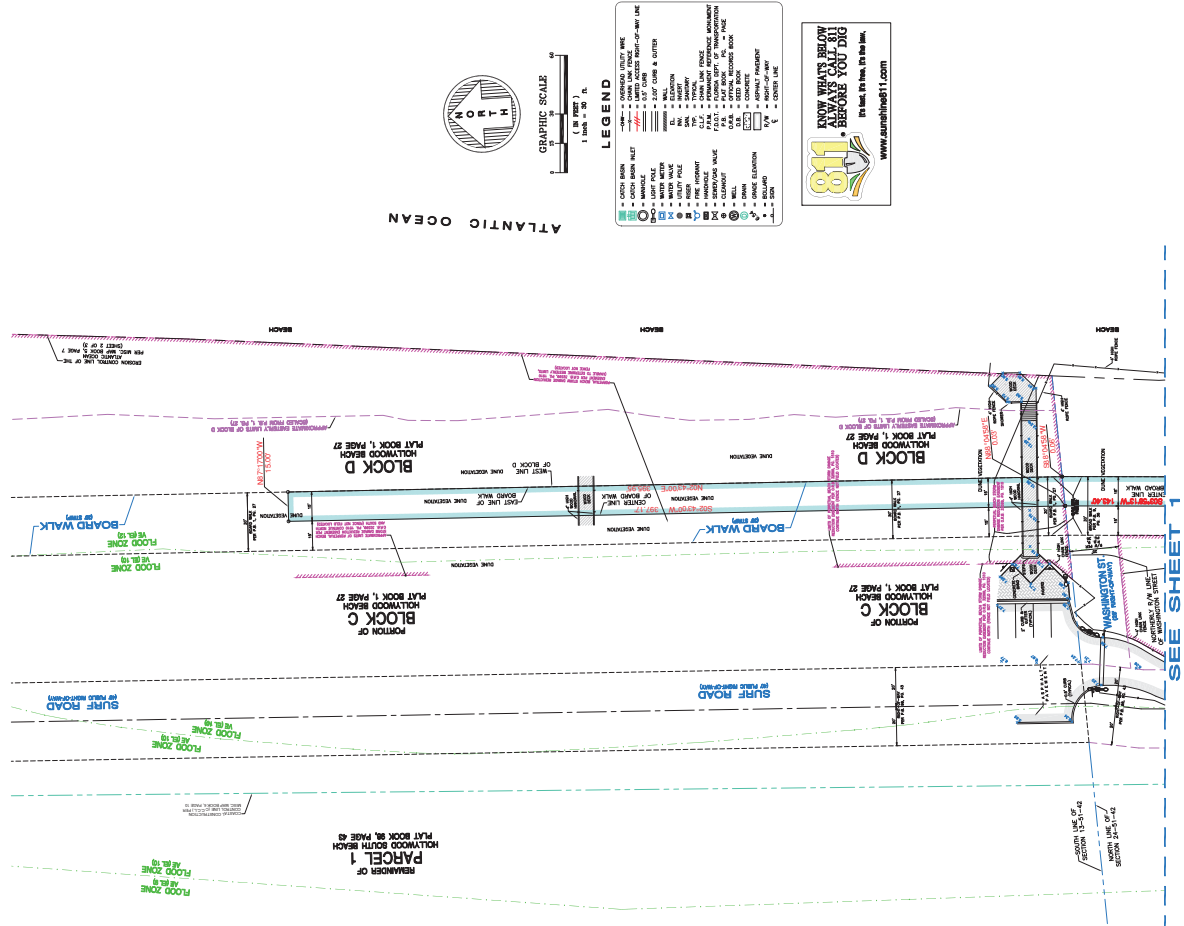
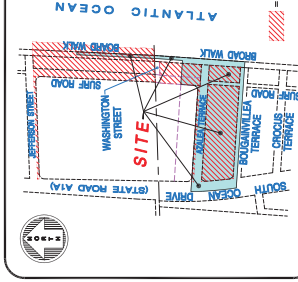
## **EXHIBIT B**

[illegible]

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email fl@flsurvey.com

|               |                  |
|---------------|------------------|
| Original Date | 8/3/22           |
| Scale         | 1" = 30'         |
| Drawn By.     | GEM              |
| Cad. No.      | 200104-SP        |
| Plotted:      | 23/23 9:14a      |
| Ref. Dwg.     | 2000-013-18      |
|               | 2020-013-3-NAVD  |
| Field Book.   |                  |
|               | FIELD SHEET SJUH |
| Job. No.      | 2200-46          |
| Dwg. No.      | 2020-013-6-NAVD  |
| Sheet         | 2 of 2           |

**LOCATION SKETCH**  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA  
SCALE: 1" = 300'



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GRAPHIC SCALE

[illegible]

## EXHIBIT "A"

### LEGAL DESCRIPTION:

A portion of Surf Road, Azalea Terrace, South Ocean Drive and Bougainvillea Terrace,

A portion of the Broad Walk, being a thirty (30) foot strip, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

A portion of the Board Walk, being a thirty (30) foot strip, HOLLYWOOD BEACH, according to the Plat thereof, as recorded in Plat Book 1 at Page 27,

Lots A, B, C, D, E, and F, Block 2, BEVERLY BEACH, according to the Plat thereof, as recorded in Plat Book 22 at Page 13,

Lots 1, 2 and a portion of Lot 3, Block 1, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

Lots 1, 2, 3, 4, 5, 6, 7, 28, 29 and 30, Block 2, ATLANTIC SHORES NORTH BEACH SECTION, according to the Plat thereof, as recorded in Plat Book 9 at Page 36,

all being recorded in the Public Records of Broward County, Florida and being more particularly described as follows:

Begin at the intersection of the centerline of said South Ocean Drive and the centerline of said Bougainvillea Terrace; thence S 86°06'41" E along said centerline of Bougainvillea Terrace for 646.47 feet; thence N 03°58'13" E along the East line of said Broad Walk for 463.61 feet; thence S 88°04'58" W along the North line of Section 24, Township 51 South, Range 42 East, also being the South line of Section 13, Township 51 South, Range 42 East for 0.06 feet; thence N 02°43'00" E along East line of said Board Walk, also being the West line of Block D of said plat of HOLLYWOOD BEACH for 395.95 feet; thence N 87°17'00" W for 15.00 feet; thence S 02°43'00" W along the centerline of said Board Walk for 397.17 feet; thence N 88°04'58" E along said North line of Section 24, Township 51 South, Range 42 East and South line of Section 13, Township 51 South, Range 42 East for 0.03 feet; thence S 03°58'13" W along the centerline of said Broad Walk for 143.40 feet; thence N 86°06'41" W for 123.51 feet; thence S 03°51'12" W along the West right of way line of said Surf Road, also being the East line of Parcel 1, HOLLYWOOD SOUTH BEACH, according to the Plat thereof, as recorded in Plat Book 98 at Page 43 of said Public Records of Broward County, Florida for 63.67 feet to a point of curvature; thence Southwesterly and Northwesterly along a 25.00 foot radius curve leading to the right through a central angle of 90°02'07" for an arc distance of 39.29 feet to a point of tangency; thence N 86°06'41" W along the North right of way line of said Azalea Terrace, also being the South line of said Parcel 1 of the plat of HOLLYWOOD SOUTH BEACH for 518.31 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 88°45'46" E; thence Southeasterly along the centerline of said South Ocean Drive, also being a 1910.08 foot radius curve leading to the left through a central angle of 6°58'56" for an arc distance of 232.77 feet to the Point of Beginning.

|           |               |
|-----------|---------------|
| Drawn By  | MAP           |
| Cad. No.  | 220695        |
| Ref. Dwg. | 2020-013-1    |
| Plotted:  | 1/4/23 11:32a |

### LEGAL DESCRIPTION

**FORTIN, LEAVY, SKILES, INC.**  
**CONSULTING ENGINEERS, SURVEYORS & MAPPERS**  
**FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653**  
**180 Northeast 168th. Street / North Miami Beach, Florida. 33162**  
**Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com**

|          |              |
|----------|--------------|
| Date     | 1/4/23       |
| Scale    | NOT TO SCALE |
| Job. No. | 220998       |
| Dwg. No. | 1022-070-2   |
| Sheet    | 1 of 4       |

## EXHIBIT "A"

### SURVEYOR'S NOTES:

- This site lies in Sections 13 and 24, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 86°06'41" E for the centerline of Bougainvillea Terrace.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 173,805 square feet, or 3.990 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-013-1.

### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on January 4, 2023, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

**FORTIN, LEAVY, SKILES, INC., LB3653**

By: \_\_\_\_\_  
Daniel C. Fortin Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

|           |               |
|-----------|---------------|
| Drawn By  | MAP           |
| Cad. No.  | 220695        |
| Ref. Dwg. | 2020-013-1    |
| Plotted:  | 1/4/23 11:32a |

### ***SURVEYOR'S NOTES & CERTIFICATION***

**FORTIN, LEAVY, SKILES, INC.**  
**CONSULTING ENGINEERS, SURVEYORS & MAPPERS**  
**FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653**  
**180 Northeast 168th. Street / North Miami Beach, Florida. 33162**  
**Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com**

|          |              |
|----------|--------------|
| Date     | 1/4/23       |
| Scale    | NOT TO SCALE |
| Job. No. | 220998       |
| Dwg. No. | 1022-070-2   |
| Sheet    | 2 of 4       |

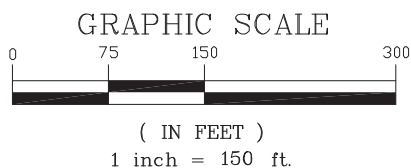
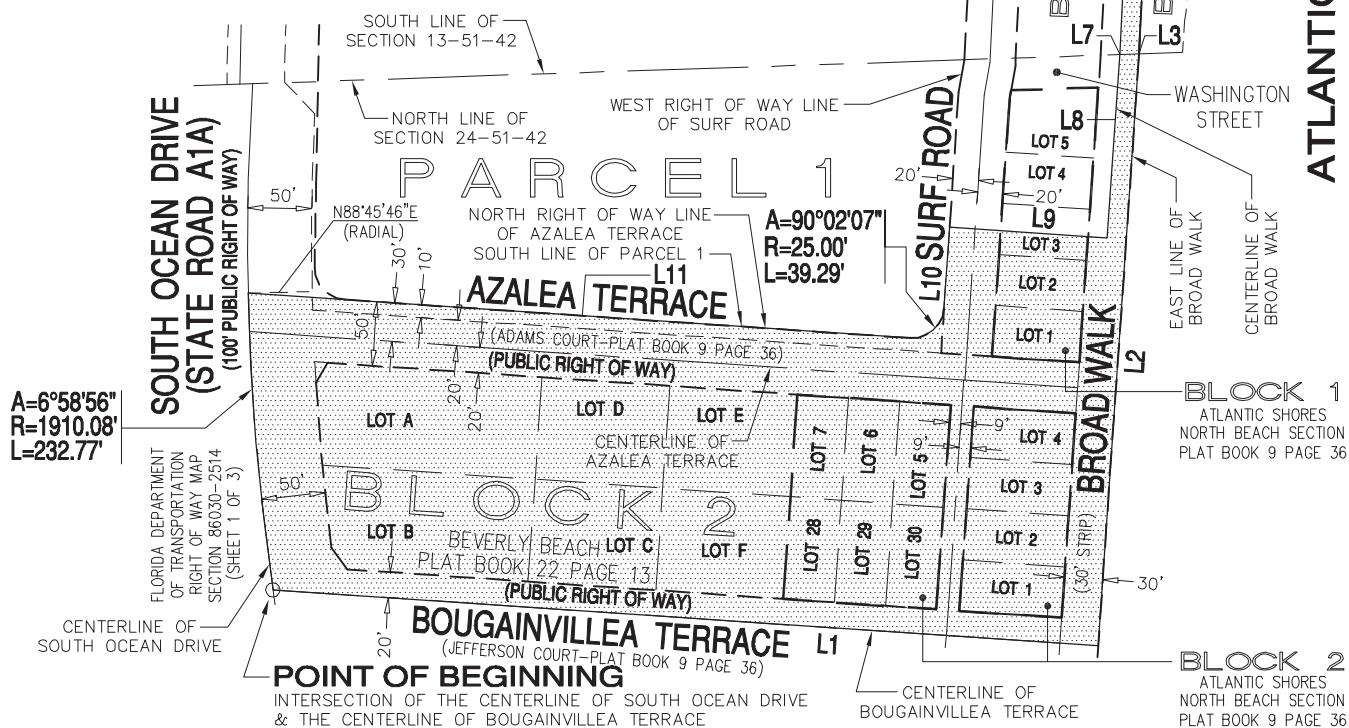


EXHIBIT "A"

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 646.47 | S86°06'41"E |
| L2         | 463.61 | N03°58'13"E |
| L3         | 0.06   | S88°04'58"W |
| L4         | 395.95 | N02°43'00"E |
| L5         | 15.00  | N87°17'00"W |
| L6         | 397.17 | S02°43'00"W |
| L7         | 0.03   | N88°04'58"E |
| L8         | 143.40 | S03°58'13"W |
| L9         | 123.51 | N86°06'41"W |
| L10        | 63.67  | S03°51'12"W |
| L11        | 518.31 | N86°06'41"W |



Drawn By MAP

Cad. No. 220695

Ref. Dwg. 2020-013-1

Plotted: 1/4/23 11:32a

### SKETCH OF DESCRIPTION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date 1/4/23

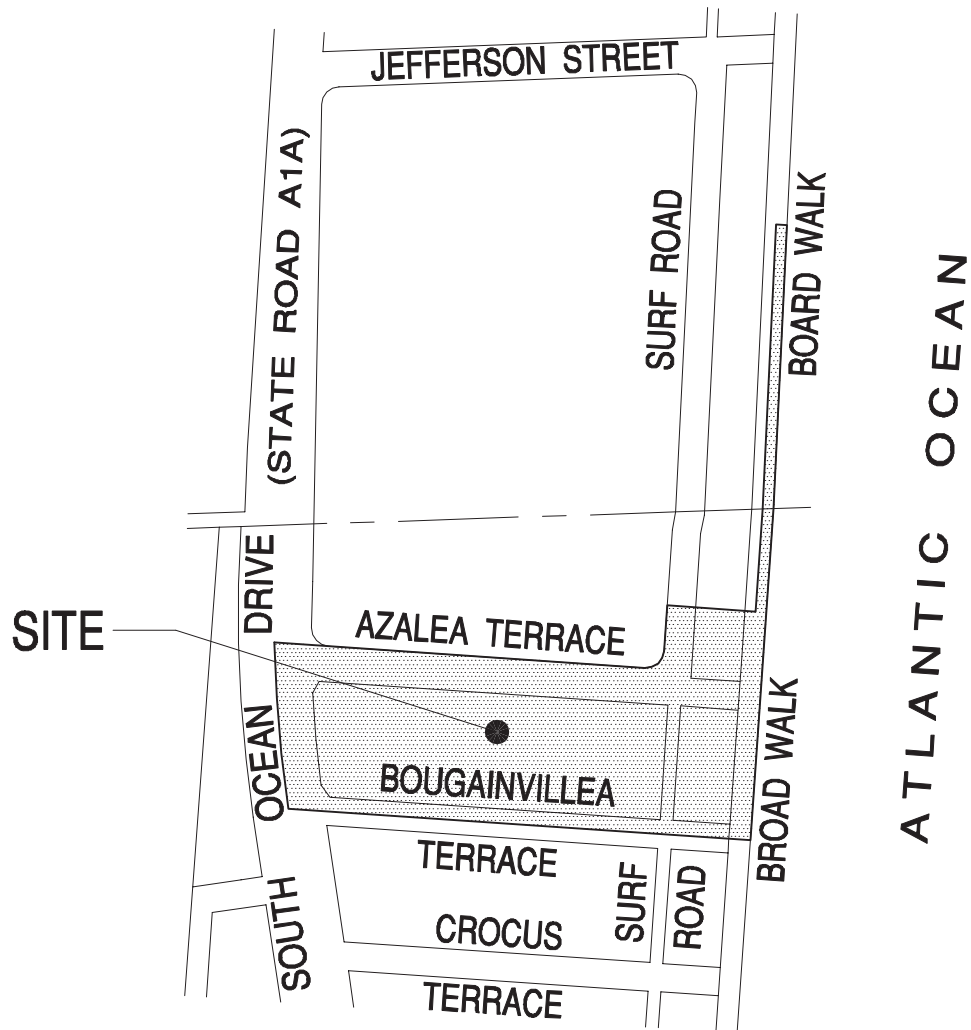
Scale 1"=150'

Job. No. 220998

Dwg. No. 1022-070-2

Sheet 3 of 4

# EXHIBIT "A"



|           |               |
|-----------|---------------|
| Drawn By  | MAP           |
| Cad. No.  | 220695        |
| Ref. Dwg. | 2020-013-1    |
| Plotted:  | 1/4/23 11:32a |

## LOCATION SKETCH

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

|          |              |
|----------|--------------|
| Date     | 1/4/23       |
| Scale    | NOT TO SCALE |
| Job. No. | 220998       |
| Dwg. No. | 1022-070-2   |
| Sheet    | 4 of 4       |

## **EXHIBIT C**

August 17, 2022

Michael A. Vazquez, P.E., LEED AP  
Fortin, Leavy, Skiles, Inc.  
Consulting Engineers and Land Surveyors  
180 NE 168th Street, North Miami Beach, Florida 33162

via email to: [Michael@flssurvey.com](mailto:Michael@flssurvey.com)

**Re: Water, Sewer and Stormwater  
LUPA for 1301 S Ocean Drive  
Folio Nos: 514224010011, 514224020013, 514213030020**

This is in response to a request for verification of water, sewer and stormwater level of service for the subject property in preparation for a Broward County Land Use Plan Amendment (LUPA).

**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.  
*R: Per the City of Hollywood Comprehensive Plan, Water Sub Element, the level of service (LOS) standard for water facilities shall be the Florida Department of Environmental Protection permitted capacity of the facility measure by maximum daily flow.*
2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.  
*R: The facility serving the subject location is the City of Hollywood Water Treatment Plan, PWS ID No. 4060642. The permitted capacity is 59.50 MGD.  
The current and committed demand comprise approximately 28.398 MGD.  
There are no planned plant capacity 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.*

**B. Sanitary Sewer Analysis**

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.  
*R: Per the City of Hollywood Comprehensive Plan, Sanitary Sub Element, the level of service (LOS) standard for wastewater facilities shall be the Florida Department of Environmental Protection Permitted Capacity of the facility measured by average daily flow.*
2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.  
*R: The facility serving the subject location is within City of Hollywood. The name of the treatment plant is the Southern Regional Wastewater Treatment Plant (SRWWTP), per DEP Permit Number: FL0026255-025-DWIP.*

1621 N. 14 Avenue  
P.O. Box 229045  
Hollywood, Florida  
33022-9045

[hollywoodfl.org](http://hollywoodfl.org)

*The permitted capacity is 55.5 MGD.*

*The current demand is 38.5 MGD.*

*The committed demand is 4.7 MGD.*

*There are no planned plant capacity expansions at this time.*

### **C. Drainage Analysis**

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

*R: City of Hollywood LOS Standard:*

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

*(1) Minimum building elevations.*

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

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

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

*Broward County LOS Standard:*

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

*Broward County Resilient Environment Department (RED), formerly known as, Environmental Protection and Growth Management Department (EPGMD), reviews and approves stormwater plans within the City of Hollywood to ensure that level of service standards is met. These regulatory requirements are applied to all new and redevelopment projects, thereby maintaining consistency with the level of service standards for stormwater. The City follows the level of service standards for stormwater under Broward County Chapter 27, per the SFWMD Requirements:*

- *Primary Drainage System – 25-year – 3-day storm event.*
- *Secondary Drainage System – 3-year storm event with varying time of concentration duration. Cumulative rainfall derived from FDOT.*
- *Roadways – 10-year, 1-day storm event, except for emergency access roadways these shall have one-half (1/2) of their total width above the flood elevation*

- *Parking lots/drive aisles/dumpster enclosure pads without floor drains – Above 5-year, 1-day storm event flood elevation*
- *Building Structures – Not to exceed 100-year, 3-day storm event*

*FEMA:*

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

2. Identify the drainage district and drainage systems serving the amendment area.  
*R: The amendment parcel resides within the SFWMD. Drainage systems serving the area are City of Hollywood and FDOT.*
3. Identify any planned drainage improvements, including year, funding sources and other relevant information.  
*R: The drainage basin for the subject amendment parcel was not identified in the planned capital improvements projects at this time.*

Should you need additional assistance, please do not hesitate to contact me at 954-921-3302 or via email at [averea-feria@hollywoodfl.org](mailto:averea-feria@hollywoodfl.org). Thank you for your diligence.

Respectfully,

A handwritten signature in blue ink that reads "Alicia Vereia-Feria".

Alicia Vereia-Feria, CFM  
Floodplain Development Review Administrator  
City of Hollywood  
Public Utilities Department  
Engineering Construction Services Division  
2600 Hollywood Boulevard, Room 308  
Hollywood, FL 33022  
Phone: 954-921-3302  
Email: [averea-feria@hollywoodfl.org](mailto:averea-feria@hollywoodfl.org)

## **EXHIBIT D**

## Nicholas Noto

---

**From:** Andria Wingett <AWingett@hollywoodfl.org>  
**Sent:** Thursday, September 1, 2022 3:28 PM  
**To:** Nicholas Noto  
**Cc:** Sonny Maken; Carter McDowell; Michael@flssurvey.com;  
Kurt.Drstvensek@relatedgroup.com; Leslie Del Monte  
**Subject:** RE: [EXT] Need to Connect with City Staff re LUPA [IMAN-MIAMI.FID1149194]

Hi – I'm not sure if Sonny had the chance to forward this to you. I know he wanted you to have it ASAP.

Hey Andria,

1. The City of Hollywood adopted level of service standard for solid waste is 8.9 lbs/residential unit/day. The Broward County adopted level of service standard for solid waste is 8.9 lbs/unit/day.
2. Solid waste generated in Hollywood is collected by Waste Pro of Florida, Inc., a private solid waste hauler. It is collected and hauled to the Waste Connections Pembroke Park Transfer Station located in Pembroke Park, FL. Final disposal is located at Waste Connection's Jed/OMNI Landfill in St. Cloud, FL. I am unaware of any future plans for expansion of plant capacity and the plant has an available capacity to meet future demands including those of the proposed development.

Table D.1. Solid Waste Projected Capacity & Demand

| Solid Waste Facility Capacity & Demand |                                  |                                                    |
|----------------------------------------|----------------------------------|----------------------------------------------------|
|                                        | Capacity                         | Demand                                             |
| <b>Pembroke Park Transfer Station</b>  | _1350_ tons/day                  | _265_ tons/day                                     |
| <b>JED/OMNI Landfill</b>               | 81,687,993 cubic yards permitted | 22,473,038 cubic yards consumed as of Mar 22, 2019 |

Source: Waste Connections of Florida, Inc

3. The proposed development net impact on solid waste demand, based on the adopted level of service resulting from the proposed amendment would need to be calculated utilizing the formula 8.9lbs/unit/day X number of units per day.
4. This is being provided by Charles Lassiter, [lassiter@hollywoodfl.org](mailto:lassiter@hollywoodfl.org), Assistant Director of Public Works, 954-967-4526.

**Charles W. Lassiter**

Assistant Director of Public Works

Sincerely,

*Andria Wingett*

Assistant Director

Development Services

[awingett@hollywoodFL.org](mailto:awingett@hollywoodFL.org)

# **EXHIBIT E**

**A. Drainage Analysis**

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

City of Hollywood LOS Standard:

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

**(1) Minimum building elevations.**

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

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

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

Broward County LOS Standard:

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

Broward County Resilient Environment Department (RED), formerly known as, Environmental Protection and Growth Management Department (EPGMD), reviews and approves stormwater plans within the City of Hollywood to ensure that level of service standards is met. These regulatory requirements are applied to all new and redevelopment projects, thereby maintaining consistency with the level of service standards for stormwater. The City follows the level of service standards for stormwater under Broward County Chapter 27, per the SFWMD Requirements:

***Broward County SWM***

***FFE shall also be based on the County's Future Conditions 100-Year Flood Map 2060.***

- Primary Drainage System – 25-year – 3-day storm event.
- Secondary Drainage System – 3-year storm event with varying time of concentration duration. Cumulative rainfall derived from FDOT.
- Roadways – 10-year, 1-day storm event, except for emergency access roadways these shall have one-half (1/2) of their total width above the flood elevation.
- Parking lots/drive aisles/dumpster enclosure pads without floor drains – Above 5-year, 1-day storm event flood elevation.
- Building Structures – Not to exceed 100-year, 3-day storm event.

**FEMA:**

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

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

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

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

The drainage basin for the subject amendment parcel was not identified in the planned capital improvements projects at this time.

***Broward County SWM***

***The property does not have existing Broward County Surface Water Management Licenses or Environmental Resource Permits. If any development is proposed, a Broward County Surface Water Management License and an Environmental Resource Permit will be required. Please apply thru [Epermits](#).***

**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.**

An application for a Surface Water Management License will be submitted to the Broward County Surface Water Management Program office, as part of the building permit application, a Broward County Surface Water Management License has not yet been

obtained.

**Broward County SWM**

**Water quality and quantity  
calculations including:**

**- Parking Lot Protection  
5-yr, 1day**

**- Attenuation Requirement  
25-yr, 3day**

**- Flood Protection  
100-yr, 3day(zero discharge)**

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

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

The proposed development within this area will include a proposed surface water management system that will comply with local and City, County and State requirements, as needed.

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

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

**See Exhibit E: Drainage Letter and below:**

Name: Mr. Giovanni Conde  
Position: Staff Engineer  
Agency: Broward County  
Resilient Environment Department  
Environmental Permitting Division  
Surface Water Management Licensing  
Phone: (954) 519-1473  
Address: 1 North University Drive, Mailbox 201,  
Plantation, FL 33324-2038

**Johana Narvaez**  
**Environmental Program Manager**  
**Broward County Surface Water Management Program**  
**(954) 519-0318**  
**jnarvaez@broward**

## **EXHIBIT F**

- Community Inventory
- Park Evaluations
- Operations & Maintenance Practices Assessment

According to data supplied by the City of Hollywood, the city has 775.34 acres of parkland, including the Sunset Golf Course, but not including County facilities (Figure 1.15). Figure 1.16 shows the location of all public parks and recreation facilities.

[illegible]



| PARK NAME                                | Acres  | Recreation Center/Community Center Square Footage | Park Type/Classification | Recreation Center | Community Center | Senior Center | Performance amphitheater | Multi-Purpose Room | Aerobics Room | Arts + Craft Room | Computer Lab | Gymnasium | Amphitheater | Baseball Courts | Boat Ramps - Fresh Water | Boat Ramps - Salt Water | Community gardens | Shower/Privation | Diamond Fields: baseball - adult | Diamond Fields: baseball - youth | Diamond Fields: softball - adult | Diamond Fields: softball - youth | Lighted Fields | Dog park | Golf Course (18-Holes) | Ice rink (outdoor only) | Multi-purpose synthetic field | Miniature courts - basketball, volleyball | Pickleball Courts | Playgrounds | Rectangular Fields: football field | Rectangular Fields: multi-purpose | Rectangular Fields: soccer - adult | Rectangular Fields: soccer - youth | Skate park | Splash Pad / Water Feature | Swimming pools (outdoor only) | Tennis courts (outdoor only) | Pickleball courts (outdoor only) | Walking Path/Trail/Track: 1 Mile |      |  |  |  |  |
|------------------------------------------|--------|---------------------------------------------------|--------------------------|-------------------|------------------|---------------|--------------------------|--------------------|---------------|-------------------|--------------|-----------|--------------|-----------------|--------------------------|-------------------------|-------------------|------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------|----------|------------------------|-------------------------|-------------------------------|-------------------------------------------|-------------------|-------------|------------------------------------|-----------------------------------|------------------------------------|------------------------------------|------------|----------------------------|-------------------------------|------------------------------|----------------------------------|----------------------------------|------|--|--|--|--|
| Paisano Park                             | 3.01   |                                                   | Passive                  |                   |                  |               |                          |                    |               |                   |              |           |              |                 |                          |                         | 1                 |                  |                                  |                                  |                                  |                                  | 1              |          |                        |                         |                               |                                           |                   | 1           |                                    |                                   |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Rainbow Tot Lot                          | 0.08   |                                                   | Passive                  |                   |                  |               |                          |                    |               |                   |              |           |              |                 |                          |                         |                   |                  |                                  |                                  |                                  |                                  |                |          |                        |                         |                               |                                           |                   |             |                                    |                                   |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Rose's Garden Park                       | 0.72   |                                                   | Passive                  |                   |                  |               |                          |                    |               |                   |              |           |              |                 |                          |                         |                   |                  |                                  |                                  |                                  |                                  |                |          |                        |                         |                               |                                           |                   |             |                                    |                                   |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Rotary Park                              | 17.27  |                                                   | Active                   |                   |                  |               |                          | 1                  |               |                   |              |           |              |                 | 1                        |                         |                   |                  |                                  | 6                                | 2                                |                                  | 8              |          |                        |                         |                               |                                           |                   |             |                                    |                                   |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Sailors Point                            | 0.62   |                                                   | Passive                  |                   |                  |               |                          |                    |               |                   |              |           |              |                 |                          |                         |                   |                  |                                  |                                  |                                  |                                  |                |          |                        |                         |                               |                                           |                   |             |                                    |                                   |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Sgt Oliver Veterans Park                 | 0.95   |                                                   | Active                   |                   |                  |               |                          |                    |               |                   |              |           |              |                 |                          |                         |                   |                  |                                  |                                  |                                  |                                  |                |          |                        |                         |                               |                                           |                   |             |                                    |                                   |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Seminole Park                            | 0.86   |                                                   | Passive                  |                   |                  |               |                          |                    |               |                   |              |           |              |                 |                          |                         |                   |                  |                                  |                                  |                                  |                                  |                |          |                        |                         |                               |                                           |                   |             |                                    |                                   |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Shuffleboard Courts                      | 0.85   |                                                   | Active                   |                   |                  |               |                          |                    |               |                   |              |           |              |                 |                          |                         |                   |                  |                                  |                                  |                                  |                                  |                |          |                        |                         |                               |                                           |                   |             |                                    |                                   |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Ston Goldman Memorial Park               | 11.30  |                                                   | Passive                  |                   |                  |               |                          |                    |               |                   |              |           |              |                 |                          |                         |                   |                  |                                  |                                  |                                  |                                  |                |          |                        |                         |                               |                                           |                   |             |                                    | 2                                 |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Sunset Golf Course                       | 45.00  |                                                   | Undeveloped              |                   |                  |               |                          |                    |               |                   |              |           |              |                 |                          |                         |                   |                  |                                  |                                  |                                  |                                  |                |          |                        |                         |                               |                                           |                   |             |                                    |                                   |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Three Islands Park                       | 15.45  |                                                   | Passive                  |                   |                  |               |                          |                    |               |                   |              |           |              |                 |                          |                         |                   |                  |                                  |                                  |                                  |                                  |                |          |                        |                         |                               |                                           |                   |             |                                    |                                   |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Washington Park Community Center & Field | 8.52   | 11,560                                            | Active                   |                   | 3                |               |                          | 1                  |               | 1                 | 1            |           |              | 1               |                          |                         |                   |                  |                                  | 1                                |                                  |                                  | 2              |          |                        |                         |                               |                                           |                   |             | 1                                  | 2                                 |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Weiler View Park                         | 0.70   |                                                   | Passive                  |                   |                  |               |                          |                    |               |                   |              |           |              |                 |                          |                         |                   |                  |                                  |                                  |                                  |                                  |                |          |                        |                         |                               |                                           |                   |             |                                    |                                   |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| Zink Park                                | 5.45   |                                                   | Passive                  |                   |                  |               |                          |                    |               |                   |              |           |              |                 |                          |                         |                   |                  |                                  |                                  |                                  |                                  |                |          |                        |                         |                               |                                           |                   |             |                                    |                                   |                                    |                                    |            |                            |                               |                              |                                  |                                  |      |  |  |  |  |
| TOTAL                                    | 735.94 | 115,770                                           |                          | 1                 | 8                | 3             | 2                        | 41                 | 1             | 1                 | 2            | 2         | 1            | 14              | 1                        | 6                       | 3                 | 13               | 0                                | 13                               | 0                                | 2                                | 25             | 5        | 3.5                    | 0                       | 2                             | 0                                         | 12                | 42          | 4                                  | 1                                 | 0                                  | 6                                  | 2          | 7                          | 1                             | 16                           | 5                                | 0.43                             | 0.87 |  |  |  |  |

## **EXHIBIT G**

# HOLLYWOOD RECREATION AND OPEN SPACE LOS WORKSHEET

## Buildout Population

Park Acreage requirement (3 acres/1000 persons)

215,086.00  
645.26

## CITY PARKS

| PARK NAME                                | GIS CALCULATED<br>ACRES | ALLOWED<br>ACRES |
|------------------------------------------|-------------------------|------------------|
| 1 Anderson Park                          | 0.74                    | 0.74             |
| 2 Anniversary Park                       | 0.28                    | 0.28             |
| 3 Beach Community Center                 | 1.78                    | 1.78             |
| 4 Beach Paddleball & Shuffleboard        | 1.56                    | 1.56             |
| 5 Beach Theater                          | -                       | -                |
| 6 Beverly Hills Park                     | 0.59                    | 0.59             |
| Beverly Park                             | -                       | -                |
| 7 Bicentennial Park                      | 1.47                    | 1.47             |
| 8 Boggs Field                            | 14.07                   | 14.07            |
| 9 Carlton Montayna Park                  | 0.76                    | 0.76             |
| 10 Charnow Park                          | 0.30                    | 0.30             |
| 11 David Park                            | 9.14                    | 9.14             |
| 12 David Park Tennis                     | -                       | -                |
| 13 Dowdy Field                           | 7.36                    | 7.36             |
| 14 Dr Martin Luther King Comm Cntr       | 5.02                    | 5.02             |
| 15 Driftwood Park Recreational Cntr      | 19.35                   | 19.35            |
| 16 Earl Crawford Park                    | 1.64                    | 1.64             |
| 17 Emerald Hills Lakes Park              | 5.00                    | 5.00             |
| 18 Epplenman Park                        | 0.29                    | 0.29             |
| 19 Fletcher St/58 Ave                    | 0.14                    | 0.14             |
| 20 Fred Lippman Multi-Purpose Cntr       | 0.47                    | 0.47             |
| 21 Garfield St/62 Ave                    | -                       | -                |
| 22 Goldman Park                          | -                       | -                |
| 23 Harry Berry Park                      | 1.03                    | 1.03             |
| 24 Henry L Graham Park                   | 0.41                    | 0.41             |
| 25 Holland Park                          | 24.98                   | 24.98            |
| 26 Hollywood West Park                   | 12.15                   | 12.15            |
| 27 Jefferson Park                        | 4.01                    | 4.01             |
| 28 Joe DiMaggio Park                     | 0.33                    | 0.33             |
| 29 John B Koozer Memorial Park           | 2.57                    | 2.57             |
| 30 John Williams Park/Sheidan Oak Forest | 23.52                   | 23.52            |
| 31 Keating Park                          | 1.01                    | 1.01             |
| 32 Kwanis Park                           | 1.07                    | 1.07             |
| 33 Lake Abraham                          | -                       | -                |
| 34 Liberia Tot Lot                       | -                       | -                |
| 5800 Thomas St.                          | -                       | -                |
| 1945 Hollywood Blvd.                     | -                       | -                |
| 1301 S.Ocean Dr.                         | -                       | -                |
| 300 Connecticut St.                      | -                       | -                |
| 100 Johnson St.                          | -                       | -                |
| 5200 Washington St.                      | -                       | -                |
| 6291 Funston St                          | -                       | -                |
| 7300 Farragut St.                        | -                       | -                |
| 2310 N. 23 Avenue                        | -                       | -                |
| 6200 Arthur St.                          | -                       | -                |
| 300 Connecticut St.                      | -                       | -                |
| 108 N. 33 court                          | -                       | -                |
| 510 N 33rd Ct                            | -                       | -                |
| 2161 Johnson St                          | -                       | -                |
| 2400 Charleston St                       | -                       | -                |
| 3000 N 69th Ave                          | -                       | -                |
| 900 S. Park Rd.                          | -                       | -                |
| 3901 N. 30 Terrace                       | -                       | -                |
| 701 Tyler St.                            | -                       | -                |
| 5749 Fletcher St.                        | -                       | -                |
| 2030 Polk St                             | -                       | -                |
| Garfield St & 62nd Ave                   | -                       | -                |
| 301 Azalea Terr.                         | -                       | -                |
| 2350 Simms St.                           | -                       | -                |
| 801 Johnson St.                          | -                       | -                |
| 6770 Garfield St.                        | -                       | -                |
| 1501 Jefferson St.                       | -                       | -                |
| 1001 Three Island Blvd.                  | -                       | -                |
| 1401 Polk St.                            | -                       | -                |
| 6101 Sheridan St                         | -                       | -                |
| 2500 S Ocean Dr & Magnolia Terr          | -                       | -                |
| 3400 Johnson St.                         | -                       | -                |
| 9th Ave & Charleston                     | -                       | -                |
| 24th Ave & Simms St                      | -                       | -                |

RECERTIFIED: 06-27-19

EFFECTIVE: 01-22-20

RECERTIFIED: 12-04-2011

EFFECTIVE: 02-05-2011

|                                        |                               |        |        |
|----------------------------------------|-------------------------------|--------|--------|
| 35 Lincoln Park                        | 2340 Lincoln Park             | 4.70   | 4.70   |
| 36 Lions Park                          | 3003 Hollywood Blvd.          | -      | -      |
| 37 Mara Berman Giullanti Park          | 4151 N. Hills Drive           | 2.03   | 2.03   |
| 38 Montella Park                       | 1231 N. 69th Way              | 12.20  | 12.20  |
| 39 North and South Lake Jogging Parks  | North and South Lakes         | 1.79   | 1.79   |
| 40 Oak Lake Park                       | 3190 N. 56 Avenue             | 9.73   | 9.73   |
| 41 Oakridge Park                       | 5200 S.W. 35 Avenue           | -      | -      |
| 42 Oakwood Hills Park                  | 2701 N. 26 Avenue             | 2.15   | 2.15   |
| 43 Poinciana Park                      | 1301 S. 21 Avenue             | 3.01   | 3.01   |
| 44 Polk Street Multi-Purpose Cntr      | 2030 Polk St                  | -      | -      |
| 45 Rainbow Tot Lot                     | 4001 N. Hills Dr.             | 0.08   | 0.08   |
| 46 Rolary Park                         | 3150 Taft St                  | 17.27  | 17.27  |
| 47 Sailor's Point                      | 9th Ave & N Northlake Dr      | 0.62   | 0.62   |
| 48 Seminole Park                       | 64th & Charleston St          | 3.91   | 3.91   |
| 49 Shuffleboard Center                 | 309 N 21st Ave                | 0.88   | 0.88   |
| 50 Stan Goldmen Memorial Park          | 800 Knights Road              | 22.67  | 22.67  |
| 51 Washington Park & Comm Cntr         | 5199 Pembroke Rd              | 8.51   | 8.51   |
| 52 Water View Park                     | 2800 Coolidge St.             | 0.70   | 0.70   |
| 53 West Lake Park                      | Sheridan St & 11th Ct         | -      | -      |
| 54 Young Circle Park                   | 1 Young Circle                | 9.98   | 9.98   |
| 55 Zinkil Park                         | 5451 Washington St.           | 5.45   | 5.45   |
| 56 (Unknown park Near West Lake)       |                               | 19.84  | 19.84  |
| 57 (Unknown park at Three Islands Dr)  | 1002 Three Island Park        | 15.45  | 15.45  |
| 58 (Unknown park at Harbor Islands Dr) |                               | 14.74  | 14.74  |
| 59 Alexander Park                      | Monroe Street & S 24th Avenue | 0.49   | 0.49   |
|                                        |                               | 297.24 | 297.24 |

#### SCHOOLS NAME

|      |                              |       |       |
|------|------------------------------|-------|-------|
| PS1  | Apollo Middle/Montella Park  | -     | -     |
| PS2  | Boulevard Heights Elementary | 4.12  | 4.12  |
| PS3  | Chaminade High               | 9.68  | 9.68  |
| PS4  | Colbert Elementary           | 2.17  | 2.17  |
| PS5  | Hollywood Hills Elementary   | 6.72  | 6.72  |
| PS6  | Hollywood Hills High         | 12.35 | 12.35 |
| PS7  | McArthur High                | 21.65 | 21.65 |
| PS8  | McNicol Middle               | 6.10  | 6.10  |
| PS9  | Nativity School              | 2.92  | 2.92  |
| PS10 | Oakridge Elementary          | -     | -     |
| PS11 | Orangebrook Elementary       | 3.66  | 3.66  |
| PS12 | Quest School                 | -     | -     |
| PS13 | Sheridan Hills Elementary    | 2.31  | 2.31  |