

## 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: 8/24/2023

Location Address: 1600 S. Park Road.

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

Folio Number(s): 514220000040; 514220000140; 514220000170; 514220000150

Zoning Classification: Government and Utilities and Use Classification: Open Space and Recreation and Utilities

Existing Property Use: Vacant and Government Use Sq Ft/Number of Units: 630

Is the request the result of a violation notice? ( ) Yes (X) 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): \_\_\_\_\_

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

Explanation of Request: See Narrative for Amending Land Use

Number of units/rooms: 630 Sq Ft: 35k retail and 45k office

Value of Improvement: TBD Estimated Date of Completion: \_\_\_\_\_

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 Boulevard, Hollywood, FL 33020

Telephone: C/o Representative Fax: \_\_\_\_\_ Email Address: rstorey@hollywoodfl.org

Name of Consultant/Representative/Tenant (circle one): Pedro Gassant, Esq., and Eric Metz

Address: 515 East Las Olas Blvd, Fort Lauderdale, FL Telephone: 305.789.7430

Fax: \_\_\_\_\_ Email Address: pedro.gassant@hklaw.com; emetz@metzreg.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: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

## PLANNING DIVISION



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# 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: 9-5-23

PRINT NAME: City of Hollywood Date: \_\_\_\_\_

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

PRINT NAME: Pedro Gassant, Esq. Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

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

### **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 amendment to land use designation to my property, which is hereby made by me or I am hereby authorizing Pedro Gassant and Eric Metz to be my legal representative before the Planning Development Board (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

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

State of Florida

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

# PARK ROAD DEVELOPMENT

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

Prepared By:

**Kimley-Horn and Associates, Inc.**

8201 Peters Road, Suite 2200  
Plantation, FL 33324  
(954) 535-5100

**Kimley»»Horn**

May 2024



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EXHIBIT Q: BROWARD COUNTY PLANNING COUNCIL GROSS ACREAGE DETERMINATION LETTER

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**1. TRANSMITTAL INFORMATION**

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

To be provided.

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

TBD

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

To be provided.

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

The City of Hollywood will provide public notification of the proposed amendment consistent with the City Code of Ordinances and Florida Statutes. Public notices of changes to the land use plan will follow public notification procedures to include newspaper advertisements, public notification of meeting agendas, letters and e-mails.

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

**\*Development of Regional Impact**

**\*Small scale development activity (Per Florida Statutes)**

**\*Emergency (please describe on separate page)**

The amendment is considered a small-scale development pursuant to Chapter 163.3187, Florida Statutes as the proposed amendment involves a use 50 acres or less.

**2. APPLICANT INFORMATION**

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

Park Road Development, LLC

Eric Metz, Manager  
Louis Birdman, Manager  
1930 Harrison Street  
Suite #206  
Hollywood, FL 33020  
Email: emetz@metzreg.com  
Phone: 213-814-8829

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

Pedro Gassant, Esq.  
Holland & Knight  
515 East Las Olas Boulevard, Suite 1200  
Fort Lauderdale, FL 33301  
Email: pedro.gassant@hklaw.com  
Phone: 305-789-7430

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

Cameron Palmer, AICP  
Principal Planner  
City of Hollywood - Division of Planning and Urban Design  
P.O. Box 229045  
Hollywood, FL 33020  
Office: 954-921-6632  
E-mail: CPALMER@HollywoodFL.org

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

The subject property, legally described on **Exhibit A** (the "Property") is currently designated "Community" (south portion of the Property) and "Commercial Recreation" (north portion of the Property) on the Broward County Land Use Plan Map. The Property is currently designated "Utilities" (south portion of the Property) and "Open Space and Recreation" (north portion of the Property) on the City of Hollywood Future Land Use Plan Map. The City of Hollywood Future Land Use Plan Map is in the process of being amended to be consistent with the Broward County Land Use Plan Map. The applicant is requesting to change the current future land use designation of the Property to "High (50) Residential" and "Commerce" on the Broward County Land Use Plan and "High Residential" and "General Business" on the City Land Use Plan. The proposed development program is shown below:

The Park Road Development

Acreage: Approximately 34.2 gross acres and 30.8 net acres

General Location: Northwest Corner of the Intersection of Pembroke Road and Park Road and south of Hillcrest Drive.

Contemplated Development Program:

## High Residential (50) Designated Portion:

- Multifamily Residential: 630 residential dwelling units;

## Commerce Designated Portion:

- Government Office Land Use: 100,000 s.f.;
- General Office Land Use: 45,000 s.f., and
- General Commercial Land Use: 35,000 s.f.;

The purpose of the land use plan amendment is to implement a mixed-use development for the Property which will include a new City owned and operated Public Works Department offices and maintenance facility, as well as private residential and commercial development.

The Applicant/Developer was the successful proposer when the City of Hollywood issued a Request for Proposals in 2018 for redevelopment of the Property which was historically used as a landfill and for Public Works operations. Designated a brownfield, the Applicant/Developer and the City entered into a Public/Private Partnership ("P3") to redevelop the site into an asset for the community. These land use plan amendments are the first step in implementing the P3 agreed to by the City and Applicant.

The proposed "High (50) Residential" and "Commerce" future land use designations are consistent with the Broward County Land Use Plan ("BCLUP"), including Strategy TR-1 (prioritizing new development and redevelopment including reference to the major transit corridors), Strategy MM-2 (recognizing the linkages between transportation and housing), and Strategy EP-4 (providing recreation and open space that is compatible to the area and meets the needs of residents and visitors).

The Property is ideally located for a mixed-use project of this type as it supports, provides, and integrates a range of residential uses (housing options) and non-residential uses (including employment-based uses) within a defined setting that will enhance the opportunities to utilize and achieve the aforementioned strategies. In addition, the increase in development can be supported by the area's existing public infrastructure including water, wastewater, transportation, parks and recreation facilities, stormwater, etc.

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

The amendment site encompasses ±34.2 gross acres/±30.8 net acres located in the City of Hollywood (the "City"). The amendment site is generally located west of S Park Road and north of Pembroke Road.

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

The survey with legal description of the amendment site is provided. See **Exhibit A.**

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

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

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

| Table 1: Land Uses                          |                     |          |                    |         |
|---------------------------------------------|---------------------|----------|--------------------|---------|
| Proposed Development Program (Allowed Uses) |                     |          |                    |         |
| Existing Land Use                           | BCLUP Acres (gross) | BCLUP DU | City Acres (gross) | City DU |
| Commercial Recreation (North Parcel)        | N/A                 | N/A      | 14.8               | N/A     |
| Community (Government office, South Parcel) | N/A                 | N/A      | 19.4               | N/A     |
| Proposed Development Program (Maximum)      |                     |          |                    |         |
| Government Office: 100,000 sq.ft.           |                     |          |                    |         |
| General Retail: 35,000 sq.ft.               |                     |          |                    |         |
| Multi-family: 630 units                     |                     |          |                    |         |
| General Office: 45,000 sq.ft.               |                     |          |                    |         |

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

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

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

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

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

| Table 2: Existing Uses |                                                     |
|------------------------|-----------------------------------------------------|
| Amendment Site         | City facilities and open space                      |
| North                  | Medical offices, hospital, multi-family residential |
| South                  | Warehousing (Industrial)                            |
| West                   | Open space, auto sales, auto repair, pawn shop      |
| East                   | Mobile home park, multi-family residential          |

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

The uses within the amendment area will be limited to those in **Table 3** below:

| Table 3: Proposed Uses |                    |                             |
|------------------------|--------------------|-----------------------------|
| Use                    | Proposed Intensity | Existing SF/DU              |
| Government office      | 100,000 sq.ft.     | 421,433 sq.ft. <sup>1</sup> |
| General office         | 45,000 sq.ft.      | 0                           |
| General retail         | 35,000 sq.ft.      | 0                           |
| Multi-family           | 630 units          | 0                           |

Maps of the proposed City and County future land use designations are provided. See **Exhibit D**.

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

The existing land use designation consists of 14.8 gross acres (13.9 net acres) of Open Space and Recreation (City land use)/Commercial Recreation (County land use) and 19.4 gross acres (16.9 net acres) of Utilities (City land use)/Community (County land use). Per the City of Hollywood's Comprehensive Plan, the maximum allowable FAR for the Utilities land use is 3.0. For purposes of the transportation impact analysis, it was assumed that the existing land use would permit a development plan of 13.92-acre public park and a 421,433 s.f. government office building equivalent to an FAR of 0.5, far below the City of Hollywood's maximum FAR.

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

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

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

<sup>1</sup> Source: City of Hollywood FL Zoning Map

**indicating the adoption date of the 10 Year Water Supply Facilities Workplan.**

Per the City of Hollywood Comprehensive Plan (2008), 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 measured 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 well field serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

The facility serving the subject location is the City of Hollywood Water Treatment Plant, PWS ID NO. 4060462. 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 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.**

| Table 4: Water Demand Existing Land Use Designation                                              |                   |
|--------------------------------------------------------------------------------------------------|-------------------|
| North Parcel Commercial Recreation:<br>Parcel 14.86 Gross Acres<br>400 visitors @ 10 GPD/Visitor | 4,000 GPD         |
| South Parcel<br>Governmental Office:<br>421,433SF @ 0.20GPD/SF                                   | 84,287 GPD        |
| <b>TOTAL WATER DEMAND</b>                                                                        | <b>88,287 GPD</b> |

| Table 5: Water Demand Proposed Land Use Designation |                     |
|-----------------------------------------------------|---------------------|
| Governmental Offices:<br>100,000 SF @0.2GPD/SF      | 20,000 GPD          |
| General Office:<br>45,000 SF @ 0.20GPD/SF           | 9,000 GPD           |
| General Retail:<br>35,000SF @ 0.20GPD/SF            | 7,000 GPD           |
| Multi-Family:<br>630 Units @ 250GPD/Unit            | 157,500 GPD         |
| <b>TOTAL WATER DEMAND</b>                           | <b>193,500 GPD</b>  |
| <b>NET CHANGE</b>                                   | <b>+105,213 GPD</b> |

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

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

## 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 for the facility measured by average daily flow.

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

The 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. The permitted capacity is 55.5 MGD. The current demand is 39.2 MGD, the committed demand is 5.2 MGD. There are no planned 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.

| Table 6: Sewer Demand Existing Land Use Designation                                              |                   |
|--------------------------------------------------------------------------------------------------|-------------------|
| North Parcel Commercial Recreation:<br>Parcel 14.86 Gross Acres<br>400 visitors @ 10 GPD/Visitor | 4,000 GPD         |
| South Parcel<br>Governmental Office:<br>421,433SF @ 0.20GPD/SF                                   | 84,287GPD         |
| <b>TOTAL SEWER DEMAND</b>                                                                        | <b>88,287 GPD</b> |

| Table 7: Sewer Demand Proposed Land Use Designation |                     |
|-----------------------------------------------------|---------------------|
| Governmental Offices:<br>100,000SF @0.2GPD/SF       | 20,000 GPD          |
| General Office:<br>45,000SF @ 0.20GPD/SF            | 9,000 GPD           |
| General Retail:<br>35,000SF @ 0.20GPD/SF            | 7,000 GPD           |
| Multi-Family:<br>630 Units @ 250GPD/Unit            | 157,500 GPD         |
| <b>TOTAL SEWER DEMAND</b>                           | <b>193,500 GPD</b>  |
| <b>NET CHANGE</b>                                   | <b>+105,213 GPD</b> |

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

The letter from the sanitary sewer provider is included as Exhibit F.

### C. Solid Waste Analysis

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

The adopted level of service for the proposed uses are as follows:

|             |                             |
|-------------|-----------------------------|
| Residential | 8.9 pounds per unit per day |
| Commercial  | 4 pounds per day per 100sf  |
| Office      | 1 pound per day per 100sf   |

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

The City of Hollywood has a collection agreement with Waste Pro, which transports the City's solid waste to the Waste Connections Pembroke Parks Transfer Station located at 1899 SW 31st Ave. The Final disposal is at Waste Connection's JED/OMNI Landfill in St. Cloud Florida.

The landfill is licensed under FDEP Permit No. 0199726-033-SO-01, issued on June 13, 2017 and expiring on June 13, 2027. The landfill is permitted for 81,505,530 Cubic Yards. Approximately 5,800-6,200 tons of waste are deposited each day. As of 2018, 1,847,925 Cubic yards of capacity has been used. The Facility's 20-year projection shows a remaining capacity of 3,852,819 cubic yards (4.7%) in the year 2038.

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

| Table 8: Total Solid Waste Demand Existing Landuse                                                      |                         |
|---------------------------------------------------------------------------------------------------------|-------------------------|
| North Parcel - Commercial Recreation:<br>Parcel 14.86 Gross Acres<br>400 visitors per day @ 1lb/visitor | 400lbs/day              |
| South Parcel - Governmental Office:<br>421,433SF @ 1lb/100SF/Day                                        | 4,214lbs per day        |
| <b>TOTAL SOLID WASTE DEMAND</b>                                                                         | <b>4,614lbs per day</b> |

| Table 9: Solid Waste Proposed Landuse                |                           |
|------------------------------------------------------|---------------------------|
| Governmental Offices:<br>100,000SF @ 1 lb./100SF/Day | 1,000lbs. per day         |
| General Office:<br>45,000SF @ 1 lbs./100SF/Day       | 450lbs. per day           |
| General Retail:<br>35,000SF @ 4 lbs./100SF/Day       | 1,400lbs. per day         |
| Multi-Family:<br>630 Units @ 8.9 lbs./Unit/Day       | 5,607lbs. per day         |
| <b>TOTAL SOLID WASTE DEMAND</b>                      | <b>8,457lbs. per day</b>  |
| <b>NET CHANGE</b>                                    | <b>+3,843lbs. per day</b> |

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

See attached letter for solid waste as **Exhibit G**.

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

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

The City has adopted the following LOS Standards for Drainage per the SFWMD and Broward

County Requirements:

5 year 1 day for parking lot protection

10 year 24 hour storm for minimum crown of road

25 year 72 hour for attenuation requirement, allowable discharge and perimeter berm elevation

100 year 72 hour (zero discharge) for minimum finish floor elevation

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

The proposed site does not fall within an existing drainage district and is therefore subject to the permitting requirements of the South Florida Water Management District (SFWMD) and the Broward County Environmental Permitting Division, Surface Water Management Licensing Program (BCSWMLP). The SFWMD has delegated review of projects within Broward County not associated with a drainage district to the BCSWMLP who will review the project and issue both a SFWMD permit and SWML permit.

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

The subject property was not identified as having any existing drainage issues and no capital improvements are proposed for the associated drainage basin covered under the master drainage permit.

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

The proposed project has not yet been submitted to the BCSWMLP for review at this time. A pre application meeting was held with the County to discuss the project on February 4, 2022. The proposed project will require a full permit submittal to the county for review and approval. All county, state and City requirements will be met at the time of permit submittal.

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

The stormwater management system that will be designed and constructed in conjunction with the proposed development will meet all applicable governmental drainage standards. Per the existing 2014 FEMA flood map the Subject Property lies within an AE flood zone with

a base elevation of 10.00 NAVD. The Finish Floor elevation for the proposed building will be the higher of the following:

FEMA Flood Base Flood Elevation Plus 1 = 11.00 NAVD

County's Future Conditions 100-year flood elevation map 10.50 NAVD

Calculated 100 year 3 day (zero discharge) peak elevation utilizing pre vs post criteria.

Due to the nature of the material on site, as well as the existing elevations reaching 18.00NAVD in some areas, we are proposing that the finish floor elevations be set at 13.50NAVD.

See attached drainage calculations in Exhibit H.

- 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.**

The project site does not contribute to a drainage district.

#### **E. Recreation and Open Space Analysis**

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

The adopted level of service for recreation and open space in both the City (Code of Ordinances Chapter 32, Article VI, Division 3, Section 32-887) and Broward County (Broward County Future Land Use Plan Element Strategy EP-4) is 3 acres per 1,000 residents.

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

See Exhibit I for the City of Hollywood parks inventory.

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

Table 10: Recreation and Open Space Impact

|          | Use                    | Calculation                          | Total               |
|----------|------------------------|--------------------------------------|---------------------|
| Existing | N/A                    | N/A                                  | N/A                 |
| Proposed | 630 multi-family units | 630 units x 0.003 ac/pp <sup>1</sup> | 1.89 acres          |
| Change   |                        |                                      | <b>+ 1.89 acres</b> |

(1) Source: Broward County Land Use Plan – Section 2: Implementation Requirements and Procedures – Community and Regional Parks

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

**Table 11: Community Park Needs**

| Planning Horizon | Population (Projected) <sup>(1)</sup> | Park Acreage Demand (amount needed to maintain LOS) | Available <sup>(2)</sup> | Surplus (+) / Deficit (-) acreage |
|------------------|---------------------------------------|-----------------------------------------------------|--------------------------|-----------------------------------|
| 2020             | 151,818                               | 455.45 acres                                        | 734.64                   | + 279.19 acres                    |
| 2025             | 154,582                               | 463.75 acres                                        | 734.64                   | + 270.89 acres                    |
| 2030             | 156,063                               | 468.19 acres                                        | 734.64                   | + 266.45 acres                    |

(1) Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida. University of Florida

Based on this analysis, the City has adequate parks and open space facilities to meet the anticipated population in both the short term and long term planning horizons.

There are 55 city-owned parks<sup>2</sup> located with 5 miles of the Property ranging in size from 0.08 acres to 260 acres of the amendment site. There are 17 parks within 2 miles of the amendment site. The following parks are located within approximately 1 miles of the amendment site:

**Mini-Neighborhood Parks**

- Lions Park – 0.30 acres
- Beverly Hills Park – 0.59 acres
- Earl Crawford Park – 0.85 acres

**Neighborhood Parks**

- David Park & Tennis Center – 7.78 acres

**Community Parks**

- Washington Park – 8.58 acres
- McNicol Recreation Center – 13.68 acres
- Stan Goldman Memorial Park – 19.64 acres

**County Parks within 5 miles:**

- West Lake Park – 1,476.44 acres
- Hollywood North Beach – 92.11 acres
- Topeekeegee Yugnee Park – 138.75 acres

<sup>2</sup> Source: Broward County GIS

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

POLICY 2.5.4 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.

Currently designated as a brownfield site and entirely inaccessible to the public, the property does not meet the open space or recreation needs of the existing community. Redevelopment of the property will provide city facilities, and commercial establishments, residential units, and green/open space opportunities that align with community and City needs.

The Property does not contain golf courses therefore POLICY 2.5.5 is not applicable.

#### **F. Traffic Circulation Analysis**

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

Major roadways serving the amendment site include:

- Interstate 95 (I-95)
- SR-858/Hallandale Beach Boulevard
- SR-824/Pembroke Road
- SR-820/Hollywood Boulevard

The level of service standards maintained by Broward County and the City of Hollywood are summarized below in Table 12.

##### *Broward County*

Per BrowardNEXT2.0 Comprehensive Plan Policy T2.4.2, the level of service standard for all roadways within the impact area is LOS D for long range planning purposes.

##### *City of Hollywood*

The City of Hollywood recognizes the County's LOS D standards in their adopted Comprehensive Plan. In addition, the level of service standard, corresponding service volumes, existing (2020) peak hour volume and existing (2020) level of service for the surrounding roadway network are summarized in Table 12. Note that existing (2020) traffic volumes utilized in the analysis represent the latest available traffic volumes from the Broward County Metropolitan Planning Organization's (MPO) *Level of Service Spreadsheet-2020*.

| Table 12: Existing (2020) Peak Hour Conditions LOS Analysis |                                        |                         |                               |                              |                 |
|-------------------------------------------------------------|----------------------------------------|-------------------------|-------------------------------|------------------------------|-----------------|
| <i>Roadway</i>                                              | <i>Segment</i>                         | <i>Existing Laneage</i> | <i>Maximum Service Volume</i> | <i>2020 Peak Hour Volume</i> | <i>2020 LOS</i> |
| I-95                                                        | N of SR-858/Hallandale Beach Boulevard | 10LF                    | 17,040                        | 21,147                       | F               |
|                                                             | N of SR-824/Pembroke Road              | 10LF                    | 17,040                        | 20,615                       | F               |
|                                                             | N of Hollywood Boulevard               | 10LF                    | 17,040                        | 21,090                       | F               |
| SR-858/Hallandale Beach Boulevard                           | E of SR-7                              | 4LD                     | 3,580                         | 2,660                        | C               |
|                                                             | E of I-95                              | 6LD                     | 5,390                         | 4,513                        | C               |
| SR-824/Pembroke Road                                        | E of SR-7                              | 6LD                     | 5,390                         | 4,180                        | C               |
|                                                             | E of I-95                              | 4LD                     | 2,920                         | 3,325                        | F               |
| SR-820/Hollywood Boulevard                                  | E of SR-7                              | 6LD                     | 4,500                         | 3,800                        | D               |
|                                                             | E of Park Road                         | 6LD                     | 4,500                         | 4,180                        | D               |
|                                                             | E of I-95                              | 4LD                     | 2,920                         | 4,513                        | F               |

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

The projected level of service for the short-term (2025) planning horizon was determined using linear interpolation of the currently available 2020 peak hour volumes and the long-term (2045) currently available peak hour volumes to obtain the short-term peak hour volume. Once the interpolated value was obtained, FDOT's 2020 *Quality/Level of Service Handbook* was used to find the appropriate level of service standard. The level of service for the short-term planning horizon is summarized in **Table 13**.

Long-term (2045) projected level of service was determined using 2045 traffic volume forecasts obtained from the Broward Country MPO. The level of service for the long-term planning horizon is summarized in **Table 14**.

Table 13: Short-Term (2025) Peak Hour Conditions LOS Analysis

| <i>Roadway</i>                    | <i>Segment</i>                         | <i>Existing Laneage</i> | <i>Maximum Service Volume</i> | <i>Growth Rate</i> | <i>2025 Peak Hour Volume</i> | <i>2025 LOS</i> |
|-----------------------------------|----------------------------------------|-------------------------|-------------------------------|--------------------|------------------------------|-----------------|
| I-95                              | N of SR-858/Hallandale Beach Boulevard | 10LF                    | 17,040                        | 2.65%              | 23,949                       | F               |
|                                   | N of SR-824/Pembroke Road              | 10LF                    | 17,040                        | 3.08%              | 23,790                       | F               |
|                                   | N of Hollywood Boulevard               | 10LF                    | 17,040                        | 1.81%              | 22,999                       | F               |
| SR-858/Hallandale Beach Boulevard | E of SR-7                              | 4LD                     | 3,580                         | -0.18%             | 2,636                        | C               |
|                                   | E of I-95                              | 6LD                     | 5,390                         | 2.17%              | 5,003                        | C               |
| SR-824/Pembroke Road              | E of SR-7                              | 6LD                     | 5,390                         | 1.37%              | 4,466                        | C               |
|                                   | E of I-95                              | 4LD                     | 2,920                         | 0.97%              | 3,486                        | F               |
| SR-820/Hollywood Boulevard        | E of SR-7                              | 6LD                     | 4,500                         | 0.34%              | 3,865                        | D               |
|                                   | E of Park Road                         | 6LD                     | 4,500                         | -0.05%             | 4,170                        | D               |
|                                   | E of I-95                              | 4LD                     | 2,920                         | 0.87%              | 4,709                        | F               |

Table 14: Long-Term (2045) Peak Hour Conditions LOS Analysis

| <i>Roadway</i>                    | <i>Segment</i>                         | <i>Existing Laneage</i> | <i>Maximum Service Volume</i> | <i>2045 Peak Hour Volume</i> | <i>2045 LOS</i> |
|-----------------------------------|----------------------------------------|-------------------------|-------------------------------|------------------------------|-----------------|
| I-95                              | N of SR-858/Hallandale Beach Boulevard | 12LF                    | 20,930                        | 35,150                       | F               |
|                                   | N of SR-824/Pembroke Road              | 12LF                    | 20,930                        | 36,499                       | F               |
|                                   | N of Hollywood Boulevard               | 12LF                    | 20,930                        | 30,618                       | F               |
| SR-858/Hallandale Beach Boulevard | E of SR-7                              | 4LD                     | 3,580                         | 2,537                        | C               |
|                                   | E of I-95                              | 6LD                     | 5,390                         | 6,964                        | F               |
| SR-824/Pembroke Road              | E of SR-7                              | 6LD                     | 5,390                         | 5,615                        | F               |
|                                   | E of I-95                              | 4LD                     | 2,920                         | 4,133                        | F               |
| SR-820/Hollywood Boulevard        | E of SR-7                              | 6LD                     | 4,500                         | 4,123                        | D               |
|                                   | E of Park Road                         | 6LD                     | 4,500                         | 4,123                        | D               |
|                                   | E of I-95                              | 4LD                     | 2,920                         | 5,491                        | F               |

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 pm peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.

The trip generation analysis was conducted using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition for the current and proposed land use designations. The existing land use designation consists of 14.8 gross acres (13.9 net acres) of Open Space and Recreation (City land use)/Commercial Recreation (County land use) and 19.4 gross acres (16.9 net acres) of Utilities (City land use)/Community (County land use). Per the City of Hollywood's Comprehensive Plan, the maximum allowable FAR for the Utilities land use is 3.0. For purposes of the transportation impact analysis, it was assumed that the existing land use would permit a development plan of 13.92-acre public park and a 421,433 s.f. government office building equivalent to an FAR of 0.5, far below the City of Hollywood's maximum FAR.

The proposed land use designation of "High (50) Residential" and "Commerce" on the Broward County Land Use Plan and "High Residential" and "General Business" on the City Land Use Plan would allow for a maximum development 45,000 square feet of general office space, 100,000 square feet of government office space, 35,000 square feet of retail space, and 630 multi-family mid-rise residential units.

The trip generation potential for the existing land uses was determined using ITE land use code (LUC) 411 (Public Park) and 730 (Government Office Building). The trip generation potential for the proposed land uses was determined using ITE LUC 710 (General Office Building), 730 (Government Office Building), 822 (Strip Retail Plaza), and 221 (Multi-family Housing [Mid-Rise]).

Utilizing these land uses, the weekday P.M. peak hour trip generation was used for the analysis. In this case, the proposed development plan results in decrease of 98 trips in the P.M. peak hour. Therefore, no additional transportation impact analysis was conducted. The generation rates and results of the proposed land use trip generation calculations are presented in **Table 15**. Note that internal capture rates consistent with ITE's *Trip Generation Handbook*, 3rd Edition were applied to proposed land use calculations. Detailed trip generation calculations are contained in **Exhibit J**.

| Table 15: P.M. Peak Hour Trip Generation Summary                    |                     |                |
|---------------------------------------------------------------------|---------------------|----------------|
| Land Use<br>(ITE Code)                                              | Scale               | Total<br>Trips |
| <b><i>Permitted Under the Current Land Use Designation</i></b>      |                     |                |
| Public Park<br>(411)                                                | 13.92 acres         | 23             |
| Government Office Building<br>(730)                                 | 421,433 square feet | 654            |
| <b><i>Subtotal</i></b>                                              |                     | <b>677</b>     |
| <b><i>Proposed as Part of the Proposed Land Use Designation</i></b> |                     |                |
| General Office Building<br>(710)                                    | 45,000 square feet  | 80             |
| Government Office Building<br>(730)                                 | 100,000 square feet | 150            |
| Strip Retail Plaza<br>(822)                                         | 35,000 square feet  | 145            |
| Multi-family Housing -<br>Mid-Rise<br>(221)                         | 630 dwelling units  | 204            |
| <b><i>Subtotal</i></b>                                              |                     | <b>579</b>     |
| <b>Trip Generation Decrease</b>                                     |                     | <b>-98</b>     |

Source: ITE *Trip Generation Manual*, 11<sup>th</sup> Edition.

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

No supplemental studies are being provided at this time.

**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.**

Existing Broward County Transit (BCT) Bus Service

- BCT Route 5 operates along Pembroke Road linking Pembroke Lakes Mall and Hallandale Beach City Hall. It makes stops at Pembroke Lakes Mall, Miramar Town Center, Pembroke Road and University Drive, Pembroke Road and US 441, Pembroke Road and SW 40th Avenue, and SE 3rd Street and US 1. Route 5 operates with approximately 60-minute headways during the P.M. peak period.

- BCT Route 15 operates along S. Park Road linking the Fort Lauderdale Airport Tri-Rail and County Line Road and SW 52nd Avenue. It makes stops at Fort Lauderdale Airport Tri-Rail, Stirling Road and US 441, Hollywood Boulevard and N 56th Avenue, Pembroke Road and SW 40th Avenue, Hallandale Beach Boulevard and SW 52nd Avenue, County Line Road and SW 52nd Avenue. Route 15 operates with approximately 65-minute headways during the P.M. peak period.

Detailed route information described above is provided in Exhibit K.

#### Planned Mass Transit Routes

- Based on review of BCT's Transit Development Plan, it appears that no mass transit routes are planned within one-quarter mile of the amendment area. Confirmation from BCT staff is forthcoming.

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

It is anticipated that the proposed development will support mass transit use as it is located within ¼ mile of two (2) existing Broward County Transit bus routes. It is expected that a portion of residents, employees, patrons, and guests will choose to use public transit to and from the proposed redevelopment.

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

Confirmation on potential proposed transit routes and/or shelters are forthcoming.

## **H. Public Education Analysis**

### **1. Public School Impact Application (School Consistency Review Report)**

See Exhibit L for a copy of the School Consistency Review Report received from the School Board of Broward County Facility Planning and Real Estate Department.

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

The Public School Impact Application and payment were submitted to the School Board of Broward County. Please see Exhibit L for a copy of the School Consistency Review Report received from the School Board of Broward County Facility Planning and Real Estate Department.

## **6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

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

A review of the records of the Florida Department of State, Division of Historical Resources, State Historic Preservation Officer (SHPO), and the Broward County Historical Commission indicates no historic sites listed with the National Register of Historic Places (NRHP) are located within the amendment site. SHPO documents a total of two (2) cultural resources within the 0.25-mile buffer area being identified. Resources within the research area are listed as not eligible for listing with the NRHP: Hillcrest Country Club Golf Course (Site ID: BD05710) and Orangebrook Golf & Country Club (Site ID: BD06682.) However, the proposed plan amendment would not impact either of these sites and therefore this project is unlikely to impact any historic resources.

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

A review of the Records of the Florida Master Site File by the Department of State, Division of Historical Resources, SHPO indicates there are no archeological sites located within or adjacent to the amendment site. Therefore, this project is unlikely to impact any archaeological resources.

### **C. Wetlands**

Field reconnaissance was conducted on November 7, 2022. No wetlands or surface waters were present within the amendment site. Habitats onsite were mapped utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS). A FLUCFCS Map depicting the land uses is attached as **Exhibit M**. The land use consists of impervious surfaces, structures owned by the City of Hollywood Department of Community & Economic Benefit, as well as a decommissioned ash pit that has since been left to revegetate. The species around the ash pit consist of sea grape (*Coccoloba uvifera*), cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolia*) and coconut palm (*Cocos nucifera*) around the boundary and bahia grass (*Paspalum notatum*) as a majority of the groundcover.

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

The amendment site is near one Local Area of Particular Concern (Historic Site): the Bowles-Strachan House (4651 Southwest 19<sup>th</sup> Street, West Park, Florida). However, as the amendment site is over 0.50 miles away from this historic site, the proposed plan amendment would not impact this site or any other Local Areas of Particular Concern.

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

The amendment site is not within a Priority Planning Area for 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.**

Based on a review of the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix, there are no documented-historic occurrences of listed species on or near this amendment site (see **Exhibit N – FNAI Report**). Although the FNAI Report lists the rim rock crowned snake, and several listed plant species as potentially occurring with the project area, there is no habitat onsite to support any of these species.

The FNAI Report lists the gopher tortoise and Florida burrowing owl as potentially occurring on-site. Transects were driven and no burrows were identified during the site visit, nor any wildlife observations for these species. The open land provides burrowing habitat as there is a drastic elevation change between the parcel and the surrounding area, however it is very isolated and cut-off from any similar area in the surrounding community. Thus, a 100% preconstruction survey is recommended prior to development. If gopher tortoises are present, a permit from FWC would be required to relocate gopher tortoises. If the burrows can be avoided with a 25-foot radius buffer and with sufficient habitat remaining, then no permit would be required.

The FNAI Report also lists the Florida bonneted bat as potentially occurring onsite. There are few trees that could provide potential roosting habitat onsite. No cavities were observed within these trees and therefore it is not likely that the bonneted bat is roosting onsite. Although the site could be utilized for foraging by the bat, there would be no loss of foraging habitat if the site is redeveloped. Best Management Practices could also be followed to minimize any potential impacts to the bat, such as conducting a second roost survey prior to any trees being removed from the site and constructing buildings that prevent any bats from entering/roosting within the buildings. Further coordination for the bonneted bat should take place during State and Federal environmental permitting.

A review of Florida Fish and Wildlife Conservation Commission (FWC) bald eagle nests and wading bird rookeries showed no documented nests or rookeries within 0.25 miles from the site. Lastly, no listed species were observed on-site during the field reconnaissance. Wildlife species observed during field reconnaissance included the green iguana (*Iguana iguana*).

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

There is no evidence to date of any plant species listed on the index being located on the amendment site. Additionally, there is no native habitat onsite which could support listed plant species.

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

The amendment site is not located within a Wellfield Protection Zone.

- 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.**

Due to the historical use of the site, development will likely require driven or augured piles throughout the site to support vertical structures. The development plan states that all of the soil excavated to create retention areas will be balanced on-site, but if any off-site disposal is required, such disposal will be handled at a Class I landfill if needed. A section of the NRCS *Soil Survey of Broward County, East Part, Florida (1984)* Soils Map is attached as **Exhibit O**.

**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 does not front the ocean, nor contain access to public beaches.

## **7. AFFORDABLE HOUSING**

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

The local government has established a requirement that all proposed amendments shall conform to Broward County Land Use Plan Policy 2.16.2 for affordable housing.

The multi-family use includes fifteen percent (15%) of affordable housing units income restricted for a minimum of thirty years (30) for individuals with a household income not exceeding one hundred-twenty percent (120%) of the Broward County Area Median Income.

## **8. LAND USE COMPATIBILITY**

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

The Project is currently designated Commercial Recreation for the North parcel and Community for the South parcel and is compatible with the adjacent uses. The proposed land uses are compatible with the surrounding uses depicted in the table below **(Table 16)** based on the policies identified below in Section 13.

The development program advances the goals of the City's Future Land Use (FLU) element and the proposed request would facilitate redevelopment of the property with a mixed-use project that better utilizes the existing public infrastructure.

In addition, a petition is underway to change the zoning of the property to Planned Development (PD) and a PD Master Plan amendment. The petition is also compatible with surrounding uses. The proposed change will help to ensure a productive use is provided on the Property by activating the site with luxury residential and an additional luxury hotel. The proposed change will provide for additional living and accommodation uses in close proximity to key points of interest such as the nearby waterways.

Table 16: Surrounding Land Uses

|              | Land Use – City                                               | Land Use - County                          | Existing Site Use |
|--------------|---------------------------------------------------------------|--------------------------------------------|-------------------|
| <b>North</b> | Community Facility, High (50) Residential                     | Community, multi-family residential        | N/A               |
| <b>South</b> | N/A – Broward County                                          | Commerce                                   | N/A               |
| <b>West</b>  | Open Space and Recreation Industrial                          | Irregular residential                      | N/A               |
| <b>East</b>  | Medium High Residential, Medium Residential, General Business | Multi-family residential, mobile home park | N/A               |

**9. HURRICANE EVACUATION ANALYSIS**

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

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

This amendment site is not located in an identified Hurricane Evacuation Zone. See Exhibit P.

**10. 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 project site is not located in an identified redevelopment area.

**11. INTERGOVERNMENTAL COORDINATION**

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

The amendment site is adjacent to the City of Hallandale Beach. The proposed amendment is in the City of Hollywood's jurisdiction.

**12. PUBLIC OUTREACH**

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

Applicant has been working with the City of Hollywood since 2018, and is in the process of scheduling meetings with adjacent residential associations and landowners. The project is a Public/Private Partnership between the City of Hollywood and Applicant, and in turn, the City has been involved in the project from its inception.

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

In this section, we will address how the re-designation of the Property from Community and Commercial Recreation will be consistent with, and in furtherance of, the BrowardNext County Land Use Plan and the City's Future Land Use Element. With respect to the County's Land Use Plan, the re-designation is consistent with the following strategies, goals, objectives and policies.

#### **Consistency with County's Land Use Plan:**

The re-designation of the Property to "High (50) Residential" and "Commerce" on the County's Future Land Use Map is consistent with the following Strategic Goals:

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

Strategy TR-1 is underscored by the recognition that "Broward County must efficiently accommodate population and economic growth...." Efficiently accommodating population and economic growth requires that the County approve land use re-designations that will allow people to live, work and play within the same area. The amendment project site development program proposes to redevelop an underutilized property with a singular and limited use into a mixed-use development incorporating and integrating a mix of retail, office, and residential uses at densities supportive of accommodating population and economic growth. The integration of retail, office, and residential uses creates the opportunity for residents to live and work in the same property with a supportive economic community by having consumers in close proximity to consumer goods and services. The project design also includes shared access, multi-modal mobility options and pedestrian friendly promenades. The re-designation of the Property therefore furthers Strategy TR-1 by providing for new development that efficiently accommodates population and economic growth.

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

Strategy MM-2 acknowledges that the "two biggest household expenses are housing costs and transportation costs" and seeks to alleviate those expenses. As noted in Strategy MM-2, housing costs are composed of mortgages, rents, insurance and property taxes while transportation costs include car payments, fuel, insurance and maintenance costs. As demonstrated by the proposed mixed-use development of the Property will incorporate retail, office and residential uses – including 630 multi-family units, 100,000 square feet of government office space, 45,000 square feet of general office space and over 9,000 square feet of retail. The residential component will be fully integrated to the development and will provide for convenient pedestrian access to the commercial uses on the Property. The proposed re-designation will also seek to reduce housing costs by providing a set-aside for

affordable housing to “Eligible persons” and “eligible households” as that term is defined in Section 420.9071 of the Florida Statutes, 2019. In particular, the development will set aside a certain number of affordable units for households that make up to 120 percent of the Area Median Income in and for Broward County.

By providing for a mixed-use residential development and incorporating affordable units, the re-designation of the Property is clearly in furtherance of Strategy MM-2.

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

One of the core implementation strategies of Strategy EP-3 is to promote the use of alternative modes of transportation and alternative fuels to reduce the negative impacts of exhaust fumes on air quality. The development of a mixed-use community, which will feature retail, hotel and residential uses will incentivize pedestrianism and will make the use of a car inefficient and unnecessary. By discouraging dependence on automobiles, the Applicant is furthering Strategy EP-3.

***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.***

The re-designation of the Property will further Strategy EP-4 by providing for a net increase of 11.42 acres of common open space. Providing for the net increase of common open space will enhance a critical component that will further the quality of life of the development’s residents while also providing more common open space opportunities for Broward County residents.

***STRATEGY AH-1: Support sustainable funding sources to develop and/or rehabilitate affordable housing.***

The re-designation of the Property will include a set aside for affordable housing as provided in as defined in Strategy AH-1, which provides that affordable housing is housing that is affordable to households that earn 120 percent or less of the County’s AMI. Here, the Applicant is committing to setting aside, on a voluntary basis, 15% of the total number of units developed on the Property. The most sustainable and replicable means of funding affordable housing is to have developers, such as the applicant, voluntarily set aside units for affordable housing. Accordingly, the re-designation is in furtherance of Strategy AH-1.

***STRATEGY AH-4: Municipalities should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing to help meet the needs of our population and economy.***

The re-designation of the Property will include a set aside for affordable housing as defined in Strategy AH-1, which provides that affordable housing is housing that is affordable to households that earn 120 percent or less of the County’s AMI. To assist with the affordable housing needs in Broward County, the development is committed to provide 15% of the residential units developed will be income restricted to be affordable households that make up to 120% of the Area Median Income. Thus, the re-designation of the Property is in furtherance of Strategy AH4.

**Consistency with the City of Hollywood Comprehensive Plan:**

The re-designation of the Property to the RAC Zone on the City's Future Land Use Map is consistent with the following objectives and policies:

**Land Use Element**

**Policy 1.8** New development shall comply with the intensities outlined in the Comprehensive Plan. The maximum Floor Area Ratio for non-residential land uses in each sub area (as determined in the City-Wide Master Plan) are as follows:

Land Use Category with Floor Area Ratio

- (a) Office 3.0
- (b) General Business 3.0
- (c) Employment Center 3.0
- (d) Industrial 3.0
- (e) Utilities 3.0
- (f) Transportation 3.0
- (g) Community Facilities 3.0
- (h) Open Space and Recreation 3.0
- (i) Conservation 0.25
- (j) Electrical Generating Facilities 3.0
- (k) Transit Oriented Corridor 2.0
- (l) Transit Oriented District 2.0

The Project will comply with Policy 1.8 and will not exceed a floor area ratio of 3.0.

**Policy 4.8** Ensure that future neighborhood plans are consistent with the City-Wide Master Plan in addition to the City's Comprehensive Plan. (CWMP Policy CW.13)

The below policies and accompanying narrative describe how the Project is consistent with both the City-Wide Master Plan and the City's Comprehensive Plan.

**Policy 4.9** Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas. (CWMP Policy CW.15 and CW.19)

The Project will protect and preserve the surrounding residential neighborhoods and will not exceed the 3.0 floor area ratio as described in Policy 1.8. The proposed development will provide a unique opportunity for residents and visitors to take advantage of the nearby points of interest while maintaining the character of the surrounding neighborhood, thus furthering Policy 4.9.

**Policy 4.11** Review zoning district standards as they relate to buffering and uses between single-family residential and more intense uses along the traffic way corridors, to create adequate separations and

to allow a deepening, where possible, of the commercial or industrial zone. (CWMP Policy CW.20)

No changes to landscaping or buffering requirements are proposed with the Project. Zoning district standards will be complied with thus furthering Policy 4.11.

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

The Project will maintain the level of service for the City's park and open space requirement and will meet the demand of 1.89 acres of recreation and open space as calculated in **Table 10**.

### **Housing Element**

**Policy 1.1.1** The City shall continue to update and amend the Zoning and Land Development Regulations to improve affordable housing opportunities in mixed residential districts. (CWMP Policy CW.75)

To assist with the affordable housing needs in Hollywood, FL, the development is committed to provide 15% of the residential units developed will be income restricted to be affordable households that make up to 120% of the Area Median Income. Thus, the re-designation of the Property is in furtherance of Policy 1.1.1.

**Policy 1.8** Within the Regional Activity Center (RAC), encourage additional housing for various income levels.

To assist with the affordable housing needs in Hollywood, FL, the development is committed to provide 15% of the residential units developed will be income restricted to be affordable households that make up to 120% of the Area Median Income. In addition, the development includes luxury residential options which will increase the variety of housing depending on income level. Thus, the re-designation of the Property is in furtherance of Policy 1.8.

**Policy 9.1** The City will continue to coordinate with the private sector through incentives such a zoning bonuses and simplified land development regulation to encourage the development of low, very low and moderate income housing.

Similar to the support for Policy 1.1.1, to assist with the affordable housing needs in Hollywood, FL, the development is committed to provide 15% of the residential units developed will be income restricted to be affordable households that make up to 120% of the Area Median Income. Thus, the re-designation of the Property is in furtherance of Policy 9.1.

### **Transportation Element**

**Policy 2.1** The City shall establish parking strategies that will promote transportation goals and objectives. The City will coordinate with Broward County, the Broward County Metropolitan Planning

Organization, Broward County Mass Transit Division, South Florida Regional Transit Authority (SFRTA) and Florida Department of Transportation, including South Florida Commuter Services, to accomplish this effort. These strategies include, but are not limited to:

- a. Revise the City's Land Development Code to establish incentives that reduce parking requirements for redevelopment and development projects described in b. The goal of these incentives will be to promote the use of public transit and reduce single occupancy and single purpose vehicle trips.
- b. Identify appropriate locations within the City to encourage greater densities and intensities to promote mixed use developments such as the transit village concept by implementing the following:
  1. Coordinate with Broward County Mass Transit Division, Florida Department of Transportation and SFRTA to develop air rights at existing and proposed SFRTA stations, park and ride lots, and bus transfer stations located within the City of Hollywood. The goal of this program will be to attract public/private investment dollars for business(es) to locate at SFRTA stations and thereby reduce parking requirements for workers and customers of these business(es).
    - a. Support the creation of an Inter-Modal Facility at I-95 that would connect SFRTA and other public transportation. (CWMP Policy 3.27)
  2. Continue to coordinate with the Hollywood Business Council, Greater Hollywood Chamber of Commerce, and Community Redevelopment Agency (where applicable) to promote the development and redevelopment of properties adjacent to existing and proposed SFRTA stations, park and ride lots, and bus transfer stations located within the City of Hollywood. The goal of such programs will be to identify parking needs and develop parking facilities. These parking facilities will be designed to serve both workers and customers of the area's businesses as well as promoting these businesses to transit and rail passengers who would share the parking facilities.
    - a. Redevelop the area around SFRTA/Amtrak station to enhance transit opportunities and economic viability. (CWMP Policy 3.34)
    - b. Promote development that encourages transit opportunities. (CWMP Policy 3.35)
    - c. Support connection between SFRTA/Amtrak stations and major destinations throughout the City (CWMP Policy 3.36)
- c. Continue to coordinate with the Hollywood Business Council, Greater Hollywood Chamber of Commerce, and the Downtown Community Redevelopment Agency (where applicable) to develop shared parking facilities at major trip generators such as shopping malls and office and industrial parks. The development of these facilities will be promoted through coordination with the service plans of Broward County Mass Transit Division and South Florida Regional Transit Authority to serve the identified major trip generators.
- d. Revise the City's Land Development Code to promote the use of alternative transportation modes to access and share major parking facilities described in a-c. Incentives in the form of parking credits will be developed to encourage the development

of bicycle lockers and showers, pedestrian/bicycle connections to properties adjacent to the parking facilities, etc.

1. Perform a parking utilization analysis to assess the adequacy and convenience of existing parking, both public and private. (CWMP Policy 4.43)
2. Adopt recommendations for easing the parking and circulation problems along Central Beach. (CWMP Policy 4.44)
3. If available, provide density bonuses to Inter-Modal Transportation Oriented Developments. (CWMP Policy 6.13)
4. Provide development incentives such as parking reductions and site design flexibility for Inter-Modal Transportation Oriented Development at desired locations. (CWMP Policy 6.13)
5. Encourage public parking around the Downtown area to be linked to the Beach through alternative methods of transportation. (CWMP Policy 3.26)

In support of Policy 2.1, the proposed development program associated with the Project will allow for shared parking opportunities between the mix of uses and will reduce the need for additional parking on site. The Project site is located adjacent to Broward County Transit (BCT) stops which will encourage residents, employees, and visitors to use the transit service and could reduce the number of parking spaces provided on-site.

**Policy 3.2.1** The City shall revise its Land Development Code and develop programs to promote the use of alternative transportation modes, including but not limited to, bicycle, pedestrian, and waterways (blueways). Strategies to promote the use of alternative transportation modes will be developed in coordination with the Citizens Transportation Committee and the Broward County Bicycle Advisory Board. These strategies will be implemented into the City's Land Development Code and will include but will not be limited to:

- a. Incentives to promote mixed-use projects, including residential, with facilities such as bicycle lockers and showers. Examples of these incentives are density bonuses and parking bonuses granted through the concurrency review process.
- b. Require bicycle/pedestrian connections between residential and nonresidential developments or redevelopments as a condition of development approval.
- c. Coordinate with the Hollywood Business Council, Greater Hollywood Chamber of Commerce, and the Community Redevelopment Agencies (where applicable) to encourage individual employers or businesses districts to provide bicycle parking for their employees and customers.
- d. Coordinate with the Broward County Mass Transit Division and South Florida Regional Transit Authority to ensure pedestrian/bicycle connections to existing and proposed SFRTA stations, park and ride lots, and bus transfer stations located within the City of Hollywood. This coordination effort shall be linked to Subpolicies a, b, and c.
- e. Develop specific multimodal strategies for the Cities CRA's

The development of a mixed-use community, which will feature retail, hotel, office, and residential uses will incentivize pedestrianism and will make the use of a car inefficient and unnecessary. By discouraging the reliance on cars, the Project is furthering Policy 3.2.1.

**Policy 4.2.3** Promote transportation solutions that connect residents and visitors with employment, shopping, entertainment, recreation, medical, training and education, and public services venues.

A major component of a mixed-use community is the connection between complementary land uses such as residential, recreation, and commercial. Due to the proposed mix of uses being near one another, walking and biking to those uses will become a more realistic mode of transportation over using a car and further Policy 4.2.3.

**Policy 10.5** Consider the elimination of excessive access points to Pembroke Road as part of a traffic calming and crime reduction strategy.

The Project does not include additional access points to Pembroke Road at this time, thus complying with Policy 10.5.

#### **14. ADDITIONAL SUPPORT DOCUMENT**

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

Not applicable.

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

Not applicable.

#### **15. 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. If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to DEO.**

To be provided with transmittal.

## Exhibit A

Survey with Legal Description

LEGAL DESCRIPTION:

A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

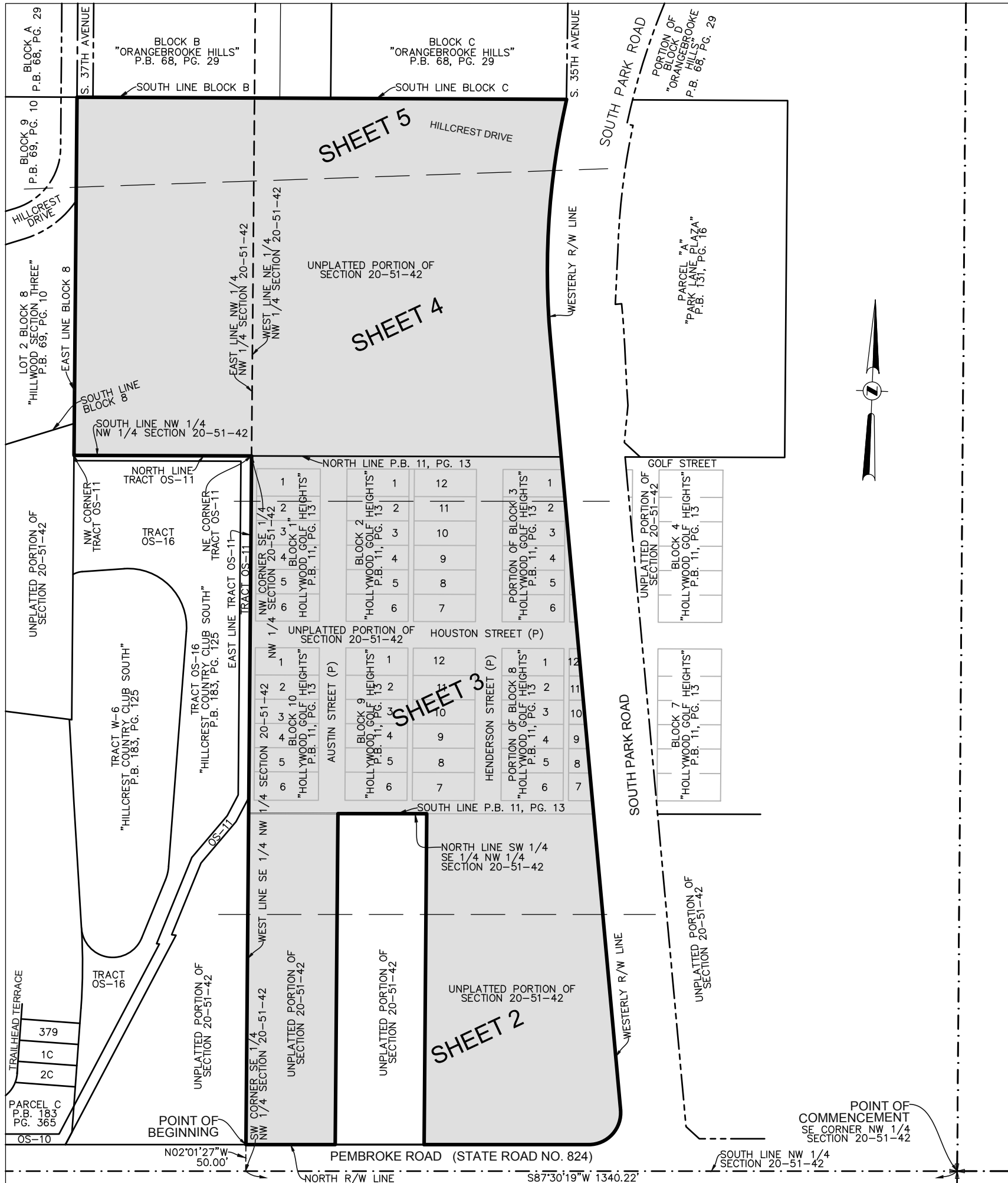
COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 87°30'19" WEST ON THE SOUTH LINE OF SAID NORTHWEST 1/4 FOR 1,340.22 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4, ALSO BEING A POINT ON THE SOUTHERLY EXTENSION OF AN EAST LINE OF TRACT OS-11 OF "HILLCREST COUNTRY CLUB SOUTH", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 125, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 02°01'27" WEST ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 AND ON SAID SOUTHERLY EXTENSION 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PEMBROKE ROAD (STATE ROAD NO. 824) AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86018-2501 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°01'27" WEST ON SAID WEST LINE, SAID SOUTHERLY EXTENSION AND SAID EAST LINE 1,297.02 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20, ALSO BEING A NORTHEAST CORNER OF SAID TRACT OS-11; THENCE SOUTH 87°40'46" WEST ON A NORTH LINE OF SAID TRACT OS-11, ALSO BEING THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 FOR 334.55 FEET TO A NORTHWEST CORNER OF SAID TRACT OS-11, ALSO BEING A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK 8 OF "HILLWOOD SECTION THREE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGE 10, OF SAID PUBLIC RECORDS; THENCE NORTH 02°00'44" WEST ON SAID SOUTHERLY EXTENSION, SAID EAST LINE AND ITS NORTHERLY EXTENSION 674.59 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCKS B AND C OF "ORANGEBROOKE HILLS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE 29, OF SAID PUBLIC RECORDS; THENCE NORTH 87°45'54" EAST ON SAID WESTERLY EXTENSION AND SAID SOUTH LINE 922.43 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PARK ROAD, A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 79°35'07" EAST; THENCE SOUTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 18°06'31", FOR AN ARC DISTANCE OF 455.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°41'39" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE 1,456.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, WITH A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 95°11'49", FOR AN ARC DISTANCE OF 99.69 FEET TO A POINT OF TANGENCY ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD (STATE ROAD NO. 824); THENCE SOUTH 87°30'19" WEST ON SAID NORTH RIGHT-OF-WAY LINE 310.27 FEET; THENCE NORTH 02°02'13" WEST 623.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20; THENCE SOUTH 87°36'04" WEST ON SAID NORTH LINE 167.34 FEET; THENCE SOUTH 02°01'52" EAST 623.38 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD (STATE ROAD NO. 824); THENCE SOUTH 87°30'19" WEST ON SAID NORTH RIGHT-OF-WAY LINE 168.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 1,340.527 SQUARE FEET (30.7743 ACRES), MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK: 1142; ELEVATION: 10.40 FEET.
- FLOOD ZONE: AL2; BASE FLOOD ELEVATION: 10'/10' (NONE); PANEL: 12011C0568H/12011C0731H; COMMUNITY: 125113; MAP DATE: 08/18/14.
- THIS SITE LIES IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- STATE PLANE COORDINATES ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE. GRID BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 20-51-42 BEING S87°30'19"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 199 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (196 REGULAR & 3 DISABLED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NO.: 11640100, PREPARED BY CHICAGO TITLE INSURANCE COMPANY; COMMITMENT DATE: 03/14/2024 AT: 8:00 AM.
- THE FOLLOWING ITEMS ARE SCHEDULE B-SECTION II EXCEPTIONS TO SAID COMMITMENT:  
ITEMS 1, 2, 3, 4 & 5-NOT ADDRESSED.  
ITEM 6-EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY IN O.R.B. 2740, PAGE 294, APPLIES TO THIS SITE AS DEPICTED HEREON.  
ITEM 7-EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY IN O.R.B. 6886, PAGE 140, APPLIES TO THIS SITE AS DEPICTED HEREON, REVISED IN ITEM 8.  
ITEM 8-EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY IN O.R.B. 6987, PAGE 234, APPLIES TO THIS SITE AS DEPICTED HEREON, REVISION OF ITEM 7.  
ITEM 9-RESOLUTION R-94-483 IN O.R.B. 22899, PAGE 697, APPLIES TO THIS SITE AS DEPICTED HEREON.  
ITEM 10-ORDINANCE NO. 2007-37 IN O.R.B. 44936, PAGE 1402, MAY AFFECT THIS SITE. EXHIBIT "A" (MAP) IS NOT AVAILABLE FOR REVIEW IN THIS DOCUMENT.  
ITEM 11-NOT ADDRESSED.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
- THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS DERIVED FROM THE IMAGE ON THE FEMA.ORG WEBSITE.
- THE LEGAL DESCRIPTION CONTAINED IN THE ABOVE REFERENCED TITLE COMMITMENT DOES NOT PRECISELY DESCRIBE THE SURVEYED PROPERTY AND HAS BEEN REPLACED BY THE LEGAL DESCRIPTION SHOWN HEREON.

| TREE TABLE  |                               |                       |              |               |               |             |                           |                   |              |
|-------------|-------------------------------|-----------------------|--------------|---------------|---------------|-------------|---------------------------|-------------------|--------------|
| Tree Number | Botanical Name                | Common Name           | DBH (inches) | Canopy (feet) | Height (feet) | Tree Number | Botanical Name            | Common Name       | DBH (inches) |
| 1           | <i>Cocos nucifera</i>         | COCONUT PALM          | 9"           | 20'           | 30'           | 107         | <i>Unidentified</i>       | UNIDENTIFIED TREE | 8"           |
| 2           | <i>Cocos nucifera</i>         | COCONUT PALM          | 9"           | 20'           | 30'           | 108         | <i>Quercus virginiana</i> | LIVE OAK          | 18"          |
| 3           | <i>Cocos nucifera</i>         | COCONUT PALM          | 9"           | 20'           | 35'           | 111         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 10"          |
| 4           | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 7"           | 25'           | 25'           | 113         | <i>Quercus virginiana</i> | LIVE OAK          | 18"          |
| 5           | <i>Sabal palmetto</i>         | CABBAGE PALM          | 8"           | 10'           | 30'           | 114         | <i>Unidentified</i>       | UNIDENTIFIED TREE | 6"           |
| 6           | <i>Sabal palmetto</i>         | CABBAGE PALM          | 15"          | 14'           | 25'           | 115         | <i>Quercus virginiana</i> | LIVE OAK          | 24"          |
| 7           | <i>Sabal palmetto</i>         | CABBAGE PALM          | 18"          | 14'           | 25'           | 116         | <i>Quercus virginiana</i> | LIVE OAK          | 24"          |
| 8           | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 30"          | 30'           | 50'           | 121         | <i>Quercus virginiana</i> | LIVE OAK          | 15"          |
| 9           | <i>Lysiloma latissiliquum</i> | WILD TAMARIND         | 10"          | 20'           | 25'           | 122         | <i>Quercus virginiana</i> | LIVE OAK          | 15"          |
| 10          | <i>Lysiloma latissiliquum</i> | WILD TAMARIND         | 12"          | 25'           | 20'           | 123         | <i>Quercus virginiana</i> | LIVE OAK          | 24"          |
| 11          | <i>Bursera simaruba</i>       | GUMBO LIMBO           | 15"          | 20'           | 30'           | 124         | <i>Quercus virginiana</i> | LIVE OAK          | 24"          |
| 12          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 6"           | 14'           | 16'           | 125         | <i>Quercus virginiana</i> | LIVE OAK          | 24"          |
| 13          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 10"          | 14'           | 16'           | 126         | <i>Quercus virginiana</i> | LIVE OAK          | 24"          |
| 14          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 16'           | 12'           | 127         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 12"          |
| 15          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 10"          | 14'           | 16'           | 128         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 16          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 10"          | 14'           | 16'           | 129         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 12"          |
| 17          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 15"          | 14'           | 16'           | 130         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 18          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 10"          | 14'           | 16'           | 131         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 12"          |
| 19          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 16'           | 16'           | 132         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 18"          |
| 20          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 14'           | 16'           | 133         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 21          | <i>Unidentified</i>           | UNIDENTIFIED PALM     | 5"           | 15'           | 10'           | 134         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 22          | <i>Unidentified</i>           | UNIDENTIFIED PALM x 3 | 3"           | 12'           | 20'           | 135         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 23          | <i>Unidentified</i>           | UNIDENTIFIED PALM x 4 | 3"           | 12'           | 20'           | 136         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 12"          |
| 24          | <i>Unidentified</i>           | UNIDENTIFIED PALM x 5 | 3"           | 12'           | 20'           | 137         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 12"          |
| 25          | <i>Unidentified</i>           | UNIDENTIFIED PALM x 4 | 3"           | 12'           | 20'           | 138         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 12"          |
| 26          | <i>Unidentified</i>           | UNIDENTIFIED PALM x 3 | 6"           | 16'           | 18'           | 139         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 12"          |
| 27          | <i>Unidentified</i>           | UNIDENTIFIED PALM x 3 | 6"           | 16'           | 18'           | 140         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 28          | <i>Unidentified</i>           | UNIDENTIFIED PALM     | 10"          | 6'            | 6'            | 141         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 29          | <i>Unidentified</i>           | UNIDENTIFIED PALM     | 10"          | 6'            | 6'            | 142         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 30          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 14'           | 16'           | 143         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 31          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 18"          | 20'           | 20'           | 144         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 32          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 20'           | 20'           | 145         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 12"          |
| 33          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 20'           | 20'           | 146         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 34          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 20'           | 20'           | 147         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 35          | <i>Quercus virginiana</i>     | UNIDENTIFIED TREE     | 24"          | 40'           | 50'           | 148         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 12"          |
| 36          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 15"          | 20'           | 20'           | 149         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 15"          |
| 37          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 10"          | 20'           | 30'           | 150         | <i>Bursera simaruba</i>   | GUMBO LIMBO       | 10"          |
| 38          | <i>Sabal palmetto</i>         | CABBAGE PALM          | 12"          | 12'           | 40'           | 151         | <i>Cupressaceae</i>       | CYPRESS           | 12"          |
| 39          | <i>Sabal palmetto</i>         | CABBAGE PALM          | 12"          | 12'           | 40'           | 152         | <i>Cupressaceae</i>       | CYPRESS           | 12"          |
| 40          | <i>Sabal palmetto</i>         | CABBAGE PALM          | 12"          | 12'           | 40'           | 153         | <i>Cupressaceae</i>       | CYPRESS           | 12"          |
| 41          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 20'           | 25'           | 154         | <i>Cupressaceae</i>       | CYPRESS           | 12"          |
| 42          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 20'           | 25'           | 155         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 18"          |
| 43          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 20'           | 25'           | 156         | <i>Cocos nucifera</i>     | COCONUT PALM      | 10"          |
| 44          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 20'           | 30'           | 157         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 12"          |
| 45          | <i>Quercus virginiana</i>     | LIVE OAK              | 8"           | 20'           | 30'           | 158         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 12"          |
| 46          | <i>Quercus virginiana</i>     | LIVE OAK              | 8"           | 20'           | 35'           | 159         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 10"          |
| 47          | <i>Quercus virginiana</i>     | LIVE OAK              | 10"          | 20'           | 35'           | 160         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 10"          |
| 48          | <i>Quercus virginiana</i>     | LIVE OAK              | 6"           | 20'           | 25'           | 161         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 10"          |
| 49          | <i>Quercus virginiana</i>     | LIVE OAK              | 8"           | 20'           | 30'           | 162         | <i>Mangifera indica</i>   | MANGO             | 12"          |
| 50          | <i>Quercus virginiana</i>     | LIVE OAK              | 12"          | 20'           | 30'           | 163         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 12"          |
| 51          | <i>Ficus aurea</i>            | FICUS                 | 72"          | 60'           | 50'           | 164         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 10"          |
| 52          | <i>Sabal palmetto</i>         | CABBAGE PALM          | 15"          | 14'           | 25'           | 165         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 10"          |
| 53          | <i>Bucida buceras</i>         | BLACK OLIVE           | 12"          | 20'           | 30'           | 166         | <i>Cocos nucifera</i>     | COCONUT PALM      | 10"          |
| 54          | <i>Bucida buceras</i>         | BLACK OLIVE           | 12"          | 20'           | 30'           | 167         | <i>Unidentified</i>       | UNIDENTIFIED PALM | 15"          |
| 55          | <i>Bauhinia variegata</i>     | FLORIDA ORCHID        | 12"          | 20'           | 30'           | 168         | <i>Roystonea regia</i>    | ROYAL PALM        | 18"          |
| 56          | <i>Bauhinia variegata</i>     | FLORIDA ORCHID        | 12"          | 20'           | 20'           | 169         | <i>Roystonea regia</i>    | ROYAL PALM        | 18"          |
| 57          | <i>Quercus virginiana</i>     | LIVE OAK              | 18"          | 25'           | 35'           | 170         | <i>Roystonea regia</i>    | ROYAL PALM        | 15"          |
| 58          | <i>Bucida buceras</i>         | BLACK OLIVE           | 18"          | 35'           | 40'           | 171         | <i>Roystonea regia</i>    | ROYAL PALM        | 12"          |
| 59          | <i>Bucida buceras</i>         | BLACK OLIVE           | 18"          | 35'           | 40'           | 172         | <i>Roystonea regia</i>    | ROYAL PALM        | 12"          |
| 60          | <i>Bucida buceras</i>         | BLACK OLIVE           | 24"          | 35'           | 40'           | 173         | <i>Roystonea regia</i>    | ROYAL PALM        | 15"          |
| 61          | <i>Bucida buceras</i>         | BLACK OLIVE           | 15"          | 35'           | 30'           | 174         | <i>Roystonea regia</i>    | ROYAL PALM        | 18"          |
| 62          | <i>Bucida buceras</i>         | BLACK OLIVE           | 15"          | 35'           | 30'           | 175         | <i>Roystonea regia</i>    | ROYAL PALM        | 18"          |
| 63          | <i>Sabal palmetto</i>         | CABBAGE PALM          | 15"          | 14'           | 30'           | 176         | <i>Roystonea regia</i>    | ROYAL PALM        | 18"          |
| 64          | <i>Sabal palmetto</i>         | CABBAGE PALM          | 18"          | 20'           | 25'           | 177         | <i>Roystonea regia</i>    | ROYAL PALM        | 18"          |
| 65          | <i>Bursera simaruba</i>       | GUMBO LIMBO           | 12"          | 20'           | 30'           | 178         | <i>Roystonea regia</i>    | ROYAL PALM        | 18"          |
| 66          | <i>Quercus virginiana</i>     | LIVE OAK              | 15"          | 30'           | 30'           | 179         | <i>Cocos nucifera</i>     | COCONUT PALM      | 18"          |
| 67          | <i>Sabal palmetto</i>         | CABBAGE PALM          | 15"          | 20'           | 30'           | 180         | <i>Cocos nucifera</i>     | COCONUT PALM      | 18"          |
| 68          | <i>Sabal palmetto</i>         | CABBAGE PALM          | 15"          | 20'           | 30'           | 181         | <i>Roystonea regia</i>    | ROYAL PALM        | 18"          |
| 69          | <i>Quercus virginiana</i>     | LIVE OAK              | 24"          | 40'           | 50'           | 182         | <i>Roystonea regia</i>    | ROYAL PALM        | 8"           |
| 70          | <i>Sabal palmetto</i>         | CABBAGE PALM          | 15"          | 20'           | 30'           | 183         | <i>Roystonea regia</i>    | ROYAL PALM        | 18"          |
| 71          | <i>Quercus virginiana</i>     | LIVE OAK              | 15"          | 40'           | 40'           | 184         | <i>Cocos nucifera</i>     | COCONUT PALM      | 10"          |
| 72          | <i>Bursera simaruba</i>       | GUMBO LIMBO           | 12"          | 16'           | 25'           | 185         | <i>Roystonea regia</i>    | ROYAL PALM        | 18"          |
| 73          | <i>Quercus virginiana</i>     | LIVE OAK              | 24"          | 40'           | 40'           | 186         | <i>Roystonea regia</i>    | ROYAL PALM        | 12"          |
| 74          | <i>Quercus virginiana</i>     | LIVE OAK              | 24"          | 40'           | 40'           | 187         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 15"          |
| 75          | <i>Quercus virginiana</i>     | LIVE OAK              | 24"          | 40'           | 40'           | 188         | <i>Ficus aurea</i>        | FICUS             | 18"          |
| 76          | <i>Quercus virginiana</i>     | LIVE OAK              | 24"          | 40'           | 30'           | 189         | <i>Cocos nucifera</i>     | COCONUT PALM      | 10"          |
| 77          | <i>Quercus virginiana</i>     | LIVE OAK              | 24"          | 40'           | 30'           | 190         | <i>Cocos nucifera</i>     | COCONUT PALM      | 10"          |
| 78          | <i>Quercus virginiana</i>     | LIVE OAK              | 24"          | 40'           | 30'           | 191         | <i>Cocos nucifera</i>     | COCONUT PALM      | 15"          |
| 79          | <i>Quercus virginiana</i>     | LIVE OAK              | 36"          | 40'           | 40'           | 192         | <i>Cocos nucifera</i>     | COCONUT PALM      | 15"          |
| 80          | <i>Bursera simaruba</i>       | GUMBO LIMBO           | 15"          | 25'           | 30'           | 193         | <i>Bursera simaruba</i>   | GUMBO LIMBO       | 48"          |
| 81          | <i>Unidentified</i>           | UNIDENTIFIED PINE     | 18"          | 30'           | 50'           | 194         | <i>Unidentified</i>       | UNIDENTIFIED TREE | 18"          |
| 82          | <i>Unidentified</i>           | UNIDENTIFIED PINE     | 24"          | 30'           | 50'           | 195         | <i>Cupressaceae</i>       | CYPRESS           | 10"          |
| 83          | <i>Unidentified</i>           | UNIDENTIFIED PINE     | 24"          | 30'           | 50'           | 196         | <i>Cupressaceae</i>       | CYPRESS           | 10"          |
| 84          | <i>Unidentified</i>           | UNIDENTIFIED PINE     | 36"          | 30'           | 50'           | 197         | <i>Cupressaceae</i>       | CYPRESS           | 12"          |
| 85          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 20'           | 30'           | 198         | <i>Cupressaceae</i>       | CYPRESS           | 8"           |
| 86          | <i>Unidentified</i>           | UNIDENTIFIED PINE     | 18"          | 20'           | 40'           | 199         | <i>Cupressaceae</i>       | CYPRESS           | 12"          |
| 87          | <i>Unidentified</i>           | UNIDENTIFIED PINE     | 12"          | 20'           | 40'           | 200         | <i>Swietenia Mahagoni</i> | MAHOGANY          | 18"          |
| 88          | <i>Unidentified</i>           | UNIDENTIFIED PINE     | 24"          | 20'           | 40'           | 201         | <i>Swietenia Mahagoni</i> | MAHOGANY          | 24"          |
| 89          | <i>Unidentified</i>           | UNIDENTIFIED PINE     | 18"          | 20'           | 40'           | 202         | <i>Swietenia Mahagoni</i> | MAHOGANY          | 24"          |
| 90          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 12"          | 20'           | 25'           | 203         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 10"          |
| 91          | <i>Sabal palmetto</i>         | CABBAGE PALM          | 10"          | 12'           | 25'           | 204         | <i>Unidentified</i>       | UNIDENTIFIED PINE | 10"          |
| 92          | <i>Coccoloba uvifera</i>      | SEAGRAPE              | 24"          | 30'           | 35'           | 205         | <i>Quercus virginiana</i> | LIVE OAK          | 14"          |
| 93          | <i>Quercus virginiana</i>     | LIVE OAK              | 36"          | 40'           | 50'           | 206         | <i>Quercus virginiana</i> | LIVE OAK          | 14"          |
| 94          | <i>Swietenia Mahagoni</i>     | MAHOGANY              | 24"          | 30'           | 35'           | 207         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 10"          |
| 95          | <i>Swietenia Mahagoni</i>     | MAHOGANY              | 24"          | 30'           | 35'           | 208         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 10"          |
| 96          | <i>Swietenia Mahagoni</i>     | MAHOGANY              | 24"          | 30'           | 35'           | 209         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 10"          |
| 97          | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 8"           | 16'           | 16'           | 210         | <i>Quercus virginiana</i> | LIVE OAK          | 24"          |
| 98          | <i>Quercus virginiana</i>     | LIVE OAK              | 18"          | 25'           | 35'           | 211         | <i>Sabal palmetto</i>     | CABBAGE PALM      | 10"          |
| 99          | <i>Quercus virginiana</i>     | LIVE OAK              | 36"          | 40'           | 50'           |             |                           |                   |              |
| 100         | <i>Sabal palmetto</i>         | CABBAGE PALM          | 10"          | 14'           | 25'           |             |                           |                   |              |
| 101         | <i>Sabal palmetto</i>         | CABBAGE PALM          | 10"          | 14'           | 25'           |             |                           |                   |              |
| 102         | <i>Ficus aurea</i>            | FICUS                 | 60"          | 40'           | 40'           |             |                           |                   |              |
| 103         | <i>Ficus aurea</i>            | FICUS                 | 36"          | 25'           | 35'           |             |                           |                   |              |
| 104         | <i>Ficus aurea</i>            | FICUS                 | 60"          | 40'           | 40'           |             |                           |                   |              |
| 105         | <i>Ficus aurea</i>            | FICUS                 | 60"          | 40'           | 40'           |             |                           |                   |              |
| 106         | <i>Unidentified</i>           | UNIDENTIFIED TREE     | 8"           | 15'           | 16'           |             |                           |                   |              |

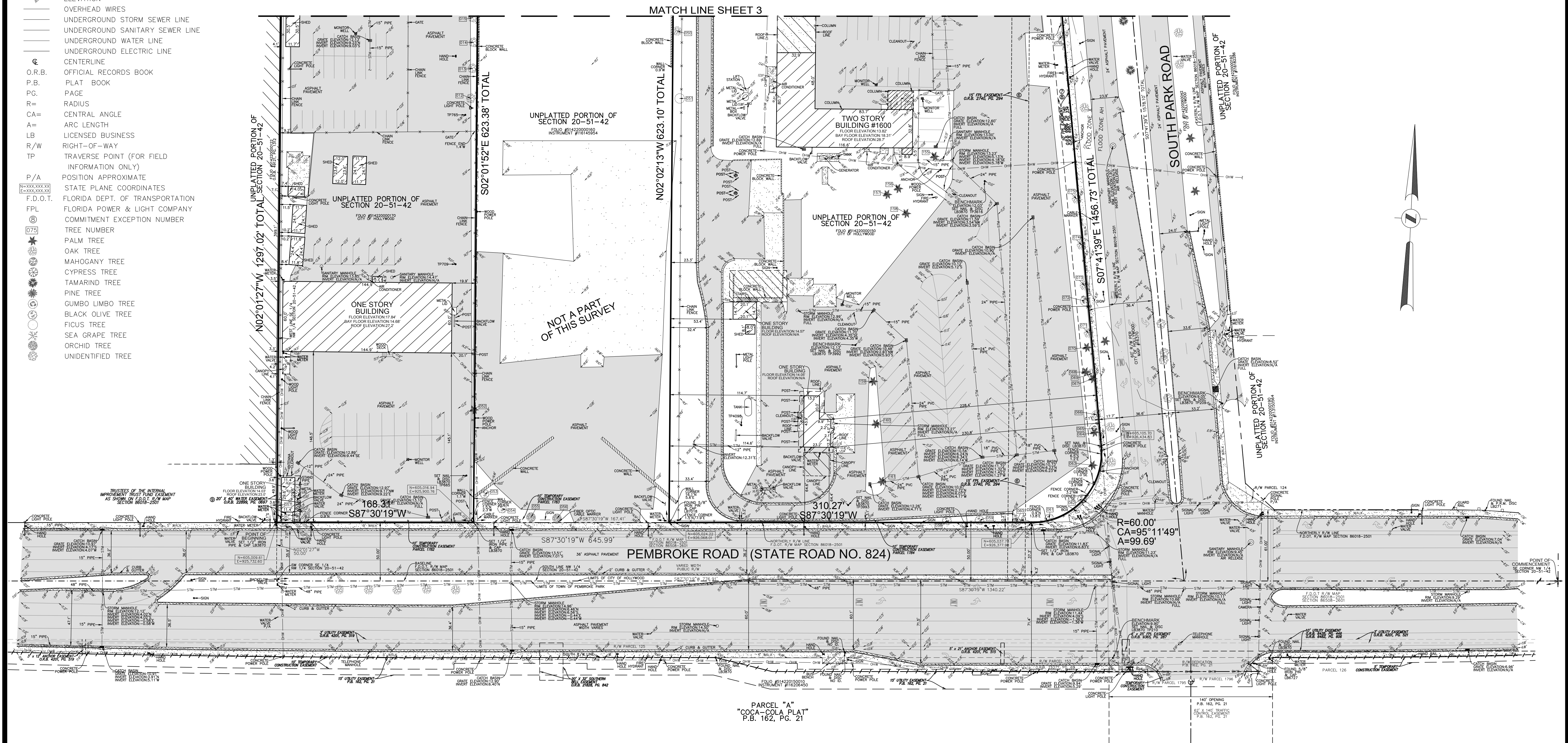


VICINITY MAP  
NOT TO SCALE

LEGEND

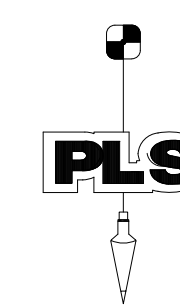
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- R= RADIUS
-

|                                                                                   |                                             |
|-----------------------------------------------------------------------------------|---------------------------------------------|
|  | CONCRETE                                    |
|  | ASPHALT PAVEMENT                            |
|  | ELEVATION                                   |
|  | OVERHEAD WIRES                              |
|  | UNDERGROUND STORM SEWER LINE                |
|  | UNDERGROUND SANITARY SEWER LINE             |
|  | UNDERGROUND WATER LINE                      |
|  | UNDERGROUND ELECTRIC LINE                   |
|  | CENTERLINE                                  |
| O.R.B.                                                                            | OFFICIAL RECORDS BOOK                       |
| P.B.                                                                              | PLAT BOOK                                   |
| P.G.                                                                              | PAGE                                        |
| R=                                                                                | RADIUS                                      |
| CA=                                                                               | CENTRAL ANGLE                               |
| A=                                                                                | ARC LENGTH                                  |
| LB                                                                                | LICENSED BUSINESS                           |
| R/W                                                                               | RIGHT-OF-WAY                                |
| TP                                                                                | TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |
| P/A                                                                               | POSITION APPROXIMATE                        |
|  | STATE PLANE COORDINATES                     |
| F.D.O.T.                                                                          | FLORIDA DEPT. OF TRANSPORTATION             |
| FPL                                                                               | FLORIDA POWER & LIGHT COMPANY               |
|  | COMMITMENT NUMBER                           |
| 075                                                                               | TREE NUMBER                                 |
|  | PALM TREE                                   |
|  | OAK TREE                                    |
|  | MAHOGANY TREE                               |
|  | CYPRESS TREE                                |
|  | TAMARIND TREE                               |
|  | PINE TREE                                   |
|  | GUMBO LIMBO TREE                            |
|  | BLACK OLIVE TREE                            |
|  | FICUS TREE                                  |
|  | SEA GRAPE TREE                              |
|  | ORCHID TREE                                 |
|  | UNIDENTIFIED TREE                           |



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**BOUNDARY AND TOPOGRAPHIC SURVEY  
ALTA/NSPS LAND TITLE SURVEY**



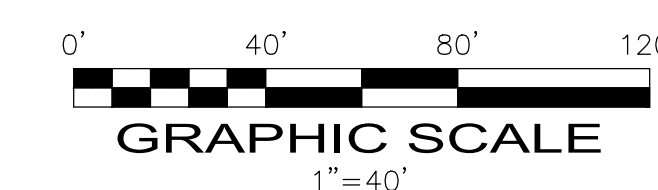
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CHECKED BY: J.F.P.

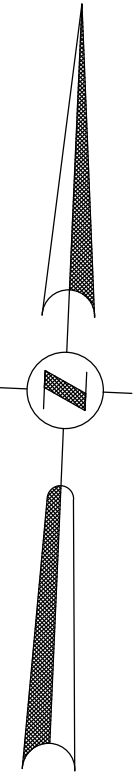
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SURVEY DATE: 03/05/2024

FILE: BRD DEVELOPMENT  
ORDER NO.: 68415

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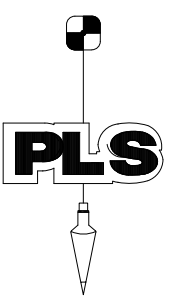
### LEGEND

- |                                                                                       |                                             |
|---------------------------------------------------------------------------------------|---------------------------------------------|
|    | CONCRETE                                    |
|    | ASPHALT PAVEMENT                            |
|    | ELEVATION                                   |
|    | OVERHEAD WIRES                              |
|    | UNDERGROUND STORM SEWER LINE                |
|    | UNDERGROUND SANITARY SEWER LINE             |
|    | UNDERGROUND WATER LINE                      |
|    | UNDERGROUND ELECTRIC LINE                   |
|    | CENTERLINE                                  |
| O.R.B.                                                                                | OFFICIAL RECORDS BOOK                       |
| P.B.                                                                                  | PLAT BOOK                                   |
| P.G.                                                                                  | PAGE                                        |
| R=                                                                                    | RADIUS                                      |
| CA=                                                                                   | CENTRAL ANGLE                               |
| A=                                                                                    | ARC LENGTH                                  |
| LB                                                                                    | LICENSED BUSINESS                           |
| R/W                                                                                   | RIGHT-OF-WAY                                |
| TP                                                                                    | TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |
| P/A                                                                                   | POSITION APPROXIMATE                        |
| 7=00000000                                                                            | STATE PLANE COORDINATES                     |
| F.D.O.T.                                                                              | FLORIDA DEPT. OF TRANSPORTATION             |
| FPL                                                                                   | FLORIDA POWER & LIGHT COMPANY               |
|  | COMMITMENT NUMBER                           |
|  | TREE NUMBER                                 |
|  | PALM TREE                                   |
|  | OAK TREE                                    |
|  | MAHOGANY TREE                               |
|  | CYPRESS TREE                                |
|  | TAMARIND TREE                               |
|  | PINE TREE                                   |
|  | GUMBO LIMBO TREE                            |
|  | BLACK OLIVE TREE                            |
|  | FICUS TREE                                  |
|  | SEA GRAPE TREE                              |
|  | ORCHID TREE                                 |
|  | UNIDENTIFIED TREE                           |

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**PARK ROAD REDEVELOPMENT**  
PEMBROKE ROAD & SOUTH PARK ROAD  
HOLLYWOOD, BROWARD COUNTY  
FLORIDA 33021

**BOUNDARY AND TOPOGRAPHIC SURVEY  
ALTA/NSPS LAND TITLE SURVEY**



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777  
FAX: (954) 572-1772

All: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com)

WEBSITE: [www.pulicelandsurveyors.com](http://www.pulicelandsurveyors.com)

CERTIFICATE OF AUTHORIZATION LB#3870

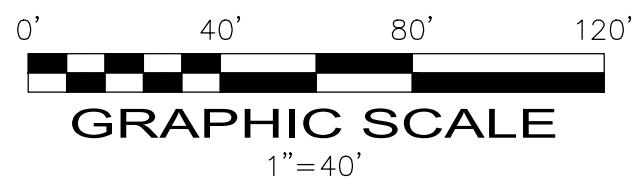
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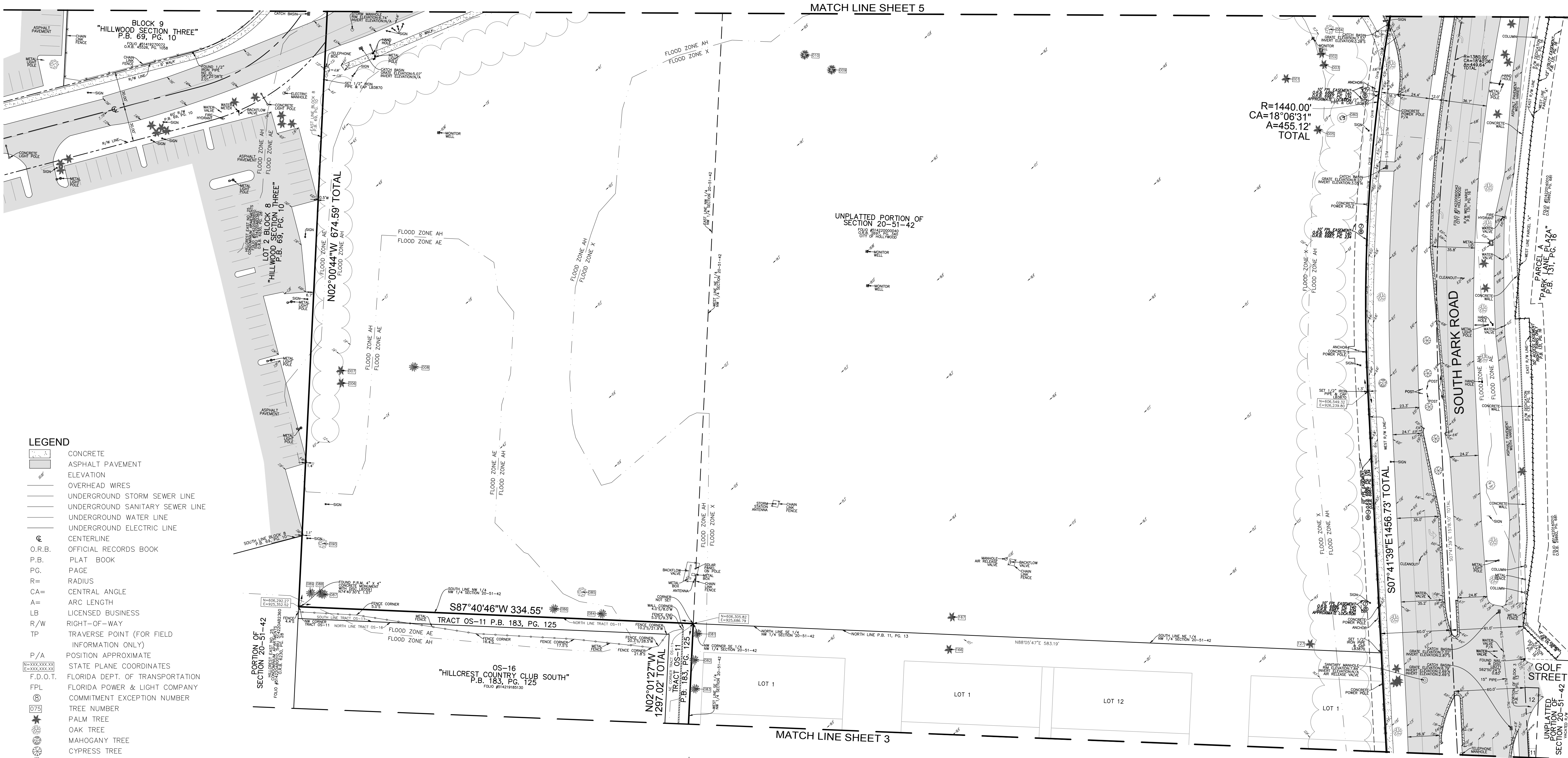
DRAWN BY: B.E

SCALE: 1" = 40'

FILE: BRD DEVELOPMENT

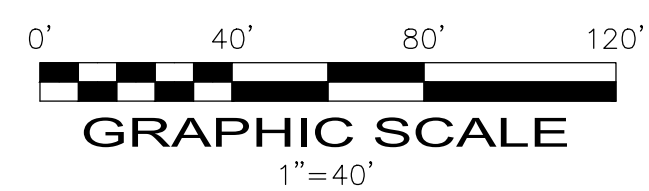
ORDER NO.: 68415





- LEGEND**
- CONCRETE
  - ASPHALT PAVEMENT
  - ELEVATION
  - OVERHEAD WIRES
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND SANITARY SEWER LINE
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  - UNDERGROUND ELECTRIC LINE
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  - PG. PAGE
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  - CA= CENTRAL ANGLE
  - A= ARC LENGTH
  - LB LICENSED BUSINESS
  - R/W RIGHT-OF-WAY
  - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
  - P/A POSITION APPROXIMATE
  - N=XXX.XXX.XX STATE PLANE COORDINATES
  - E=XXX.XXX.XX F.D.O.T. OF TRANSPORTATION
  - FPL FLORIDA POWER & LIGHT COMPANY
  - COMMITMENT EXCEPTION NUMBER
  - 75 TREE NUMBER
  - ★ PALM TREE
  - OAK TREE
  - MAHOGANY TREE
  - CYPRESS TREE
  - TAMARIND TREE
  - PINE TREE
  - GUMBO LIMBO TREE
  - BLACK OLIVE TREE
  - FICUS TREE
  - SEA GRAPE TREE
  - ORCHID TREE
  - UNIDENTIFIED TREE

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PEMBROKE ROAD & SOUTH PARK ROAD  
HOLLYWOOD, BROWARD COUNTY  
FLORIDA 33021

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
ALTA/NSPS LAND TITLE SURVEY

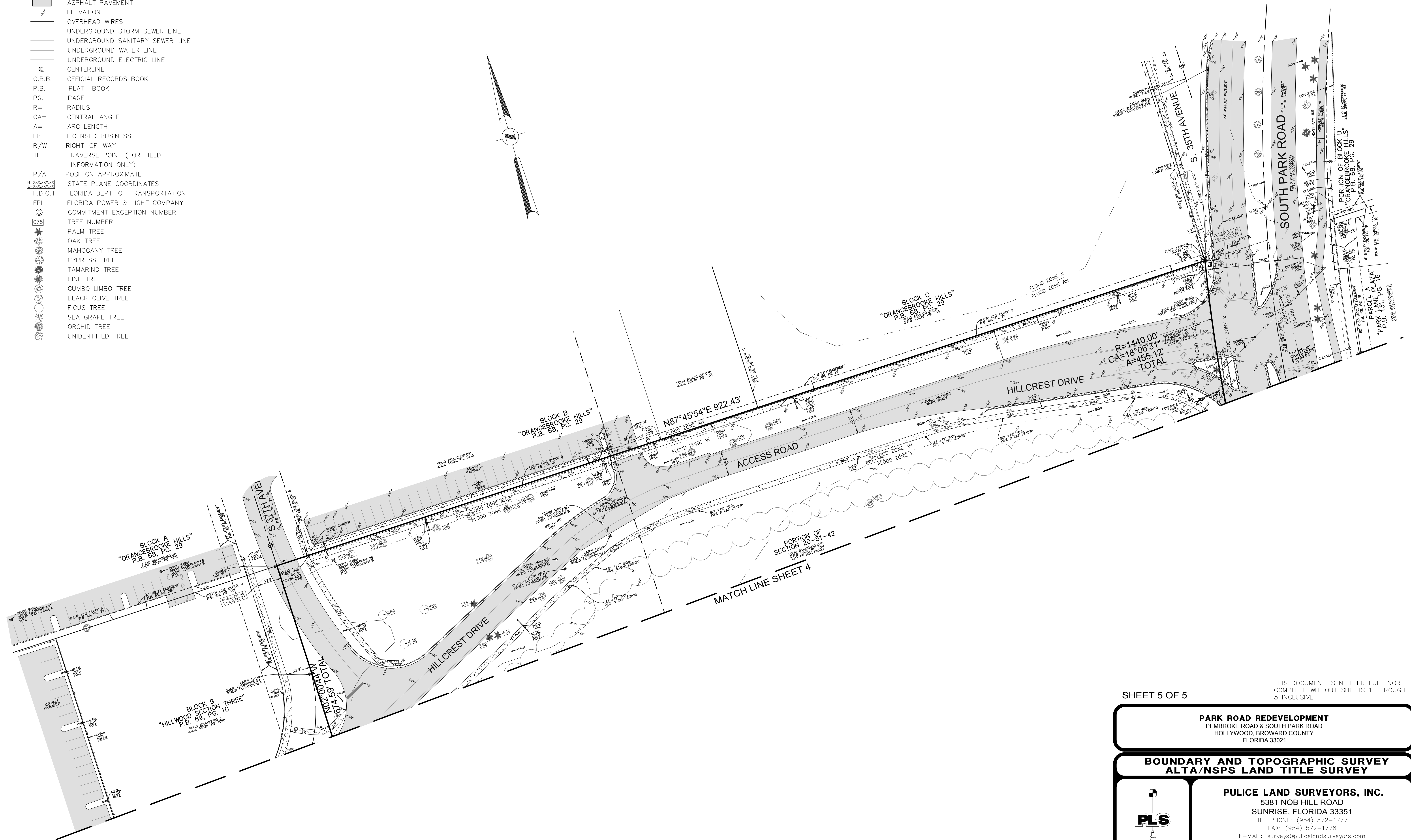
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com  
WEBSITE: www.pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.  
CHECKED BY: J.F.P.

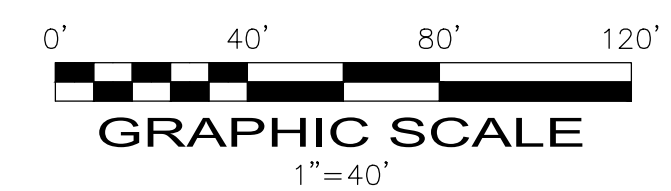
SCALE: 1" = 40'  
SURVEY DATE: 03/05/2024

FILE: BRD DEVELOPMENT  
ORDER NO.: 68415

- LEGEND**
- CONCRETE
  - ASPHALT PAVEMENT
  - ELEVATION
  - OVERHEAD WIRES
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND SANITARY SEWER LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND ELECTRIC LINE
  - CENTERLINE
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.B. PLAT BOOK
  - P.G. PAGE
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  - CA= CENTRAL ANGLE
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  - LB LICENSED BUSINESS
  - R/W RIGHT-OF-WAY
  - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
  - P/A POSITION APPROXIMATE
  - N=XXXXXX STATE PLANE COORDINATES
  - E=XXXXXX FLORIDA DEPT. OF TRANSPORTATION
  - FPL FLORIDA POWER & LIGHT COMPANY
  - COMMITMENT EXCEPTION NUMBER
  - TREE NUMBER
  - PALM TREE
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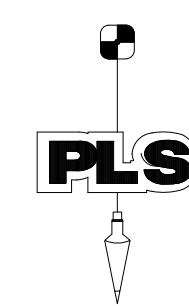


SHEET 5 OF 5

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**PARK ROAD REDEVELOPMENT**  
PEMBROKE ROAD & SOUTH PARK ROAD  
HOLLYWOOD, BROWARD COUNTY  
FLORIDA 33021

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**ALTA/NSPS LAND TITLE SURVEY**



**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com)  
WEBSITE: [www.pulicelandsurveyors.com](http://www.pulicelandsurveyors.com)  
CERTIFICATE OF AUTHORIZATION LB#3870

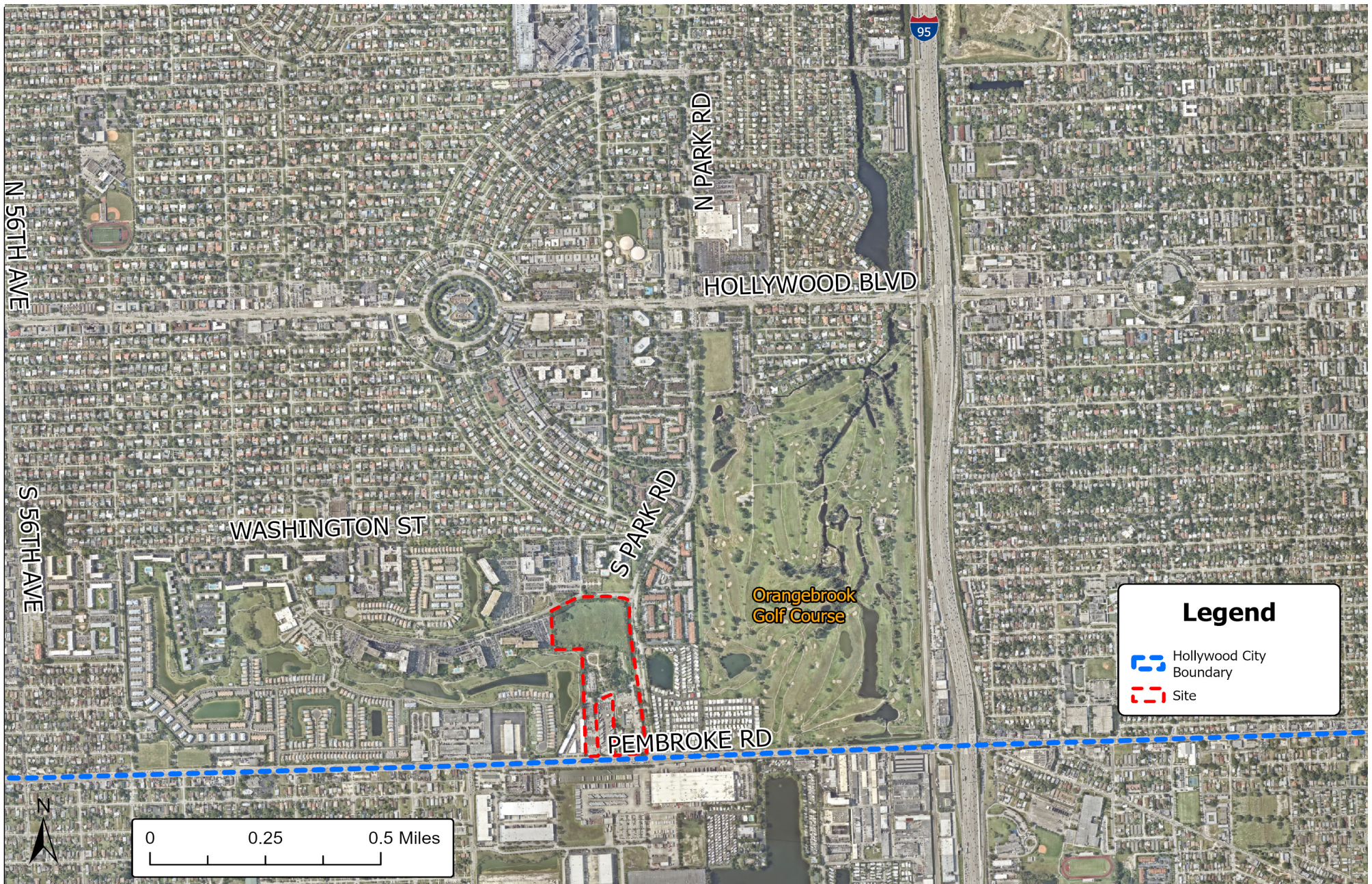
DRAWN BY: B.E.  
CHECKED BY: J.F.P.

SCALE: 1" = 40'  
SURVEY DATE: 05/05/2021

FILE: BRD DEVELOPMENT  
ORDER NO.: 68415

## Exhibit B

Location Map and Proposed Land Use



**Kimley»Horn**

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1920 Wekiva Way, STE 200  
West Palm Beach, FL 33411  
Phone (561) 845-0665  
www.kimley-horn.com

### Site Location

**Park Road LUPA  
Hollywood, Florida**

Source: Nearmap

APRIL 2024

EXHIBIT B



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### Site Location

**Park Road LUPA  
Hollywood, Florida**

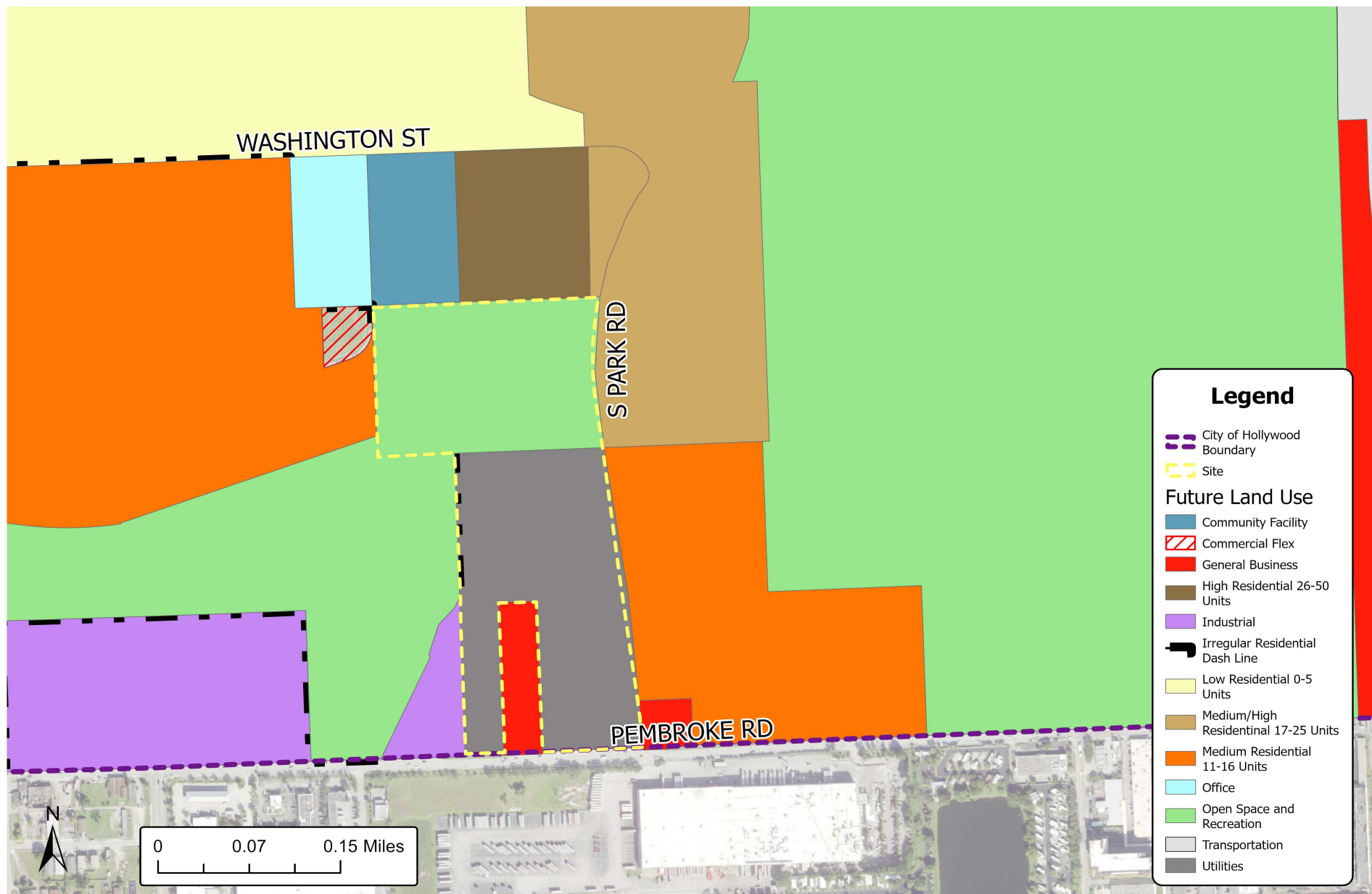
Source: Nearmap

APRIL 2024

EXHIBIT B

## Exhibit C

Maps of Current Future Land Use Designation – City and County



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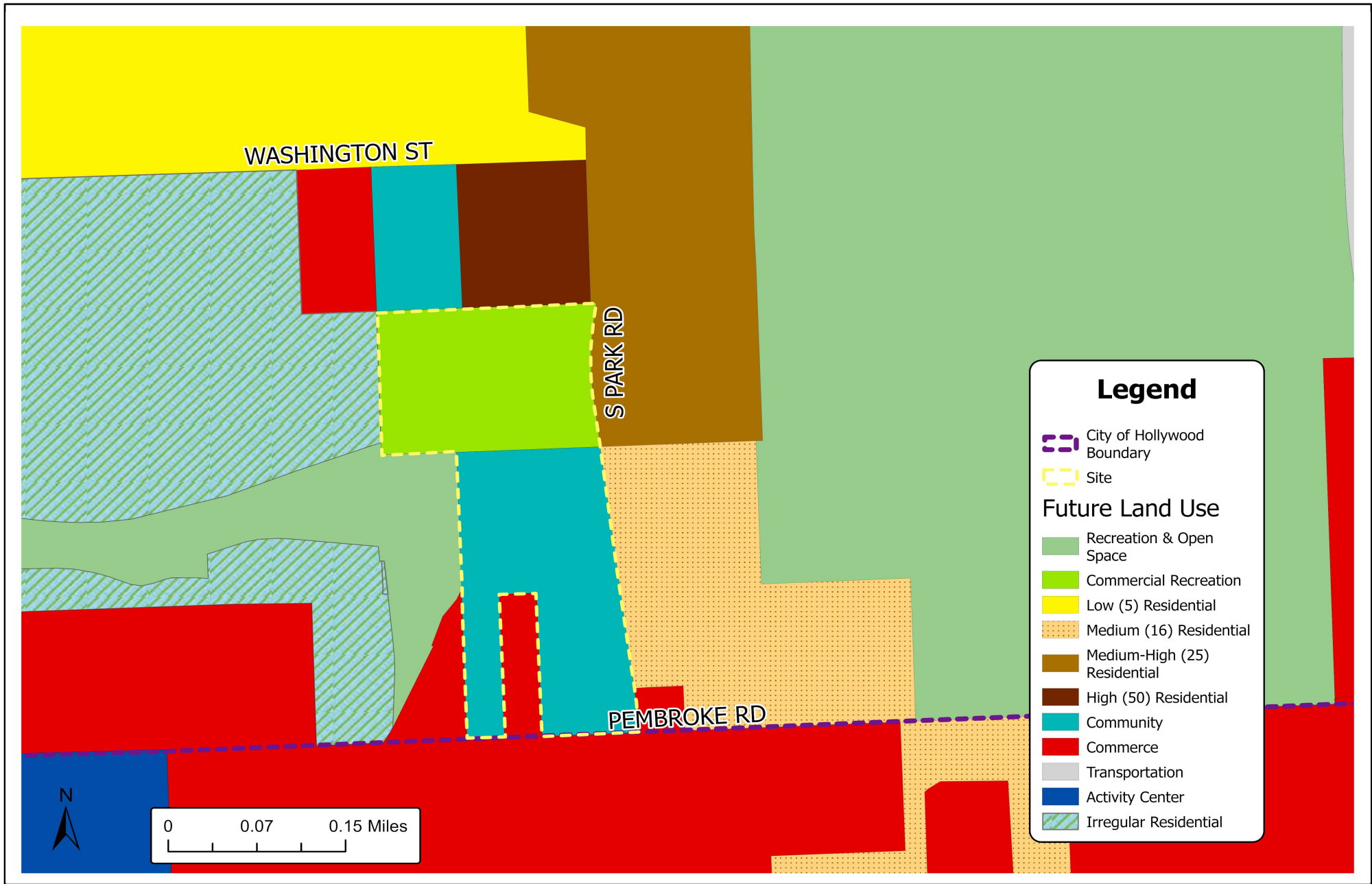
## City of Hollywood Future Land Use

### Park Road LUPA Hollywood, Florida

Source: City of Hollywood

MAY 2024

EXHIBIT C



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**Broward County Future Land Use**

**Park Road LUPA  
 Hollywood, Florida**

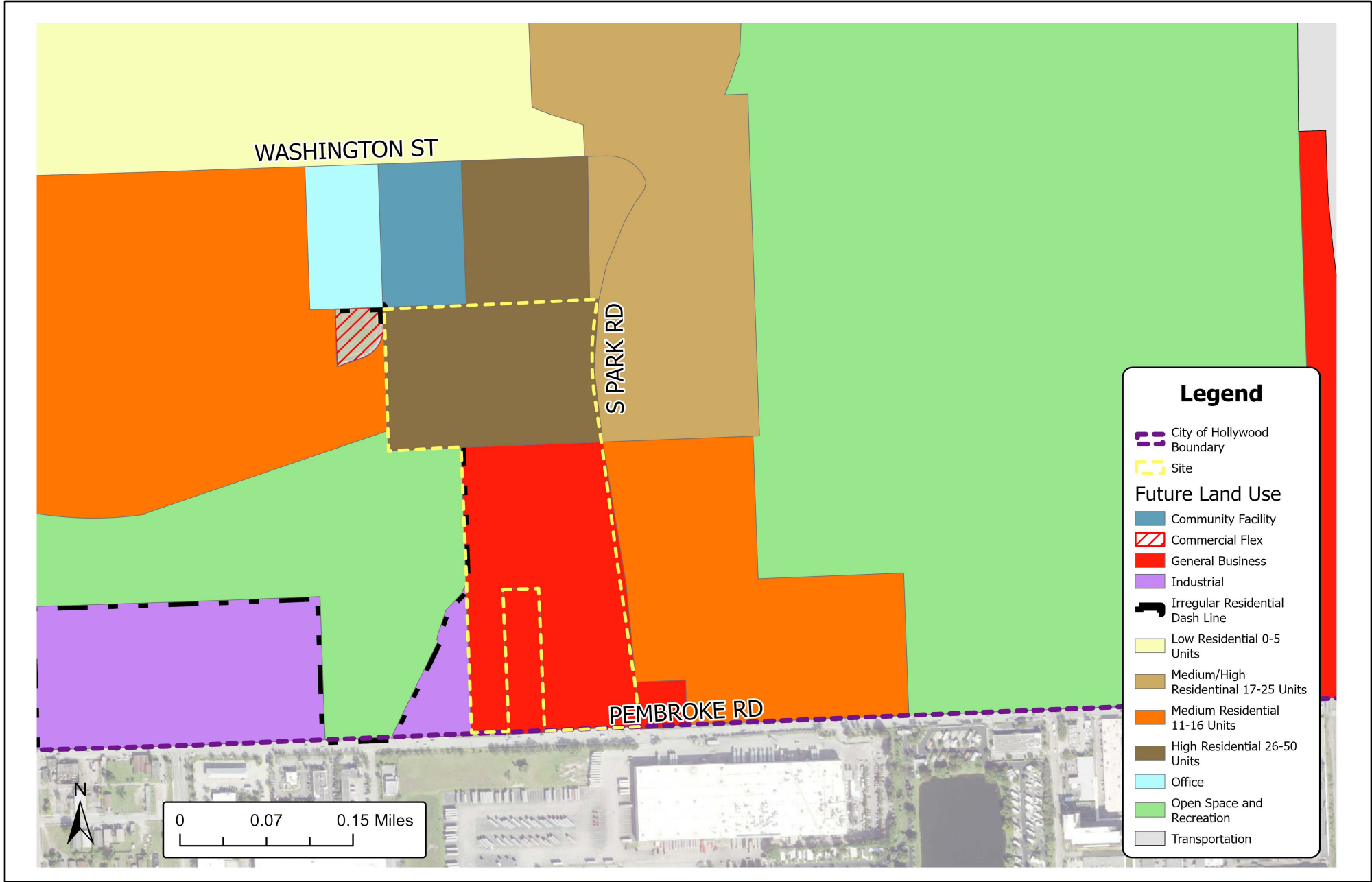
Source: Broward County

MAY 2024

EXHIBIT C

## Exhibit D

Maps of Proposed Future Land Use Designation – City and County



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www.kimley-horn.com

**City of Hollywood Proposed Future Land Use**

**Park Road LUPA  
Hollywood, Florida**

Source: City of Hollywood, Nearmap

MAY 2024

EXHIBIT D



**Kimley»Horn**

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**Broward County Proposed Future Land Use**

**Park Road LUPA  
 Hollywood, Florida**

Source: Broward County

MAY 2024

EXHIBIT D

## Exhibit E

Potable Water Letter

## Exhibit F

Sanitary Sewer Letter

## Exhibit G

Solid Waste Letter



WASTE CONNECTIONS, INC.  
*Connected with the Future*

Waste Connections of Florida, Inc.  
3840 NW 37<sup>th</sup> Court  
Miami, FL 33142

April 19, 2023

**VIA E-MAIL**

Mr. Daniel Millien  
Environmental Services Manager  
City of Hollywood  
2600 Hollywood Boulevard  
Hollywood, FL 33020

**Re: Park Road Mixed Use Redevelopment Disposal Capacity**

Dear Mr. Millien:

As you know, Waste Connections has had the privilege of being the City of Hollywood's solid waste disposal vendor for many years. You have asked us to provide you disposal capacity information for the proposed project in the City of Hollywood known as the "Park Road Redevelopment."

Based on your request regarding the land use amendment for the proposed project in the City of Hollywood known as the "Park Road Redevelopment", I provide the following information.

Waste Connections owns and operates the Pembroke Park Transfer Station in Pembroke Park and the JED Landfill in St. Cloud.

Transfer Station Permitted Monthly Capacity: 30,000/ Tons  
Transfer Station Current Monthly Volume: 20,000/ Tons

Overall Landfill Capacity: 54,000,000 tons permitted remaining capacity  
Demand: approximately 1,300,000 tons delivered per year  
Estimated lifetime: Approximately 40 years

Planned Landfill Capacity: no additional capacity currently planned

Accordingly, we believe that there is adequate volume space remaining to safely accommodate the anticipated waste generated by the proposed project for the foreseeable future.

If you should have any additional, questions please do not hesitate in giving me a call.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Luis Amaya", is written over a series of horizontal lines.

Luis Amaya  
District Manager

## Exhibit H

### Drainage Calculations

**HILLCREST  
SURFACE WATER MANAGEMENT CALCULATIONS (PRE)  
PROJECT No. 21-4089**

| HORIZONTAL SURFACE<br>LAND USE BREAKDOWN |       |         | GRADING PARAMETERS (NAVD) |       |
|------------------------------------------|-------|---------|---------------------------|-------|
| LAND USE                                 | AREA  | PERCENT | FROM                      | TO    |
| BUILDING                                 | 0.72  | 3%      | 14.00                     | 18.00 |
| PVMT LOW                                 | 1.30  | 5%      | 5.25                      | 11.00 |
| PVMT HIGH                                | 6.38  | 25%     | 11.00                     | 16.00 |
| GREEN                                    | 17.00 | 67%     | 8.00                      | 17.00 |
| TOTAL                                    | 25.40 | 100%    |                           |       |

**STAGE-STORAGE CALCULATIONS**

| Stage<br>(ft-NAVD) | Area (acres)         |                       |                   |       | Volume (ac-ft) |                   |
|--------------------|----------------------|-----------------------|-------------------|-------|----------------|-------------------|
|                    | PVMT LOW<br>(LINEAR) | PVMT HIGH<br>(LINEAR) | GREEN<br>(LINEAR) | Total | Site Storage   | Total<br>Provided |
| 1.00               | 0.00                 | 0.00                  | 0.00              | 0.00  | 0.00           | 0.00              |
| 1.50               | 0.00                 | 0.00                  | 0.00              | 0.00  | 0.00           | 0.00              |
| 2.00               | 0.00                 | 0.00                  | 0.00              | 0.00  | 0.00           | 0.00              |
| 2.50               | 0.00                 | 0.00                  | 0.00              | 0.00  | 0.00           | 0.00              |
| 3.00               | 0.00                 | 0.00                  | 0.00              | 0.00  | 0.00           | 0.00              |
| 3.50               | 0.00                 | 0.00                  | 0.00              | 0.00  | 0.00           | 0.00              |
| 4.00               | 0.00                 | 0.00                  | 0.00              | 0.00  | 0.00           | 0.00              |
| 4.50               | 0.00                 | 0.00                  | 0.00              | 0.00  | 0.00           | 0.00              |
| 5.00               | 0.00                 | 0.00                  | 0.00              | 0.00  | 0.00           | 0.00              |
| 5.50               | 0.06                 | 0.00                  | 0.00              | 0.06  | 0.01           | 0.01              |
| 6.00               | 0.17                 | 0.00                  | 0.00              | 0.17  | 0.07           | 0.07              |
| 6.50               | 0.28                 | 0.00                  | 0.00              | 0.28  | 0.18           | 0.18              |
| 7.00               | 0.40                 | 0.00                  | 0.00              | 0.40  | 0.35           | 0.35              |
| 7.50               | 0.51                 | 0.00                  | 0.00              | 0.51  | 0.58           | 0.58              |
| 8.00               | 0.62                 | 0.00                  | 0.00              | 0.62  | 0.86           | 0.86              |
| 8.50               | 0.73                 | 0.00                  | 0.94              | 1.68  | 1.44           | 1.44              |
| 9.00               | 0.85                 | 0.00                  | 1.89              | 2.74  | 2.54           | 2.54              |
| 9.50               | 0.96                 | 0.00                  | 2.83              | 3.79  | 4.17           | 4.17              |
| 10.00              | 1.07                 | 0.00                  | 3.78              | 4.85  | 6.34           | 6.34              |
| 10.50              | 1.19                 | 0.00                  | 4.72              | 5.91  | 9.03           | 9.03              |
| 11.00              | 1.30                 | 0.00                  | 5.67              | 6.97  | 12.24          | 12.24             |
| 11.50              | 1.30                 | 0.64                  | 6.61              | 8.55  | 16.12          | 16.12             |
| 12.00              | 1.30                 | 1.28                  | 7.56              | 10.13 | 20.79          | 20.79             |
| 12.50              | 1.30                 | 1.91                  | 8.50              | 11.71 | 26.26          | 26.26             |
| 13.00              | 1.30                 | 2.55                  | 9.44              | 13.30 | 32.51          | 32.51             |
| 13.50              | 1.30                 | 3.19                  | 10.39             | 14.88 | 39.55          | 39.55             |

**Project Location Hydraulic Details**

Design Water Level= 1.00  
Allowable Discharge = 0 cfs

**Design Storm Rainfall Amounts--(in.)**

| Storm<br>Frequency | SFWMD |       |       |
|--------------------|-------|-------|-------|
|                    | 1 hr  | 24 hr | 72 hr |
| 5 year             | 3.2   |       |       |
| 10 year            |       | 8.50  |       |
| 25 year            |       |       | 14.50 |
| 100 year           |       |       | 17.00 |

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**Soil Storage Calculation**

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- A. Total Pervious Area = 17.00 acres
- B. Depth to Water Table = 11.5 feet  
If depth to water table is greater than 4 ft, use 4 ft.
- C. From SFWMD Permit Information Manual, Vol. IV, Figure E-1, For 'Developed/Compacted Flatwoods', the Cumulative Available Soil Storage is:
- Sp = 6.75 inches
- D. Site Soil Storage = Sp x (Pervious Area/Total Area)  
= 4.52 inches
- E. Runoff Curve Number = 1000 / (S + 10)  
CN = 68.88

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**Water Quantity Calculations**

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- A. Calculate the Runoff in Inches.

$$Q = \frac{(\text{Rainfall} - 0.2 \times \text{Soil Storage})^2}{(\text{Rainfall} + 0.8 \times \text{Soil Storage})}$$

|                          |       |        |
|--------------------------|-------|--------|
| $Q_{5\text{yr-1hr}} =$   | 0.77  | inches |
| $Q_{10\text{yr-1dy}} =$  | 4.76  | inches |
| $Q_{25\text{yr-3dy}} =$  | 10.21 | inches |
| $Q_{100\text{yr-3dy}} =$ | 12.57 | inches |

- B. Calculate the Runoff Volume

$$V = Q \times \text{Project Area (1 ft / 12 in)}$$

|                          |       |       |
|--------------------------|-------|-------|
| $V_{5\text{yr-1hr}} =$   | 1.64  | ac-ft |
| $V_{10\text{yr-1day}} =$ | 10.08 | ac-ft |
| $V_{25\text{yr-3dy}} =$  | 21.60 | ac-ft |
| $V_{100\text{yr-3dy}} =$ | 26.60 | ac-ft |

- C. Using the stage-storage chart and the runoff volumes calculated above, the corresponding stages can be interpolated.

|                                     |       |    |
|-------------------------------------|-------|----|
| $\text{Stage}_{5\text{yr-1hr}} =$   | 8.59  | ft |
| $\text{Stage}_{10\text{yr-1day}} =$ | 10.66 | ft |
| $\text{Stage}_{25\text{yr-3dy}} =$  | 12.07 | ft |
| $\text{Stage}_{100\text{yr-3dy}} =$ | 12.53 | ft |

**HILLCREST  
SURFACE WATER MANAGEMENT CALCULATIONS (POST ALT "B")  
STE PROJECT #21-4089**

| HORIZONTAL SURFACE<br>LAND USE BREAKDOWN |       |         | GRADING PARAMETERS (NAVD) |       |
|------------------------------------------|-------|---------|---------------------------|-------|
| LAND USE                                 | AREA  | PERCENT | FROM                      | TO    |
| BUILDING                                 | 5.00  | 20%     | 13.50                     | 13.50 |
| GARAGE                                   | 1.39  | 5%      | 13.00                     | 13.50 |
| PVMT                                     | 11.00 | 43%     | 9.50                      | 12.50 |
| LAKE                                     | 0.50  | 2%      | 1.00                      | 13.50 |
| LAKE BANK                                | 0.23  | 1%      | 1.00                      | 9.00  |
| DRY RET.                                 | 1.00  | 4%      | 2.00                      | 13.50 |
| DRY RET. BANK                            | 0.70  | 3%      | 2.00                      | 9.00  |
| SIDEWALK                                 | 1.00  | 4%      | 10.00                     | 13.50 |
| GREEN                                    | 3.58  | 14%     | 9.00                      | 13.00 |
| POOL/DECK                                | 1.00  | 4%      | 13.00                     | 13.50 |
| TOTAL                                    | 25.40 | 100%    |                           |       |

**STAGE-STORAGE CALCULATIONS**

| Stage<br>(ft-NAVD) | Area (acres)     |                      |                   |                       |                           |                    |                        | Volume (ac-ft) |                                   |
|--------------------|------------------|----------------------|-------------------|-----------------------|---------------------------|--------------------|------------------------|----------------|-----------------------------------|
|                    | PVMT<br>(LINEAR) | SIDEWALK<br>(LINEAR) | GREEN<br>(LINEAR) | LAKE BANK<br>(LINEAR) | DRY RET. BANK<br>(LINEAR) | LAKE<br>(VERTICAL) | DRY RET.<br>(VERTICAL) | Total          | Site Storage<br>Total<br>Provided |
| 1.00               | 0.00             | 0.00                 | 0.00              | 0.00                  | 0.00                      | 0.00               | 0.00                   | 0.00           | 0.00                              |
| 1.50               | 0.00             | 0.00                 | 0.00              | 0.01                  | 0.00                      | 0.50               | 0.00                   | 0.51           | 0.25                              |
| 2.00               | 0.00             | 0.00                 | 0.00              | 0.03                  | 0.00                      | 0.50               | 0.00                   | 0.53           | 0.51                              |
| 2.50               | 0.00             | 0.00                 | 0.00              | 0.04                  | 0.05                      | 0.50               | 1.00                   | 1.59           | 1.29                              |
| 3.00               | 0.00             | 0.00                 | 0.00              | 0.06                  | 0.10                      | 0.50               | 1.00                   | 1.66           | 2.11                              |
| 3.50               | 0.00             | 0.00                 | 0.00              | 0.07                  | 0.15                      | 0.50               | 1.00                   | 1.72           | 2.95                              |
| 4.00               | 0.00             | 0.00                 | 0.00              | 0.09                  | 0.20                      | 0.50               | 1.00                   | 1.79           | 3.83                              |
| 4.50               | 0.00             | 0.00                 | 0.00              | 0.10                  | 0.25                      | 0.50               | 1.00                   | 1.85           | 4.74                              |
| 5.00               | 0.00             | 0.00                 | 0.00              | 0.12                  | 0.30                      | 0.50               | 1.00                   | 1.92           | 5.68                              |
| 5.50               | 0.00             | 0.00                 | 0.00              | 0.13                  | 0.35                      | 0.50               | 1.00                   | 1.98           | 6.65                              |
| 6.00               | 0.00             | 0.00                 | 0.00              | 0.14                  | 0.40                      | 0.50               | 1.00                   | 2.04           | 7.66                              |
| 6.50               | 0.00             | 0.00                 | 0.00              | 0.16                  | 0.45                      | 0.50               | 1.00                   | 2.11           | 8.70                              |
| 7.00               | 0.00             | 0.00                 | 0.00              | 0.17                  | 0.50                      | 0.50               | 1.00                   | 2.17           | 9.77                              |
| 7.50               | 0.00             | 0.00                 | 0.00              | 0.19                  | 0.55                      | 0.50               | 1.00                   | 2.24           | 10.87                             |
| 8.00               | 0.00             | 0.00                 | 0.00              | 0.20                  | 0.60                      | 0.50               | 1.00                   | 2.30           | 12.00                             |
| 8.50               | 0.00             | 0.00                 | 0.00              | 0.22                  | 0.65                      | 0.50               | 1.00                   | 2.37           | 13.17                             |
| 9.00               | 0.00             | 0.00                 | 0.00              | 0.23                  | 0.70                      | 0.50               | 1.00                   | 2.43           | 14.37                             |
| 9.50               | 0.00             | 0.00                 | 0.45              | 0.23                  | 0.70                      | 0.50               | 1.00                   | 2.88           | 15.70                             |
| 10.00              | 1.83             | 0.00                 | 0.90              | 0.23                  | 0.70                      | 0.50               | 1.00                   | 5.16           | 17.71                             |
| 10.50              | 3.67             | 0.14                 | 1.34              | 0.23                  | 0.70                      | 0.50               | 1.00                   | 7.58           | 20.89                             |
| 11.00              | 5.50             | 0.29                 | 1.79              | 0.23                  | 0.70                      | 0.50               | 1.00                   | 10.01          | 25.29                             |
| 11.50              | 7.33             | 0.43                 | 2.24              | 0.23                  | 0.70                      | 0.50               | 1.00                   | 12.43          | 30.90                             |
| 12.00              | 9.17             | 0.57                 | 2.69              | 0.23                  | 0.70                      | 0.50               | 1.00                   | 14.85          | 37.72                             |
| 12.50              | 11.00            | 0.71                 | 3.13              | 0.23                  | 0.70                      | 0.50               | 1.00                   | 17.28          | 45.75                             |
| 13.00              | 11.00            | 0.86                 | 3.58              | 0.23                  | 0.70                      | 0.50               | 1.00                   | 17.87          | 54.54                             |

**Project Location Hydraulic Details**

Design Water Level= 1.00  
Allowable Discharge = 0 cfs

**Design Storm Rainfall Amounts--(in.)**

| Storm<br>Frequency | SFWMD |       |       |
|--------------------|-------|-------|-------|
|                    | 1 hr  | 24 hr | 72 hr |
| 5 year             | 3.2   | 7.25  |       |
| 10 year            |       | 8.50  |       |
| 25 year            |       |       | 14.50 |
| 100 year           |       |       | 17.00 |

### Soil Storage Calculation

- A. Total Pervious Area = 5.51 acres
- B. Depth to Water Table = 8.46 feet  
If depth to water table is greater than 4 ft, use 4 ft.
- C. From SFWMD Permit Information Manual, Vol. IV, Figure E-1, For 'Developed/Compacted Flatwoods', the Cumulative Available Soil Storage is:
- Sp = 6.75 inches
- D. Site Soil Storage = Sp x (Pervious Area/Total Area)  
= 1.46 inches
- E. Runoff Curve Number = 1000 / (S + 10)  
CN = 87.23

### Water Quantity Calculations

- A. Calculate the Runoff in Inches.

$$Q = \frac{(\text{Rainfall} - 0.2 \times \text{Soil Storage})^2}{(\text{Rainfall} + 0.8 \times \text{Soil Storage})}$$

Q<sub>5yr-1hr</sub> = 1.93 inches  
Q<sub>5yr-1dy</sub> = 5.75 inches  
Q<sub>10yr-1dy</sub> = 6.96 inches  
Q<sub>25yr-3dy</sub> = 12.88 inches  
Q<sub>100yr-3dy</sub> = 15.36 inches

- B. Calculate the Runoff Volume

$$V = Q \times \text{Project Area (1 ft / 12 in)}$$

V<sub>5yr-1hr</sub> = 4.09 ac-ft  
V<sub>5yr-1dy</sub> = 12.17 ac-ft  
V<sub>10yr-1day</sub> = 14.74 ac-ft  
V<sub>25yr-3dy</sub> = 27.26 ac-ft  
V<sub>100yr-3dy</sub> = 32.51 ac-ft

- C. Using the stage-storage chart and the runoff volumes calculated above, the cooresponding stages can be interpolated.

Stage<sub>5yr-1hr</sub> = 4.14 ft  
Stage<sub>5yr-1dy</sub> = 8.07 ft  
Stage<sub>10yr-1day</sub> = 9.14 ft  
Stage<sub>25yr-3dy</sub> = 11.18 ft  
Stage<sub>100yr-3dy</sub> = 11.62 ft

### Water Quality Calculations (Note: Excluding the roof/building areas)

#### Water Quality Required

- A. Compute the first inch of runoff from the entire site.

$$= 1 \text{ inch} \times \text{Total Area} \times (1 \text{ ft} / 12 \text{ in})$$

$$= 2.12 \text{ ac-ft}$$

- B. Compute 2.5 inches times the percentage of imperviousness.

- a. Site Area (SA), for water quality pervious/impervious calculations only  
SA = Total Area - (roof + lake)  
= 19.90 Acres
- b. Impervious Area (IA), for water quality pervious/impervious calculations only  
IA = Site Area(SA) - Pervious Area  
= 14.39 Acres
- c. Percentage of imperviousness for water quality  
%imp = (IA / SA) x 100%  
= 72.31 %
- d. For 2.5 inches times percentage of imperviousness  
= 2.5 inches x %imp  
= 1.81 inches
- e. Compute volume required for quality detention  
= inches to be treated x (total site - lake) x (1 ft / 12 in)  
= 3.75 ac-ft **(CONTROLS)**

- C. Since 2.5 inches times the percentage of impervious is greater than the first inch of runoff over the entire site, the volume to be treated is:

$$\text{Volume to be treated} = 3.75 \text{ ac-ft}$$

- D. Since this is a commercial project, 0.5 in. dry detention/retention Pre-treatment must be provided.

$$= 1/2 \text{ inch} \times (\text{Total Site} - \text{Lake}) \times (1 \text{ ft} / 12 \text{ in})$$

$$= 1.04 \text{ ac-ft}$$

Water Quality Provided

A. Dry Retention Area and Exf. Trench stage-storage:

| Stage (ft-NAVD) | Volume (ac-ft) |      |       |
|-----------------|----------------|------|-------|
|                 | Lake           | DRA  | Total |
| 1.00            | 0.00           | 0.00 | 0.00  |
| 1.50            | 0.25           | 0.00 | 0.25  |
| 2.00            | 0.50           | 0.00 | 0.50  |
| 2.50            | 0.75           | 0.50 | 1.25  |
| 3.00            | 1.00           | 1.00 | 2.00  |
| 3.50            | 1.25           | 1.50 | 2.75  |
| 4.00            | 1.50           | 2.00 | 3.50  |
| 4.50            | 1.75           | 2.50 | 4.25  |

B Interpolating from the Stage-Storage Table, the Volume to be treated is met at a stage of:

Stage (Water Quality) = 4.17 ft

C. Interpolating from the Stage-Storage Table, the Pre-treatment Volume is met at a stage of:

Stage (Pre-Treat) = 2.36 ft

## Exhibit I

### Community and Neighborhood Park Inventory

City of Hollywood Parks and Recreation Facilities Inventory

| Name                                     | Acres  |
|------------------------------------------|--------|
| Rainbow Tot Lot                          | 0.08   |
| Keating Park                             | 0.12   |
| Bicentennial Park                        | 0.22   |
| John B Kooser Memorial Park              | 0.24   |
| Anniversary Park                         | 0.27   |
| Fletcher St Park                         | 0.27   |
| Eppleman Park                            | 0.29   |
| Charnow Park                             | 0.30   |
| Lions Park                               | 0.30   |
| Joe Dimaggio Park                        | 0.33   |
| Henry Graham Park                        | 0.41   |
| Beverly Hills Park                       | 0.59   |
| Waterview Park                           | 0.70   |
| Cathy & Bob Anderson Park                | 0.74   |
| Harry Berry Park                         | 0.80   |
| Earl Crawford Park                       | 0.85   |
| Carlton Montayne Park                    | 0.90   |
| Fred Lipman Multi-purpose Center         | 0.94   |
| Hollywood South Beach Cultural Center    | 0.98   |
| Kiwanis Park                             | 1.07   |
| Beverly Park & Community Center          | 1.21   |
| Hollywood Beach Community Center         | 1.56   |
| Hollywood Playhouse                      | 1.77   |
| Mara Berman Giulianti Park               | 2.03   |
| Oakwood Hills Park                       | 2.16   |
| Seminole Park                            | 2.25   |
| Hollywood Central Performing Arts Center | 2.97   |
| Poinciana Park/dog Park                  | 3.00   |
| Jefferson Park                           | 4.01   |
| Lincoln Park                             | 4.69   |
| Emerald Hills Park                       | 4.99   |
| Martin Luther King Jr Park/commcenter    | 5.25   |
| Hollywood Beach Bandshell/theater        | 5.35   |
| Zinkel Park                              | 5.44   |
| Dowdy Baseball Park                      | 7.36   |
| David Park & Tennis Center               | 7.78   |
| Washington Park                          | 8.58   |
| Driftwood Acres Park                     | 9.24   |
| John Williams Park                       | 10.61  |
| Young Circle Arts Park                   | 10.72  |
| Three Island Park                        | 11.45  |
| Hollywood West Park                      | 11.96  |
| Sheridan Oak Forest                      | 12.88  |
| Mcnicol Recreation Center                | 13.68  |
| Boggs Field                              | 13.99  |
| Oak Lake Park                            | 15.24  |
| Rotary Park                              | 17.28  |
| Hollywood Marina                         | 18.82  |
| Stan Goldman Memorial Park               | 19.64  |
| Holland Park                             | 24.11  |
| Montella Park & Comm Center              | 25.41  |
| Oakridge Park                            | 30.21  |
| Eco Grande Golf Course                   | 44.80  |
| Hollywood Beach Golf & Country Club      | 102.83 |
| Orangebrook Golf Course                  | 260.97 |

Source: Broward County GIS

## Exhibit J

Trip Generation

## PM PEAK HOUR TRIP GENERATION COMPARISON

### EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

| ITE TRIP GENERATION CHARACTERISTICS |             |          |         |           | DIRECTIONAL DISTRIBUTION |     | BASELINE TRIPS |     |       | MULTIMODAL REDUCTION |          | GROSS TRIPS |      |       | INTERNAL CAPTURE |          | EXTERNAL VEHICLE TRIPS |      |       | PASS-BY CAPTURE |          | NET NEW EXTERNAL TRIPS |      |       |     |     |     |
|-------------------------------------|-------------|----------|---------|-----------|--------------------------|-----|----------------|-----|-------|----------------------|----------|-------------|------|-------|------------------|----------|------------------------|------|-------|-----------------|----------|------------------------|------|-------|-----|-----|-----|
| Land Use                            | ITE Edition | ITE Code | Scale   | ITE Units | Percent                  |     | In             | Out | Total | Percent              | MR Trips | In          | Out  | Total | Percent          | IC Trips | In                     | Out  | Total | Percent         | PB Trips | In                     | Out  | Total |     |     |     |
|                                     |             |          |         |           | In                       | Out |                |     |       |                      |          |             |      |       |                  |          |                        |      |       |                 |          |                        |      |       |     |     |     |
| 1 Public Park                       | 11          | 411      | 13.92   | acre      | 55%                      | 45% | 13             | 10  | 23    | 0.0%                 | 0        | 13          | 10   | 23    | 0.0%             | 0        | 13                     | 10   | 23    | 0.0%            | 0        | 13                     | 10   | 23    |     |     |     |
| 2 Government Office Building        | 11          | 730      | 421.433 | ksf       | 25%                      | 75% | 164            | 490 | 654   | 0.0%                 | 0        | 164         | 490  | 654   | 0.0%             | 0        | 164                    | 490  | 654   | 0.0%            | 0        | 164                    | 490  | 654   |     |     |     |
| 3                                   |             |          |         |           |                          |     |                |     |       |                      |          |             |      |       |                  |          |                        |      |       |                 |          |                        |      |       |     |     |     |
| 4                                   |             |          |         |           |                          |     |                |     |       |                      |          |             |      |       |                  |          |                        |      |       |                 |          |                        |      |       |     |     |     |
| 5                                   |             |          |         |           |                          |     |                |     |       |                      |          |             |      |       |                  |          |                        |      |       |                 |          |                        |      |       |     |     |     |
| 6                                   |             |          |         |           |                          |     |                |     |       |                      |          |             |      |       |                  |          |                        |      |       |                 |          |                        |      |       |     |     |     |
| 7                                   |             |          |         |           |                          |     |                |     |       |                      |          |             |      |       |                  |          |                        |      |       |                 |          |                        |      |       |     |     |     |
| 8                                   |             |          |         |           |                          |     |                |     |       |                      |          |             |      |       |                  |          |                        |      |       |                 |          |                        |      |       |     |     |     |
| 9                                   |             |          |         |           |                          |     |                |     |       |                      |          |             |      |       |                  |          |                        |      |       |                 |          |                        |      |       |     |     |     |
| 10                                  |             |          |         |           |                          |     |                |     |       |                      |          |             |      |       |                  |          |                        |      |       |                 |          |                        |      |       |     |     |     |
| ITE Land Use Code                   |             |          |         |           | Rate or Equation         |     | Total:         |     |       | 177                  | 500      | 677         | 0.0% | 0     | 177              | 500      | 677                    | 0.0% | 0     | 177             | 500      | 677                    | 0.0% | 0     | 177 | 500 | 677 |
| 411                                 |             |          |         |           | Y=0.06*(X)+22.6          |     |                |     |       |                      |          |             |      |       |                  |          |                        |      |       |                 |          |                        |      |       |     |     |     |
| 730                                 |             |          |         |           | LN(Y) = 0.97*LN(X)+0.62  |     |                |     |       |                      |          |             |      |       |                  |          |                        |      |       |                 |          |                        |      |       |     |     |     |

### PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

| ITE TRIP GENERATION CHARACTERISTICS |                                |             |          |       | DIRECTIONAL DISTRIBUTION |         | BASELINE TRIPS |     |     | MULTIMODAL REDUCTION |         | GROSS TRIPS |      |     | INTERNAL CAPTURE |         | EXTERNAL VEHICLE TRIPS |       |     | PASS-BY CAPTURE |         | NET NEW EXTERNAL TRIPS |      |     |       |     |     |
|-------------------------------------|--------------------------------|-------------|----------|-------|--------------------------|---------|----------------|-----|-----|----------------------|---------|-------------|------|-----|------------------|---------|------------------------|-------|-----|-----------------|---------|------------------------|------|-----|-------|-----|-----|
| Land Use                            |                                | ITE Edition | ITE Code | Scale | ITE Units                | Percent |                | In  | Out | Total                | Percent | MR Trips    | In   | Out | Total            | Percent | IC Trips               | In    | Out | Total           | Percent | PB Trips               | In   | Out | Total |     |     |
|                                     |                                |             |          |       |                          | In      | Out            |     |     |                      |         |             |      |     |                  |         |                        |       |     |                 |         |                        |      |     |       |     |     |
| 1                                   | General Office Building        | 11          | 710      | 45    | ksf                      | 17%     | 83%            | 15  | 71  | 86                   | 0.0%    | 0           | 15   | 71  | 86               | 7.3%    | 6                      | 13    | 67  | 80              | 0.0%    | 0                      | 13   | 67  | 80    |     |     |
| 2                                   | Government Office Building     | 11          | 730      | 100   | ksf                      | 25%     | 75%            | 41  | 121 | 162                  | 0.0%    | 0           | 41   | 121 | 162              | 7.3%    | 12                     | 37    | 113 | 150             | 0.0%    | 0                      | 37   | 113 | 150   |     |     |
| 3                                   | Strip Retail Plaza             | 11          | 822      | 35    | ksf                      | 50%     | 50%            | 95  | 94  | 189                  | 0.0%    | 0           | 95   | 94  | 189              | 23.3%   | 44                     | 77    | 68  | 145             | 0.0%    | 0                      | 77   | 68  | 145   |     |     |
| 4                                   | Multifamily Housing (Mid-Rise) | 11          | 221      | 630   | du                       | 61%     | 39%            | 150 | 96  | 246                  | 0.0%    | 0           | 150  | 96  | 246              | 17.1%   | 42                     | 122   | 82  | 204             | 0.0%    | 0                      | 122  | 82  | 204   |     |     |
| 5                                   |                                |             |          |       |                          |         |                |     |     |                      |         |             |      |     |                  |         |                        |       |     |                 |         |                        |      |     |       |     |     |
| 6                                   |                                |             |          |       |                          |         |                |     |     |                      |         |             |      |     |                  |         |                        |       |     |                 |         |                        |      |     |       |     |     |
| 7                                   |                                |             |          |       |                          |         |                |     |     |                      |         |             |      |     |                  |         |                        |       |     |                 |         |                        |      |     |       |     |     |
| 8                                   |                                |             |          |       |                          |         |                |     |     |                      |         |             |      |     |                  |         |                        |       |     |                 |         |                        |      |     |       |     |     |
| 9                                   |                                |             |          |       |                          |         |                |     |     |                      |         |             |      |     |                  |         |                        |       |     |                 |         |                        |      |     |       |     |     |
| 10                                  |                                |             |          |       |                          |         |                |     |     |                      |         |             |      |     |                  |         |                        |       |     |                 |         |                        |      |     |       |     |     |
| ITE Land Use Code                   |                                |             |          |       | Rate or Equation         |         | Total:         |     |     | 301                  | 382     | 683         | 0.0% | 0   | 301              | 382     | 683                    | 15.2% | 104 | 249             | 330     | 579                    | 0.0% | 0   | 249   | 330 | 579 |
| 710                                 |                                |             |          |       | LN(Y) = 0.83*LN(X)+1.29  |         |                |     |     |                      |         |             |      |     |                  |         |                        |       |     |                 |         |                        |      |     |       |     |     |
| 730                                 |                                |             |          |       | LN(Y) = 0.97*LN(X)+0.62  |         |                |     |     |                      |         |             |      |     |                  |         |                        |       |     |                 |         |                        |      |     |       |     |     |
| 822                                 |                                |             |          |       | LN(Y) = 0.71*LN(X)+2.72  |         |                |     |     |                      |         |             |      |     |                  |         |                        |       |     |                 |         |                        |      |     |       |     |     |
| 221                                 |                                |             |          |       | Y=0.39*(X)+0.34          |         |                |     |     |                      |         |             |      |     |                  |         |                        |       |     |                 |         |                        |      |     |       |     |     |

|               |    |      |       |
|---------------|----|------|-------|
|               | IN | OUT  | TOTAL |
| NET NEW TRIPS | 72 | -170 | -98   |

# Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour  
based on the *Trip Generation Handbook* , 3rd Edition, published by the Institute of Transportation Engineers

## SUMMARY (PROPOSED)

| GROSS TRIP GENERATION |                      |                |      |
|-----------------------|----------------------|----------------|------|
| INPUT                 | Land Use             | P.M. Peak Hour |      |
|                       |                      | Enter          | Exit |
|                       | Office               | 56             | 192  |
|                       | Retail               | 95             | 94   |
|                       | Restaurant           | 0              | 0    |
|                       | Cinema/Entertainment | 0              | 0    |
|                       | Residential          | 150            | 96   |
|                       | Hotel                | 0              | 0    |
|                       |                      |                | 301  |

| INTERNAL TRIPS |                      |                |      |
|----------------|----------------------|----------------|------|
| OUTPUT         | Land Use             | P.M. Peak Hour |      |
|                |                      | Enter          | Exit |
|                | Office               | 6              | 12   |
|                | Retail               | 18             | 26   |
|                | Restaurant           | 0              | 0    |
|                | Cinema/Entertainment | 0              | 0    |
|                | Residential          | 28             | 14   |
|                | Hotel                | 0              | 0    |
|                |                      |                | 52   |

|        |                      |       |       |
|--------|----------------------|-------|-------|
| OUTPUT | Total % Reduction    |       | 15.2% |
|        | Office               | 7.3%  |       |
|        | Retail               | 23.3% |       |
|        | Restaurant           |       |       |
|        | Cinema/Entertainment |       |       |
|        | Residential          | 17.1% |       |
|        | Hotel                |       |       |

| EXTERNAL TRIPS |                      |                |      |
|----------------|----------------------|----------------|------|
| OUTPUT         | Land Use             | P.M. Peak Hour |      |
|                |                      | Enter          | Exit |
|                | Office               | 50             | 180  |
|                | Retail               | 77             | 68   |
|                | Restaurant           | 0              | 0    |
|                | Cinema/Entertainment | 0              | 0    |
|                | Residential          | 122            | 82   |
|                | Hotel                | 0              | 0    |
|                |                      |                | 249  |

## Exhibit K

Transit Data

For more details on our fares please  
visit our web site at  
**Broward.org/BCT** or call  
customer service: 954-357-8400.

### Reading A Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points.  
Time points are shown with the symbol □.
3. The timetable lists major time points for bus route.  
Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. The bus picks up and drops off riders at all BCT bus stop signs along the route where there is a Broward County bus stop sign.
6. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

**Not paying your fare is a crime per  
Florida Statute 812.015.**

**Violation constitutes a misdemeanor,  
punishable by jail time and/or a fine.**

Information: 954-357-8400

Hearing-speech impaired:  
Florida Relay Service- 711 or 1-800-955-8771  
TTY- 954-357-8302

This publication can be made available in  
alternative formats upon request.



This symbol is used on bus stop signs  
to indicate accessible bus stops.



BROWARD COUNTY  
BOARD OF COUNTY COMMISSIONERS  
*An equal opportunity employer and provider of services.*

1,000 copies of this public document were promulgated at a gross cost of \$275,  
or \$0.275 per copy to inform the public about the Transit Division's  
schedule and route information. Printed 9/22

Broward County Transit

# ROUTE 5 ALL WEEK SCHEDULE

Pembroke Lakes Mall to Hallandale Beach City Hall  
*via Pembroke Road*

Effective 9/18/22



**New Schedules Monday – Saturday  
Regular Sunday Schedule**

• Face Covering Required • Maintain Social Distancing

Real Time Bus Information  
[MyRide.Broward.org](http://MyRide.Broward.org)



**Broward.org/BCT  
954-357-8400**

# Route 5

BROWARD COUNTY TRANSIT

Pembroke Lakes Mall to  
Hallandale Beach City Hall

via Pembroke Road

## MONDAY-FRIDAY

There are additional bus stops in between those listed.

### EASTBOUND

To Hallandale Beach City Hall

| PEMBROKE LAKES MALL | MIRAMAR TOWN CENTER | PEMBROKE RD & UNIVERSITY DR | PEMBROKE RD & US 441 | PEMBROKE RD & SW 40TH AVE | SE 3 ST & US 1 |
|---------------------|---------------------|-----------------------------|----------------------|---------------------------|----------------|
| 1                   | 2                   | 3                           | 4                    | 5                         | 7              |
| 5:46a               | 6:02a               | 6:19a                       | 6:27a                | 6:31a                     | 6:54a          |
| 6:32a               | 6:49a               | 7:06a                       | 7:15a                | 7:20a                     | 7:46a          |
| 7:28a               | 7:47a               | 8:04a                       | 8:14a                | 8:19a                     | 8:43a          |
| 8:24a               | 8:44a               | 9:01a                       | 9:11a                | 9:16a                     | 9:39a          |
| 9:20a               | 9:38a               | 9:54a                       | 10:04a               | 10:09a                    | 10:32a         |
| 10:15a              | 10:32a              | 10:46a                      | 10:55a               | 10:59a                    | 11:22a         |
| 11:10a              | 11:27a              | 11:42a                      | 11:51a               | 11:55a                    | 12:18p         |
| 12:02p              | 12:20p              | 12:35p                      | 12:45p               | 12:49p                    | 1:15p          |
| 12:55p              | 1:11p               | 1:27p                       | 1:36p                | 1:41p                     | 2:11p          |
| 1:50p               | 2:07p               | 2:23p                       | 2:33p                | 2:39p                     | 3:06p          |
| 2:45p               | 3:03p               | 3:20p                       | 3:30p                | 3:35p                     | 4:03p          |
| 3:41p               | 3:59p               | 4:15p                       | 4:27p                | 4:32p                     | 5:00p          |
| 4:21p               | 4:39p               | 4:56p                       | 5:08p                | 5:13p                     | 5:35p          |
| 4:52p               | 5:10p               | 5:27p                       | 5:38p                | 5:43p                     | 6:05p          |
| 5:45p               | 6:05p               | 6:20p                       | 6:29p                | 6:33p                     | 6:53p          |
| 6:38p               | 6:55p               | 7:09p                       | 7:18p                | 7:22p                     | 7:42p          |
| 7:23p               | 7:40p               | 7:54p                       | 8:02p                | 8:06p                     | 8:24p          |
| 8:18p               | 8:35p               | 8:49p                       | 8:57p                | 9:01p                     | 9:19p          |
| 9:06p               | 9:23p               | 9:37p                       | 9:45p                | 9:49p                     | 10:07p G       |

### WESTBOUND

To Pembroke Lakes Mall

| SE 3 ST & US 1 | PEMBROKE RD & S 27 AVE | PEMBROKE RD & US 441 | PEMBROKE RD & UNIVERSITY DR | MIRAMAR TOWN CENTER | PEMBROKE LAKES MALL |
|----------------|------------------------|----------------------|-----------------------------|---------------------|---------------------|
| 7              | 6                      | 4                    | 3                           | 2                   | 1                   |
| 6:15a          | 6:26a                  | 6:37a                | 6:47a                       | 7:02a               | 7:14a               |
| 7:05a          | 7:18a                  | 7:32a                | 7:45a                       | 8:01a               | 8:12a               |
| 7:59a          | 8:13a                  | 8:26a                | 8:40a                       | 8:57a               | 9:08a               |
| 8:54a          | 9:07a                  | 9:21a                | 9:32a                       | 9:46a               | 9:57a               |
| 9:50a          | 10:03a                 | 10:17a               | 10:28a                      | 10:41a              | 10:53a              |
| 10:45a         | 10:59a                 | 11:13a               | 11:24a                      | 11:37a              | 11:48a              |
| 11:38a         | 11:52a                 | 12:06p               | 12:16p                      | 12:29p              | 12:40p              |
| 12:32p         | 12:46p                 | 1:00p                | 1:10p                       | 1:24p               | 1:37p               |
| 1:26p          | 1:41p                  | 1:56p                | 2:07p                       | 2:23p               | 2:34p               |
| 2:21p          | 2:35p                  | 2:55p                | 3:05p                       | 3:19p               | 3:31p               |
| 3:17p          | 3:33p                  | 3:51p                | 4:04p                       | 4:21p               | 4:35p               |
| 4:12p          | 4:31p                  | 4:47p                | 5:00p                       | 5:17p               | 5:30p               |
| 5:08p          | 5:26p                  | 5:43p                | 5:55p                       | 6:09p               | 6:22p               |
| 5:53p          | 6:10p                  | 6:26p                | 6:37p                       | 6:51p               | 7:03p               |
| 6:28p          | 6:44p                  | 6:58p                | 7:08p                       | 7:22p               | 7:33p G             |
| 7:07p          | 7:22p                  | 7:34p                | 7:44p                       | 7:58p               | 8:08p               |
| 7:56p          | 8:10p                  | 8:22p                | 8:32p                       | 8:45p               | 8:56p               |
| 8:38p          | 8:50p                  | 9:03p                | 9:12p                       | 9:25p               | 9:35p G             |
| 9:29p          | 9:41p                  | 9:52p                | 10:01p                      | 10:14p              | 10:24p G            |

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

# SATURDAY

## EASTBOUND

To Hallandale Beach City Hall

| PEMBROKE LAKES MALL | PEMBROKE RD & HIATUS RD | PEMBROKE RD & UNIVERSITY DR | PEMBROKE RD & US 441 | PEMBROKE RD & SW 40TH AVE | SE 3 ST & US 1 |
|---------------------|-------------------------|-----------------------------|----------------------|---------------------------|----------------|
| 1                   | 2                       | 3                           | 4                    | 5                         | 7              |
| 6:40a               | 6:54a                   | 7:03a                       | 7:12a                | 7:16a                     | 7:37a          |
| 7:27a               | 7:39a                   | 7:49a                       | 7:59a                | 8:03a                     | 8:26a          |
| 8:12a               | 8:25a                   | 8:37a                       | 8:47a                | 8:51a                     | 9:14a          |
| 8:58a               | 9:11a                   | 9:23a                       | 9:33a                | 9:37a                     | 10:00a         |
| 9:45a               | 9:58a                   | 10:10a                      | 10:21a               | 10:25a                    | 10:50a         |
| 10:35a              | 10:49a                  | 11:00a                      | 11:11a               | 11:16a                    | 11:42a         |
| 11:25a              | 11:38a                  | 11:50a                      | 12:01p               | 12:06p                    | 12:33p         |
| 12:16p              | 12:29p                  | 12:41p                      | 12:52p               | 12:57p                    | 1:24p          |
| 1:06p               | 1:20p                   | 1:31p                       | 1:42p                | 1:47p                     | 2:13p          |
| 1:57p               | 2:10p                   | 2:21p                       | 2:31p                | 2:36p                     | 3:03p          |
| 2:46p               | 2:58p                   | 3:09p                       | 3:20p                | 3:25p                     | 3:53p          |
| 3:37p               | 3:50p                   | 4:00p                       | 4:10p                | 4:15p                     | 4:43p          |
| 4:26p               | 4:41p                   | 4:52p                       | 5:03p                | 5:08p                     | 5:36p          |
| 5:17p               | 5:30p                   | 5:41p                       | 5:52p                | 5:57p                     | 6:21p          |
| 6:06p               | 6:19p                   | 6:29p                       | 6:39p                | 6:43p                     | 7:07p          |
| 6:56p               | 7:09p                   | 7:19p                       | 7:29p                | 7:33p                     | 7:58p          |
| 7:41p               | 7:55p                   | 8:05p                       | 8:14p                | 8:18p                     | 8:41p          |
| 8:28p               | 8:42p                   | 8:51p                       | 9:00p                | 9:04p                     | 9:25p G        |
| 9:15p               | 9:28p                   | 9:38p                       | 9:47p                | 9:51p                     | 10:12p G       |

## WESTBOUND

To Pembroke Lakes Mall

| SE 3 ST & US 1 | PEMBROKE RD & S 27AVE | PEMBROKE RD & US 441 | PEMBROKE RD & UNIVERSITY DR | PEMBROKE RD & HIATUS RD | PEMBROKE LAKES MALL |
|----------------|-----------------------|----------------------|-----------------------------|-------------------------|---------------------|
| 7              | 6                     | 4                    | 3                           | 2                       | 1                   |
| 7:06a          | 7:18a                 | 7:31a                | 7:39a                       | 7:49a                   | 7:57a               |
| 7:50a          | 8:01a                 | 8:12a                | 8:22a                       | 8:33a                   | 8:40a               |
| 8:38a          | 8:49a                 | 9:01a                | 9:11a                       | 9:22a                   | 9:29a               |
| 9:27a          | 9:39a                 | 9:51a                | 10:00a                      | 10:11a                  | 10:19a              |
| 10:13a         | 10:26a                | 10:38a               | 10:50a                      | 11:01a                  | 11:10a              |
| 11:03a         | 11:18a                | 11:31a               | 11:43a                      | 11:54a                  | 12:03p              |
| 11:53a         | 12:08p                | 12:22p               | 12:33p                      | 12:45p                  | 12:55p              |
| 12:44p         | 12:59p                | 1:17p                | 1:27p                       | 1:37p                   | 1:46p               |
| 1:35p          | 1:50p                 | 2:04p                | 2:15p                       | 2:26p                   | 2:35p               |
| 2:24p          | 2:39p                 | 2:53p                | 3:04p                       | 3:15p                   | 3:24p               |
| 3:14p          | 3:30p                 | 3:42p                | 3:54p                       | 4:05p                   | 4:15p               |
| 4:04p          | 4:19p                 | 4:33p                | 4:44p                       | 4:55p                   | 5:05p               |
| 4:54p          | 5:09p                 | 5:21p                | 5:33p                       | 5:44p                   | 5:53p               |
| 5:46p          | 6:01p                 | 6:14p                | 6:25p                       | 6:35p                   | 6:43p               |
| 6:31p          | 6:46p                 | 6:58p                | 7:08p                       | 7:18p                   | 7:26p               |
| 7:19p          | 7:34p                 | 7:46p                | 7:56p                       | 8:06p                   | 8:14p               |
| 8:09p          | 8:23p                 | 8:35p                | 8:45p                       | 8:55p                   | 9:02p               |
| 8:54p          | 9:08p                 | 9:21p                | 9:31p                       | 9:41p                   | 9:48p G             |

# SUNDAY

## EASTBOUND

To Hallandale Beach City Hall

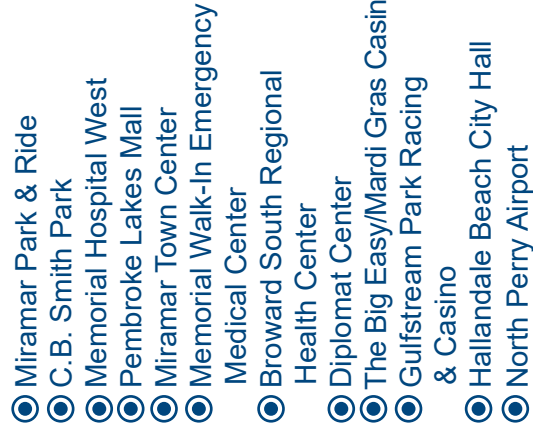
| PEMBROKE LAKES MALL | PEMBROKE RD & HIATUS RD | PEMBROKE RD & UNIVERSITY DR | PEMBROKE RD & US 441 | PEMBROKE RD & SW 40TH AVE | SE 3 ST & US 1 |
|---------------------|-------------------------|-----------------------------|----------------------|---------------------------|----------------|
| 1                   | 2                       | 3                           | 4                    | 5                         | 7              |
| 7:59a               | 8:12a                   | 8:23a                       | 8:32a                | 8:36a                     | 8:54a          |
| 8:59a               | 9:10a                   | 9:21a                       | 9:29a                | 9:33a                     | 9:50a          |
| 9:59a               | 10:12a                  | 10:22a                      | 10:31a               | 10:35a                    | 10:53a         |
| 10:57a              | 11:10a                  | 11:20a                      | 11:29a               | 11:33a                    | 11:51a         |
| 11:55a              | 12:07p                  | 12:17p                      | 12:27p               | 12:31p                    | 12:51p         |
| 12:56p              | 1:08p                   | 1:18p                       | 1:27p                | 1:31p                     | 1:51p          |
| 1:59p               | 2:11p                   | 2:21p                       | 2:29p                | 2:33p                     | 2:55p          |
| 2:59p               | 3:11p                   | 3:21p                       | 3:30p                | 3:35p                     | 3:53p          |
| 4:04p               | 4:16p                   | 4:26p                       | 4:35p                | 4:39p                     | 4:58p          |
| 5:04p               | 5:15p                   | 5:25p                       | 5:34p                | 5:38p                     | 5:55p          |
| 6:06p               | 6:18p                   | 6:27p                       | 6:35p                | 6:39p                     | 6:54p          |
| 7:02p               | 7:14p                   | 7:22p                       | 7:30p                | 7:34p                     | 7:48p          |
| 8:02p               | 8:14p                   | 8:22p                       | 8:30p                | 8:34p                     | 8:48p G        |

## WESTBOUND

To Pembroke Lakes Mall

| SE 3 ST & US 1 | PEMBROKE RD & S 27 AVE | PEMBROKE RD & US 441 | PEMBROKE RD & UNIVERSITY DR | PEMBROKE RD & HIATUS RD | PEMBROKE LAKES MALL |
|----------------|------------------------|----------------------|-----------------------------|-------------------------|---------------------|
| 7              | 6                      | 4                    | 3                           | 2                       | 1                   |
| 8:00a          | 8:12a                  | 8:23a                | 8:31a                       | 8:41a                   | 8:48a               |
| 9:02a          | 9:14a                  | 9:24a                | 9:32a                       | 9:42a                   | 9:49a               |
| 10:01a         | 10:13a                 | 10:23a               | 10:31a                      | 10:41a                  | 10:48a              |
| 11:01a         | 11:12a                 | 11:23a               | 11:31a                      | 11:38a                  | 11:44a              |
| 12:01p         | 12:12p                 | 12:22p               | 12:31p                      | 12:39p                  | 12:45p              |
| 1:01p          | 1:13p                  | 1:25p                | 1:34p                       | 1:42p                   | 1:49p               |
| 2:01p          | 2:13p                  | 2:26p                | 2:34p                       | 2:42p                   | 2:48p               |
| 3:04p          | 3:16p                  | 3:28p                | 3:38p                       | 3:47p                   | 3:54p               |
| 4:04p          | 4:17p                  | 4:27p                | 4:38p                       | 4:46p                   | 4:52p               |
| 5:08p          | 5:20p                  | 5:31p                | 5:41p                       | 5:49p                   | 5:56p               |
| 6:07p          | 6:20p                  | 6:29p                | 6:37p                       | 6:45p                   | 6:51p               |
| 7:04p          | 7:16p                  | 7:27p                | 7:36p                       | 7:45p                   | 7:52p               |
| 7:58p          | 8:10p                  | 8:19p                | 8:28p                       | 8:35p                   | 8:41p G             |

Pembroke Lakes Mall to  
Hallandale Beach City Hall  
via **Pembroke Road**



*Due to COVID-19, some Breeze services may be suspended. Please contact BCT Customer Service or visit our website for the latest service updates.*

## Customer Service

Monday - Friday.....7AM - 7:45PM

Saturday, Sunday and Holidays.....8:30AM - 4:45PM

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying bus pass sales locations
- Special event information

Lost and Found: 954-357-8400, Monday, Tuesday, Thursday and Friday, 9AM - 4PM

## Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

|                  |                  |               |
|------------------|------------------|---------------|
| New Year's Day   | Labor Day        | Memorial Day  |
| Independence Day | Thanksgiving Day | Christmas Day |

## Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.\* Children (under 40 inches ride FREE)

## Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

**10 Ride Pass:** 10 Rides any time, any day. Expires after the tenth ride is taken.

**7 Day Pass:** Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

**31 Day Adult Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**31 Day Reduced Pass:** Youth\*, Seniors\*, Disabled\*, Medicare\*, College Student\*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**\*\*Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

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\*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

\*\* Premium Bus Pass can be purchased online at [Broward.org/BCT](http://Broward.org/BCT) and at select Broward County library locations.



**TRANSIT WATCH**

**WHEN IT COMES TO OUR SAFETY,  
WE CAN ALWAYS USE AN EXTRA PAIR OF EYES AND EARS.  
BE ALERT.  
CALL 954-357-LOOK (5665).  
TELL US.**

## PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by

Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager,

1 N. University Drive, Suite 3100A, Plantation, FL 33324.

## NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" before them indicate bus returns to garage.

To ensure reliable and safe connections for our customers, all trips

with the "W" note will NOT depart terminal until directed by either the terminal supervisor or radio.

## TRANSFER POLICY - EFFECTIVE 7/10/11

### TRANSFERS BETWEEN REGULAR BCT BUS SERVICE AND BCT EXPRESS BUS SERVICE

Passengers using any BCT bus pass and transferring from a regular BCT route, to an Express bus route, must pay a \$1.00 upgrade fee. Passengers with a Premium bus pass do not have to pay the \$1.00 upgrade fee.

Passengers paying with cash, on a regular BCT bus route, will not be able to transfer to an Express bus route without paying the full premium fare when boarding the Express bus.

Passengers using an All-Day bus pass will be required to pay the \$1.00 upgrade fee when boarding Express buses.

### PREMIUM BUS PASS CUSTOMERS

The BCT 31-Day Premium Bus Pass is acceptable on all BCT regular bus routes.

### TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

### TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays \$.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

### TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Premium Express Service, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Premium Express Service, a \$.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Premium Express Service does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.

For more details on our fares please visit our web site at [Broward.org/BCT](http://Broward.org/BCT) or call customer service: 954.357.8400.

Hearing-speech impaired/TTY:  
954.357.8302

This publication can be made available in alternative formats upon request by contacting 954-357-8400 or TTY 954-357-8302.

**BROWARD COUNTY TRANSIT**  
[www.Broward.org/BCT](http://www.Broward.org/BCT)



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TELL US.**



This symbol is used on bus stop signs to indicate accessible bus stops.

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3,500 copies of this public document were promulgated at a gross cost of \$675, or \$.084 per copy to inform the public about the Transit Division's schedule and route information. Reprinted 6/18

# ROUTE 15 Weekday Schedule

Effective 1/1/15



Griffin Road to County Line Road,  
stopping at Fort Lauderdale/Hollywood  
Airport Tri-Rail Station

**MyRide**  
BROWARD.org  
Real Time Bus Information  
[MyRide.Broward.org](http://MyRide.Broward.org)

**BROWARD  
COUNTY  
Transit**



954-357-8400  
[Broward.org/BCT](http://Broward.org/BCT)

# Route 15

Griffin Road to County Line Road  
Fort Lauderdale/Hollywood Airport Tri-Rail Station

## MONDAY - FRIDAY

### SOUTHBOUND

To County Line Road & S.W. 52 Avenue

### NORTHBOUND

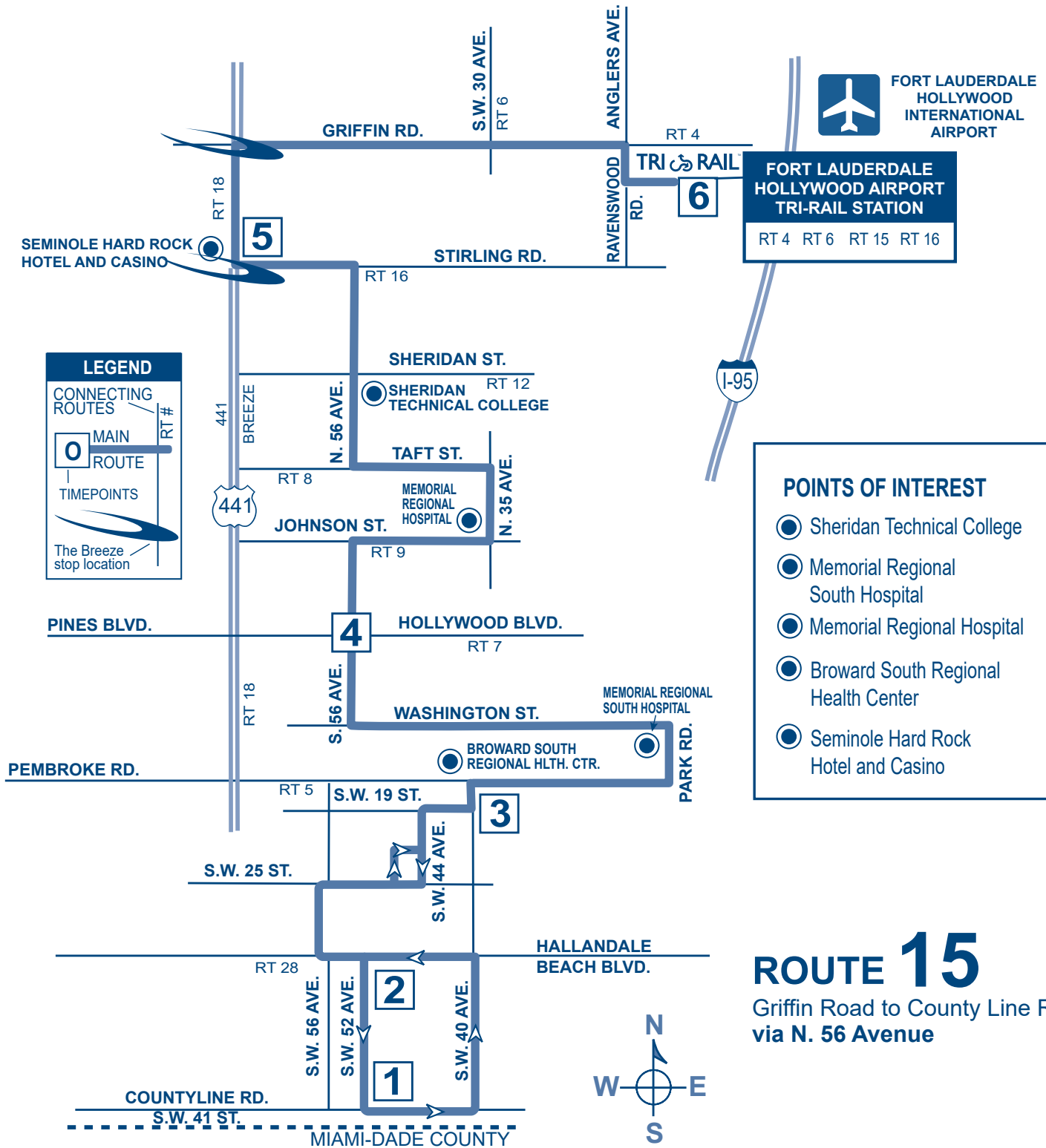
To Ft. Lauderdale Airport Tri-Rail

**There are additional bus stops in between those listed.**

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP  
Times with the letter "G" after them indicate bus returns to garage.

| FTL AIRPORT TRI-RAIL | STIRLING RD & US 441 | HOLLYWOOD BLV & N 56TH AV | PEMBROKE RD & SW 40TH AV | HALLANDALE BEACH BLVD & SW 52 AVE | COUNTY LINE RD & SW 52ND AV |
|----------------------|----------------------|---------------------------|--------------------------|-----------------------------------|-----------------------------|
| 6                    | 5                    | 4                         | 3                        | 2                                 | 1                           |
| 5:55a                | 6:10a                | 6:26a                     | 6:39a                    | 6:50a                             |                             |
| 7:00a                | 7:15a                | 7:31a                     | 7:44a                    | 7:55a                             |                             |
| 8:05a                | 8:20a                | 8:36a                     | 8:49a                    | 9:00a                             |                             |
| 9:10a                | 9:25a                | 9:41a                     | 9:54a                    | 10:05a                            | 10:09aG                     |
| 2:55p                | 3:10p                | 3:26p                     | 3:39p                    | 3:50p                             |                             |
| 4:00p                | 4:15p                | 4:31p                     | 4:44p                    | 4:55p                             |                             |
| 5:05p                | 5:20p                | 5:36p                     | 5:49p                    | 6:00p                             |                             |
| 6:10p                | 6:25p                | 6:41p                     | 6:54p                    | 7:05p                             | 7:09pG                      |

| HALLANDALE BEACH BLVD & SW 52 AVE | PEMBROKE RD & SW 40TH AV | HOLLYWOOD BLV & N 56TH AV | STIRLING RD & US 441 | FTL AIRPORT TRI-RAIL |
|-----------------------------------|--------------------------|---------------------------|----------------------|----------------------|
| 2                                 | 3                        | 4                         | 5                    | 6                    |
| 5:50a                             | 6:08a                    | 6:20a                     | 6:35a                | 6:50a                |
| 6:55a                             | 7:13a                    | 7:25a                     | 7:40a                | 7:55a                |
| 8:00a                             | 8:18a                    | 8:30a                     | 8:45a                | 9:00a                |
| 9:05a                             | 9:23a                    | 9:35a                     | 9:50a                | 10:05aG              |
| 2:50p                             | 3:08p                    | 3:20p                     | 3:35p                | 3:50p                |
| 3:55p                             | 4:13p                    | 4:25p                     | 4:40p                | 4:55p                |
| 5:00p                             | 5:18p                    | 5:30p                     | 5:45p                | 6:00p                |
| 6:05p                             | 6:23p                    | 6:35p                     | 6:50p                | 7:05pG               |



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Labor Day      Memorial Day  
Independence Day      Thanksgiving Day  
Christmas Day

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- Special event information

## Lost and Found: 954-357-8400

Lost and Found: 954-357-8400, Monday, Tuesday, Thursday and Friday, 9:00 am - 4:00 pm

### TRANSFER POLICY - EFFECTIVE 7/10/11

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BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS  
*An equal opportunity employer and provider of services.*

## Exhibit L

Public School Impact Application (School Consistency Review Report)

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**

**LAND USE**

**SBBC-3485-2022**

**Folio #: 514220000040, 514220000140, 514220040010, 514220000170, 514220000150**

**Park Road Land Use Plan Amendment**

**April 12, 2024**



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

# SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

| PROJECT INFORMATION                            |  | IMPACT OF PROPOSED CHANGE |                  | PROPERTY INFORMATION |                          |
|------------------------------------------------|--|---------------------------|------------------|----------------------|--------------------------|
| <b>Date:</b> April 12, 2024                    |  | Units Permitted           | 0                | Units Proposed       | 665                      |
| <b>Name:</b> Park Road Land Use Plan Amendment |  | NET CHANGE (UNITS):       |                  | Existing Land Use:   | Utilities and Commercial |
| <b>SBBC Project Number:</b> SBBC-3485-2022     |  |                           |                  | Proposed Land Use:   | Activity Center          |
| <b>County Project Number:</b>                  |  | <u>Students</u>           | <u>Permitted</u> | <u>Proposed</u>      | <u>NET CHANGE</u>        |
| <b>Municipality Project Number:</b>            |  | Elem                      | 0                | 15                   | 15                       |
| <b>Owner/Developer:</b> City of Hollywood      |  | Mid                       | 0                | 13                   | 13                       |
| <b>Jurisdiction:</b> Hollywood                 |  | High                      | 0                | 26                   | 26                       |
|                                                |  | Total                     | 0                | 54                   | 54                       |
|                                                |  |                           |                  | Current Zoning       | Government Use           |
|                                                |  |                           |                  | Proposed Zoning:     | Activity Center          |
|                                                |  |                           |                  | Section:             |                          |
|                                                |  |                           |                  | Township:            |                          |
|                                                |  |                           |                  | Range:               |                          |

## SHORT RANGE - 5-YEAR IMPACT

| Currently Assigned Schools | Gross Capacity | LOS* Capacity | Benchmark** Enrollment | Over/Under LOS | Classroom Equivalent Needed to Meet LOS | % of LOS*** Capacity |  |
|----------------------------|----------------|---------------|------------------------|----------------|-----------------------------------------|----------------------|--|
| Orange Brook Elementary    | 830            | 913           | 684                    | -229           |                                         | 74.9%                |  |
| Mcnicol Middle             | 1,303          | 1,433         | 617                    | -816           | -37                                     | 43.1%                |  |
| Hallandale High            | 1,819          | 1,819         | 1,048                  | -771           | -30                                     | 57.6%                |  |
|                            |                |               |                        |                |                                         |                      |  |
|                            |                |               |                        |                |                                         |                      |  |
|                            |                |               |                        |                |                                         |                      |  |
|                            |                |               |                        |                |                                         |                      |  |
|                            |                |               |                        |                |                                         |                      |  |
|                            |                |               |                        |                |                                         |                      |  |

| Currently Assigned Schools | Adjusted Benchmark | Over/Under LOS-Adj. Benchmark Enrollment | % LOS Capacity Adjusted Benchmark | Projected Enrollment |       |       |       |       |
|----------------------------|--------------------|------------------------------------------|-----------------------------------|----------------------|-------|-------|-------|-------|
|                            |                    |                                          |                                   | 24/25                | 25/26 | 26/27 | 27/28 | 28/29 |
| Orange Brook Elementary    | 685                | -228                                     | 75.0%                             | 697                  | 675   | 676   | 672   | 666   |
| Mcnicol Middle             | 619                | -814                                     | 43.2%                             | 619                  | 595   | 578   | 559   | 542   |
| Hallandale High            | 1,068              | -726                                     | 58.7%                             | 1,009                | 998   | 1,035 | 998   | 1,018 |
|                            |                    |                                          |                                   |                      |       |       |       |       |
|                            |                    |                                          |                                   |                      |       |       |       |       |
|                            |                    |                                          |                                   |                      |       |       |       |       |
|                            |                    |                                          |                                   |                      |       |       |       |       |
|                            |                    |                                          |                                   |                      |       |       |       |       |

## LONG RANGE - TEN-YEAR IMPACT

| Impacted Planning Area | School District's Planning Area Data |                      |                                   | Aggregate Projected Enrollment |        |       |       |       |
|------------------------|--------------------------------------|----------------------|-----------------------------------|--------------------------------|--------|-------|-------|-------|
|                        | Aggregate School Capacity            | Aggregate Enrollment | Aggregate Over/(Under) Enrollment | 29/30                          | 30/31  | 31/32 | 32/33 | 33/34 |
| Area 1 - Elementary    | 18,923                               | 11,674               | -7,249                            | 10,357                         | 10,142 | 9,931 | 9,718 | 9,508 |
| Area 1 - Middle        | 7,423                                | 4,106                | -3,317                            | 3,638                          | 3,567  | 3,496 | 3,424 | 3,352 |
| Area 1 - High          | 9,354                                | 7,047                | -2,307                            | 6,910                          | 6,872  | 6,835 | 6,797 | 6,759 |

\* See comments for additional Impacted Planning Area information

## CHARTER SCHOOL INFORMATION

| Charter Schools within 2-mile radius         | 2023-24 Contract Permanent Capacity | 2023-24 Benchmark** Enrollment | Over/(Under) | Projected Enrollment |       |       |
|----------------------------------------------|-------------------------------------|--------------------------------|--------------|----------------------|-------|-------|
|                                              |                                     |                                |              | 24/25                | 25/26 | 26/27 |
| Ben Gamla Charter                            | 625                                 | 381                            | -244         | 381                  | 381   | 381   |
| Bridge Prep Academy Of Hollywood Hills       | 500                                 | 351                            | -149         | 351                  | 351   | 351   |
| Championship Acad Of Distinction @ Hollywood | 600                                 | 332                            | -268         | 332                  | 332   | 332   |
| Paragon Academy Of Technology                | 500                                 | 138                            | -362         | 138                  | 138   | 138   |
| Somerset Academy East                        | 500                                 | 187                            | -313         | 187                  | 187   | 187   |
| South Broward Montessori Charter School      | 348                                 | 165                            | -183         | 165                  | 165   | 165   |
|                                              |                                     |                                |              |                      |       |       |
|                                              |                                     |                                |              |                      |       |       |

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

\*\*The first Monday following Labor Day  
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 1 - 5)

| School(s)               | Description of Capacity Additions                                                                                    |
|-------------------------|----------------------------------------------------------------------------------------------------------------------|
| Orange Brook Elementary | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Mcnicol Middle          | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Hallandale High         | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
|                         |                                                                                                                      |
|                         |                                                                                                                      |
|                         |                                                                                                                      |
|                         |                                                                                                                      |
|                         |                                                                                                                      |
|                         |                                                                                                                      |
|                         |                                                                                                                      |
|                         |                                                                                                                      |

## PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 6 - 10)

| Capacity Additions for Planning Area 1 |          |
|----------------------------------------|----------|
| School Level                           | Comments |
| Elementary                             | None     |
| Middle                                 | None     |
| High                                   | None     |

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## Comments

Information contained in the application indicates that the approximately 34.21-acre site is generally located north of Pembroke Road between S Park Road and S 37th Avenue in the City of Hollywood. The current land use designations for the site are Utilities and Commercial Recreation, which allows no residential units. The applicant proposes to change the land use designation to Activity Center to allow 665 (2 or more bedroom) mid-rise residential units, which are anticipated to generate an additional 54 students (15 elementary, 13 middle, and 26 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2023/24 to 2027/28). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2023/24 school year are Orange Brook Elementary, McNicol Middle, and Hallandale High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2023/24 to 2027/28. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2023-24 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "1". The elementary, middle, and high schools currently serving Planning Area "1" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "1" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-3485-2022

4/12/2024  
\_\_\_\_\_  
Date

Reviewed By:

*Glennika D. Gordon*  
\_\_\_\_\_  
Signature

Glennika D. Gordon, AICP  
\_\_\_\_\_  
Name

Planner  
\_\_\_\_\_  
Title

## Exhibit M

Florida Land Use, Cover and Forms Classification System (FLUCFCS) Map

K:\WPB\_GIS\WPB\_Environmental\143416001 - Park Road LUPA\MXD\NRA Figures\



**Kimley»Horn**

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1920 Wekiva Way, STE 200  
West Palm Beach, FL 33411  
Phone (561) 845-0665  
www.kimley-horn.com

**Land Use (FLUCFCS) Map**

**Park Road Zoning  
Broward County, Florida**

1 inch = 300 feet

PROJECT NUMBER: 143416001

MAY 2024

EXHIBIT M

## Exhibit N

Florida Natural Areas Inventory (FNAI) Map



1018 Thomasville Road  
Suite 200-C  
Tallahassee, FL 32303  
850-224-8207  
850-681-9364 fax  
www.fnai.org

FLORIDA  
**Natural Areas**  
INVENTORY

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

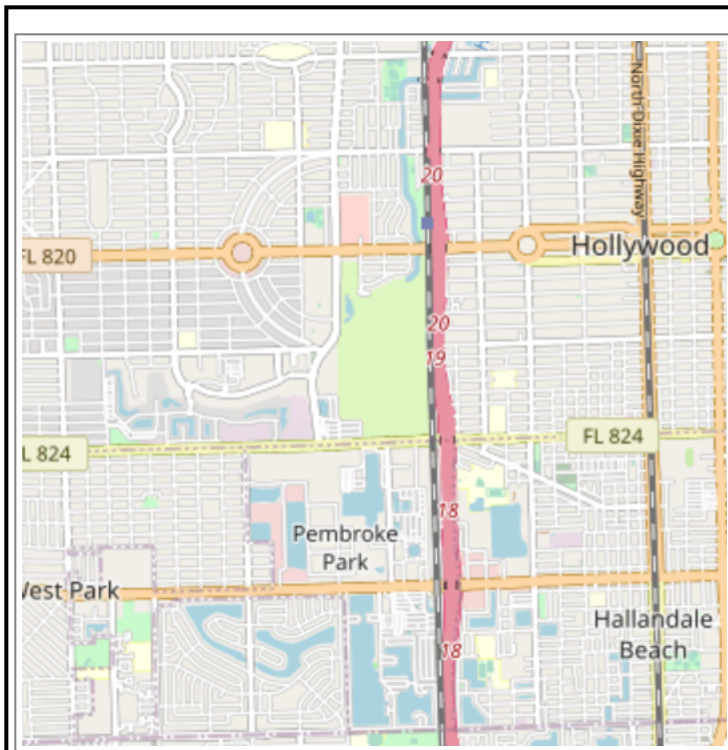
#### UNOFFICIAL REPORT

Created 11/9/2022

(Contact the FNAI Data Services Coordinator at 850.224.8207 or  
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

#### Report for 1 Matrix Unit: 68491



#### Descriptions

**DOCUMENTED** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

**DOCUMENTED-HISTORIC** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

**LIKELY** - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

**POTENTIAL** - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

#### Matrix Unit ID: 68491

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

0 **Likely** Elements Found

#### Matrix Unit ID: 68491

15 **Potential** Elements for Matrix Unit 68491

| Scientific and Common Names                                           | Global Rank | State Rank | Federal Status | State Listing |
|-----------------------------------------------------------------------|-------------|------------|----------------|---------------|
| <a href="#">Athene cunicularia floridana</a><br>Florida Burrowing Owl | G4T3        | S3         | N              | ST            |
| <a href="#">Chamaesyce porteriana</a><br>Porter's broad-leaved spurge | G2          | S2         | N              | E             |
| <a href="#">Conradina grandiflora</a><br>large-flowered rosemary      | G3          | S3         | N              | T             |

|                                                                                                             |        |      |   |    |
|-------------------------------------------------------------------------------------------------------------|--------|------|---|----|
| <a href="#"><i>Elytraria caroliniensis</i> var. <i>angustifolia</i></a><br>narrow-leaved Carolina scalystem | G4T2   | S2   | N | N  |
| <a href="#"><i>Eumops floridanus</i></a><br>Florida bonneted bat                                            | G1     | S1   | E | FE |
| <a href="#"><i>Glandularia maritima</i></a><br>coastal vervain                                              | G3     | S3   | N | E  |
| <a href="#"><i>Gopherus polyphemus</i></a><br>Gopher Tortoise                                               | G3     | S3   | C | ST |
| <a href="#"><i>Jacquemontia curtissii</i></a><br>pineland jacquemontia                                      | G2     | S2   | N | T  |
| <a href="#"><i>Lechea cernua</i></a><br>nodding pinweed                                                     | G3     | S3   | N | T  |
| <a href="#"><i>Polygala smallii</i></a><br>tiny polygala                                                    | G1     | S1   | E | E  |
| <a href="#"><i>Roystonea regia</i></a><br>Florida royal palm                                                | G2G3   | S2   | N | E  |
| <a href="#"><i>Swietenia mahagoni</i></a><br>West Indies mahogany                                           | G3G4   | S3   | N | T  |
| <a href="#"><i>Tantilla oolitica</i></a><br>Rim Rock Crowned Snake                                          | G1G2   | S1S2 | N | ST |
| <a href="#"><i>Trichomanes punctatum</i> ssp. <i>floridanum</i></a><br>Florida filmy fern                   | G4G5T1 | S1   | E | E  |
| <a href="#"><i>Zephyranthes simpsonii</i></a><br>redmargin zephyrlily                                       | G2G3   | S2S3 | N | T  |

**Disclaimer**

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

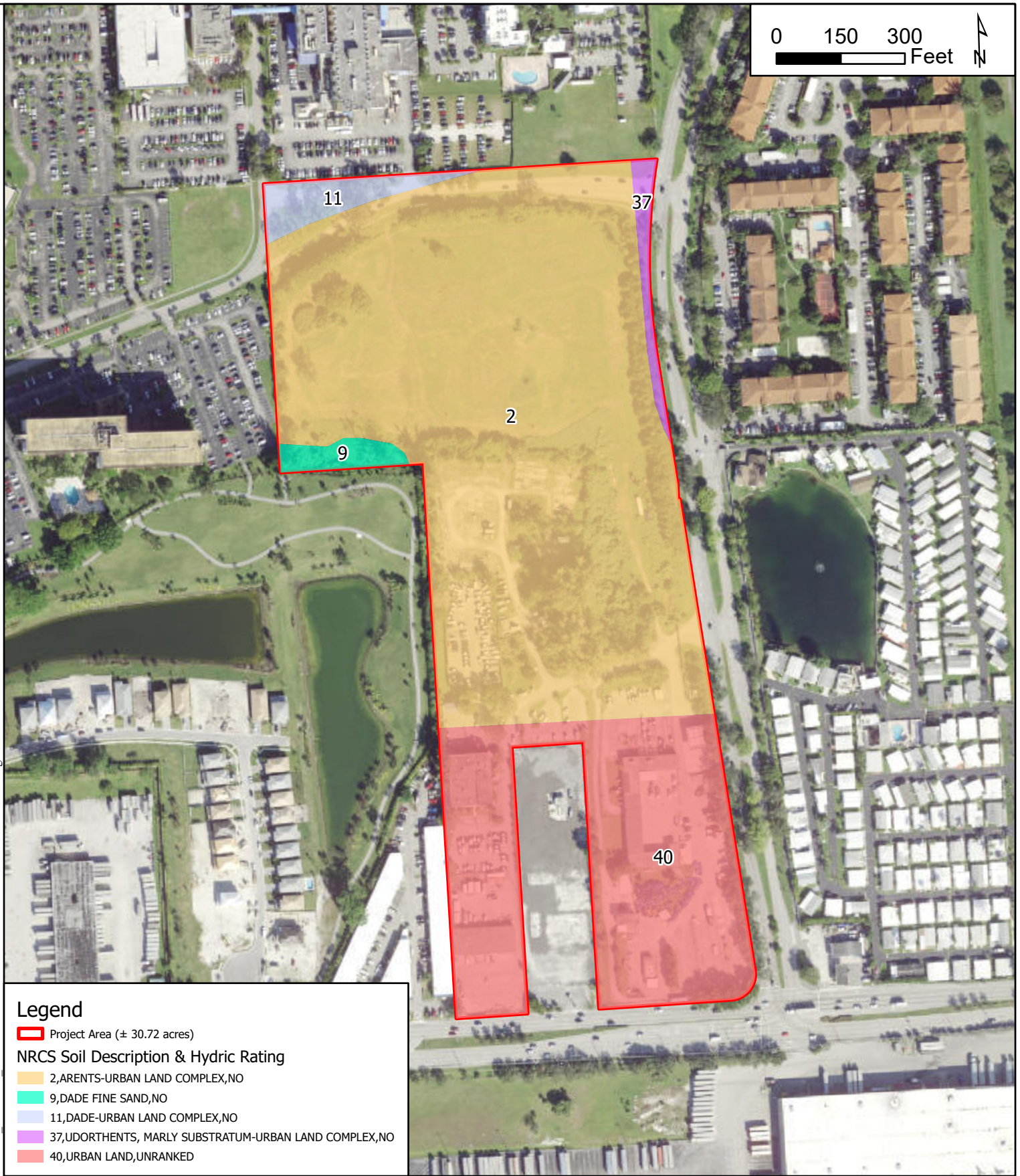
**Unofficial Report**

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

## Exhibit O

### Soils Map

K:\WPB\_GIS\WPB\_Environmental\143416001 - Park Road LUPA\MXD\NRA Figures\



Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Kimley»Horn**

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### NRCS Soils Map

### Park Road Zoning Broward County, Florida

1 inch = 300 feet

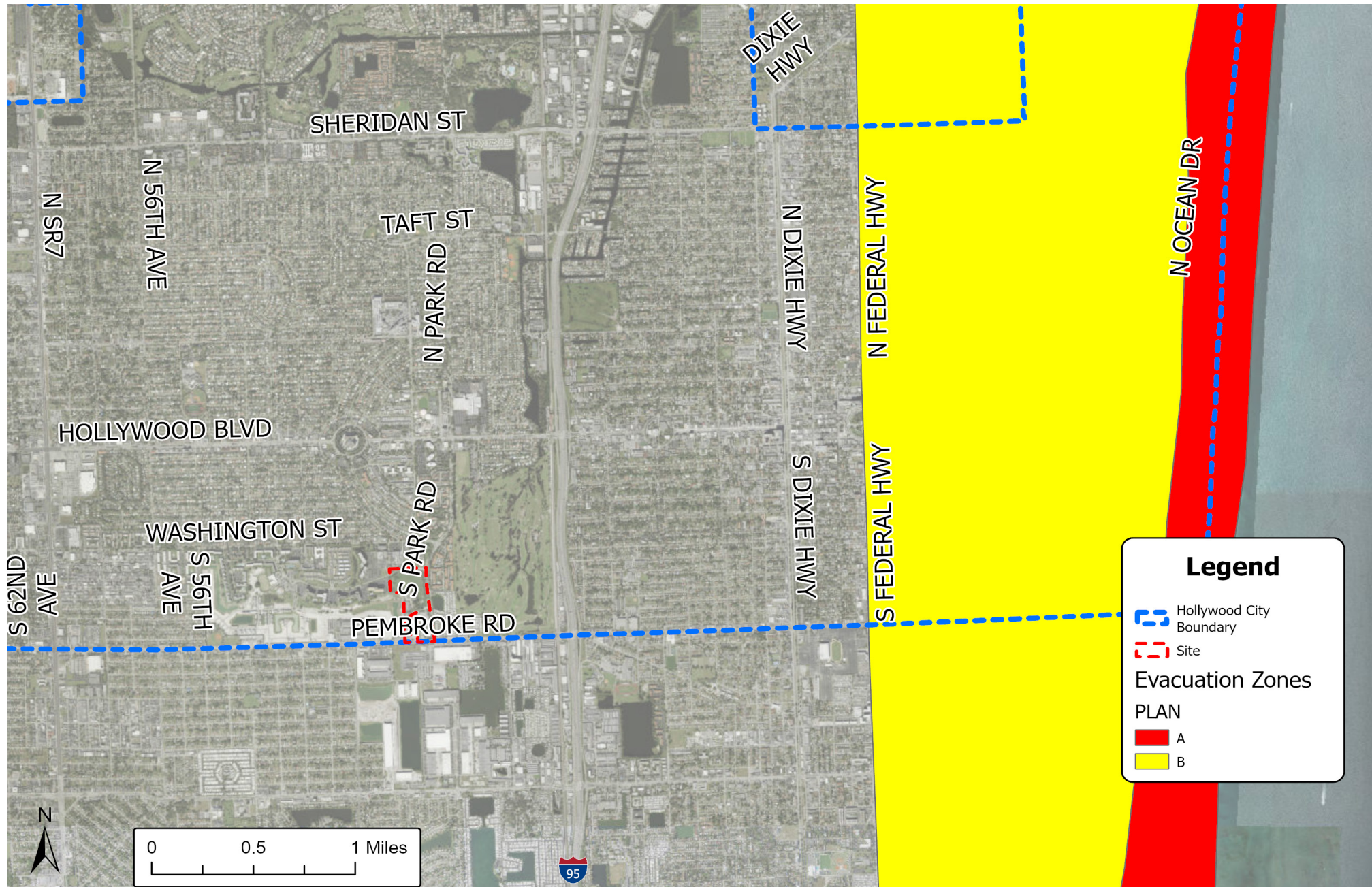
PROJECT NUMBER: 143416001

MAY 2024

EXHIBIT O

## Exhibit P

### Hurricane Evacuation Zone Map



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www.kimley-horn.com

## Broward County Proposed Evacuation Zones

**Park Road LUPA  
Hollywood, Florida**

Source: Broward County

MAY 2024

EXHIBIT P

## Exhibit Q

Broward County Planning Council Gross Acreage Determination Letter



April 3, 2024

Jane Storms, Director of Platting  
Pulice Land Surveyors, Inc.  
5381 Nob Hill Road  
Sunrise, Florida 33351

*Via Email Only*

Dear Ms. Storms:

**Subject: Hollywood - Acreage Determination**

This letter is in response to your request of March 13, 2024, to verify the gross acreage and BrowardNext - Broward County Land Use Plan (BCLUP) designations for a parcel of land generally located on the northwest corner of Pembroke Road and South Park Road, in the City of Hollywood.

The BCLUP utilizes the following definition to calculate gross acreage:

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

Based on the survey and legal description you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 34.2 gross acres, which is designated by the BCLUP as indicated below:

| PARCEL                    | ACRES       | BROWARDNEXT - BCLUP<br>DESIGNATION |
|---------------------------|-------------|------------------------------------|
| Parcel 1                  | 16.9        | Community                          |
| Parcel 2                  | 13.9        | Commercial Recreation              |
| <b>NET ACRES</b>          | <b>30.8</b> |                                    |
| Parcel 1 Right-of-Way     | 0.2         | Community                          |
| Parcel 1 Right-of-Way     | 2.3         | Community                          |
| Parcel 2 Right-of-Way     | 0.9         | Commercial Recreation              |
| <b>RIGHT-OF-WAY ACRES</b> | <b>3.4</b>  |                                    |
| <b>TOTAL GROSS ACRES</b>  | <b>34.2</b> |                                    |

**Jane Storms**  
**April 3, 2024**  
**Page Two**

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

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

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

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

Respectfully,



Barbara Blake Boy  
Executive Director

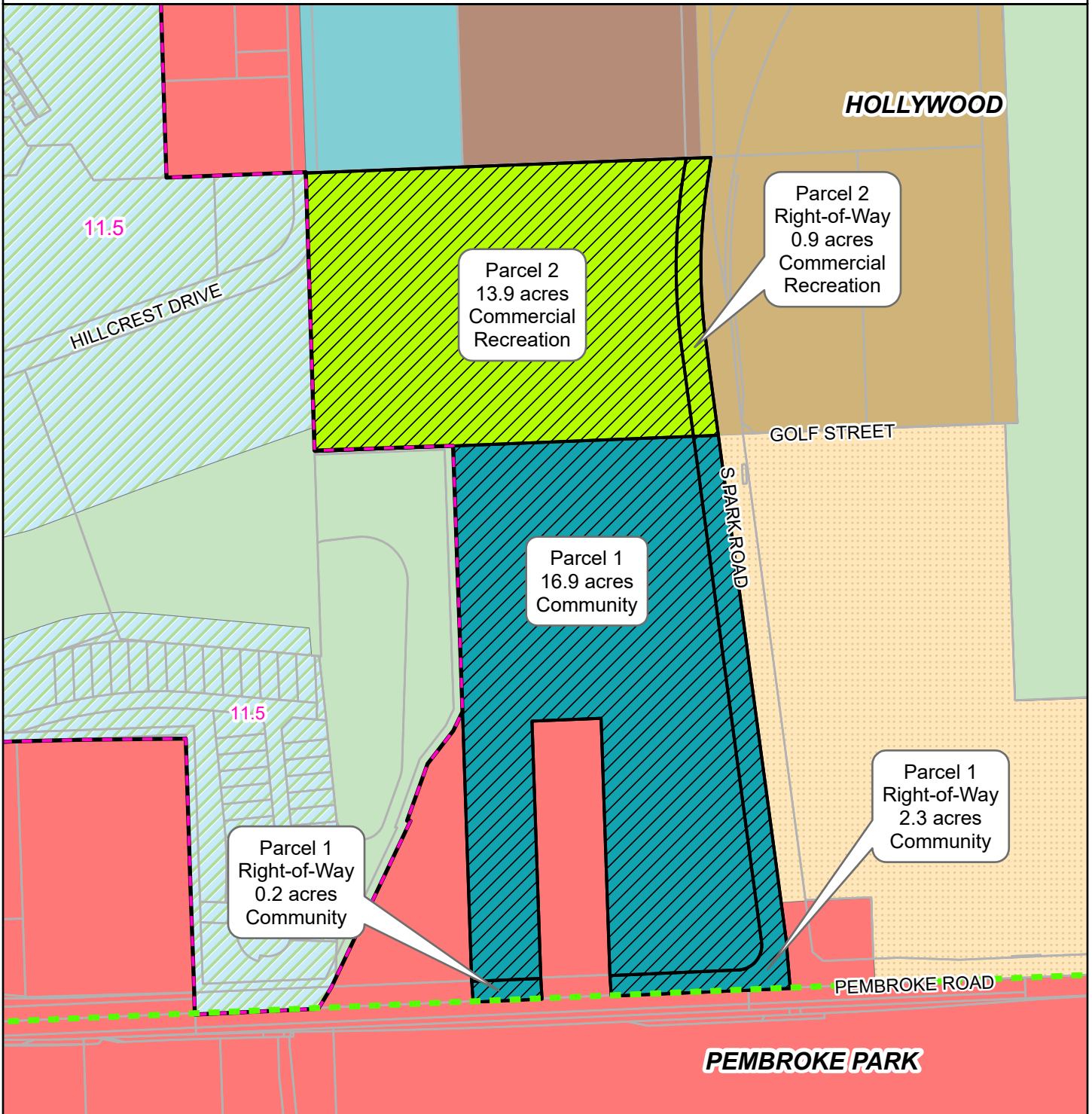
BBB:HHA  
Attachment

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

Andria Wingett, Director, Development Services  
City of Hollywood



# Broward County Land Use Plan Acreage and Land Use Confirmation



- |                              |                           |
|------------------------------|---------------------------|
| Site                         | High (50) Residential     |
| Municipal Boundary           | Irregular Residential     |
| Dashed-Line Area             | Commerce                  |
| Parcels                      | Recreation and Open Space |
| Medium (16) Residential      | Commercial Recreation     |
| Medium-High (25) Residential | Community                 |

**Total Gross Acres = 34.2**

AD 24-003 Storms Hollywood  
Acreage Determination

350 175 0 350  
Feet

