ATTACHMENT A

Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- 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.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
- ☒ Planning and Development Board
- ☒ City Commission
- ☐ Art in Public Places Committee
- ☐ Historic Preservation Board
- ☐ Administrative Approval
- ☐ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 3726 S. Ocean Drive

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 51-42-26-00-00-11

Zoning Classification: C-1 Land Use Classification: Medium High Residential

Existing Property Use: Parking Lot Sq Ft/Number of Units: _____

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Land use amendment to Diplomat Activity Center to permit 300 key hotel

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: ____ #Rooms 300
Proposed Non-Residential Uses	315000 S.F.)
Open Space (% and SQ.FT.)	Required %: ____ (Area: ____ S.F.)
Parking (# of spaces)	PARK. SPACES: (# ____)
Height (# of stories)	(# STORIES) ____ (____ FT.)
Gross Floor Area (SQ. FT)	Gross Area (315000 FT.)

Name of Current Property Owner: Sea Air Towers, LLC

Address of Property Owner: 3726 S. Ocean Dr., Hollywood, FL 33019

Telephone: _____ Email Address: _____

Applicant Sea Air Owner LLC Consultant ☐ Representative ☑ Tenant ☐

Address: C/O Holland & Knight LLP 515 East Las Olas Blvd Telephone: 305.7897430

Email Address: pedro.gassant@hklaw.com

Email Address #2: pedro.schnell@relatedgroup.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Christina Mathews

E-mail Address: cutroplanning@yahoo.com

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

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. 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: Debra Cowan Fishman Date: 03-20-2025

PRINT NAME: Sea Air Towers, LLC Date: _____

Signature of Consultant/Representative: [signature] Date: 3-20-2025

PRINT NAME: Sea Air Owner, LLC 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 **land use, rezoning and site plan approval** to my property, which is hereby made by me or I am hereby authorizing **Pedro Gassant, Esq., of Holland & Knight** to be my legal representative before the **PDB and City Commission** (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 20 day of March

[signature]
Notary Public
State of Florida
My Commission Expires: 7/17/26 (Check One) ☑ Personally known to me; OR ☐ Produced Identification _____

SHILA M NIEVES
Notary Public - State of Florida
Commission # HH 288903
My Comm. Expires Jul 17, 2026
Bonded through National Notary Assn.

Debra Cowan Fishman
Signature of Current Owner

Debra Cowan Fishman
Print Name

Holland & Knight
701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799 Holland & Knight LLP | www.hklaw.com

Pedro Gassant
(305) 789-7430
Pedro.gassant@hklaw.com

April 1, 2025

Carmen Diaz
Planner III
Development Services – Planning and Urban Design
P.O. Box 229045
Hollywood, Fl 33020
Office: 954-921-3471
E-mail:cdiaz@hollywoodfl.org

Re: Sea Air Tower, LLC / Response to Planning Comments/ Proposed Small Scale Land Use Plan Amendment – Diplomat Activity Center – Phase III/ Planning Rationale

Dear Ms. Diaz:

This letter is provided to you as a planning rationale for Sea Air Tower, LLC's request to re-designate Property with an address of 3726 S. Ocean Blvd (the "Property") to Diplomat Activity Center ("DAC"). The re-designation will permit the development of a Hotel of 300 rooms, a restaurant/café of 1,400 square feet, and a merchandise and sundry shop of approximately 1,100 square feet. The proposed re-designation aligns with several goals, objectives, and policies of the City of Hollywood's Comprehensive Plan:

Goal 1: Promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property.

The redesignation of the Property will improve the business, resort and natural communities while allowing the land owner to maximize its use of the Property. The addition of 300 hotel rooms will enhance the local economy by attracting more visitors, creating jobs, and generating additional revenue for the City. The addition of 300 hotel rooms will attract more visitors, boosting local businesses and creating job opportunities. This economic growth will benefit both residential and business communities by increasing demand for local services and amenities. In addition, the new hotel units will complement the existing 1,000-room hotel, the approved 500-unit hotel, and the 135,000 square foot convention center found in the Diplomat Activity Center (DAC) today. This will enhance Hollywood's capacity to host large events and conventions, making it a more competitive destination for tourists and business travelers.

Additionally, the re-designation will generate additional revenue through the Tourist

Development Tax, which can be used for beach renourishment projects. This helps to provide more dollars to ensure that the beaches, a key attraction for the resort community, are well-maintained and continue to draw visitors.

More importantly, the re-designation allows the Property Owner to maximize its use of the Property by developing it into a high-value property. The proposed development will add valuable and – much needed—hotel units in the DAC, which is a mixed-use area that integrates residential, commercial, and recreational spaces. The re-designation will also help to activate an additional area of the intracoastal broadwalk, further enhancing the recreational opportunities for the City's residents and visitors.

Policy 1.3: Maintain the City Code or Zoning and Development regulations to require that all new and existing unsewered development, where practicable and financially feasible, including new residential units, be connected to the sewer system

The re-designation of the Property to DAC will redevelop the Property and ensure that it is connected to the existing sewer system.

Objective 4: Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.

Objective 5: Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted businesses and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.

Objective 4 and 5 seek to encourage appropriate infill redevelopment in blighted areas and promote economic development in blighted businesses and tourist areas through improved architectural standards and enhanced economic development, which is exactly what this redesignation will accomplish. The redesignation meets this objective because it will convert the Property from an unattractive and underutilized surface parking lot to an architecturally pleasing hotel, significantly enhancing the visual appeal of the area. The new hotel will feature modern and aesthetically pleasing architectural design standards. Furthermore, the hotel will feature an intracoastal broadwalk as a public amenity, providing residents and visitors with a scenic and accessible space for recreation and leisure.

The addition of 300 hotel rooms will attract more visitors, boosting local businesses and creating job opportunities. This economic growth will benefit both residential and business communities. Increased tourism will also generate additional revenue through the Tourist Development Tax, which can be used for beach renourishment projects, further enhancing the attractiveness of Hollywood's beaches.

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

The re-designation of the Property will further integrate residential, commercial, and recreational spaces, enhancing the vibrant mixed-use area that comprises the DAC. The majority of the DAC is also part of the Community Redevelopment Area (CRA). Redesignating this Property

will increase the overall attractiveness and value of the area, generating additional funds that can be utilized for affordable housing initiatives through the increased taxes created in the area abutting the Property. The addition of 300 hotel rooms will attract more visitors, boosting the local economy and supporting the tourism and hospitality sector.

In short, the proposed re-designation of the Property to Diplomat Activity Center aims to permit the development of 300 hotel rooms. The proposed units will help the City continue to provide world-class service through accommodations that are within the City. This area already hosts a 1,000-room hotel, an approved 500-unit hotel, and a 135,000 square foot convention center, making it a prime location for additional hotel accommodations that will serve as a natural enhancement to the existing residential, hospitality, and recreational accommodations provided for in the DAC.

Sincerely,

Pedro Gassant, Esq.

DIPLOMAT RAC/AC

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

April 2025

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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.

Carmen Diaz
Planner III
City of Hollywood – Division of Planning and Urban Design
P.O. Box 229045
Hollywood, FL 33020
Office: 954-921-3471
Email: cdiaz@hollywoodfl.org

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

To be provided.

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

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.

Sea Air Owner, LLC
Pedro Schnell, Development Manager
Eric Fordin, Managing Director
2850 Tigertail Ave, Suite 800
Miami, FL 33133
Email: Pedro.schnell@relatedgroup.com, efordin@relatedgroup.com
Phone: 305-790-8576

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).

Irving Cowan
Robert Fishman
Sea Air Owner, LLC
3726 S Ocean Drive
Hollywood, FL 33019-2936
Fax: 954-457-8438
E-mail: lcowan@cowanenterprises.com, Robert@thinklabventures.com

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 "Medium-High (25) Residential" on the Broward County Land Use Plan Map. The Property is currently designated "Medium/High Residential 16-25 Units" 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 "Activity Center" on the Broward County Land Use Plan and "Diplomat Activity Center" on the City Land Use Plan. The proposed development program is shown below:

Amendment Site: 3726 South Ocean Drive

Acreage: Approximately 2.03 gross acres and 1.96 net acres

General Location: North of the Intersection of South Ocean Drive and Hallandale Beach Boulevard and south of Magnolia Terrace on west side of South Ocean Drive.

Contemplated Development Program:

Activity Center:

- Hotel: 300 rooms;
- Restaurant/Café: 1,400 SF
- Merchandise/Sundries: 1,100 SF

The purpose of the land use plan amendment is to continue the vision of The Diplomat Activity Center which was previously approved in June 2019. This project will further the utilization of the convention center at The Diplomat Beach Resort as well as amenities and points of interest in the surrounding area.

The proposed "Diplomat Activity Center" future land use designation is 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 south of The Diplomat Activity Center and will provide supporting uses such as condo-hotel units and public open spaces 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 2.2 gross acres/2.0 net acres located in the City of Hollywood (the "City"). The amendment site is generally located north of Hallandale Beach Boulevard and south of Magnolia Terrace on the west side of South Ocean Drive.

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					
Existing Land Use		BCLUP Acres (gross/net)	BCLUP DU (gross/net)	City Acres (gross/net)	City DU (gross/net)
Medium-High (25) Residential		2.2/2.0	55	2.2/2.0	55
Proposed Future Land Use					
County FLU	Activity Center	City FLU	Diplomat Activity Center		
Development Program (Maximum)					
Hotel: 300 rooms					
Restaurant/Café: 1,400 SF					
Merchandise/Sundries: 1,100 SF					

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	Parking lot
North	Vacant lot, parking garage
South	Multi-family residential
West	Waterway, multi-family residential
East	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			
Proposed Future Land Use			
County FLU	Activity Center	City FLU	Diplomat Activity Center
Use		**Proposed Intensity**	
Hotel		300 rooms	
Restaurant/Café		1,4000 SF	
Merchandise/Sundries		1,100 SF	

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 2.2 gross acres (2.0 net acres) of Medium-High (25) Residential (County land use)/Medium/High Residential 16-25 Units (City land use). Per the City of Hollywood's Comprehensive Plan, the total dwelling unit count for the property is 55 for the Medium/High Residential 16-25 Units (City land use) designation.

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.

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

   The City of Hollywood Water Supply Plan, Potable Water Sub-Element was adopted in June 2020.

3. **Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the well field serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal 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.

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

Table 4: Water Demand Existing Land Use Designation	
Folio: 5142-26-00-0011 Parcel: 2.2 Gross Acres Vacant lot/Parking lot	0 GPD
TOTAL WATER DEMAND	**0 GPD**

Table 5: Water Demand Proposed Land Use Designation	
Hotel Units: 300 Rooms @ 141 GPD/Unit	42,300 GPD
Restaurant/Café: 1,400 SF @ 356 GPD/1000 SF	499 GPD
Merchandise/Sundries 1,100 SF @ 37 GPD/1000 SF	41 GPD
TOTAL WATER DEMAND	**42,840 GPD**
NET CHANGE	***+42,840 GPD***

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

   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	
Folio: 5142-26-00-0011 Parcel: 2.2 Gross Acres Vacant lot/Parking lot	0 GPD
TOTAL SEWER DEMAND	**0 GPD**

Table 7: Sewer Demand Proposed Land Use Designation	
Hotel Units: 300 Rooms @ 100 GPD/Unit	30,000 GPD
Restaurant/Café: 1,400 SF @ 290 GPD/1000 SF	406 GPD
Merchandise/Sundries 1,100 SF @ 30 GPD/1000 SF	33 GPD
TOTAL SEWER DEMAND	**30,439 GPD**
NET CHANGE	***+30,439 GPD***

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
Retail/Service	4 pounds 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 Connections, 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. 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 Land Use Designation	
Folio: 5142-26-00-0011 Parcel: 2.2 Gross Acres Vacant lot/Parking lot	0 lbs/day
TOTAL SOLID WASTE DEMAND	**0 lbs per day**

Table 9: Solid Waste Proposed Land Use Designation	
Hotel Units: 300 Rooms @ 8.9 lbs/Unit	2,670 lbs. per day
Restaurant/Café: 1,400 SF @ 4 lbs/100 SF	56 lbs. per day
Merchandise/Sundries 1,100 SF @ 4 lbs/100 SF	44 lbs. per day
TOTAL SOLID WASTE DEMAND	**2,770 lbs. per day**
NET CHANGE	***+2,770 lbs. per day***

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

   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. 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 2024 FEMA flood map the Subject Property lies within an AE flood zone with a base elevation of 7.00 NAVD. The Finish Floor elevation for the proposed building will be the higher of the following:

FEMA Flood Base Flood Elevation Plus 1 = 8.00 NAVD

County's Future Conditions 100-year flood elevation map 5.00 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 FEMA Flood Base Flood Elevation of 7.00 NAVD, we are proposing that the finish floor elevations be set at 8.00 NAVD.

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.**

The project will not result in an increase demand for "community parks" acreage as the proposed development program does not include residential uses.

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

The project will not result in an increase demand for "community parks" acreage as the proposed development program does not include residential uses.

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

Table 10: Community Park Needs

Planning Horizon	Population (Projected)(1)	Park Acreage Demand (amount needed to maintain LOS)	Available(2)	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.

(2) Source: Broward County GIS

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 40 city-owned parks located with 5 miles of the Property ranging in size from 0.11 acres to 260 acres of the amendment site. There are 15 parks within 2 miles of the amendment site. The following parks are located within approximately 1 miles of the amendment site:

Mini-Neighborhood Parks

- Keating Park – 0.12 acres
- Harry Berry Park – 0.80 acres
- Hollywood South Beach Cultural Center – 0.98 acres

Community Parks

- Three Island Park – 11.45 acres

County Parks within 5 miles:

- Sheridan St. Addition – 5.36 acres
- Sheridan St. ESL – 12.45 acres

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

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

POLICY 2.5.4 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 a surface parking lot, the property does not meet the open space or recreation needs of the existing community. Redevelopment of the property will provide green/open space opportunities and multi-modal connectivity that align with community needs.

The Property does not contain golf courses therefore POLICY 2.5.5 is not applicable. The re-designation of the Property, however, will create open spaces on the Property through a linear park and publicly accessible broadwalk parallel to the Intracoastal Waterway.

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:

- South Ocean Drive (SR-A1A)
- Hallandale Beach Boulevard (SR-858)

Broward County

The amendment site is located within the Southeast Concurrency District which is subject to the provisions of the Broward County Transportation Concurrency System. Therefore, the level of service standard determined by the Broward County Development Review Services was considered for this analysis. 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 11**. 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 11: Existing (2020) Peak Hour Conditions LOS Analysis

Roadway	*Segment*	*Existing Laneage*[1]	*Maximum Peak Hour Service Volume*	*2020 Peak Hour Volume*	*2020 Peak Hour LOS*	*Maximum Daily Service Volume*	*2020 Daily Volume*	*2020 Daily LOS*
South Ocean Drive	North of Hallandale Beach Boulevard	6LA	4,500	2,565	D	50,000	27,000	D
Hallandale Beach Boulevard	East of US 1 E of Pine Island Road	6LA	5,390	3,420	C	59,900	36,000	C

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 (i.e., 2025) planning horizon was determined using linear interpolation of the currently available (2020) peak hour volumes and the long-term (2045) 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 12**.

Long-term (2045) projected level of service was determined using 2045 traffic volume forecasts obtained from the Broward Country MPO's *Level of Service Spreadsheet-2020*. The level of service for the long-term planning horizon is summarized in **Table 13.**

[1] 6LA: 6 Lane Arterial

Table 12: Short-Term 2025 LOS Analysis								
Roadway	*Segment*	*Existing Laneage[1]*	*Maximum Peak Hour Service Volume*	*2025 Peak Hour Volume*	*2025 Peak Hour LOS*	*Maximum Daily Service Volume*	*2025 Daily Volume*	*2025 Daily LOS*
South Ocean Drive	North of Hallandale Beach Boulevard	6LA	4,500	2,757	D	50,000	29,025	D
Hallandale Beach Boulevard	East of US 1	6LA	5,390	3,552	C	59,900	37,386	C

Table 13: Long-Term 2045 LOS Analysis								
Roadway	*Segment*	*Existing Laneage[1]*	*Maximum Peak Hour Service Volume*	*2025 Peak Hour Volume*	*2025 Peak Hour LOS*	*Maximum Daily Service Volume*	*2025 Daily Volume*	*2025 Daily LOS*
South Ocean Drive	North of Hallandale Beach Boulevard	6LA	4,500	3,525	D	50,000	37,100	D
Hallandale Beach Boulevard	East of US 1	6LA	5,390	4,076	C	49,300	42,900	C

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 potential for the amendment site was calculated using rates reported by the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. The existing land use designation allows for 55 dwelling units. The proposed land use designation allows for a maximum of 300 hotel rooms and 1,400 s.f of restaurant use.

   The site trip generation potential under existing conditions was evaluated using ITE LUC 221 (Multifamily Housing [Mid-Rise]). The site trip generation potential under the proposed conditions was evaluated utilizing ITE LUC 310 (Hotel).

   The proposed amendment is expected to generate 1,207 more inbound trips and 1,207 more outbound trips, resulting in a total increase of 2,414 trips daily, and 79 more inbound trips and

80 more outbound trips, resulting in a total increase of 159 trips during the P.M. peak hour. A summary of the trip generation rates and calculations is presented in **Table 14**. Detailed trip generation calculations are presented in **Exhibit I**.

Table 14: Trip Generation – Net New Trips

Land Use Code		***ITE Code***	***Daily Trips***	***PM Trips***
Existing	Multifamily Housing (Low-Rise) (55 Dwelling Units)	220	200	20
Proposed	Hotel (300 Rooms)	310	2,614	179
Net New Total Trips			**+2,414**	**+159**

Source: ITE *Trip Generation Manual*, 11th Edition.

External amendment traffic was distributed to the surrounding roadway network based on a select zone analysis performed utilizing the Florida Standard Urban Transportation Model Structure (FSUTMS) Southeast Regional Planning Model (SERPM).

It is expected that 35 percent (35%) of project traffic will access the site to/from the north on South Ocean Drive, 18 percent (18%) of project traffic will access the site to/from the south on South Ocean Drive, and 47 percent (47%) of project traffic will access the site to/from the west on Hallandale Beach Boulevard. The FSUTMS SERPM output of the external amendment traffic distribution is contained in **Exhibit J**.

Impacts to the surrounding roadway network were evaluated to identify specific links that would be both significantly and adversely impacted as a result of the increase in project traffic associated with the proposed land use plan amendment. Links were considered to be significantly impacted if the proposed land use amendment contributed net new external trips in excess of 3.0 percent (3.0%) of the roadway's maximum service volume reported in the Broward County MPO's Level of Service Spreadsheet-2020. This approach is consistent with the current methodology for impact determination used by the Broward County Planning Council. Significantly impacted links were considered to be adversely impacted when the total traffic volume reported for the horizon year exceeded the maximum service volume reported for the appropriate level of service standard. The short-term (2025) and long-term (2045) analyses are summarized in **Table 15** and **Table 16**.

Based on the short-term (2025) and long-term (2045) analyses, the roadway segments will not be significantly impacted by the development.

Table 15: 2025 Peak Hour Significance Calculations

Roadway	*Segment*	*Existing Laneage*	*Maximum Service Volume*	*Growth Rate*	*2025 Peak Hour Volume*	*LOS*	*% Assignment*	*Trips*	*% Impact*	*Significant Impact*	*2025 Peak Hour Volumes with Proposed Amendment*	*LOS with Proposed Amendment*
South Ocean Drive	North of Hallandale Beach Boulevard	6LA	4,500	1.50%	2,757	D	65%	104	2.3%	No	2,860	D
Hallandale Beach Boulevard	East of US 1	6LA	5,390	0.77%	3,552	C	47%	75	1.4%	No	3,627	C

Table 16: 2045 Peak Hour Significance Calculations

Roadway	*Segment*	*Existing Laneage*	*Maximum Service Volume*	*Growth Rate*	*2045 Peak Hour Volume*	*LOS*	*% Assignment*	*Trips*	*% Impact*	*Significant Impact*	*2045 Peak Hour Volumes with Proposed Amendment*	*LOS with Proposed Amendment*
South Ocean Drive	North of Hallandale Beach Boulevard	6LA	4,500	1.50%	3,525	D	65%	104	2.3%	No	3,628	D
Hallandale Beach Boulevard	East of US 1	6LA	5,390	0.77%	4,076	C	47%	75	1.4%	No	4,151	C

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

No supplemental studies are being provided at this time. A site-specific Traffic Study will be prepared at a later date during the site plan entitlement process.

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

- Broward County Transit (BCT) Route 4 operates along South Ocean Drive and Hallandale Beach Boulevard within the vicinity of the amendment. This route serves RK Diplomat Center, Hollywood North Beach Park, The Casino at Dania Beach, Dania Beach Fishing Pier, International Game Fish Association, Hollywood Beach Boardwalk, Dania Beach City Hall, and The Big Easy Casino/Mardi Gras Casino. Route 4 operates with approximately 40-minute headways in both the northbound and southbound direction during the P.M. peak hours within the vicinity of the amendment.
- BCT Cloud Bus Route 1 operates as a circulator along Hallandale Beach Boulevard within the

vicinity of the amendment. This route serves Hallandale Beach Boulevard Wal-Mart, Diplomat Mall, Winn-Dixie, Hallandale Beach City Hall, and Hallandale Beach Branch Public Library, the Big Easy Casino, Young Circle, Publix Golden Isles, Ocean Drive/County Line, and the North Beach Fire Station and surrounding neighborhood. Cloud Bus Route 1 operates with approximately 30-minute headways during the P.M. peak hours.

Planned Mass Transit Routes

- There are no mass transit routes planned to operate on South Ocean Drive or Hallandale Beach Boulevard within the vicinity of this project.

Detailed route information described above is provided in **Exhibit K**.

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 one (1) existing Broward County Transit bus route and one (1) BCT Cloud bus route. 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.

A copy of correspondence sent to BCT is presented as **Exhibit L.**

H. Public Education Analysis

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

A letter exempting the project from Public School concurrency was issued since there are no residential units as part of the proposed development program to generate any students.

See **Exhibit M** for a copy of the exemption letter 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 M** 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 historical sites listed with the National Register of Historic Places (NRHP) are located within the amendment site. One (1) resource group (SR-A1A; Site ID: BD04776) has been identified within the 0.25-mile buffer area of the project site, however this resource is not eligible for listing within the NRHP. Additionally, this project will not impact SR A1A. Therefore, the proposed plan amendment would not 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 22, 2024. No wetlands or surface waters were present within the amendment site. Habitats on-site were mapped utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS). A FLUCFCS Map depicting the land uses is attached as **Exhibit N**. The land use consists of impervious surfaces, specifically a concrete paved private parking lot enclosed by a chain link fence. The Intracoastal Waterway (ICWW) borders the site to the west. There is an existing concrete seawall with a four (4) foot concrete cap and concrete piles. Vegetation observed within the site consist of canopy and groundcover species including cabbage palm (*Sabal palmetto*), Australian pine *(Casuarina equisetifolia)*, umbrella tree *(Schefflera arboricola),* beggarticks (*Bidens alba)*, crowfoot grass *(Dactyloctenium aegyptium),* white moneywort *(Alysicarpus vaginalis),* broomsedge bluestem *(Andropogon virginicus sp.),* tall flatsedge *(Cyperus eragrostis),* Brazilian pepper (*Schinus terebinthifolia*), and bahia grass (*Paspulum notatum*).

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

The amendment site is near the following Cultural Resources/Local Areas of Particular Concern (Historic Site) according to the Broward County Land Use Plan Natural Resource Map adopted in September 2021: the Hallandale Cemetery (600 Northwest 7th Street, Hallandale Beach), the Old Hallandale Schoolhouse (648 Northwest 2nd Street, Hallandale Beach), and the J.W. Moffitt House (324 Southwest 2nd Avenue, Hallandale Beach) which are designated by Broward County as historic

resource sites. However, as the amendment site is over 0.50 miles away from these historic sites, the proposed plan amendment would not impact the sites 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.

The Eastern Broward County Priority Planning Areas for Sea Level Rise Map was adopted in 2012 and updated in 2015 and 2021. The map identifies areas near tidal water bodies at increased risk of inundation under a 3.3-foot sea level rise scenario, projected to occur as soon as 2070.

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 O – *FNAI Report).*** Although the FNAI Report lists the loggerhead sea turtle, green sea turtle, hawksbill sea turtle, leatherback sea turtle, Florida burrowing owl, piping plover, American crocodile gopher tortoise, rim rock crowned snake, Florida manatee, and several listed plant species as potentially occurring with the project area, there is no habitat on-site to support any of these species.

The FNAI Report also lists the Florida bonneted bat as potentially occurring on-site. During field reconnaissance, a limited roost structure survey was conducted. There are existing trees on-site that could potentially provide suitable roosting for the bonneted bat. However, during field reconnaissance, no bonneted bats or evidence of bonneted bat roost utilization was noted within any of the suitable trees or structures located on-site. No emergent openings were observed in any trees or structures and no guano was observed and therefore it is not likely that the bonneted bat is roosting on-site. Although the site could be utilized for foraging by the bat, there would be no loss of foraging habitat if the site is redeveloped. Appropriate avoidance measures (e.g., BMPs) can be incorporated to minimize any potential impacts to the bat such that take is not expected to occur as a result of the proposed project, including constructing buildings that prevent any bats from entering/roosting within the buildings. Further coordination for the bonneted bat will take place with the USFWS during any future 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*), mourning dove *(Zenaida macroura),* and sheepshead *(Archosargus probatocephalus)*.

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 Regulated Plant Index being located on the amendment site. Additionally, there is no native habitat on-site 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.

According to the Broward County Wellfield Protection Zones Map, the amendment site does not identify within the zones of influence for wellfield protection areas.

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.

Development resulting from this amendment will not require the alteration of soil conditions or topography other than typical construction activity. No special soil conditions exist on-site that would affect the land development activity. Any site alterations that may be necessary will meet applicable regulations. A section of the NRCS *Soil Survey of Broward County, East Part, Florida (1984)* Soils Map is attached as **Exhibit P**.

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 abovementioned policy is not applicable to the project as residential units are not part of the proposed development program.

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 Medium-High (25) Residential. The proposed land use is compatible with the surrounding uses depicted in the table below **(Table 17)** based on the policies identified below in Section 13.

The development program advances the goals of the City's Land Use element by facilitating the redevelopment of the property with a project that enhances and improves the business/resort community and maximizes the use of the property.

In addition, a petition will be submitted to change the zoning of the property to Planned Development (PD) and a PD Master Plan amendment. The amendment will be an expansion of The Diplomat Planned Development. The petition is also compatible with surrounding uses and matches uses found in The Diplomat Planned Development. The proposed change will help to ensure a productive use is provided on the Property by activating the site with condo/hotel units. The proposed change will provide for additional hospitality uses in close proximity to key points of interest such as the nearby waterways and The Diplomat Resort.

Table 17: Surrounding Land Uses

	Land Use – City	**Land Use - County**	**Actual Use**
North	Diplomat Activity Center	Activity Center	Vacant parcel
South	Medium/High Residential 16-25 Units	Medium-High (25) Residential	Condominiums
West	N/A – Hallandale Beach	Medium-High (25) Residential	Condominiums/apartments
East	Medium/High Residential 16-25 Units	Medium-High (25) Residential	Condominiums

9. HURRICANE EVACUATION ANALYSIS

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

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

The amendment site is located in a hurricane evacuation zone. See **Exhibit Q.** A hurricane evacuation analysis is not applicable for hotels.

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 is in the process of scheduling meetings with adjacent residential associations and landowners.

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 Medium-High 25 Residential 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 Activity Center on the County's Future Land Use Map is consistent with the following policies:

POLICY 2.4.2 At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional. (f/k/a Policy 18 and Combined Policies 10.04.03 and 10.05.03)

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 development incorporating and integrating condominium/hotel and restaurant/café uses at intensities supportive of accommodating population

and economic growth. Visitors to the site will have access to world class accommodations including lodging and a restaurant/café. The project design also includes shared access, multi-modal mobility options that connects the property with The Diplomat Planned Development, South Ocean Drive, and nearby waterways.

Policy 2.4.4: Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Local Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic. (f/k/a Policy 23 and Revised Policy 10.03.07).

One element of the proposed site design is a pedestrian walkway on the north side of the parcel. Visitors and nearby residents will have an enhanced pedestrian and bicyclist experience through strategic landscaping compared to the site's current use of a parking lot. An additional enhancement includes updated crossing treatments to address potential safety concerns crossing South Ocean Drive from the site.

POLICY 2.4.10 Local governments shall include within their land use element policies to ensure Activity Centers contain design features that promote and enhance pedestrian mobility and safety, based on the following characteristics:

- ***Integrated transit stops or stations (within the area) to encourage transit usage/multimodalism and provide safe and comfortable service including amenities such as seating on benches or planter ledges, shade, lighting, trash receptacles, information kiosks and bicycle parking.***
- ***Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and discourage high speed traffic. The paths should be spatially defined by buildings, adequately landscaped and lighted, and provide ample opportunities for shade and shelter from the elements.***
- ***Buildings should front the street (zero or minimal setbacks are encouraged).***
- ***Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).***
- ***Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).***
- ***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.***

Under the proposed site design, a transit stop in front of the property will be maintained and unobstructed. The proposed connected walking area will be at least five feet wide. The lone building on the site will be oriented toward the street which will provide a welcoming environment for guests. By providing a public restaurant/café, visitors would not need to use their vehicles to drive elsewhere for dining options. Those staying at The Diplomat Resort will also have access to the public amenities

offered by the site.

Consistency with the City of Hollywood Comprehensive Plan:

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

Land Use Element

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

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

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

Policy 7.38: Prioritize shoreline land uses based on water use and tourism.

The proposed development program includes condominium/hotel units and restaurant/café space which drastically elevates the usefulness of the site from its existing state. The project will attract more tourism to the area, specifically to The Diplomat Resort Conference Center. The site is currently a parking lot which is not the highest and best use given the proximity to points of interest and the local waterways.

Coastal Element

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

Objective 6: Redevelop business/tourist areas.

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

The proposed design preserves the existing shoreline and uses the water as a major focal point for the design. The proposed development program adds additional hotel space near existing hotels and resorts creating greater options for those visiting the area and those seeking event space.

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.

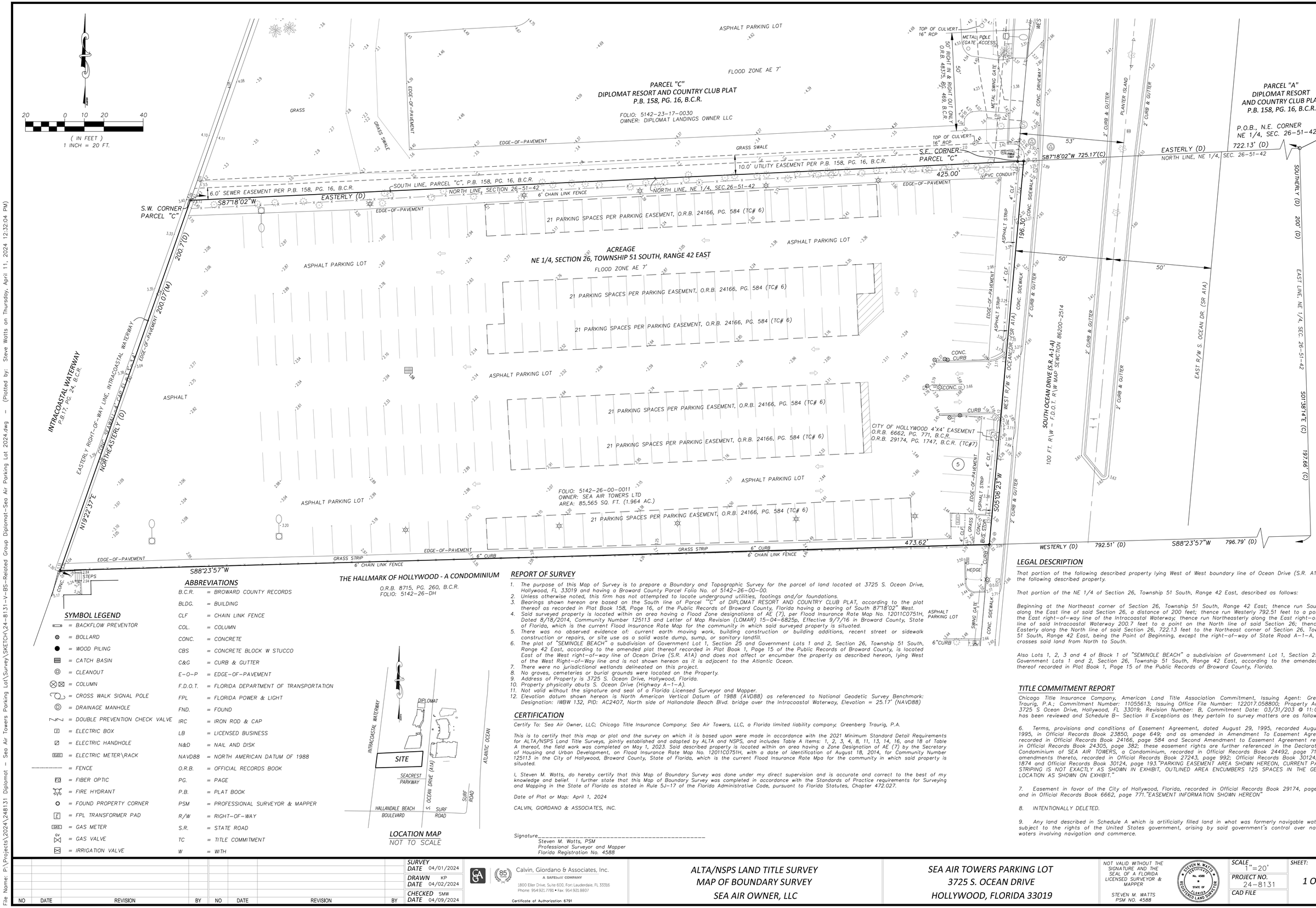
To be provided with transmittal.

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



SYMBOL LEGEND

- = BACKFLOW PREVENTOR
- = BOLLARD
- = WOOD PILING
- = CATCH BASIN
- = CLEANOUT
- = COLUMN
- = CROSS WALK SIGNAL POLE
- = DRAINAGE MANHOLE
- = DOUBLE PREVENTION CHECK VALVE
- = ELECTRIC BOX
- = ELECTRIC HANDHOLE
- = ELECTRIC METER\RACK
- = FENCE
- = FIBER OPTIC
- = FIRE HYDRANT
- = FOUND PROPERTY CORNER
- = FPL TRANSFORMER PAD
- = GAS METER
- = GAS VALVE
- = IRRIGATION VALVE

ABBREVIATIONS

B.C.R.	= BROWARD COUNTY RECORDS
BLDG.	= BUILDING
CLF	= CHAIN LINK FENCE
COL.	= COLUMN
CONC.	= CONCRETE
CBS	= CONCRETE BLOCK W STUCCO
C&G	= CURB & GUTTER
E-O-P	= EDGE-OF-PAVEMENT
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	= FLORIDA POWER & LIGHT
FND.	= FOUND
IRC	= IRON ROD & CAP
LB	= LICENSED BUSINESS
N&D	= NAIL AND DISK
NAVD88	= NORTH AMERICAN DATUM OF 1988
O.R.B.	= OFFICIAL RECORDS BOOK
PG.	= PAGE
P.B.	= PLAT BOOK
PSM	= PROFESSIONAL SURVEYOR & MAPPER
R/W	= RIGHT-OF-WAY
S.R.	= STATE ROAD
TC	= TITLE COMMITMENT
W	= WITH

LOCATION MAP
NOT TO SCALE

REPORT OF SURVEY

1. The purpose of this Map of Survey is to prepare a Boundary and Topographic Survey for the parcel of land located at 3725 S. Ocean Drive, Hollywood, FL 33019 and having a Broward County Parcel Folio No. of 5142-26-00-00.
2. Unless otherwise noted, this firm has not attempted to locate underground utilities, footings and/or foundations.
3. Bearings shown hereon are based on the South line of Parcel "C" of DIPLOMAT RESORT AND COUNTRY CLUB PLAT, according to the plat thereof as recorded in Plat Book 158, Page 16, of the Public Records of Broward County, Florida having a bearing of South 87°18'02" West.
4. Said surveyed property is located within an area having a Flood Zone designations of AE (7), per Flood Insurance Rate Map No. 12011C0751H, Dated 8/18/2014, Community Number 125113 and Letter of Map Revision (LOMAR) 15-04-6825p, Effective 9/7/16 in Broward County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said surveyed property is situated.
5. There was no observed evidence of: current earth moving work, building construction or building additions, recent street or sidewalk construction or repairs, or site use as a solid waste dump, sump, or sanitary landfill.
6. The plat of "SEMINOLE BEACH" a subdivision of Government Lot 1, Section 25 and Government Lots 1 and 2, Section 26, Township 51 South, Range 42 East, according to the amended plat thereof recorded in Plat Book 1, Page 15 of the Public Records of Broward County, is located East of the West right-of-way line of Ocean Drive (S.R. A1A) and does not affect or encumber the property as described hereon, lying West of the West Right-of-Way line and is not shown hereon as it is adjacent to the Atlantic Ocean.
7. There were no jurisdictional wetlands delineated on this project.
8. No graves, cemeteries or burial grounds were located on the Property.
9. Address of Property is 3725 S. Ocean Drive, Hollywood, Florida.
10. Property physically abuts S. Ocean Drive (Highway A-1-A).
11. Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.
12. Elevation datum shown hereon is North American Vertical Datum of 1988 (AVD88) as referenced to National Geodetic Survey Benchmark: Designation: IWBW 132, PID: AC2407, North side of Hallandale Beach Blvd. bridge over the Intracoastal Waterway, Elevation = 25.17' (NAVD88)

CERTIFICATION

Certify To: Sea Air Owner, LLC; Chicago Title Insurance Company; Sea Air Towers, LLC, a Florida limited liability company; Greenberg Traurig, P.A.

This is to certify that this map or plat and the survey on which it is based upon were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table A items: 1, 2, 3, 4, 8, 11, 13, 14, 16, and 18 of Table A thereof; the field work was completed on May 1, 2023. Said described property is located within an area having a Zone Designation of AE (7) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12011C0751H, with a date of identification of August 18, 2014, for Community Number 125113 in the City of Hollywood, Broward County, State of Florida, which is the current Flood Insurance Rate Mpa for the community in which said property is situated.

I, Steven M. Watts, do hereby certify that this Map of Boundary Survey was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Map of Boundary Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping in the State of Florida as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes, Chapter 472.027.

Date of Plat or Map: April 1, 2024

CALVIN, GIORDANO & ASSOCIATES, INC.

Signature_____
Steven M. Watts, PSM
Professional Surveyor and Mapper
Florida Registration No. 4588

LEGAL DESCRIPTION

That portion of the following described property lying West of West boundary line of Ocean Drive (S.R. A1A) of the following described property.

That portion of the NE 1/4 of Section 26, Township 51 South, Range 42 East, described as follows:

Beginning at the Northeast corner of Section 26, Township 51 South, Range 42 East; thence run Southerly along the East line of said Section 26, a distance of 200 feet; thence run Westerly 792.51 feet to a point on the East right-of-way line of the Intracoastal Waterway; thence run Northeasterly along the East right-of-way line of said Intracoastal Waterway 200.7 feet to a point on the North line of said Section 26; thence run Easterly along the North line of said Section 26, 722.13 feet to the Northeast corner of Section 26, Township 51 South, Range 42 East, being the Point of Beginning, except the right-of-way of State Road A-1-A, which crosses said land from North to South.

Also Lots 1, 2, 3 and 4 of Block 1 of "SEMINOLE BEACH" a subdivision of Government Lot 1, Section 25 and Government Lots 1 and 2, Section 26, Township 51 South, Range 42 East, according to the amended plat thereof recorded in Plat Book 1, Page 15 of the Public Records of Broward County, Florida.

TITLE COMMITMENT REPORT

Chicago Title Insurance Company, American Land Title Association Commitment, Issuing Agent: Greenberg Traurig, P.A.; Commitment Number: 11055613; Issuing Office File Number: 122017.058800; Property Address: 3725 S Ocean Drive, Hollywood, FL 33019; Revision Number: B, Commitment Date: 03/31/203 @ 11:00 PM, has been reviewed and Schedule B- Section II Exceptions as they pertain to survey matters are as follows:

6. Terms, provisions and conditions of Easement Agreement, dated August 29, 1995, recorded August 30, 1995, in Official Records Book 23850, page 649; and as amended in Amendment To Easement Agreement, recorded in Official Records Book 24166, page 584 and Second Amendment to Easement Agreement recorded in Official Records Book 24305, page 382; these easement rights are further referenced in the Declaration of Condominium of SEA AIR TOWERS, a Condominium, recorded in Official Records Book 24492, page 717 and amendments thereto, recorded in Official Records Book 27243, page 992; Official Records Book 30124, page 1874 and Official Records Book 30124, page 193."PARKING EASEMENT AREA SHOWN HEREON, CURRENT PARKING STRIPING IS NOT EXACTLY AS SHOWN IN EXHIBIT, OUTLINED AREA ENCUMBERS 125 SPACES IN THE GENERAL LOCATION AS SHOWN ON EXHIBIT."

7. Easement in favor of the City of Hollywood, Florida, recorded in Official Records Book 29174, page 1747 and in Official Records Book 6662, page 771."EASEMENT INFORMATION SHOWN HEREON"

8. INTENTIONALLY DELETED.

9. Any land described in Schedule A which is artificially filled land in what was formerly navigable waters, is subject to the rights of the United States government, arising by said government's control over navigable waters involving navigation and commerce.

NO	DATE	REVISION	BY
NO	DATE	REVISION	BY

SURVEY DATE 04/01/2024
DRAWN KP DATE 04/02/2024
CHECKED SMW DATE 04/09/2024

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone: 954.921.7781 • Fax: 954.921.8807
Certificate of Authorization 6791

ALTA/NSPS LAND TITLE SURVEY
MAP OF BOUNDARY SURVEY
SEA AIR OWNER, LLC

SEA AIR TOWERS PARKING LOT
3725 S. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
STEVEN M. WATTS
PSM NO. 4588

STEVEN M. WATTS PROFESSIONAL SURVEYOR & MAPPER No. 4588 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SCALE 1"=20'
PROJECT NO. 24-8131
CAD FILE

SHEET: 1 OF 1

File Name: P:\Projects\2024\24813.1 Diplomat - Sea Air Towers Parking Lot\Survey\SKETCH\24-8131-V-BS-Related Group Diplomat-Sea Air Parking Lot 2024.dwg - (Plotted by: Steve Watts on Thursday, April 11, 2024 12:32:04 PM)

1-15 15

STATE OF FLORIDA
COUNTY OF DADE } SS

Before the subscriber, a Notary Public of the State of Florida, personally appeared Thos. B. Hamilton, to me well known to be the person described in and who executed the foregoing dedication, who acknowledged before me that he executed the same for himself and as executor and trustee of the estate of Thos. Hamilton, late of Dade Co., deceased, for the uses and purposes therein expressed.

Witness my hand and official seal at Miami, Fla. this 8 day of April 1918

My commission expires 4/20 1918 [signature]
Notary Public, State of Fla.
(N.P. SEAL)

KNOW ALL MEN BY THESE PRESENTS, THAT I, Thos. B. Hamilton, in my own right and as executor of the last will and testament of Thos Hamilton, deceased, late of Dade County, and as trustee of the estate of the said Thos. Hamilton, deceased, have caused the foregoing amended plat of Seminole Beach to be prepared and filed according to a survey made by Chas. G. Hannock C.E. of all those lots or tracts of land lying and being in the County of Broward and State of Florida described as follows; to wit:

Lot 1 of Section 25 and Lots 1 and 2 of Section 26 Twp 51 S, R 42 E.

An easement or right of way over, across and upon all streets, avenues or other highways shown on the said amended plat of Seminole Beach is hereby dedicated to the perpetual use of the public, it being understood however that the undersigned reserves the right of way for a road fifty (50) ft. in width, and extending from Hallandale Ave. southerly through the subdivision following, as nearly as practicable, the line of mangrove timber, as indicated by the dotted line on the map.

It is further understood that Thos. B. Hamilton and his grantees are the owners of the northerly part of the lands embraced in said plat beginning at the north line thereof, at its intersection with the shore of the Atlantic Ocean, and extending southerly to a point on said shore two hundred and fifty (250) ft south of Hallandale Ave. and thence at right angles to said shore of the Atlantic Ocean on a line extending westerly to the East Coast Canal; and that the remaining portion of the lands shown on said plat is the estate of Thos. Hamilton, deceased.

The plat of Seminole Beach, a subdivision of lot 1, Section 25; lot 1, Section 26 and a part of lot 2 Section 26 Twp 51 S, R 42 E. as recorded on page 179, book of plats No. 3, Records of Dade County, is hereby revoked.

It is further understood that the fee simple title in and to such streets avenues and highways shown on the said amended plat be reserved in the dedicators, together with the right of possession and ownership should the same be discontinued for any cause.

In witness whereof, the undersigned has hereunto set his hand and seal, in his own right and as executor and trustee as beforesaid, this 8 day of April 1918.

[signature] (Seal)
As executor of the last will and testament of Thos. Hamilton, deceased, and trustee of the estate of said Thos. Hamilton, deceased, and in his own right

Witnesses:
[signatures]

AMENDED PLAT OF SEMINOLE BEACH

A RESUBDIVISION OF LOT 1 AND LOT 2, SEC. 26, AND LOT 1 OF SEC 25, TWP. 51 S, R. 42 E.

BROWARD CO., FLA.

1 IN = 200 FT. APR. 1918

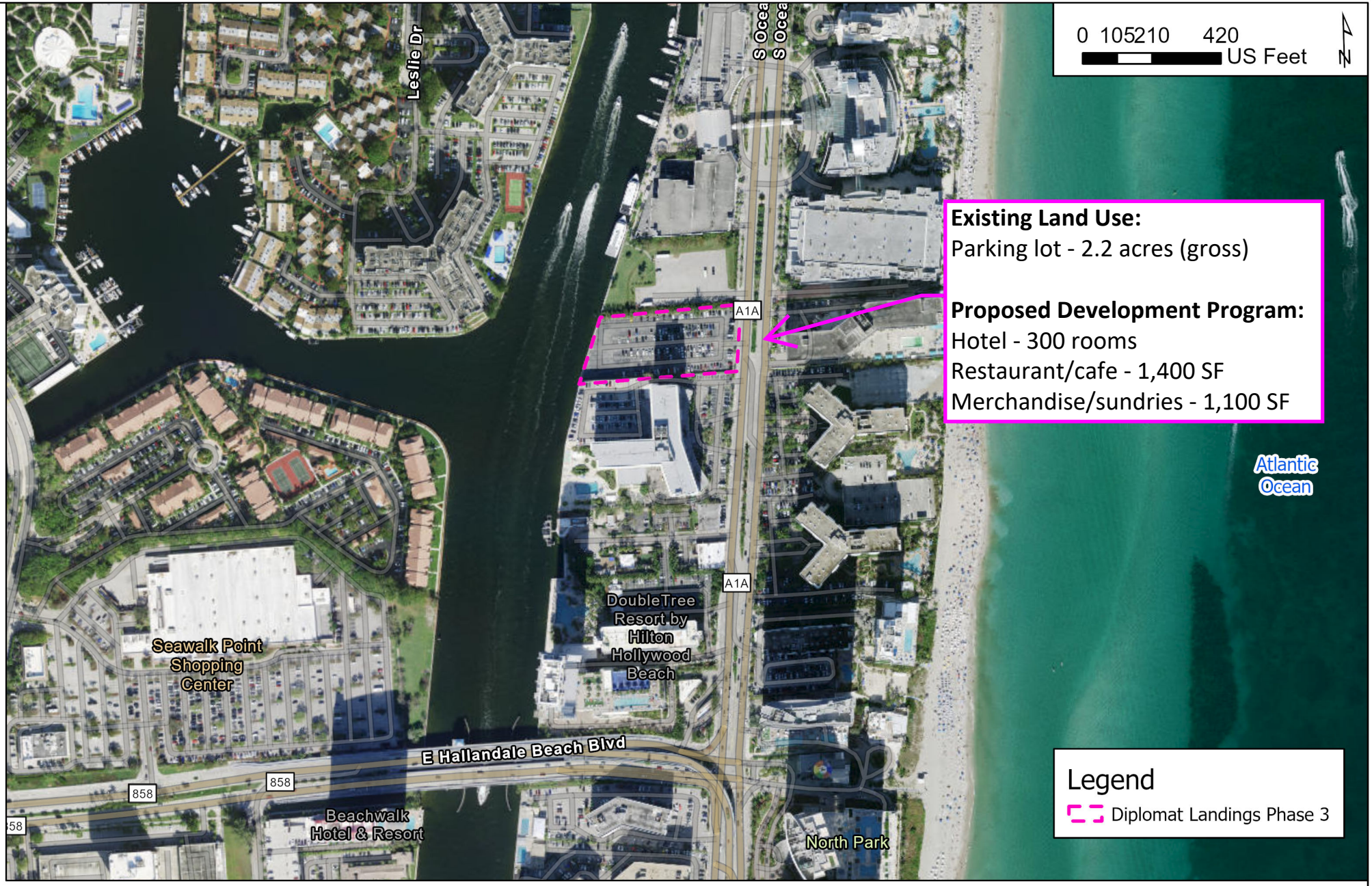
CHAS. G. HANNOCK, ENGINEER.
REGISTERED C.E. STATE OF FLA. NO. 122

April 8 1918
1 Plats 15
[signatures]

1-15
5181
4-8-18

Exhibit B

Location Map and Proposed Land Use



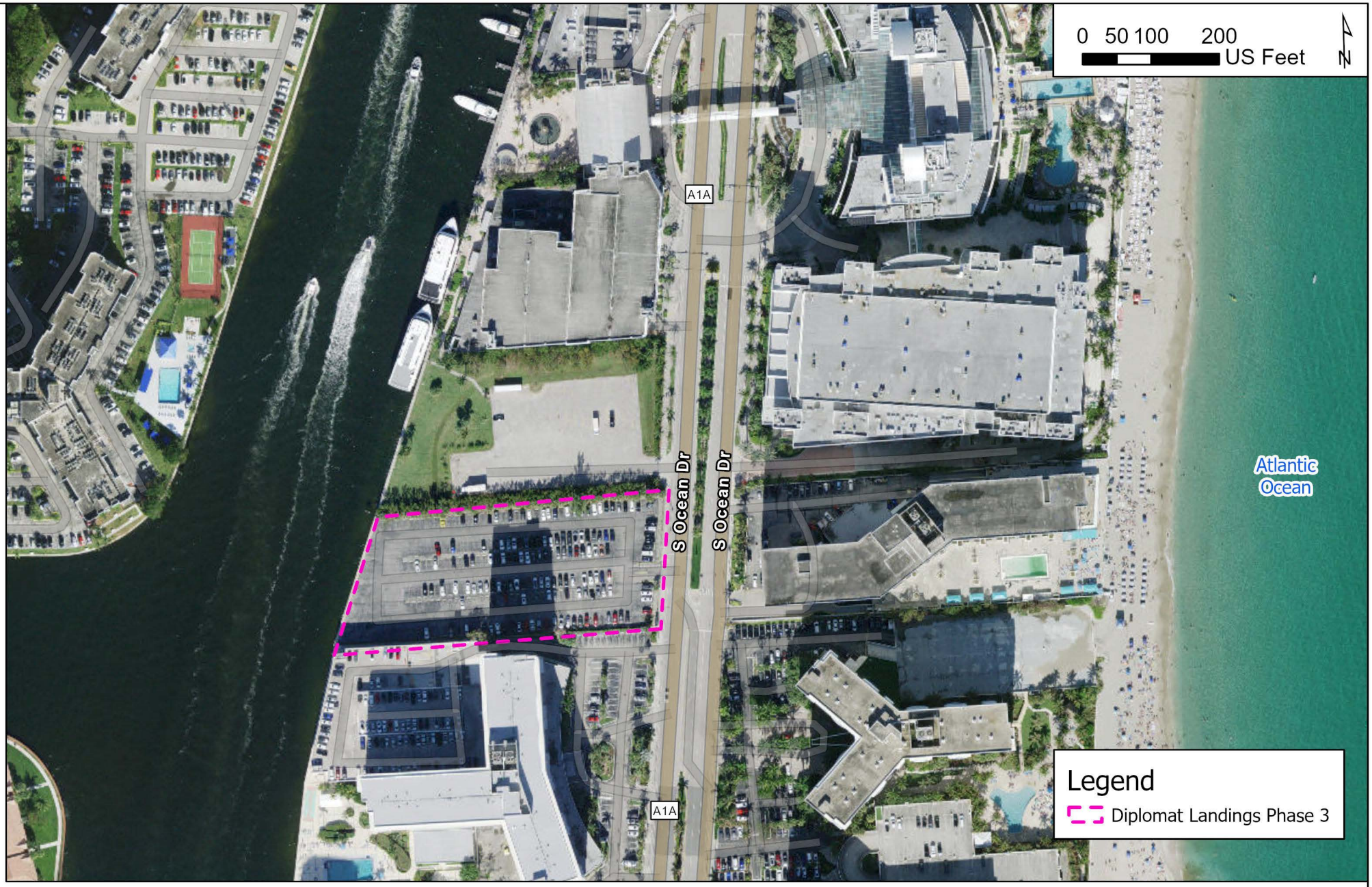
Kimley»Horn

8201 Peters Road Suite 2200
Plantation, FL 33324
Phone (954) 535-5100
www.kimley-horn.com

Diplomat RAC/AC LUPA

Location Map
Wide

1 inch = 398.1 feet		*APRIL 2025*	



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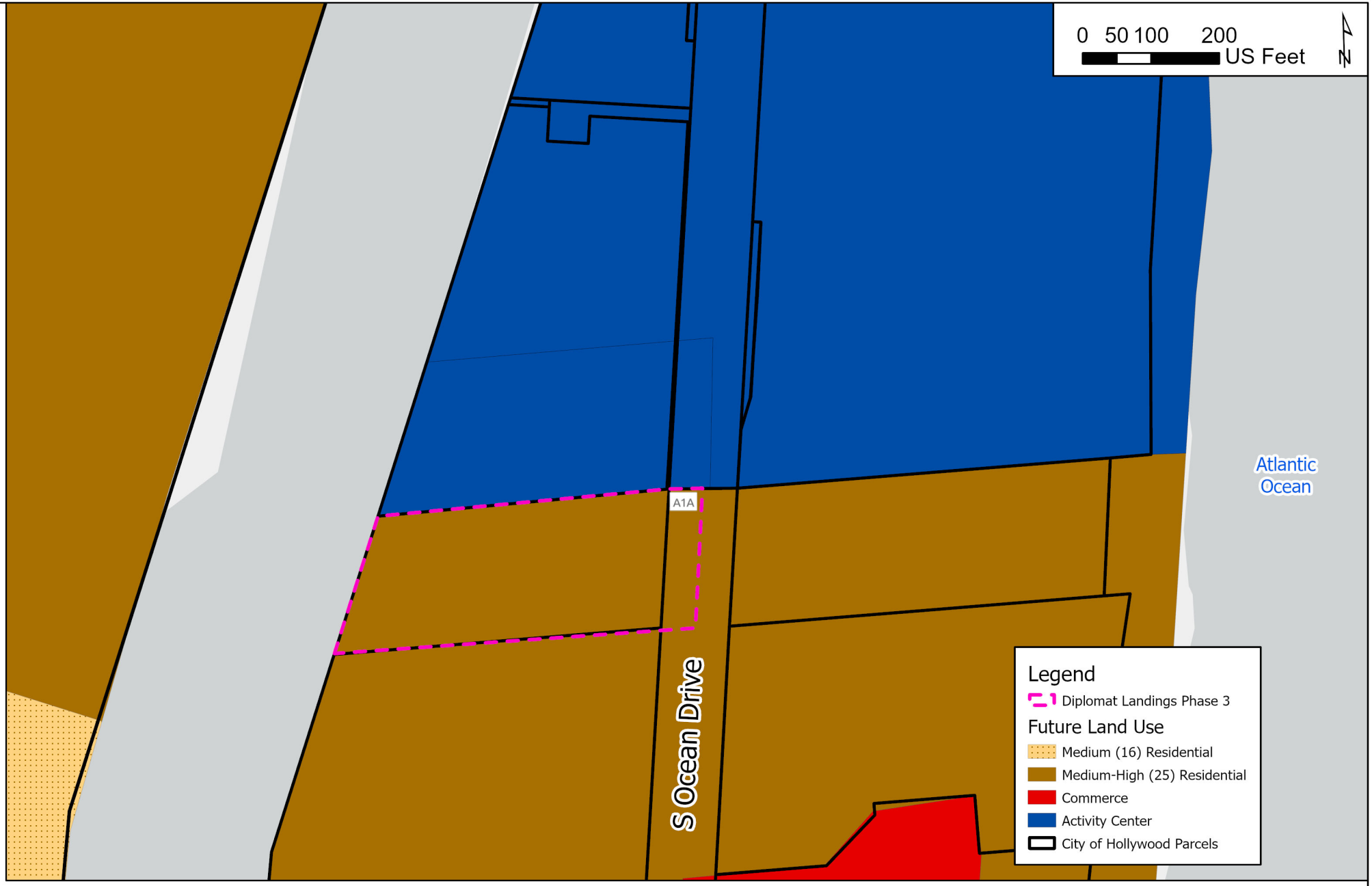
Diplomat RAC/AC LUPA

Location Map
Focused

1 inch = 192 feet		APRIL 2025	

Exhibit C

Maps of Current Future Land Use Designation – City and County



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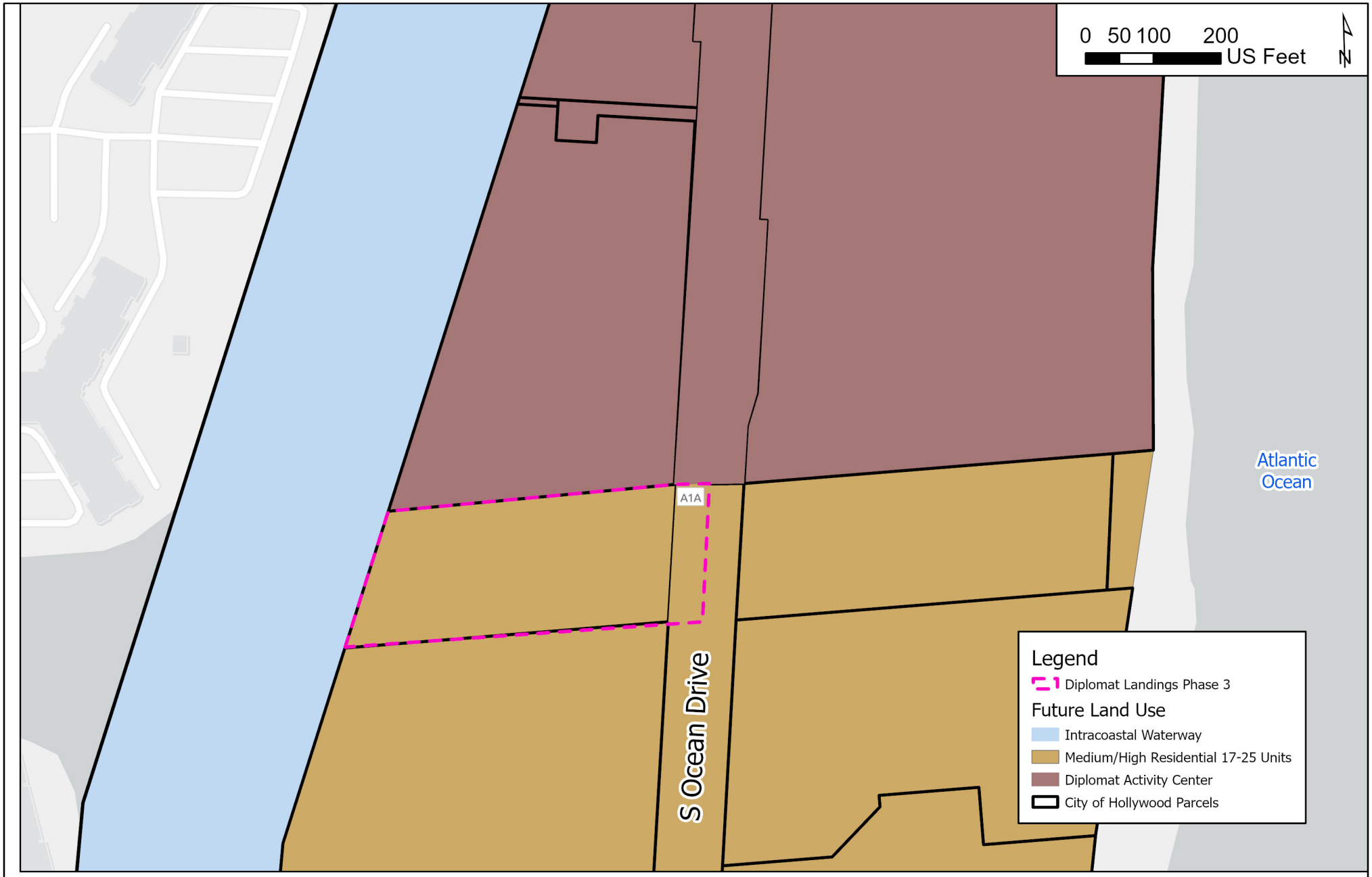
Diplomat RAC/AC LUPA

Broward County Future Land Use Map

1 inch = 192 feet		*APRIL 2025*	



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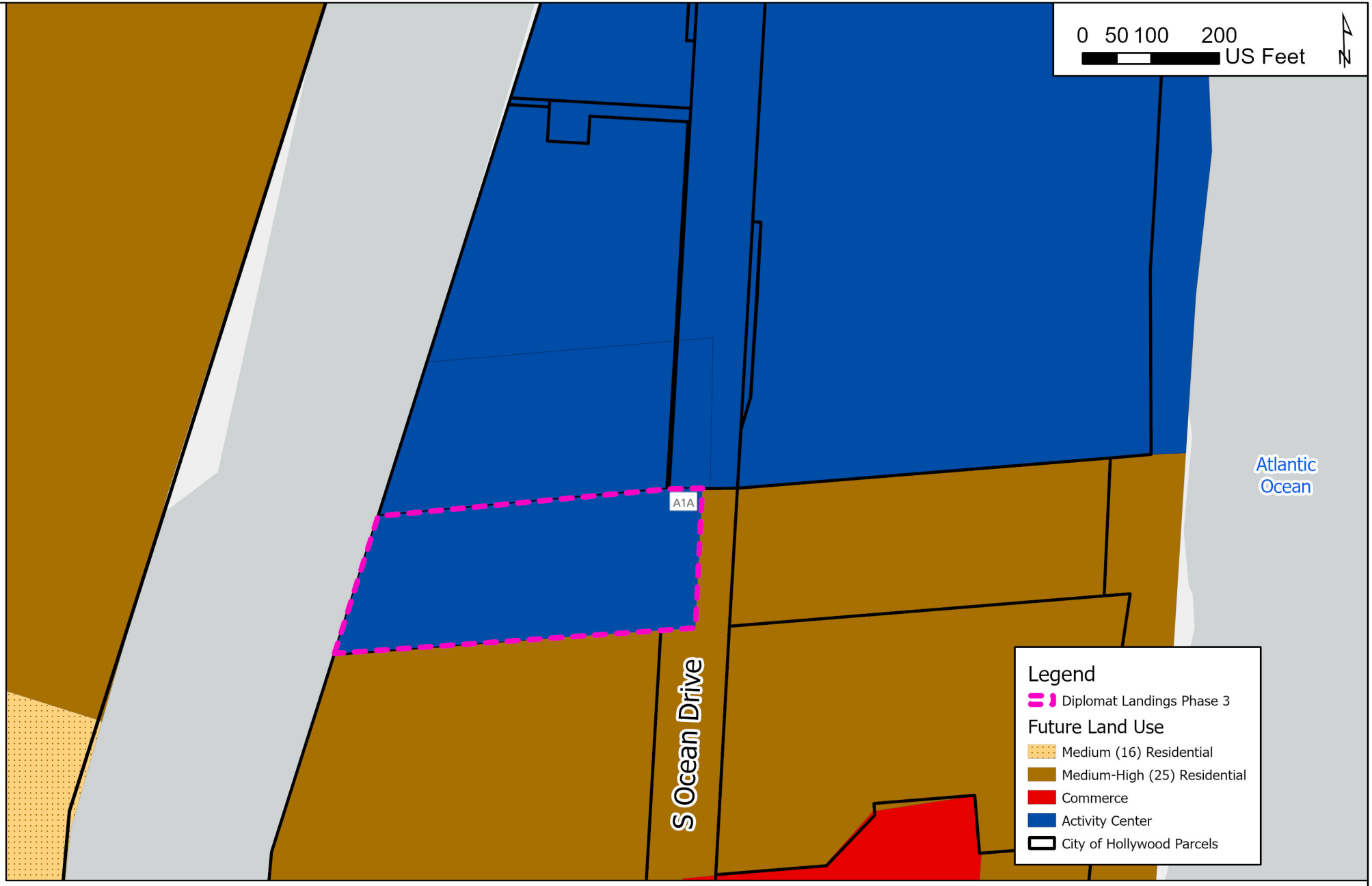
Diplomat RAC/AC LUPA

City of Hollywood Future Land Use Map

1 inch = 192 feet		*APRIL 2025*	

Exhibit D

Maps of Proposed Future Land Use Designation – City and County



Kimley»Horn

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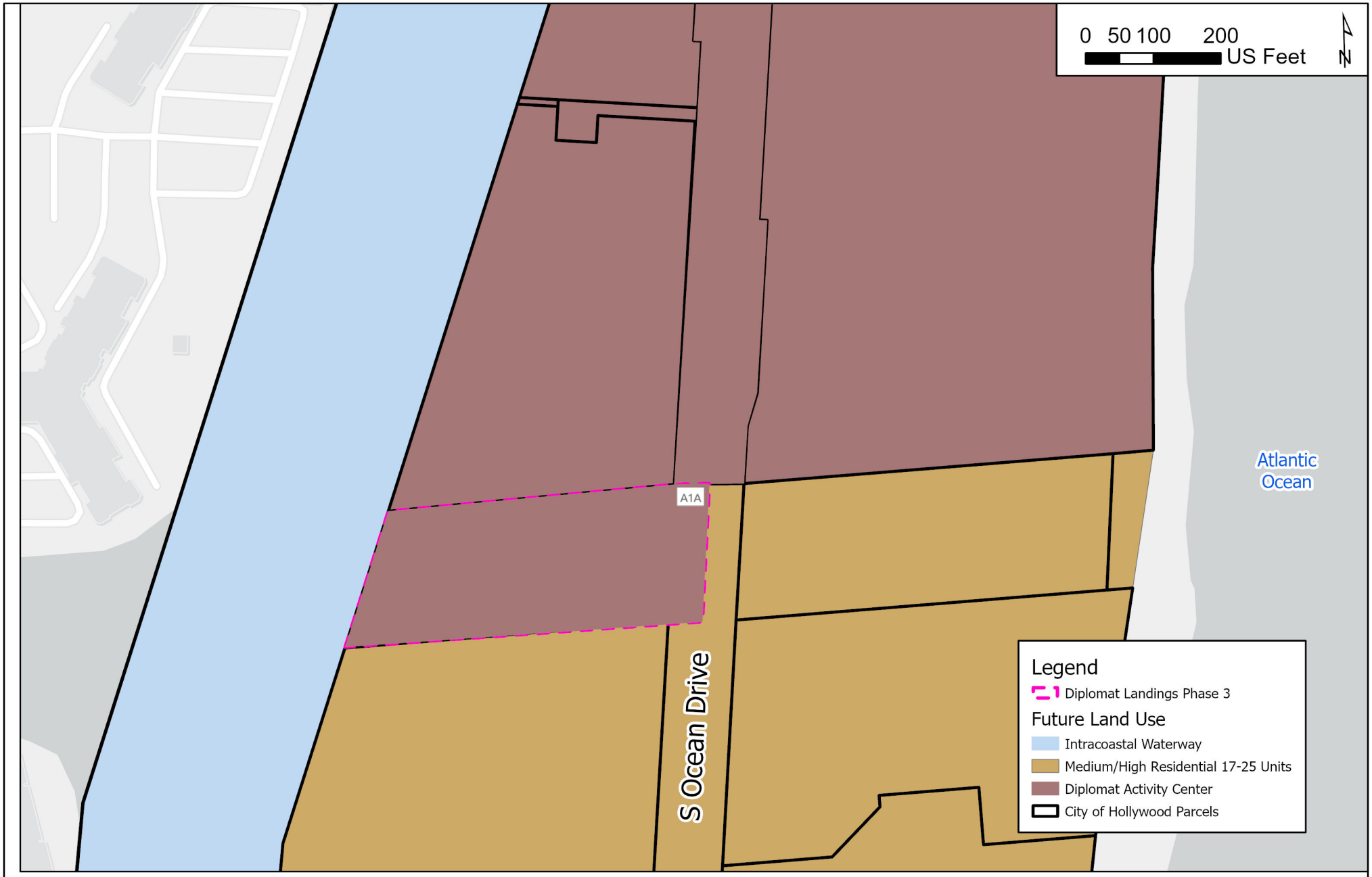
Phone (954) 535-5100
www.kimley-horn.com

Diplomat RAC/AC LUPA

Broward County Future Land Use Map

1 inch = 192 feet		*APRIL 2025*	



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Diplomat RAC/AC LUPA

City of Hollywood Future Land Use Map

1 inch = 192 feet		APRIL 2025	

Exhibit E

Potable Water Letter

December 3, 2024
Updated: March 25, 2025

Dylan Marlow
Kimley-Horn and Associates
8201 Peters Road, Suite 2200
Plantation, FL 33324
Via email: Dylan.Marlow@kimley-horn.com

Re: Water Availability for
3725 South Ocean Drive, Hollywood, FL 33019
Folio ID #s: 514226000011

Mr. Marlow,

This is in response to your request regarding the water service available for the subject project. There are existing water mains along the A1A/S Ocean Drive right-of-way adjacent to the property for service connection. This is to affirm the existing Hollywood Water Treatment Plant has the capacity to supply the water demand of the subject project site to maintain concurrence. Note this is based on the current demands and capacity which are subject to change due to additional permitted development.

Should you need additional assistance, please do not hesitate to contact me at 954-921-3302 or via email at averea-feria@hollywoodfl.org. Thank you.

Sincerely,

Alicia Verea-Feria, CFM
Utilities Permit Review Administrator
City of Hollywood, Florida
Department of Public Utilities
Engineering & Construction Services
2600 Hollywood Blvd, Library 2nd Floor
Hollywood, FL 33022
Ph: 954-921-3302
Email: averea-feria@hollywoodfl.org

Cc: James Rusnak – COH DPU

MEMORANDUM

To: City of Hollywood
From: Jeffrey J. Reynolds, P.E.
Kimley-Horn and Associates, Inc.
Date: January 6, 2025
Subject: **Hollywood Sea Air Tower – Proposed Water and Wastewater Demand Estimate**

The proposed project is located at 3725 South Ocean Drive in Hollywood, Florida. The proposed development includes a 300 unit Condominium/Hotel with a 1,400 SF cafe on the bottom floor and an 1,100 SF sundries/merchandise space. Please refer to the attached appendix for the Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service. This memo serves to inform the City of Hollywood of the future sanitary sewer and potable water flows for the proposed development. No credit has been taken into account as the existing site sits as a vacant parking lot. The estimated potable water demand for the proposed building is 42,840 GPD. The estimated sewer demand for the proposed building is 30,439 GPD. Please refer to Table 1 and Table 2 (listed below) for the potable water and sewer demand calculations to be used for the City of Hollywood's capacity evaluation.

Table 1: Potable Water Demand Calculations

LAND USE	DEMAND	UNIT	DEMAND RATE	GPD [1]
PROPOSED LAND USE				
Condo/Hotel Units	300	UNITS	141 GPD/Unit	42,300 GPD
Sundries	1,100	SF	37 GPD/1000 SF	41 GPD
Cafe	1,400	SF	356 GPD/1000 SF	499 GPD
			PROPOSED SUBTOTAL	**42,840 GPD**
PREVIOUSLY APPROVED LAND USE				
Vacant	-	-	-	-
			PREVIOUSLY APPROVED SUBTOTAL	**0**
			TOTAL DEMAND	**42,840 GPD**

Table 2: Sewer Demand Calculations				
LAND USE	**DEMAND**	**UNIT**	**DEMAND RATE**	**GPD [1]**
PROPOSED LAND USE				
Condo/Hotel Units	300	UNITS	100 GPD	30,000 GPD
Sundries	1,100	SF	30 GPD/1000 SF	33 GPD
Cafe	1,400	SF	290 GPD/1000 SF	406 GPD
			PROPOSED SUBTOTAL	**30,439 GPD**
PREVIOUSLY APPROVED LAND USE				
Vacant	-	-	-	-
			PREVIOUSLY APPROVED SUBTOTAL	**0**
			TOTAL DEMAND	**30,439 GPD**

1 Proposed flows are based on the design flows from the Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service (Exhibit A).

If you have any questions or need further clarification, please do not hesitate to contact me at 954-535-5100 and jeff.reynolds@kimley-horn.com. Thank you for your assistance with this project.

Exhibit A

Department of Public Works & Transportation • Water & Wastewater Services
WATER & WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach, Florida 33369 • 954-831-0745 • FAX 954-831-0798/0925

GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE

Date Issued: April 2, 2012
Date Previously Issued: January 18, 2007
Date First Issued: July, 2001

Broward County's Water and Wastewater Services (WWS) must determine its ability to provide the appropriate level of service to potential potable water and/or wastewater customers. Tables 1 and 2 contain WWS' potable water and wastewater level of service standards, respectively.

Table 1 - Potable Water Level of Service Standards

Facility	Level Of Service Standard
Raw Water Supply and Treatment Plant	Maximum Day
Distribution System	The most stringent of: (1) Peak Hour at 45 psi residual pressure, or (2) Maximum Day Plus Fire Flow at 25 psi residual pressure.

Table 2 - Wastewater Level of Service Standards

Facility	Level Of Service Standard
Treatment Plant and Effluent Disposal	Average Day
Collection System	Peak Hour

Often, the demand from a potential customer is so small that an engineering analysis is not necessary to determine if WWS can provide the appropriate level of service. For example, an engineering analysis would not be necessary to connect one single family residence or a fire hydrant to the system. Other times, either because of the amount of demand, or the location in the system, an engineering analysis is necessary.

WWS reserves the right to perform an engineering analysis when it deems the analysis necessary. The analysis will follow the guidelines contained herein.

These Guidelines are based on a combination of information from the 2002 Retail Service Water and Wastewater Master Plan, 2011 WWS Alternative Water Supply Conceptual Master Plan and a 2011 customer usage study conducted by WWS.

WWS' commitment to provide service to new customers occurs when the potential customer pays certain fees and charges.

No guideline can cover all varying circumstances, so WWS reserves the right to act in the best interest of its existing customers.

POTABLE WATER

Determining WWS' ability to serve a potential potable water customer starts with calculating average day demand for the potential customer.

Average Day Demand

Table 3 will be used to calculate average day demand, in gallons per day (gpd).

Table 3 - Potable Water Average Day Demands

Type of Use	Unit	Demand (gpd/unit)
Condominium, Apartment	each	141
Day Child Care	1000 SF of gross building area	124
Fast Food Service	1000 SF of gross building area	473

Type of Use	Unit	Demand (gpd/unit)
Gas Station (fueling only)	fuel pump	70
Hotel	rental room	94
Laundry (coin operated machines)	1000 SF of gross building area	1305
Merchandising	1000 SF of gross building area	37
Mobile Home	lot	156
Office	1000 SF of gross building area	42
Place of Worship	1000 SF of gross building area	47
Restaurant	1000 SF of gross building area	356
School	student	9
Self Service Storage	1000 SF of gross building area	9
Single Family Residential	each	199
Vehicular Repair	1000 SF of gross building area	97
Warehouse (mixed use)	1000 SF of gross building area	33
Warehouse (homogeneous, bulk storage)	1000 SF of gross building area	26

Source: 2011 Usage Study of WWS customers and
2011 Alternative Water Supply Conceptual Master Plan
Normal landscape irrigation requirements are included.
System uses and losses of 8% are included.
WWS reserves the right to develop similar values for other specific types of use not listed above.

Raw Water Supply and Water Treatment Plant

The potable water average day demand calculated above is multiplied by a factor from Table 4 to determine maximum day demand, the level of service condition for raw water supply and water treatment plants. WWS operates four independent water systems, called Districts, and each District has its own factor.

Table 4 - Potable Water Maximum Day Factors

Factor	District 1	District 2	District 3A	District 3BC
Maximum Day To Average Demand Factor	1.28	1.30	***	***

Source: Analysis of plant flow from 1998 thru 2008
Normal landscape irrigation requirements are included in these maximum day factors.
*** Raw water supply and water treatment plant supplied by the City of Hollywood.

Any analysis of available capacity must include prior commitments to serve permitted but not yet constructed developments, as well as existing customer flow. Therefore, the sum of existing customer maximum day flow, prior commitments and potential customer maximum day flow is compared to the facility's permitted capacity.

Example:	Existing customer average day flow	= 4,000,000 gpd
	Prior commitments average day flow	= 1,000,000 gpd
	Potential customer average day flow	= 500,000 gpd
	Total average day flow	= 5,500,000 gpd
	Times maximum day factor of 1.30	= 7,150,000 gpd
	Facility permitted capacity	= 8,000,000 gpd

Existing customer flow plus prior commitments plus potential customer maximum day demand equals 7,150,000 gpd, which is less than the facility's permitted capacity of 8,000,000 gpd. Therefore, WWS can provide the appropriate raw water supply and water treatment plant level of service to this potential customer.

Water Distribution System

Detailed analysis of the distribution system may be done by WWS when WWS reviews detailed engineering issues with the developer as part of WWS' developer coordination process. Distribution system issues are not considered in WWS' earlier reviews, since the nature of the distribution system changes over time as improvements are made. A potential customer must make whatever distribution system improvements are necessary to provide the required level of service in order to proceed with their project.

Before the distribution system analysis can begin, the development plan must be detailed enough to be able to use Table 3 – Potable Water Average Day Demands to calculate the potential customer's average day demand. The potential customer's average day demand will be increased by 50% for use in distribution system analysis and sizing. The increased average day demand is then multiplied by a peak factor from Table 5 to determine maximum day and peak hour demand.

Table 5 – Potable Water Peaking Factors

Factor	District 1	District 2	District 3A	District 3BC
Maximum Day To Average Demand Factor	1.28	1.30	1.37	1.46
Peak Hour To Average Demand Factor	1.73	2.27	1.58	1.86

Source: Maximum Day - Analysis of plant flow from 1998 thru 2008
Peak Hour - Master Plan Table 4-27

The distribution system must be able to provide fire protection as well as water for consumptive uses. Table 6 is WWS' fire protection goals in gallons per minute (gpm).

Table 6 - Fire Protection Goals

Type of Structure	Goal (gpm)
Single Family Residential	1000
Multi-Family Residential	2000
Mobile Home	2000
Small Commercial	2500
Medium Commercial	3000
School	3500
Large Commercial	3500

WWS recognizes that these goals are general in nature and will use a specific fire protection requirement determined by the Fire Marshal or a licensed fire protection specialist, if available. However, in any case, WWS will not be responsible for providing fire protection in excess of 3500 gpm. In setting a top end goal of 3500 gpm, WWS recognizes that individual developments may elect to provide more than 3500 gpm through privately owned and maintained on-site facilities.

Any analysis of available capacity must include prior commitments to serve as well as existing customer flow. There is no "permitted capacity" for a distribution system. Determining if the distribution system can provide the appropriate level of service is accomplished by analyzing the distribution system in each of two loading conditions:

Loading Condition 1. The distribution system is loaded with peak hour demands of existing customers, prior commitments and the potential customer. Under these loading conditions the residual pressure anywhere in the system cannot be less than 45 psi.

Loading Condition 2. The distribution system is loaded with maximum day demands of existing customers, prior commitments and the potential customer; and the potential customer's fire protection demand. Under these loading conditions the residual pressure anywhere in the system cannot be less than 25 psi.

When doing the above analysis, WWS will include representative potential customer on-site piping. In doing so, WWS will determine the minimum size for on-site piping.

Further, the distribution system will be analyzed in two configurations: existing system and future system.

If the distribution system (including the potential customer's on-site piping) meets the minimum residual pressure for each of the two loading conditions, in both the existing and future configuration, then the system can provide the required level of service. If the system cannot provide the required level of service, improvements are necessary to allow the potential customer's project to proceed.

WASTEWATER

Determining WWS' ability to serve a potential wastewater customer starts with calculating average day demand for the potential customer.

Average Day Demand

Table 7 will be used to calculate average day demand, in gallons per day (gpd).

Table 7 – Wastewater Average Day Demands

Type of Use	Unit	Demand (gpd/unit)
Condominium, Apartment	Each	100
Day Child Care	1000 SF of gross building area	101
Fast Food Service	1000 SF of gross building area	385
Gas Station (fueling only)	fuel pump	57
Hotel	rental room	77
Laundry (coin operated machines)	1000 SF of gross building area	1063
Merchandising	1000 SF of gross building area	30
Mobile Home	Lot	111
Office	1000 SF of gross building area	34
Place of Worship	1000 SF of gross building area	38
Restaurant	1000 SF of gross building area	290
School	Student	7
Self Service Storage	1000 SF of gross building area	7
Single Family Residential	Each	142
Vehicular Repair	1000 SF of gross building area	79
Warehouse (mixed use)	1000 SF of gross building area	27
Warehouse (homogeneous, bulk storage)	1000 SF of gross building area	21

Source: Table 3, adjusted for average irrigation usage (30% for residential and 20% for commercial) and system uses and losses
Infiltration/ inflow of 10% is included.
WWS reserves the right to develop similar values for other specific types of use not listed above.

Wastewater Treatment Plant and Effluent Disposal

The wastewater average day demand calculated above is used for the level of service condition for wastewater treatment plant and effluent disposal.

Any analysis of available capacity must include prior commitments to serve permitted but not yet constructed developments, as well as existing customer flow. Therefore, the sum of existing customer average day flow, prior commitments and potential customer average

day demand is compared to the facility's permitted capacity.

Example:

Existing customer average day flow	= 4,000,000 gpd
Prior commitments average day flow	= 1,000,000 gpd
Potential customer average day flow	= 500,000 gpd
Total average day flow	= 5,500,000 gpd
Facility permitted capacity	= 6,000,000 gpd

Existing customer average day flow plus prior commitments plus potential customer average day demand equals 5,500,000 gpd, which is less than the facility's permitted capacity of 6,000,000 gpd. Therefore, WWS can provide the appropriate wastewater treatment and effluent disposal level of service to this potential customer.

Wastewater Collection System

Detailed analysis of the collection system may be done by WWS when WWS reviews detailed engineering issues with the developer as part of WWS' developer coordination process. Collection system issues are not considered in WWS' earlier reviews, since the nature of the collection system changes over time as improvements are made. A potential customer must make whatever collection system improvements are necessary to provide the required level of service in order to proceed with their project.

Before the collection system analysis can begin, the development plan must be detailed enough to be able to use Table 7 – Wastewater Average Day Demands to calculate the potential customer's average day demand. The potential customer's average day demand will be increased by 50% for use in collection system analysis and sizing.

The increased average day demand is then multiplied by a factor from Table 8 to determine peak demand.

Table 8 – Wastewater Peaking Factors

Number of ERU	Factor
1 to 250	4.2
251 to 600	4.0
601 to 1200	3.8
1201 and above	3.5

Any analysis of available capacity must include prior commitments to serve as well as existing customer flow. There is no "permitted capacity" for a collection system. Determining if the collection system can provide the appropriate level of service is accomplished by analyzing the collection system in a peak loading condition. That is, the

collection system is loaded with the peak demand of existing customers, prior commitments and the potential customer. To accomplish this analysis, WWS will construct a steady state model that approximates the affected portion of the collection system. The model will be based on pipe roughness factors selected by WWS and peak demand flows. Under the peak demand loading condition:

1. All gravity sewers must be able to pass the wastewater without exceeding 90% of full pipe capacity;
2. All force mains must be able to pass the wastewater at a velocity less than 5 feet per second;
3. All pump stations must be able pump the wastewater with an average pump run time of less than 8 hours per day (when pumping non-peak flows) and without the use of the station's standby pump; and
4. Existing pump station pump discharge flow can not be lowered by more than 10%.

Further, the collection system will be analyzed in two configurations: existing system and future system.

If the collection system meets the loading condition criteria in both the existing and future configurations, then the system can provide the required level of service. If the system cannot provide the required level of service, improvements are necessary to allow the potential customer's project to proceed. Improvements may include additional pumping capacity at existing pump stations, additional force main capacity, additional gravity sewer capacity or some combination thereof. In determining the necessary improvements, WWS will not increase pumping capacity in an existing pump station by more that one standard horsepower size, for example, 5 HP can be increased to 7.5 HP; 10 HP can be increased to 15 HP. These horsepower changes can not result in a requirement to change the wetwell size and can not result in a requirement to change the pump station electrical service from 230 volt to 460 volt. If more than 30% of the pump stations (or one station, whichever is greater) in the model require horsepower changes, WWS will require piping improvements that reduce the need to change pump station horsepower to 30% or less of the pump stations in the model(or one station, whichever is greater).

Exhibit F

Sanitary Sewer Letter

Department of Public Utilities

CITY OF Hollywood FLORIDA

December 3, 2024
Updated: March 25, 2025

Mr. Dylan Marlow
Kimley-Horn and Associates
8201 Peters Road, Suite 2200
Plantation, FL 33324
Via email: Dylan.Marlow@kimley-horn.com

Re: Sewer Availability for
3725 South Ocean Drive, Hollywood, FL 33019
Folio ID #s: 514226000011

Mr. Marlow,

This is in response to the request regarding sewer availability for the subject property. The closest public sewer point of connection to the above referenced property is the existing sewer manhole adjacent to the southeast corner of the property connected to an 8-inch CIP and 12-inch CIP cured-in-place gravity sewer main.

The gravity sewer mains flow into Lift Station E-07 (located at 3516 S Ocean Drive), rehabilitated in 2012, which then discharges into Lift Station E-03 (located at 804 S Ocean Drive).

The Southern Regional Wastewater Treatment Plant (SRWWTP) receives all the wastewater flow transmitted through the existing subaqeuous18-inch HDPE forcemain, installed in 2011, crossing the Intracoastal Waterway.

This is to affirm the SRWWTP has the capacity to treat the proposed demand of 30,439GPD for the subject project site to maintain concurrence.

However, the Lift Station E-03 will require improvements to prevent surcharging the system.
The Developer shall be fiscally responsible for the improvements to the City's infrastructure based preliminarily on the percentage of demand flow.

Note this is based on the current demands and capacity which are subject to change due to additional permitted development.

Should you need additional assistance, please do not hesitate to contact me at 954-921-3302 or via email at averea-feria@hollywoodfl.org. Thank you.

Respectfully,

Alicia Verea-Feria, CFM
Utilities Permit Review Administrator
City of Hollywood, Florida
Department of Public Utilities
Engineering & Construction Services
2600 Hollywood Blvd, Library 2nd Floor
Hollywood, FL 33022

Cc: James Rusnak – COH DPU

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

MEMORANDUM

To: City of Hollywood
From: Jeffrey J. Reynolds, P.E.
Kimley-Horn and Associates, Inc.
Date: January 6, 2025
Subject: **Hollywood Sea Air Tower – Proposed Water and Wastewater Demand Estimate**

The proposed project is located at 3725 South Ocean Drive in Hollywood, Florida. The proposed development includes a 300 unit Condominium/Hotel with a 1,400 SF cafe on the bottom floor and an 1,100 SF sundries/merchandise space. Please refer to the attached appendix for the Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service. This memo serves to inform the City of Hollywood of the future sanitary sewer and potable water flows for the proposed development. No credit has been taken into account as the existing site sits as a vacant parking lot. The estimated potable water demand for the proposed building is 42,840 GPD. The estimated sewer demand for the proposed building is 30,439 GPD. Please refer to Table 1 and Table 2 (listed below) for the potable water and sewer demand calculations to be used for the City of Hollywood's capacity evaluation.

Table 1: Potable Water Demand Calculations

LAND USE	DEMAND	UNIT	DEMAND RATE	GPD [1]
PROPOSED LAND USE				
Condo/Hotel Units	300	UNITS	141 GPD/Unit	42,300 GPD
Sundries	1,100	SF	37 GPD/1000 SF	41 GPD
Cafe	1,400	SF	356 GPD/1000 SF	499 GPD
			PROPOSED SUBTOTAL	**42,840 GPD**
PREVIOUSLY APPROVED LAND USE				
Vacant	-	-	-	-
			PREVIOUSLY APPROVED SUBTOTAL	**0**
			TOTAL DEMAND	**42,840 GPD**

Table 2: Sewer Demand Calculations				
LAND USE	**DEMAND**	**UNIT**	**DEMAND RATE**	**GPD [1]**
PROPOSED LAND USE				
Condo/Hotel Units	300	UNITS	100 GPD	30,000 GPD
Sundries	1,100	SF	30 GPD/1000 SF	33 GPD
Cafe	1,400	SF	290 GPD/1000 SF	406 GPD
			PROPOSED SUBTOTAL	**30,439 GPD**
PREVIOUSLY APPROVED LAND USE				
Vacant	-	-	-	-
			PREVIOUSLY APPROVED SUBTOTAL	**0**
			TOTAL DEMAND	**30,439 GPD**

1 Proposed flows are based on the design flows from the Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service (Exhibit A).

If you have any questions or need further clarification, please do not hesitate to contact me at 954-535-5100 and jeff.reynolds@kimley-horn.com. Thank you for your assistance with this project.

Exhibit A

Department of Public Works & Transportation • Water & Wastewater Services
WATER & WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach, Florida 33369 • 954-831-0745 • FAX 954-831-0798/0925

GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE

Date Issued: April 2, 2012
Date Previously Issued: January 18, 2007
Date First Issued: July, 2001

Broward County's Water and Wastewater Services (WWS) must determine its ability to provide the appropriate level of service to potential potable water and/or wastewater customers. Tables 1 and 2 contain WWS' potable water and wastewater level of service standards, respectively.

Table 1 - Potable Water Level of Service Standards

Facility	Level Of Service Standard
Raw Water Supply and Treatment Plant	Maximum Day
Distribution System	The most stringent of: (1) Peak Hour at 45 psi residual pressure, or (2) Maximum Day Plus Fire Flow at 25 psi residual pressure.

Table 2 - Wastewater Level of Service Standards

Facility	Level Of Service Standard
Treatment Plant and Effluent Disposal	Average Day
Collection System	Peak Hour

Often, the demand from a potential customer is so small that an engineering analysis is not necessary to determine if WWS can provide the appropriate level of service. For example, an engineering analysis would not be necessary to connect one single family residence or a fire hydrant to the system. Other times, either because of the amount of demand, or the location in the system, an engineering analysis is necessary.

WWS reserves the right to perform an engineering analysis when it deems the analysis necessary. The analysis will follow the guidelines contained herein.

These Guidelines are based on a combination of information from the 2002 Retail Service Water and Wastewater Master Plan, 2011 WWS Alternative Water Supply Conceptual Master Plan and a 2011 customer usage study conducted by WWS.

WWS' commitment to provide service to new customers occurs when the potential customer pays certain fees and charges.

No guideline can cover all varying circumstances, so WWS reserves the right to act in the best interest of its existing customers.

POTABLE WATER

Determining WWS' ability to serve a potential potable water customer starts with calculating average day demand for the potential customer.

Average Day Demand

Table 3 will be used to calculate average day demand, in gallons per day (gpd).

Table 3 - Potable Water Average Day Demands

Type of Use	Unit	Demand (gpd/unit)
Condominium, Apartment	each	141
Day Child Care	1000 SF of gross building area	124
Fast Food Service	1000 SF of gross building area	473

Type of Use	Unit	Demand (gpd/unit)
Gas Station (fueling only)	fuel pump	70
Hotel	rental room	94
Laundry (coin operated machines)	1000 SF of gross building area	1305
Merchandising	1000 SF of gross building area	37
Mobile Home	lot	156
Office	1000 SF of gross building area	42
Place of Worship	1000 SF of gross building area	47
Restaurant	1000 SF of gross building area	356
School	student	9
Self Service Storage	1000 SF of gross building area	9
Single Family Residential	each	199
Vehicular Repair	1000 SF of gross building area	97
Warehouse (mixed use)	1000 SF of gross building area	33
Warehouse (homogeneous, bulk storage)	1000 SF of gross building area	26

Source: 2011 Usage Study of WWS customers and
2011 Alternative Water Supply Conceptual Master Plan
Normal landscape irrigation requirements are included.
System uses and losses of 8% are included.
WWS reserves the right to develop similar values for other specific types of use not listed above.

Raw Water Supply and Water Treatment Plant

The potable water average day demand calculated above is multiplied by a factor from Table 4 to determine maximum day demand, the level of service condition for raw water supply and water treatment plants. WWS operates four independent water systems, called Districts, and each District has its own factor.

Table 4 - Potable Water Maximum Day Factors

Factor	District 1	District 2	District 3A	District 3BC
Maximum Day To Average Demand Factor	1.28	1.30	***	***

Source: Analysis of plant flow from 1998 thru 2008
Normal landscape irrigation requirements are included in these maximum day factors.
*** Raw water supply and water treatment plant supplied by the City of Hollywood.

Any analysis of available capacity must include prior commitments to serve permitted but not yet constructed developments, as well as existing customer flow. Therefore, the sum of existing customer maximum day flow, prior commitments and potential customer maximum day flow is compared to the facility's permitted capacity.

Example:	Existing customer average day flow	= 4,000,000 gpd
	Prior commitments average day flow	= 1,000,000 gpd
	Potential customer average day flow	= 500,000 gpd
	Total average day flow	= 5,500,000 gpd
	Times maximum day factor of 1.30	= 7,150,000 gpd
	Facility permitted capacity	= 8,000,000 gpd

Existing customer flow plus prior commitments plus potential customer maximum day demand equals 7,150,000 gpd, which is less than the facility's permitted capacity of 8,000,000 gpd. Therefore, WWS can provide the appropriate raw water supply and water treatment plant level of service to this potential customer.

Water Distribution System

Detailed analysis of the distribution system may be done by WWS when WWS reviews detailed engineering issues with the developer as part of WWS' developer coordination process. Distribution system issues are not considered in WWS' earlier reviews, since the nature of the distribution system changes over time as improvements are made. A potential customer must make whatever distribution system improvements are necessary to provide the required level of service in order to proceed with their project.

Before the distribution system analysis can begin, the development plan must be detailed enough to be able to use Table 3 – Potable Water Average Day Demands to calculate the potential customer's average day demand. The potential customer's average day demand will be increased by 50% for use in distribution system analysis and sizing. The increased average day demand is then multiplied by a peak factor from Table 5 to determine maximum day and peak hour demand.

Table 5 – Potable Water Peaking Factors

Factor	District 1	District 2	District 3A	District 3BC
Maximum Day To Average Demand Factor	1.28	1.30	1.37	1.46
Peak Hour To Average Demand Factor	1.73	2.27	1.58	1.86

Source: Maximum Day - Analysis of plant flow from 1998 thru 2008
Peak Hour - Master Plan Table 4-27

The distribution system must be able to provide fire protection as well as water for consumptive uses. Table 6 is WWS' fire protection goals in gallons per minute (gpm).

Table 6 - Fire Protection Goals

Type of Structure	Goal (gpm)
Single Family Residential	1000
Multi-Family Residential	2000
Mobile Home	2000
Small Commercial	2500
Medium Commercial	3000
School	3500
Large Commercial	3500

WWS recognizes that these goals are general in nature and will use a specific fire protection requirement determined by the Fire Marshal or a licensed fire protection specialist, if available. However, in any case, WWS will not be responsible for providing fire protection in excess of 3500 gpm. In setting a top end goal of 3500 gpm, WWS recognizes that individual developments may elect to provide more than 3500 gpm through privately owned and maintained on-site facilities.

Any analysis of available capacity must include prior commitments to serve as well as existing customer flow. There is no "permitted capacity" for a distribution system. Determining if the distribution system can provide the appropriate level of service is accomplished by analyzing the distribution system in each of two loading conditions:

Loading Condition 1. The distribution system is loaded with peak hour demands of existing customers, prior commitments and the potential customer. Under these loading conditions the residual pressure anywhere in the system cannot be less than 45 psi.

Loading Condition 2. The distribution system is loaded with maximum day demands of existing customers, prior commitments and the potential customer; and the potential customer's fire protection demand. Under these loading conditions the residual pressure anywhere in the system cannot be less than 25 psi.

When doing the above analysis, WWS will include representative potential customer on-site piping. In doing so, WWS will determine the minimum size for on-site piping.

Further, the distribution system will be analyzed in two configurations: existing system and future system.

If the distribution system (including the potential customer's on-site piping) meets the minimum residual pressure for each of the two loading conditions, in both the existing and future configuration, then the system can provide the required level of service. If the system cannot provide the required level of service, improvements are necessary to allow the potential customer's project to proceed.

WASTEWATER

Determining WWS' ability to serve a potential wastewater customer starts with calculating average day demand for the potential customer.

Average Day Demand

Table 7 will be used to calculate average day demand, in gallons per day (gpd).

Table 7 – Wastewater Average Day Demands

Type of Use	Unit	Demand (gpd/unit)
Condominium, Apartment	Each	100
Day Child Care	1000 SF of gross building area	101
Fast Food Service	1000 SF of gross building area	385
Gas Station (fueling only)	fuel pump	57
Hotel	rental room	77
Laundry (coin operated machines)	1000 SF of gross building area	1063
Merchandising	1000 SF of gross building area	30
Mobile Home	Lot	111
Office	1000 SF of gross building area	34
Place of Worship	1000 SF of gross building area	38
Restaurant	1000 SF of gross building area	290
School	Student	7
Self Service Storage	1000 SF of gross building area	7
Single Family Residential	Each	142
Vehicular Repair	1000 SF of gross building area	79
Warehouse (mixed use)	1000 SF of gross building area	27
Warehouse (homogeneous, bulk storage)	1000 SF of gross building area	21

Source: Table 3, adjusted for average irrigation usage (30% for residential and 20% for commercial) and system uses and losses
Infiltration/ inflow of 10% is included.
WWS reserves the right to develop similar values for other specific types of use not listed above.

Wastewater Treatment Plant and Effluent Disposal

The wastewater average day demand calculated above is used for the level of service condition for wastewater treatment plant and effluent disposal.

Any analysis of available capacity must include prior commitments to serve permitted but not yet constructed developments, as well as existing customer flow. Therefore, the sum of existing customer average day flow, prior commitments and potential customer average

day demand is compared to the facility's permitted capacity.

Example:

Existing customer average day flow	= 4,000,000 gpd
Prior commitments average day flow	= 1,000,000 gpd
Potential customer average day flow	= 500,000 gpd
Total average day flow	= 5,500,000 gpd
Facility permitted capacity	= 6,000,000 gpd

Existing customer average day flow plus prior commitments plus potential customer average day demand equals 5,500,000 gpd, which is less than the facility's permitted capacity of 6,000,000 gpd. Therefore, WWS can provide the appropriate wastewater treatment and effluent disposal level of service to this potential customer.

Wastewater Collection System

Detailed analysis of the collection system may be done by WWS when WWS reviews detailed engineering issues with the developer as part of WWS' developer coordination process. Collection system issues are not considered in WWS' earlier reviews, since the nature of the collection system changes over time as improvements are made. A potential customer must make whatever collection system improvements are necessary to provide the required level of service in order to proceed with their project.

Before the collection system analysis can begin, the development plan must be detailed enough to be able to use Table 7 – Wastewater Average Day Demands to calculate the potential customer's average day demand. The potential customer's average day demand will be increased by 50% for use in collection system analysis and sizing.

The increased average day demand is then multiplied by a factor from Table 8 to determine peak demand.

Table 8 – Wastewater Peaking Factors

Number of ERU	Factor
1 to 250	4.2
251 to 600	4.0
601 to 1200	3.8
1201 and above	3.5

Any analysis of available capacity must include prior commitments to serve as well as existing customer flow. There is no "permitted capacity" for a collection system. Determining if the collection system can provide the appropriate level of service is accomplished by analyzing the collection system in a peak loading condition. That is, the

collection system is loaded with the peak demand of existing customers, prior commitments and the potential customer. To accomplish this analysis, WWS will construct a steady state model that approximates the affected portion of the collection system. The model will be based on pipe roughness factors selected by WWS and peak demand flows. Under the peak demand loading condition:

1. All gravity sewers must be able to pass the wastewater without exceeding 90% of full pipe capacity;
2. All force mains must be able to pass the wastewater at a velocity less than 5 feet per second;
3. All pump stations must be able pump the wastewater with an average pump run time of less than 8 hours per day (when pumping non-peak flows) and without the use of the station's standby pump; and
4. Existing pump station pump discharge flow can not be lowered by more than 10%.

Further, the collection system will be analyzed in two configurations: existing system and future system.

If the collection system meets the loading condition criteria in both the existing and future configurations, then the system can provide the required level of service. If the system cannot provide the required level of service, improvements are necessary to allow the potential customer's project to proceed. Improvements may include additional pumping capacity at existing pump stations, additional force main capacity, additional gravity sewer capacity or some combination thereof. In determining the necessary improvements, WWS will not increase pumping capacity in an existing pump station by more that one standard horsepower size, for example, 5 HP can be increased to 7.5 HP; 10 HP can be increased to 15 HP. These horsepower changes can not result in a requirement to change the wetwell size and can not result in a requirement to change the pump station electrical service from 230 volt to 460 volt. If more than 30% of the pump stations (or one station, whichever is greater) in the model require horsepower changes, WWS will require piping improvements that reduce the need to change pump station horsepower to 30% or less of the pump stations in the model(or one station, whichever is greater).

Exhibit G

Solid Waste Letter

WASTE CONNECTIONS
Connect with the Future

3840 NW 37th Court
Miami, FL 33142

T: 305-638-3800
F: 305 -633-2973
www.wasteconnections.com

December 3, 2024

Re: Waste Connections Landfill Tonnage Capacity
Hollywood Sea Air Tower
3752 S Ocean Drive
Hollywood, FL

To Whom It May Concern:

This letter serves as an attestation of the Waste Connections JED Landfill tonnage capacity.

Waste Connections of Florida JED Landfill is located in St. Cloud, Florida. The Landfill is licensed under FDEP Permit no. 0199726-033-SO-01, issued June 13, 2017, and expiring June 13, 2027, for 81,505,530 cubic yards. Approximately 5,800-6,200 tons of waste are deposited each day. The Facility's 20-year projection shows a remaining capacity of 3,852,819 Cubic years (4.7%) in the year 2038.

The Landfill has the capacity for the proposed demand for the new development; Hollywood Sea Air Tower, 3725 S Ocean Drive. The proposed project has 300 units, 1,400 SF of restaurant/café space and 1,100 SF of merchandise/sundries space.

Sincerely,
Susana Martinez
District Controller

Exhibit H

Drainage Calculations

ENGINEER'S DRAINAGE STATEMENT
Hollywood Sea Air Tower
Hollywood, Florida

PROJECT DESCRIPTION

The proposed project includes construction of a 300 unit 40-story condo/hotel building located on +/- 1.96 acres, currently an existing surface parking lot, located at 3725 S Ocean Drive in the City of Hollywood. The site is situated along S Ocean Dr, a few parcels northeast of Hallandale Beach Blvd. The proposed improvements will include construction of a 40-story condo/hotel building (300 units) and a 6-story parking garage (478 parking spaces).

EXISTING DRAINAGE CONDTIONS

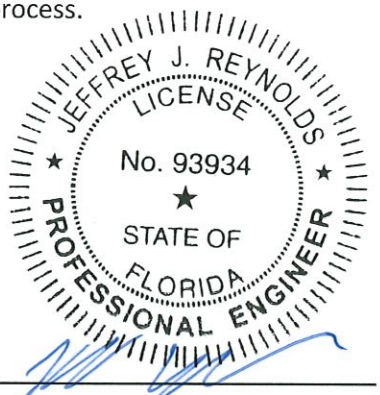
After looking through South Florida Water Management District's (SFWMD) Regulatory Permitting website, no existing Environmental Resource permits were found to be attached to the subject property. A site visit was conducted on November 19th, 2024, where one existing catch basin can be seen on-site. This catch basin has a PVC outlet pipe that outfalls into the intercoastal directly west of the site.

DRAINAGE FACILITIES

The proposed drainage system will be designed in accordance with the City of Hollywood, Broward County, and SFWMD's requirements. The stormwater management system will require approximately 533 linear feet of exfiltration trench to provide water quality treatment and storm attenuation. The system will consist of a series of interconnected catch basins, manholes, pipe and drainage wells. Roof leaders from the building will tie into the manholes and drainage wells being proposed, both of which will have bolt down lids. All stormwater is to be retained on-site and no off-site discharge is anticipated or proposed. To ensure that proposed construction activities do not degrade adjacent off-site areas, the permittee will install temporary erosion control barriers that will be removed upon completion of construction activities. No adverse water quality impacts are anticipated as a result of the proposed project.

Preliminary Drainage Calculations

The attached drainage calculations are preliminary in nature and are subject to change. These calculations were used to determine the approximate water quality volume required for the site (0.240 ac-ft). The calculations attached herein do not recognize the use of the proposed drainage wells. This is a conservative measure to encapsulate the total exfiltration trench volume that would ultimately be required. Drainage well calculations will be provided during the permitting process.



Jeffrey J. Reynolds, P.E.
Florida Registration # 93934

Kimley-Horn and Associates
8201 Peters Road, Suite 2200
Plantation, Florida 33324
Phone: 954-535-5100

Land Use + Soil Storage Calculations

Hollywood Sea Air Tower
Project No: 044800030

Designed by: DJP
Checked by: JJR
Date: 12/2/2024

Existing Land Use		
Description	Sub-Area (ac)	Area (ac)
Impervious Area		1.80
Building	0.00	
Garages	0.00	
Asphalt / Sidewalk / Other Imp.	1.80	
Lake		0.00
Lake Surface	0.00	
Lake Banks	0.00	
Pervious Area*		0.16
Dry Detention Bottom		
Dry Detention Banks		
Landscaping	0.16	
Total Area	1.96	
*Includes the portion of the preserve that drains to the lake		

Soil Storage		
	Existing	DATUM
Wet Season Water Table / Control Elevation	2.50	NAVD 1988
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods	
Average Site Elevation (Landscaping)	2.80	NAVD 1988
Average Depth to Water Table (Landscaping)	0.30	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.00	in
Soil Storage (S) Over the Site (Landscaping)	0.00	in
Soil Storage (S) Over the Site (Entire Site)	**0.00**	in
Curve Number (CN) Based on Soil Storage (S)	100.0	

Site Stage-Storage - Existing

Hollywood Sea Air Tower
Project No: 044800030

12/2/2024

Stage Step Interval:	1
Start Stage Elevation:	1.50

Storage Type	Impervious Area	Lake Surface	Lake Banks	Landscaping	Total
	L	V	L	L	Area
Area (ac)	1.800*	0.000	0.000	0.160	1.960
Avg Low Elev.	1.59	0.00	0.00	2.96	
Avg High Elev.	3.62		0.00	3.44	

**Impervious area does not include the building area.*

					TOTAL
Stage	Impervious Area	Lake Surface	Lake Banks	Landscaping	CUM, AC-FT
1.50	0.000	0.000	0.000	0.000	**0.000**
2.50	0.367	0.000	0.000	0.000	**0.367**
3.50	1.617	0.000	0.000	0.048	**1.665**
4.50	3.411	0.000	0.000	0.208	**3.619**
5.50	5.211	0.000	0.000	0.368	**5.579**
6.50	7.011	0.000	0.000	0.528	**7.539**
7.50	8.811	0.000	0.000	0.688	**9.499**
8.50	10.611	0.000	0.000	0.848	**11.459**
9.50	12.411	0.000	0.000	1.008	**13.419**
10.50	14.211	0.000	0.000	1.168	**15.379**
11.50	16.011	0.000	0.000	1.328	**17.339**
12.50	17.811	0.000	0.000	1.488	**19.299**
13.50	19.611	0.000	0.000	1.648	**21.259**

TR-55 Volume Calculations - Existing

Hollywood Sea Air Tower
Project No: 044800030

Designed by: DJP
Checked by: JJR
Date: 12/2/2024

Volume Required

	5-year/1 hour	10-year/24 hour	25-year /72 hours	100-year /72 hours
Potential Maximum Retention (S) (in)	0.00	0.00	0.00	0.00
Rainfall (P) (in)	3.06	8.96	13.4	18
Total Site Drainage Area (A) (ac)	1.96	1.96	1.96	1.96
Runoff (Q) (in)	3.060	8.960	13.400	18.000
Volume of Runoff (V_r) (ac-ft)	0.500	1.463	2.189	2.940

Stage - Storage Existing

Stage (elev., ft)	Site Storage (ac-ft)	Total Volume Stored in Exfiltration Trench ($V_{wq}+V_{add}+V_{void}$) (ac-ft)	Volume in Underground Storage (ac-ft)	Total Storage (ac-ft)
1.50	0.000	0.000	0.000	0.000
2.50	0.367	0.000	0.000	0.367
3.50	1.665	0.000	0.000	1.665
4.50	3.619	0.000	0.000	3.619
5.50	5.579	0.000	0.000	5.579
6.50	7.539	0.000	0.000	7.539
7.50	9.499	0.000	0.000	9.499
8.50	11.459	0.000	0.000	11.459
9.50	13.419	0.000	0.000	13.419
10.50	15.379	0.000	0.000	15.379
11.50	17.339	0.000	0.000	17.339
12.50	19.299	0.000	0.000	19.299
13.50	21.259	0.000	0.000	21.259

Summary Stages

	Existing Stage (ft)
5-year/1 hour	2.60
10-year/24 hour	3.34
25-year /72 hours	3.77
100-year /72 hours	4.15

Equations Used (from Technical Release 55)

$S = (1000/CN)-10$

$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$

V_r (ac-ft) = (Q)(A)/12

Land Use + Soil Storage Calculations

Hollywood Sea Air Tower
Project No: 044800030

Designed by: DJP
Checked by: JJR
Date: 12/2/2024

Proposed Land Use		
Description	Sub-Area (ac)	Area (ac)
Impervious Area		1.54
Building	0.94	
Garages		
Asphalt / Sidewalk / Other Imp.	0.60	
Lake		0.00
Lake Surface	0.00	
Lake Banks	0.00	
Pervious Area*		0.42
Landscaping	0.42	
Total Area	1.96	

*Includes the portion of the preserve that drains to the lake

Soil Storage		
	Proposed	DATUM
Wet Season Water Table / Control Elevation	2.50	NAVD 88
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods	
Average Site Elevation (Landscaping)	3.20	NAVD 88
Average Depth to Water Table (Landscaping)	0.70	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.00	in
Soil Storage (S) Over the Site (Landscaping)	0.00	in
Soil Storage (S) Over the Site (Entire Site)	**0.00**	in
Curve Number (CN) Based on Soil Storage (S)	100.0	

Site Stage-Storage - Proposed

Hollywood Sea Air Tower
Project No: 044800030

12/2/2024

Stage Step Interval:	1
Start Stage Elevation:	2.50

Storage Type	Impervious Area	Lake Surface	Lake Banks	Landscaping	Total
	L	V	L	L	Area
Area (ac)	0.600*	0.000	0.000	0.420	1.020
Avg Low Elev.	3.00	0.00	0.00	3.50	
Avg High Elev.	7.50		0.00	7.90	

**Impervious area does not include the building area.*

					TOTAL
Stage	Impervious Area	Lake Surface	Lake Banks	Landscaping	CUM, AC-FT
2.50	0.000	0.000	0.000	0.000	**0.000**
3.50	0.017	0.000	0.000	0.000	**0.017**
4.50	0.150	0.000	0.000	0.048	**0.198**
5.50	0.417	0.000	0.000	0.191	**0.608**
6.50	0.817	0.000	0.000	0.430	**1.246**
7.50	1.350	0.000	0.000	0.764	**2.114**
8.50	1.950	0.000	0.000	1.176	**3.126**
9.50	2.550	0.000	0.000	1.596	**4.146**
10.50	3.150	0.000	0.000	2.016	**5.166**
11.50	3.750	0.000	0.000	2.436	**6.186**
12.50	4.350	0.000	0.000	2.856	**7.206**
13.50	4.950	0.000	0.000	3.276	**8.226**
14.50	5.550	0.000	0.000	3.696	**9.246**

Proposed Water Quality Calculations

Hollywood Sea Air Tower
Project No: 044800030

Designed by: DJP
Checked by: JJR
Date: 12/2/2024

I. LAND USE:

1	Building	0.94 ac.	47.96%
2	Garages	0.00 ac.	0.00%
3	Asphalt / Sidewalk / Other Imp.	0.60 ac.	30.61%
4	Lake Surface	0.00 ac.	0.00%
5	Lake Banks	0.00 ac.	0.00%
6	Dry Detention Bottom	0.00 ac.	0.00%
7	Dry Detention Banks	0.00 ac.	0.00%
8	Landscaping	0.42 ac.	21.43%
	Total =	**1.96 ac.**	**100%**

Total overall impervious surface with building = 78.57%
Is the site within a basin discharging to WNAS? No

II. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.
2. Exfiltration trench requires the volume required for the wet detention system.
3. If the site is within a basin that discharges to an Impaired Water Body (Waters Not Attaining Standards - WNAS), must provide an additional 50% of Required Water Quality Volume as reasonable assurance to not impact water quality.

III. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 1.96 acres X (1 foot / 12 inches)
   = **0.163 ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Lake + Buildings)
      = 1.96 acres - (0.00 acres + 0.94 acres)
      = **1.02 acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 1.02 acres - 0.42 acres
      = **0.60 acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality x 100%
      = 0.60 acres / 1.020 acres x 100%
      = **58.82 % Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 58.82 %
      = **1.47 inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Lake Area)
      = 1.47 inches X (1.96 acres - 0.000 acres) x (1 foot / 12 inches)
      = **0.24 ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.163 ac-ft
   2.5 inches times the percentage of impervious area = 0.240 ac-ft

   Additional 50% if within WNAS (0.000 ac-ft if not within WNAS) = 0.000 ac-ft

WQ volume of 0.240 ac-ft required

Exfiltration Trench Calculations - Proposed

Designed by: DJP
Checked by:
Date: 12/2/2024

Hollywood Sea Air Tower
Project No: 044800030

EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula: $L = 2*(0.5*Vwq + Vadd) / (K((2*H2*Du) - (Du^2) + (2*H2*Ds)) + (1.39x10^4*W*Du))$

2. Design Information:

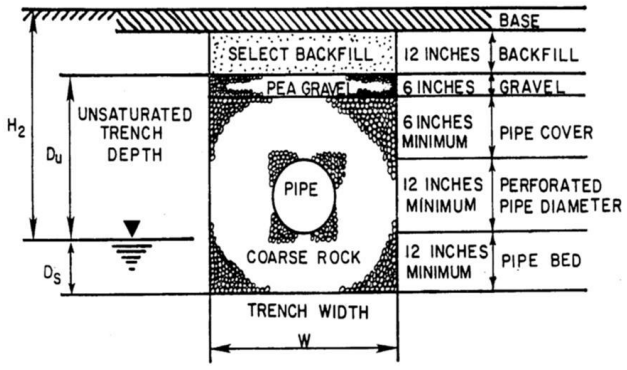
Weir Needed in ET System?	no			
Weir Elevation		ft.		
V_{wq} = Water Quality Vol. to be Exfiltrated:	2.88	ac-in	3.28"xSite =	0.54 ac-ft
V_{add} = Add. Storage Vol. in 1 hour (up to 3.28"xSite - V_{wq}):	3.55	ac-in		6.43 ac-in
W = Trench Width:	6.00	ft.		
K = Hydraulic Conductivity:	1.225E-04	cfs/sq-ft per ft head		
H2 = Depth of Water Table:	3.50	ft.		
Du = Non-Saturated Trench Depth:	1.83	ft.		
Ds = Saturated Trench Depth:	3.17	ft.		
Total Trench Depth:	5.00	ft.		

3a. Exfiltration Trench Required (Quality): 533 **ft.**
3b. Exfiltration Trench Required (Max. Additional Storage): 1312 **ft.**
3c. Total Maximum Exfiltration Trench Required: **1846 ft.**

4. Exfiltration Trench Provided: **1846 ft.**

5. Storage Provided:

Exfiltration Trench Vol Provided (Quality):	0.240	ac-ft
Exfiltration Trench Vol Provided (Additional Storage):	0.296	ac-ft
Total Exfiltration Trench Vol Provided:	**0.536**	**ac-ft**
50% Volume in Pipes + 50% of voids for length beyond max. ET required	**0.067**	**ac-ft**
Total Storage Volume Provided in Exfiltration Trench	**0.602**	**ac-ft**



Thickness (in)	Elev (ft)	
	6.00	Lowest Inlet
8		Asphalt + Base Thickness
12		Select Backfill
	4.33	Top of Trench (Top of Pea Gravel)
6		Pea Gravel
6		Pipe Cover (Min. 6")
	0.00	Weir Elevation (if applicable)
	3.33	Inside Top of Pipe
24		Pipe Size (Min. 12")
	1.33	Invert of Pipe
24		Pipe Bed (Min. 12")
	-0.67	Bottom of Trench
	2.50	Water Table / Control Water Elevation

CHECKS

TR-55 Volume Calculations - Proposed

Hollywood Sea Air Tower
Project No: 044800030

Designed by: DJP
Checked by:
Date: 12/2/2024

Volume Required

	5-year/1 hour	10-year/24 hour	25-year /72 hours	100-year /72 hours
Potential Maximum Retention (S) (in)	0.00	0.00	0.00	0.00
Rainfall (P) (in)	3.06	8.96	13.4	18
Total Site Drainage Area (A) (ac)	1.96	1.96	1.96	1.96
Runoff (Q) (in)	3.060	8.960	13.400	18.000
Volume of Runoff (V_r) (ac-ft)	0.500	1.463	2.189	2.940

Stage - Storage Proposed

Stage (elev., ft)	Site Storage (ac-ft)	Total Volume Stored in Exfiltration Trench ($V_{wq}+V_{add}+V_{void}$) (ac-ft)	Volume in Underground Storage (ac-ft)	Total Storage (ac-ft)
2.50	0.000	0.000	0.000	0.000
3.50	0.017	0.000	0.000	0.017
4.50	0.198	0.602	0.000	0.800
5.50	0.608	0.602	0.000	1.210
6.50	1.246	0.602	0.000	1.849
7.50	2.114	0.602	0.000	2.716
8.50	3.126	0.602	0.000	3.728
9.50	4.146	0.602	0.000	4.748
10.50	5.166	0.602	0.000	5.768
11.50	6.186	0.602	0.000	6.788
12.50	7.206	0.602	0.000	7.808
13.50	8.226	0.602	0.000	8.828
14.50	9.246	0.602	0.000	9.848

Summary Quality

Required Min Water Quality to Meet:	0.240 ac-ft
Water Quality Volume Met at Stage:	3.79 ft

Summary Stages

	Proposed Stage (ft)	Design Elevation (ft)	Criteria
5-year/1 hour	4.12	6.00	Min. Parking Elev.
10-year/24 hour	5.90	6.50	Min. Road Crown
25-year /72 hours	6.89	7.00	Min. Perim. Berm
100-year /72 hours	7.72	8.00	Min. Finished Floor

Equations Used (from Technical Release 55)

$S = (1000/CN)-10$

$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$

V_r (ac-ft) = (Q)(A)/12

Exhibit I

Trips Generation Calculations

DAILY TRIP GENERATION COMPARISON

EXISTING DAILY 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		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 1	1	Multifamily Housing (Mid-Rise)	11	221	55	du	50%	50%	108	108	216	7.6%	16	100	100	200	0.0%	0	100	100	200	0.0%	0	100	100	200
	2																									
	3																									
	4																									
	5																									
	6																									
	7																									
	8																									
	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
		ITE Land Use Code		Rate or Equation				**Total:**	108	108	216		16	100	100	200	0.0%	0	100	100	200	0.0%	0	100	100	200
		221		Y=4.77*(X)+-46.46																						

PROPOSED DAILY 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		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Hotel	11	310	300	room	50%	50%	1,414	1,414	2,828	7.6%	214	1,307	1,307	2,614	0.0%	0	1,307	1,307	2,614	0.0%	0	1,307	1,307	2,614
	2																									
	3																									
	4																									
	5																									
	6																									
	7																									
	8																									
	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
		ITE Land Use Code		Rate or Equation				**Total:**	1,414	1,414	2,828		214	1,307	1,307	2,614	0.0%	0	1,307	1,307	2,614	0.0%	0	1,307	1,307	2,614
		310		Y=10.84*(X)+-423.51																						

	IN	OUT	TOTAL
NET NEW TRIPS	**1,207**	**1,207**	**2,414**

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		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 1	1	Multifamily Housing (Mid-Rise)	11	221	55	du	61%	39%	13	9	22	7.6%	2	12	8	20	0.0%	0	12	8	20	0.0%	0	12	8	20
	2																									
	3																									
	4																									
	5																									
	6																									
	7																									
	8																									
	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
		ITE Land Use Code		Rate or Equation				**Total:**	13	9	22	9.1%	2	12	8	20	0.0%	0	12	8	20	0.0%	0	12	8	20
		221		Y=0.39*(X)+0.34																						

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		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Hotel	11	310	300	room	51%	49%	99	95	194	7.6%	15	91	88	179	0.0%	0	91	88	179	0.0%	0	91	88	179
	2																									
	3																									
	4																									
	5																									
	6																									
	7																									
	8																									
	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
		ITE Land Use Code		Rate or Equation				**Total:**	99	95	194	7.7%	15	91	88	179	0.0%	0	91	88	179	0.0%	0	91	88	179
		310		Y=0.74*(X)+-27.89																						

	IN	OUT	TOTAL
NET NEW TRIPS	**79**	**80**	**159**

Exhibit J

Trip Generation

Diplomat Landing Residential/Hotel Development
SERPM 8.521
Trip Distribution

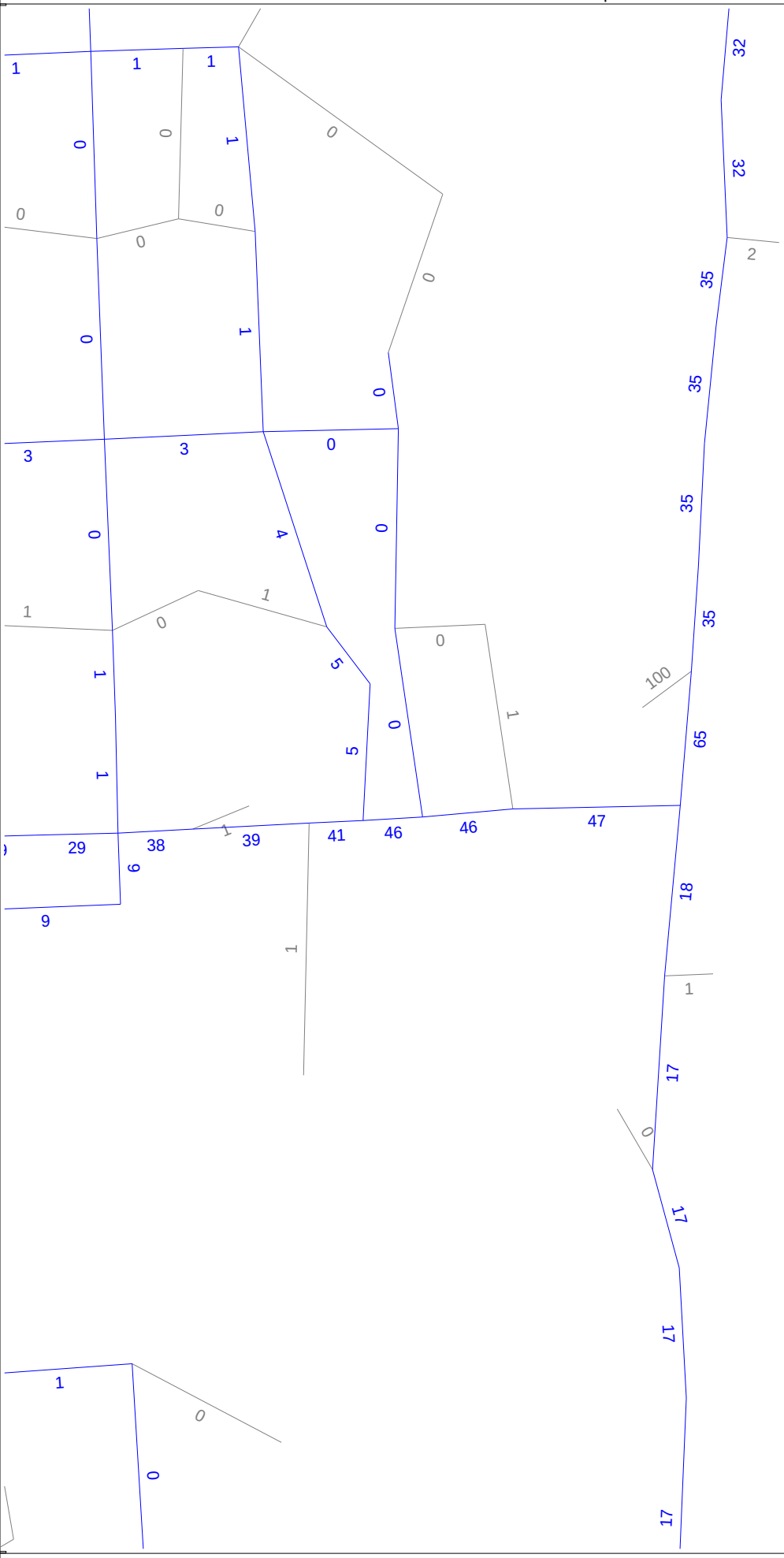


Exhibit K

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 FLORIDA
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 4 ALL WEEK SCHEDULE

Hallandale Beach Blvd. to Fort Lauderdale/ Hollywood Airport Tri-Rail Station via A1A

Effective 9/18/22

New Schedules Monday – Saturday
Regular Sunday Schedule
• Face Covering Required • Maintain Social Distancing

Real Time Bus Information
MyRide.Broward.org

MyRide BROWARD.org

BROWARD COUNTY Transit

Broward.org/BCT
954-357-8400

Route 4

BROWARD COUNTY TRANSIT

Hallandale Beach Blvd. to
Fort Lauderdale/Hollywood Airport
Tri-Rail Station

via A1A

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.

There are additional bus stops in between those listed.

MONDAY-FRIDAY

NORTHBOUND

To Fort Lauderdale Airport Tri-Rail

HALLANDALE BEACH BLVD. & N. E. 14 AVE.	YOUNG CIRCLE	DANIA BEACH	FORT LAUDERDALE AIRPORT TRI-RAIL STATION
1	2	3	4
5:50a	6:13a	6:27a	6:45a
6:20a	6:46a	7:00a	7:18a
6:54a	7:25a	7:39a	7:57a
7:28a	7:59a	8:14a	8:32a
8:02a	8:37a	8:52a	9:10a
8:36a	9:11a	9:26a	9:44a
9:15a	9:50a	10:08a	10:26a
9:50a	10:23a	10:41a	10:59a
10:25a	10:58a	11:16a	11:36a
11:00a	11:36a	11:54a	12:14p
11:40a	12:16p	12:34p	12:54p
12:20p	12:56p	1:14p	1:34p
1:00p	1:40p	2:00p	2:19p
1:40p	2:16p	2:36p	2:55p
2:20p	2:56p	3:14p	3:34p
3:00p	3:38p	3:56p	4:16p
3:40p	4:18p	4:36p	4:56p
4:20p	4:58p	5:16p	5:36p
5:00p	5:38p	5:57p	6:15p
5:40p	6:14p	6:33p	6:51p
6:25p	6:59p	7:18p	7:36p
7:00p	7:34p	7:52p	8:09p
7:35p	8:06p	8:23p	8:40p
8:15p	8:43p	9:00p	9:17p
8:55p	9:23p	9:40p	9:57p
9:35p	10:03p	10:20p	10:37p G

SOUTHBOUND

Hallandale Beach Blvd.

FORT LAUDERDALE AIRPORT TRI-RAIL STATION	DANIA BEACH	YOUNG CIRCLE	HALLANDALE BEACH BLVD. & N. E. 14 AVE.
4	3	2	1
5:15a	5:30a	5:43a	5:53a
6:00a	6:16a	6:32a	6:45a
6:33a	6:50a	7:06a	7:19a
7:05a	7:22a	7:39a	7:53a
7:36a	7:54a	8:11a	8:27a
8:10a	8:29a	8:48a	9:04a
8:45a	9:04a	9:21a	9:37a
9:20a	9:39a	9:56a	10:12a
9:55a	10:14a	10:31a	10:48a
10:35a	10:56a	11:15a	11:32a
11:10a	11:30a	11:50a	12:07p
11:50a	12:10p	12:30p	12:47p
12:30p	12:50p	1:10p	1:27p
1:10p	1:30p	1:50p	2:07p
1:50p	2:11p	2:31p	2:48p
2:30p	2:50p	3:13p	3:30p
3:10p	3:34p	3:55p	4:13p
3:50p	4:11p	4:34p	4:52p
4:30p	4:51p	5:14p	5:30p
5:10p	5:31p	5:52p	6:08p
5:50p	6:11p	6:32p	6:46p
6:30p	6:48p	7:06p	7:20p
7:10p	7:28p	7:46p	7:59p
7:50p	8:08p	8:24p	8:36p
8:25p	8:43p	8:59p	9:11p
9:00p	9:16p	9:31p	9:43p G
9:35p	9:51p	10:06p	10:18p G
10:15p	10:31p	10:46p	10:58p G

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

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

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.

SATURDAY

NORTHBOUND

To Fort Lauderdale Airport Tri-Rail

HALLANDALE BEACH BLVD. & N. E. 14 AVE.	YOUNG CIRCLE	DANIA BEACH	FORT LAUDERDALE AIRPORT TRI-RAIL STATION
1	2	3	4
	6:00a	6:16a	6:32a
6:15a	6:35a	6:49a	7:05a
7:00a	7:29a	7:43a	8:00a
7:45a	8:14a	8:28a	8:45a
8:30a	8:59a	9:13a	9:31a
9:15a	9:46a	10:00a	10:18a
10:00a	10:32a	10:48a	11:06a
10:45a	11:17a	11:33a	11:53a
11:35a	12:09p	12:25p	12:43p
12:25p	1:00p	1:19p	1:37p
1:15p	1:50p	2:09p	2:29p
2:05p	2:44p	3:03p	3:22p
2:55p	3:30p	3:50p	4:09p
3:55p	4:30p	4:51p	5:09p
4:50p	5:23p	5:41p	6:00p
5:45p	6:22p	6:40p	6:59p
6:35p	7:11p	7:27p	7:44p
7:25p	7:58p	8:13p	8:30p
8:15p	8:44p	8:59p	9:16p
8:55p	9:24p	9:42p	9:58p
9:45p	10:11p	10:26p	10:42p G
10:25p	10:54p	11:09p	11:25p G

SOUTHBOUND

Hallandale Beach Blvd.

FORT LAUDERDALE AIRPORT TRI-RAIL STATION	DANIA BEACH	YOUNG CIRCLE	HALLANDALE BEACH BLVD. & N. E. 14 AVE.
4	3	2	1
6:00a	6:13a	6:27a	6:37a
6:45a	7:01a	7:16a	7:27a
7:30a	7:46a	8:01a	8:13a
8:15a	8:33a	8:51a	9:04a
9:00a	9:18a	9:36a	9:49a
9:45a	10:03a	10:21a	10:35a
10:30a	10:49a	11:07a	11:23a
11:20a	11:39a	11:57a	12:13p
12:10p	12:29p	12:47p	1:03p
12:55p	1:14p	1:36p	1:52p
1:50p	2:10p	2:31p	2:49p
2:40p	3:00p	3:23p	3:40p
3:35p	3:55p	4:18p	4:35p
4:30p	4:50p	5:13p	5:30p
5:25p	5:45p	6:08p	6:23p
6:15p	6:33p	6:55p	7:10p
7:10p	7:28p	7:50p	8:05p
7:55p	8:13p	8:33p	8:44p
8:45p	9:02p	9:20p	9:31p
9:30p	9:47p	10:04p	10:16p
10:10p	10:26p	10:43p	10:55p G

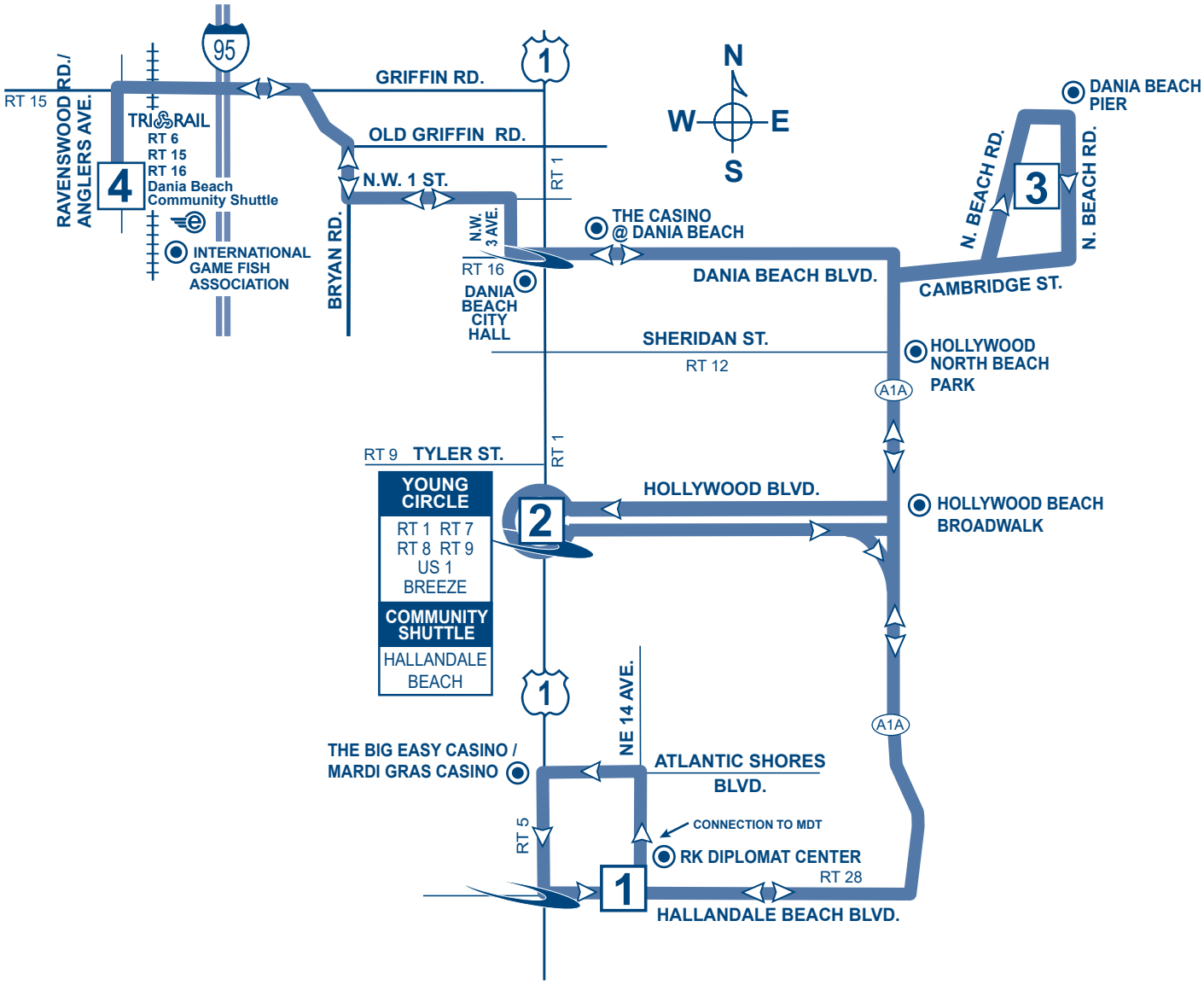
SUNDAY

7:45a	8:14a	8:35a	8:53a
8:30a	9:00a	9:20a	9:36a
9:20a	9:50a	10:08a	10:27a
10:10a	10:43a	10:59a	11:16a
11:00a	11:33a	11:52a	12:10p
11:50a	12:22p	12:41p	12:59p
12:40p	1:12p	1:31p	1:49p
1:30p	2:02p	2:21p	2:40p
2:20p	2:53p	3:13p	3:32p
3:10p	3:44p	4:02p	4:22p
4:00p	4:37p	4:57p	5:14p
4:50p	5:20p	5:39p	5:56p
5:40p	6:12p	6:30p	6:50p
6:30p	7:05p	7:21p	7:37p
7:20p	7:49p	8:08p	8:24p
8:10p	8:39p	8:58p	9:14p
9:00p	9:29p	9:49p	10:05p G
9:40p	10:06p	10:28p	10:44p G

8:15a	8:32a	8:49a	9:04a
9:05a	9:22a	9:39a	9:54a
9:55a	10:12a	10:29a	10:44a
10:45a	11:02a	11:25a	11:39a
11:35a	11:52a	12:15p	12:29p
12:25p	12:45p	1:04p	1:19p
1:15p	1:35p	1:54p	2:09p
2:05p	2:22p	2:44p	3:00p
2:55p	3:15p	3:39p	3:54p
3:45p	4:04p	4:23p	4:37p
4:35p	4:54p	5:13p	5:27p
5:25p	5:44p	6:05p	6:22p
6:15p	6:34p	6:55p	7:10p
7:05p	7:22p	7:42p	7:55p
7:55p	8:13p	8:31p	8:44p
8:45p	9:01p	9:15p	9:25p
9:25p	9:41p	9:55p	10:05p G

ROUTE 4

Hallandale Beach Blvd. to
Fort Lauderdale-Hollywood Airport
Tri-Rail Station
via A1A



LEGEND

CONNECTING ROUTES — RT #

0 MAIN ROUTE

TIMEPOINTS

The Breeze stop location

595 Express

POINTS OF INTEREST

- RK Diplomat Center
- Hollywood North Beach Park
- The Casino @ Dania Beach
- Dania Beach Fishing Pier
- International Game Fish Association
- Hollywood Beach Broadwalk
- Dania Beach City Hall
- The Big Easy Casino/Mardi Gras Casino

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.....7 am - 7:45 pm
Saturday, Sunday and Holidays.....8:30 am - 4:45 pm

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, 9:00 am - 4:00 pm

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.

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

Bus Passes are not exchangeable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

*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 and at select Broward County library locations.

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.

INFORMATION

For more information about the City of Hallandale Beach Community Shuttle service routes and connections call:

954-457-0532

Monday through Friday: 8 a.m. – 5 p.m.

Hearing-speech impaired/TTY*

800.955.8771

***Teletype machine required**

Visit the City of Hallandale Beach web site at:

www.cohb.org/minibus

For more information about BCT routes, fares or connections, call:

BCT Rider Info

954.357.8400

Hearing-speech impaired/TTY*

954.357.8302

***Teletype machine required**

Visit Broward County Transit's web site at:

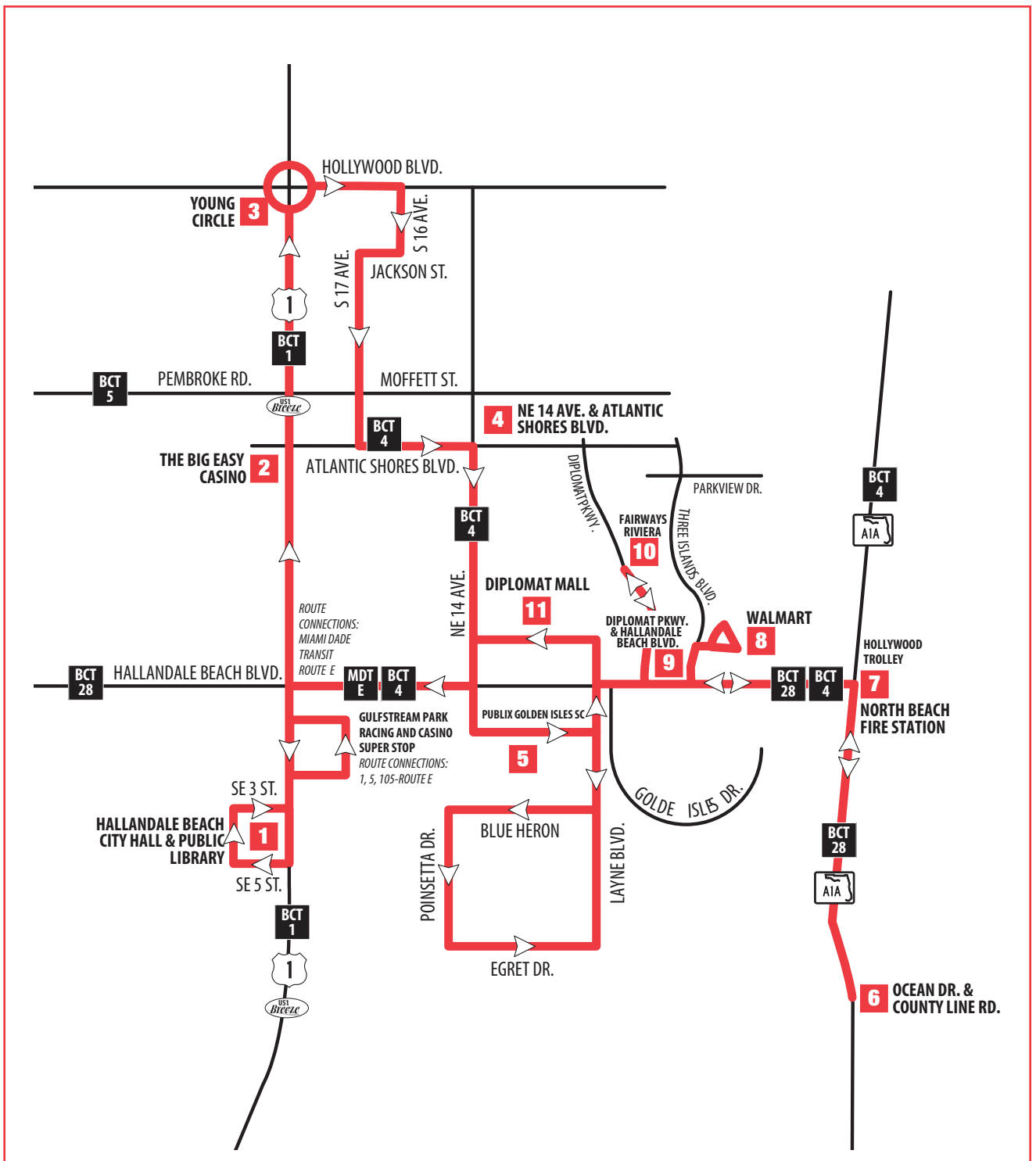
Broward.org/BCT

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

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

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.



CITY OF HALLANDALE BEACH
CLOUD BUS ROUTE 1

The City of Hallandale Beach and Broward County Transit (BCT) have partnered to provide The Hallandale Beach Cloud Bus Route 1. This bus service will increase the number of destinations and connections that can be reached through public transit. Destinations along the Hallandale Beach Route 1 include: Hallandale Beach Boulevard Wal-Mart, Diplomat Mall, Winn-Dixie, Hallandale Beach City Hall and Hallandale Beach Branch Public Library, The Big Easy Casino, Young Circle, Publix Golden Isles, Ocean Drive/County Line, North Beach Fire Station, and surrounding neighborhood.

Connections are available to BCT Routes US1 Breeze (101), 1, 4, 5, 7, 28 and Miami Dade Transit MDT "E" and Hallandale Beach Community Shuttle Routes 2, 3 and 4.

All shuttles on this route are air-conditioned and wheelchair accessible in accordance with the Americans with Disabilities Act (ADA). Bicycle racks are also provided. Please refer to this pamphlet for instructions on how to correctly use the bicycle racks.

The Hallandale Beach Route 1 is free of charge, but riders making connections to BCT routes are expected to pay the appropriate fares.

HOURS OF OPERATION

Monday Through Friday: 7:00 am – 7:45 pm
Saturday: 7:00 am – 7:54 pm

The Hallandale Beach Route 1 operates approximately every 36-38 minutes, with assigned stops.

Please refer to the timetable and map on the reverse side of this pamphlet. The shuttle will operate as close to schedule as possible. Traffic conditions and/or inclement weather may cause the shuttle to arrive earlier or later than the expected time. Please allow yourself enough time when using this service.

The Hallandale Beach Route 1 will not operate once a hurricane warning has been issued or if other hazards do not allow for the safe operation of the shuttle.

PLEASE NOTE, THE CLOUD BUS WILL ONLY STOP AT DESIGNATED BUS STOP

HOLIDAYS

Hallandale Beach Route 1 does not operate on the following holidays observed by the City of Hallandale Beach:

- New Year's Day
- 4th of July
- Thanksgiving Day
- Christmas Eve/Day

If the holidays fall on a Saturday or Sunday they are not observed.

BIKE RACKS

Bike Racks are available on the Hallandale Beach Community Shuttles. Bike Racks are designed to carry two bikes only. It is important to have the operator's attention before loading and unloading your bike. As the shuttle approaches, have your bike ready to load. Remove any loose items that may fall off.

Loading

- Always load your bike from the curbside of the street.
- Lower-Squeeze the handle and pull down to release the folded bike rack.
- Lift your bike into the rack, fitting the wheels into the slots of the vacant position closest to the shuttle.
- Latch-Pull and release the support arm over the front tire, making sure the support arm is resting on the tire, not on the fender or frame.

Unloading

- Before exiting, notify the operator you are removing your bike.
- Pull the support arm off the tire. Move the support arm down and out of the way. Lift your bike out of the rack. If your bike is the only one on the rack, return the rack to, the upright position.
- **Move quickly to the curb.**

500 copies of this public document were promulgated at a gross cost of $20.00 or $0.04 per copy to inform the public about community shuttle service between Broward County Transit and the City of Hallandale Beach.
Printed 04/24

HALLANDALE BEACH CLOUD SERVICE

HALLANDALE BEACH/ YOUNG CIRCLE

ROUTE 1

BCT - 731

Cloud
City of Hallandale Beach

Effective: April 5, 2024

ROUTE 1 MONDAY - FRIDAY

HALLANDALE BEACH CITY HALL & LIBRARY	THE BIG EASY CASINO	N 17 AVE/HOLLYWOOD BLVD (YOUNG CIRCLE)	NE 14 AVE & ATLANTIC SHORES BLVD	GOLDEN ISLES SC/ PUBLIX SE 14 AVE	OCEAN DR & COUNTY LINE RD	NORTH BEACH FIRE STATION	WALMART/ HALLANDALE BEACH BLVD	DIPLOMAT PKWY/ HALLANDALE BEACH BLVD	FAIRWAYS RIVIERA	DIPLOMAT MALL/ WINN-DIXIE	HALLANDALE BEACH CITY HALL & LIBRARY
1	2	3	4	5	6	7	8	9	10	11	1
7:00a	7:13a	7:23a	7:29a	7:37a	7:47a	7:53a	7:58a	8:03a	8:09a	8:15a	8:25a
7:31a	7:44a	7:54a	8:00a	8:08a	8:18a	8:24a	8:29a	8:34a	8:40a	8:46a	8:56a
8:03a	8:16a	8:26a	8:32a	8:40a	8:50a	8:56a	9:01a	9:06a	9:12a	9:18a	9:28a
8:35a	8:48a	8:58a	9:04a	9:12a	9:22a	9:28a	9:33a	9:38a	9:44a	9:50a	10:00a
9:06a	9:19a	9:29a	9:35a	9:43a	9:53a	9:59a	10:04a	10:09a	10:15a	10:21a	10:31a
9:38a	9:51a	10:01a	10:07a	10:15a	10:25a	10:31a	10:36a	10:41a	10:47a	10:53a	11:03a
10:10a	10:23a	10:33a	10:39a	10:47a	10:57a	11:03a	11:08a	11:13a	11:19a	11:25a	11:35a
10:42a	10:55a	11:05a	11:11a	11:19a	11:29a	11:35a	11:40a	11:45a	11:51a	11:57a	**12:07p**
11:14a	11:27a	11:37a	11:43a	11:51a	**12:01p**	**12:07p**	**12:12p**	**12:17p**	**12:23p**	**12:29p**	**12:39p**
11:46a	11:59a	**12:09p**	**12:15p**	**12:23p**	**12:33p**	**12:39p**	**12:44p**	**12:49p**	**12:55p**	**1:01p**	**1:11p**
12:17p	**12:30p**	**12:40p**	**12:46p**	**12:54p**	**1:04p**	**1:10p**	**1:15p**	**1:20p**	**1:26p**	**1:32p**	**1:42p**
12:49p	**1:02p**	**1:12p**	**1:18p**	**1:26p**	**1:36p**	**1:42p**	**1:47p**	**1:52p**	**1:58p**	**2:04p**	**2:14p**
1:21p	**1:34p**	**1:44p**	**1:50p**	**1:58p**	**2:08p**	**2:14p**	**2:19p**	**2:24p**	**2:30p**	**2:36p**	**2:46p**
1:53p	**2:06p**	**2:16p**	**2:22p**	**2:30p**	**2:40p**	**2:46p**	**2:51p**	**2:56p**	**3:02p**	**3:08p**	**3:18p**
2:25p	**2:38p**	**2:48p**	**2:54p**	**3:02p**	**3:12p**	**3:18p**	**3:23p**	**3:28p**	**3:34p**	**3:40p**	**3:50p**
2:57p	**3:10p**	**3:20p**	**3:26p**	**3:34p**	**3:44p**	**3:50p**	**3:55p**	**4:00p**	**4:06p**	**4:12p**	**4:22p**
3:30p	**3:43p**	**3:53p**	**3:59p**	**4:07p**	**4:17p**	**4:23p**	**4:28p**	**4:33p**	**4:39p**	**4:45p**	**4:55p**
4:03p	**4:16p**	**4:26p**	**4:32p**	**4:40p**	**4:50p**	**4:56p**	**5:01p**	**5:06p**	**5:12p**	**5:18p**	**5:28p**
4:36p	**4:49p**	**4:59p**	**5:05p**	**5:13p**	**5:23p**	**5:29p**	**5:34p**	**5:39p**	**5:45p**	**5:51p**	**6:01p**
5:09p	**5:22p**	**5:32p**	**5:38p**	**5:46p**	**5:56p**	**6:02p**	**6:07p**	**6:12p**	**6:18p**	**6:24p**	**6:39p**
5:42p	**5:55p**	**6:05p**	**6:11p**	**6:19p**	**6:29p**	**6:35p**	**6:40p**	**6:45p**	**6:51p**	**6:57p**	**7:12p**
6:15p	**6:28p**	**6:38p**	**6:44p**	**6:52p**	**7:02p**	**7:08p**	**7:13p**	**7:18p**	**7:24p**	**7:30p**	**7:45p**

ROUTE 1 SATURDAY

HALLANDALE BEACH CITY HALL & LIBRARY	THE BIG EASY CASINO	N 17 AVE/HOLLYWOOD BLVD (YOUNG CIRCLE)	NE 14 AVE & ATLANTIC SHORES BLVD	GOLDEN ISLES SC/ PUBLIX SE 14 AVE	OCEAN DR & COUNTY LINE RD	NORTH BEACH FIRE STATION	WALMART/ HALLANDALE BEACH BLVD	DIPLOMAT PKWY/ HALLANDALE BEACH BLVD	FAIRWAYS RIVIERA	DIPLOMAT MALL/ WINN-DIXIE	HALLANDALE BEACH CITY HALL & LIBRARY
1	2	3	4	5	6	7	8	9	10	11	1
7:00a	7:13a	7:23a	7:29a	7:37a	7:47a	7:53a	7:58a	8:03a	8:09a	8:15a	8:25a
7:32a	7:45a	7:55a	8:01a	8:09a	8:19a	8:25a	8:30a	8:35a	8:41a	8:47a	8:57a
8:04a	8:17a	8:27a	8:33a	8:41a	8:51a	8:57a	9:02a	9:07a	9:13a	9:19a	9:29a
8:36a	8:49a	8:59a	9:05a	9:13a	9:23a	9:29a	9:34a	9:39a	9:45a	9:51a	10:01a
9:08a	9:21a	9:31a	9:37a	9:45a	9:55a	10:01a	10:06a	10:11a	10:17a	10:23a	10:33a
9:40a	9:53a	10:03a	10:09a	10:17a	10:27a	10:33a	10:38a	10:43a	10:49a	10:55a	11:05a
10:12a	10:25a	10:35a	10:41a	10:49a	10:59a	11:05a	11:10a	11:15a	11:21a	11:27a	11:37a
10:44a	10:57a	11:07a	11:13a	11:21a	11:31a	11:37a	11:42a	11:47a	11:53a	11:59a	**12:13p**
11:16a	11:29a	11:39a	11:45a	11:53a	**12:03p**	**12:09p**	**12:14p**	**12:19p**	**12:25p**	**12:31p**	**12:46p**
11:48a	**12:01p**	**12:11p**	**12:17p**	**12:25p**	**12:35p**	**12:41p**	**12:46p**	**12:51p**	**12:57p**	**1:03p**	**1:18p**
12:21p	**12:34p**	**12:44p**	**12:50p**	**12:58p**	**1:08p**	**1:14p**	**1:19p**	**1:24p**	**1:30p**	**1:36p**	**1:51p**
12:54p	**1:07p**	**1:17p**	**1:23p**	**1:31p**	**1:41p**	**1:47p**	**1:52p**	**1:57p**	**2:03p**	**2:09p**	**2:24p**
1:27p	**1:40p**	**1:50p**	**1:56p**	**2:04p**	**2:14p**	**2:20p**	**2:25p**	**2:30p**	**2:36p**	**2:42p**	**2:57p**
2:00p	**2:13p**	**2:23p**	**2:29p**	**2:37p**	**2:47p**	**2:53p**	**2:58p**	**3:03p**	**3:09p**	**3:15p**	**3:30p**
2:33p	**2:46p**	**2:56p**	**3:02p**	**3:10p**	**3:20p**	**3:26p**	**3:31p**	**3:36p**	**3:42p**	**3:48p**	**4:03p**
3:06p	**3:19p**	**3:29p**	**3:35p**	**3:43p**	**3:53p**	**3:59p**	**4:04p**	**4:09p**	**4:15p**	**4:21p**	**4:36p**
3:39p	**3:52p**	**4:02p**	**4:08p**	**4:16p**	**4:26p**	**4:32p**	**4:37p**	**4:42p**	**4:48p**	**4:54p**	**5:09p**
4:12p	**4:25p**	**4:35p**	**4:41p**	**4:49p**	**4:59p**	**5:05p**	**5:10p**	**5:15p**	**5:21p**	**5:27p**	**5:42p**
4:45p	**4:58p**	**5:08p**	**5:14p**	**5:22p**	**5:32p**	**5:38p**	**5:43p**	**5:48p**	**5:54p**	**6:00p**	**6:15p**
5:18p	**5:31p**	**5:41p**	**5:47p**	**5:55p**	**6:05p**	**6:11p**	**6:16p**	**6:21p**	**6:27p**	**6:33p**	**6:48p**
5:51p	**6:04p**	**6:14p**	**6:20p**	**6:28p**	**6:38p**	**6:44p**	**6:49p**	**6:54p**	**7:00p**	**7:06p**	**7:21p**
6:24p	**6:37p**	**6:47p**	**6:53p**	**7:01p**	**7:11p**	**7:17p**	**7:22p**	**7:27p**	**7:33p**	**7:39p**	**7:54p**

BOLD TYPE INDICATES PM HOURS.

POINTS OF INTEREST:

- YOUNG CIRCLE **(STOP 3)**
- GULFSTREAM PARK RACING AND CASINO STOP **(BETWEEN STOP 5 AND STOP 6)**
- HALLANDALE BEACH **(STOPS 6 AND 7)**

Hallandale Beach

Cloud City of Hallandale Beach

Hallandale Beach COMMUNITY REDEVELOPMENT AGENCY

DOWNLOAD THE APP AND TRACK THE BUS

Cloud City of Hallandale Beach

Download on the App Store

GET IT ON Google Play

Exhibit L

BCT Correspondence

From:	Cohen, Daniel
To:	Davis, Chad
Cc:	Justafort, Romary; Peebles, Antigone
Subject:	LUPA S Ocean Dr & Hallandale Beach Blvd-Magnolia Terr
Date:	Monday, February 10, 2025 4:40:29 PM
Attachments:	S Ocean Dr & Hallandale Beach Blvd-Magnolia Terr (Chad Davis).pdf

Good afternoon,

Please see the attached Mass Transit Verification for the LUPA concerning the area of South Ocean Drive between Hallandale Beach Boulevard and Magnolia Terrace. I apologize for the delay in responding, but please let us know if you require additional assistance or information, or if you have further comments or concerns.

Sincerely,

Daniel Cohen – Planner
Service and Strategic Planning
Broward County Transit Division
1 North University Drive-Suite 3100A
Plantation, Florida 33324
Office (954) 357.5481

Transportation Department
TRANSIT DIVISION - Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

February 10, 2025

Chad Davis, AICP
Kimley-Horn
200 Central Avenue, Suite 600
St. Petersburg, FL 33701

RE: Land Use Plan Amendment (LUPA) – S. Ocean Dr Hallandale Beach Blvd-Magnolia Terr – Transit Verification Letter

Dear Chad Davis,

Broward County Transit (BCT) has reviewed your correspondence dated January 14, 2025, regarding the proposed Land Use Plan Amendment (LUPA) for the area of South Ocean Drive between Hallandale Beach Boulevard and Magnolia Terrace, FL 33019 for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Routes 4, 28, and Hallandale Beach Community Shuttle Route 1. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 4	Weekday Saturday Sunday	5:15 A.M. – 11:25 P.M. 6:00 A.M. – 11:25 P.M. 7:45 A.M. – 10:44 P.M.	40 minutes 56 minutes 50 minutes
BCT Route 28	Weekday Saturday Sunday	5:00 A.M. – 1:16 A.M. 5:25 A.M. – 1:06 P.M. 7:45 A.M. – 10:04 A.M.	26 minutes 30 minutes 44 minutes
Hallandale Route 1 BCT 731	Weekday Saturday	7:00 A.M. – 7:45 P.M. 7:00 A.M. – 7:54 P.M.	32 minutes 33 minutes

Transportation Department
TRANSIT DIVISION - Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen
Planner
Service and Strategic Planning – Broward County Transit

From:	Davis, Chad
To:	erush@broward.org; JMMCKOY@broward.org; Fulchan, Kevin; Petgrave, Kurt
Cc:	Rairden, Ian
Subject:	Land Use Plan Amendment - Transit Info
Date:	Wednesday, December 18, 2024 4:37:00 PM

Hello All,

We have began drafting a new land use plan amendment (LUPA) for a site generally located along S Ocean Drive between Hallandale Beach Boulevard/858 and Magnolia Terrace in Hollywood. As part of the LUPA's traffic circulation analysis, the application asks that we confirm existing and future transit in the area with the transit agency. We have gone through the BCT routes and planned projects and put together the below. Can you please confirm the following information is correct? Thank you!

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

- Broward County Transit (BCT) Route 4 operates along South Ocean Drive and Hallandale Beach Boulevard within the vicinity of the amendment. This route serves RK Diplomat Center, Hollywood North Beach Park, The Casino at Dania Beach, Dania Beach Fishing Pier, International Game Fish Association, Hollywood Beach Boardwalk, Dania Beach City Hall, and The Big Easy Casino/Mardi Gras Casino. Route 4 operates with approximately 40-minute headways in both the northbound and southbound direction during the P.M. peak hours within the vicinity of the amendment.
- BCT Cloud Bus Route 1 operates as a circulator along Hallandale Beach Boulevard within the vicinity of the amendment. This route serves Hallandale Beach Boulevard Wal-Mart, Diplomat Mall, Winn-Dixie, Hallandale Beach City Hall, and Hallandale Beach Branch Public Library, the Big Easy Casino, Young Circle, Publix Golden Isles, Ocean Drive/County Line, and the North Beach Fire Station and surrounding neighborhood. Cloud Bus Route 1 operates with approximately 30-minute headways during the P.M. peak hours.

Planned Mass Transit Routes

- There are no mass transit routes planned to operate on South Ocean Drive or Hallandale Beach Boulevard within the vicinity of this project.

2. **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.**

It is anticipated that the proposed development will support mass transit use as it is located within ¼ mile of one (1) existing Broward County Transit bus route and one (1) BCT Cloud bus route. It is expected that a portion of residents, employees, patrons, and guests will choose to use public transit to and from the proposed redevelopment.

Chad Davis, AICP
Kimley-Horn | 200 Central Avenue, Suite 600, St. Petersburg, FL 33701
Direct: 727 371 8922

Exhibit M

Public School Impact Application (School Consistency Review Report)

The School Board of Broward County, Florida

SCHOOL CONSISTENCY REVIEW REPORT

LAND USE NON-RESIDENTIAL
SBBC-3946-2024
County No: N/A
Folio #: 514226000011
Diplomat RAC/AC land Use Plan Amendment
December 18, 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

SCHOOL CONSISTENCY REVIEW REPORT
LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: December 18, 2024	**Units Permitted**	**Units Proposed**	**Existing Land Use:** Medium-High (25)
Name: Diplomat RAC/AC land Use Plan Amendment	NET CHANGE (UNITS):	**Proposed Land Use:** Activity Center
SBBC Project Number: SBBC-3946-2024	**Students** / **Perm** / **Proposed** / **NET CHANGE**	**Current Zoning** Low Intensity
County Project Number:	**Elem**	**Proposed Zoning:** Planned Development
Municipality Project Number:	**Mid**	**Section:**
Owner/Developer: Irving Cowan, Trustee	**High**	**Township:**
Jurisdiction: Hollywood	**Total**	**Range:**

Comments

This land use plan amendment does not include residential use and as such, is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located directly adjacent to existing public schools and as proposed, is not anticipated to have any direct physical impact on Broward County Public Schools.

Reviewed By:

12/18/2024

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

Exhibit N

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

K:\WPB_GIS\WPB_Environmental\044800029 - Hollywood Diplomat LUPA\MXD\

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

Kimley»Horn

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

Diplomat RAC/AC LUPA

Land Use (FLUCFCS) Map

1 inch = 75 feet	PROJECT NUMBER: 044800029	NOVEMBER 2024	EXHIBIT N

Exhibit O

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

Biodiversity Matrix Query Results

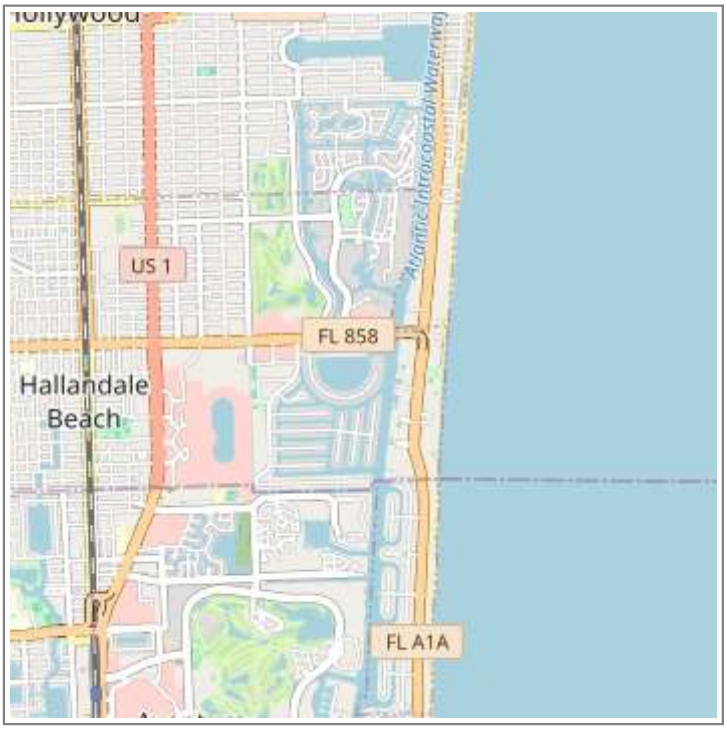
UNOFFICIAL REPORT

Created 11/18/2024

(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: 68906



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: 68906

1 **Documented** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Dermochelys coriacea Leatherback Sea Turtle	G2	S2	E	FE

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Caretta caretta Loggerhead Sea Turtle	G3	S3	T	FT
Chelonia mydas Green Sea Turtle	G3	S2S3	T	FT
Eretmochelys imbricata Hawksbill Sea Turtle	G3	S1	E	FE

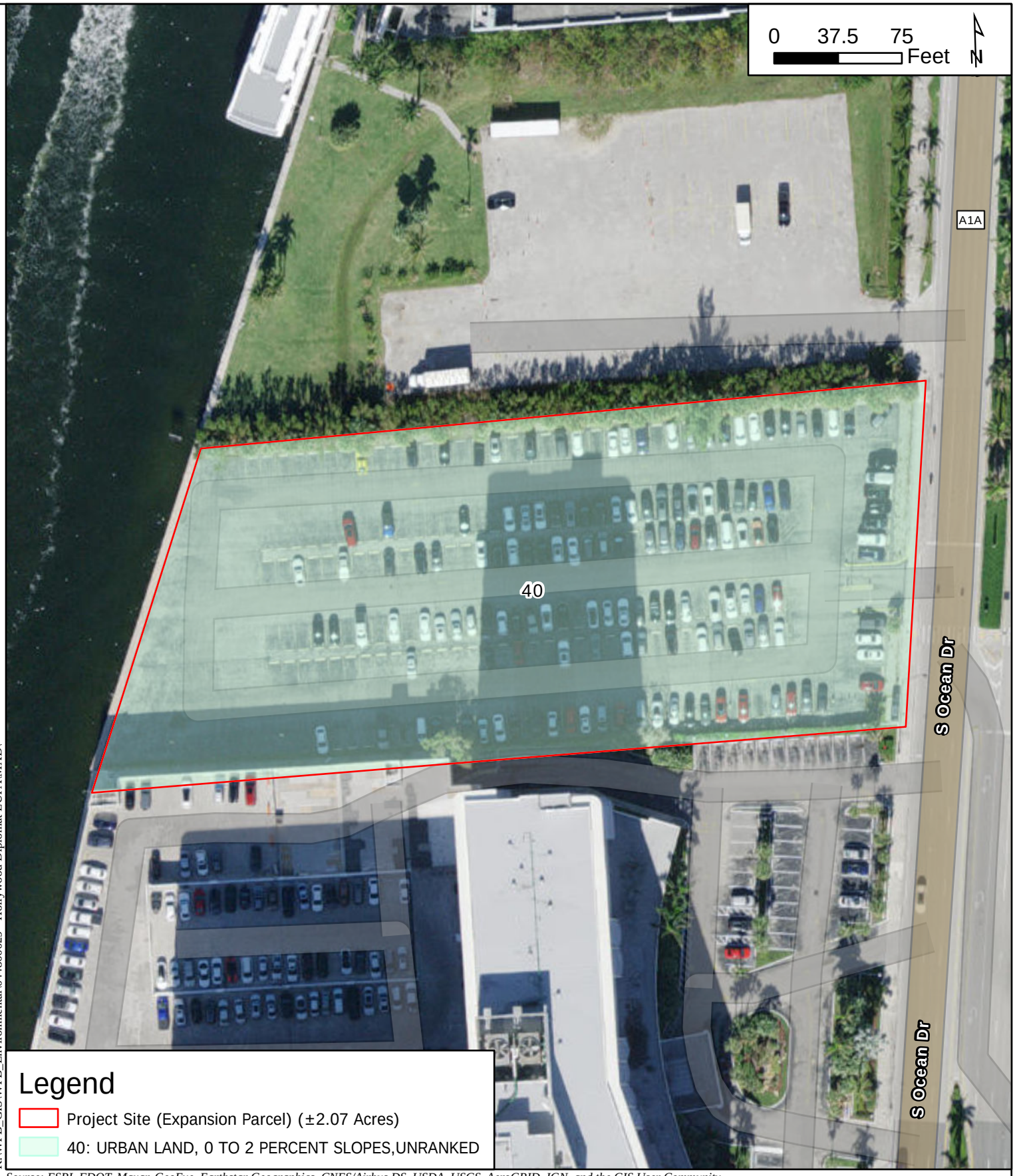
Matrix Unit ID: 68906

24 **Potential** Elements for Matrix Unit 68906

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Chamaesyce porteriana Porter's broad-leaved spurge	G2	S2	N	E
Charadrius melodus Piping Plover	G3	S2	T	FT
Conradina grandiflora large-flowered rosemary	G3	S3	N	T
Crocodylus acutus American Crocodile	G2	S2	T	FT
Ctenogobius stigmaturus Spottail Goby	G2	S2	N	N
Elytraria caroliniensis var. angustifolia narrow-leaved Carolina scalystem	G4T2	S2	N	N
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Gambusia rhizophorae Mangrove Gambusia	G3	S3	N	N
Glandularia maritima coastal vervain	G3	S3	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Halophila johnsonii Johnson's seagrass	G2Q	S2	T	E
Jacquemontia reclinata beach jacquemontia	G1	S1	E	E
Lechea cernua nodding pinweed	G3	S3	N	T
Peromyscus polionotus niveiventris Southeastern Beach Mouse	G5T1	S1	T	FT
Rallus longirostris scottii Florida Clapper Rail	G5T3?	S3?	N	N
Rivulus marmoratus Mangrove Rivulus	G4G5	S3	SC	N
Roystonea regia Florida royal palm	G2G3	S2	N	E
Setophaga discolor paludicola Florida Prairie Warbler	G5T3	S3	N	N
Swietenia mahagoni West Indies mahogany	G3G4	S3	N	T
Tantilla oolitica Rim Rock Crowned Snake	G1G2	S1S2	N	ST
Trichechus manatus latirostris Florida Manatee	G2G3T2	S2S3	T	N
Trichomanes punctatum ssp. floridanum Florida filmy fern	G4G5T1	S1	E	E
Zephyranthes simpsonii redmargin zephyrlily	G2G3	S2S3	N	T

Exhibit P

NRCS Soil Survey Map



K:\WPB_GIS\WPB_Environmental\044800029 - Hollywood Diplomat LUPA\MXD\

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

Kimley»Horn

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

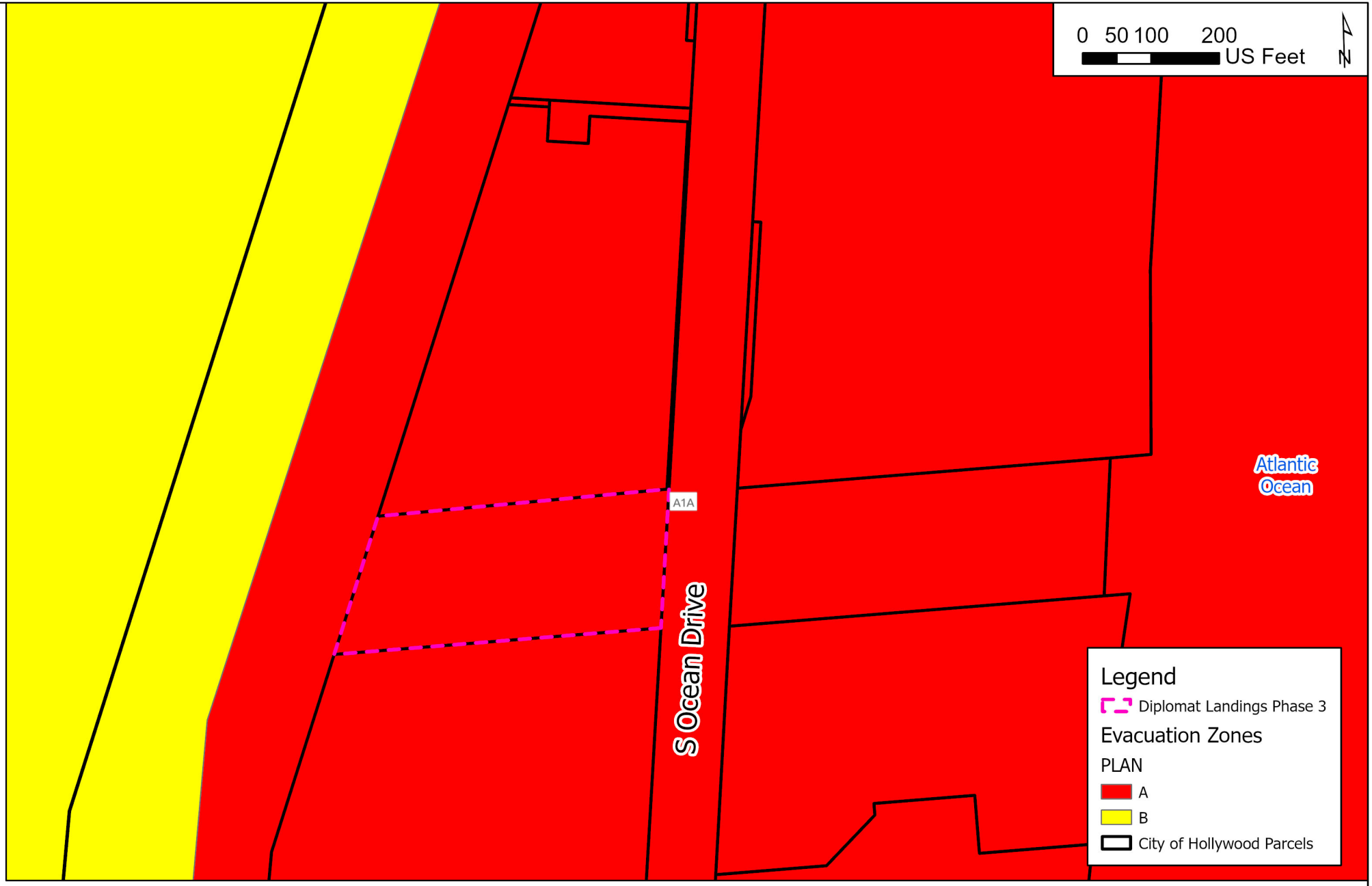
Diplomat RAC/AC LUPA

NRCS Soils Map

1 inch = 75 feet	PROJECT NUMBER: 044800029	NOVEMBER 2024	FIGURE 3

Exhibit Q

Hurricane Evacuation Zone Map



Kimley»Horn

8201 Peters Road Suite 2200
Plantation, FL 33324
Phone (954) 535-5100
www.kimley-horn.com

Diplomat RAC/AC LUPA

Evacuation Zones Map

1 inch = 192 feet		*APRIL 2025*	

Exhibit R

Gross Acreage Determination Letter

BROWARD COUNTY Planning Council

April 2, 2025

Chad Davis, AICP, Project Analyst
Kimley-Horn and Associates
8201 Peters Road, Suite 2200
Plantation, Florida 33324

Via Email Only

Dear Mr. Davis:

Subject: Hollywood - Acreage Determination

This letter is in response to your request of March 17, 2025, to verify the gross acreage and BrowardNext - Broward County Land Use Plan (BCLUP) designation for a parcel of land generally located on the west side of Ocean Drive/State Road A1A, between Magnolia Terrace and Seacrest Parkway, 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.

It is noted that the Intracoastal Waterway is included in the primary drainage system, and therefore, is excluded from the acreage calculations.

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 2.2 gross acres, which is designated by the BCLUP as indicated below:

PARCEL	ACRES	BROWARDNEXT - BCLUP DESIGNATION
Parcel	2.0	Medium-High (25) Residential
NET ACRES	**2.0**	
Parcel Right-of-Way	0.2	Medium-High (25) Residential
TOTAL GROSS ACRES	**2.2**	

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 $400.00 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,

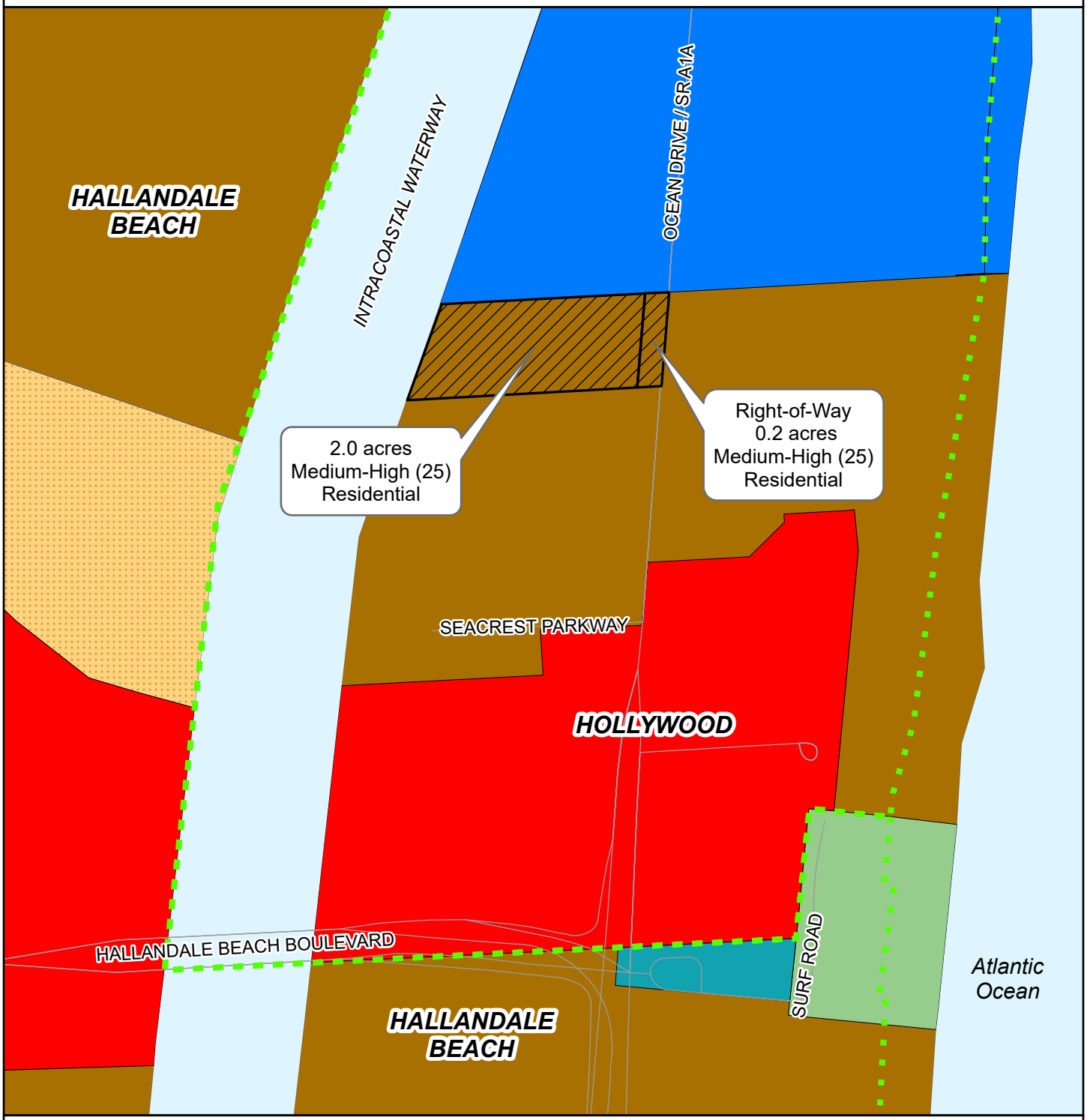
Barbara Blake Boy
Executive Director

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
Municipal Boundary
Medium (16) Residential
Medium-High (25) Residential
Activity Center
Commerce
Recreation and Open Space
Community
Water / Primary Drainage

Total Gross Acres = 2.2

AD 25-002 Davis Hollywood
Acreage Determination

300 150 0 300 Feet

N