

Application to Amend  
City of Hollywood and  
Broward County  
Future Land Use Maps

1301 S. Ocean Dr.  
Hollywood, FL

August 14, 2025  
Revised November 24, 2025

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**I. TRANSMITTAL INFORMATION**

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

See **Exhibit A** [TBP]

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

Andria Wingett, Director of Development Services  
2600 Hollywood Blvd. 2nd floor library  
Hollywood, FL 33020  
Phone: (954) 921-3003  
Email: [awingett@hollywoodfl.org](mailto:awingett@hollywoodfl.org)

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

See **Exhibit B** [City Commission minutes TBP]

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

See Section I.C. above. The applicable statutory notice procedures provided in Section 163.3184(11), Florida Statutes, will be followed for the City's public hearing on the subject land use amendment, as is required Section 5.3(C)(4) of the City's Zoning Code.

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

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

The Amendment Site is a site-specific small-scale development activity. The Amendment Site is not a DRI and not an Emergency.

## II. APPLICANT INFORMATION

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

City of Hollywood  
Joann Hussey, Director of Communications, Marketing & Economic Development  
Lisa Liotta, Development Officer  
City of Hollywood  
2600 Hollywood Blvd.#206  
Hollywood, FL 33020  
Lisa Liotta Phone: (954) 921-3620, ext. 3609  
Email: [lliotta@Hollywoodfl.org](mailto:lliotta@Hollywoodfl.org), [Jhussey@hollywoodfl.org](mailto:Jhussey@hollywoodfl.org)

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

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

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

**C. Name, title, address, telephone number and e-mail address of the property owner.** See Section II.A. (Same as applicant)

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

This Application seeks to amend the land use plan designation of the City's existing Hollywood Beach Culture and Community Center located at 1301 S. Ocean Drive, Hollywood, Florida 33019 and the undeveloped parcel immediately east of it (the "Amendment Site"). The Amendment will add 74 residential units to be utilized within the footprint of a new mixed-use building with public and private components, discussed in more detail below, preserving the balance of the Amendment Site as open space in perpetuity. The amendment site occupies a portion of the larger tract of City land (the "Overall Project Site") that includes 1.48 acres of land already designated Medium High (25) Residential, providing for a maximum 111 residential units.

The existing community center was built in the 1970s and is substantially below current base flood elevations. As such, the building is no longer compliant with current FEMA floodplain standards and exhibits increased vulnerability to flooding, thereby posing potential risks to human health and safety. Due to the existing building conditions, including moisture intrusion through the foundation, and concerns regarding sea level rise, sustainability, and resiliency the City determined renovation of the existing

community center was no longer feasible and the balance of the public facilities on site were also in need of upgrades and renovations. In response to an unsolicited proposal, the City issued notice for a P3 project to replace the community center and upgrade the facilities all at no cost to the City.

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

The Project includes several public improvements, including:

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

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

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

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

The amendment site is bound on the north by Azalea Terrace, on the east by the Hollywood Broadwalk, on the west by State Road A1A, and on the south by Bougainvilla Terrace, comprising 2.982 acres in area.

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

See Exhibit C.

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

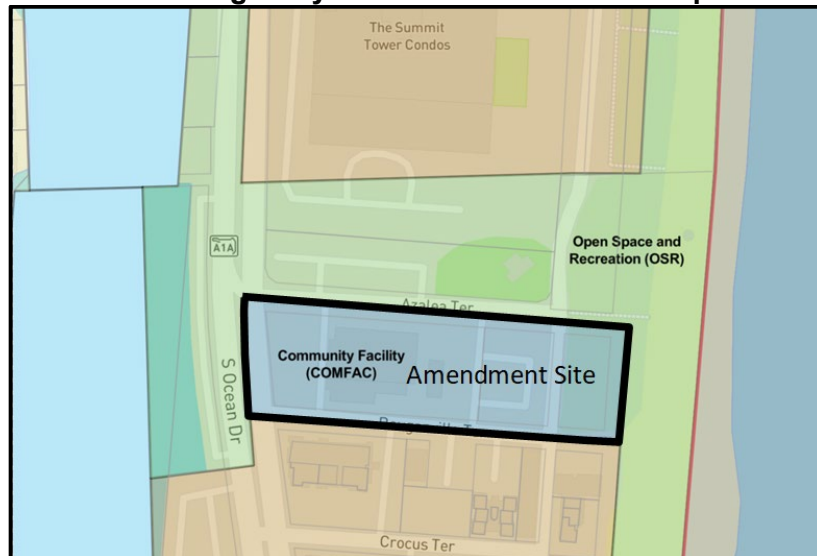
See Section IV.A., below.

#### IV. EXISTING AND PROPOSED USES

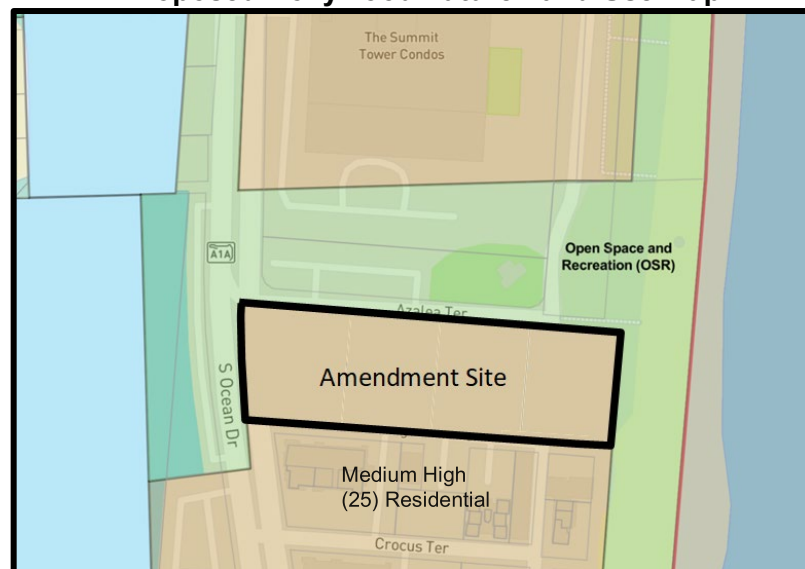
- A. Current and proposed local and Broward County Land Use Plan (BCLUP) designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

The amendment site is designated Community Facility on the Hollywood Future Land Use Map and is presently<sup>1</sup> shown as Community on the BCLUP. The proposed designation is Medium High (25) Residential.

**Existing Hollywood Future Land Use Map**

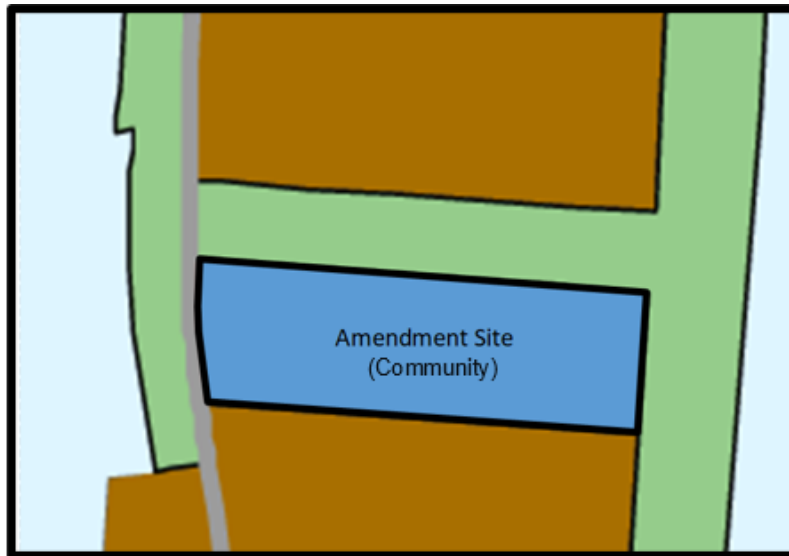


**Proposed Hollywood Future Land Use Map**



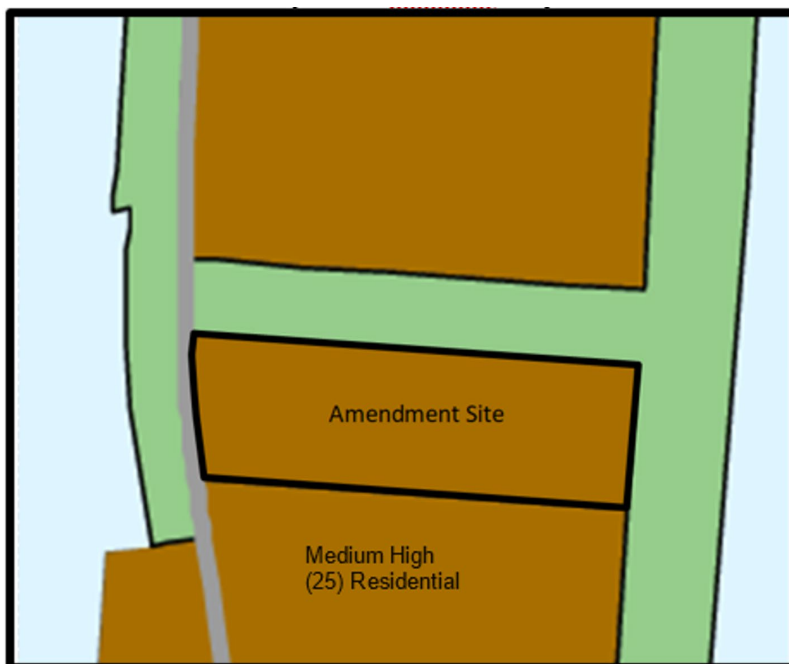
<sup>1</sup> Applicant believes that the correct BCLUP designation is Medium High (25) Residential.

### Existing BCLUP Map\*



\* Reflects the current map publicly available as of 2025. Section VI on page 4 of the cover letter accompanying this Application explains why the amendment site should be designated Medium High (25) Residential on the current BCLUP map.

### Proposed BCLUP Map\*



\* Section VI on page 4 of the cover letter accompanying this Application explains why the amendment site should already be designated Medium High (25) Residential on the BCLUP map.



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

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

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

The Amendment Site is currently used as follows:

- Hollywood Community Center
- Hollywood Community Center surface parking and open space.

Adjacent uses are as follows:

- North: Harry Berry Park.
- South: multi-family residential.
- East: Hollywood Beach and Atlantic Ocean
- West: State Road A1A.

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

The proposed use of the Amendment Site consists of a mixed-use development including an approx. 25,000 square foot community center and 111 high-rise residential dwelling units. Of the total dwelling units, 74 units are derived from this Land Use Plan Amendment and 37 units are derived from the existing Residential land use designation.

The portion of the Amendment Site located east of Surf Road will remain as open space, maintaining public access and preserving the coastal character of the area. It should be noted that the specific programmatic components and figures identified herein are conceptual and for analytical purposes only. The final development program, design, and square footage will be refined through the City's Site Plan review and approval process, which will address technical compliance with applicable zoning, design, and development standards. Accordingly, the number of dwelling units, non-residential square footage, and site configuration are subject to modification based on detailed engineering, architectural, and regulatory review.

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

The Hollywood land use plan allows an overall average maximum FAR of 3.0 for all

land designated Community Facility within the applicable planning area pursuant to the table of nonresidential floor area ratio allowances on Page LU-66 and 67 of the online Comprehensive Plan.

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

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

While precise figures are provided for analytical purposes, the square footage and resulting generation rates will be refined through future site plan review and refinement of the proposed development program.

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

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

Per Policy 2.1, City of Hollywood Comprehensive Plan, Water Sub Element, the level of service (LOS) standard for water facilities shall be the Florida Department of Environmental Protection permitted capacity of the facility measured by maximum daily flow (and, pursuant to the City's Public Utilities Dept., the South Florida Water Management District (SFWMD) annual allocation).

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the service area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

The facility serving the subject location is the City of Hollywood Water Treatment Plant, PWS ID No. 4060642. The permitted capacity is 59.50 MGD. The average daily consumption is approximately 25.038 MGD. The proposed potable water demand increase anticipated is 8,436 GPD. The City's Department of Public Utilities verified available potable water capacity for the proposed incremental demand of 8.436 GPD. Project-level cumulative demand estimates (32,521 GPD total) are based on City-adopted per-unit generation rates and are for planning analysis purposes only.

According to the City's Department of Public Utilities, there are no planned capacity expansions for the Water Treatment Plant at this time. This verification is based upon current demands and available capacity, which are subject to change as additional permitted development occurs within the

service area.

Both City wellfields and the Broward County South Regional Wellfield provide water from the Biscayne and Floridan aquifers. The City's maximum permitted withdrawal is 30.7 MGD from the Biscayne Aquifer and 8.7 MGD from the Floridan Aquifer. SFWMD Water Use Permit 06-00038-W expires on April 10, 2028

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

The current City land use designation is Community Facility. The proposed land use designation is Medium-High (25) Residential with an area of 2.982 acres. As such, the Amendment Site will add 74 dwelling units to the Project. Using an average household size of 2.57 persons and a rate of 114 GPD per capita as specified in Hollywood Potable Water Sub-Element Policy 2.2, the amendment will have a portable water demand of 21,681 GPD.

The existing land use generates 5,964 GPD based upon the following:

- 10,000 sf of GFA per gross acre x 2.982 acres = 29,820 sf of community facility.
- Using 0.20 GPD/SF pursuant to Hollywood Potable Water Element Policy 2.2.

The net increase in potable water demand is  $21,681 - 5,964 = \mathbf{15,717 \text{ GPD}}$ .

The total (gross) increase in potable water demand for the Project, including the 37 existing units of density, is 32,521 GPD (111 units x 293 GPD/unit).

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

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

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

Name: Ms. Alicia M. Vereas-Feria, CFM  
Position: Utilities Permit Review Manager  
Agency: City of Hollywood, Florida  
Department of Public Utilities  
Engineering & Construction Services  
Phone: (954)921-3302  
Address: 2600 Hollywood Blvd, Room 308  
Hollywood, FL 33020

**B. Sanitary Sewer Analysis**

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

Per Infrastructure Policy 2.1, City of Hollywood Comprehensive Plan, Sanitary Sewer Sub Element, the level of service (LOS) standard for wastewater facilities shall be the Florida Department of Environmental Protection Permitted Capacity of the facility measured by average daily flow.

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

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

The current permitted capacity is 55.5 MGD.

The current encumbered flow is 4.00 MGD.

The annual twelve-month average flow plus encumbered flow is 48.384 MGD.

The proposed sanitary sewer demand increase anticipated is 7,400 GPD

The City's Department of Public utilities verified that the SRWWTP has sufficient capacity to service this Project. There are no planned capacity expansions of the SRWWTP at this time.

Based on the current demands and capacity, which are subject to change due to the progression of development in the vicinity of the Amendment Site, the following shall be considered:

The area is served by Lift Station E-03 that has 3, 10-horsepower pumps.

Improvements to the wastewater distribution system, including Lift Station E-03, may be necessary if proposed sewer flow demand exceeds the aforementioned flow. The improvements would include upsizing of pumps and/or force mains and/or gravity system.

Developer will continue to coordinate with the Department of Public Utilities to refine improvements requirements prior to adoption of the amendment on second reading.

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

The current City land use designation is Community Facility. The proposed

land use designation is Medium-High (25) Residential with an area of 2.982 acres. Therefore, the Amendment Site will add 74 dwelling units to the Project. The proposed sanitary sewer demand is 18,500 GPD, using a rate of 250 GPD per unit per day as per City of Hollywood Sanitary Sewer Sub-Element Policy 2.2.

The existing land use generates 5,964 GPD based upon the following:

- 10,000 sf of GFA per gross acre x 2.982 acres = 29,820 sf of community facility.
- Using 0.20 GPD/SF pursuant to Hollywood Sanitary Sewer Sub-Element Policy 2.2.

The net increase in sanitary sewer demand is  $18500 - 5,964 = \mathbf{12,536 \text{ GPD}}$ .

The total (gross) increase in demand for the Project, including the 37 existing units of density, is 27,750 GPD (111 units x 250 GPD/unit).

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

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

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

Name: Ms. Alicia M. Vereas-Feria, CFM  
Position: Utilities Permit Review Manager  
Agency: City of Hollywood, Florida  
Department of Public Utilities  
Engineering & Construction Services  
Phone: (954)921-3302  
Address: 2600 Hollywood Blvd, Room 308  
Hollywood, FL 33020

**C. Solid Waste Analysis**

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

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

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

Solid waste generated in Hollywood is collected by Waste Connections of Florida, Inc., a private solid waste hauler. It is collected and hauled to the Waste Connections Pembroke Park Transfer Station located in Pembroke Park, FL. Final disposal is located at Waste Connection's Jed/OMNI Landfill in St. Cloud, FL. There is no future plan for expansion of plant capacity and the plant has an available capacity to meet future demands including those of the proposed development.

Solid Waste Facility Capacity & Demand		
	Capacity	Demand
<b>Pembroke Park Transfer Station</b>	1350 tons/day	265 tons/day
<b>JED/OMNI Landfill</b>	81,687,993 cubic yards capacity	29,736,430 cubic yards consumed as of 7/31/25

Source: Waste Connections of Florida, Inc

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

The proposed amendment will generate 659 lbs/day based upon the adopted level of service of 8.9 lbs/unit/day (Table 3 of Hollywood Solid Waste Sub-Element).

The existing land use generates 298 lbs/day based upon the following:

- 10,000 sf of GFA per gross acre x 2.982 acres = 29,820 sf of community facility.
- 1 lb/100 sf/day pursuant to Hollywood Solid Waste Sub-Element Policy, Table 3.

The impact of the amendment is  $659 - 298 =$  **a net increase of 361 lbs/day.**

The total (gross) increase in demand for the Project, including the 37 existing units of density, is 988 lbs/day (111 units x 8.9 lbs/day/unit).

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

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

Name: Suzanna Martinez  
 Position: District Controller  
 Agency: Waste Connections of Florida, Inc.

Phone: (305) 638-3800  
Address: 3840 NW 37<sup>th</sup> Ct.  
Miami, FL 33142

**D. Drainage Analysis**

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

City of Hollywood LOS Standard:

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

- (1) Minimum building elevations.
  - (a) Residential buildings. New construction and substantial improvement of residential buildings shall have the lowest floor, including basement, elevated to or above the elevation required in the Florida Building Code, Residential or Florida Building Code, Building, as applicable, or at least 18 inches above the highest point of the crown of all streets adjacent to the plot upon which such buildings are located or in accordance with a system or method of design admitting of rational analysis in accordance with well-established principles of mechanics and sound engineering practices as determined by the Director, Public Utilities.
  - (b) Nonresidential buildings. New construction and substantial improvement of nonresidential buildings shall have the lowest floor, including basement, elevated or dry floodproofed to or above the elevation required in the Florida Building Code, Building or at least six inches above the highest point of the crown of all streets adjacent to the plot upon which such buildings are located or in accordance with a system or method of design admitting of rational analysis in accordance with well-established principles of mechanics and sound engineering practices as determined by the Director, Public Utilities.
- (2) Minimum lot elevation - finished grade. The minimum lot elevation after finished grading shall not be less than the crown of the adjacent street or top of sidewalk, whichever is higher. Lots shall be provided with drainage facilities as required by the Florida Building Code, to avoid drainage onto adjoining properties. The finished grade at the perimeter of residential buildings shall be a minimum of six inches below the minimum building elevation as specified in this section.

Broward County LOS Standard:

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

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

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

FEMA:

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

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

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

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

The drainage basin for the subject amendment parcel was not identified in the planned capital improvements projects at this time, but any drainage improvements required by the Florida Building Code will be completed by the Developer.

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



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

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

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

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

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

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

Water quality and quantity calculations, including:

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

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

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

See **Exhibits D & F** and below:

Name: Ms. Alicia M. Vereas-Feria, CFM  
Position: Floodplain Development Review Administrator

Agency: City of Hollywood  
 Phone: (954)921-3302  
 Address: 2600 Hollywood Blvd, Room 308  
 Hollywood, FL 33022

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

**E. Recreation and Open Space Analysis**

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

Pursuant to the City's most recently adopted 2008 Comprehensive Plan, the current Level of Service standard requires 3 acres for every 1,000 residents.

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

The current certified parks and open space inventory remains accurate.

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

<b>Net Park Impact (amendment only)</b>				
	<b>Use</b>	<b>Dwelling Units</b>	<b>Rate/Calculation</b>	<b>Total</b>
<b>Current</b>	Community Facility	0	N/A	0 ac
<b>Proposed</b>	Medium High Residential	74	x 2.57 ppl/du x .003 ac/person	0.57 ac
			<b>Net Change</b>	<b>+ 0.57 ac</b>

<b>Gross Park Impact (entire Project)</b>				
	<b>Use</b>	<b>Dwelling Units</b>	<b>Rate/Calculation</b>	<b>Total</b>
<b>Current</b>	Community Facility	0	N/A	0 ac
<b>Proposed</b>	Medium High Residential	111	x 2.57 ppl/du x .003 ac/person	0.57 ac

			<b>Net Change</b>	<b>+ 0.86 ac</b>

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

According to the most recent recertified municipal open space inventory (effective date June 20, 2023), the City’s build-out population of 215,086 requires 645.26 acres of recreation and open space land, with a supply of 746.23 acres. After subtracting the additional demand from the amendment, the buildout requirement increases to 645.83 acres, with a 100.4-acre surplus. After subtracting the entire Project impact, the buildout requirement increases to 646.17 acres, with a 100.06-acre surplus.

**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.**

Not applicable. Policy 2.5.5 pertains to conversion of golf courses and is inapplicable.

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

The Amendment Site contains 0.30 acres of open space that will not be developed or improved and will be preserved as open space in perpetuity.

**F. Traffic Circulation Analysis**

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

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

The roadway network that will be most impacted by the proposed amendment includes four (4) road-south roadway segments. These four roadways include SR A1A/Ocean Drive (Hollywood Boulevard to Jefferson Street, Jefferson Street

to project site, project site to Magnolia Terrace, and Magnolia Terrace to Hallandale Beach Boulevard).

The number of lanes, current traffic volumes, adopted level of services, and current operating conditions (LOS) of the roadways located within the study area are documented in Tables 1a and 1b. Table 1a documents the existing conditions on all study roadways for daily conditions while Table 1b presents the current conditions during the critical PM peak hour. As shown in these two tables, all study roadways are currently operating at acceptable levels of services.

<b>TABLE 1a</b> <b>Hollywood BC LUPA</b> <b>Existing Traffic Conditions (Daily Volumes)</b>							
Roadway	From	To	Number of Lanes	Roadway Capacity	2024 AADT	Level of Service	
						Adopted	Current
SR A1A / Ocean Drive	Hollywood Blvd	Jefferson Street	6	50,000	26,500	D	D
	Jefferson Street	Project Site	6	50,000	26,500	D	D
	Project Site	Magnolia Terr	6	50,000	37,500	D	D
	Magnolia Terr	Hallandale Bch Blvd	6	50,000	37,500	D	D

Source: Broward County Metropolitan Planning Organization and FDOT

<b>TABLE 1b</b> <b>Hollywood BC LUPA</b> <b>Existing Traffic Conditions (PM Peak Hour Volumes)</b>							
Roadway	From	To	Number of Lanes	Roadway Capacity	Current Peak Hour Volume	Level of Service	
						Adopted	Current
SR A1A / Ocean Drive	Hollywood Blvd	Jefferson Street	6	4,500	2,385	D	D
	Jefferson Street	Project Site	6	4,500	2,385	D	D
	Project Site	Magnolia Terr	6	4,500	3,375	D	D
	Magnolia Terr	Hallandale Bch Blvd	6	4,500	3,375	D	D

Source: Broward County Metropolitan Planning Organization and FDOT

2. **Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long-range planning horizons. Please utilize average daily and p.m. peak hour volumes per Broward County Metropolitan Planning Organization (MPO) plans and projections.**

Tables 2a and 2b document the projected level of service for the roadways located near the proposed amendment. The short-term horizon year was assumed to be the year 2029 while the long-term planning horizon was assumed to be the year 2045. The 2029 and 2045 projected traffic volumes (AADT) and PM peak hour volumes were based on information contained in Broward County's Roadway Level of Service Analysis for 2020 and 2045 and FDOT's current traffic counts database for 2024.

TABLE 2a Hollywood BC LUPA Future Traffic Conditions (Daily Volumes)							
Roadway	From	To	# of Lanes 2029/2049	Short Term (2029)		Long Term (2045)	
				AADT	LOS	AADT	LOS
SR A1A / Ocean Drive	Hollywood Blvd	Jefferson Street	6	28,060	D	37,100	D
	Jefferson Street	Project Site	6	30,060	D	37,100	D
	Project Site	Magnolia Terr	6	38,600	D	37,100	D
	Magnolia Terr	Hallandale Bch Blvd	6	38,780	D	37,100	D

Source: Broward County Metropolitan Planning Organization

↑  
Year 2029/Year 2049

TABLE 2b Hollywood BC LUPA Future Traffic Conditions (PM Peak Hour Volumes)							
Roadway	From	To	# of Lanes 2029/2045	Short Term (2029)		Long Term (2045)	
				PM Peak Trips	LOS	PM Peak Trips	LOS
SR A1A / Ocean Drive	Hollywood Blvd	Jefferson Street	6	2,560	D	3,525	D
	Jefferson Street	Project Site	6	2,750	D	3,525	D
	Project Site	Magnolia Terr	6	3,517	D	3,525	D
	Magnolia Terr	Hallandale Bch Blvd	6	3,534	D	3,525	D

↑  
Year 2029/Year 2045

- Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a new increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for long range plan horizon.
- Provide any transportation studies relating to this amendment.

A traffic impact analysis will accompany the site plan application.

#### G. Mass Transit Analysis

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

##### Mass Transit Routes

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 4	Weekday	5:15 a.m. – 11:25 p.m.	40 minutes
	Saturday	6:05 a.m. – 11:25 p.m.	56 minutes
	Sunday	7:45 a.m. – 10:44 p.m.	50 minutes
Hollywood A1A Loop – BCT 770	Monday-Thurs	8:00 a.m. – 6:07 p.m.	21-28 minutes
	Friday	8:00 a.m. – 8:00 p.m.	21-30 minutes
	Saturday	8:00 a.m. – 8:12 p.m.	20-28 minutes
	Sunday	8:00 a.m. – 7:56 p.m.	21-30 minutes

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

The proposed amendment supports and enhances the use of mass public transit by situating new development along SR A1A, an established coastal corridor currently served by existing Broward County Transit routes. The project will include sidewalk connectivity to the existing pedestrian network on the east side of SR A1A, providing safe and convenient access to the nearby bus stop and bench just north of Azalea Terrace.

The City remains supportive of ongoing and future transit and multimodal improvements along SR A1A to benefit both residents and visitors, including upgraded bus stop facilities, enhanced pedestrian crossings, and expanded opportunities for micro-mobility options such as bicycles and scooters. These improvements are intended to strengthen access between the beach, coastal neighborhoods, and surrounding commercial areas—advancing the City’s vision for a more connected, walkable, and transit-supportive waterfront corridor.

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

See **Exhibit H** – BCt transit verification letter.

Name: Mr. Daniel Cohen  
Position: Planner  
Agency: BCt  
Phone: (954) 357-5481  
Address: 1 University Drive, Suite 3100A  
Plantation, FL 33224

**H. Public Education Analysis**

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

**1. Public School Impact Application.**

See **Exhibit H** - BCSB School Consistency Report.

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

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

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

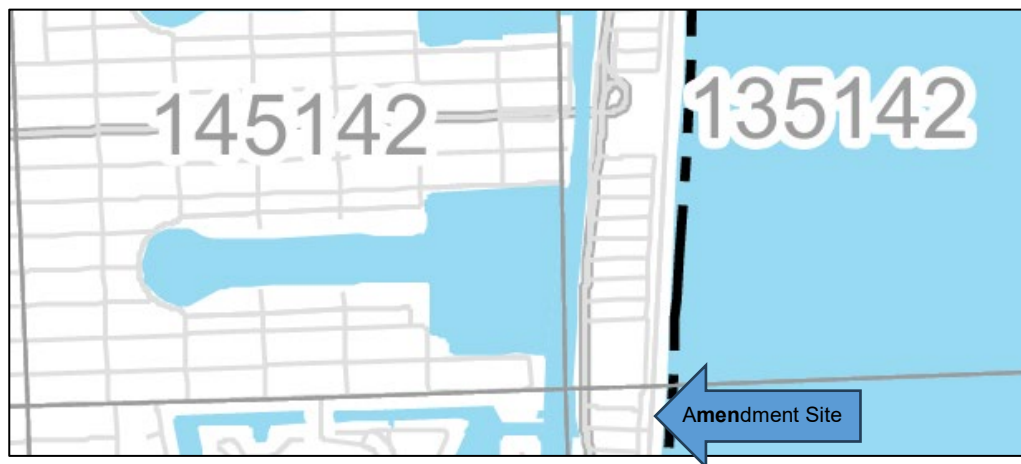
The site is not within a nationally or locally designated district or individually designated site.

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

There is no evidence of archeological sites in the area or related Florida Master Site File. See **Exhibit I** – Department of State Correspondence.

**C. Wetlands**

According to the Broward County Wetland map, dated September 5, 2024, there are no known wetlands within the Amendment Site.



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

There are no Local Areas of Particular Concern within or adjacent to the Amendment Site.

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

The majority of the Amendment Site is not located within a designated Priority Planning Area for sea level rise adaptation as identified on Broward County's Priority Planning Area Map. While the map is not fully clear regarding the western edge of the site, the City affirms that the proposed amendment will be planned and implemented in full alignment with Broward County Land Use Plan Policy 2.21.1, which promotes proactive adaptation to climate change and sea-level rise. The City of Hollywood is committed to advancing coastal



resiliency through development practices that reduce long-term vulnerability and enhance the sustainability of the built environment. Future site design will incorporate best practices in elevation, stormwater management, and flood protection, ensuring the project contributes positively to regional coastal adaptation and resiliency goals.

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

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

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



**Diagram 3 – Limits of Beach Jacquemontia as mapped by Fairchild Tropical Botanic Garden. December 16, 2021.**



Due to the discovery of Beach Jacquemontia within the vegetated sand dune, the Project removed the proposed dune access pathway and has committed to maintaining the existing dune access pathways to avoid potential impacts to the Beach Jacquemontia, as identified in Diagram 2. Relatively minor dune vegetation impacts may be required at the western toe of the dune to accommodate widening of Surf Road and the addition of an adjacent pedestrian or multi-modal corridor will be located landward of the recently mapped/known limits of Beach Jacquemontia. All proposed activities that may directly or indirectly affect dune topography and/or vegetation will be designed in accordance with Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line regulations and will be subject to review by the Florida Fish and Wildlife Conservation Commission. Design and construction activities within the vegetated sand dune area will additionally be coordinated with Fairchild Tropical Botanic Garden as an interested party relative to Beach Jacquemontia protections.

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

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

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

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

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

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

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

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

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

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

**addressed.**

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

## **VII. AFFORDABLE HOUSING**

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

BCLUP Policy 2.16.2 is only applicable to amendments which propose to add 100 or more residential dwelling units to existing densities approved by the BCLUP. The Amendment only adds 74 dwelling units, thus BCLUP Policy 2.16.2 is inapplicable.

## **VIII. LAND USE COMPATIBILITY**

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

Residential land use designations allowing 25 du/ac are the predominant land use designations on the barrier island south of Hollywood Boulevard within the City. The proposed Medium-High (25) Residential future land use designation is consistent with the prevailing land use to its north and south. The existing Open Space and Recreation designation and function of Harry Berry Park is not only maintained, but the park will be expanded as part of the P3 Redevelopment Project, together with a new and more resilient community center. The amendment, both as a standalone consideration and as part of the P3 public improvements project, is compatible with the existing and planned land uses in the area.

## **IX. HURRICANE EVACUATION ANALYSIS**

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

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

The amendment site will add 74 residential dwelling units and is located in hurricane evacuation Zone A. The number of additional units is not expected to have a significant

impact on public shelters or hurricane evacuation clearance times.

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

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

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

**2010 Broward County Data**

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

Notes: 1. Based on Census Data

2. Based on 2010 Regional Study Data

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

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

- From Evacuation Zone E, 103,939 people will evacuate from permanent dwelling units, 623 people from mobile homes, and 5,259 people will go to a public shelter.

## **Evacuation Model and Clearance Times**

### **County Level Analysis**

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

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

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

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

**2010 Clearance Times for Base Scenario**

TIME	EVACUATION LEVEL A	EVACUATION LEVEL B	EVACUATION LEVEL C	EVACUATION LEVEL D	EVACUATION LEVEL E
Clearance Time to Shelter	12.5	12.5	13.0	19.0	30.0
In-County Clearance Time	12.5	12.5	13.5	20.0	31.0
Out of County Clearance Time	26.0	27.5	32.0	32.0	39.5
Regional Clearance Time	26.0	27.5	32.0	32.0	39.5

\* Times are in Hours

### **Roadway Level Analysis:**

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

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

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

**2006 Roadway Clearance Times for Base Scenario**

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

\* Times are Hours

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

## **X. REDEVELOPMENT ANALYSIS**

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

The Amendment Site is located within the Hollywood Beach Community Redevelopment Area (CRA), established pursuant to Chapter 163, Part III, Florida Statutes, which authorizes local governments to eliminate and prevent conditions of blight, stimulate private investment, and promote the economic, social, and physical revitalization of designated areas. The overarching goals of the Hollywood Beach CRA include enhancing the economic vitality of the beachfront, improving the quality of life for residents and visitors, expanding public access and amenities, and ensuring a cohesive, attractive, and resilient urban coastal environment.

The proposed amendment supports these objectives by redeveloping land with new, complementary uses that strengthen the area's economic base, enhance the public realm, and promote sustainable, context-sensitive urban design. The project will help attract new private investment, increase the tax base through incremental growth in property values, and contribute to the long-term financial stability of the CRA through reinvestment of tax increment revenues.

Furthermore, the amendment will enhance pedestrian connectivity and public accessibility, aligning with the CRA's vision for a more walkable and vibrant beachfront corridor. The proposed improvements also advance the City's broader redevelopment goals of creating a more resilient, economically diverse, and visually cohesive coastal district that continues to serve as a premier regional destination.

#### **XI. INTERGOVERNMENTAL COORDINATION**

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

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

#### **XII. PUBLIC OUTREACH**

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

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

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

In October, 2025, the Project team held a day-long, "Coffee with the Developer" open house to answer questions and engage with the public.

Both the City and the Developer acknowledge the high level of public interest and community pride associated with this waterfront site. Accordingly, outreach will remain an ongoing process as the project continues through future review phases. The City and Developer are committed to maintaining open lines of communication with adjacent property owners, neighborhood associations, and community organizations to ensure that the redevelopment reflects public values, meets community needs, and remains fully compliant with all statutory and code-based public notice and participation requirements.

Specific outcomes of the community's priorities, needs, and preferences will be addressed

through the detailed design phase of the project, which will occur during the formal site plan review process. This approach ensures that community input continues to inform the project's evolution in a tangible and transparent manner.

### **XIII. CONSISTENCY ANALYSIS**

#### **A. Highlighted regional issues and policies of the Broward County Land Use Plan (BCLUP)**

The proposed amendment is consistent with Broward County's Highlighted Regional Issues, advancing regional priorities related to climate resiliency, environmental protection, water management, and recreation and open space. The project reinforces the County's commitment to adapting to the impacts of sea-level rise by incorporating resilient design, maintaining natural shoreline buffers, and preserving significant portions of the site as open space east of Surf Road. Through its emphasis on dune preservation, stormwater management, and continued public access to the beach, the amendment supports the County's broader objectives of sustainable coastal redevelopment that balances environmental protection with recreation and tourism along the Atlantic shoreline. The proposed Amendment is consistent with the specific Highlighted Regional Issues below:

##### Highlighted Regional Issues

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

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

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

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

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

- Consider minimum floor elevations for structures and minimum crown elevations for roads based on projected conditions from sea level rise.

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

- Continue to require a minimum of three (3) acres of local parks and three (3) acres of regional parks for every 1,000 existing and projected permanent residents.

- Encourage the preservation of existing public and private open space areas, including golf courses.

#### Policies (Section 2 BCLUP)

The amendment furthers the intent of the Broward County Land Use Plan (BCLUP) Policies in Section 2 by promoting balanced land use, compatibility, open-space preservation, and smart growth principles. It supports redevelopment within an existing urbanized coastal area where infrastructure, services, and multimodal transportation are already established, aligning with County policies that encourage infill development and efficient land use. The proposed Medium-High (25) Residential designation complements the surrounding pattern of resort and multifamily uses while retaining open space and ensuring consistency with County recreation and flood-protection standards. Collectively, the amendment enhances the livability, sustainability, and resiliency of the Hollywood Beach corridor in direct support of the BCLUP's regional growth and environmental management framework.

### **GENERAL**

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

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

### **RESIDENTIAL**

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

### **PARKS/CONSERVATION**

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

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



## **COMPATIBILITY**

POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

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

## **SMART GROWTH**

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

## **BEACHES AND RIVERS**

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

### **B. City of Hollywood Comprehensive Plan**

The amendment is fully consistent with the City of Hollywood Comprehensive Plan, particularly the Land Use and Coastal Elements, which prioritize the enhancement of the City’s coastal resort, residential, and natural communities. The proposal reflects the City’s ongoing effort to promote high-quality redevelopment that supports tourism, maintain public access to the shoreline, and safeguard the natural coastal environment. By preserving open space, strengthening pedestrian and multimodal connections, and facilitating sustainable design, the amendment advances City policies to redevelop coastal areas in a manner that protects environmental assets, enhances recreation and tourism, and reinforces Hollywood’s identity as a vibrant, resilient beachfront community.

#### **Land Use Element**

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

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

end of the Land Use Element.

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

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

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

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

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

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

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

## **Coastal Element**

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

Objective 6: Redevelop coastal business/tourist areas.

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

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

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

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

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

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

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

#### **XIV. ADDITIONAL SUPPORT DOCUMENTS**

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

N/A

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

The Project will utilize all of the existing and proposed residential density within the Project Site and concentrate it within the Amendment Site, leaving much of the Project Site undeveloped. It is the City's intent to record a restrictive covenant on the undeveloped portion of the Project Site to ensure it remains open space indefinitely.

# EXHIBIT A

Transmittal Letter

{TBP}

## EXHIBIT B

Summary Minutes from LPA

Summary Minutes from City Commission {TBP}

**SUMMARY OF THE MINUTES  
PLANNING AND DEVELOPMENT BOARD  
CITY OF HOLLYWOOD  
2600 HOLLYWOOD BOULEVARD  
HOLLYWOOD, FLORIDA 33020**

**A. ADMINISTRATIONS**

1. Pledge of Allegiance

2. Roll Call

The meeting of the Planning and Development Board was called to order by Diana Pittarelli on Tuesday, **May 9, 2023 at 6:02 P.M.** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Kenneth Crawford  
Joseph Stadlen  
Richard Blattner  
Steve Morales

Diana Pittarelli  
David McCleod  
Andrew Yanowitz  
Nancy Gaggino

Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett  
Mawusi Watson

Deputy Director/Planning Manager  
Planning Administrator

Also Present:

James Brako  
Richard Doody

Senior Assistant City Attorney  
Staff Attorney

3. Approval of the Meeting Minutes.  
**April 11<sup>th</sup>, 2023** - approved.
4. Additions, Deletions, Withdrawals, and Continuances.  
None.
5. City Attorney Announcements  
James Brako informed the Board of Quasi-Judicial Proceedings.

## B. APPLICATIONS

**ITEMS # 1-2 BELOW ARE CONSIDERED QUASI-JUDICIAL, ITEMS # 3-6 BELOW ARE NOT CONSIDERED QUASI-JUDICIAL AND ARE NOT SUBJECT TO THE CRR REGULATION**

1. **FILE NO.:** 22-DPV-61  
**APPLICANT:** CVQOZP 2910 Stirling Road, LLC.  
**LOCATION:** 2910 Stirling Road  
**REQUEST:** Variance, Design and Site Plan for an industrial building with approximately 99,000 square feet (Stirling Logistics)

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Mawusi Watson, Planner Administrator, made a presentation and answered questions from the Board.

Heidi Davis, Applicant's Representative and Todd Watson Applicant's Designer were present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. There were no public comments. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO FORWARD A RECOMMENDATION TO THE CITY COMMISSION FOR APPROVAL OF VARIANCE. MOTION WAS APPROVED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY KENNETH CRAWFORD TO FORWARD A RECOMMENDATION TO THE CITY COMMISSION FOR APPROVAL OF DESIGN. MOTION WAS APPROVED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO FORWARD A RECOMMENDATION TO THE CITY COMMISSION FOR SITE PLAN. MOTION WAS APPROVED WITH STAFF'S CONDITION: THAT AT THE TIME OF BUILDING PERMIT SUBMITTAL, THE APPLICANT PROVIDE A COPY OF THE RECORDED PLAT FROM BROWARD COUNTY. MOTION WAS APPROVED UNANIMOUSLY BY VOICE VOTE.**

2. **FILE NO.:** 23-DPV-05  
**APPLICANT:** BSC Parking, LLC.  
**LOCATION:** 2910 Stirling Road  
**REQUEST:** Variance, Design and Site Plan for a 10-space parking lot to be used by Billy's Stone Crab (Billy's Stone Crab Parking Lot)

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Mawusi Watson, Planner Administrator, made a presentation and answered questions from the Board.

Dwayne Dickerson, Applicant's Representative was present made a presentation and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. The following people commented in the following order: Mark Treichel; Hanan Ibrahim; Jonathan Kane; Brian Hershey; and Ann Ralston. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY DAVID MCCLEOD TO FORWARD A RECOMMENDATION TO THE CITY COMMISSION FOR APPROVAL OF VARIANCE. MOTION WAS APPROVED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO FORWARD A RECOMMENDATION TO THE CITY COMMISSION FOR APPROVAL OF DESIGN. MOTION WAS APPROVED UNANIMOUSLY BY VOICE VOTE.**

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO FORWARD A RECOMMENDATION TO THE CITY COMMISSION FOR APPROVAL OF SITE PLAN WITH STAFF'S CONDITION THAT A UNITY OF CONTROL, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY BE SUBMITTED PRIOR TO CERTIFICATE OF COMPLETION (C/C). MOTION WAS APPROVED UNANIMOUSLY BY VOICE VOTE.**

- 3. FILE NO.:** 22-Z-57  
**APPLICANT:** SFA Atlantis Associates LP & Oakwood Business Center Ltd. Prt.  
**LOCATION:** located at 200 & 300 Oakwood Boulevard, and adjacent parcels to the south 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3901-3921, 4001-4101, 4150 Oakwood Boulevard, 2700 Stirling Road, and Oakwood Boulevard, generally located south of Stirling Road and east of Interstate 95.
- REQUEST:** Rezoning from Low Intensity Industrial and Manufacturing (IM-1) to Planned Development (PD) District. (Oakwood Plaza)

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.



Andria Wingett, Deputy Director/Planning Manager made a presentation and answered questions from the Board.

Dennis Mele, Applicant's Legal Council was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. The following people commented in the following order: Deandrea Moise; and Rita Lipof. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY DAVID MCCLEOD AND SECONDED BY KENNETH CRAWFORD TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR REZONING, MODIFICATIONS, MASTER PLAN AND VARIANCES, WITH STAFF CONDITIONS AND THE CONDITION THAT NO FREESTANDING SELF-STORAGE BUSINESSES UNASSOCIATED WITH THE RESIDENTS AND BUSINESS WITHIN IN OAKWOOD ACTIVITY CENTER/PD BE PERMITTED. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

4. **FILE NO.:** 23-Z-36  
**APPLICANT:** City of Hollywood CRA.  
**LOCATION:** 1845-1985 Hollywood Blvd (east of 19th Avenue, north Hollywood Boulevard, west of the Young Circle and south of Tyler Street.  
**REQUEST:** Rezoning from Government Use (GU) to Young Circle Mixed-Use District (YC). (Soleste La Piazza)

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Andria Wingett, Deputy Director/Planning Manager made a presentation and answered questions from the Board.

Susan Goldberg (CRA Board), was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Ann Ralston commented. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY RICHARD BLATTNER TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COMMISSION FOR REZONING. MOTION PASSED BY MAJORITY VOICE VOTE.**

5. **FILE NO.:** 22-L-80  
**APPLICANT:** First Eagle Management, LLC  
**LOCATION:** 4100 N. Hills Dr. and including properties and adjacent rights-of-way for the area generally located east of 56th Avenue, north of Sheridan Street, west of the North Park Road and south of Stirling Road.  
**REQUEST:** Amendment to the City's Comprehensive to change the land use designation from Open Space and Recreation (OSR) to Low-Medium Residential (10) and Low Residential (5). (Emerald Hills LUPA)

Diana Pittarelli asked informed, the Applicant, and members of the public, item is going to be continued to a Special Board meeting.

Board discussion ensued.

**ITEM WAS CONTINUED DATE AND TIME CERTAIN TO THE MAY 23, 2023 SPECIAL PLANNING AND DEVELOPMENT BOARD MEETING AT 6:00 P.M.**

6. **FILE NO.:** 23-L-19  
**APPLICANT:** City of Hollywood  
**LOCATION:** 1301 South Ocean Dr. and including City-owned properties and adjacent rights-of-way for the area generally located east of State Road A1A, north of Bougainvillea Terrace, south of Jefferson Street and west of the Broadwalk. Excluding Harry Berry Park and the Summit Tower Hollywood. A detailed legal description and survey are on file with the City. This petition and project location is only associated with the land use change and does not reflect the buildable area.  
**REQUEST:** Amendment to the City's Comprehensive Plan to change land use designation from Community Facilities (COMFAC) and Open Space and Recreation (OSR) to Medium-High (25) Residential. (Hollywood Arts LUPA)

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Andria Wingett, Deputy Director / Planning Manager made a presentation and answered questions from the Board.

Carter McDowell, Applicant's lawyer was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. The public commented in the following order: Mercedes Amar (Virtual); Patty De Biase; Donna Greene; Mark Ross; Aubrey Rion; Isabel Barney; Lynn Smith; Lia Baker; Steve Welsch; Shirley Ginter; Cynthia Greenfield; Angie Ruiz; Kathryn Pettit; Sylvia Meyer; Marcia Borucki; Rita Lipoff; Ann Ralston; Timothy LaRoque; Emilio Benitez; Steven Naron; Bob Glickman; Jonas Caulfield; Siobhan McLaughlin; Steve Werthman; Joanna Ruiz; and Cat Udon. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

**MOTION WAS MADE BY NANCY GAGGINO AND SECONDED BY RICHARD BLATTNER TO FORWARD A RECOMMENDATION OF DENIAL TO THE CITY COMMISSION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**C. OLD BUSINESS**

None

**D. NEW BUSINESS**

None

**E. ADJOURNMENT**

The meeting adjourned at **10:11 P.M.**

## EXHIBIT C

### Sketch And Legal Description

## EXHIBIT "A"

### LEGAL DESCRIPTION:

All of Lots 1 thru 7 inclusive and all of Lots 28 thru 30 inclusive in Block 2, according to the Plat of ATLANTIC SHORES NORTH BEACH SECTION as recorded in Plat Book 9 at Page 36 of the Public Records of Broward County, Florida and; all of Lots A, B, C, D, E and F in Block 2 according to the Plat of Beverly Beach, as recorded in Plat Book 22 at Page 13 of the Public Records of Broward County, Florida.

AND

A portion of Azalea Terrace (Adams Court per Plat Book 9 at Page 36),

A portion of Bougainvillea Terrace (Jefferson Court per Plat Book 9 at Page 36),

A portion of the Broad Walk, being a thirty (30) foot strip,

A portion of Surf Road, all being recorded in said Plat Book 9 at Page 36,

And a portion of State Road No. 140, now known as South Ocean Drive (State Road A-1-A), as shown on said Plat Book 22 at Page 13,

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

Begin at the intersection of the centerline of said South Ocean Drive and the centerline of said Bougainvillea Terrace; thence S 86°06'41" E along said centerline of Bougainvillea Terrace for 631.47 feet; thence N 03°58'13" E along the centerline of said Broad Walk for 200.00 feet; thence N 86°06'41" W along the centerline of said Azalea Terrace for 663.68 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 87°51'31" E; thence Southeasterly along the centerline of said South Ocean Drive, also being a 1910.08 foot radius curve leading to the left through a central angle of 6°04'41" for an arc distance of 202.63 feet to the Point of Beginning.

Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	6/30/25 4:12p

### LEGAL DESCRIPTION

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

Date	6/30/25
Scale	NOT TO SCALE
Job. No.	250406
Dwg. No.	1022-070-3
Sheet	1 of 4

## EXHIBIT "A"

### SURVEYOR'S NOTES:

- This site lies in Section 24, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 86°06'41" E for the centerline of Bougainvillea Terrace.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 129,878 square feet, or 2.982 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2020-013-1.

### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on June 30, 2025, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

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

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

Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	6/30/25 4:12p

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

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

Date	6/30/25
Scale	NOT TO SCALE
Job. No.	250406
Dwg. No.	1022-070-3
Sheet	2 of 4

Diagram illustrating the plan view of Jefferson Street. The centerline of Jefferson Street is marked. The public right of way is indicated. The sidewalk is shown on the right side of the street. Dimensions include 30' and 10' for the sidewalk width, and 30' for the public right of way width.


$$1 \text{ inch} = 150 \text{ ft.}$$

LINE TABLE		
LINE	LENGTH	BEARING
L1	631.47	S86°06'41"E
L2	200.00	N03°58'13"E
L3	663.68	N86°06'41"W

A=6°04'41"  
R=1910.08'  
L=202.63'

STATE ROAD NO. 140  
SOUTH OCEAN DRIVE  
(STATE ROAD A-1-A)  
(100' PUBLIC RIGHT OF WAY)

FLORIDA DEPARTMENT  
OF TRANSPORTATION  
RIGHT OF WAY MAP  
SECTION 86030-2514  
(SHEET 1 OF 3)

CENTERLINE OF —  
SOUTH OCEAN DRIVE

**POINT OF BEGINNING**  
INTERSECTION OF THE CENTERLINE OF SOUTH OCEAN DRIVE  
& THE CENTERLINE OF BOUGAINVILLEA TERRACE

— CENTERLINE OF  
BOUGAINVILLE TERRACE

BLOCK 1  
ATLANTIC SHORES  
NORTH BEACH SECTION  
PLAT BOOK 9 PAGE 36

BLOCK 2  
ATLANTIC SHORES  
NORTH BEACH SECTION  
PLAT BOOK 9 PAGE 36

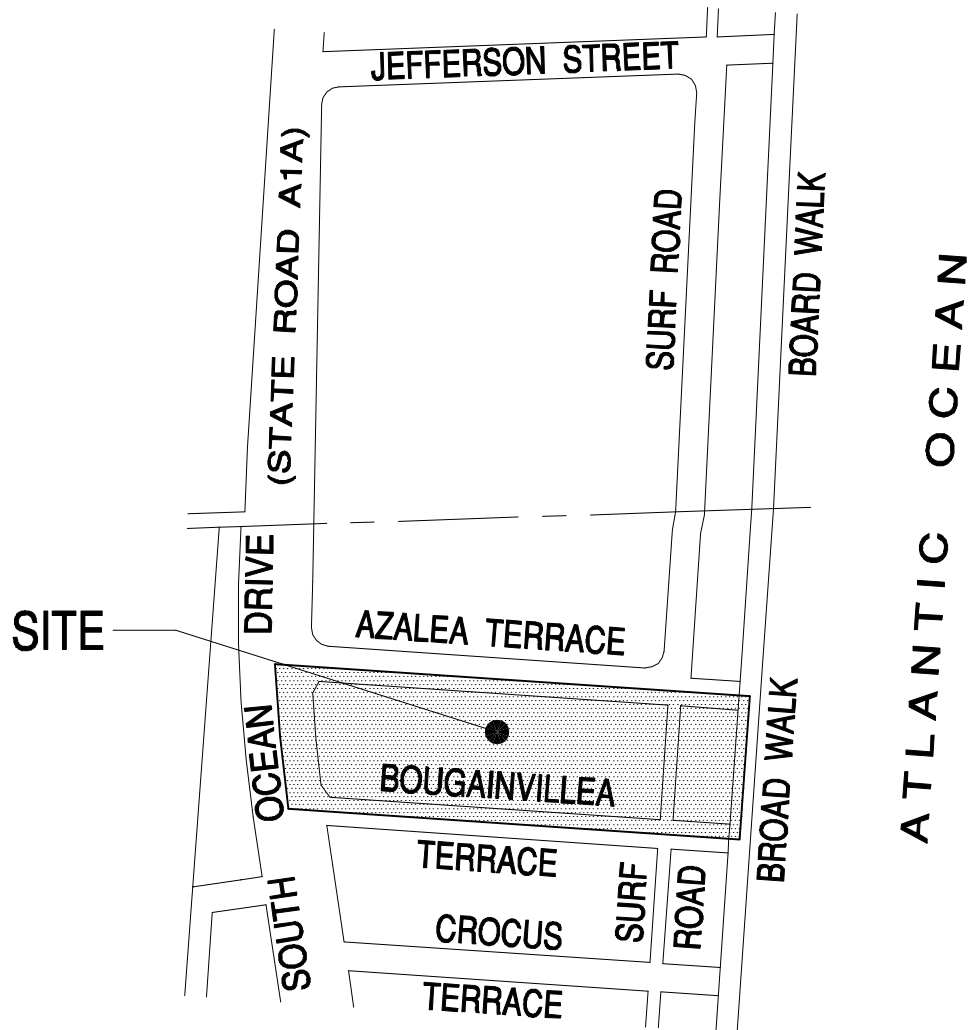
<i>Drawn By</i>	MAP
<i>Cad. No.</i>	220695
<i>Ref. Dwg.</i>	2020-013-1
<i>Plotted:</i>	6/30/25 4:12p

### SKETCH OF DESCRIPTION

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

Date	6/30/25
Scale	1"=150'
Job. No.	250406
Dwg. No.	1022-070-3
Sheet	3 of 4

# EXHIBIT "A"



Drawn By	MAP
Cad. No.	220695
Ref. Dwg.	2020-013-1
Plotted:	6/30/25 4:12p

## LOCATION SKETCH

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

Date	6/30/25
Scale	NOT TO SCALE
Job. No.	250406
Dwg. No.	1022-070-3
Sheet	4 of 4



## EXHIBIT D

City of Hollywood

Water, Sewer and Drainage Analysis Letters

October 23, 2025

Jeff Katims, AICP, CNU-A  
Complete Cities Planning Group  
Principal  
200 S. Andrews Avenue, Suite 504  
Fort Lauderdale, FL 33301

Via Email: [Jeff@CompleteCities.net](mailto:Jeff@CompleteCities.net)

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

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

**A. Potable Water Analysis**

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

*R. Per the City of Hollywood Comprehensive Plan, Water Sub Element, the level of service (LOS) standard for water facilities shall be the Florida Department of Environmental Protection permitted capacity of the facility measure by maximum daily flow and the South Florida Water Management District (SFWMD) annual allocation.*

2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

*R: The facility serving the subject location is the City of Hollywood Water Treatment Plant, PWS ID No. 4060642. The permitted capacity is 59.50 MGD.*

*The average daily consumption is approximately 25.038 MGD.*

*The proposed potable water demand increase anticipated is 8,436 GPD.*

*Therefore, the water treatment plant has sufficient capacity to service the project.*

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

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

*Both City wellfields and the Broward County South Regional Wellfield provide water from the Biscayne and Floridan aquifers.*

*The City's maximum permitted withdrawal is 30.7 MGD from the Biscayne Aquifer and 8.7 MGD from the Floridan Aquifer.*

*SFWMD Water Use Permit 06-00038-W expires on April 10, 2028.*

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

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

## B. Sanitary Sewer Analysis

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

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

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

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

*The current permitted plant capacity is 55.5 MGD.*

*The current encumbered flow is 4.00 MGD.*

*The annual twelve month average flow plus encumbered flow is 48.384 MGD.*

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

*The proposed sanitary sewer demand increase anticipated is 7,400 GPD.*

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

*Affirming, for the purpose of this LUPA, the wastewater treatment plant has sufficient capacity to service this property.*

*Based on the current demands and capacity which are subject to change due to the progression of development in the vicinity of the subject project, the following conditions must be considered:*

*This area is serviced by Lift Station E-03 by three (3) 10 horsepower pumps.*

*Improvements to the wastewater distribution system, including Lift Station E-03 may be necessary if proposed sewer flow demand exceeds aforementioned flow.*

*The improvements will include upsizing of the pumps, and/or forcemains and/or gravity system.*

*Continued coordination with the Department of Public Utilities will be necessary to refine improvement requirements prior to second reading of the resolution.*

Please do not hesitate to contact me at 954-921-3302 or via email at [averea-feria@hollywoodfl.org](mailto:averea-feria@hollywoodfl.org) for additional information or assistance.

Respectfully,

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

Alicia Vereas-Feria, CFM  
Utilities Permit Review Manager  
City of Hollywood  
Public Utilities Department  
Engineering Construction Services Division  
2600 Hollywood Boulevard, Library 2<sup>nd</sup> Floor  
Hollywood, FL 33022  
Phone: 954-921-3302  
Email: [averea-feria@hollywoodfl.org](mailto:averea-feria@hollywoodfl.org)

August 17, 2022

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

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

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

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

**A. Potable Water Analysis**

1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.  
*R: Per the City of Hollywood Comprehensive Plan, Water Sub Element, the level of service (LOS) standard for water facilities shall be the Florida Department of Environmental Protection permitted capacity of the facility measure by maximum daily flow.*
2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.  
*R: The facility serving the subject location is the City of Hollywood Water Treatment Plan, PWS ID No. 4060642. The permitted capacity is 59.50 MGD.  
The current and committed demand comprise approximately 28.398 MGD.  
There are no planned plant capacity expansions at this time.*  
  
*Both City wellfields and the Broward County South Regional Wellfield provide water from the Biscayne and Floridan aquifers.  
The City's maximum permitted withdrawal is 30.7 MGD from the Biscayne Aquifer and 8.7 MGD from the Floridan Aquifer.  
SFWMD Water Use Permit 06-00038-W expires on April 10, 2028.*

**B. Sanitary Sewer Analysis**

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

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

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

*The permitted capacity is 55.5 MGD.*

*The current demand is 38.5 MGD.*

*The committed demand is 4.7 MGD.*

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

### **C. Drainage Analysis**

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

*R: City of Hollywood LOS Standard:*

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

*(1) Minimum building elevations.*

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

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

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

*Broward County LOS Standard:*

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

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

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



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

FEMA:

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

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

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

Respectfully,

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

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

## EXHIBIT E

### Solid Waste Capacity Confirmation



**From:** [Susana Martinez](#)  
**To:** [Jeff Katims](#)  
**Subject:** RE: Development at 1301 S. Ocean Dr., Hollywood  
**Date:** Wednesday, August 6, 2025 3:37:34 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

Hi Jeff,  
The used Cubic yards consumed as of 7/31/2025 are: 29,736,430

Table D.1. Solid Waste Projected Capacity & Demand

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

**From:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>  
**Sent:** Tuesday, July 29, 2025 10:43 AM  
**To:** Susana Martinez <[susana.martinez@wasteconnections.com](mailto:susana.martinez@wasteconnections.com)>  
**Subject:** RE: Development at 1301 S. Ocean Dr., Hollywood

Susana,

Can you provide an updated version of the attached information? This is for a land use change that adds 74 apt units to the referenced location. Thank you!

**Jeff Katims, AICP, CNU-A**  
Complete Cities Planning Group  
Principal  
  
Phone: 954.372.6767  
Email: [jeff@CompleteCities.net](mailto:jeff@CompleteCities.net)  
  
200 S. Andrews Avenue  
Suite 504  
Fort Lauderdale, FL 33301

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**From:** Susana Martinez <[susana.martinez@wasteconnections.com](mailto:susana.martinez@wasteconnections.com)>  
**Sent:** Tuesday, October 29, 2024 8:25 PM  
**To:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>  
**Subject:** RE: Development on Hollywood Orangebrook Golf Course

You're welcome. I apologize for the delay but I was fully submerged into our budget process.  
Thanks  
Susana

**From:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>  
**Sent:** Tuesday, October 29, 2024 4:02 PM  
**To:** Susana Martinez <[susana.martinez@wasteconnections.com](mailto:susana.martinez@wasteconnections.com)>  
**Subject:** RE: Development on Hollywood Orangebrook Golf Course

This should do it. Thanks, Susana.

**Jeff Katims, AICP, CNU-A**  
Complete Cities Planning Group  
Principal

Phone: 954.372.6767  
Email: [Jeff@CompleteCities.net](mailto:Jeff@CompleteCities.net)

200 S. Andrews Avenue  
Suite 504  
Fort Lauderdale, FL 33301

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---

**From:** Susana Martinez <[susana.martinez@wasteconnections.com](mailto:susana.martinez@wasteconnections.com)>  
**Sent:** Tuesday, October 29, 2024 11:16 AM  
**To:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>  
**Subject:** RE: Development on Hollywood Orangebrook Golf Course

Hi Jeff,  
You need an update on this verbiage ?

The City transports its solid waste to the Waste Connections Pembroke Park transfer station located in Pembroke Park, 1899 SW 31<sup>st</sup> Avenue, 33009. Final disposal is at Waste Connections JED/OMNI Landfill in St. Cloud, Florida, 34773. 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 5800-6200 tons of waste are deposited each day. As of 2018, 1,847,925 cubic yards of capacity had been used. The facility's 20-year projection shows a remaining capacity of **3,852,819 cubic yards** (4.7%) in the year 2038. Additionally, the anticipated life of the landfill is 18 years pursuant to an April, 2023 application for landfill modification made to FDEP, which is included in **Exhibit "F."**

---

**From:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>  
**Sent:** Tuesday, October 29, 2024 11:07 AM  
**To:** Susana Martinez <[susana.martinez@wasteconnections.com](mailto:susana.martinez@wasteconnections.com)>  
**Subject:** FW: Development on Hollywood Orangebrook Golf Course

Susana, please see below and advise, thanks!

**Jeff Katims, AICP, CNU-A**  
Complete Cities Planning Group  
Principal

Phone: 954.372.6767  
Email: [Jeff@CompleteCities.net](mailto:Jeff@CompleteCities.net)

200 S. Andrews Avenue  
Suite 504  
Fort Lauderdale, FL 33301

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---

**From:** Jeff Katims  
**Sent:** Sunday, October 20, 2024 3:11 PM  
**To:** Susana Martinez <[susana.martinez@wasteconnections.com](mailto:susana.martinez@wasteconnections.com)>  
**Subject:** FW: Development on Hollywood Orangebrook Golf Course

Susana,

With regard to the attached letter (thank you), we're being required to provide the landfill capacity and current and committed demand on it. Can you provide?

**Jeff Katims, AICP, CNU-A**  
Complete Cities Planning Group  
Principal

Phone: 954.372.6767  
Email: [Jeff@CompleteCities.net](mailto:Jeff@CompleteCities.net)

200 S. Andrews Avenue  
Suite 504  
Fort Lauderdale, FL 33301

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---

**From:** Susana Martinez <[susana.martinez@wasteconnections.com](mailto:susana.martinez@wasteconnections.com)>  
**Sent:** Wednesday, July 17, 2024 1:16 PM  
**To:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>  
**Subject:** FW: Development on Hollywood Orangebrook Golf Course

Hello Jeff,

The information on the attachment is accurate. Including the final solid waste destination to JED Landfill and has capacity for this new volume.

Please let me know if you have any questions or need anything else.

Thanks

**Susana Martinez**  
**District Controller**  
C: 954 599 6529  
**Waste Connections** | 3840 NW 37th Court | Miami, FL, 33142  
[www.WasteConnections.com](http://www.WasteConnections.com)



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---

**From:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>  
**Sent:** Tuesday, July 16, 2024 1:49:32 PM  
**To:** Jason Pepitone <[jason.pepitone@wasteconnections.com](mailto:jason.pepitone@wasteconnections.com)>  
**Subject:** Development on Hollywood Orangebrook Golf Course

Jason,

PPG Developers has partnered with the City of Hollywood via a P3 to build 750 high-rise apartments and a 175-room hotel within portions of the Orangebrook Golf Course. In order for the development to proceed, we need to entitle the property through Broward County. To do so, I need a letter or email from Waste Connections stating that: 1) the information on the attachment is accurate (or providing corrections thereto), 2) stating where Hollywood's solid waste is disposed of (ultimately), and 3) confirming that Waste Connections and the landfill or resource recovery plant, as applicable, have the capacity to serve the project. Much appreciated! Pls call me at 954 554-8894 or email me with any questions.

**Jeff Katims, AICP, CNU-A**  
**Complete Cities Planning Group**  
**Principal**  
**Phone:** 954.372.6767  
**Email:** [Jeff@CompleteCities.net](mailto:Jeff@CompleteCities.net)

200 S. Andrews Avenue  
Suite 504  
Fort Lauderdale, FL 33301

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## EXHIBIT F

### Broward County Drainage Confirmation

**From:** [Narvaez, Johana](#)  
**To:** [Jeff Katims](#)  
**Subject:** RE: 1301 S. Ocean Drive, Hollywood  
**Date:** Wednesday, August 6, 2025 1:24:04 PM

---

Good Afternoon Jeff,

My apologies for the delayed response.

The specifications under the Drainage Analysis on the documents provided seem to be in conformance with the Surface Water Management licensing requirements.

Please do not hesitate to contact me if you have any questions.

Sincerely,



**JOHANA NARVAEZ, M.S.E.E., ENVIRONMENTAL PROGRAM MANAGER**

**Resilient Environment Department**

**ENVIRONMENTAL PERMITTING DIVISION**

**Surface Water Management Licensing**

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038

Office: (954) 519- 0318 Fax: (954) 519- 1412

[jnarvaez@broward.org](mailto:jnarvaez@broward.org)

[Broward.org/Environment](http://Broward.org/Environment) | [ePermits](#) | [Enviros](#) | [Surface Water Management License Web Map](#)

*We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!*

---

**From:** Jeff Katims <jeff@completecities.net>  
**Sent:** Wednesday, August 6, 2025 12:52 PM  
**To:** Narvaez, Johana <JNARVAEZ@broward.org>  
**Subject:** FW: 1301 S. Ocean Drive, Hollywood

Hi Johana,

Just following up on the below email, making sure you received it.

**Jeff Katims, AICP, CNU-A**  
**Complete Cities Planning Group**  
**Principal**

**Phone:** 954.372.6767  
**Email:** [Jeff@CompleteCities.net](mailto:Jeff@CompleteCities.net)  
  
200 S. Andrews Avenue  
Suite 504  
Fort Lauderdale, FL 33301

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---

**From:** Jeff Katims  
**Sent:** Tuesday, July 29, 2025 12:44 PM  
**To:** Narvaez, Johana <[JNARVAEZ@broward.org](mailto:JNARVAEZ@broward.org)>  
**Subject:** RE: 1301 S. Ocean Drive, Hollywood

Johana, as discussed in the email thread below, the updated LUPA application for 1301 Ocean Drive is attached. Sketch and legal also attached.

**Jeff Katims, AICP, CNU-A**  
**Complete Cities Planning Group**  
**Principal**  
  
**Phone:** 954.372.6767  
**Email:** [Jeff@CompleteCities.net](mailto:Jeff@CompleteCities.net)  
  
200 S. Andrews Avenue  
Suite 504  
Fort Lauderdale, FL 33301

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---

**From:** Narvaez, Johana <[JNARVAEZ@broward.org](mailto:JNARVAEZ@broward.org)>  
**Sent:** Tuesday, June 17, 2025 3:53 PM  
**To:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>  
**Subject:** RE: 1301 S. Ocean Drive, Hollywood

You can email me the request. Thank you.

Please do not hesitate to contact me if you have any questions.

**To all our customers: Broward County Board of County Commissioners have approved an increase in licensing/permitting fees effective May 1, 2025.**

Sincerely,



JOHANA NARVAEZ, M.S.E.E., ENVIRONMENTAL PROGRAM MANAGER

**Resilient Environment Department  
ENVIRONMENTAL PERMITTING DIVISION**

**Surface Water Management Licensing**

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038

Office: (954) 519- 0318 Fax: (954) 519- 1412

[jnarvaez@broward.org](mailto:jnarvaez@broward.org)

[Broward.org/Environment](http://Broward.org/Environment) | [ePermits](#) | [Enviros](#) | [Surface Water Management License Web Map](#)

*We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!*

---

**From:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>

**Sent:** Tuesday, June 17, 2025 3:49 PM

**To:** Narvaez, Johana <[JNARVAEZ@broward.org](mailto:JNARVAEZ@broward.org)>

**Subject:** RE: 1301 S. Ocean Drive, Hollywood

Sure. Can I email it to you or is there a specific process that I must follow?

**Jeff Katims, AICP, CNU-A**  
**Complete Cities Planning Group**  
**Principal**

**Phone:** 954.372.6767

**Email:** [Jeff@CompleteCities.net](mailto:Jeff@CompleteCities.net)

200 S. Andrews Avenue  
Suite 504  
Fort Lauderdale, FL 33301

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---

**From:** Narvaez, Johana <[JNARVAEZ@broward.org](mailto:JNARVAEZ@broward.org)>

**Sent:** Tuesday, June 17, 2025 3:47 PM  
**To:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>  
**Subject:** RE: 1301 S. Ocean Drive, Hollywood

Jeff,

You will have to submit it for review one more time since a lot of things have changed since then.

Please do not hesitate to contact me if you have any questions.

**To all our customers: Broward County Board of County Commissioners have approved an increase in licensing/permitting fees effective May 1, 2025.**

Sincerely,



JOHANA NARVAEZ, M.S.E.E., ENVIRONMENTAL PROGRAM MANAGER

**Resilient Environment Department**  
**ENVIRONMENTAL PERMITTING DIVISION**  
**Surface Water Management Licensing**

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038

Office: (954) 519- 0318 Fax: (954) 519- 1412

[jnarvaez@broward.org](mailto:jnarvaez@broward.org)

[Broward.org/Environment](https://www.broward.org/Environment) | [ePermits](#) | [Enviros](#) | [Surface Water Management License Web Map](#)

*We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!*

---

**From:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>  
**Sent:** Monday, June 16, 2025 1:26 PM  
**To:** Narvaez, Johana <[JNARVAEZ@broward.org](mailto:JNARVAEZ@broward.org)>  
**Subject:** 1301 S. Ocean Drive, Hollywood

Johana,

In 2022, you reviewed the attached drainage analysis for a land use plan amendment. The amendment stalled and is now moving forward. Can you please confirm that the margin notes you added to the analysis are still valid or update as appropriate?



Thank you. If you have any questions, please don't hesitate to email or call.

**Jeff Katims, AICP, CNU-A**  
**Complete Cities Planning Group**  
**Principal**

**Phone:** 954.372.6767

**Email:** [Jeff@CompleteCities.net](mailto:Jeff@CompleteCities.net)

200 S. Andrews Avenue  
Suite 504  
Fort Lauderdale, FL 33301

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## EXHIBIT G

Broward County Transit Letter



Transportation Department

**Service and Strategic Planning Division**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

**VIA EMAIL**

August 12, 2025

Jeff Katims, AICP, CNU-A  
Complete Cities Planning Group  
200 S. Andrews Avenue  
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – 1301 South Ocean Drive – Transit  
Verification Letter

Dear Jeff Katims,

Broward County Transit (BCT) has reviewed your correspondence dated July 29, 2025, regarding the proposed Land Use Plan Amendment (LUPA) for 1301 South Ocean Drive in the City of Hollywood, FL for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to the BCT Route 4 and the Hollywood community shuttle A1A Loop Route 770. Please refer to the following table for detailed information.

*The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for the BCT Route 4 on weekdays, Saturdays, and Sundays line by line. For example, on weekdays the BCT Route 4 runs from 5:15 a.m. to 11:25 p.m. with a frequency of 40 minutes.*

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 4	Weekday	5:15 a.m. – 11:25 p.m.	40 minutes
	Saturday	6:05 a.m. – 11:25 p.m.	56 minutes
	Sunday	7:45 a.m. – 10:44 p.m.	50 minutes
Hollywood A1A Loop – BCT 770	Monday-Thurs	8:00 a.m. – 6:07 p.m.	21-28 minutes
	Friday	8:00 a.m. – 8:00 p.m.	21-30 minutes
	Saturday	8:00 a.m. – 8:12 p.m.	20-28 minutes
	Sunday	8:00 a.m. – 7:56 p.m.	21-30 minutes

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

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine  
broward.org

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](mailto: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

## EXHIBIT H

### Public School Consistency Report

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

**LAND USE**

**SBBC-3561-2023**

**County No: N/A**

**Folio #: 514224010011**

**Hollywood Arts**

**July 23, 2025**



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

# SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
<b>Date:</b> July 23, 2025		Units Permitted	0	Units Proposed	113
<b>Name:</b> Hollywood Arts		NET CHANGE (UNITS):		113	
<b>SBBC Project Number:</b> SBBC-3561-2023		<u>Students</u>	<u>Permitted</u>	<u>Proposed</u>	<u>NET CHANGE</u>
<b>County Project Number:</b>		Elem	0	1	1
<b>Municipality Project Number:</b>		Mid	0	0	0
<b>Owner/Developer:</b> City of Hollywood		High	0	1	1
<b>Jurisdiction:</b> Hollywood		Total	0	2	2
				<b>Existing Land Use:</b>	Community Facility
				<b>Proposed Land Use:</b>	Medium-High (25)
				<b>Current Zoning</b>	Government Use - GU
				<b>Proposed Zoning:</b>	N/A
				<b>Section:</b>	24
				<b>Township:</b>	51
				<b>Range:</b>	42

## SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	
Hollywood Central Elementary	687	756	311	-445	-24	41.1%	
Olsen Middle	1,080	1,188	600	-588	-26	50.5%	
South Broward High	2,297	2,527	2,372	-155	-6	93.9%	

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				25/26	26/27	27/28	28/29	29/30
Hollywood Central Elementary	311	-445	41.1%	301	292	282	277	266
Olsen Middle	605	-633	48.9%	606	579	574	568	556
South Broward High	2,390	-128	94.9%	2,318	2,297	2,274	2,245	2,233

\* See comments for additional Impacted Planning Area information

## LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 1 - Elementary	17,680	11,523	-6,157	10,357	10,142	9,931	9,718	9,508
Area 1 - Middle	7,181	3,953	-3,228	3,638	3,567	3,496	3,424	3,352
Area 1 - High	9,049	7,015	-2,034	6,910	6,872	6,835	6,797	6,759

\* See comments for additional Impacted Planning Area information

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
Hollywood Academy 6_8	450	478	28	478	478	478
Hollywood Academy K_5	1,100	1,130	30	1,130	1,130	1,130

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

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



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

School(s)	Description of Capacity Additions
Hollywood Central Elementary	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
Olsen Middle	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
South Broward High	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.

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

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

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

\* See comments for additional Impacted Planning Area information

School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

## Comments

Information contained in the application indicates that the approximately 3.99-acre site is generally located on the east side of South Ocean Drive between Azalea Terrace and Bougainvillea Terrace in the City of Hollywood. The current land use designations for the site are Community and Recreation, as well as Open Space, which allow for no residential units. The applicant proposes to change the land use designation to Medium-High (25) Residential to allow 113 high-rise units, which are anticipated to generate 2 additional students (1 elementary and 1 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2024/25 school year are Hollywood Central Elementary, Olsen Middle, and South Broward High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2024-25 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "1". The elementary, middle, and high schools currently serving Planning Area "1" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

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

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

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-3561-2023

Reviewed By:

7/24/2025  
Date

Glennika D. Gordon  
Signature

Glennika D. Gordon, AICP, CNU-A  
Name

Planner  
Title

## EXHIBIT I

### Florida Master Site File Verification

**From:** [Halvorsen, Alyssa](#)  
**To:** [Jeff Katims](#)  
**Subject:** RE: Master site file inquiry  
**Date:** Monday, August 11, 2025 10:24:56 AM  
**Attachments:** [image002.png](#)  
[image005.png](#)  
[image001.png](#)  
[Parcel Search Map.pdf](#)

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Good morning,

I have completed a search of the area that you specified. There are no previously recorded resources within the search area. I have attached a map for your reference. Please let me know if you have any questions. Have a wonderful day!

**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

## Alyssa Halvorsen

Historical Data Analyst, Florida Master Site File

**Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State**  
**850.245.6315 | Fax: 850.245.6439 | [Alyssa.Halvorsen@dos.fl.gov](mailto:Alyssa.Halvorsen@dos.fl.gov) | [dos.fl.gov/historical](https://dos.fl.gov/historical)**



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**From:** CompliancePermits <CompliancePermits@dos.fl.gov>  
**Sent:** Monday, August 11, 2025 8:06 AM  
**To:** FMSFILE <FMSFILE@dos.fl.gov>  
**Subject:** Fw: Master site file inquiry

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**From:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>  
**Sent:** Thursday, August 7, 2025 21:42  
**To:** CompliancePermits <[CompliancePermits@dos.fl.gov](mailto:CompliancePermits@dos.fl.gov)>  
**Subject:** Master site file inquiry

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

I'm inquiring as to any MSF entries for the property described on the attached sketch and legal description, and located below, in T 51S, R 42E, Sec. 24. Thanks!



**Email:** [Jeff@CompleteCities.net](mailto:Jeff@CompleteCities.net)

200 S. Andrews Avenue  
Suite 504  
Fort Lauderdale, FL 33301

Note: The information contained in this transmission as well as all documents transmitted herewith are privileged and confidential information. This information is intended only for the use of the individual or entity to whom it was sent, and the recipient is obliged to protect this information as appropriate. If the recipient of the e-mail, and/or the documents attached is not the intended recipient, you are hereby notified that any dissemination, distribution or reproduction, copy, or storage of this communication is strictly prohibited. Thank you.