

### **PLANNING DIVISION**



2600 Hollywood Boulevard Room 315 Hollywood, FL 33022 File No. (internal use only):

### **GENERAL APPLICATION**



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

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

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

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

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

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

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



E):
☐ Historic Preservation Board
▼ Planning and Development Board
urco 4100 N. Hills Drivo
urse, 4100 N. Hills Drive
Subdivision:
2 06 07 4790, 5142 06 07 0990, 5142 06 08 4880
Land Use Classification: OSR
Sq Ft/Number of Units:
e?() Yes (X) No If yes, attach a copy of violation
ity before? If yes, check al that apply and provide Fil
Advisory Committee
nd Development
endment FROM 36.8 ac. of OSR, TO 35.8 ac.  0 ac of Low Res. (5 du/ac).
Sq Ft:
Estimated Date of Completion: Undetermined
If Phased, Estimated Completion of Each Phase
agle Management LLC
od Blvd. North, West Palm Beach, FL 33411
894-7356 Email Address: Ari.pearl@gmail.com
t (circle one): Keith Poliakoff
t Laud., 33301 Telephone: (954) 909-0590
kpoliakoff@govlawgroup.com
e an option to purchase the Property? Yes ( ) No (X)
ice of the Hearing:
Address:
Email Address:

### PLANNING DIVISION



2600 Hollywood Boulevard Room 315 Hollywood, FL 33022 File No. (internal use only):

### **GENERAL APPLICATION**

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner	Date:
PRINT NAME:	Date:
Signature of Consultant/Representative:	Date: 12/12/2-2
PRINT NAME: Keith M Poliakoff	Date:
Signature of Tenant	Date:
PRINT NAME:	Date:
Current Owner Power of Attorney	
Land Use Plan Amendment to my property, which is hereby in Keith Poliakoff to be my legal representative before the a Committee) relative to all matters concerning this application.	of the nature and effect the request for made by me or I am hereby authorizing all City Boards (Board and/or
Sworn to and subscribed before me this day of	Signature of Current Owner
NOTARY CERTIFICATION	Todd Schoenwetter
Notary Public  State of Fioricla  My Commission Expires: 5/4/2005 heck One)Personally known to me. OR	Print Name Produced Identification



### Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	
County of SAN DIEGO	
Subscribed and sworn to (or affirmed) before r	ne on this <u>16TH</u>
day of DECEMBER , 20 22, by TODD S	SCHOENWETTER
proved to me on the basis of satisfactory evide	ence to be the person(s) who appeared before me.
Place Seal Here	Signature Dand, Hul
William WAS	

### **Description of Attached Document**

Document Date	Number of Pages
12/16/22	11

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

"The Club at Emerald Hills"

Prepared By:



3550 NW 53<sup>rd</sup> Street, Suite 101

Fort Lauderdale, FL 33309

Submitted to City of Hollywood December, 2022

Updated March 7, 2023

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### 1. TRANSMITTAL INFORMATION

A. LETTER OF TRANSMITTAL FROM MUNICIPAL MAYOR OR MANAGER DOCUMENTING THAT THE LOCAL GOVERNMENT TOOK ACTION BY MOTION, RESOLUTION OR ORDINANCE TO TRANSMIT A PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN, INCLUDING THE DATE THAT THE LOCAL GOVERNING BODY HELD THE TRANSMITTAL PUBLIC HEARING. PLEASE ATTACH A COPY OF THE REFERENCED MOTION, RESOLUTION OR ORDINANCE. THE LOCAL GOVERNMENT'S ACTION TO TRANSMIT MUST INCLUDE A RECOMMENDATION OF APPROVAL, DENIAL OR MODIFICATION REGARDING THE PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN.

(To be attached as **Exhibit "A"** upon receipt)

B. NAME, TITLE, ADDRESS, TELEPHONE NUMBER AND EMAIL ADDRESS OF THE LOCAL GOVERNMENT CONTACT PERSON.

Mawusi Watson, Planning Administrator Division of Planning and Urban Design City of Hollywood 2600 Hollywood Blvd., Room 315 Hollywood, FL 33021

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

Email: MWatson@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.

(To be attached as **Exhibit "A"** upon receipt)

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.

(To Be Provided upon issuance of public notice by City.)

- 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 A SEPARATE PAGE)

The amendment is a small-scale development.

#### 2. APPLICANT INFORMATION

A. Applicant: Keith Poliakoff, Esq.

> Government Law Group 200 S. Andrews Ave., Suite 601 Fort Lauderdale, FL 33301

Phone: (954) 909-0590 Email: keith.poliakoff@saul.clom

B. Agent: Jeff Katims, Senior Planning Manager

TranSystems, Inc.

3550 NW 53<sup>rd</sup> Street, Suite 101 Fort Lauderdale, FL 33309 Phone: (954) 475-3070 Email: jkatims@sepiinc.com

C. Property Owner: First Eagle Management, LLC

> 2001 Crestwood Blvd N. West Palm Beach Fl 33411 Phone: (954) 961-4000 Fax: (954) 894-7356

Email: ari.pearl@gmail.com

### D. Applicant's rationale for the amendment:

Years ago, The Club at Emerald Hills was the jewel of the Emerald Hills Community. A dynamic club house with amenities including a great restaurant, pool, tennis courts, and golf course, made Emerald Hills a highly desirable place to live. Over the years, however, the club's membership dwindled. The tennis courts were sold and the club could no longer be seen as the center of the community. This land use plan amendment seeks to bring The Club at Emerald Hills back to its glory days by providing a dedicated source of revenue that will enable the ownership to redevelop the clubhouse with new amenities such as a state of the art fitness facility, an indoor basketball court, tennis courts, and a redeveloped championship golf course designed by Nicklaus Designs. The project is designed to maintain the integrity of the golf course by developing compact residential "nodes" at points along the course's periphery. The amendment will enable The Club of Emerald Hills to maintain itself long into the future, and will ensure via deed restriction of the golf course that the residents will always be surrounded by open space.

### 3. AMENDMENT SITE DESCRIPTION

### A. CONCISE WRITTEN DESCRIPTION OF THE GENERAL BOUNDARIES AND GROSS ACREAGE (AS DEFINED BY BCLUP) OF THE PROPOSED AMENDMENT.

The amendment consists of 6 parcels comprising 36.8 gross acres within the Emerald Hills Golf Course. The golf course has irregular boundaries, generalized as being south of North Hills Drive, north of Sheridan Street, west of N. 40<sup>th</sup> Avenue, and east of N. 56<sup>th</sup> Avenue.

### B. SEALED SURVEY, INCLUDING LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE AMENDED.

Legal descriptions and sealed surveys of the amendment site are attached as **Exhibit "B".** The amendment site is comprised of the following BCPA Parcel Identification Numbers:

5142 06 07 4780

5142 06 08 4880

5142 06 07 4790

5142 06 07 0990

See Exhibit "B-0" for the location of the 5 amendment sites within the overall golf course property. This exhibit also shows the location of the four golf course tax identification parcels identified by the above BCPA Parcel Identification Numbers.

### C. MAP AT A SCALE CLEARLY INDICATING THE AMENDMENT LOCATION, BOUNDARIES, AND PROPOSED LAND USES.

Existing and proposed City future land use is included as Exhibit "B."

Existing and proposed County future land use is included as Exhibit "C."

### 4. EXISTING AND PROPOSED USES

A. CURRENT AND PROPOSED LOCAL AND BROWARD COUNTY LAND USE PLAN DESIGNATION(S) FOR THE AMENDMENT SITE. IF MULTIPLE LAND USE DESIGNATIONS, DESCRIBE GROSS ACREAGE WITHIN EACH DESIGNATION. FOR ACTIVITY CENTER AMENDMENTS, THE PROPOSED TEXT INDICATING THE MAXIMUM RESIDENTIAL AND NONRESIDENTIAL USES MUST BE INCLUDED.

City of Hollywood Land Use Plan

Amendment	City of Hollywood	Acres	<b>Dwelling Units</b>
Parcel No.	Existing Land Use Designations		
All	Open Space and Recreation	36.8	0
	City of Hollywood		
	Proposed Land Use Designations		
Parcels 1-5	Low-Medium Residential (10 du/ac)	35.8	358
Parcel 6	Low Residential (5 du/ac)	1.0	5*

<sup>\*</sup>To be deed restricted to 2 single-family detached dwellings.

**Broward County Land Use Plan** 

Amendment	Broward County Land Use Plan	Acres	<b>Dwelling Units</b>
Parcel No.	Existing Land Use Designations		
All	Commercial Recreation	36.8	0
	Broward County Land Use Plan		
	Proposed Land Use Designations		
Parcels 1-5	Low-Medium Residential (10 du/ac)	35.8	358
Parcel 6	Low Residential (5 du/ac)	1.0	5*

<sup>\*</sup>To be deed restricted to 2 single-family detached dwellings.

### B. INDICATE IF THE FLEXIBILITY PROVISIONS OF THE BROWARD COUNTY LAND USE PLAN HAVE BEEN USED FOR THE AMENDMENT SITE OR ADJACENT AREAS.

Available records do not indicate that flexibility provisions have been applied to the amendment site or adjacent areas.

### C. EXISTING USE OF AMENDMENT SITE AND ADJACENT AREAS.

Existing Use of Amendment Site	
Golf course, clubhouse and open space	

Existing Use	of Adjacent Areas
North	Single-family detached, low-rise and mid-rise residential
East	Low-rise apartments, attached and detached single-family residential
South	Single-family attached and detached, mid-rise residential
West	Community facilities

### D. PROPOSED USE OF THE AMENDMENT SITE INCLUDING PROPOSED SQUARE FOOTAGE FOR EACH NON-RESIDENTIAL USE AND / OR DWELLING UNIT COUNT.

Amendment Parcel No.	Proposed Designation	Proposed Use	Gross Acres
1	Residential, low-medium (10 du/ac)	34 townhomes	3.4
2	Residential, low-medium (10 du/ac)	54 multiple-family units	5.4
3	Residential, low-medium (10 du/ac)	79 multiple-family units	7.9
4	Residential, low-medium (10 du/ac)	80 multiple-family units	8.0
5	Residential, low-medium (10 du/ac)	111 multiple-family units	11.1
6	Residential low (5 du/ac)	2 single-family detached units*	1.0
	Total:	360 dwelling units*	36.8

<sup>\*</sup>Only 2 units are proposed on Parcel 6 but 5 would be allowed per land use plan density. The impact analyses therefore utilize 363 total units instead of the 360 that are actually proposed.

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 City of Hollywood adopted and certified land use plan establishes a maximum intensity in the form of a Floor Area Ratio of 3.0 for lands designated Open Space and Recreation.

### 5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

#### A. POTABLE WATER

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

The City of Hollywood potable water level of service standard is the Florida Department of Environmental Protection permitted capacity for the city's potable water treatment facilities. The City adopted its most recent Water Supply Facilities Work Plan on October 7, 2020.

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.

The amendment site is served by the City of Hollywood water treatment plant ("HWTP") with a capacity of 59.5 mgd. Current and committed demand comprise approximately 28.398 mgd. There are no planned expansions. 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.

Pursuant to Chapter 51 of the City Code of Ordinances and Broward County Water and Wastewater Service design standards, each 1-2 bedroom unit utilizes 250 gpd and each 3 bedroom unit and townhouse utilizes 300 gpd. For the purpose of impact evaluation, all multi-family units are assumed to be 3 bedrooms. Amendment demand is as follows:

363 dwelling units x 300 gpd = 108,900 gpd, or 0.109 mgd.

The net increase in finished water comprises less than .35 percent of the City's surplus treatment capacity.

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

To Be Provided as Exhibit "E."

#### **B. SANITARY SEWER**

- 1. Provide the sanitary sewer level of service per the adopted and certified local land use plan. The adopted level of service in the City's adopted and certified comprehensive plan is 315 gpd per Equivalent Residential Connection ("ERC").
- 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 amendment site is served by the Southern Regional Wastewater Treatment Plant ("SRWTP") with a capacity of 55.50 mgd. The maximum monthly average daily flow during the preceding 12 months was 46.60 mgd and the maximum three-month average daily flow was 43.433 mgd. There are 5.2 mgd of committed demand.

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.

Pursuant to Chapter 52 of the City Code of Ordinances and Broward County Water and Wastewater Service design standards, each 1-2 bedroom unit utilizes 250 gpd and each 3 bedroom unit and townhouse utilizes 300 gpd. For the purpose of impact evaluation, all multi-family units are assumed to be 3 bedrooms. Amendment demand is as follows:

363 dwelling units x 300 gpd = 108,900 gpd, or 0.109 mgd (3.4 percent of surplus capacity).

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

To be provided as **Exhibit "E."** 

#### C. SOLID WASTE

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

The adopted level of service in the adopted City of Hollywood Comprehensive Plan for solid waste collection and disposal is 8.9 pounds per dwelling unit per 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 the landfill/plant capacity and planned landfill/plant capacity.

The City of Hollywood has a collection agreement with Waste Pro, which transports the City's solid waste to the Waste Connections Pembroke 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.

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

The amendment will increase the demand for solid waste collection and disposal by 3,231 lbs/day as follows: 8.9 lbs/day/unit x 363 du = 3,231 lbs/day.

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

Provided as **Exhibit "F,"** sourced directly from Florida Dept. Environmental Protection at: <a href="https://fldeploc.dep.state.fl.us/WWW">https://fldeploc.dep.state.fl.us/WWW</a> WACS/REPORTS/SW Facility Docs.asp?wacsid=89544

#### D. DRAINAGE

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

The City's adopted Comprehensive Plan provides the Level of Service Standards for drainage:

Private property: retain on property and dispose of ½ inch of storm runoff during any five minute period.

Single Family: maintain minimum of 30 percent pervious area on site.

Buildings, other: lowest floor elevation no lower than the elevation of the respective area depicted on the National Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for flood hazard areas based on 100 year flood elevation plus one foot, or, for commercial properties, 18 inches above the crown of the adjacent public street or road – whichever is highest. All commercial and residential properties with more than ten parking spaces must obtain drainage permits for the site development from other regulatory authorities having jurisdiction prior to obtaining a building permit from the City.

Roads: Residential streets with rights-of-way not greater than 50 feet shall have crown elevations no lower than the elevation for the respective area depicted on the Broward County ten year "Flood Criteria Map."

Off-site Discharge: shall not exceed the inflow limit of the SFWMD primary receiving canal or the local conveyance system, whichever is less.

Flood plain routing: calculated floor elevations based on the ten and 100 year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten-year "Flood Criteria Map" and the "100 Year Flood Elevation Map."

Antecedent water level: the higher elevation of either the control elevation or the elevation depicted on the Broward County map, "Average Wet Season Water Levels."

Onsite storage: Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off-site discharge occurring during design rainfall.

Best management: Prior to discharge to surface or ground water, BMPs will be used to reduce pollutant discharge.

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

The amendment site is served by the South Florida Water Management District and Broward County Environmental Engineering Division.

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

There are no planned drainage improvements for the amendment site area.

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.

A Surface Water Management permit has not been applied for at this time.

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

The area meets the adopted level of service standards. All drainage analyses that will be required in the future by the BCEED and the City will comply with BCEED regulations.

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.

To be provided as Exhibit "G."

### E. RECREATION AND OPEN SPACE

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

The level of service standard established in the City of Hollywood adopted Comprehensive Plan is 3.0 acres per 1,000 population.

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.

Pursuant to the current certified open space inventory, the City has 746.23 acres of community parkland. The amendment will reduce the acreage of the golf course designated Commercial Recreation (BCLUP) and Recreation & Open Space (City FLUM) within the City by 32.8 acres\*, as shown below.

Amendment Site Composition			
Site	Acres from	Acres from	Total
No.	Golf Course*	Right-of-Way	<u>Acreage</u>
1	2.5 acres	0.90 acres	3.4 acres
2	5.0 acres	0.40 acres	5.4 acres
3	7.1 acres	0.80 acres	7.9 acres
4	7.2 acres	0.80 acres	8.0 acres
5	10.4 acres	0.70 acres	11.1 acres
6	0.6 acres	.40 acres	1.0 acres
	32.8 acres	4 acres	36.8 acres

<sup>\*</sup>Acreage redesignated to a residential land use category. Some acreage within the residential land use category will be retained for golf course use.

Notwithstanding the reduction of golf course acreage, the number of acres credited in the City's certified community parks inventory towards satisfying the LOS standard is unchanged. The City has 639.32 acres of golf course use, but the Broward County Land Use Plan (BCLUP) credits only 96.79 acres toward the recreation and open space LOS standard, as only 15% of the community park acreage used to meet the LOS standard can be comprised of golf courses. Therefore, while the total golf course acreage designated for recreation use will be reduced by 32.8 acres to 606.52 acres, there are still 542.53 acres of golf course in excess of what the BCLUP will count toward satisfying the LOS standard, and the number of acres of open space in the City that can be used to meet the LOS standard is therefore unchanged.

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

The amendment will create up to 363 new dwelling units, resulting in a population increase of 966 persons based upon the 2020 Census average household size of 2.66 persons. The additional population will require 2.9 acres of community park, calculated as follows:

 $363 \text{ du } \times 2.66 = 966 \text{ persons } \times .003 = 2.9 \text{ acres.}$ 

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

The City of Hollywood buildout population is 215,086 according to the City's certified inventory of community parks, which would require 645.26 acres of community parkland, resulting in a 100.97-acre surplus. Adding the 2.9 acres of additional demand from the amendment reduces the surplus of community parkland at buildout to 98.1 acres.

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

POLICY 2.5.4 states that 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 reduces the acreage of the existing golf course open space by less than 20 percent in order to support the recreation and open space function of the other 80-plus percent. The amendment will result in the permanent preservation of approximately 133 acres of open space, redesign of the existing golf course and improvement of club recreational facilities. The permanent open space will encompass the entirety of the golf course less the clubhouse parcel and area to be developed for residential use.

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.

The amendment will reduce the amount of privately owned land designated for recreation and open space by 32.8 acres on the City's plan. The loss of land designated for open space will be mitigated through redesign of the golf course, improvement of club recreational facilities, and preservation of approximately 133 acres as permanent open space.

b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development. The golf course consists of 166.23 acres, including approximately 22 acres of water, which will remain unaffected by the amendment, except as follows. Three of the amendment parcels include portions of a water body: Parcel 1, which will involve filling of approximately one-quarter acre of lake; Parcel 2, which includes a small area of a lake for density purposes only and does not require any filling; and Parcel 4, which includes less than 0.003 acre of water that does not require any filling. Surrounding developments retain frontage on the golf course, its lake system, or both, and approximately 133 acres of golf course and open space will remain.

c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.

No wetlands will be filled for this amendment. Lake fill will be de minimis. The amendment will not materially reduce the 22 acres of existing water bodies, also noting that SFWMD owns more than 11 additional acres of waterway that run through the eastern half of the golf course as the C-10 Canal. Given the preservation of about 134 acres of open space including substantial water acreage, groundwater recharge will not be impaired. There are scattered trees throughout the amendment site that will integrated into development sites or relocated, as appropriate.

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.

A Phase 2 environmental assessment is underway.

e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

Amendment Parcels 1, 2, 3, 5, and 6 will front and access existing roadways. Parcel 4 will front and access the northerly extension of an existing street within an existing right-of-way.

### F. TRAFFIC CIRCULATION ANALYSIS

The traffic circulation analysis required in this section and an additional roadway impact analysis are provided as Exhibit "L."

#### **G. MASS TRANSIT ANALYSIS**

The mass transit analysis required in this section is provided in Exhibit "L." The verification letter is provided as **Exhibit "H"**.

#### H. PUBLIC EDUCATION ANALYSIS

### 1. Public School Impact Application

Application provided as Exhibit "I."

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

The application and fee were submitted to School Board of Broward County on February 20, 2023.

### 6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

### A. HISTORIC SITES OR DISTRICTS ON THE NATIONAL REGISTER OF HISTORIC PLACES OR LOCALLY DESIGNATED HISTORIC SITES.

Neither the National Register of Historic Places nor the City's Comprehensive Plan identifies any historic sites or historically significant housing within or abutting the amendment site.

### B. ARCHAEOLOGICAL SITES LISTED ON THE FLORIDA MASTER SITE FILE.

The subject site does not contain any archaeological sites..

Please see **Exhibit "J"** for the Cultural resources verification letter from the State of Florida.

### C. WETLANDS.

There are no wetlands within the amendment area pursuant to the Broward County Natural Resources Map Series.

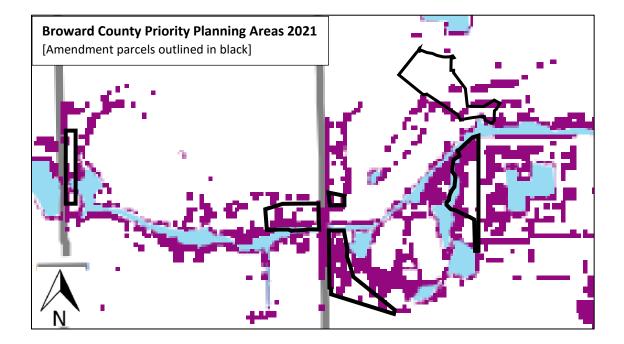
### D. LOCAL AREAS OF PARTICULAR CONCERN AS IDENTIFIED WITHIN THE BROWARD COUNTY LAND USE PLAN.

There are no Local Areas of Particular Concern within the amendment area.

### E. PRIORITY PLANNING AREA MAP AND BROWARD COUNTY LAND USE PLAN POLICY 2.21.1 REGARDING SEA LEVEL RISE.

The amendment site is characterized primarily by upland area that is adjacent to waterways. Significant portions are identified as priority planning areas on the 2021 Broward County map, which is excerpted below. A combination of three strategies will prevent impacts relating to sea level rise within this greenfield development context:

- 1) concentrating residential improvements primarily within the higher portions of the amendment sites that are outside of the priority planning areas;
- 2) filling development sites above critical elevation; and
- 3) preserving approximately 133 acres of open space around and within the amendment sites, including some portions of the amendment sites shown as priority planning areas. As a large greenfield site (golf course) of which less than 20 percent will be developed, the overwhelming majority of the overall tract will be pervious greenspace with ample room for stormwater retention. Buildings and improvements will be on elevated with appropriate transitions to lower areas.



F. "ENDANGERED" OR "THREATENED SPECIES" OR "SPECIES OF SPECIAL CONCERN" OR "COMMERCIALLY EXPLOITED" AS PER THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FAUNA), THE U.S. FISH AND WILDLIFE SERVICE (FLORA AND FAUNA), OR THE FLORIDA DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES (FAUNA). IF YES, IDENTIFY THE SPECIES AND SHOW THE HABITAT LOCATION ON A MAP.

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

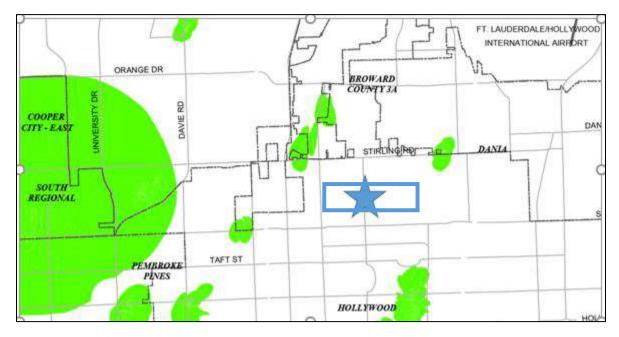
G. PLANTS LISTED IN THE REGULATED PLANT INDEX FOR PROTECTION BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

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

H. WELLFIELDS - INDICATE WHETHER THE AMENDMENT IS LOCATED WITHIN A WELLFIELD PROTECTION ZONE OF INFLUENCE AS DEFINED BY BROWARD COUNTY CODE, CHAPTER 27,

### ARTICLE 13 "WELLFIELD PROTECTION." IF SO, SPECIFY THE AFFECTED ZONE AND ANY PROVISIONS WHICH WILL BE MADE TO PROTECT THE WELLFIELD.

This site is not located within a wellfield protection zone of influence as shown on the map below.



I. SOILS - DESCRIBE WHETHER THE AMENDMENT WILL REQUIRE THE ALTERATION OF SOIL CONDITIONS OR TOPOGRAPHY. IF SO, DESCRIBE WHAT MANAGEMENT PRACTICES WILL BE USED TO PROTECT OR MITIGATE THE AREA'S NATURAL FEATURES.

The amendment site has been altered from its natural state. The site consists of a golf course fairways and man-made waterbodies. The golf course is designated predominantly "low-impact urban" on the City's Habitats and Land Cover Map, and its soils are classified as Arents; Organic Substratum-Urban Land Complex on the City's Soils Map. This soil type is characterized by nearly level or gently sloping soils made up of heterogeneous over-burden material that has been removed from other areas of other soils and used primarily for land leveling as fill.

Most significantly, 85 percent of the overall open space, of which the amendment site is a part, will remain as such.

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. Not applicable.

### 7. AFFORDABLE HOUSING

DESCRIBE HOW THE LOCAL GOVERNMENT IS ADDRESSING BROWARD COUNTY LAND USE PLAN POLICY 2.16.2, CONSISTENT WITH ARTICLE 5 OF THIS DOCUMENT.

The City of Hollywood has an affordable housing strategy prepared by Munilytics in 2020, approved by the Planning and Development Management Division, and valid through the end of 2022. An updated affordable housing strategy, also prepared by Munylitics, to be attached as Exhibit "M."

### 8. LAND USE COMPATIBILITY

DESCRIBE HOW THE AMENDMENT IS CONSISTENT WITH EXISTING AND PLANNED FUTURE LAND USES IN THE AREA (INCLUDING ADJACENT MUNICIPALITIES AND / OR COUNTY JURISDICTIONS). IDENTIFY SPECIFIC LAND DEVELOPMENT CODE PROVISIONS OR OTHER MEASURES THAT HAVE OR WILL BE UTILIZED TO ENSURE LAND USE COMPATIBILITY.

The land use plan designations chosen for each component of the amendment site are generally contiguous with identical or commensurate land use designations. Portions of the amendment site with materially higher densities than an adjacent land use are separated from the adjacent land use by open space, or will be separated via appropriate building placement within the amendment site. Below is a parcel-by-parcel analysis:

### Parcel 1

Proposed use: townhomesFLUM density: 10 du/ac

• Adjacent land uses, North: golf course buffer (OSR), then single-family detached (Low Res. 5

FLUM densities: du/ac)

South: single-family condominium (Low Medium Res. 10 du/ac)

East: golf course buffer (OSR), then single-family detached (Low Res. 5 du/ac) West: 56 Ave, lake (OSR), single-family detached residence (Low Res 5 du/ac)

Discussion: The townhomes are attached single-family units in small groupings that will be

separated and buffered from detached single-family neighborhoods to the north and east by the golf course open space and to the west by a collector roadway and lake. This parcel shares a small common boundary with the development to the south, where appropriate setbacks will be employed.

### Parcel 2

• Proposed use: 3-story apartments

• FLUM density: 10 du/ac

• Adjacent land uses, North: golf course buffer to remain (OSR), then single-family residential

FLUM densities: (Low Res. 5 du/ac)

South: golf course lake (OSR), 6-story apartments (Medium High Res. 25 du/ac) East: N. 46 Ave. (100' R.O.W.) then single-family detached (Low Res. 5du/ac)

West: golf course to remain (OSR)

• Discussion: This parcel is located in between mid-rise apartments and a single-family

detached neighborhood. The proposed buildings step down from the height of the apartments to the south and are positioned on the south side of the parcel, furthest from the single-family neighborhood. The parking area situated on the north side of the parcel, landscape buffer and golf course open space will provide a buffer and separation from the single-family neighborhood to the north.

### Parcel 3

• Proposed use: 4-story apartments

• FLUM density: 10 du/ac

• Adjacent land uses, North: canal (OSR and Low-Res.(5 du/ac), single-family residential (Low

FLUM densities: Res. 5 du/ac)

South: townhomes (Medium Res. 16 du/ac)

East: golf course to remain (OSR), then single-family residential (Low Res.

5du/ac)

West: N. 46 Ave, 6 story apartments (Medium High Res. 25 du/ac)

• Discussion: This parcel is located in between 6-story apartments to the west and a single-

family neighborhood to the east. The buildings represent a step-down in height from the apartment buildings to the west. The golf course will provide a buffer and separation from the single-family neighborhood to the east. Approximately 200 feet of open space within the parcel, and the existing canal, will buffer and

provide separation from the single-family neighborhood to the north.

Parcel 4

• Proposed use: 4-story apartments

• FLUM density: 10 du/ac

Adjacent land uses, North: golf course buffer to remain (OSR), then Parcel 5 of this LUPA.
 FLUM densities: South: golf course lake to remain (OSR), then townhomes (Medium Res.(16))

du/ac)

East: garden apartments (Low Medium Res. 10 du/ac, Medium Res. 16 du/ac) West: golf course to remain (OSR), then single-family residential (Low Res. 5

du/ac)

• Discussion: The buildings on this parcel will be compatible with the garden apartments to

the east and the townhomes to the south. Expanses of the golf course will buffer and provide separation from the single-family residential to the west.

Parcel 5

Proposed use: Clubhouse with apartments on floors 3-5 and 2-story golf villas.

• FLUM density: 10 du/ac

Adjacent land uses, North: city park(OSR), single-family residential (Low Res. 5 du/ac)

FLUM densities: South: golf course (OSR), single-family residential (Low Medium Res. 16 du/ac),

Low Res. (5 du/ac)

East: N. 46 Ave. (100' R.O.W.) then single-family detached (Low Res.(5du/ac)

West: golf course to remain (OSR)

• Discussion: This parcel is located in between mid-rise apartments and a single-family

detached neighborhood. The proposed buildings step down from the height of the apartments to the south and are positioned on the south side of the parcel, furthest from the single-family neighborhood. The parking area, landscape buffer and golf course open space will provide a buffer and separation from the single-family neighborhood to the north.

Parcel 6

Proposed use: two single-family parcels

• FLUM density: 5 du/ac

• Adjacent land uses, North: golf course to remain (OSR)

FLUM densities: South: single-family residential (Low Res. 5 du/ac)

East: single-family residential (Low Res. 5 du/ac)

West: golf course to remain (OSR)

Discussion: This parcel, consisting of two single-family lots, was not initially proposed as

part of the development plan, but was specifically requested by the neighborhood. The proposed designation and use are identical to those of

adjacent developed residential lots.

### 9. HURRICANE EVACUATION ANALYSIS

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

PROVIDE A HURRICANE EVACUATION ANALYSIS BASED ON THE PROPOSED AMENDMENT, CONSIDERING THE NUMBER OF PERMANENT AND SEASONAL RESIDENTIAL DWELLING UNITS (INCLUDING SPECIAL RESIDENTIAL FACILITIES REQUIRING EVACUATION, AVAILABILITY OF HURRICANE SHELTER SPACES, AND EVACUATION ROUTES AND CLEARANCE TIMES.

Not applicable – the site is not in an identified hurricane evacuation zone.

### **10. REDEVELOPMENT ANALYSIS**

INDICATE IF THE AMENDMENT IS LOCATED IN AN IDENTIFIED REDEVELOPMENT (I.E., COMMUNITY REDEVELOPMENT AGENCY, COMMUNITY DEVELOPMENT BLOCK GRANT) AREA. IF SO, DESCRIBE HOW THE AMENDMENT WILL FACILITATE REDEVELOPMENT AND PROMOTE APPROVED REDEVELOPMENT PLANS.

This amendment site is not located in an identified community redevelopment area (CRA).

### 11. INTERGOVERNMENTAL COORDINATION

DESCRIBE WHETHER THE PROPOSED AMENDMENT AFFECTS ADJACENT LOCAL GOVERNMENTS. IF SO, PLEASE PROVIDE ADDITIONAL COPIES FOR THE NOTIFICATION AND/OR REVIEW BY ADJACENT LOCAL GOVERNMENTS.

The amendment does not affect an adjacent local government.

### 12. CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES

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

#### Climate Change Resilience

- Strategy CCR-1 (integrating land use and transportation decisions): the amendment provides additional multiple-family residential units in an area with existing multi-family communities within a five-minute walk of three BCT routes.
- Strategy CCR-2 (increase the resilience of our community to the effects of climate change): the amendment places development in small pods on high ground interspersed with permanently preserved green space surrounding waterways, which can aid future stormwater retention.
- Strategy CCR-3 (maintain adequate water supply): the amendment protects aquifer recharge by permanently preserving approximately 133 acres of green space.

#### Multi-Modal

• Strategy MM-2 (transportation-housing connection): the amendment provides additional multiple-family units within a five-minute walk of three BCT routes.

### World-Class Natural Resource Protection and Enhancement

 Strategy EP-4 (provide recreation and open space areas which serve the diverse interests of both residents and visitors and that are compatible with the tropical and resort character of Broward County): the amendment allows the continued operation and improvement of the golf course, and permanently preserves approximately 133 acres of open space.

### Affordable Housing

• Strategy AH-4: (municipalities should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing ): the City of Hollywood has a comprehensive affordable housing strategy as inventoried and analyzed by Munilytics and provided as Exhibit "M."

### LIST OF GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN WHICH THE PROPOSED AMENDMENT FURTHERS.

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. See analysis under Sec. 8, Land Use Compatibility.

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. *The Amendment will not* 

affect the City's compliance with the LOS requirement. See analysis under 5.E., Recreation and Open Space.

POLICY 2.5.4 See analysis under 5.E., Recreation and Open Space.

POLICY 2.5.5 See analysis under 5.E., Recreation and Open Space.

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. See Section 8, Land Use Compatibility.

POLICY 2.11.2 In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element. See analysis under 5.A., Potable Water.

POLICY 2.11.4 The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed. *See analysis under 5.B., Sanitary Sewer*.

POLICY 2.16.2 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

### [abridged]

- a. programs and policies to provide for construction or supply of affordable housing;
- b. programs and policies that provide funding to facilitate affordable purchase or renting of housing;
- c. programs and policies that facilitate maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of affordable housing density bonus provisions;
- i. land development regulations which promote the availability of affordable housing;

j. demonstration of existing policy and program measures to ensure sufficient supply. Includes estimate its supply of affordable housing utilizing data and methodology referenced in "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

See "Updated Citywide Affordable Housing Analysis attached as Exhibit "M.""

POLICY 2.21.1 Broward County shall evaluate plan amendments within Priority Planning Areas for Sea Level Rise and strongly discourage those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. In review of such amendments, the County shall consider: a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels. See analysis under 6.E., Priority Planning Area Map; Sea Level Rise.

POLICY 2.21.5 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding. See analysis under 6.E, Priority Planning Area Map; Sea Level Rise.

### LIST OF GOALS, OBJECTIVES AND POLICIES OF THE CITY OF HOLLYWOOD LAND USE PLAN WHICH THE PROPOSED AMENDMENT FURTHERS.

### PLAN INTRODUCTION

Master Plan Guiding Principles were also developed to be utilized in assessing the goals and objectives of the plan. The Master Plan Guiding Principles are:

- Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community. The amendment will bring modern single-family and multifamily options to Emerald Hills while enabling state-of-the-art redesign and continued operation of the golf course and improvements to the clubhouse.
- Preserve stable single-family neighborhoods while providing alternative housing options that will meet the needs of all residents in the City of Hollywood. The amendment introduces new housing options into the area in a manner that is compatible with the single-family neighborhoods and will bring renewed vibrance to Emerald Hills.
- Preserve, protect and enhance existing open space and recreation facilities both public and private. The amendment will enable redesign of the existing golf course, renovation of the clubhouse, state-of-the-art redesign of the golf course, and perpetual open space.

#### **FUTURE LAND USE ELEMENT:**

GOAL: Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property. The amendment will increase the variety of housing types and introduce modern living units to the area while proving the financial means for enhancing the recreational facilities of the golf course through redesign and clubhouse improvements, and preserving the golf course as permanent open space.

Policy 7.33: Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- a) Be consistent with the Utilities Element and Coastal Management Element and not contribute to a condition of public hazard.
- b) Be consistent with the Transportation Element; Utilities Element and Recreation and Open Space Element and not exacerbate any existing condition of public facility capacity deficits.
- c) Generate public facility demands that may be accommodated by planned capacity increases.
- d) Conform with future land uses as shown on the Future Land Use Map service areas as described in the Utilities Element.
- e) Accommodate public facility demands based upon level of service (LOS) standards by provision of facilities by the developer or by the City consistent with this element.
- f) Be consistent with state agencies' and water management districts' facilities plans.

The amendment will not result in additional population or infrastructure investments within the Coastal High Hazard Area, will not exceed the adopted level of service for any public facilities or require capacity enhancements, and is consistent with the Lower East Coast Water Supply Plan.

#### TRANSPORTATION ELEMENT:

Policy 5.2.2: The City shall coordinate land uses with the transportation system through implementation of, but not limited to, the following programs, activities or actions: a. Residential densities in the Low (1 du/ac) to Low-Medium (10 du/ac) ranges should be located with access to existing minor arterial and collector streets. The amendment sites will directly access a combination of local and collector streets proximate to Sheridan Street, an arterial roadway.

### 13. ADDITIONAL SUPPORT DOCUMENTS

- A. OTHER SUPPORT DOCUMENTS OR SUMMARY OF SUPPORT DOCUMENTS ON WHICH THE PROPOSED AMENDMENT IS BASED.
- B. ANY PROPOSED VOLUNTARY MITIGATION OR DRAFT AGREEMENTS.

To be provided for open space preservation and transportation improvements.

### 14. PLAN AMENDMENT COPIES

A. 15 COPIES (MINIMUM OF 3 HARD COPIES AND THE REMAINDER MAY BE DIGITAL COPIES) FOR THE BCPC. ADDITIONAL COPIES MAY BE REQUESTED BY THE PLANNING COUNCIL EXECUTIVE DIRECTOR AFTER THE INITIAL APPLICATION SUBMITTAL.

Acknowledged.

B. 1 HARD COPY AND 11 DIGITAL COPIES, AS REQUIRED BY DEO, OF THE CORRESPONDING LOCAL LAND USE PLAN AMENDMENT APPLICATION, IF TRANSMITTING CONCURRENT TO DEO, INCLUDING TRANSMITTAL LETTER FROM MUNICIPALITY TO DEO. FOR SMALL SCALE LAND USE PLAN AMENDMENTS, 1 HARD COPY AND 5 DIGITAL COPIES MUST BE SUBMITTED.

### **15. EXHIBITS**

### **List of Exhibits:**

Exhibit A - Local Government Transmittal Letter, Ordinance, and LPA and City Commission Minutes

Exhibit B – Location Map Aerial, Legal Descriptions and Sketches of Boundary Survey

Exhibit C - City Land Use Plan Map Identifying Amendment Boundaries, Existing and Proposed Land Uses

Exhibit D - BCLUP Map Identifying Amendment Boundaries, Existing and Proposed Land Uses

Exhibit E - Water and Sewer Provider Letter

Exhibit F – Solid Waste Letter

Exhibit G – Drainage Letter

Exhibit H - Transit Provider Letter and Transit Routes Map

Exhibit I - Public School Impact Application

Exhibit J - Historic and Cultural Resources Letter

Exhibit K – Broward County Planning Council Acreage Determination Letter

Exhibit L – Traffic Circulation and Impact Analysis

Exhibit M – Updated Affordable Housing Strategy for Hollywood

### Exhibit "A" City Transmittal Documents

- Local Government Transmittal Letter to BCPC
- Ordinance
- LPA Transmittal Minutes
- City Commission Transmittal Minutes

(To be provided upon transmittal)

<sup>\*</sup>Minutes to Be Provided Upon Availability

## Exhibit "B" Location Map, Legal Descriptions, Sketches of Boundary Survey

(Sketches of boundary survey with legal descriptions are provided separately for legibility purposes)

Exhibit "B-1" Four Existing Golf Course Parcels

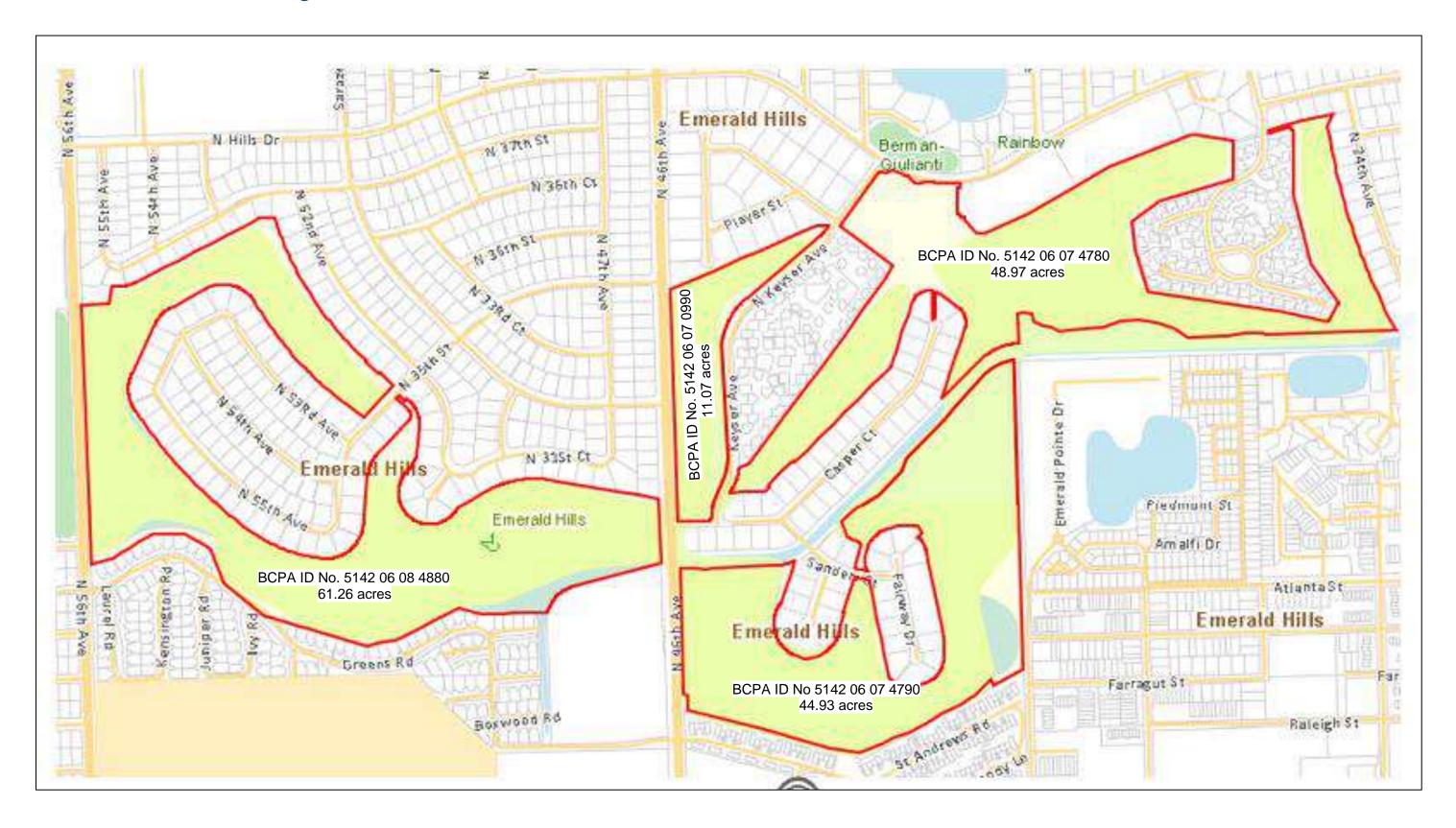
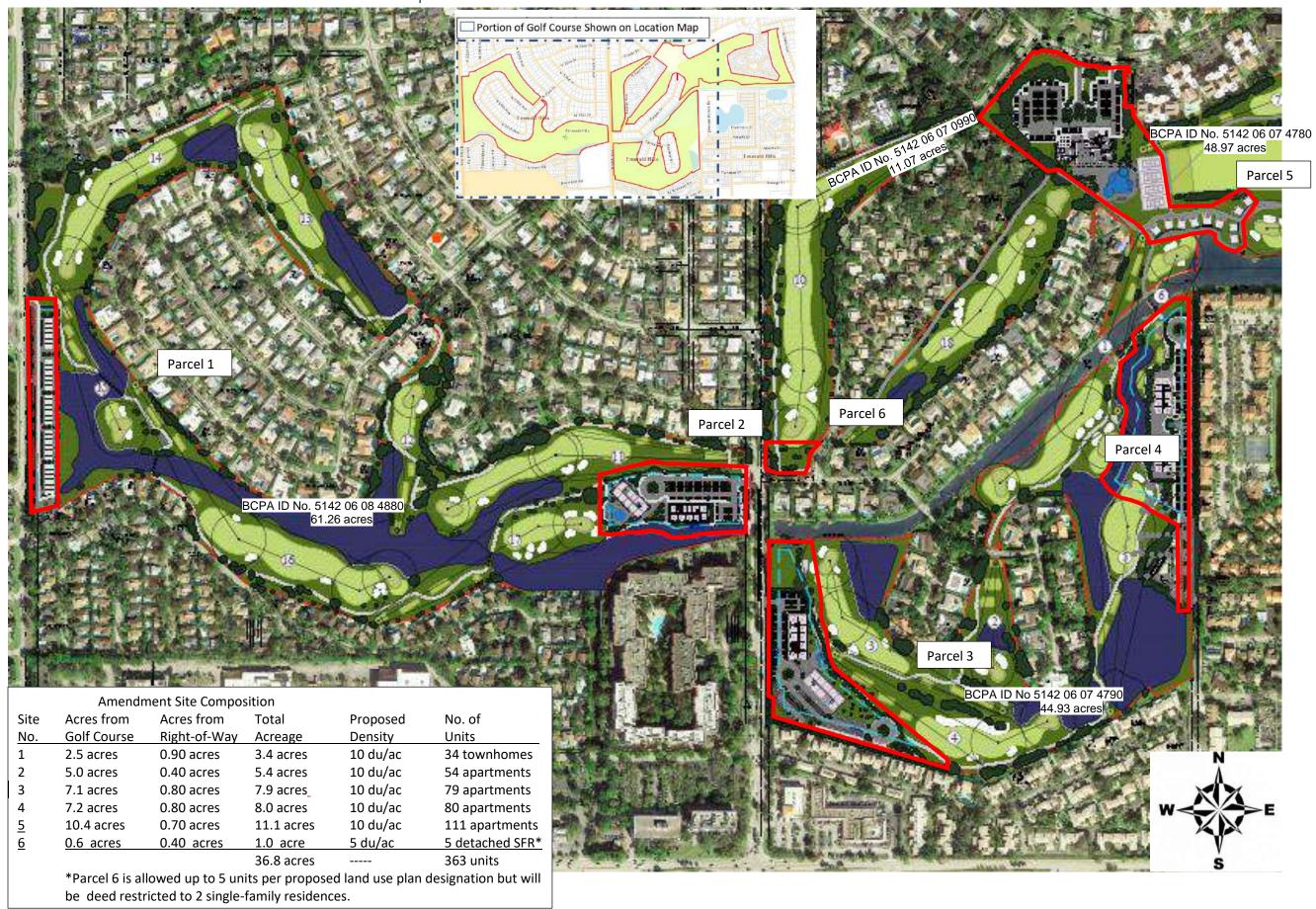
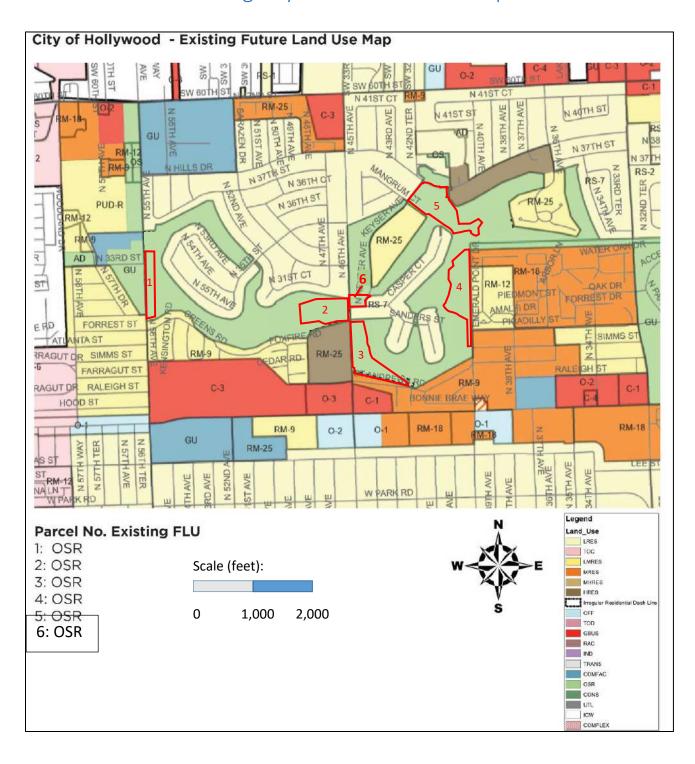


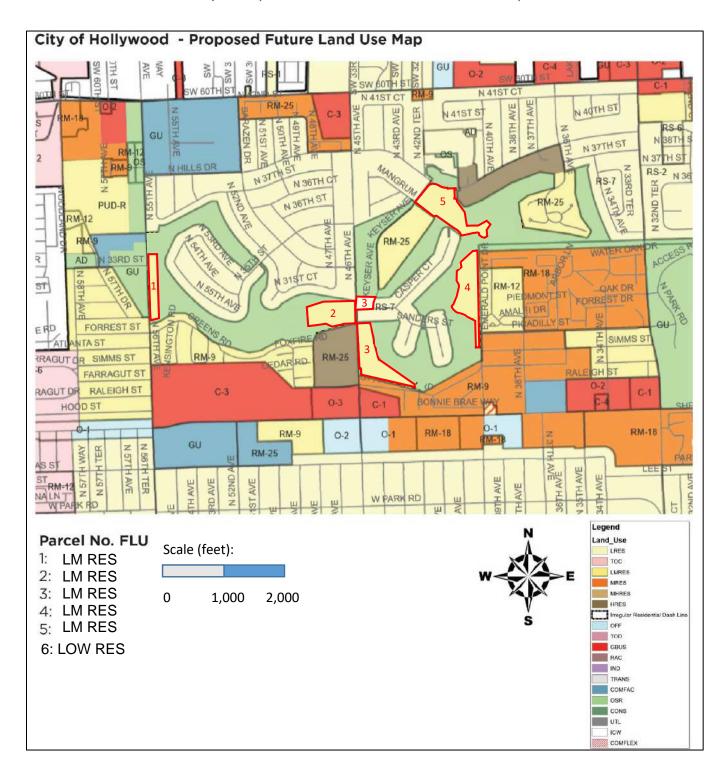
Exhibit "B-2" Amendment Site Location Map



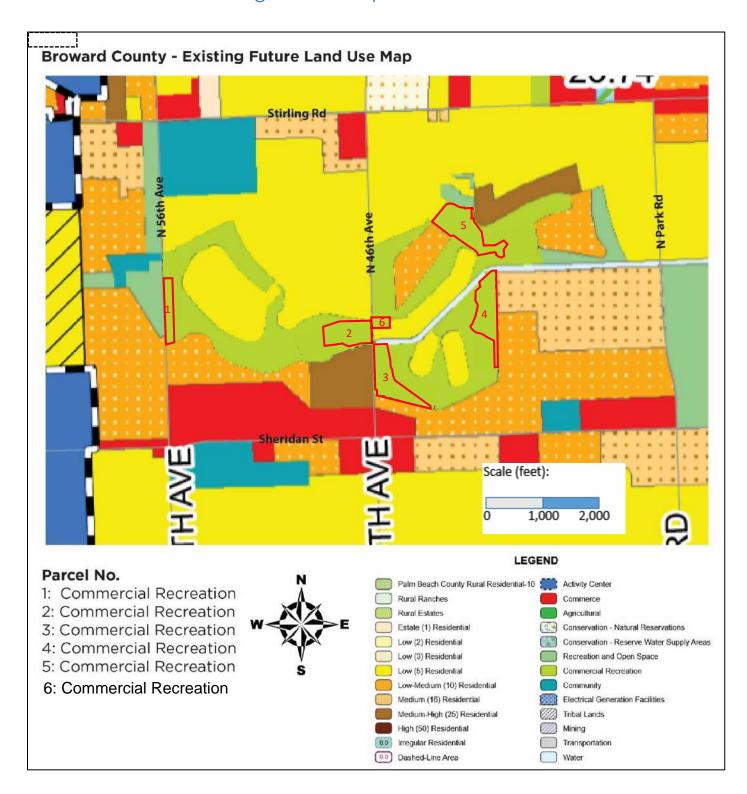
### Exhibit "C"-1" Existing City Future Land Use Map



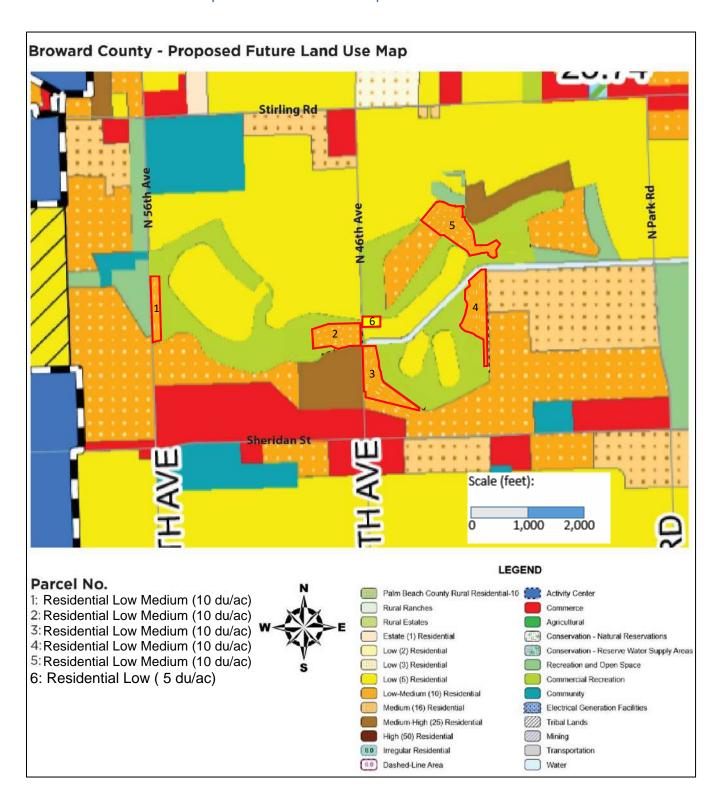
### Exhibit "C-2" City Proposed Future Land Use Map



### Exhibit "D-1" Existing BCLUP Map



## Exhibit "D-2" Proposed BCLUP Map



### Exhibit "E" Water and Sewer Provider Letter

## Department of Public Utilities

Engineering and Construction Services Division



via email to: sfb@botekthurlow-eng.com

tel: 954-921-3930 fax: 954-921-3591

February 21, 2023

Stephen F. Botek, P.E. Botek Thurlow Engineering, Inc. Civil Engineers 3409 NW 9th Avenue, Suite 1102 Ft. Lauderdale, FL 33309

RE: Water and Sewer Capacity for Emerald Hills Development Plan

Mr. Botek.

As requested, find the information regarding the water and sewer service availability. This is to affirm the City of Hollywood wastewater and water treatment plants serving the above referenced site have sufficient treatment capacity reserved to satisfy the proposed demands of said site to maintain concurrency. Note this is based on the current demands and capacity which are subject to change due to additional permitted developments.

#### Wastewater:

Permitted Capacity: 55.5 MGD

Max Monthly Average Daily Flow in last 12 months: 46.600 MGD (June 2022)

Max 3 Month Average Daily Flow in last 12 months: 45.251 MGD (Nov 2022)

Current Outstanding Flow Commitments: 5.21 MGD

Water:

Permitted Capacity: 59.50 MGD

Total Max Daily Flow in past 12 months: 28.398 MGD (July 2022)

Should you need additional assistance, please do not hesitate to contact me at 954-921-3302 or via email at <a href="mailto:averea-feria@hollywoodfl.org">averea-feria@hollywoodfl.org</a>. Thank you for your diligence.

Respectfully submitted,

Alicia Verea-Feria, CFM

Floodplain Development Review Administrator

licial/ Hendeine

City of Hollywood, Florida Department of Public Utilities

Engineering & Construction Services 2600 Hollywood Blvd, Room 308

Hollywood, FL 33022

## Exhibit "F" Solid Waste Provider Verification

From: Randy Stovall

To: Jeffrey Katims

Cc: <u>Daniel Millien</u>; <u>Joshua Collazo</u>

Subject: RE: [EXT]Emerald Hills

**Date:** Friday, February 17, 2023 8:33:58 PM

Attachments: <u>image003.png</u>

#### Good Evening Jeffrey,

Yes, this information is still current to the best of my knowledge. Feel free to reach out to the New Environmental Services Manager (Daniel Millen) who oversees our Solid Waste Management Program. I have copied him on the email and he can answer any additional questions you may have.

Thank You.

### Randy Stovall, MPA, CLSSGB, FSESCI

City of Hollywood

Contracts Compliance Administrator

Office of Procurement and Contract Compliance 2600

Hollywood Blvd, Suite 303

P.O. Box 229045

Hollywood, FL 33022-9045

Office: 954-921-3552

E-mail: rstovall@hollywoodfl.org



Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

**From:** Jeffrey Katims < jkatims@transystems.com>

**Sent:** Friday, February 17, 2023 11:52 AM

**To:** Randy Stovall <RSTOVALL@hollywoodfl.org>

Subject: [EXT]Emerald Hills

Randy,

A few years ago (man, time flies), you wrote me the following email. Seems like you may have a different position now. Can you either confirm or update the information you sent in 2020? Thanks.

## RE: [EXT]Emerald Hills Development Application





(i) You replied to this message on 1/27/2020 12:17 PM.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Residential garbage is delivered by Waste Pro to the Waste Connections Pembroke Park transfer station located in Pembroke Park, 1899 SW 31st Avenue, 33009.

Final disposal is located at Waste Connections JED/OMNI Landfill in St. Cloud, Florida, 34773.

Thank you.

#### Randy Stovall

Environmental Services Superintendent Department of Public Works City of Hollywood 1600 S. Park Road P.O. Box 229045 Hollywood, FL 33019 Office: 954-967-4264 E-mail: rstovall@hollywoodfl.org



## Jeff Katims, AICP, CNU-A Senior Planning

Manager

c: 954-554-8894 | d: 954-475-3070 ext- 808

**TranSystems** 

3350 NW 53rd St. #101 | Ft. Lauderdale, FL 33309 www.transystems.com



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Connect with the Future

September 25, 2020

Amada Fernandez
Environmental Specialist II
Florida Department of Environmental Protection
Central District
Amada M.Fernandez@FloridaDEP.gov

Subject: Annual Report - Estimated Remaining Site Life

JED Solid Waste Management Facility Omni Waste of Osceola County, LLC

Osceola County, Florida

Solid Waste Permit 0199726-033-SO-01

#### Dear Ms. Amada:

Please accept this annual report for estimated remaining site life for the JED Solid Waste Management Facility (facility). This annual report is submitted in accordance with Specific Condition C.(14)(b) of Permit to Operate 0199726-033-SO-01. The remaining site life projections are based on the most recent aerial survey performed on May 20, 2019. Attached is a spreadsheet showing the estimated remaining site life of the facility beginning January 1, 2020.

If you have any questions or require additional information, please contact me at (407) 891-3720 or BenjaminG@wasteconnections.com at your earliest convenience.

Sincerely,

Benjamin Gray

District Manager JED Landfill

Cc: Kirk Wills, Florida Engineer, Waste Connections Cc: Nikki Crews, Florida Engineer, Waste Connections

Attachment:

1501 Omni Way, St. Cloud, FL. 34773 \* 805.891.3420

#### SITE LIFE ESTIMATE

#### J.E.D Solid Waste Management Facility 2020 Annual Report - Fill Volumes & Remaining Site Life Estimate

	Total Waste	Future Projected	Converted	Cumulative	
Year	Received	Waste Received <sup>1</sup>	Fill Volume <sup>2</sup>	Fill Volume <sup>3</sup>	
(Ending 12/31)	(TNS)	(TNS)	(CY)	(CY)	Comments
2004	459,963		, ,		
2005	824,242				
2006	1,538,316				
2007	1,696,392				
2008	1,287,561				
2009	1,267,284				
2010	1,768,756				
2011	1,666,392				
2012	1,481,630				
2013	1,718,628				
2014	1,715,201				
5/20/15	702,586			15,829,960	
May 21 through End 2015	1,032,500		0	15,829,960	
2016	1,764,026		0	15,829,960	
2017	1,812,564	1,812,564	2,265,705	18,095,665	
2018	1,847,925	1,847,925	2,309,906	20,405,571	
2019	1,614,186	1,884,884	2,356,104	22,761,676	
2020		1,922,581	2,403,226	25,164,902	
2021		1,961,033	2,451,291	27,616,193	
2022		2,000,253	2,500,317	30,116,510	
2023		2,040,259	2,550,323	32,666,833	
2024		2,081,064	2,601,330	35,268,163	
2025		2,122,685	2,653,356	37,921,519	
2026		2,165,139	2,706,423	40,627,942	
2027		2,208,441	2,760,552	43,388,494	
2028		2,252,610	2,815,763	46,204,257	
2029		2,297,662	2,872,078	49,076,335	
2030		2,343,616	2,929,520	52,005,855	
2031		2,390,488	2,988,110	54,993,965	
2032		2,438,298	3,047,872	58,041,837	
2033		2,487,064	3,108,830	61,150,667	
2034		2,536,805	3,171,006	64,321,673	
2035		2,587,541	3,234,426	67,556,099	
2036		2,639,292	3,299,115	70,855,214	
2037		2,692,078	3,385,097	74,220,311	
2038		2,745,919	3,432,399	77,652,711	* Total permitted waste fill volume equals 81,505,530 cy.

#### Assumptions and Notes:

- 1. Assumed future projected waste received increased by 2% per year. Actual volumes are subject to market and business conditions.
- 2. Estimated future projected waste received converted to in-place volumes using an average industry standard in-place waste density of 1,600 lbs/cy.

## Exhibit "G" Drainage Provider Letter

(To be provided upon receipt)

## Exhibit "H" Transit Provider Letter and Transit Routes Map



#### TRANSIT DIVISION- Service and Capital Planning

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

#### VIA EMAIL

March 6, 2023

Karl B. Peterson, P.E. Senior Transportation Engineer KBP consulting Inc. 8400 North University Drive, Suite 309 Tamarac, Florida 33321

RE: Land Use Plan Amendment (LUPA)- Emerald Hills - Transit Verification Letter

Dear Mr. Peterson:

Broward County Transit (BCT) has reviewed your correspondence dated February 24, 2023, regarding the proposed Land Use Plan Amendment (LUPA) for Emerald Hills located at 4100 North Hills Drive, in the City of Hollywood for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Route 12 and 15. Please refer to the following table for detailed information.

BUS	DAYS OF	SERVICE SPAN	SERVICE
ROUTE	SERVICE	A.M. – P.M	FREQUENCY
12	Weekday	5:00 AM-11:37 PM	30/45 minutes
	Saturday	5:20 AM-11:37 PM	40/45 minutes
	Sunday	6:20 AM-10:20 PM	40/45 minutes
15	Weekday Saturday Sunday	5:50 AM-10:09 AM 2:50 PM-7:09 PM N/A N/A	65 minutes

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

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



TRANSIT DIVISION- Service and Capital Planning

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

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.

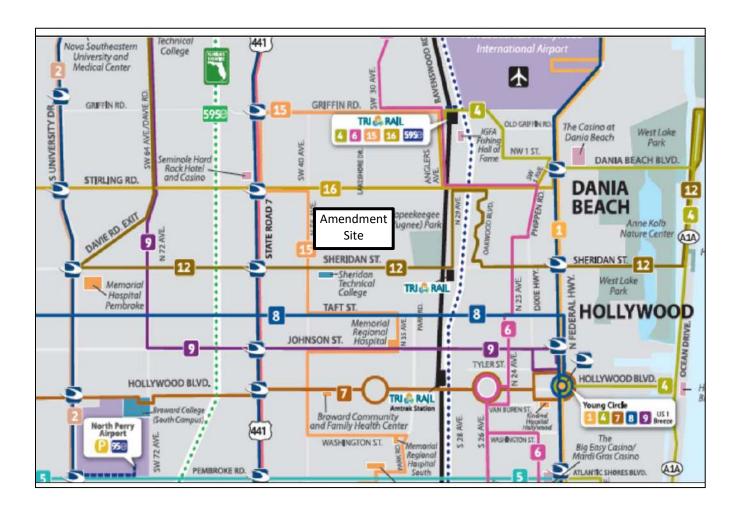
Please feel free to call me at 954-357-8554 or email me at rjustafort@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Romary S. Justafort

Romary Justafort Service Planner Service and Strategic Planning – Broward County Transit

### **BCT Routes Map**



## Exhibit "I" Public School Impact Application

### PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida

Growth Management Section

Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, Ft. 33301, Phone: 754-321-2177, Fax: 754-321-2179
www.browards.phools.com

		GENER	AL PR	OJECT	INFORMATIO	N			
			APPL	CATIO	N TYPE				
X Land Use	DRI	Rezoning		Flex	Reserve Alloc	ation	Plat		Site Plan
		F	OR IN	TERNA	L USE ONLY		-161		
		School Board	i Num	ber [					
County Project N	umber				City Project N	iumber			
Project Name	Emerald Hills								
Has this project b	een previously s	ıbmitted (since Feb	.01, 2	008) ?	No If ye	es, provide	the SBBC I	Numbe	r [
Application Fee	Amount Due/Paid	\$2,162.00			Is proof of	Payment at	tached?		Yes
	Check No.	- Control Control	Day	O			80800000000		-
		check payable to "Schoo			der No. (if app rd County." No c		epted.		
	370000				ON AND SIZE				
		2				7	i i		
Section 05,06		Town	ship	52 S			Range	42 E	
General location	of the project N	orth			Side of Sh	eridan Stre	et		
at/between N 5	6 Avenue			_	and Park	Road Nortl	h		
			Ca	-611-11-	- A	23.04441.03944			
Area Acreage	35.7	Jurisdiction	letty o	of Holly	wood				
		APP	LICAN	IT INFO	RMATION				
Owner's Name	First Eagle Manaç	ement, LLC				Phone	954.961	-4000	
Address 2001 C	Crestwood Blvd. N		ty V	Vest Pa	m Beach	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	State	FL	Zip 33317
Developer/Agent	Jeff Katims, AIC	P, SEPI Engineering	& Cor	nstructi	on, Inc				
Address 3350 N	NW 53 Street, Suit	e 101 C	ity F	ort Lau	derdale		State	FL	Zip 33309
Phone 954.475.	3070			Fa	x Number N	/A			
ATT.	Agent's	E-mail jkatims@sej	olinc.c	om	019-				
		DE	VELO	PMENT	DETAILS	Re	esidenti	al Lov	w (1 ac)
Land Use Designa	ation Existing	Commercial Recreat	ion		Prop	osec Res	identia	l I ow	-Med (36.8
				e1 of 2	10.75	ites	·acritiu	. 2500	Form No. 47

Zoning Designation	Existing Country Club	Proposed Planned Residential

	PERMITTED						PROPOSED			
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix		
Single Family			3 BR or Less 4 BR or >		3 BR or Less 4 BR or >	Single Family	5	3 BR or Less 4 BR or >		
Townhouse/ Duplex/ Villa			1 BR or Less 2 BR3 BR or >		1 BR or Less _2 BR3 BR or >	Townhouse/ Duplex/ Villa	34	1 BR or Less 2 BR3 BR or >		
Garden Apartment			1 BR or Less 2 BR3 BR or >		1 BR or Less _2 BR3 BR or >	Garden Apartment	324	1 BR or Less _2 BR3 BR or >		
Mid Rise			1 BR or Less 2 BR or >			Mid Rise		1 BR or Less 2 BR or >		
High Rise						High Rise				
Mobile Home			2 BR or Less 3 BR or >		2 BR or Less 3 BR or >	Mobile Home		2 BR or Less 3 BR or >		
Total						Total	363			

Does this project in	Does this project include a non-residential development?					
If yes, please describe other proposed uses						
	TED RIGHTS/EXEMPTION INFORMATION					
1275	ding number of units, type, and bedroom mix)					
Exemption Criteria (check any/all as applicable)	Vesting Criteria (check a ny/all as applicable)	Associated Application Number				
Generates less than one student*	Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*					
Age restricted to persons 18 and over*	Obtained site plan final approval prior to February 1, 2008*					
Statutory exemption* Applicable Statute*	Site plan located within a plat for which school impacts have been satisfied*					
Site Plan located within a plat v	vith a valid final SCAD letter*	Associated Plat Number:				

\* Supporting documentation is required

Signature of Applicant/Agent: \_

Please attach a survey of the project site

NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter

containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality

ALL APPLICANTS MUST SUBMITTHE APPLICATION TO THE 8th FLOOR

Page 2 of 2

from No. 4720

Date:\_

Page 2 of 2

Form No. 4726 05/15

## Exhibit "J" Historic and Cultural Resources Confirmation

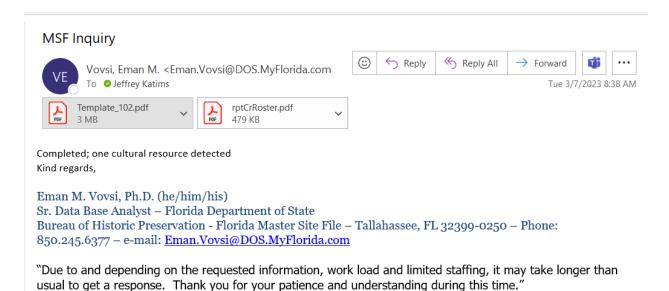






Exhibit "K" Broward County Planning Council Acreage Determination Letter



September 14, 2022

Keith M. Poliakoff, Esquire Government Law Group 200 South Andrews Avenue, Suite 601 Fort Lauderdale, Florida 33301 Via Email Only

Dear Mr. Poliakoff:

Subject: Hollywood - Acreage Determination (Emerald Hills Golf Course)

This letter is in response to your request of August 26, 2022, to verify the net and gross acreage for five (5) parcels, generally located east of North 56 Avenue, between Sheridan Street and Hills Drive, in the City of Hollywood.

You have requested the following:

 Gross acreage and land use – Based on the surveys and legal descriptions you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 35.8 gross acres, all of which is designated "Commercial Recreation" by the BrowardNext – Broward County Land Use Plan (BCLUP):

PARCEL	ACRES
Parcel 1	2.5
Parcel 1 Right-of-Way	0.9
GROSS ACRES PARCEL 1	3.4
Parcel 2	5.0
Parcel 2 Right-of-Way	0.4
GROSS ACRES PARCEL 2	5.4
Parcel 3	7.1
Parcel 3 Right-of-Way	0.8
GROSS ACRES PARCEL 3	7.9
Parcel 4	7.2
Parcel 4 Right-of-Way	0.8
GROSS ACRES PARCEL 4	8.0
Parcel 5	10.4
Parcel 5 Right-of-Way	0.7
GROSS ACRES PARCEL 5	11.1
TOTAL GROSS ACRES	35.8

The BCLUP utilizes the following definition to calculate gross acreage:

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

It is noted that the C-10 Canal is included in the primary drainage system, and therefore, excluded from the acreage calculation.

2. Permissibility of proposed multi-family residential project – Regarding your request concerning the proposed development of the above parcels as a multi-family residential project, said proposal would require an amendment to both the City of Hollywood Land Use Plan and the BCLUP. Residential use is not a permitted use in the BCLUP "Commercial Recreation" land use category.

Planning Council staff notes that the City of Hollywood Future Land Use Element is the effective land use plan for the City of Hollywood. It is recommended that you contact the City of Hollywood regarding the interpretation of its certified Plan, including the permitted uses of its "Open Space and Recreation" land use category and required amendment to the local land use plan for this proposed multi-family residential development.

3. Potential residential density with proposed Broward County Land Use Plan Amendment
– Based on the development scenario, including a BCLUP amendment to residential land
use designations as noted in your letter, Planning Council staff calculations indicate that
the proposed development of a maximum of 358 dwelling units would be permitted as
specified below:

	GROSS	PROPOSED BROWARDNEXT-	MAXIUMUM PERMITTED
PARCEL	ACRES	BCLUP DESIGNATION	DWELLING UNITS
Parcel 1	3.4	Low-Medium (10) Residential	34
Parcel 2	5.4	Low-Medium (10) Residential	54
Parcel 3	7.9	Low-Medium (10) Residential	79
Parcel 4	8.0	Low-Medium (10) Residential	80
Parcel 5	11.1	Low-Medium (10) Residential	111

The BCLUP "Low-Medium (10) Residential" land use category permits up to 10 dwelling units per gross acre, including accessory uses to the primary residential use. Any arrangement of dwelling units on a parcel of land designated for residential use is consistent with the BCLUP as long as the maximum number of dwelling units permitted within the parcel is not exceeded.



Keith M. Poliakoff September 14, 2022 Page Three

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

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

Please note that the \$347.00 fee submitted for this acreage determination request may be deducted from the application fee for a corresponding BCLUP amendment, if filed within 18 months of the date of this letter.

If you have any additional questions in this regard, please feel free to contact me or Julie M. Bernal, of Planning Council staff.

Respectfully,

Barbara Błake Boy Executive Director

BBB:JMB Attachment

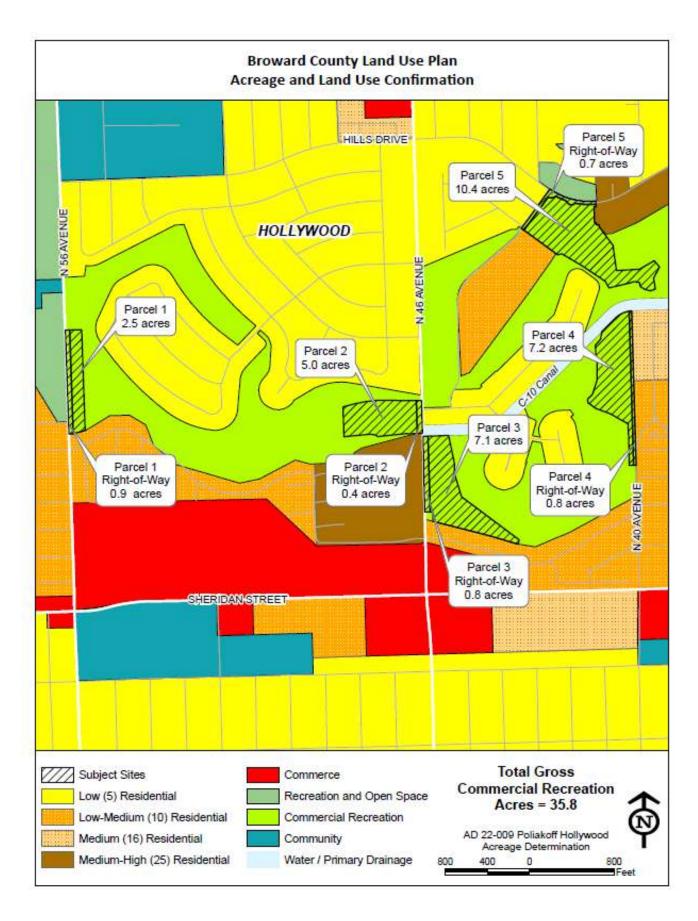
cc/email/att: Dr. Wazir Ishmael, City Manager

City of Hollywood

Shiv Newaldass, Director, Development Services

City of Hollywood



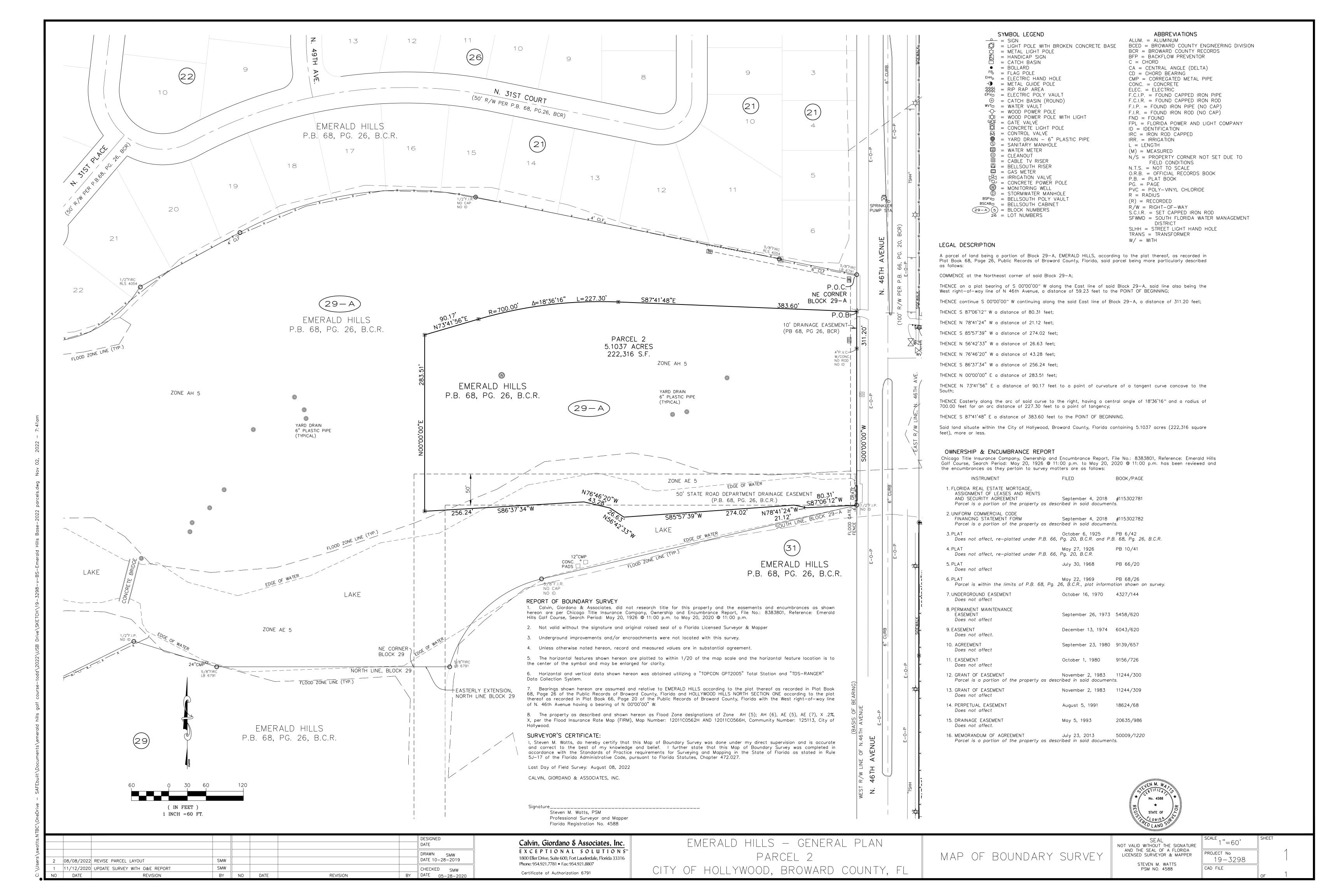


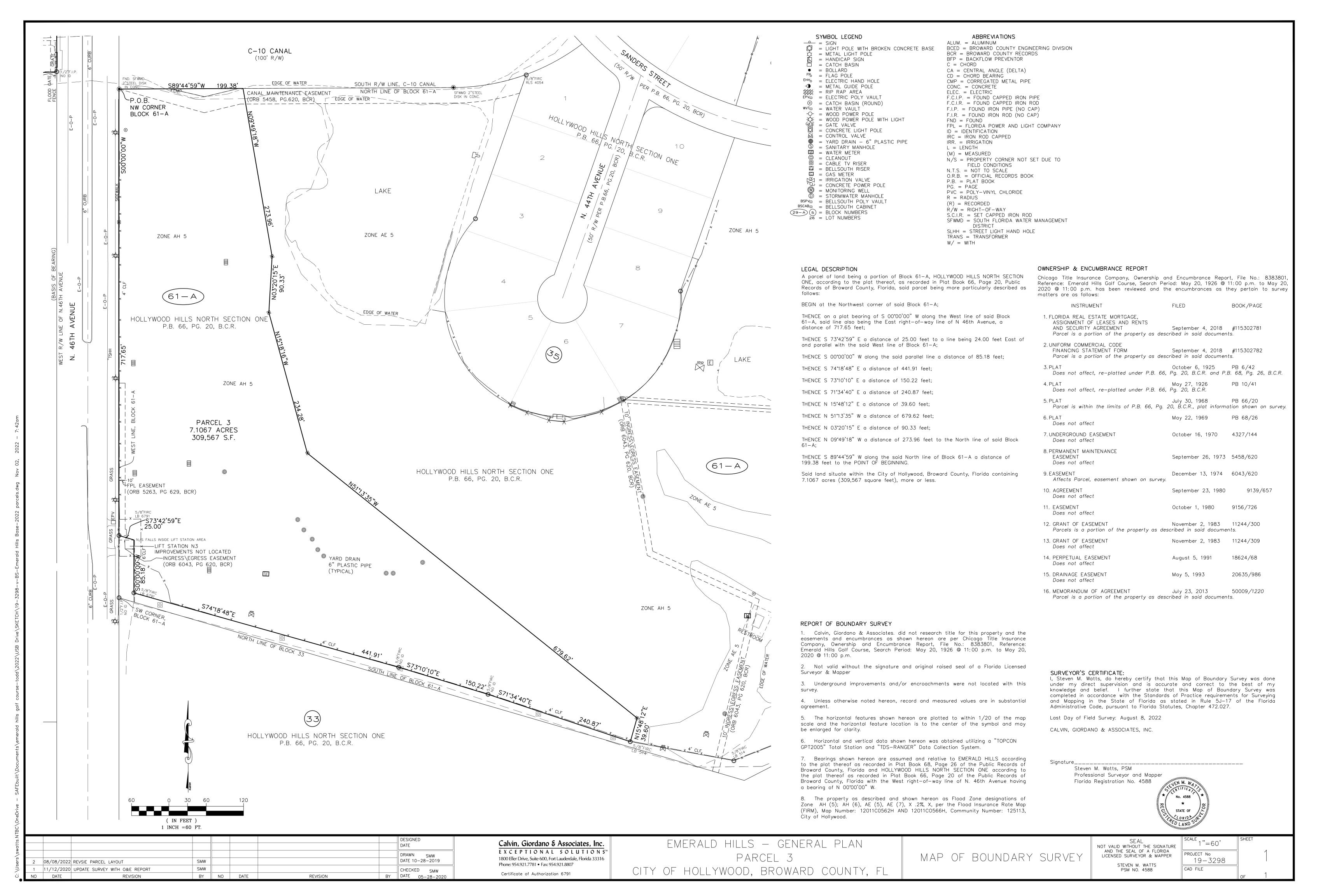
## Exhibit "L" Transportation Impact Analysis

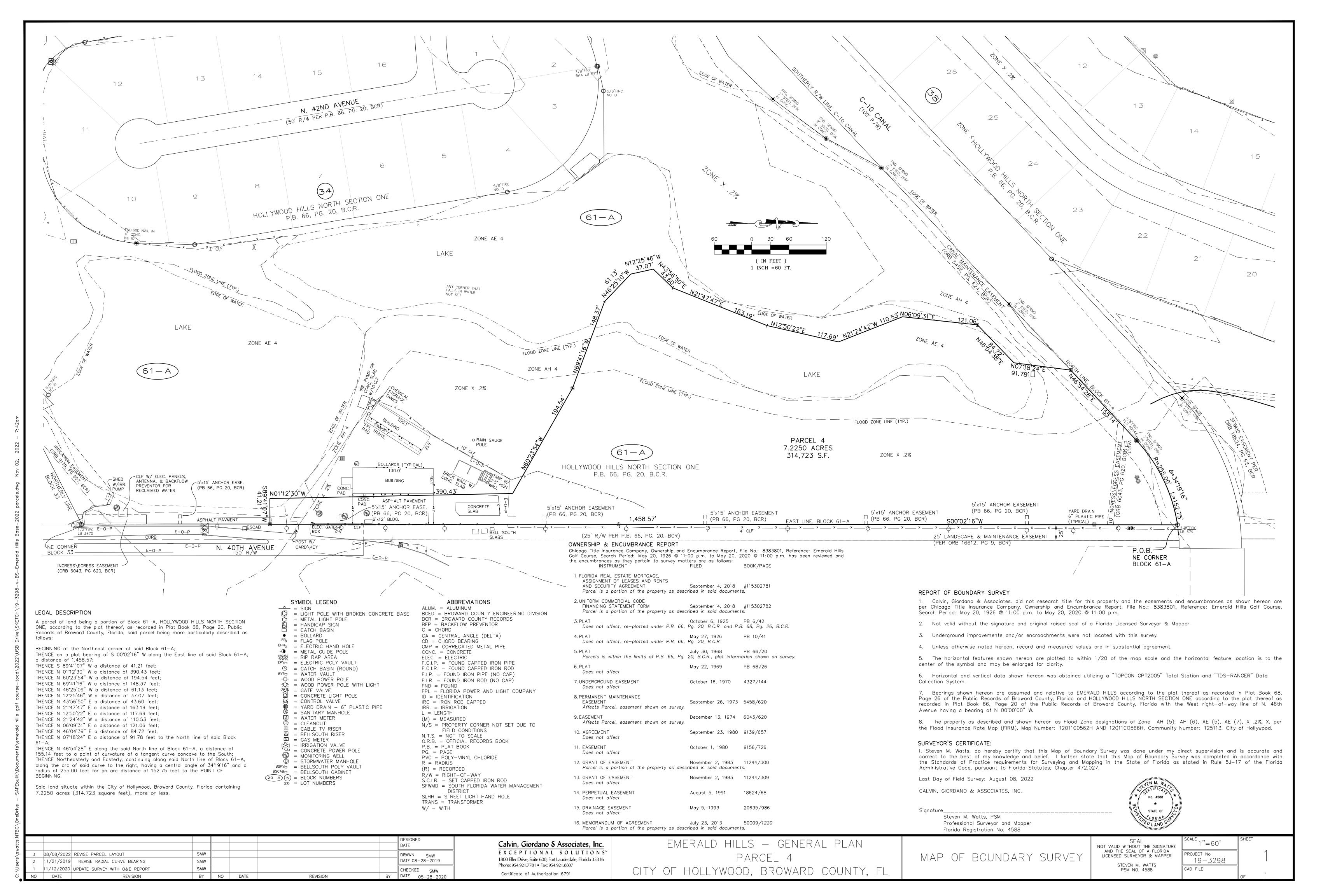
(Attached)

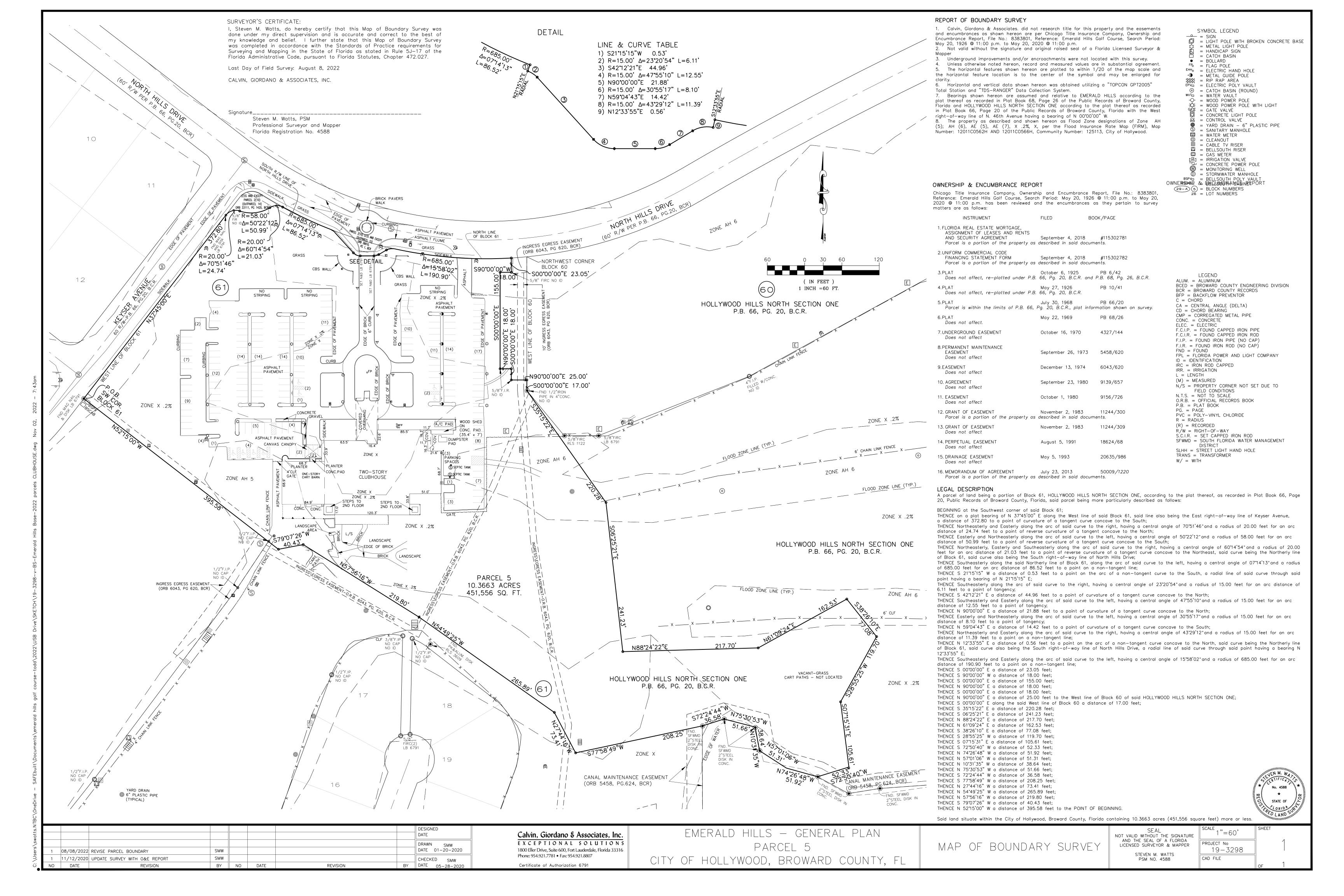
## Exhibit "M" Updated Citywide Affordable Housing Analysis

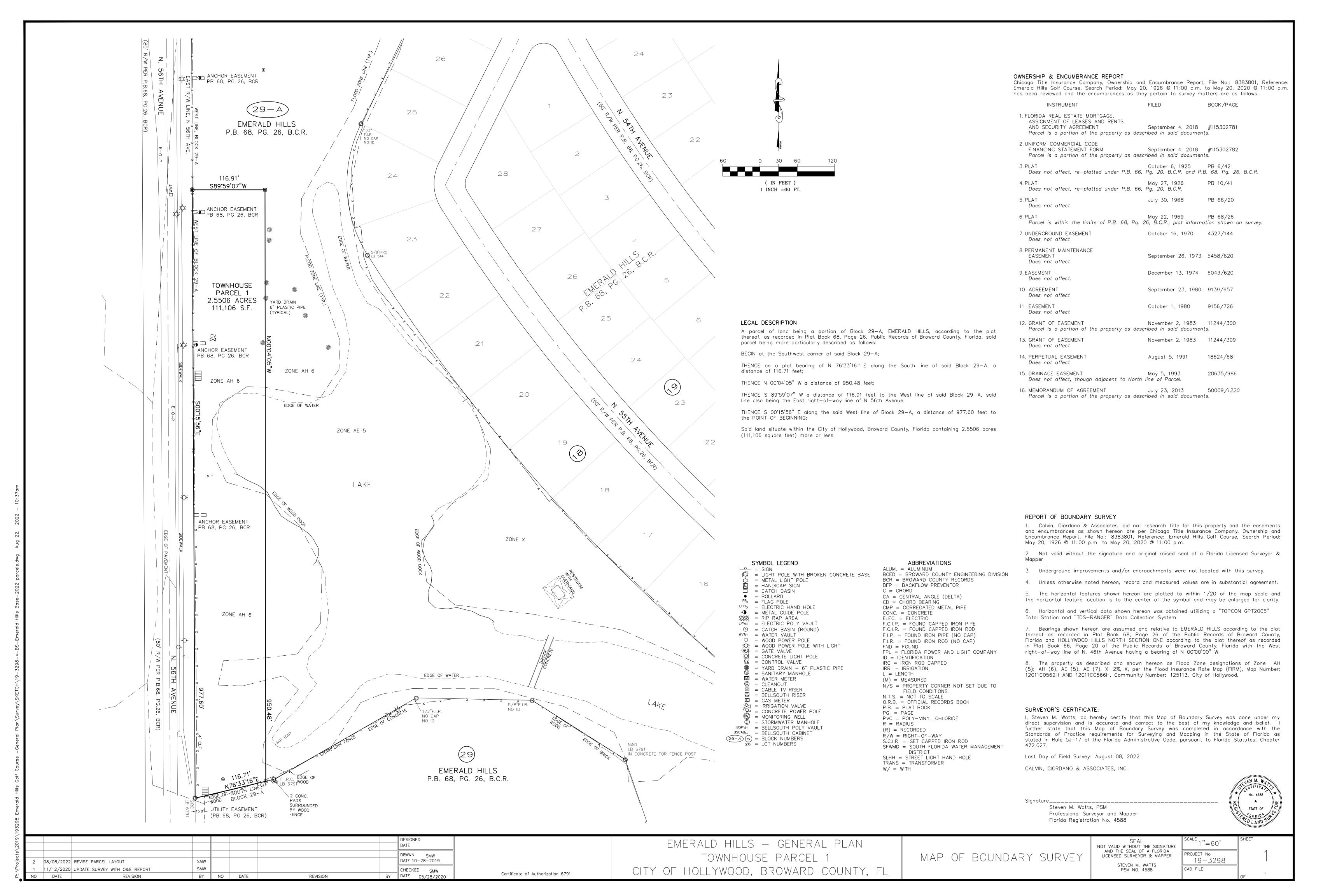
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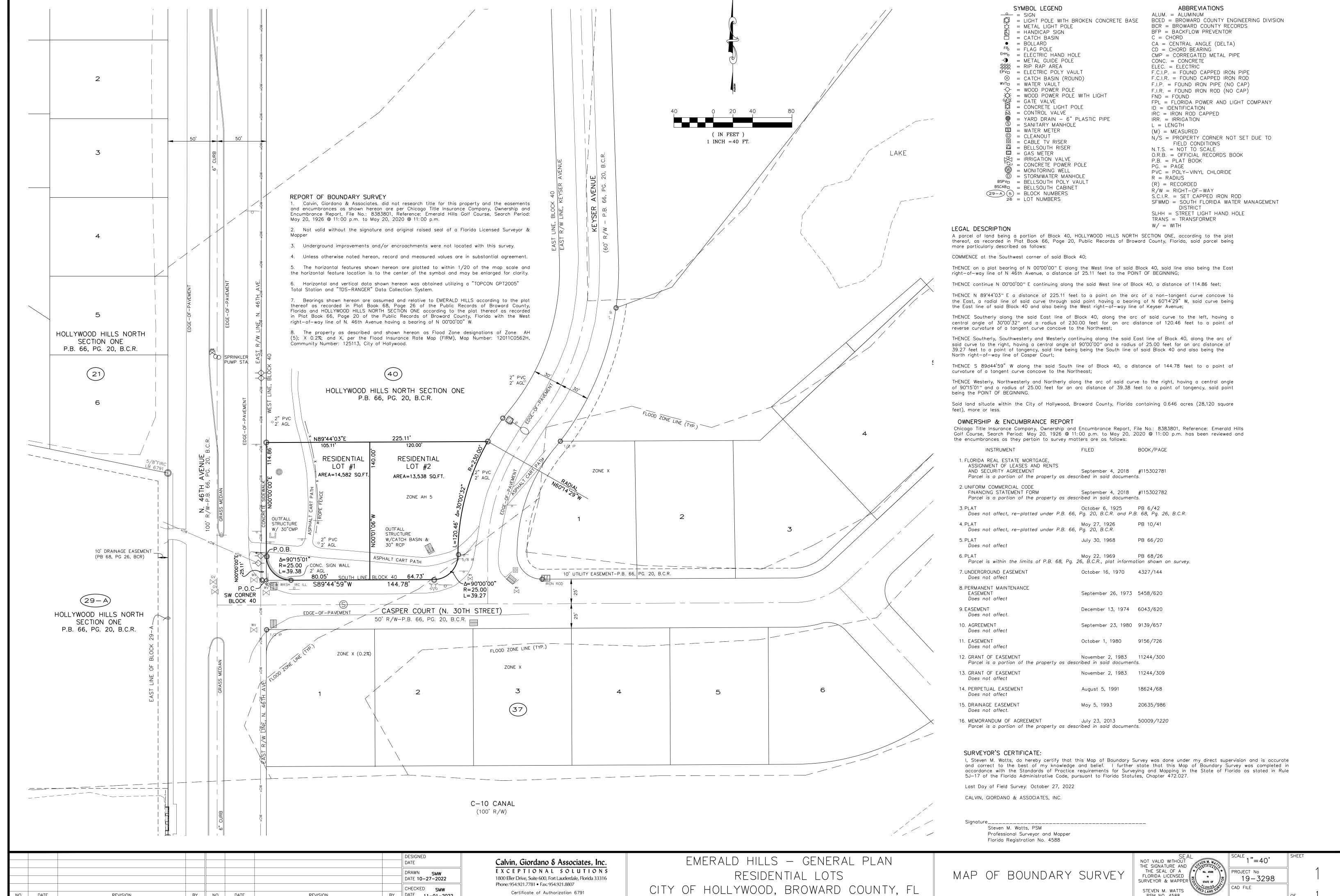












Certificate of Authorization 6791

BY DATE 11-01-2022

BY NO DATE

REVISION

STEVEN M. WATTS







# **Emerald Hills**

**SUMMARY** 

02/27/2023

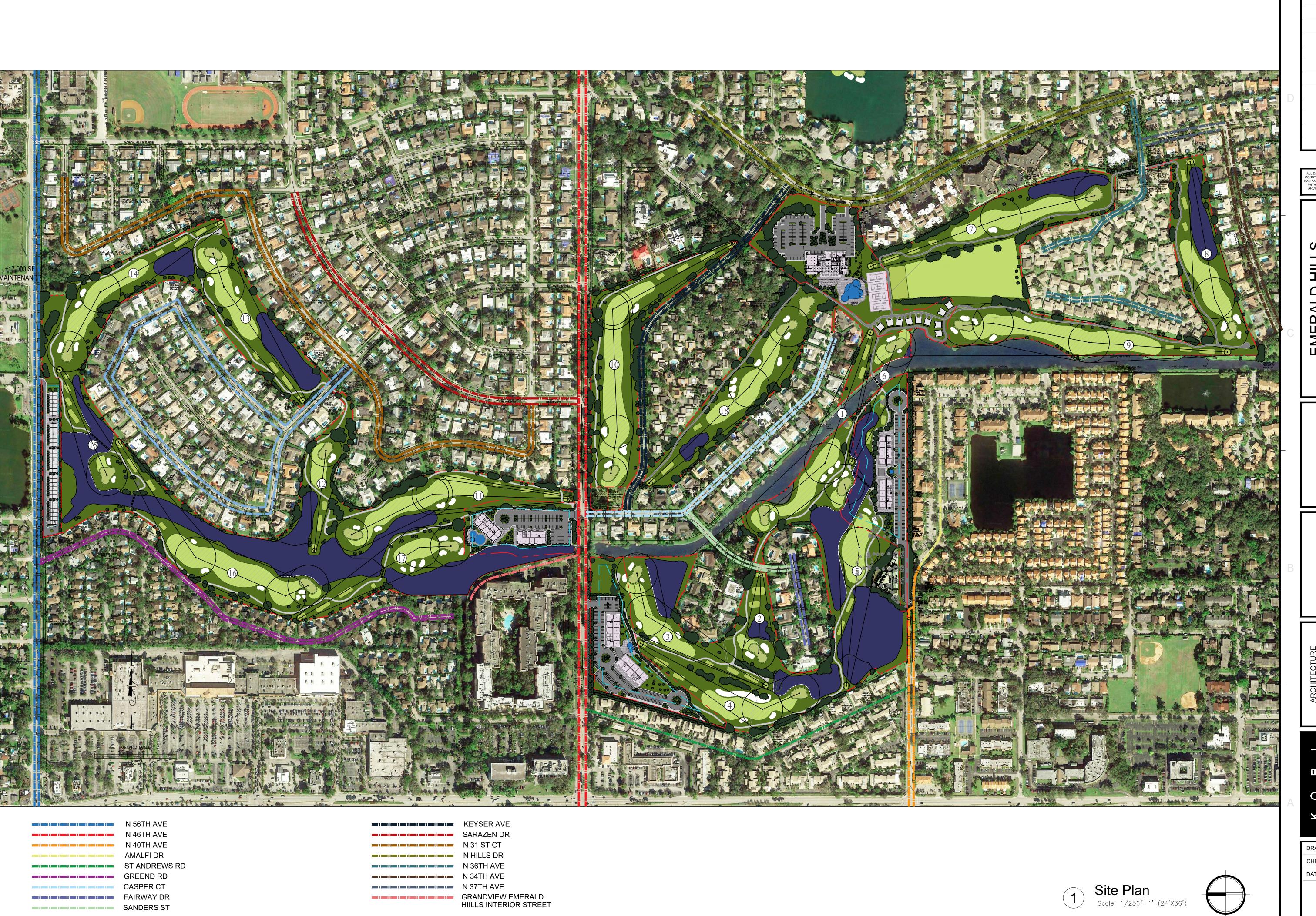
DEVELOPMENT	LOPMENT PROPOSED ZONING		ACRAGE	ALLOWED DENSITY	PROPOSED DENSITY	PARKING REQ.	PARKING PROP.
		LOT SIZE		BASED OFF ADJANCENT RM25	BASED OFF ADJANCENT RM25	<b>BASED OFF ADJANCENT RM25</b>	BASED OFF ADJANCENT RM25
ClubHouse	PD (BASED OFF ADJANCENT RM25)	451,556	10.36	54	54	92	130
Golf Villas (hospitality)	PD (BASED OFF ADJANCENT RM25)	33,280	0.76	0	40	0	40
Hole 18 /Parcel 4	PD (BASED OFF ADJANCENT RM25)	314,723	7.225	72	72	123	154
Hole 16 /Parcel 3	PD (BASED OFF ADJANCENT RM25)	309,567	7.1	72	72	123	204
Hole 8 /Parcel 2	PD (BASED OFF ADJANCENT RM25)	222,316	5.1	54	54	92	130
Townhouses	PD (BASED OFF ADJANCENT RM9)	111,106	2.55	30.42	30	60	60

<b>Emerald</b>	Hills
SUMMARY	

02/27/2023

Case Studies	1 Bed + 1 Bath	2 Bed + 2 Bath	3 Bed + 2 Bath	3 Bed + 3 Bath
PARC STATION	800 SF	1097 SF	1260 SF	
LA VUE	650 - 775 SF	1015 - 1175 SF		
PROPOSED	793 - 804 SF	1057-1254		1543-1582SF

QUANTITIES	1 Bed + 1 Bath	2 Bed + 2 Bath	3 Bed + 3 Bath	Townhouses	Golf Villas	Clubhouse	Totals per Phase
Hole 18 Phase	0	60	12				72
Hole 16 Phase	0	60	12				72
Hole 8 Phase	0	44	10				54
Townhouses				30			30
Golf Villas (hospitality)					40		40
ClubHouse						54	54
Totals per unit type	0	164	34	30	40	54	Grand Total Units 322
	0						
Unit Mix	0.0%	50.9%	10.6%	9.3%	12.4%	16.8%	



REVISIONS / SUBMISSIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEI
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF
KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCL
WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KA

NSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KCP P AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOS ITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARF RCHITECTURE & INTERIOR DESIGN, INC. AIA. (c)

OD, FLORIDA, 3302

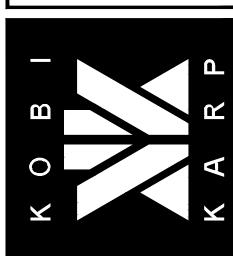
EMERALD
4100 NORTH HIL

KOBI KARP

PLANNING

AIA ASID NCARB

2915 Biscayne Boulevard
Suite 200
Miami. Florida 33137



DRAWN BY: -
CHECKED BY: -
DATE: 12-05-2022