

ATTACHMENT A

Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 6085 N. Ocean Drive

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

Folio Number(s): 514201027820, 514201027810, 514201027800; 514201027790, 514201027620; 514201027631, 514201027633, 514201027634

Zoning Classification: BRT-25 Land Use Classification: MH25

Existing Property Use: Vacant/Parking Sq Ft/Number of Units: n/a

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

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

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

Explanation of Request: Future Land Use change to Commerce - Text and Map Amendment

Number of units/rooms: 198 hotel rooms Sq Ft: TBD

Value of Improvement: \$50Mil Estimated Date of Completion: \$75M

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

Name of Current Property Owner: 6085 Ocean LLC

Address of Property Owner: 333 SE 2nd Ave, Miami FL 33131

Telephone: 305-830-1030 Fax: _____ Ryan@maxwelle.com

Name of Consultant/Representative/Tenant (circle one): Leigh Robinson Kerr & Associates

Address: 808 E. Las Olas Blvd #104 Telephone: 954-467-6308

Fax: 954-467-6309 Email Address: lkerr808@bellsouth.net

Date of Purchase: 2012 Is there an option to purchase the Property? Yes () No (x)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Lon Tabatchnik Address: 3501 N. Ocean Dr, Hollywood, FL 33019

Email Address: LonT@Lojeta.com

PLANNING DIVISION



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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 6/3/19

PRINT NAME: Ryan Weisfisch

Date: 6/3/19

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

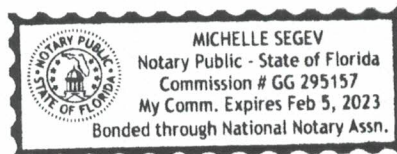
I am the current owner of the described real property and that I am aware of the nature and effect the request for Land Use Amendment to my property, which is hereby made by me or I am hereby authorizing Dennis D. Mele, Esq. to be my legal representative before the City (Board and/or Committee) relative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

Sworn to and subscribed before me
this 3 day of June 2019

Michelle Segel
Notary Public

State of Florida

My Commission Expires: 2/5/23 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Signature of Current Owner

Print Name

6085 LUPA

Application for Amendment to the City of Hollywood and Broward County Land Use Plans Map/Text Amendment

June 10, 2019

Prepared By:

**Leigh Robinson Kerr
& Associates, Inc.**

• Planning • Zoning • Land Use • Expert Testimony •
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, FL 33301
Phone: (954) 467-6308 Fax: (954) 467-6309
Lkerr808@bellsouth.net
Established 1985

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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.

To be provided.

- B. Date local governing body held transmittal public hearing.

To be provided.

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

The amendment site is not located in an Area of Critical State Concern or part of a joint planning agreement.

- D. Whether the amendment is one of the following:
- *Development of Regional Impact
 - *Small scale development activity (per Florida Statutes)
 - *Emergency (please describe on separate page)
 - *Other amendments which may be submitted without regard to FL statutory limits regarding submittals (Brownfield amendments, etc.).

The amendment is small scale.

II. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case number.

To be determined.

- B. Proposed month of adoption of local land use plan amendment.

February 2020.

- C. Name, title, address, telephone, facsimile number and email of the local government contact.

Leslie A. Del Monte
Planning Manager
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33021
phone: 954.921.3471
Email: LDelmonte@hollywoodfl.org

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

To be provided.

- E. Description of public notification procedures followed for the amendment by the local government.

Per Chapter 163, F.S.

III. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and email of the applicant.

6085 Ocean LLC
333 SE 2nd Avenue, Suite 3588
Miami, FL 33131

- B. Name, title, address, telephone, facsimile number and email of the agent.

Dennis D. Mele, Esquire
Greenspoon Marder
200 E. Broward Boulevard, 18th Floor
Fort Lauderdale, FL 33301
Ph: 954-527-2409
Email: dennis.mele@gmlaw.com

Leigh R. Kerr, AICP
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard #104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 Fax: 954-467-6309
Email: Lkerr808@bellsouth.net

- C. Name, title, address, telephone, facsimile number and email of the property owner.

1. 514201027820
2. 514201027810
3. 514201027800
4. 514201027790
5. 514201027620
6. 514201027631
7. 514201027633
8. 514201027634

- D. Planning Council fee for processing the amendment in accordance with the attached Exhibit C, "Fee Schedule for Amendments to the Broward County Land Use Plan and Local Land Use Elements."

To be provided.

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

The subject site is situated on the east side of A1A south of Dania Beach Boulevard.

The applicant proposes to develop the subject property with approximately 200 hotel rooms. The proposed use will enhance and further support the existing beach area and tourist economy.

The applicant wishes to create the Commerce land use category and amend the future land use designation of the subject site from MH25 to Commerce. The proposed text amendment is included as Attachment V. The Commerce use is a new land use category created by BrowardNext. Commerce provides a suitable category for the intended use. This will provide for a mix of uses and the permitting of densities and intensities that will better support the City's economy and tourism.

IV. AMENDMENT SITE DESCRIPTION

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

The proposed amendment site contains approximately 1.9 gross acres. The amendment site is generally situated on the east side of A1A south of Dania Beach Boulevard in the City of Hollywood.

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

Please see Attachment I.

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)

Please see Exhibit A: Location Map.

V. 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.

TABLE 1 CURRENT AND PROPOSED LAND USE DESIGNATIONS			
Current		Proposed	
City	County	City	County
MHRES	MH25	Commerce	

- B. Current land use designations for the adjacent properties.

The current land use designations for the properties surrounding the amendment site are provided below:

TABLE 2 ADJACENT LAND USES		
	CITY	COUNTY
North	Park & Open Space	Rec & Open Space
South	MHRES	MH25
East	Park & Open Space	MH25
West	MHRES	MH25

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

Flexibility provisions have not been used for adjacent areas but have been utilized on the subject site.

- D. Existing use of amendment site and adjacent areas.

TABLE 3 EXISTING USES	
Subject Site	Vacant, Parking
North	Park
South	Condo
East	Condo
West	A1A, Multi-Family Residential

- E. Proposed use of the amendment site including proposed square footage* for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MU-R amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

The subject site is +/- 1.9 acres. The applicant plans to develop the site with approximately 200 hotel rooms, which is a permitted use under the proposed Commerce land use category. The Commerce category permits a variety of non-residential, and under certain circumstances, residential uses.

Utilizing the Broward County Planning Council development standard of 10,000 square feet per acre for non-residential uses, a maximum of 19,000 square feet of commercial use would be permitted under the proposed Commerce category.

Development on the site will comply with the City's Land Development

Regulations.

- F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.

The existing designation for the site is Medium High Residential (16-25). The subject site is approximately 1.9 acres. Therefor, the maximum allowable development under the existing designation is 47 dwelling units.

- G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or DRI. If so, indicate the name of the development; provide the site plan or plat number, provide a location map; and, identify the proposed uses.

The amendment is not part of a larger development project such as a site plan, plat or DRI.

VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

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

A. Potable Water Analysis

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

TABLE 4 WATER DEMAND V. SUPPLY			
Source	Permitted Withdrawal	Projected Demand (2030)	Plant Capacity
Biscayne Aquifer: Florida Aquifer:	30.7 MGD <u>8.7 MGD</u> 39.4 MGD ¹	37.7 MGD ²	59.5 MGD ³
City of Hollywood Utilities Element-Water Supply Plan: ¹ Table 5-3 Permitted AADF ² Table 5-2 Max-Day High Retail per Capita ³ City Staff Correspondence			

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the SFWMD permitted withdrawal, including the expiration date of the SFWMD permit.

TABLE 5 CURRENT PLANT CAPACITY & DEMAND – POTABLE WATER City of Hollywood Water Treatment Plant	
Current Plant Capacity	59.5 MGD
Current + Committed Plant Demand	25.04 MGD
SFWMD Permitted Withdrawal	39.4 MGD
Expiration Date of SFWMD Permit	April 10, 2028

Source: Hollywood Utilities Element Potable Water Jan.'15; City of Hollywood Correspondence

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

Biscayne Aquifers- 11,205 MGD

Florida Aquifer System-Floridan Wellfield: 3,168 MGD

Source: Water Use Permit # 06-00038-W; City of Hollywood Correspondence

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f.* or d.u.

TABLE 6 POTABLE WATER IMPACT			
	USE	RATE*/CALCULATION	TOTAL
CURRENT	MH25: 47 du's x 1.8 ppl	x 100 GPD p/c/d	= 8,460 GPD
PROPOSED	19,000 SF Commercial	x 0.1 GPD/SF	= 1,900 GPD
		Net Change	- 6,560 GPD

*Source: Hollywood Potable Water Element Policy 2.2

PER CAPITA DENSITY

Density in Dwelling Units - Estimated Number per Gross Acre of Persons per Residential Land Area Dwelling Unit

From 0 up to 1: 3.3

Over 1 up to 5: 3.0

Over 5 up to 10: 2.5

Over 10 up to 16: 2.0

Over 16 up to 25: 1.8

Over 25 up to 50: 1.5

(Source: Broward County Land Development Code)

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

TABLE 7 PROJECTED CAPACITY & DEMAND – POTABLE WATER		
	2020	2025
Projected Plant Capacity	59.5 MGD	59.5 MGD
Projected Plant Demand	36.2 MGD	36.6 MGD
Planned Plant Expansions	None	

Source: Hollywood Utilities Water Supply Plan Table 5-2 (Max-day high retail per capita);

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

See **Attachment II** and below:

Name: Steve Joseph
Position Director, City of Hollywood Public Utilities
Address 2600 Hollywood Blvd, Room 308, 33022
Ph: 954-967-4455 **Email:** sjoseph@hollywoodfl.org

B. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

Septic tanks will not be used to serve the amendment site.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

TABLE 8 SANITARY SEWER DEMAND AND CAPACITY City of Hollywood Wastewater Treatment Plant	
Plant Capacity	55.50 MGD
Current + Committed Demand	37.91 MGD
Planned Plant Capacity	55.50 MGD
Source: Broward County Wastewater Treatment Plant Flow Calculations	

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

TABLE 9 SANITARY SEWER IMPACT			
	USE	RATE/CALCULATION	TOTAL
CURRENT	MH25: 47 du's	x 250 GPD/DU	= 11,750 GPD
PROPOSED	19,000 SF Commercial	X 0.1 GPD/SF	= 1,900 GPD
		Net Change	- 9,850 GPD

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

TABLE 10 PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER Hollywood Wastewater Treatment Plant		
	2020	2025
Projected Plant Capacity	55.5 MGD	55.5 MGD
Projected Plant Demand	55.5 MGD	55.5 MGD
Planned Plant Expansions	No expansions planned.	
Funding Sources	N/A	
Source: City of Hollywood Comprehensive Plan Sanitary Sewer Sub-Element, Table 3; City of Hollywood Correspondence dated 2/2/2017		

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

See **Attachment II** and below:

Name: Steve Joseph
Position Director, City of Hollywood Public Utilities
Address 2600 Hollywood Blvd, Room 308, 33022
Ph: 954-967-4455 Email: sjoseph@hollywoodfl.org

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

Private Property: Retain on property and dispose of 1/2 inch of storm runoff during any five minute period.

Single Family: Maintain minimum of 30% pervious area on site. Buildings: To have the lowest floor elevation no lower than the elevation for the respective area depicted on the National Flood Insurance Rate Map (FIRM) by Federal Emergency Management Agency (FEMA) for flood hazard areas based on 100 year flood elevation, or; for commercial properties 6 inches for residential properties 18 inches above the crown of the adjacent public street or road - whichever is the highest.

All commercial properties and residential properties with more than 10 parking spaces must obtain drainage permits for site development from other regulatory authorities having jurisdiction prior to obtaining a building permit from the City. Since the City of Hollywood is a built-out municipality with emphasis slowly shifting toward redevelopment and with only limited water management review and permitting conducted in house, the standards of Broward County (in most cases) and sometimes the South Florida Water Management District or Central and South Broward Drainage Districts are enforced on larger projects through regulatory programs. To increase the efficiency and eliminate duplication in the area of environmental regulation, Hollywood relies heavily on the Broward County which possesses the expertise and resources to enforce the following standards:

Broward County Adopted Level of Service Standard

Road Protection: Residential streets not greater than fifty feet wide right-of-way to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map." Rights-of-way greater than fifty feet wide to have an ultimate edge of

pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."

Buildings: To have the lowest floor elevation no lower than the elevation for the respective area depicted on the "100 Year Flood Criteria Map," or the FEMA Based Flood Elevation, whichever is higher.

Off Site Discharge: Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.

Storm Sewers: Design frequency minimum to the three year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.

Flood Plain: Calculated flood elevations based on the ten-year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year "Flood Criteria Map" and "100-Year Flood Elevation Map."

Antecedent Water: The higher elevation of either the control Level elevation or the elevation depicted on the map "Average Wet Season Water Levels."

On Site 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 BMP's will be used to reduce pollutant loading from stormwater runoff.

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

The canal system within Hollywood is controlled by the South Florida Water Management District (SFWMD). The SFWMD operates and maintains the C-10 canal and establishes discharge limits.

SFWMD regulates discharge limitations to allow surplus capacity for future developments in the County and to preserve the aquifer recharge potential through performance based criteria for water management systems to be constructed by the developers on site. This policy encourages detention drainage systems consistent with the limitations set by SFWMD.

Properties without access to canals or lakes must provide full on-site retention, which is usually provided through a system of french drains and deep swales of the adequate capacity to provide the required level of service.

Most of the eastern part of the City (east of the Federal Highway (U.S. 1) and east of 16th Avenue, which was developed more than 30 years ago, drains the overflow from the intense storms through the positive drainage system, consisting of storm sewers or drainage ditches into the Intracoastal Waterway and the connected lakes. These waters are saline and subject to tidal influence, therefore they are not in SFWMD jurisdiction. Florida Department of Environmental Protection classified these waters as Type III (recreational use). Due to the historical redevelopment discharge of rainfall into these waters, no capacity limitations exist on the discharge. Only on-site detention and treatment of the first one-inch of runoff is required.

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

All improvements required to meet the adopted level of service will be installed in conjunction with new development.

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.

A Surface Water Management Permit has not been issued for the site and will be applied for, as needed.

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 yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete.

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.

See Attachment II: Drainage Correspondence and below:

Name: Steve Joseph
Position Director, City of Hollywood Public Utilities
Address 2600 Hollywood Blvd, Room 308, 33022
Ph: 954-967-4455 **Email:** sjoseph@hollywoodfl.org

D. Solid Waste

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

Residential	8.9 lbs/unit/day
Industrial/Commercial	
Factory/Warehouse	2 lbs/100 sq. ft./day
Office	1 lb/100 sq. ft./day
Department Store	4 lbs/100 sq. ft./day
Supermarket	9 lbs/100 sq. ft./day
Restaurant	2 lbs/meal/day
Drug Store	5 lbs/100 sq. ft./day
School	
Grade	10 lbs/room & ¼ lb/pupil/day
High School	8 lbs/room & ¼ lb/pupil/day

Institution

Hospital	8 lbs/bed/day
Nursing Home	3 lbs/bed/day
Home for Aged	3 lbs/person/day
Rest Homes	3 lbs/person/day

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

Solid waste pickup services are provided by Progressive/Waste Connection. Waste is collected and hauled to Port St. Cloud.

The landfill capacity is approximately 2,000 tons per day. The landfill demand is below capacity. The Progressive/Waste Connection facility has sufficient capacity to handle the proposed amendment area.

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.

TABLE 11 SOLID WASTE IMPACT			
	USE	RATE*/CALCULATION	TOTAL
CURRENT	MH25: 47 du's	x 8.9 Lbs/du/day	= 418 Lbs/day
PROPOSED	Commercial: 19,000 SF	x 4 Lbs/100 sf/day	= 760 Lbs/day
		Net Change	+ 342 Lbs/day

4. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See Attachment III: Solid Waste Correspondence and below:

Name: Grant Smith, Esq.
Agency: Progressive/Waste Connection
Address: TBP
Ph: 954-328-9064 Email: GSmith@strategysmith.com

E. Recreation and Open Space Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

The adopted level of service for recreation and open space in the City is 3 acres/1,000 residents.

2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

Not applicable. Proposed change is to non-residential.

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

Current Land Use: MH25 Residential

47 DUs x 1.8 ppl/DU x .003 acres pp = 0.25 acres

Proposed Land Use: Commerce

N/A, Non-Residential = 0.00 acres

Net Change: - 0.25 acres

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

Not applicable. Proposed change is to non-residential.

B. 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.

TABLE 12 EXISTING ROADWAY CONDITIONS (2017)							
ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
NORTH-SOUTH							
A1A							
N of Sheridan Street	2	11,300	17,700	C	1,074	1,600	C
EAST-WEST							
Dania Bch Blvd							
E of NE 2 nd Ave	6	10,900	59,900	C	1,036	5,390	C
E of Gulfstream Rd	4	10,300	39,800	C	979	3,580	C

Source: Broward County Roadway Capacity Level of Service Analysis '17/'40

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long range planning horizon. Utilize average daily and p.m. peak hour traffic volumes per Broward County MPO plans and projections.

TABLE 13 PROJECTED ROADWAY CONDITIONS (2040)							
ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
NORTH-SOUTH							
A1A							
N of Sheridan Street	2	19,200	17,700	F	1,824	1,600	F
EAST-WEST							
Dania Bch Blvd							
E of NE 2 nd Ave	6	35,000	59,900	C	3,325	5,390	C
E of Gulfstream Rd	4	25,500	39,800	C	2,423	3,580	C

Source: Broward County Roadway Capacity Level of Service Analysis '17/'40

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You 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 net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.

TABLE 14 TRAFFIC IMPACT					
	USE	ITE CODE		TRIPS	
				Daily	Peak
CURRENT	MH25: 47 du's	222	New Trips	397	25
Proposed	Commercial 19,000 SF	820	Gross Trips	1,943	159
			Pass-by Trips	(661)	(54)
			New	1,282	105
Change				+ 885 trips	+ 80 trips

Source: Kimley-Horn

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

None provided at this time.

C. Mass Transit Analysis

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

TABLE 15 MASS TRANSIT ROUTES			
ROUTE	DAYS OF SERVICE	SERVICE HOURS	FREQUENCY
4	Weekday	5:15a – 10:19p	20 Minutes
	Saturday	6:00a – 9:54p	20 Minutes
	Sunday	8:15a – 9:02p	20 Minutes
12	Weekday	5:20a – 9:53p	15 Minutes
	Saturday	5:55a – 8:26p	15 Minutes
	Sunday	9:50a – 7:53p	15 Minutes
Hollywood Trolley	Monday-Thursday	7:00a – 9:00p	Departs every 30-40 minutes from over a dozen stops on
	Friday	7:00a – 11:00p	
	Saturday	10:00a – 11:00p	
	Sunday	10:00a – 9:00p	

			Hollywood beach and historic downtown.
--	--	--	--

2. Quantify the change in demand resulting from this amendment.

TABLE 16 MASS TRANSIT IMPACT				
	USE	PM Peak Trips	Transit Share	Transit Trips
CURRENT	MH25: 47 du's	29	1.64%	1 trip
Proposed	Commercial 19,000 SF	197	1.64%	3 trips
			Change	+2 trips

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

See **Attachment IV: Mass Transit Correspondence** and below:

Name: Ryan Hatch
Agency: Broward County Transit Division
Position: Service Planner
Ph: 954-357-8554 RHatch@Broward.org

4. Describe how the amendment furthers or supports mass transit use.

The subject site supports the utilization of mass transit by developing along and near roadways which are currently served by mass transit services.

VII. 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.

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City's Comprehensive Plan indicates that no known historical resources are located on

or adjacent to the site.

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

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City Comprehensive Plan indicates that no archeological sites are located on the site.

- C. Wetlands

No known wetlands are located on or adjacent to the site.

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

A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular Concern affecting the amendment site.

- E. Indicate if the site contains, is located adjacent to or has the potential to impact any "Priority Planning Areas for Sea Level Rise" and if so, how they will be protected or mitigated.

A review of the Priority Planning Area Map indicates a portion of the subject site is located within a Priority Planning Area. The applicant will address appropriate mitigation with Broward County and the City of Hollywood.

- 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.

There are no endangered or threatened species or species of special concern known to inhabit the subject site.

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

The applicant is not aware of any listed species on the site.

- 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

The Broward County Wellfield Protection Zones Map does not identify any potable water wellfield protection zones of influence on the amendment site.

- 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 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 is ocean-front. If so, describe how public beach access will be addressed.

The subject site is located on A1A. A public sidewalk currently runs along Cambridge Street on the north side of the property and continues east to Tootie Adler Park. Tootie Adler Park is beach front and contains public parking and multiple public beach access points.

VIII. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

Not applicable. The proposed amendment is for non-residential use.

IX. 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 applicant is requesting a change in land use designation from Medium High Residential (16-25 du/ac) to Commerce. The proposed Commerce district is compatible with land uses both adjacent to the site and in the vicinity, as the Commerce district is meant to support the resident and tourist populations of the City and County. The location of a hotel on the site is supportive of the City’s tourist economy and is a suitable neighbor to the adjacent park/open spaces and the condominium. The beach area generally consists of a mix of residential, retail and hotel uses.

ADJACENT LAND USES	
North	Park & Open Space
South	MHRES
West	Park & Open Space
East	MHRES

The site will be developed in accordance with the City's Land Development Regulations, which ensure compatibility through appropriate setbacks and buffers between uses. For example, the City's Land Development Regulations include the below:

- **Sec. 4.3 Commercial Districts**
J. Performance Standards
5. Design and Landscaping Requirements
b. All office or commercial development adjacent to residentially zoned properties on the sides and rear shall be separated from the residential property by an opaque 6 ft. high concrete wall and tree screen.
- **Commercial districts permitting hotels:**
"intended to provide standards for the sale of goods and services to the entire city while remaining compatible with the surrounding residential neighborhood"

In addition, the proposed land use demonstrates infill development which utilizes under-utilized parcels within existing urban areas that are already largely developed. Infill development maximizes the use of existing public facilities and focuses on crafting a complete, integrated fabric of development.

X. HURRICANE EVACUATION ANALYSIS

(Required for amendments located in 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 d.u.'s (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 is located in a hurricane evacuation zone.

Because hurricanes impact large areas, the evacuation data presented in the City's Comprehensive Plan is the data specific to Broward County from the *2006 South Florida Regional Hurricane Evacuation Traffic Study*. This study was prepared by the South

Florida Regional Planning Council. The South Florida Region includes Broward, Miami-Dade and Monroe Counties.

The region must be prepared to evacuate highly vulnerable populations on critical routes. As such local public shelters and inland hotel/motels are available on a first-come basis. Watkins Elementary School is the shelter located closest to the subject area. Many other shelters exist nearby/within the County. The Broward County Human Services Department provides the special needs community with registration assistance for special needs shelters and transportation services.

During a hurricane evacuation, a significant number of vehicles will have to be moved across the local and regional road network. The quantity of evacuating vehicles will vary depending upon the magnitude of the hurricane, publicity and warnings provided about the storm and particular behavioral response characteristics of the vulnerable population. The *2006 South Florida Regional Hurricane Evacuation Traffic Study* identifies the following data for Broward County:

Existing Permanent Population – 1,700,499 people

Permanent occupied dwelling units – 674,304 units

Mobile homes – 20,224 units

Tourist/seasonal units – 34,615 units

People per permanent unit – 2.52

Vehicles per permanent unit – 1.58

Local Public Shelter Capacity – 37,135 People

The City of Hollywood's population in 2006 was 143,287, 12% of the population of Broward County. The following information pertains to the Broward County population total. The study reports:

- For a low tourist occupancy Category 1-2 event, it is calculated there will be 219,402 people in 110,640 vehicles evacuating with a public shelter demand of 5,538 people.**
- For a low tourist occupancy Category 3 event, it is calculated there will be 312,270 people in 158,494 vehicles evacuating with a public shelter demand of 15,731 people.**
- For a low tourist occupancy Category 4-5 event, it is calculated there will be 391,293 people in 193,189 vehicles evacuating with a public shelter demand of 36,304 people.**

- For a high tourist occupancy Category 1-2 event, it is calculated there will be 227,723 people in 111,521 vehicles evacuating with a public shelter demand of 5,621 people.
- For a high tourist occupancy Category 3 event, it is calculated there will be 320,177 people in 164,743 vehicles evacuating with a public shelter demand of 15,820 people.
- For a high tourist occupancy Category 4-5 event, it is calculated there will be 400,640 people in 199,727 vehicles evacuating with a public shelter demand of 36,493 people.

The study identified the critical roadway location segments within and adjacent to the City of Hollywood as:

- Hallandale Beach Boulevard bridge over the Intracoastal;
- Hollywood Boulevard bridge over the Intracoastal;
- Sheridan Street bridge over the Intracoastal;
- Dania Beach Boulevard bridge over the Intracoastal.

The study identified the following data for projected clearance times. Table CM-7 from the City's Comprehensive Plan shows the projected clearance times for all regional routes out of South Florida and the critical links within and adjacent to the City of Hollywood analyzed under the six baseline hurricane evacuation scenarios.

The Baseline Scenario Definitions 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

Table CM-7. Baseline Scenario Outcomes Clearance Times*						
Modeled Critical Roadway Link	1A	1B	2A	2B	3A	3B
Regional Routes out of South Florida:						
I-95 northbound out of Region	5.8	6.3	7.3	8.1	9.0	9.9
Florida Turnpike northbound out of Region	11.7	13.2	15.7	17.7	20.0	22.1
US 27 northbound out of Region	2.7	2.7	3.0	3.0	3.3	3.4
I-75 west/northbound out of Region	5.2	5.5	6.4	7.0	7.9	8.5
US 41 westbound out of Region	5.6	6.4	7.1	8.0	8.8	9.7
City of Hollywood Critical Links:						

Hallandale Beach Blvd. bridge over the Intracoastal	5.8	5.7	5.0	5.2	5.4	5.9
Hollywood Blvd. bridge over the Intracoastal	4.6	4.7	4.7	4.8	4.6	4.7
Sheridan Street bridge over the Intracoastal	3.7	3.7	4.0	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

*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.

The proposed hotel use for the site will prepare a hurricane evacuation plan for the facility.

XI. 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.

The subject site is not located within a CRA.

XII. INTERGOVERNMENTAL COORDINATION

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

The amendment site is located adjacent to the City of Dania Beach (north side of Dania Beach Boulevard)

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

The requested text and map amendment are consistent with the below highlighted regional issues and policies of the Broward County Land Use Plan.

HIGHLIGHTED REGIONAL ISSUES

Multimodal Vision

- Strategy MM-2: Recognize and address the transportation and housing connection.
 - Promote and support redevelopment and mixed use opportunities within and along major transportation hubs and corridors;

XIV. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN

Land Use Element

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

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

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

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

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.

XVI. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per the School Board of Broward County Policy 1151, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss these issues as soon as possible.

- A. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

Not applicable.

- B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

Not applicable.

- C. Identify the additional student demand resulting from this amendment - calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.

Not applicable.

- D. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.

Not applicable.

- E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

Not applicable.

XVII. ADDITIONAL SUPPORT DOCUMENTS

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

Not applicable.

- B. Any proposed voluntary mitigation or draft agreements.

Not applicable.

XVIII. PLAN AMENDMENT COPIES

- A. 15 copies for the BCPC. Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

To be provided with transmittal.

- B. 10 copies of corresponding local land use plan amendment application, if transmitting concurrent to DCA, include transmittal letter from municipality to DCA.

To be provided with transmittal.

EXHIBITS

Location Map	A
Current Future Land Use	B
Proposed Future Land Use	C

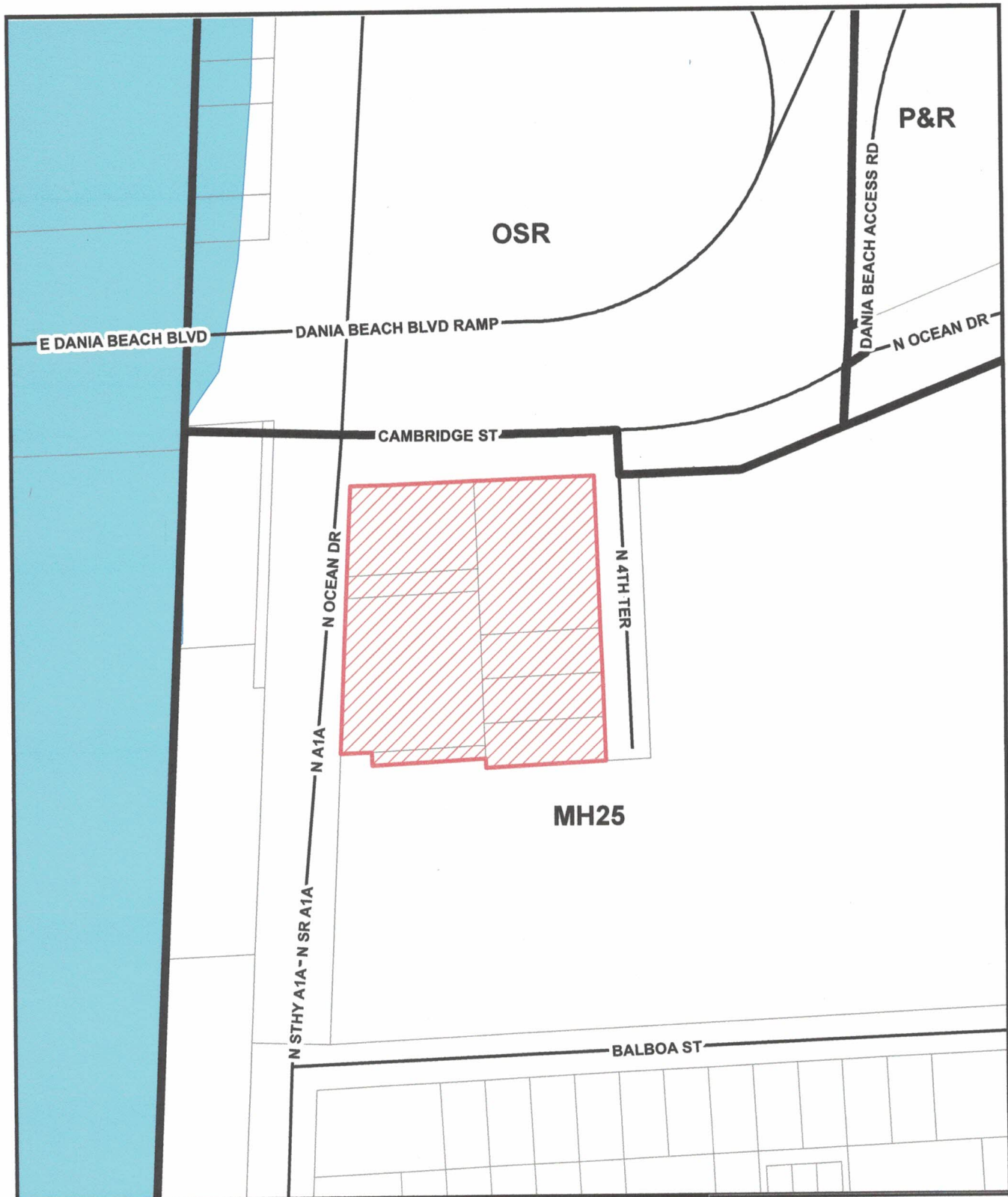


EXHIBIT B: CURRENT FUTURE LAND USE 6085 LUPA

-  Subject Site
-  Future Land Use
-  Water



1 inch = 125 feet

**Leigh Robinson Kerr
& Associates, Inc.**

808 East Las Olas Boulevard
Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308
E: Lkerr808@bellsouth.net

ATTACHMENTS

Legal Description	I
Sanitary Sewer Correspondence	II
Potable Water Correspondence	II
Drainage Correspondence	II
Solid Waste Correspondence	III
Mass Transit Correspondence	IV
Text Amendment	V

ATTACHMENT I
Legal Description

PARCEL 1:

PARCEL 2:

TABLE 3.

MARCEL SA:

MARCEL 59:

COMMENCE AND

1991

RCCL 6A2

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- LANDS SHOWN HEREIN ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, ENCUMBRANCES OR OTHER INSTRUMENTS OF RECORD. THIS SURVEY WAS DONE SOLELY FOR THE PURPOSES AND DOES NOT IMPLY THE ASSOCIATION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT, UNDEVELOPED IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC DATUM OF 1929.
- BENCHMARK REFERENCED: BOWHARD COUNTY BENCHMARK # 1281
ELEVATION = 25.60
- BEARINGS SHOWN HEREON ARE BASED ON THE DPTD.

HUBERT CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; I HAVE NOT BEEN FIELD UNDER ANY DIRECTION OF MY SUPERVISOR, AND I FURTHER CERTIFY THAT I AM NOT SUBJECTS THE MERRIAM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PUNISHMENT TO EXCESSIVE SURVEYING ACTIVITY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE OWNED HEREON, SUBJECT TO THE QUALIFICATIONS LISTED HEREON.

THE FIRM. INC.

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 09/24/12

NET AREA=57,959 SQ.FT. (1.331 ACRES)
GROSS AREA=82,846 SQ.FT. (1.902 ACRES)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0309 F
ZONE	AE
BASE FLOOD ELEVATION	6/7
EFFECTIVE DATE	10/07/97

SKETCH OF SURVEY

6085 NORTH OCEAN DRIVE
HOLLYWOOD, FLORIDA

CLIENT : MAXWELLE


COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7765 FAX (954) 689-7799

1 OF 1

PROJECT NO: 6877-12

SCALE : 1" = 20'

[illegible]

ATTACHMENT II

Sanitary Sewer Correspondence
Potable Water Correspondence
Drainage Correspondence

Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

June 5, 2019

Via E-mail: sjoseph@hollywoodfl.org

Steve Joseph
Director, City of Hollywood Public Utilities
2600 Hollywood Blvd, Room 308
Hollywood, FL 33022

Re: 6085 LUPA – Sanitary Sewer, Potable Water, and Drainage Analysis

Mr. Joseph:

My office is preparing an application for a land use plan amendment to the City of Hollywood Beach Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Sanitary Sewer, Potable Water and Drainage.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,



Kelly Ray
Planner

Enclosures

• Planning • Zoning • Land Use • Expert Testimony •
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301
Phone (954) 467-6308 Fax (954) 467-6309
lkerr808@bellsouth.net • www.LeighRobinsonKerr.com

Established 1985

A. PROJECT INFORMATION

The proposed amendment site contains approximately 1.9 gross acres. The amendment site is generally situated on the east side of A1A south of Dania Beach Boulevard in the City of Hollywood.

A portion of the subject site is currently vacant and a portion of the site is used for parking. The applicant proposes to redevelop the subject property with hotel rooms. The applicant wishes to amend the future land use designation of the subject site from Medium High Residential (16-25) to Commerce.

Current Land Use

The existing designation for the site is Medium High Residential (16-25). The subject site is approximately 1.9 acres. Therefore, the maximum allowable development under the existing designation is 47 dwelling units.

Proposed Land Use

Utilizing the Broward County Planning Council development standard of 10,000 square feet per acre for non-residential uses, a maximum of 19,000 square feet of commercial use would be permitted under the proposed Commerce category.

B. POTABLE WATER ANALYSIS

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

WATER DEMAND V. SUPPLY			
Source	Permitted Withdrawal	Projected Demand (2030)	Plant Capacity
Biscayne Aquifer: Florida Aquifer:	30.7 MGD <u>8.7 MGD</u> 39.4 MGD ¹	37.7 MGD ²	59.5 MGD ³
City of Hollywood Utilities Element-Water Supply Plan: ¹ Table 5-3 Permitted AADF ² Table 5-2 Max-Day High Retail per Capita ³ City Staff Correspondence			

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the SFWMD permitted withdrawal, including the expiration date of the SFWMD permit.

CURRENT PLANT CAPACITY & DEMAND – POTABLE WATER City of Hollywood Water Treatment Plant	
Current Plant Capacity	59.5 MGD
Current + Committed Plant Demand	25.04 MGD
SFWMD Permitted Withdrawal	39.4 MGD
Expiration Date of SFWMD Permit	April 10, 2028

Source: Hollywood Utilities Element Potable Water Jan.'15; City of Hollywood Correspondence

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

Biscayne Aquifers- 11,205 MGD

Florida Aquifer System-Floridan Wellfield: 3,168 MGD

Source: Water Use Permit # 06-00038-W; City of Hollywood Correspondence

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f.* or d.u.

POTABLE WATER IMPACT			
	USE	RATE*/CALCULATION	TOTAL
CURRENT	MH25: 47 du's x 1.8 ppl	x 100 GPD p/c/d	= 8,460 GPD
PROPOSED	19,000 SF Commercial	x 0.1 GPD/SF	= 1,900 GPD
		Net Change	- 6,560 GPD

*Source: Hollywood Potable Water Element Policy 2.2

PER CAPITA DENSITY

Density in Dwelling Units - Estimated Number per Gross Acre of Persons per

Residential Land Area Dwelling Unit

From 0 up to 1: 3.3

Over 1 up to 5: 3.0

Over 5 up to 10: 2.5

Over 10 up to 16: 2.0

Over 16 up to 25: 1.8

Over 25 up to 50: 1.5

(Source: Broward County Land Development Code)

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

PROJECTED CAPACITY & DEMAND – POTABLE WATER		
	2020	2025
Projected Plant Capacity	59.5 MGD	59.5 MGD
Projected Plant Demand	36.2 MGD	36.6 MGD
Planned Plant Expansions	None	

Source: Hollywood Utilities Water Supply Plan Table 5-2 (Max-day high retail per capita);

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

Name: Steve Joseph
Position Director, City of Hollywood Public Utilities
Address 2600 Hollywood Blvd, Room 308, 33022
Ph: 954-967-4455 Email: sjoseph@hollywoodfl.org

C. SANITARY SEWER ANALYSIS

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

Septic tanks will not be used to serve the amendment site.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

SANITARY SEWER DEMAND AND CAPACITY City of Hollywood Wastewater Treatment Plant	
Plant Capacity	55.50 MGD
Current + Committed Demand	37.91 MGD
Planned Plant Capacity	55.50 MGD
Source: Broward County Wastewater Treatment Plant Flow Calculations	

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

SANITARY SEWER IMPACT			
	USE	RATE/CALCULATION	TOTAL
CURRENT	MH25: 47 du's	x 250 GPD/DU	= 11,750 GPD
PROPOSED	19,000 SF Commercial	X 0.1 GPD/SF	= 1,900 GPD
		Net Change	- 9,850 GPD

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER Hollywood Wastewater Treatment Plant		
	2020	2025
Projected Plant Capacity	55.5 MGD	55.5 MGD
Projected Plant Demand	55.5 MGD	55.5 MGD
Planned Plant Expansions	No expansions planned.	
Funding Sources	N/A	
Source: City of Hollywood Comprehensive Plan Sanitary Sewer Sub-Element, Table 3; City of Hollywood Correspondence dated 2/2/2017		

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

Name: Steve Joseph
Position Director, City of Hollywood Public Utilities
Address 2600 Hollywood Blvd, Room 308, 33022
Ph: 954-967-4455 Email: sjoseph@hollywoodfl.org

D. DRAINAGE ANALYSIS

1. Provide the adopted level of service standard for the service area in which the amendment is located.

Private Property: Retain on property and dispose of 1/2 inch of storm runoff during any five minute period.

Single Family: Maintain minimum of 30% pervious area on site. Buildings: To have the lowest floor elevation no lower than the elevation for the respective area depicted on the National Flood Insurance Rate Map (FIRM) by Federal Emergency Management Agency (FEMA) for flood hazard areas based on 100 year flood elevation, or; for commercial properties 6 inches for residential properties 18 inches above the crown of the adjacent public street or road - whichever is the highest.

All commercial properties and residential properties with more than 10 parking spaces must obtain drainage permits for site development from other regulatory authorities having jurisdiction prior to obtaining a building permit from the City. Since the City of Hollywood is a built-out municipality with emphasis slowly shifting toward redevelopment and with only limited water management review and permitting conducted in house, the standards of Broward County (in most cases) and sometimes the South Florida Water Management District or Central and South Broward Drainage Districts are enforced on larger projects through regulatory programs. To increase the efficiency and eliminate duplication in the area of environmental regulation, Hollywood relies heavily on the Broward County which possesses the expertise and resources to enforce the following standards:

Broward County Adopted Level of Service Standard

Road Protection: Residential streets not greater than fifty feet wide right-of-way to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map." Rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."

Buildings: To have the lowest floor elevation no lower than the elevation for the respective area depicted on the "100 Year Flood Criteria Map," or the FEMA Based Flood Elevation, whichever is higher.

- Off Site Discharge:** Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.
- Storm Sewers:** Design frequency minimum to the three year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.
- Flood Plain:** Calculated flood elevations based on the ten-year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year "Flood Criteria Map" and "100-Year Flood Elevation Map."
- Antecedent Water:** The higher elevation of either the control Level elevation or the elevation depicted on the map "Average Wet Season Water Levels."
- On Site 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 BMP's will be used to reduce pollutant loading from stormwater runoff.

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

The canal system within Hollywood is controlled by the South Florida Water Management District (SFWMD). The SFWMD operates and maintains the C-10 canal and establishes discharge limits.

SFWMD regulates discharge limitations to allow surplus capacity for future developments in the County and to preserve the aquifer recharge potential through performance based criteria for water management systems to be constructed by the developers on site. This policy encourages detention drainage systems consistent with the limitations set by SFWMD.

Properties without access to canals or lakes must provide full on-site retention, which is usually provided through a system of french drains and deep swales of the adequate capacity to provide the required level of service.

Most of the eastern part of the City (east of the Federal Highway (U.S. 1) and east of 16th Avenue, which was developed more than 30 years ago, drains the overflow from the intense storms through the positive drainage system, consisting of storm sewers or drainage ditches into the Intracoastal Waterway and the connected lakes. These waters are saline and subject to tidal influence, therefore they are not in SFWMD

jurisdiction. Florida Department of Environmental Protection classified these waters as Type III (recreational use). Due to the historical redevelopment discharge of rainfall into these waters, no capacity limitations exist on the discharge. Only on-site detention and treatment of the first one-inch of runoff is required.

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

All improvements required to meet the adopted level of service will be installed in conjunction with new development.

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.

A Surface Water Management Permit has not been issued for the site and will be applied for, as needed.

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 yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete.

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.

Name:	Steve Joseph	
Position	Director, City of Hollywood Public Utilities	
Address	2600 Hollywood Blvd, Room 308, 33022	
Ph:	954-967-4455	Email: sjoseph@hollywoodfl.org



BROWARD COUNTY DRAINAGE RESPONSE LETTER



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

Kelly Ray-Sosnowski
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard Suite 104
Fort Lauderdale, FL 33301

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: 6085 Land Use Plan Amendment – Drainage Analysis

Ms. Ray-Sosnowski:

The information in your land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in black ink, appearing to be "JHeilman", with a long, sweeping horizontal line extending to the right.

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
E-mail: JHeilman@Broward.org

June 7, 2019

ATTACHMENT III
Solid Waste Letter

**Leigh Robinson Kerr
& Associates, Inc.**

Member, American Institute of Certified Planners

June 5, 2019

Via E-mail: GSmith@strategysmith.com

Grant Smith, Esq.
Progressive/Waste Connection

Re: 6085 LUPA – Solid Waste Analysis

Mr. Smith:

My office is preparing an application for a land use plan amendment to the City of Hollywood Beach Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Solid Waste.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

A. PROJECT INFORMATION

The proposed amendment site contains approximately 1.9 gross acres. The amendment site is generally situated on the east side of A1A south of Dania Beach Boulevard in the City of Hollywood.

A portion of the subject site is currently vacant and a portion of the site is used for parking. The applicant proposes to redevelop the subject property with hotel rooms. The applicant wishes to amend the future land use designation of the subject site from Medium High Residential (16-25) to Commerce.

Current Land Use

The existing designation for the site is Medium High Residential (16-25). The subject site is approximately 1.9 acres. Therefore, the maximum allowable development under the existing designation is 47 dwelling units.

Proposed Land Use

Utilizing the Broward County Planning Council development standard of 10,000 square feet per acre for non-residential uses, a maximum of 19,000 square feet of commercial use would be permitted under the proposed Commerce category.

B. SOLID WASTE ANALYSIS

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

Residential	8.9 lbs/unit/day
Industrial/Commercial	
Factory/Warehouse	2 lbs/100 sq. ft./day
Office	1 lb/100 sq. ft./day
Department Store	4 lbs/100 sq. ft./day
Supermarket	9 lbs/100 sq. ft./day
Restaurant	2 lbs/meal/day
Drug Store	5 lbs/100 sq. ft./day
School	
Grade	10 lbs/room & ¼ lb/pupil/day
High School	8 lbs/room & ¼ lb/pupil/day
Institution	
Hospital	8 lbs/bed/day

Nursing Home	3 lbs/bed/day
Home for Aged	3 lbs/person/day
Rest Homes	3 lbs/person/day

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

Solid waste pickup services are provided by Progressive/Waste Connection. Waste is collected and hauled to Port St. Cloud.

The landfill capacity is approximately 2,000 tons per day. The landfill demand is below capacity. The Progressive/Waste Connection facility has sufficient capacity to handle the proposed amendment area.

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.

SOLID WASTE IMPACT			
	USE	RATE*/CALCULATION	TOTAL
CURRENT	MH25: 47 du's	x 8.9 Lbs/du/day	= 418 Lbs/day
PROPOSED	Commercial: 19,000 SF	x 4 Lbs/100 sf/day	= 760 Lbs/day
		Net Change	+ 342 Lbs/day

4. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See Attachment III: Solid Waste Correspondence and below:

Name: Grant Smith, Esq.
Agency: Progressive/Waste Connection
Address: TBP
Ph: 954-328-9064 Email: GSmith@strategysmith.com



ATTACHMENT IV
Mass Transit Letter

Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

June 5, 2019

Via E-mail: rhatch@broward.org

Ryan Hatch
Service Planner
Service and Capital Planning
Broward County Transit Division
1 N. University Drive, Ste 3100A
Plantation, FL 33324

Re: 6085 Land Use Plan Amendment – Mass Transit Analysis

Mr. Hatch:

My office is preparing an application for a land use plan amendment to the City of Hollywood Beach Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Mass Transit.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,


Kelly Ray
Planner

Enclosures

• Planning • Zoning • Land Use • Expert Testimony •
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301
Phone (954) 467-6308 Fax (954) 467-6309
lkerr808@bellsouth.net • www.LeighRobinsonKerr.com

Established 1985

A. PROJECT INFORMATION

The proposed amendment site contains approximately 1.9 gross acres. The amendment site is generally situated on the east side of A1A south of Dania Beach Boulevard in the City of Hollywood.

A portion of the subject site is currently vacant and a portion of the site is used for parking. The applicant proposes to redevelop the subject property with hotel rooms. The applicant wishes to amend the future land use designation of the subject site from Medium High Residential (16-25) to Commerce.

Current Land Use

The existing designation for the site is Medium High Residential (16-25). The subject site is approximately 1.9 acres. Therefore, the maximum allowable development under the existing designation is 47 dwelling units.

Proposed Land Use

Utilizing the Broward County Planning Council development standard of 10,000 square feet per acre for non-residential uses, a maximum of 19,000 square feet of commercial use would be permitted under the proposed Commerce category.

B. MASS TRANSIT ANALYSIS

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

MASS TRANSIT ROUTES			
ROUTE	DAYS OF SERVICE	SERVICE HOURS	FREQUENCY
4	Weekday	5:15a – 10:19p	20 Minutes
	Saturday	6:00a – 9:54p	20 Minutes
	Sunday	8:15a – 9:02p	20 Minutes
12	Weekday	5:20a – 9:53p	15 Minutes
	Saturday	5:55a – 8:26p	15 Minutes
	Sunday	9:50a – 7:53p	15 Minutes
Hollywood Trolley	Monday-Thursday	7:00a – 9:00p	Departs every 30-40 minutes from over a dozen stops on Hollywood beach and historic downtown.
	Friday	7:00a – 11:00p	
	Saturday	10:00a – 11:00p	
	Sunday	10:00a – 9:00p	

2. Quantify the change in demand resulting from this amendment.

TABLE 1 MASS TRANSIT IMPACT				
	USE	PM Peak Trips	Transit Share	Transit Trips
CURRENT	MH25: 47 du's	29	1.64%	1 trip
Proposed	Commercial 19,000 SF	197	1.64%	3 trips
			Change	+2 trips

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

Name: Ryan Hatch
Agency: Broward County Transit Division
Position: Service Planner
Ph: 954-357-8554 RHatch@Broward.org

4. Describe how the amendment furthers or supports mass transit use.

The subject site supports the utilization of mass transit by developing along and near roadways which are currently served by mass transit services.



ATTACHMENT V

**Proposed Text Amendment
To the City of Hollywood Comprehensive Plan**

CITY OF HOLLYWOOD
COMPREHENSIVE PLAN
TEXT AMENDMENT

June 2019

Policies

COMMERCE

POLICY 2.3.1 The City shall employ its local land use plans, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated "Commercial," "Industrial" or similar designations by the local land use plan.

POLICY 2.3.2 The City shall employ its local land use plans and development regulations to establish appropriate intensity standards for non-residential future land use categories compatible with adjacent existing and future land uses.

Permitted Uses

COMMERCE USE

The areas designated for commerce use on the City's Land Use Plan Map, provide land area for commercial, employment center, industrial and office park enterprises which support the resident and tourist populations. Accordingly, municipal land use designations that are under the umbrella of commerce include Commercial, Employment Center, Industrial and Office Park.

The permitted uses in areas designated commerce are as follows, as deemed appropriate by the local jurisdiction:

1. Commercial uses, such as hotels, restaurants, retail, financial institutions, personal services, new/used automobile, truck, motorcycle, boat and trailer display, sales, and service, printing plants, trade shops, motion picture studios, ice houses, propane gas sales and repair, and salvage yards.
2. Commercial recreation uses, such as outdoor and indoor recreation facilities, active recreation complexes, marinas and stadiums.
3. Communication facilities.

4. Community facilities, such as educational, religious, hospitals, governmental administration, fire and police stations, civic centers, libraries, nursing homes, correctional facilities, courts and cemeteries.
5. Employment uses, such as offices for administrative, professional, research and business purposes.
6. Industrial uses, if determined by the local government as compatible with surrounding planned land uses, such as manufacturing, wholesaling, storage, warehouse, research facilities, laboratories and businesses, and medical or dental laboratories.
7. Mining, if determined by the local government as compatible with surrounding planned land uses.
8. Non-residential Agricultural uses.
9. Recreation and open space uses, such as passive and active recreational uses, boat ramps/docks, camping grounds and facilities, golf courses intended to remain as open space.
10. Recreational vehicle park sites at a maximum density of ten (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the local land development regulations, or twenty (20) sites per gross acre if such permanent location is prohibited by the local land development regulations.
11. Residential uses, as follows:
 - a. On parcels located contiguous to transit service that include a minimum of 15% affordable housing (consisting of at least 3% very-low income and 5% low income with remaining percentage at any affordable housing income level) restricted to such use for a minimum of 15 years; or,
 - b. On parcels located contiguous to transit service that include a minimum of 10% affordable housing (consisting of at least 4% very-low income, and 6% low income) restricted to such use for a minimum of 15 years; or,
 - c. On parcels located contiguous to transit service that include a minimum of 5% very-low income affordable housing restricted to such use for a minimum of 15 years; or,
 - d. On parcels up to 10 acres via local government allocation of "flexibility units" and/or "redevelopment units," provided that total residential uses do not exceed 20% of the land area designated "Commerce" or equivalent land use designation within the municipality.

Areas east of the Intracoastal Waterway are limited to a maximum of 25 dwelling units per acre and are not permitted to utilize "redevelopment units." Compatibility with existing and planned uses shall be addressed by the local government.

Contiguous to transit service is defined as within a ¼ mile of limited transit stop defined as no fewer than 5 buses or similar transit vehicle passing by in one hour.

Units of local government may utilize the above provisions regardless of whether such provisions are incorporated within their certified local land use elements.

12. Residential units within the same structure as commerce uses for the owner, manager or caretaker of the commerce uses are permitted.
13. Special Residential Facilities Category (1), (2) and (3) as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.
 - a. Special Residential Facility Category (1) development shall be subject to the allocation of one (1) flexibility or redevelopment unit in accordance with the provisions and policies as contained in the "Administrative Rules Document: Broward County Land Use Plan."
 - b. Special Residential Facility Category (2) development shall be subject to the allocation of two (2) flexibility or redevelopment units in accordance with provisions and policies as contained in the "Administrative Rules Document: Broward County Land Use Plan."
 - c. Special Residential Facility Category (3) development shall be subject to the allocation of flexibility or redevelopment units in accordance with the provisions and policies as contained in the "Administrative Rules Document: Broward County Land Use Plan"; each flexibility or redevelopment unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
14. Transportation facilities.
15. Utilities, excluding electrical power plants.