

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: June 14, 2018 **FILE:** 18-L-08

TO: Planning and Development Board/Local Planning Agency

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Fitz Murphy, Planning Administrator *FMM*

SUBJECT: Diplomat Landings Owner, LLC/Diplomat Hotel Owner LLC requests an amendment to the Land Use element of the City's Comprehensive Plan to change the Land Use designation from Medium-High (25) Residential and General Business to Activity Center for a mixed-use development (Diplomat Activity Center).

APPLICANT'S REQUEST:

Amend the Land Use element of the City's Comprehensive Plan to change the Land Use designation from Medium-High (25) Residential and General Business to Activity Center for a mixed-use development (Diplomat Activity Center).

STAFF'S RECOMMENDATION:

Staff finds the proposed future Land Use change to be consistent with Article 1 of the Broward County Administrative Rules Document, Broward County Land Use Plan, the City-Wide Master Plan and the City's Comprehensive Plan. Staff recommends the Planning and Zoning Board, acting as the Local Planning Agency, forward this petition to the City Commission with a **recommendation of approval**, including transmittal to appropriate agencies.

HISTORY

The subject site comprises approximately 19.1 acres. The property, situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

BACKGROUND

On May 20th, 1992, the City of Hollywood approved the rezoning of the subject property from Beach Residential District (R-6A) and the Beach Business District (B-1-A) to the City of Hollywood Planned Development District (PD). This approval was in an effort to allocate additional density not in excess of

two percent of the total number of units allowed in the flexibility zone 92 by the Broward County Land Use Plan. This represented an additional 198 dwelling units within the flexibility zone 92. Additionally the intention was to develop a resort community concept which included the renovation of the existing hotel to include 655 rooms, 386 residential units, and related commercial and recreational facilities.

In 1998 the City Commission granted approval of the Diplomat Planned Development Master Plan for the Diplomat Resort and Country Club. The complex, which includes multifamily residential units, hotel rooms, convention center, retail, and associated parking, has now been in operation for well over 15 years.

REQUEST

The request to amend the Land Use element of the City's Comprehensive Plan to change the Land Use designation from Medium-High (25) Residential and General Business to Activity Center for a mixed-use development (Diplomat Activity Center) is to redevelop the property on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing 128,000 square foot convention facility. The convention center will be an integral part of the Activity Center. If approved, this amendment will enable greater flexibility in allocating land uses within the subject area while maintaining existing uses.

The intent is to direct currently permitted densities and intensities, along with additional compatible uses, within the area of Hollywood. This will provide additional redevelopment opportunities and will allow for a mix of uses and the permitting of densities and intensities that will better support the City's economy and tourism. The proposed future land use will include 350 Multi Family units, 1,500 hotel rooms, 75,000 square foot Commercial/Office spaces, and 150,000 square foot Convention Center.

SITE DATA

Owner/Applicant:	Diplomat Landings Owner, LLC/Diplomat Hotel Owner LLC
Address/Location:	3555 S Ocean Drive
Amendment Area:	19.1 ± acres
Existing Future Land Use:	Medium-High (25) Residential (MHRES) General Business (GBUS)
Proposed Future Land Use:	Activity Center (AC)
Existing Zoning:	Planned Development (PD)
Requested Zoning:	Planned Development (PD)

ADJACENT FUTURE LAND USE (AMENDMENT AREA)

North:	Medium-High (25) Residential (MHRES)
South:	Medium-High (25) Residential (MHRES)
East:	Medium-High (25) Residential (MHRES)
West:	Water

ADJACENT ZONING (AMENDMENT AREA)

North: High Multiple Family (RM-25)
South: High Multiple Family (RM-25)
Low intensity Commercial (C-1)
East: Medium high Multiple Family (RM-18)
West: Water

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The intent of the Land Use Element of the Comprehensive plan is to lay out a broad physical plan for the future development of the city. This is the only element describing appropriate locations for future Land Use and declares the policies regulating their location and development. The Land Use Element takes into consideration factors affecting current development trends. The proposed amendment is consistent with the following policies of the comprehensive 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.*

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

Policy 6.3: *Maintain the Zoning and Development Regulations that implement standards for different intensities of land use and residential densities as stated in the Future Land Use Categories of the Land Use Element.*

Policy 6.4: *Maintain those regulations that promote increased pedestrian access between neighborhoods and commercial uses. (CWMP Policy CW.14)*

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

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

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

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

Policy 7.41: *Coordinate traffic circulation with future Land Use designations as specified by the City's Land Use Plan by reviewing traffic impacts during the development review process and by coordinating with County and State Governments.*

Policy 8.12: *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 City Land Use plans.*

The existing Diplomat is comprised of residential and non-residential uses. Allowing the Applicant to change the property's Land Use from Medium-High (25) Residential and General Business to Activity Center will allow the applicant to redevelop the property situated to the west of A1A with hotel rooms, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing 128,000 square foot convention facility. The Activity Center will enable greater flexibility in allocating land uses within the subject area while maintaining existing uses. Additionally, the new units will result in a population increase for the City.

SUMMARY OF FINDINGS

1. Pursuant to the City's Comprehensive Plan as identified Staff finds the proposed Land Use change from Medium-High (25) Residential and General Business to Activity Center for the property generally located on the east and west sides of A1A north of Hallandale Beach Boulevard, commonly referred to as Diplomat to be consistent with the City's Comprehensive Plan.
2. Pursuant to the City-Wide Master Plan Guiding Principles as identified, Staff finds the proposed Land Use change for the property located on the east and west sides of A1A north of Hallandale Beach Boulevard, commonly referred to as Diplomat to be consistent with the City-Wide Master Plan.

Additional review will be required during the Site Plan to ensure consistency with the Zoning and Land Development Regulations and the City's vision.

ATTACHMENTS

Attachment A: Application Package

Attachment B: Land Use and Zoning Map

ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 3555 S. Ocean Drive

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

Folio Number(s): Multiple. See attached. Country Club Plat(158-16)

Zoning Classification: PD Land Use Classification: MH25, Commercial

Existing Property Use: Hotel 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): Ord. #O-2016-05

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

Explanation of Request: Future Land Use change to Activity Center – Text and Map. See attached.

Number of units/rooms: See attached Sq Ft: see attached.

Value of Improvement: _____ Estimated Date of Completion: _____

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

Name of Current Property Owner: Diplomat Landings Owner, LLC/Diplomat Hotel Owner LLC

Address of Property Owner: 1997 Annapolis Exchange Pkwy, Annapolis MD 21401

Telephone: 202-836-8276 Fax: N/A Email Address: lisa.strauss@brookfield.com

Name of Consultant/Representative/Tenant (circle one): Wilson Atkinson, Tripp Scott

Address: 110 SE 6th St. #1500, Ft. Laud FL 33301 Telephone: 954-525-7500

Fax: 954-761-8475 Email Address: wca@TrippScott.com

Date of Purchase: 2014 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: Leigh R. Kerr, AICP

Leigh Robinson Kerr & Associates, Inc Address: 808 E. Las Olas Blvd. #104 Ft. Laud

FL 33301 Email Address: Lkerr808@bellsouth.net

RECEIVED

JAN - 8 2018

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 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.

Diplomat Hotel Owner LLC

Signature of Current Owner: _____ Date: _____

PRINT NAME: George D. Dabney, Vice President Date: 12.21.2017

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 _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Diplomat Hotel Owner LLC

Sworn to and subscribed before me
this 21st day of December 2017

Collette Spence

Notary Public
State of Florida 10.9.2018

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

George D. Dabney

Signature of Current Owner

George D. Dabney, Vice President

Print Name



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 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.

Diplomat Landings Owner LLC

Signature of Current Owner: _____ Date: _____

PRINT NAME: George D. Dabney, Vice President Date: 12.21.2017

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 _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Diplomat Landings Owner LLC

Sworn to and subscribed before me
this 21st day of December 2017

Cordele S. S. S.

Notary Public Maryland
State of Florida 10.9.2018

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

Signature of Current Owner

George D. Dabney, Vice President

Print Name





CITY OF HOLLYWOOD

RECEIVED

JAN - 8 2018

Planning & Development Board Submittal Checklist

QUICK FACTS:

- Scheduled appointment with assigned Planner required for all submittals.
- No applications are automatically scheduled for ANY meetings. Application must be determined to be complete by Staff before any processing occurs.
- Each package SHALL be complete, folded, and stapled.
- For fee calculation please refer to our fee schedule available in our office or online at: <http://www.hollywoodfl.org/553/Applications-Forms>
- PDB typically meets once a month as follows (except for, August):

01/19/2017
02/09/2017
03/09/2017
04/13/2017
05/11/2017
06/08/2017
07/13/2017
09/14/2017
10/19/2017
11/09/2017
12/14/2017

Meeting dates are subject to change.

- The Planning Division will provide one (1) original notification letter, envelopes, and signs for public notification. Mailing notification and property posting must be completed by the applicant at least fifteen (15) days prior to meeting date.

Provide 25 copies (unless otherwise specified) of complete 11" x 17" packages containing the items below and one 24" x 36" package fully signed and sealed with all original documents. Incomplete applications will not be routed and will be postponed until all required components are submitted.

Submittal

- ☒ General Application
- ☒ Application Fee **\$4423.00**
- ☐ Ownership and Encumbrance Report (O&E) (2)
- ☐ Legal Description & Project Information (8.5" x 11")
- ☐ Cover Sheet with Location Map
- ☐ Certified Alta Survey
- ☐ Dimensioned Site Plan
- ☐ Dimensioned Landscape Plans
- ☐ Dimensioned Schematic Paving, Grading and Drainage Plan
- ☐ Dimensioned Typical Floor Plans (including all levels for parking garages)
- ☐ Dimensioned Building Elevations
- ☐ Street Profile/Elevation (including adjacent buildings)
- ☐ Color Site Plan with Landscaping
- ☐ Color Renderings
- ☐ Signage Details (if applicable)
- ☐ TAC Report signed by Committee members (2)
- ☐ Color photographs of subject site and adjacent properties
- ☐ CD containing all documents listed above in PDF/JPG format (1)
- ☐ Public Notice: Mailing Notification and Property Posting Requirements (1)
- ☐ Criteria Statement(s) for each request indicating consistency with all applicable criteria found in Article 5 of the Zoning and Land Development Regulations which may include the following: *Variances, Design, and Special Exceptions* (Available online at www.amlegal.com).

Please refer to Article 5 of the City of Hollywood's Zoning and Land Development Regulations for a detailed description of each item listed above or visit our website at www.hollywoodfl.org

PROCESS OR APPLICATION	FY 2017
ALCOHOL BEVERAGE LICENSE	\$75
APPEALS	
To City Commission	\$4,547
To Appointed Board	\$2,559
DESIGN REVIEW	
Staff Design Review	\$192
Design Review - All Others (Projects -Excluding site plans & murals)	\$1,236
Design Review – Murals (Excludes Single Family)	\$311
EXTENDED HOURS LICENSE. Both fees due at time of application.	
New Application	\$2,400
Renewal	\$1,800
License Fee (less than 150 seats)	\$800
License Fee (150+ seats)	\$1,900
FLEX APPLICATION (Plus applicable County Fees)	\$2,756
HISTORIC PRESERVATION BOARD	
Certificate of Appropriateness for Design	
Single Family	\$311
All Others	\$1,271
Certificate of Appropriateness - Demolition	
Single Family	\$311
All Others	\$1,271
Designation of Historic Districts	\$11/platted lot
Designation of Historic Sites	\$254
LAND USE CHANGE (Plus applicable County Fees)	\$4,423
OTHER BOARD ACTIONS	
After the Fact Board Approvals	2 X Original Fee
Clarification of Board Decision	\$50
Extension of Time	\$100
Revision to Previous Approvals	.5 X Original Fee
PAINT PERMITS	\$15
PLANNED DEVELOPMENT (New and Modification to Existing)	\$3,327
PLANNED UNIT DEVELOPMENT (New and Modification to Existing)	\$3,327
SITE PLAN REVIEW **These fees will be paid 3 times**	
Residential	\$2,287 plus \$56/unit
Non-Residential	\$2,287 plus \$67/1,000 sq. ft.
Major Modification	.5 X Above Fee
Minor Modification	No Fee
SPECIAL EXCEPTION	\$2,559
TEMPORARY SIGN PERMITS	\$55
TEXT AMENDMENT	\$2,627
USE DETERMINATION LETTER	\$113
VARIANCES	
Administrative Variance - Single-Family	\$310 each
Administrative Variance - All Others	\$1101 each
Regulatory Variance - Single-Family	\$301 each
Regulatory Variance - All Others (First Variance)	\$2,457
Additional Variances	\$734 each
ZONING CHANGE	\$2,627
ZONING LETTER	\$299
ZONING PERMIT (Use Certificate)	\$113

There is a \$25.00 fee for processing application refunds. Fees are based on use and not Zoning Districts.



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3555 S OCEAN DRIVE, HOLLYWOOD FL 33009	ID #	5142 23 17 0010
Property Owner	DIPLOMAT HOTEL OWNER LLC %THAYER LODGING GROUP LLC	Millage	0513
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY #55 ANNAPOLIS MD 21401	Use	39

Abbreviated Legal Description	DIPLOMAT RESORT AND COUNTRY CLUB PLAT 158-16 B PARCEL A LESS RD R/W DESC IN OR 31014/124 & POR OF PARCEL B NOT INCLUDED IN THE DIPLOMAT CONDO SITE PARCEL(1223-17-002)
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The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$43,363,130	\$379,080,900	\$422,444,030	\$422,444,030	
2017	\$43,363,130	\$379,080,900	\$422,444,030	\$405,782,320	\$8,647,101.23
2016	\$43,363,130	\$325,529,890	\$368,893,020	\$368,893,020	\$7,928,680.76

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$422,444,030	\$422,444,030	\$422,444,030	\$422,444,030
Portability	0	0	0	0
Assessed/SOH	\$422,444,030	\$422,444,030	\$422,444,030	\$422,444,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$422,444,030	\$422,444,030	\$422,444,030	\$422,444,030

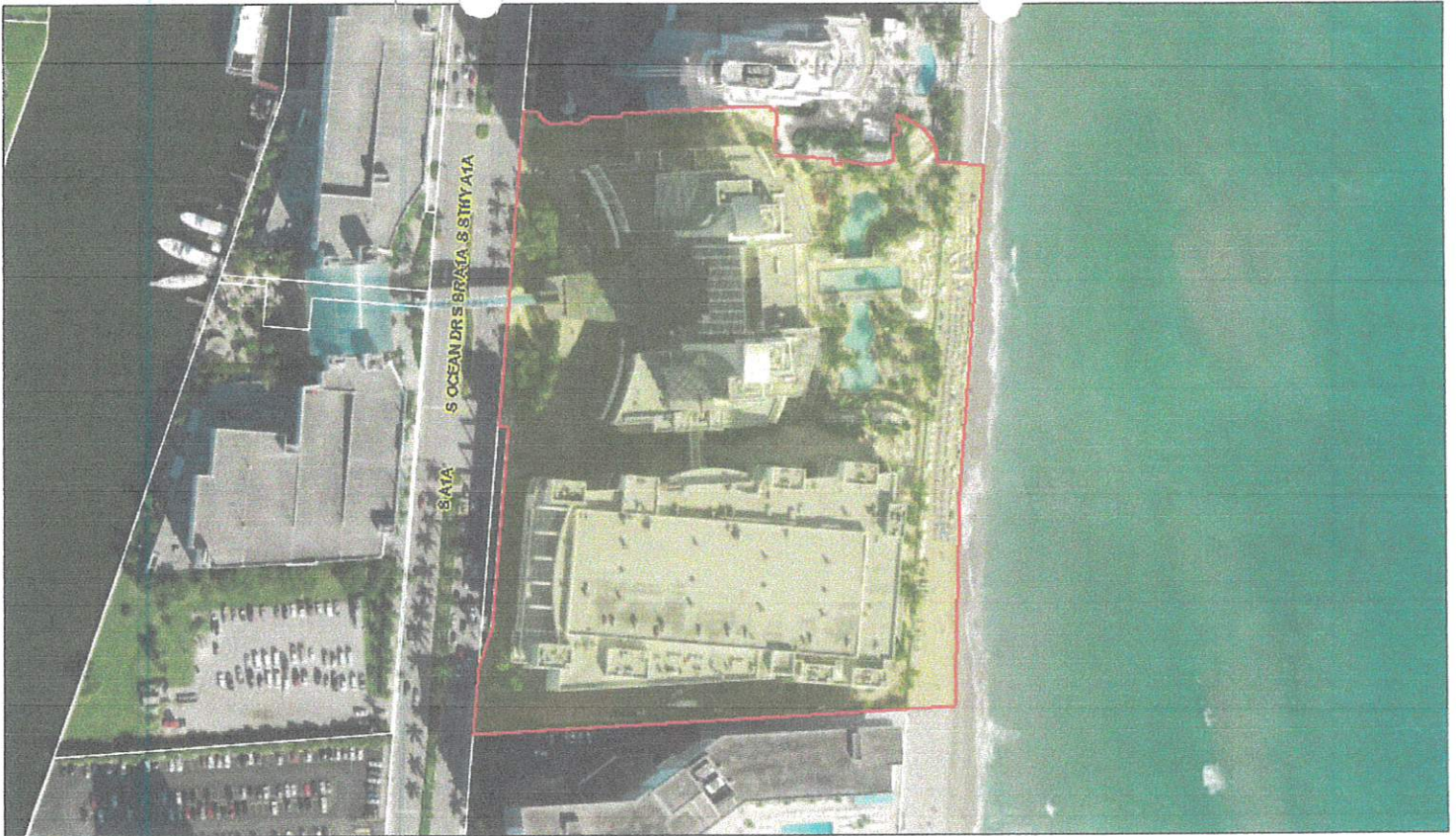
Sales History			
Date	Type	Price	Book/Page or CIN
8/27/2014	SWD-D	\$460,000,000	112495611
9/30/1997	SW*	\$11,428,571	27081 / 360

* Denotes Multi-Parcel Sale (See Deed)

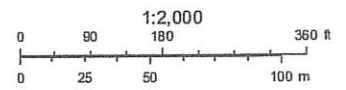
Land Calculations		
Price	Factor	Type
\$100.07	433,328	SF
Adj. Bldg. S.F. (Card, Sketch)		709504
Units		998
Eff./Act. Year Built: 2003/2002		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								

S								
709504								



November 8, 2017





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3210-3450 S OCEAN DRIVE, HOLLYWOOD FL 33019	ID #	5142 23 17 0040
Property Owner	DIPLOMAT LANDINGS OWNER LLC % THAYER LODGING GROUP LLC	Millage	0513
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY 550 ANNAPOLIS MD 21401	Use	12

Abbreviated Legal Description	DIPLOMAT RESORT AND COUNTRY CLUB PLAT 158-16 B PARCEL D LESS PT RD R/W DESC'D IN OR 31014/124 & LESS PT DESC'D BEG AT NE COR PARCEL D, SLY 22.50 WLY 141.00, NLY 22.50, ELY ALG N/L FOR 141.00 TO POB
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

[Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$4,914,620	\$16,188,460	\$21,103,080	\$21,103,080	
2017	\$4,914,620	\$16,188,460	\$21,103,080	\$21,103,080	\$446,473.47
2016	\$4,914,620	\$14,270,000	\$19,184,620	\$19,184,620	\$414,777.85

2018 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$21,103,080	\$21,103,080	\$21,103,080	\$21,103,080
Portability	0	0	0	0
Assessed/SOH	\$21,103,080	\$21,103,080	\$21,103,080	\$21,103,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$21,103,080	\$21,103,080	\$21,103,080	\$21,103,080

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/24/2014	SW*-E	\$55,500,000	112495613	\$50.07	98,155	SF
9/30/1997	SW*	\$11,428,571	27081 / 360			
				Adj. Bldg. S.F. (Card, Sketch)		15430
				Eff./Act. Year Built: 2004/2003		

* Denotes Multi-Parcel Sale (See Deed)

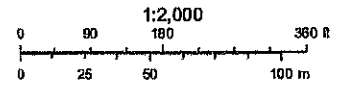
Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								

15430								
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November 8, 2017





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3451-3690 S OCEAN DRIVE, HOLLYWOOD FL 33019	ID #	5142 23 17 0030
Property Owner	DIPLOMAT LANDINGS OWNER LLC % THAYER LODGING GROUP LLC	Millage	0513
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY 550 ANNAPOLIS MD 21401	Use	12

Abbreviated Legal Description	DIPLOMAT RESORT AND COUNTRY CLUB PLAT 158-16 B PARCEL C
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

[Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$9,579,090	\$25,121,030	\$34,700,120	\$34,700,120	
2017	\$9,579,090	\$25,121,030	\$34,700,120	\$33,009,520	\$731,741.55
2016	\$9,579,090	\$21,966,470	\$31,545,560	\$30,008,660	\$681,721.97

2018 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$34,700,120	\$34,700,120	\$34,700,120	\$34,700,120
Portability	0	0	0	0
Assessed/SOH	\$34,700,120	\$34,700,120	\$34,700,120	\$34,700,120
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$34,700,120	\$34,700,120	\$34,700,120	\$34,700,120

Sales History			
Date	Type	Price	Book/Page or CIN
8/24/2014	SW*-E	\$55,500,000	112495613
9/30/1997	SW*	\$11,428,571	27081 / 360

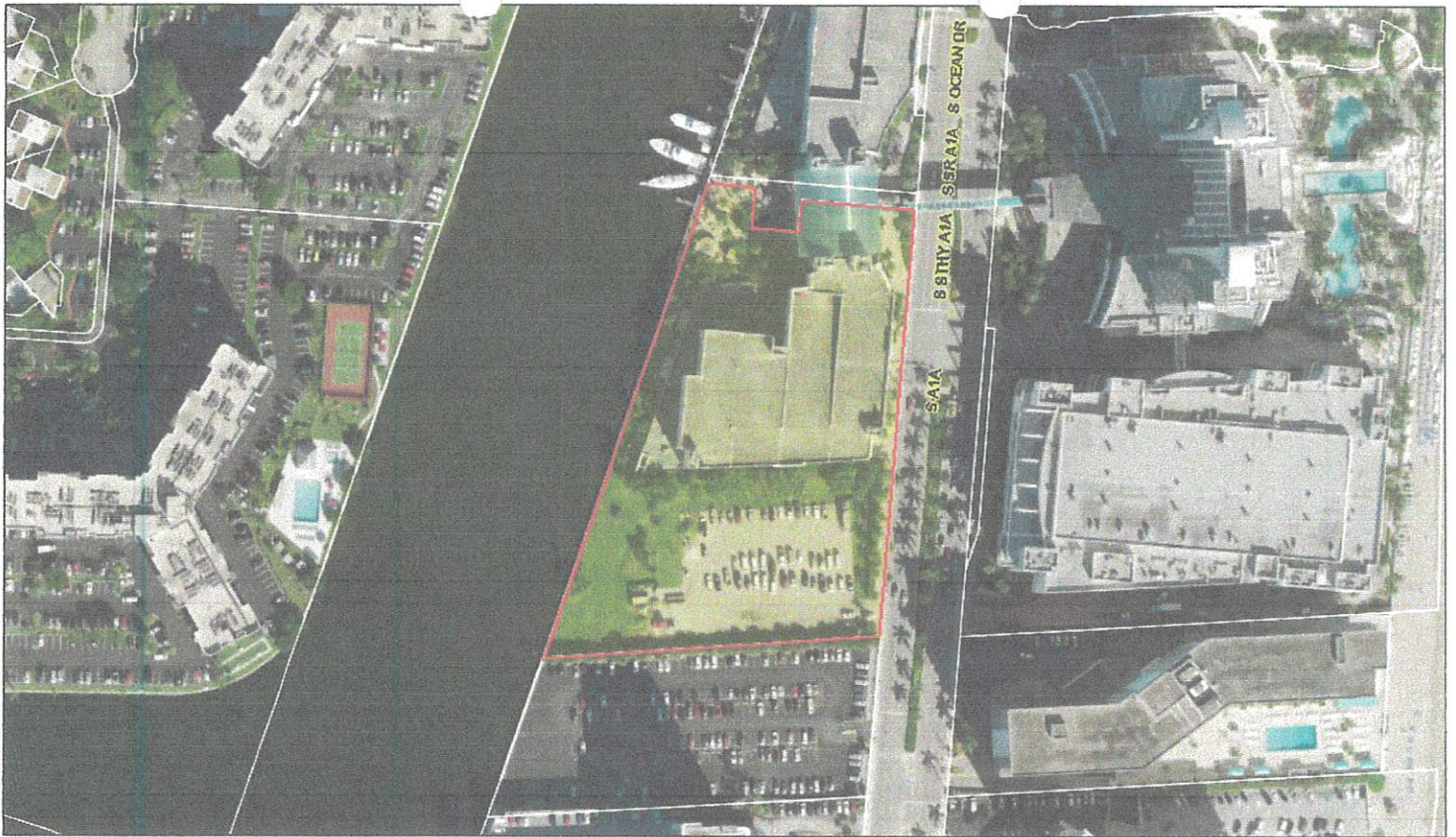
Land Calculations		
Price	Factor	Type
\$50.07	191,314	SF
Adj. Bldg. S.F. (Card, Sketch)		651615
Eff./Act. Year Built: 2002/2001		

* Denotes Multi-Parcel Sale (See Deed)

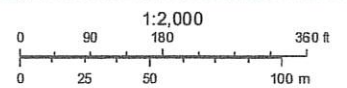
Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								

651615								
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November 8, 2017



Flight Date: Between Dec 29, 2016 and Jan 6, 2017 Broward County Property Appraiser



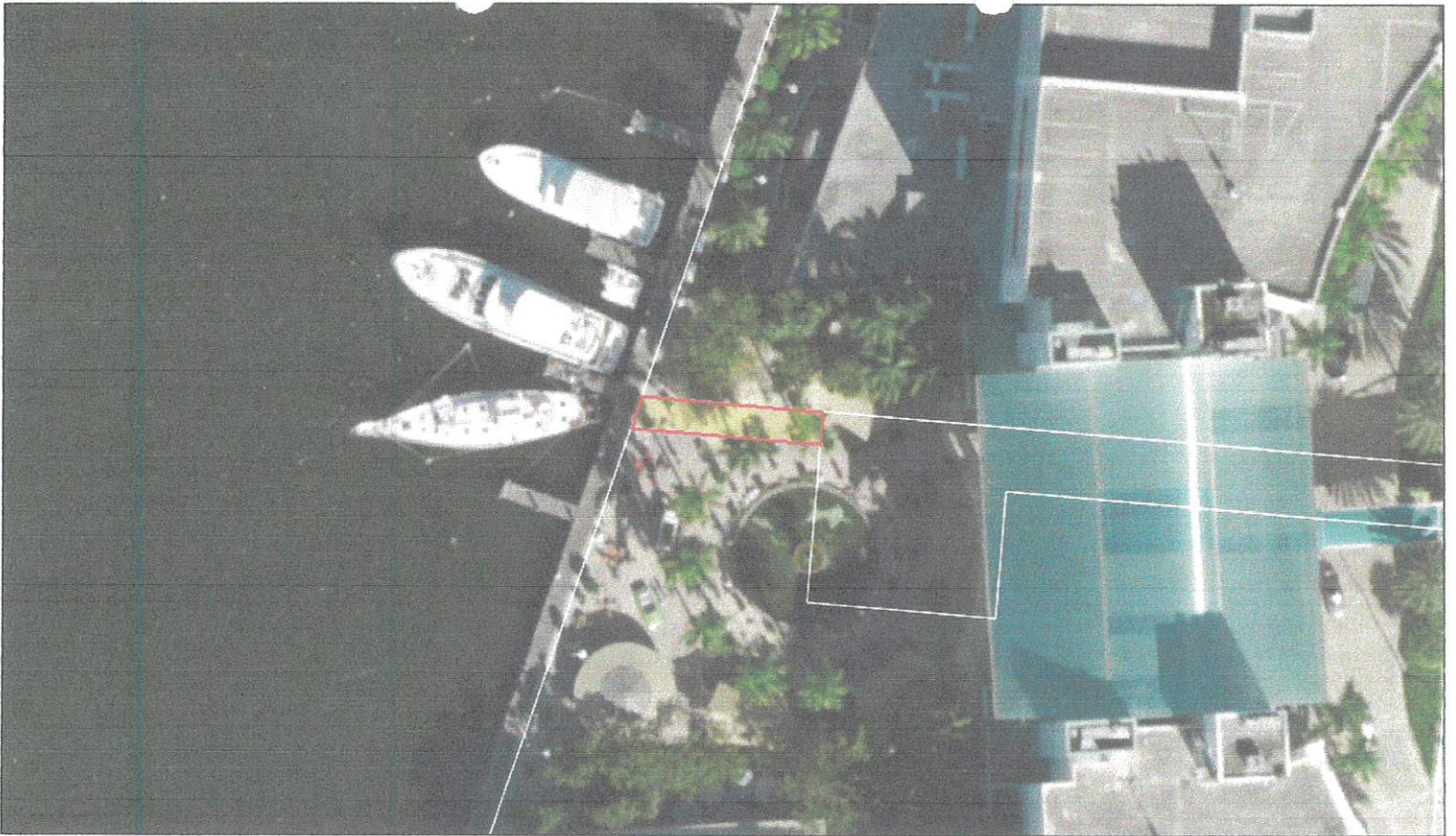
Abbreviated Legal Description	BEVERLY BEACH NO 2 40-24 B N 10 M/L OF W 56 M/L AKA PARCEL B
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Property Assessment Values Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$34,340		\$34,340	\$34,340	
2017	\$34,340		\$34,340	\$34,340	\$717.28
2016	\$34,340		\$34,340	\$34,340	\$732.26

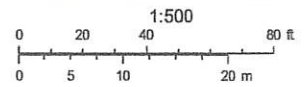
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/24/2014	SW*-E	\$55,500,000	112495613	\$58.50	587	SF
11/10/1999	QCD	\$100	30030 / 700			
			5062 / 881			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								

1								
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November 8, 2017





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	S OCEAN DRIVE, HOLLYWOOD FL 33019	ID #	5142 23 06 0030
Property Owner	DIPLOMAT LANDINGS OWNER LLC % THAYER LODGING GROUP LLC	Millage	0513
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY 550 ANNAPOLIS MD 21401	Use	28

Abbreviated Legal Description	BEVERLY BEACH NO 2 40-24 B BEG AT NE COR OF SAID PLAT,SLY ALG W R/W/L OF S OCEAN DR FOR 20.00,WLY 147.00,SLY 40.00,WLY 60.00,NLY 60.00 TO PT ON N/L,ELY ALG SAME FOR 207.00 TO POB
--	--

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$327,460	\$15,000	\$342,460	\$342,460	
2017	\$327,460	\$15,000	\$342,460	\$342,460	\$7,153.11
2016	\$327,460	\$15,000	\$342,460	\$342,460	\$7,302.63

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$342,460	\$342,460	\$342,460	\$342,460
Portability	0	0	0	0
Assessed/SOH	\$342,460	\$342,460	\$342,460	\$342,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$342,460	\$342,460	\$342,460	\$342,460

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/24/2014	SW*-E	\$55,500,000	112495613	\$50.07	6,540	SF
5/8/2002	WD	\$164,000	33836 / 127			
				Adj. Bldg. S.F. (Card, Sketch)		

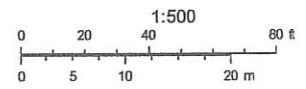
* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								

1								
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November 8, 2017



Flight Date: Between Dec 29, 2016 and Jan 6, 2017 Broward County Property Appraiser



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

[Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.](#)

2018 Exemptions and Taxable Values by Taxing Authority

Sales History

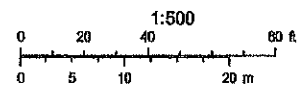
Land Calculations

Special Assessments

11/8/2017, 2:07 PM



November 8, 2017



Flight Date: Between Dec 29, 2016 and Jan 8, 2017 Broward County Property Appraiser

DIPLOMAT

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

January 5, 2018

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.).

Not applicable.

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.

December 2018.

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

Owner	Folio
1. 514223170010	Diplomat Hotel Owner, LLC Thayer Lodging Group, LLC 1997 Annapolis Exchange Pkwy 550 Annapolis, MD 21401
2. 514223170040	Diplomat Landings Owner, LLC
3. 514223170030	Thayer Lodging Group, LLC
4. 514223060020	1997 Annapolis Exchange Pkwy
5. 514223060030	550 Annapolis, MD 21401
6. 514223170041	City of Hollywood 2600 Hollywood Boulevard #206 Hollywood, FL 33020

- 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 and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing 128,000 square foot convention facility.

The applicant wishes to amend the future land use designation of the subject site to Activity Center (AC) to allow for redevelopment of the site consistent with

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				
Acres	Current		Proposed	
	City	County	City	County
16.9	MHRES	MH25	Activity Center	
2.2	GBUS	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	MHRES	MH25
South	MHRES	MH25
East	MHRES	MH25
West	Water	Water

*Electrical Generation Facilities

- 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	Hotel, Convention/Meeting Space, Retail, Parking Garage, Surface Parking
North	Condo, Surface Parking

South	Condo, Surface Parking
East	A1A, Beach/Ocean
West	A1A, Intracoastal Waterway

- 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 situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The convention center will be an integral part of the Activity Center.

In consideration of the existing uses and the future development of the property, the proposed future land use is Activity Center with the following permitted uses:

TABLE 4 PROPOSED FUTURE LAND USE	
ACTIVITY CENTER	
Multi Family	350 units
Hotel ¹	1,500 rooms
Commercial/Office	75,000 square feet
Convention Center	150,000 square feet

¹ Permits ancillary office, restaurants, meeting space.

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.

Existing designation includes residential and non-residential uses. Per Broward County Land Use Plan Policy 2.4.12, the Activity Center impact analysis may be based on the intensity standards of the Hollywood Land Use Plan. For Commercial use, the City's Plan establishes a FAR of 3.0. The maximum

allowable development under the current land use designation is:

Existing Land Use City/County	Calculation	Max. Allowable Development
MHRES/MH25	25 du/ac x 16.9 acres	= 422 d.u.
GBUS/Commerce	2.2 acres x 43,560 sf = 95,832 sf X 3.0 FAR = 287,496 sf	= 287,496 sf

- 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. 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 5 SANITARY SEWER DEMAND AND CAPACITY City of Hollywood Wastewater Treatment Plant	
Plant Capacity	55.50 MGD
Current + Committed Demand	36.27 MGD
Planned Plant Capacity	55.50 MGD
Source: Broward County Wastewater Treatment Plant Flow Calculations	

Ph: 954.921-3994
 Email: wzephyr@hollywoodfl.org

Fx: 954.921-3481

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.

TABLE 8 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 9 CURRENT PLANT CAPACITY & DEMAND – POTABLE WATER City of Hollywood Water Treatment Plant	
Current Plant Capacity	59.5 MGD
Current + Committed Plant Demand	25.19 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 dates 2/2/2017

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 2/2/2017

Correspondence dated 2/2/2017

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

See Attachment II and below:

Name: Wilford Zephyr, PE, LEED AP, CFM
Position City of Hollywood Public Utilities
Address 2600 Hollywood Blvd, Room 308, 33022
Ph: 954.921-3994 **Fx:** 954.921-3481
Email: wzephyr@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

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.

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.

Keating Park	Community	1.01 ac
Hollywood North Beach	Regional	61.3 ac
Hollywood Beach	Beaches & Lakes	56.04 ac
Total		120.13 ac
Source: City Comp Plan Parks & Rec Element		

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

TABLE 13 PARK IMPACT			
	USE	RATE*/CALCULATION	TOTAL
CURRENT	MH25: 422 du's	x 1.5 ppl per unit x .003	= 1.9 ac
	Comm.: 287,496 SF	N/A	-
		Subtotal	1.9 ac
PROPOSED			
Activity Center	MF: 350 du's	x 1.5 ppl per unit x .003	1.6 ac
	Hotel: 1,500 rooms	N/A	-
	Comm/Office: 75,000 SF	N/A	-
	Convention: 150,000 SF	N/A	-
		Subtotal	1.6 ac
		Net Change	- 0.3 ac

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.

TABLE 14 PARK NEEDS			
Planning Horizon	Population⁽¹⁾	Demand	Supply⁽²⁾
2030 (short)	155,105	x .003 = 465 acres	746.23 acres
2040 (long)	157,179	x .003 = 472 acres	746.23 acres
(1) Broward County TAZ and Municipal Forecasts Update Table 16			
(2) Source: Broward County Planning Council Recertified Parks Inventory			

TABLE 17 PROJECTED LONG-TERM (2035) ROADWAY CONDITIONS							
ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
NORTH-SOUTH							
A1A							
N of Dade County Line	6	37458	50000	D	3559	4500	D
N Hallandale Beach BLvd	6	40575	50000	D	3855	4500	D
EAST-WEST							
Hallandale Bch Blvd							
E of US1	6	48788	49300	D	4635	5900	C
E of Diplomat Pkwy	6	38146	59900	C	3624	5900	C

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35

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 18 TRAFFIC IMPACT				
	USE	ITE CODE	TRIPS	
			Daily	Peak
CURRENT	MH25: 422 du's (High Rise)	222	1,772	148
	Comm.: 287,496 SF	820	13,491	1,216
		Subtotal	15,263	1,364
Proposed	MF: 350 du's (High Rise)	222	1,470	123
	Hotel: 1,500 rooms	310	12,255	900
	Comm./Off: 75,000 SF	820	5,633	494
	Convention: 150,000 SF	Estimated Peak 100 trips/ 75 ksf		200
		Subtotal		1,717
Change				+ 353 trips

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

None provided at this time.

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 the subject site is not located within a Priority Planning Area.

On South Beach, which is the vicinity of the subject area, Harry Berry Park, Keating Park, and the Art and Culture Center contain or are adjacent to parking facilities. They also provide direct pedestrian access to the beach. A few street ends are also available for parking. South Beach has about 532 parking spaces. The City maintains 292 spaces along street ends at North Beach (Sherman Street northward). North Beach Park has an additional 346 spaces.

VIII. AFFORDABLE HOUSING

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

Not applicable. The amendment proposes a reduction in residential units.

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 residential (25 du/ac) and commercial to Activity Center.

The proposed uses are compatible with land uses both adjacent to the site and in the vicinity. In fact, the proposed activity center uses encompass and enhance what is existing on the subject area today, and proposes additional hotel rooms and residential units.

ADJACENT LAND USES	
North	MHRES (25 du/ac)
South	MHRES (25 du/ac)
West	A1A, ICWW
East	A1A, Beach/Ocean

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.

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

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

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 Hallandale Beach (west side of Intracoastal Waterway)

XIII. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE COUNTY LAND USE PLAN**Activity Centers**

POLICY 2.4.1 Permitted residential densities and hotel rooms within areas designated "Activity Center" on the Broward County Land Use Plan (except for any "Activity Center" located east of the Intracoastal Waterway) may be increased by 20% or 500 dwelling units and/or hotel rooms, whichever is less, no earlier than every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, and/or permitted non-residential intensities within areas designated "Activity Center" on the Broward County Land Use Plan may be increased by 20% or 200,000 square feet, whichever is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, subject to the following:

a. The local government must document that no more than 10% of permitted residential units and/or non-residential intensities proposed for increase are available for allocation at the time the local land use plan amendment is considered by the local government at a hearing.

b. "Every five (5) years" means starting from the date the 2016 Broward County Land Use Plan is effective for "Activity Centers" included in that Plan, or when a new or revised "Activity Center" is adopted by the County Commission and is effective.

c. An application for a Broward County Land Use Plan amendment may be submitted at any time for "Activity Center" proposals which would exceed the above referenced residential and non-residential density/intensity increases.

d. The local land use plan shall include policies addressing the affordable/workforce housing needs of "Activity Centers."

e. The local land use plan shall demonstrate sufficient capacity for public facilities and services, including coordination with public schools. (f/k/a New Policy 15)

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit

housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment. (f/k/a Policy 21 and Revised Policy 10.03.05)

POLICY 2.4.8 Local governments shall include within their local land use element policies that promote the preservation, rehabilitation and use of historic buildings within a proposed Activity Center. (f/k/a Revised Policy 22 and Revised Policy 10.03.06)

POLICY 2.4.9 Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Local Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic. (f/k/a Policy 23 and Revised Policy 10.03.07)

POLICY 2.4.10 To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center. (f/k/a Revised Policy 24 and Revised Policy 10.03.08)

POLICY 2.4.11 Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed Activity Center (e.g. trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage. (f/k/a Policy 25 and Revised Policy 10.03.09)

POLICY 2.4.12 In consideration of non-residential land uses in areas proposed for designation as an Activity Center, the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis. (f/k/a Policy 25a and Revised Policy 10.05.10)

POLICY 2.4.13 Local land use element policies must include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to promote connectivity to transit stations and stops. (f/k/a Policy 26 and Policy 10.04.06)

POLICY 2.4.14 Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center. (f/k/a Policy 27 and Combined Policies 10.02.09 and 10.03.03 and 10.04.07)

POLICY 2.4.15 The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based

POLICY 2.4.20 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality. (f/k/a Policy 33 and Combined Policies 10.04.13 and 10.05.11)

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.

XV. **POPULATION PROJECTIONS**

A. Population projections for the 20-year planning horizon (indicate year).

Year	Population
2030	155,105
2040	157,179
Source: Broward County TAZ and Municipal Forecast Update 2014	

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

School	Benchmark Enrollment	Gross Capacity	Over + Under -
Hollywood Central Elementary	488	709	-221
Olsen Middle	708	1125	-417
Hallandale High	1403	1821	-418
Source: SBBC Planning Tool for Enrollment accessed 12/12/2017			

- 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.

TABLE 21 SCHOOL IMPACT				
		Elementary	Middle	High
Current	287,496 Commercial	N/A	N/A	N/A
	422 d.u.s (R25)	$x 0.10 = 42$	$x 0.004 = 2$	$x 0.006 = 3$
Proposed	High-Rise Units: 350	$x 0.10 = 35$	$x 0.004 = 2$	$x 0.006 = 2$
Activity	Hotel: 1500 Rooms	N/A	N/A	N/A
Center	Commercial/Office: 75,000 sf	N/A	N/A	N/A
	Convention Center: 150,000 sf	N/A	N/A	N/A
	Change	-7 students	+/- 0 students	-1 student

- 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.

The School District's *Tentative District Educational Facilities Plan* shows no planned capacity improvements for the schools serving the subject site

- 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.

Applicant will pay school impact fees.

EXHIBITS

Location Map	A1, A2, Aerial
Current Future Land Use	B
Proposed Future Land Use	C

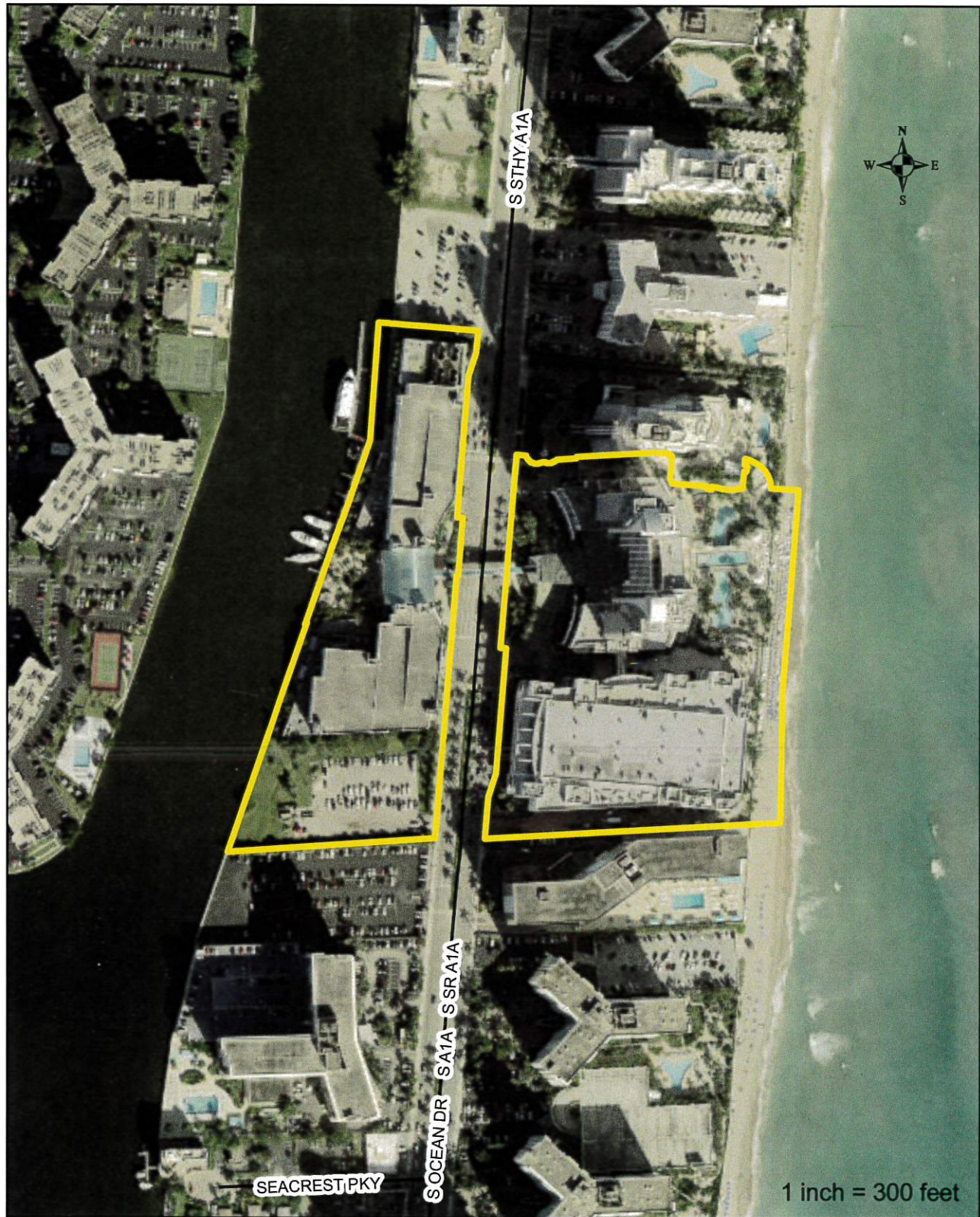


EXHIBIT AERIAL DIPLOMAT LUPA



Subject Area

Leigh Robinson Kerr
& Associates, Inc.

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

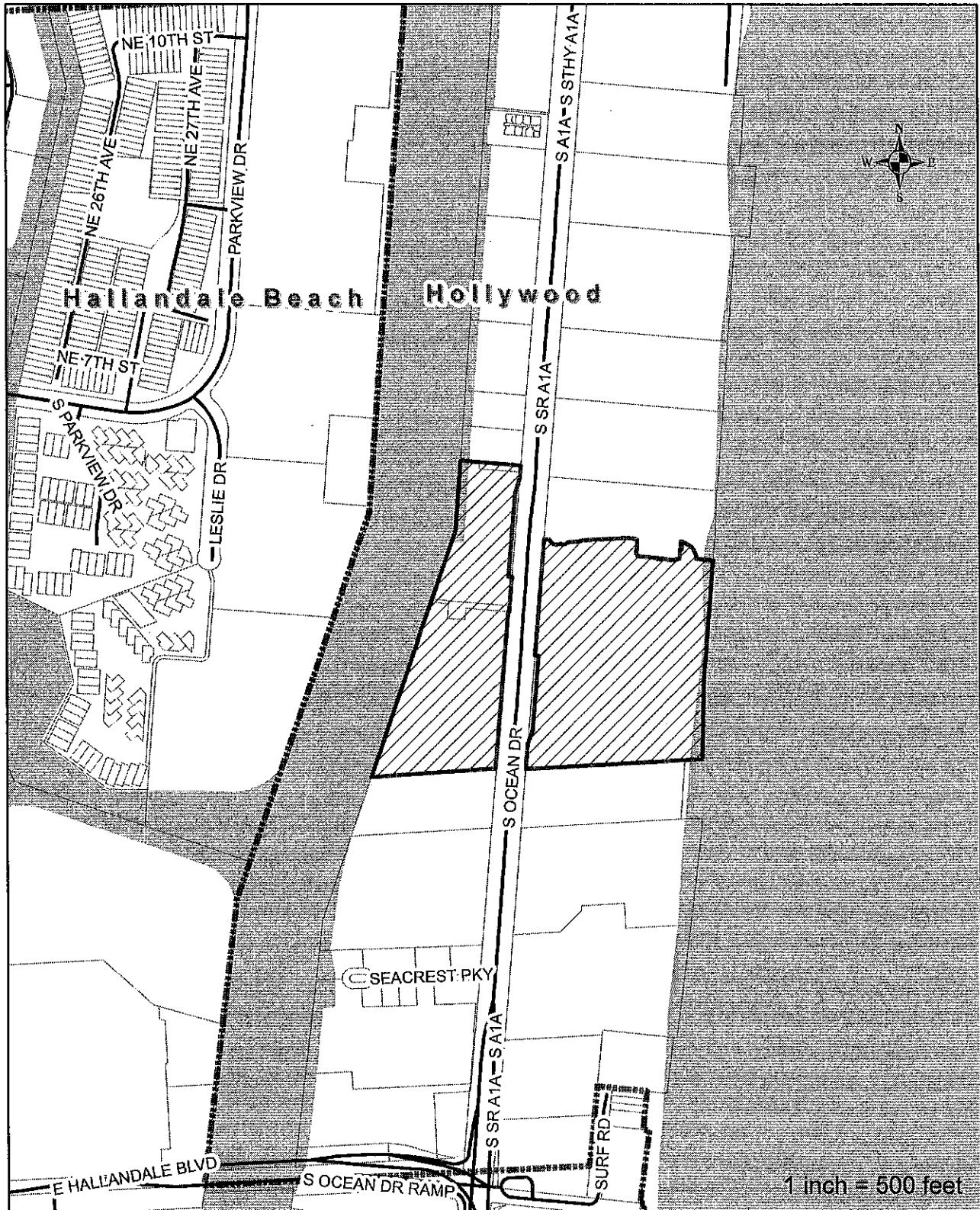
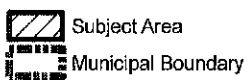


EXHIBIT A-1 - LOCATION MAP DIPLOMAT LUPA



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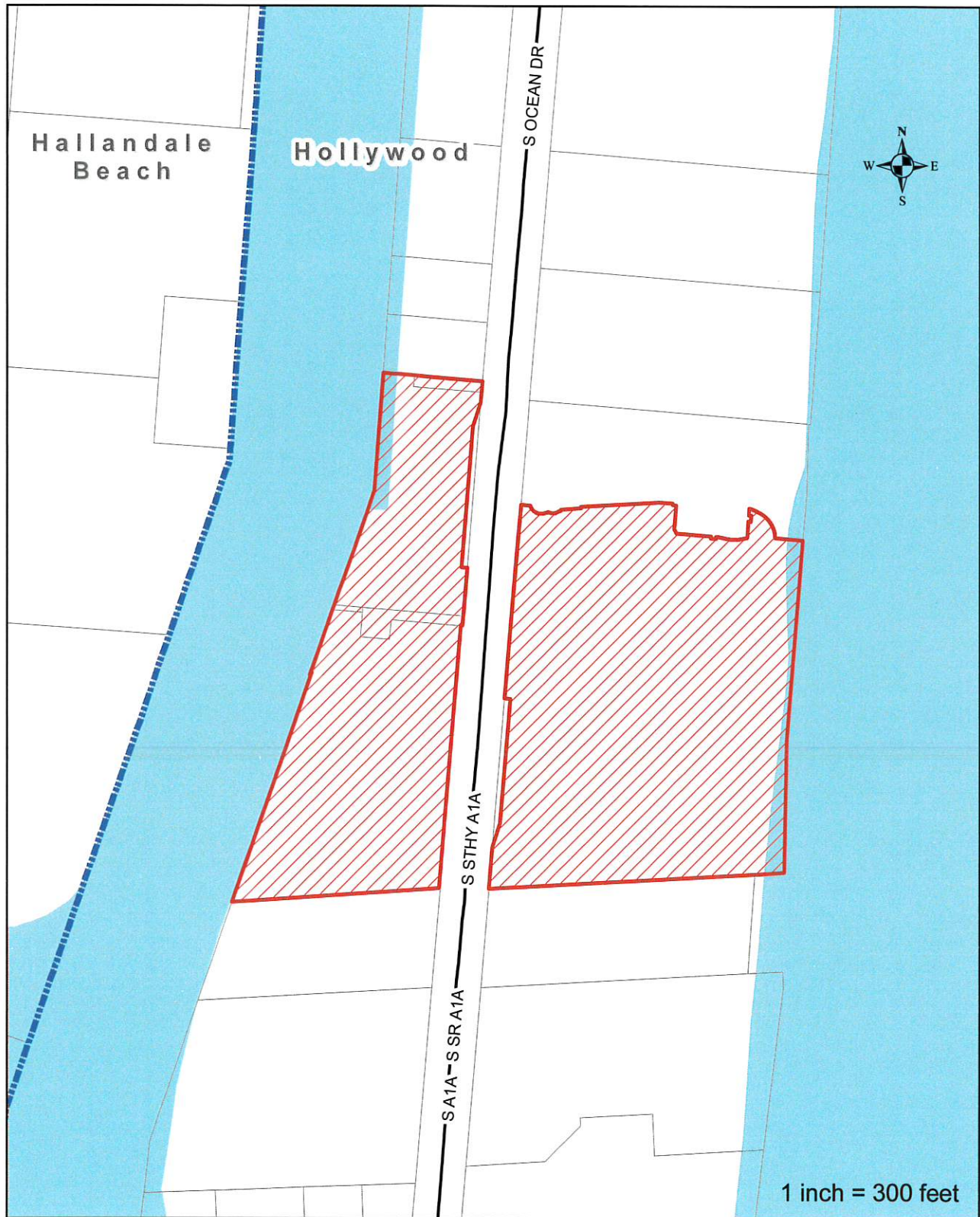
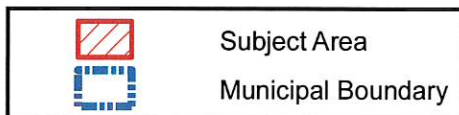


EXHIBIT A-2 - LOCATION MAP DIPLOMAT LUPA

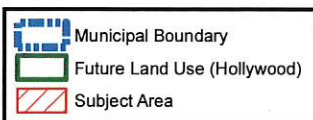


Leigh Robinson Kerr
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Fort Lauderdale, FL 33301
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EXHIBIT B - CURRENT FUTURE LAND USE DIPLOMAT LUPA



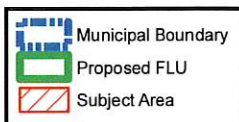
Leigh Robinson Kerr
& Associates, Inc.

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EXHIBIT C - PROPOSED FUTURE LAND USE DIPLOMAT LUPA



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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

THE DIPLOMAT RESORT
ALTANSPTS LAND TITLE SURVEY

CGA PROJECT No.: 14-6705 / 14-L-11

LUCK, EISENHOWER WINS

1. *Introduction*. The purpose of this report is to provide a comprehensive overview of the current state of research on the effects of climate change on human health. The report is organized into five main sections: Introduction, Methods, Results, Discussion, and Conclusion. The Introduction section provides a brief overview of the topic and the objectives of the study. The Methods section describes the data sources and the analytical techniques used in the study. The Results section presents the findings of the study, and the Discussion section discusses the implications of these findings for public health policy and practice. The Conclusion section summarizes the key points of the report and provides recommendations for future research.

LEGAL DEPARTMENT CONTINUED

1. The purpose of this study was to determine the effect of the use of the "Coping with Change" program on the self-esteem of the students of the "Coping with Change" program. The study was conducted in the "Coping with Change" program, which is a program designed to help students cope with change and stress. The study was conducted in the "Coping with Change" program, which is a program designed to help students cope with change and stress.

LEGAL DESCRIPTION CONTINUED

[illegible]

LEGAL DESCRIPTION CONTINUED

[illegible][illegible][illegible]

INTERNAL PART

Unpublished letters, and the fact that the author of the book is a well-known and respected figure in the field of international law, make this a book that is well worth reading. The book is written in a clear and concise style, and is easy to read. It is a good book for anyone who is interested in international law, and for anyone who is looking for a book that is both informative and readable. The book is a good addition to any library, and is a book that is well worth recommending.

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Dr. WOLAN ET AL.

Journal of Management Education 36(7) 809-824
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STUDY OBJECTIVES

[illegible]

Project: 2024-118705
 Date: 11/15/2024
 Title: BROWARD COUNTY, FLORIDA

Client: THE DILOPLOT RESORT
 Address: 118705 BROWARD COUNTY, FLORIDA
 Phone: (954) 381-1187

INDEX OF SHEETS

Sheet No.	Description
1	COVER SHEET
2	EASEMENT EXHIBIT
3, 4	BOUNDARY SURVEY

THE DILOPLOT RESORT
 BROWARD COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY

COPIES OF RECORDS

1. COVER SHEET

2. EASEMENT EXHIBIT

3, 4. BOUNDARY SURVEY

THE DILOPLOT RESORT
 BROWARD COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY

COPIES OF RECORDS

1. COVER SHEET

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3, 4. BOUNDARY SURVEY

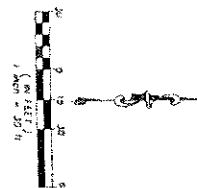
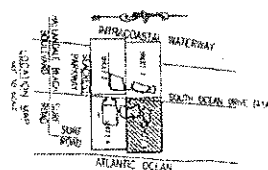


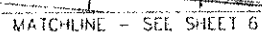
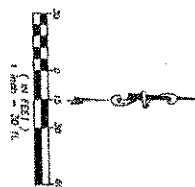
ALTA/NSPS LAND TITLE SURVEY

THE DIPLOMAT RESORT
BROWARD COUNTY, FLORIDA

$\text{BC} = 30^\circ$
 $\text{AC} = 4$
 $\text{AB} = 6$

SYMBOL LEGEND		ABBREVIATIONS	
SYMBOL	DESCRIPTION	ABBREVIATION	DESCRIPTION
1	EXHAUST	ALUM	ALUMINUM TREAT
2	SAFETY BAYON	BR-2	BROWNING RIFLE MACHINE GUN
3	BLINDING	CR-2	CRAWLER
4	BLINDING	CR-2	CRAWLER
5	CRACK REPAIR SLIT	CR-2	CRAWLER
6	CRACK REPAIR SLIT	CR-2	CRAWLER
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ATTACHMENT II

Sanitary Sewer Correspondence
Potable Water Correspondence
Drainage Correspondence

Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

December 28, 2017

Via E-mail: wzephyr@hollywoodfl.org

Wilford Zephyr, P.E., LEED AP, CFM.
City of Hollywood Public Utilities
2600 Hollywood Blvd, Room 308, 33022

**Re: Diplomat Land Use Plan Amendment – Sanitary Sewer, Potable Water, and
Drainage Analysis**

Mr. Zephyr:

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

Established 1985

Proposed Land Use

PROPOSED FUTURE LAND USE	
ACTIVITY CENTER	
Multi Family	350 units
Hotel ¹	1,500 units
Commercial/Office	75,000 square feet
Convention Center	150,000 square feet

¹Permits ancillary office, restaurants, meeting space.

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.

SANITARY SEWER DEMAND AND CAPACITY City of Hollywood Wastewater Treatment Plant	
Plant Capacity	55.50 MGD
Current + Committed Demand	36.27 MGD
Planned Plant Capacity	55.50 MGD
Source: Broward County Wastewater Treatment Plant Flow Calculations	

Ph: 954.921-3994 Fx: 954.921-3481
Email: wzephyr@hollywoodfl.org

C. 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	25.19 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 dates 2/2/2017

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 2/2/2017

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

See Attachment II and below:

Name: Wilford Zephyr, PE, LEED AP, CFM
Position City of Hollywood Public Utilities
Address 2600 Hollywood Blvd, Room 308, 33022
Ph: 954.921-3994 Fx: 954.921-3481
Email: wzephyr@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:

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.

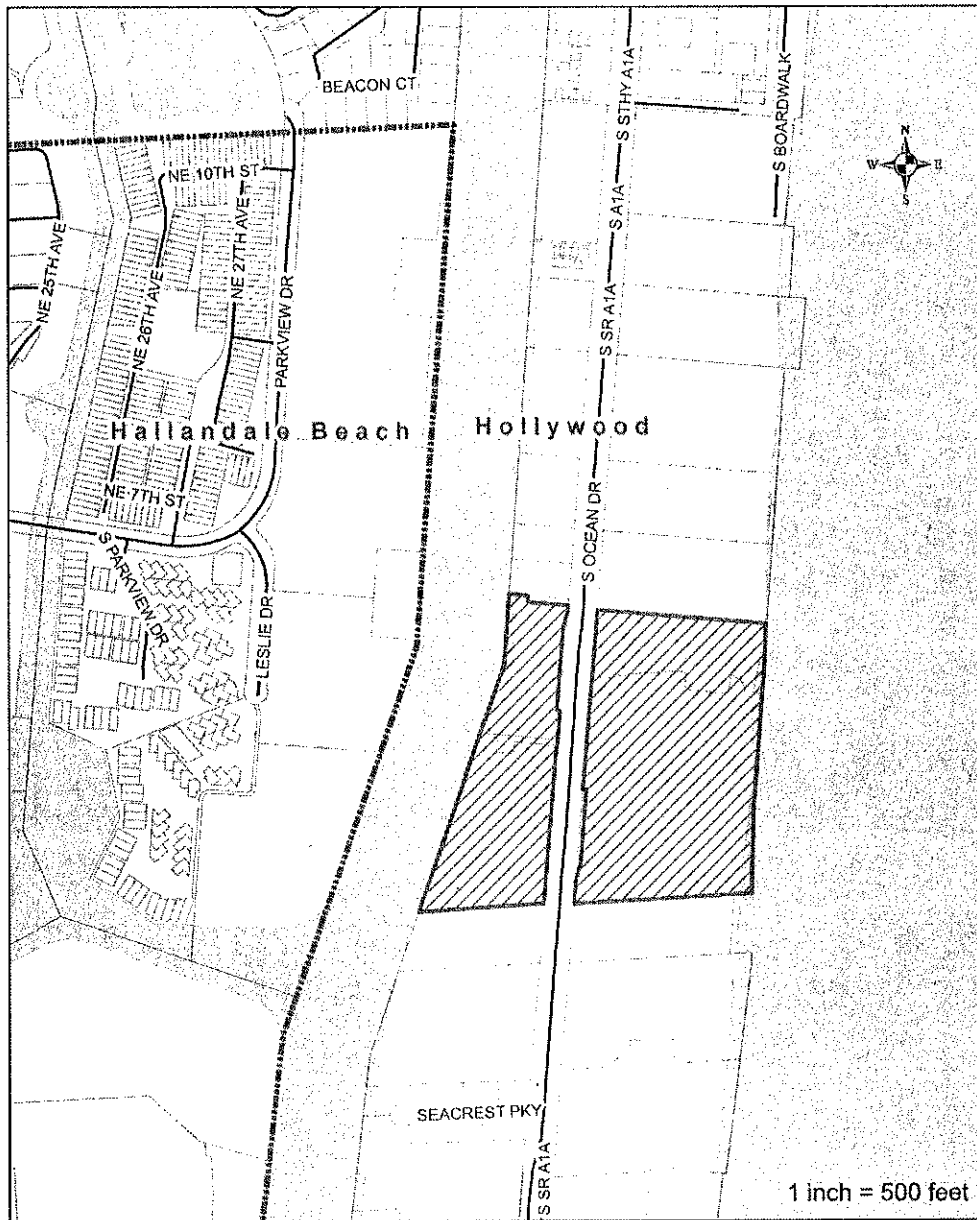
All improvements required to meet the adopted level of service will be installed in conjunction with new development.

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.

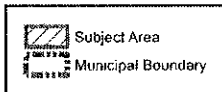
A Surface Water Management Permit has been issued for the site and will be updated as needed.

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



**EXHIBIT A-1 - LOCATION MAP
DIPLOMAT LUPA**



Leigh Robinson Kerr
& Associates, Inc.

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Kelly Ray-Sosnowski

From: Kelly Ray-Sosnowski <Kray808@bellsouth.net>
Sent: Tuesday, January 2, 2018 9:37 AM
To: 'GSmith@strategysmith.com'
Cc: Leigh Kerr - Office (lkerr808@bellsouth.net)
Subject: Diplomat - Land Use Plan Amendment
Attachments: L-SolidWaste.pdf

Good Morning Mr. Smith,

Attached please find our request for your review of our solid waste analysis for the above referenced land use plan amendment.

Please call or email with any questions you may have.

Thank you for your help.

Kelly Ray-Sosnowski, LEED AP+BDC
Planner
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 F: 954-467-6309
www.LeighRobinsonKerr.com

A. PROJECT INFORMATION

The subject site is situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing 128,000 square foot convention facility.

The applicant wishes to amend the future land use designation of the subject site to Activity Center (AC).

Existing Land Use

Existing Land Uses		
Acres	City	County
16.9	MHRES	MH25
2.2	GBUS	Commerce

Maximum Allowable Development Under the Current Land Use Designation

Existing designation includes residential and non-residential uses. Per Broward County Land Use Plan Policy 2.4.12, the Activity Center impact analysis may be based on the intensity standards of the Hollywood Land Use Plan. For Commercial use, the City's Plan establishes a FAR of 3.0. The maximum allowable development under the current land use designation is:

Existing Land Use City/County	Calculation	Max. Allowable Development
MHRES/MH25	25 du/ac x 16.9 acres	= 422 d.u.
GBUS/Commerce	2.2 acres x 43,560 sf = 95,832 sf X 3.0 FAR = 287,496 sf	= 287,496 sf

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 1			
SOLID WASTE IMPACT			
	USE	RATE*/CALCULATION	TOTAL
CURRENT	MH25: 422 du's	x 8.9 Lbs/du/day	= 3,756 Lbs/day
	Comm.: 287,496 SF	x 2 Lbs/100 sf/day	= 5,750 Lbs/day
		Subtotal	= 9,506 Lbs/day
PROPOSED			
Activity Center	MF: 350 du's	x 8.9 Lbs/du/day	= 3,115 Lbs/day
	Hotel: 1,500 rooms	x 8.9 Lbs/du/day	= 13,350 Lbs/day
	Comm/Office: 75,000 SF	x 2 Lbs/100 sf/day	=1,500 Lbs/day
	Convention: 150,000 SF	x 2 Lbs/100 sf/day	=3,000 Lbs/day
		Subtotal	= 20,965 Lbs/day
		Net Change	+11,459 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

December 28, 2017

Via E-mail: Mmittelberg@broward.org

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

Re: Diplomat Land Use Plan Amendment – Mass Transit Analysis

Ms. Mittleberg:

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

Proposed Land Use

PROPOSED FUTURE LAND USE	
ACTIVITY CENTER	
Multi Family	350 units
Hotel ¹	1,500 units
Commercial/Office	75,000 square feet
Convention Center	150,000 square feet

¹Permits ancillary office, restaurants, meeting space.

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.

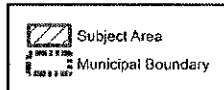
MASS TRANSIT ROUTES			
Route	Coverage	Weekday Headways	Weekend Headways
4	A1A	45- min. headways	45- min. headways
28	Hallandale Bch Blvd/A1A	25- min. headways	45- min. headways
Comm. Bus Rt 1	A1A	45-min.	45-min. Saturday

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

MASS TRANSIT IMPACT				
	USE	PM Peak Trips	Transit Share	Transit Trips
CURRENT	MH25: 422 du's	148	1.64%	2
	Comm.: 287,496 SF	1216	1.64%	20
				22 Trips
Proposed	MF: 350 du's	123	1.64%	2
	Hotel: 1,500 rooms	900	1.64%	15
	Commercial/Office: 75,000 SF	494	1.64%	8
	Convention: 150,000 SF	200	1.64%	3
				28 Trips
			Change	+5 trips



**EXHIBIT A-1 - LOCATION MAP
DIPLOMAT LUPA**



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HOLLYWOOD PLAN

Permitted Uses in Areas Designated Activity Center

The areas designated for activity center use on the Future Hollywood Land Use Plan Map are intended to facilitate a balanced and interconnected mix of land uses, encourage mass transit, and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. Development patterns shall generally reflect planning and design principles that support mixed-use development to integrate housing, employment, retail, recreation and local and regional community facilities with a primary orientation toward a multi-modal transportation system.

Recognizing the importance of a multi-modal transportation system, the geographical area of an Activity Center must be served by regional and neighborhood transit stations along existing and planned high performance transit service corridors as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan. Hollywood land use designations that are under the umbrella of activity center include Local Activity Center, Regional Activity Center, Transit Oriented Corridor, Transit Oriented Development and Mixed-Use Residential.

For an area to qualify as an Activity Center, the following criteria must be met:

- Substantial housing opportunities must be a component of any Activity Center (AC).
- At least two non-residential uses must be permitted.
- Affordable housing needs of the AC must be addressed within the local land use plan.
- Park land and/or open space that is open to the public must be included as a functional component.
- Convenient access to mass transit and/or multi-modal facilities must be ensured.
- The development of key intersections or major transit stops to create nodes of development should be promoted.
- Pedestrian circulation between non-residential activity nodes and residential to non-residential activity nodes should be based, at a maximum, on a 10 minute or half-mile walk.
- Minimum and maximum FAR (Floor Area Ratio) for non-residential uses must be specified by the local government in the local land use plan.
- An inter-local agreement between the municipality and County for monitoring development activity must be executed no later than 6 months after the effective date of adoption.
- Prior to submitting an AC amendment, the municipality shall ensure that the proposal has been subject to a broad public participation process, including explanatory information concerning the AC category and a description of potential effects on individual property

Goals, Objectives and Policies

OBJECTIVE 14 – Activity Center

Policy 14.1 Permitted residential densities and hotel rooms within areas designated “Activity Center” on the Broward County Land Use Plans (except for any “Activity Center” located east of the Intracoastal Waterway) may be increased by 20% or 500 dwelling units and/or hotel rooms, whichever is less, no earlier than every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, and/or permitted non-residential intensities within areas designated “Activity Center” on the City and Broward County Land Use Plan may be increased by 20% or 200,000 square feet, whichever is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, subject to the following:

- a. The local government must document that no more than 10% of permitted residential units and/or non-residential intensities proposed for increase are available for allocation at the time the local land use plan amendment is considered by the local government at a hearing.
- b. “Every five (5) years” means starting from the date the 2016 Broward County Land Use Plan is effective for “Activity Centers” included in that Plan, or when a new or revised “Activity Center” is adopted by the County Commission and is effective.
- c. An application for a Broward County Land Use Plan amendment may be submitted at any time for “Activity Center” proposals which would exceed the above referenced residential and non-residential density/intensity increases.
- d. The local land use plan shall include policies addressing the affordable/workforce housing needs of “Activity Centers.”
- e. The local land use plan shall demonstrate sufficient capacity for public facilities and services, including coordination with public schools.

Policy 14.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses

to include "low income" housing as a viable component, City and Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

- Policy 14.8** Local governments shall include within their local land use element policies that promote the preservation, rehabilitation and use of historic buildings within a proposed Activity Center.
- Policy 14.9** Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic.
- Policy 14.10** To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.
- Policy 14.11** Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed Activity Center (e.g. trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.
- Policy 14.12** In consideration of non-residential land uses in areas proposed for designation as an Activity Center, the impact analysis for the designation in the City and Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.
- Policy 14.13** Local land use element policies must include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to promote connectivity to transit stations and stops.
- Policy 14.14** Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.

Policy 14.19 The City which proposes a an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.

Policy 14.20 An interlocal agreement between the City and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.


ATTACHMENT B

Land Use and Zoning Map




DEVELOPMENT SERVICES
PLANNING

Legend

 Subject Property

 City Boundary

Cities

 Streets

 Major Roads

LAND USE

 MHRES

 HRES

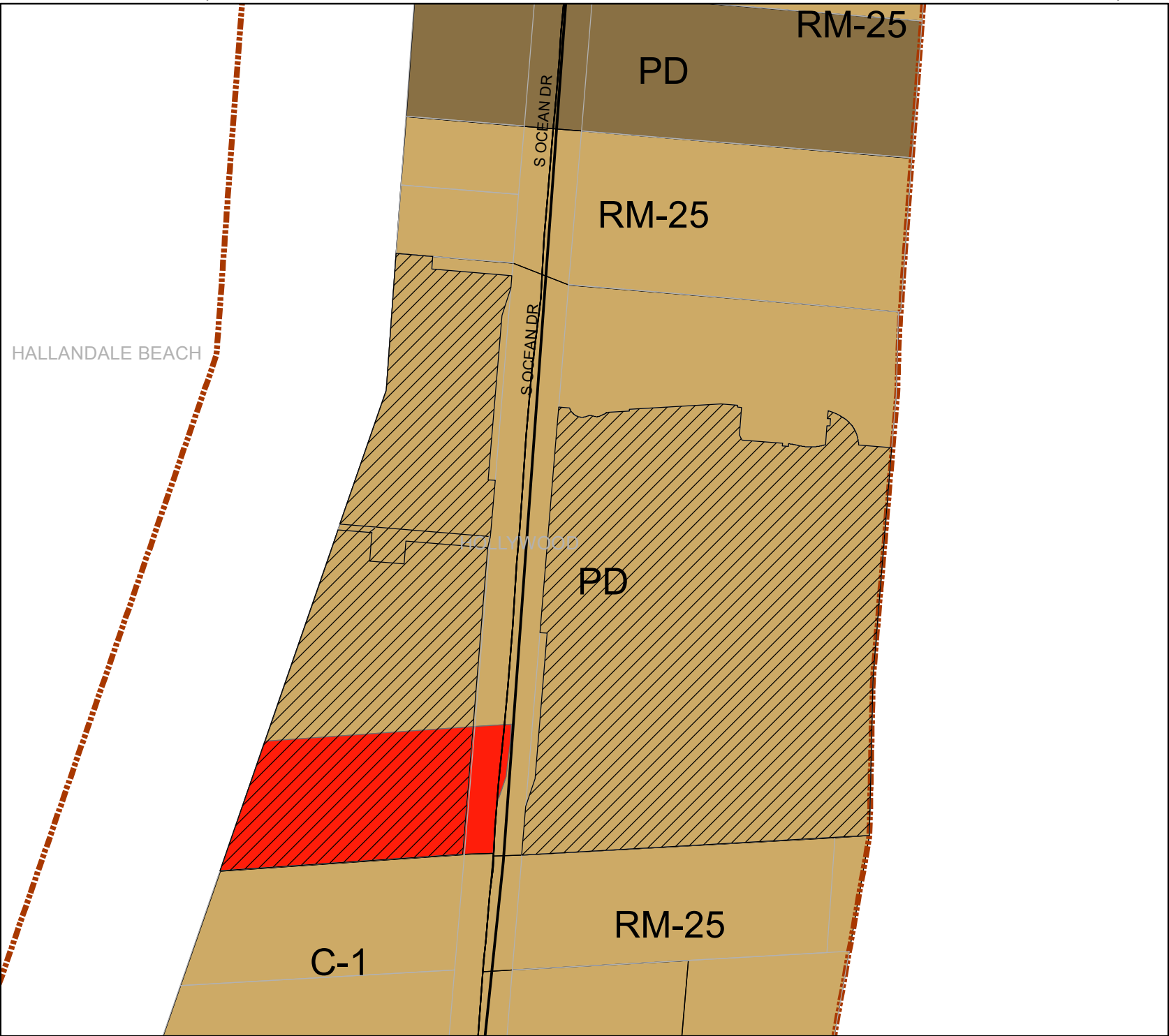
 GBUS

ZONING

 RM-25

 PD

 C-1



0 60 120 240 Feet

