

ATTACHMENT II
**Proposed Draft Broward County Ordinance
and Amendment Report**

EXHIBIT 1

ORDINANCE NO. 2019-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF HOLLYWOOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the Broward County Comprehensive Plan on April 25, 2017 (the Plan);

WHEREAS, the Department of Economic Opportunity has found the Broward County Comprehensive Plan in compliance with the Community Planning Act;

WHEREAS, Broward County now wishes to propose an amendment to the Broward County Land Use Plan within the City of Hollywood;

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, has held its hearings on January 24, 2019, and June 27, 2019, with due public notice;

WHEREAS, the Board of County Commissioners held its transmittal public hearing on May 7, 2019, having complied with the notice requirements specified in Section 163.3184(11), Florida Statutes;

WHEREAS, the Board of County Commissioners held an adoption public hearing on September 10, 2019, at 10:00 a.m. [also complying with the notice requirements specified in Section 163.3184(11), Florida Statutes] at which public comment was accepted and comments of the Department of Economic Opportunity, South Florida Regional Planning Council, South Florida Water Management District, Department of Environmental Protection, Department of State, Department of Transportation, Fish and

1 Wildlife Conservation Commission, Department of Agriculture and Consumer Services,
2 and Department of Education, as applicable, were considered; and

3 WHEREAS, the Board of County Commissioners, after due consideration of all
4 matters, hereby finds that the following amendment to the Broward County
5 Comprehensive Plan is consistent with the State Plan, Regional Plan, and the Broward
6 County Comprehensive Plan; complies with the requirements of the Community Planning
7 Act; and is in the best interests of the health, safety, and welfare of the residents of
8 Broward County,

9 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
10 BROWARD COUNTY, FLORIDA:

11 Section 1. The Broward County Comprehensive Plan is hereby amended by
12 Amendment PC 19-1, which is an amendment to the Broward County Land Use Plan
13 located in the City of Hollywood, as set forth in Exhibit "A," attached hereto and
14 incorporated herein.

15 Section 2. SEVERABILITY.

16 If any portion of this Ordinance is determined by any Court to be invalid, the invalid
17 portion shall be stricken, and such striking shall not affect the validity of the remainder of
18 this Ordinance. If any Court determines that this Ordinance, or any portion hereof, cannot
19 be legally applied to any individual(s), group(s), entity(ies), property(ies), or
20 circumstance(s), such determination shall not affect the applicability hereof to any other
21 individual, group, entity, property, or circumstance.

22 Section 3. EFFECTIVE DATE.

23 (a) The effective date of the plan amendment set forth in this Ordinance shall
24 be the latter of:

Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in
underscoring type are additions.

- (1) Thirty-one (31) days after the Department of Economic Opportunity notifies Broward County that the plan amendment package is complete;
- (2) If the plan amendment is timely challenged, the date a final order is issued by the Administration Commission or the Department of Economic Opportunity finding the amendment to be in compliance;
- (3) If the Department of Economic Opportunity or the Administration Commission finds the amendment to be in noncompliance, pursuant to Section 163.3184(8)(b), Florida Statutes, the date the Board of County Commissioners nonetheless, elects to make the plan amendment effective notwithstanding potential statutory sanctions; or
- (4) If a Declaration of Restrictive Covenants or agreement is applicable, as per Exhibit "B," the date the Declaration of Restrictive Covenants or agreement is recorded in the Public Records of Broward County.

(b) This Ordinance shall become effective as provided by law.

ENACTED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By /s/ Maite Azcoitia 07/17/19
Maite Azcoitia (date)
Deputy County Attorney

MA/gmb
07/17/19
PC 19-1 City of Hollywood Ord.doc
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Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in underscored type are additions.

EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 19-1



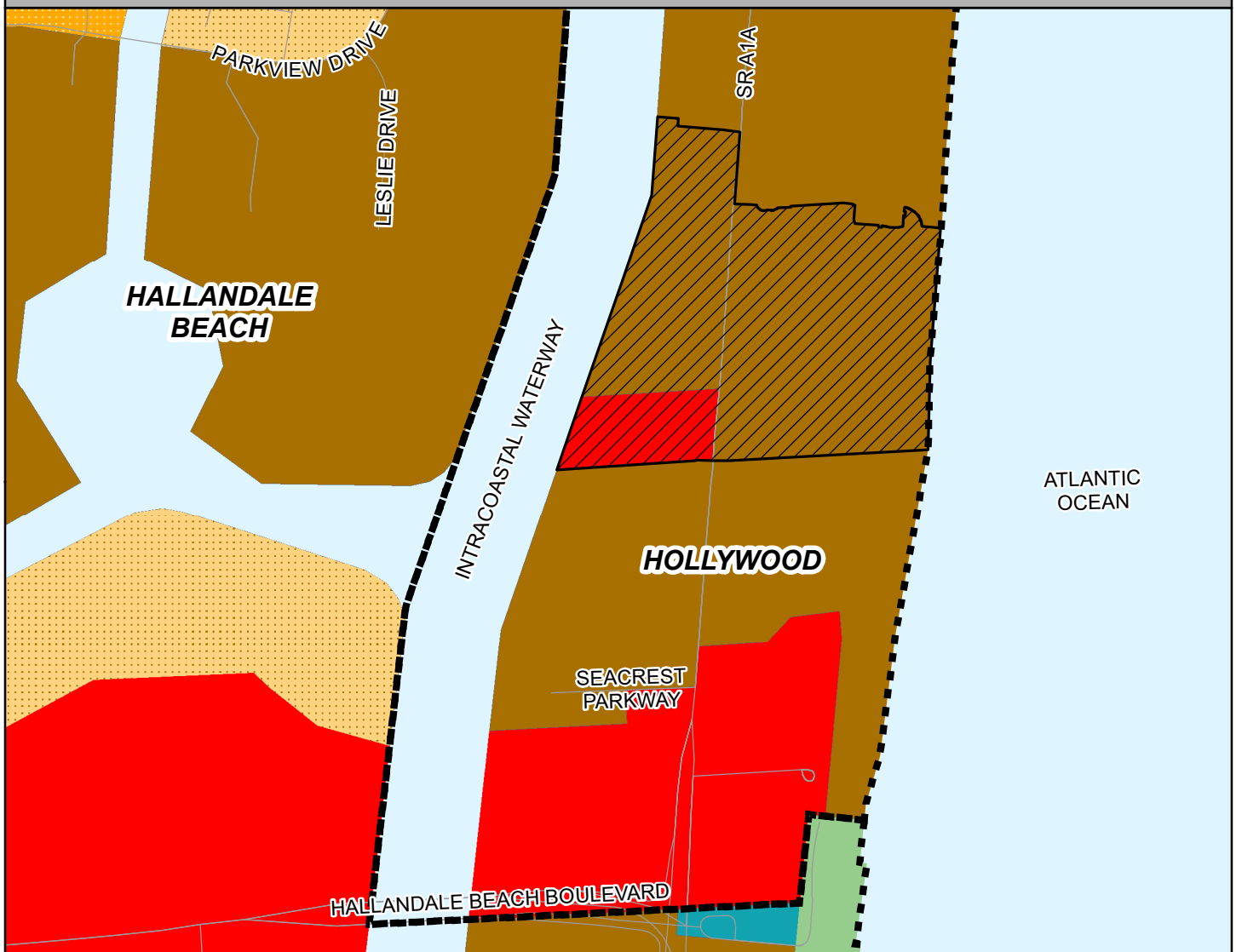
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 19-1



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 19-1

Current Land Uses: 16.8 acres of Medium-High (25) Residential and 2.2 acres of Commerce

Gross Acres: Approximately 19.0 acres



Site



Municipal Boundary



Low-Medium (10) Residential



Medium (16) Residential



Medium-High (25) Residential



Commerce



Recreation and Open Space



Community



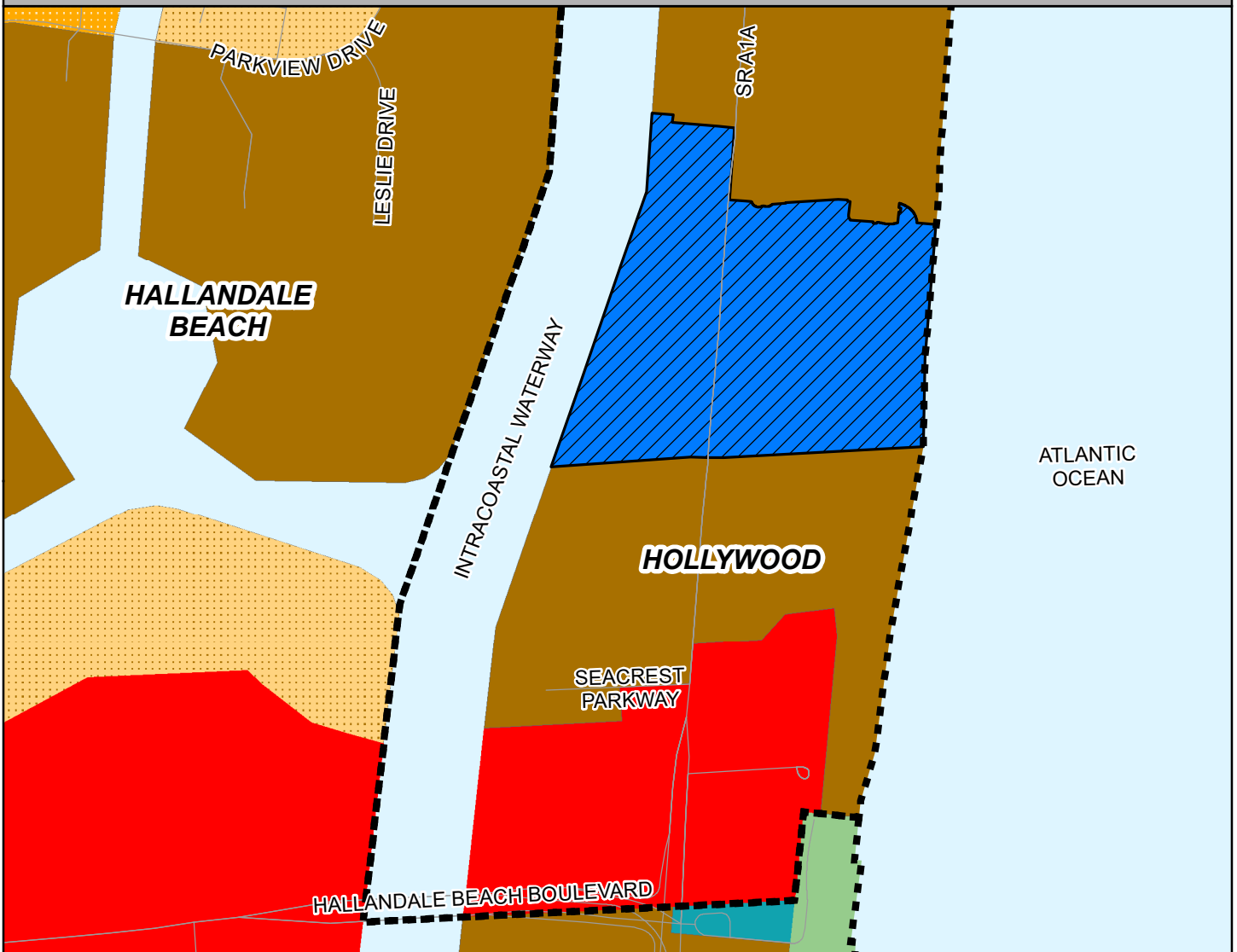
Water



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 19-1

Proposed Land Use: **Activity Center**

Gross Acres: **Approximately 19.0 acres**



Site



Municipal Boundary



Low-Medium (10) Residential



Medium (16) Residential



Medium-High (25) Residential



Activity Center



Commerce



Recreation and Open Space



Community



Water



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 19-1
(HOLLYWOOD)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

January 15, 2019

The proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan with the exception of Policy 2.12.8 regarding negative impacts to emergency shelter capacities. As this amendment is a regular scale amendment and will be subject to the State of Florida Chapter 163 review process if the County Commission transmits the item for review, Planning Council staff recommends that an approval for transmittal be subject to the applicant and the City of Hollywood continuing to coordinate with the County’s Emergency Management staff to find a satisfactory resolution prior to a second Planning Council public hearing, consistent with the Council’s revised Rules, in this regard.

II. Planning Council Transmittal Recommendation

January 24, 2019

Planning Council recommended approval of the proposed amendment subject to a second Planning Council public hearing, consistent with the Council’s revised Rules, and 1) the continued dialogue between the applicant, City, and County regarding BCLUP Policy 2.12.8 related to hurricane evacuation sheltering, and 2) clarification of the City and County’s partnership to rebate Tax Increment Financing funds to the City for affordable housing programming, including new dwelling units. (Vote of the board; Unanimous; 14-0: Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Good, Graham, Hardin, Rich, Rosenof, Rosenzweig, Williams and Stermer)

III. County Commission Transmittal Recommendation

May 7, 2019

Approval per Planning Council transmittal recommendation with a further recommendation that the applicant and the City of Hollywood continue to coordinate with the County’s Emergency Management staff to find a satisfactory resolution to Policy 2.12.8 regarding anticipated negative impacts to emergency shelter capacities prior to the second County Commission public hearing for consideration of adoption. **(Note: At the March 28, 2019, meeting, the County Commission voted to decouple this proposed land use plan amendment from Policy 2.12.8 and the May 7, 2019, transmittal recommendation recouples the shelter issue.)**

RECOMMENDATIONS/ACTIONS (continued)

DATE

IV. Summary of State of Florida Review Agency Comments

June 9, 2019

South Florida Water Management District Comment: The County is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. Therefore, the County's Work Plan needs to be updated and adopted by May 2020. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal.

Response: Broward County will revise the Work Plan by May 2020.

Florida Department of Economic Opportunity Comment: The public hearing to consider the adoption of the proposed amendment must be held within 180 days of the receipt of agency comments (June 9, 2019) or the amendment would be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184 (3)(c)1., F.S.

Response: Planning Council staff notes that date is December 6, 2019.

V. Planning Council Staff Final Recommendation

June 18, 2019

The Planning Council staff transmittal recommendation of January 15, 2019, found the proposed amendment generally consistent with the policies of the BrowardNext – Broward County Land Use Plan with the exception of Policy 2.12.8 regarding negative impacts to emergency shelter capacities. Staff further recommended that any approval for transmittal be subject to the applicant and the City of Hollywood continuing to coordinate with the County's Emergency Management staff to find a satisfactory resolution prior to a second Planning Council public hearing. Staff continues to find the proposed amendment generally consistent with the policies of the BrowardNext – Broward County Land Use Plan with the exception of Policy 2.12.8 regarding negative impacts to emergency shelter capacities.

However, the Planning Council's unanimous transmittal recommendation of January 24, 2019, recommended that approval be subject to the following being addressed prior to a second Planning Council public hearing: 1) the continued dialogue between the applicant, City, and County regarding BCLUP Policy 2.12.8 related to hurricane evacuation sheltering, and 2) clarification of the City and County's partnership to rebate Tax Increment Financing funds to the City for affordable housing programming, including new dwelling units. The applicant and City have submitted additional information in this regard. **See Attachments 16, 17 and 18.**

RECOMMENDATIONS/ACTIONS (continued)

DATE

V. **Planning Council Staff Final Recommendation (continued)**

June 18, 2019

The applicant has proffered an alternative shelter staffing solution for the impacts from new permanent dwelling units. Correspondence regarding the proposal is included in **Attachments 19 and 20**. It is unclear as of this writing whether or not the alternative staffing solution will be viable for implementation. If the Planning Council chooses to include this potential solution as part of its recommendation to the County Commission, it is recommended that the effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In consultation with the Council's Attorney, the Planning Council's transmittal recommendation supersedes the previous staff recommendation. The determination of whether or not the information submitted by the applicant and City is to be interpreted as satisfying the recommendation of "continued dialogue between the applicant, City and County regarding BCLUP Policy 2.12.8 related to hurricane evacuation sheltering" will need to be made by the Council.

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the "conditional" recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the Administrative Rules Document: BrowardNext. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

VI. **Planning Council Final Recommendation**

June 27, 2019

Approval, subject to the applicant's voluntary commitment regarding hurricane shelter staffing. See Attachment 21. (Vote of the board; 9-4; Yes: Breslau, Castillo, Gomez, Graham, Hardin, Railey, Rosenof, Ryan and Stermer. No: Good, Grosso, Parness and Rich)

Effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants to be proffered by the applicant, as an inducement for Broward County to favorably consider its application.

PROPOSED AMENDMENT PC 19-1

INTRODUCTION AND APPLICANT'S RATIONALE

- | | | |
|------|--|---|
| I. | <u>Municipality:</u> | Hollywood |
| II. | <u>County Commission District:</u> | District 6 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 19.0 acres |
| B. | Location: | In Sections 23 and 24, Township 51 South, Range 42 East; generally located on both sides of State Road A1A, north of Hallandale Beach Boulevard. |
| C. | Existing Uses: | Hotel, convention center / meeting space, retail, parking, and vacant |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designations: | 16.8 acres of Medium-High (25) Residential*
2.2 acres of Commerce |
| B. | Proposed Designation: | Activity Center consisting of:
1,500 hotel rooms
350 multi-family dwelling units
150,000 square feet of convention center use
75,000 square feet of commercial / office use |
| C. | Estimated Net Effect: | Addition of 660 hotel rooms (840 hotel rooms currently permitted by the BCLUP [420 dwelling unit equivalent])*
Addition of 350 dwelling units
Addition of 150,000 square feet of convention center use
Reduction of 212,496 square feet of commercial / office use |

*The City of Hollywood utilized the density associated with the Medium-High (25) Residential designation to accommodate 840 hotel rooms of the existing 1,000 room hotel. The additional 160 hotel rooms were accommodated by a local allocation of flexibility in 1998.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- | | | |
|----|-----------------------|---|
| A. | <i>Existing Uses:</i> | <i>North:</i> Vacant and multi-family residential
<i>East:</i> Multi-family residential and the Atlantic Ocean
<i>South:</i> Multi-family residential
<i>West:</i> Intracoastal Waterway |
| B. | <i>Planned Uses:</i> | <i>North:</i> Medium-High (25) Residential
<i>East:</i> Medium-High (25) Residential and Water
<i>South:</i> Medium-High (25) Residential
<i>West:</i> Water |

VI. Applicant/Petitioner

- | | | |
|----|-------------------------|--|
| A. | <i>Applicants:</i> | Diplomat Hotel Owner, LLC
Diplomat Landings Owner, LLC |
| B. | <i>Agents:</i> | Wilson C. Atkinson III, Esq., Tripp Scott
Leigh R. Kerr, AICP, Leigh Robinson Kerr & Associates, Inc. |
| C. | <i>Property Owners:</i> | Diplomat Hotel Owner, LLC
Diplomat Landings Owner, LLC |

VII. Recommendation of Local Governing Body:

The City of Hollywood recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in June of 2019.

VIII. Applicant's Rationale

The applicant states: "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.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

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

In addition to the above, the proposed Activity Center meets the criteria for Activity Centers as outlined below:

- The proposed mix of uses includes four (4) different uses including 350 residential units, commercial/office, hotel and convention center.
- Plaza / open space available to the public is proposed along the Intracoastal Waterway via a meandering path along the waterfront.
- BCT and community shuttle mass transit routes are conveniently located along A1A. The proposed mix, density and intensity of uses promotes an active node of development. Due to the location and configuration of the amendment area, pedestrians could circulate between uses in less than 10 minutes. In addition, pedestrians could reach other nearby activities within that timeframe.
- The local land use plan specifies a FAR of 3.0 for non-residential uses.
- An interlocal agreement between the City of Hollywood and the County will be executed. The proposal will be subject to a broad public participation process."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 19-1

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, solid waste services, drainage, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Hollywood adopted its 10-year Water Supply Facilities Work Plan on May 6, 2015.

Regarding park and open space acreage, the applicant has provided additional information regarding a publicly accessible “Broadwalk” open space and public plaza that will be constructed along the Intracoastal Waterway. See Attachment 10.E.

II. Transportation and Mobility

The proposed amendment from the Medium-High (25) Residential and Commerce land use designations to Activity Center is projected to increase the net number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 402 p.m. peak hour trips. See Attachment 2. Planning Council staff notes that the Activity Center land use designation reflects a mixed-use development pattern more supportive of transit and internalized traffic patterns. Therefore, a standard 7% credit for such transit/internalized traffic patterns within these designations is applied to the transportation analysis.

The Broward Metropolitan Planning Organization Year 2040 Transportation Plan model analysis distribution indicates a significant impact to three (3) roadway links (greater than 3% impact to capacity), however each link will maintain an acceptable level of service (LOS), with or without the proposed amendment:

- An additional **292** projected p.m. peak hour trips on **State Road A1A**, between Hallandale Beach Boulevard and Hollywood Boulevard, which is currently operating at and projected to operate at an acceptable LOS “D”;
- An additional **214** projected p.m. peak hour trips on **Hallandale Beach Boulevard**, between Diplomat Parkway and State Road A1A, which is currently operating at and projected to operate at an acceptable LOS “C”; and
- An additional **41** projected p.m. peak hour trips on **Atlantic Shores Boulevard**, between Federal Highway and Diplomat Parkway, which is currently operating at and projected to operate at an acceptable LOS “D.” See Attachment 2.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Planning Council staff utilizes a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. Planning Council staff utilizes this significance threshold for several reasons, including a) per Policy 2.14.9 of the BrowardNext – Broward County Land Use Plan, a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon, b) the threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation, and c) recognition that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County traffic concurrency mitigation provisions, which is assessed at the plat/site planning stage.

Planning Council staff notes for informational purposes the following roadway levels of service for additional nearby segments of State Road A1A and Hallandale Beach Boulevard:

- **State Road A1A**, between Hallandale Beach Boulevard and County Line Road, is currently operating at and projected to operate at LOS “D,” with or without the subject amendment.
- **Hallandale Beach Boulevard**, between Diplomat Parkway and Federal Highway, is currently operating at and projected to operate at an acceptable LOS “C,” with or without the subject amendment.

In addition, the Broward County Transit (BCT) staff report states that current and future fixed-route county bus service is provided to the proposed amendment site and can accommodate additional transit demand. Further, the BCT staff recommends the proposed redevelopment be designed in a manner to provide safe movement of pedestrians and bicycles including connectivity to the existing sidewalk and bicycle network and bus stops. Lastly, any proposed changes to existing bus stops within the amendment site will need to be closely coordinated with BCT during the plat or development/site plan review. See Attachment 3.

The Broward County Planning and Development Management Division (PDMD) supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The PDMD report notes that the amendment site is served by several Broward County Transit routes. In addition, the report identifies State Road A1A as the primary corridor providing connectivity to the site and encourages improving bicycle infrastructure through redevelopment, including considerations of dedicated bicycle lanes. See Attachment 4.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The PDMD report also recommends that future development in the Activity Center be designed to include safe and convenient connections between the development and the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, amenities such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development should be considered. To reduce the development's carbon footprint, the provision of electric vehicle charging stations should be considered. See Attachment 4.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate seven (7) additional students into Broward County Public Schools, consisting of four (4) elementary school students, one (1) middle school student and two (2) high school students. The report further states that Hollywood Central Elementary, Olsen Middle and Hallandale High schools are all under-enrolled in the 2017/2018 school year and are anticipated to operate below the adopted level of service (LOS) of 100% of gross capacity through the 2019/2020 school year. In addition, the School Board report indicates that there are two (2) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned short-term (1-5 years) or long-term (5-10 years) improvements in the adopted District Educational Facilities Plan for the affected elementary, middle and high schools. Based on the School District's Seven Long Range Planning Areas, the proposed amendment site is located within School District Planning Area "G," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 19-1

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites do not exist within the boundaries of the proposed amendment area. See Attachment 6.

II. Wetlands

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed land use designation is not expected to have a negative impact on wetland resources. The report notes that any work in surface waters requires an Environmental Resource License, and that any additional boat slips will require modification to the existing Marine Facility Operating License. See Attachment 6.

III. Sea Level Rise

The EPGMD report states that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. However, the report notes that areas of concern are identified near the proposed site, and that certain infrastructure, such as access roads, may be at risk to climate change impacts in the near future. See Attachment 6. In regard to nearby areas of concern regarding the impacts of sea level rise, the applicant has provided additional information regarding the City of Hollywood's Sustainability Action Plan to proactively plan for sea level rise and sustainability. See Attachment 13.

IV. Other Natural Resources

The EPGMD report states that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Hollywood. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above recommendations are adhered to, the proposed amendment is not expected to have a negative impact on upland resources. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

VI. Emergency Management

The Broward County Emergency Management Division (EMD) report indicates that the proposed amendment site is located within the designated mandatory Broward County Hurricane Evacuation Zone A, Category 1-2. The EMD report also indicates that a high demand was placed on Broward County's evacuation shelters during Hurricane Irma, where overall capacity was reached or exceeded due to limits on available evacuation sheltering space and adequacy of staffing. Further, the EMD report identifies BCLUP Policy 2.12.8 that states "Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities" and BCLUP Strategy DP-5, which includes "discouraging land use plan amendments proposing residential or hotel uses within hurricane evacuation zones that would impact evacuation zones and shelter capacities." In consideration of the foregoing, it is EMD's opinion that additional shelter capacity space and staff is not available. The EMD staff identifies its availability in addressing the issue and requests coordination with respective parties to mitigate future impacts. See Attachment 7.

The City of Hollywood has provided correspondence identifying that the City interprets the statutory responsibility for emergency/disaster evacuation and sheltering as that of the County and School Board. See Attachment 8.A. Further, the City of Hollywood provided additional correspondence regarding emergency evacuation and sheltering, which serves as an addendum to the City of Hollywood's above referenced letter. See Attachment 8.B. In addition, the City staff has reviewed the applicant's Hurricane Evacuation Plan (HEP) and found it comprehensive in nature and in compliance with the City's procedures. See Attachment 8.C.

The EMD provided a response to the City of Hollywood's letter, indicating that the County is fulfilling its statutory requirement by proactively coordinating with the City of Hollywood to ensure that there are appropriate facilities and staffing in the event of an emergency. See Attachment 8.D.

REVIEW OF NATURAL RESOURCES (continued)

VI. Emergency Management (continued)

Update: June 18, 2019: The applicant and City have submitted additional information regarding hurricane shelter staffing. See Attachments 17 and 18.

The applicant has proffered an alternative shelter staffing solution for the projected impacts from new permanent dwelling units. Correspondence regarding the proposal is included in Attachments 19 and 20.

Subsequent to the Planning Council's January 24, 2019, public hearing on the proposed amendment, the Broward County Commission at its March 28, 2019, meeting to set the transmittal public hearing for May 7, 2019, voted to decouple this proposed land use plan amendment from Policy 2.12.8 and directed that County staff arrange a joint meeting with the Broward League of Cities (BLOC) to discuss the request that Cities provide staffing for shelter coverage and related issues. On May 7, 2019, a meeting was held between representatives of County staff (including the County Administrator and County Mayor), the BLOC (including the President and Executive Director) and the School Board of Broward County (including the Superintendent). Also on May 7, 2019, the County Commission took an action to transmit proposed amendments PC 19-1/PCT 19-1 to the State of Florida for review and recoupled the shelter issue as part of its recommendation and to be addressed prior to the County Commission consideration of adoption. In addition, the Mayor of Broward County has organized a series of quarterly Mayor's meetings that has also actively taken up this discussion. The BLOC President requested that the County Administrator meet with the Broward County City Managers Association (BCCMA) to discuss the shelter staffing issue and is scheduled to do so at its June 20, 2019, meeting.

Update: June 27, 2019: The Broward County Emergency Management Division (EMD) supports the applicant's commitment to provide hurricane shelter staff, with the understanding that the County, City and property owner will enter into a legally enforceable agreement to memorialize said commitment. See Attachment 21.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 19-1

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 350 additional residential units to be permitted by the BCLUP. See Attachment 4.

The initial PDMD report identified that the application 1) did not designate any of the proposed multi-family units as affordable housing, 2) lacked information about appropriate policies, methods, and programs the City of Hollywood has to ensure the provision of a sufficient supply of affordable housing, and 3) did not include a professional study and/or report which compares the existing supply of affordable housing units with the projected needs for the City or the proposed Activity Center, as required by BCLUP Policies 2.4.1.d, 2.4.6, and 2.4.7. The PDMD report states that before a determination on consistency with Policy 2.16.2 can be made, the provisions of the *Administrative Rules Document*, Article 5.3 be addressed. See Attachment 4.

The City of Hollywood accepted and submitted an affordable housing study dated October 9, 2018, outlining its programs to promote and maintain affordable housing opportunities, including HOME Investment Partnerships providing tools such as dwelling rehabilitation and direct rental assistance, Community Development Block Grant funding primarily used for housing rehabilitation, Neighborhood Stabilization Program for the purchase and/or rehabilitation of abandoned and blighted homes and the State Housing Initiatives Partnership (SHIP) program. In addition, the City and County recently entered into an agreement to rebate tax increment funding from the Beach Community Redevelopment Authority that the County will return 25% of said funds to be utilized for affordable housing opportunities throughout the City. See Attachments 9.A. and 9.B.

The PDMD staff has reviewed the affordable housing study and found that it is generally consistent with BCLUP Policy 2.16.2. See Attachment 9.C. Planning Council staff notes that the affordable housing study demonstrates compliance with Article 5.4(E) of the *Administrative Rules Document: BrowardNext*. Based on said Article, the affordable housing study is valid for a period of 18 months from the determination.

Update: June 18, 2019: The applicant and City have provided additional information regarding the City and County's partnership to rebate Tax Increment Financing funds to the City for affordable housing programming, including new dwelling units. See Attachments 16 and 18.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

II. BrowardNext - Broward County Land Use Plan Policies

It is recommended that the applicant and City continue to coordinate with the Broward County Emergency Management Division to address hurricane evacuation and sheltering concerns prior to the second Planning Council public hearing consistent with Policy 2.12.8:

POLICY 2.12.8 Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities.

In addition, the proposed amendment has been evaluated for consistency and compliance with the policies of the Broward County Land Use Plan regarding “Activity Centers.” See Attachment 10.

Update: June 18, 2019: The applicant and City have submitted additional information regarding hurricane shelter staffing. See Attachments 17 and 18.

The applicant has proffered an alternative shelter staffing solution for the projected impacts from new permanent dwelling units. Correspondence regarding the proposal is included in Attachments 19 and 20.

See Emergency Management Update in Section IV for timeline information.

Update: June 27, 2019: See Emergency Management Update in Section IV for additional information regarding hurricane shelter staffing.

III. Other Pertinent Information

The proposed amendment site is located adjacent to the City of Hallandale Beach. Planning Council staff solicited comments from the adjacent municipality. Correspondence from the City of Hallandale Beach indicates that staff is reviewing the information provided and that the City reserves the right to comment as the matter proceeds through the amendment process. See Attachment 11.

The applicant has provided a summary of its community outreach efforts with area residents, inclusive of two public hearings at the City of Hollywood Planning and Development Board and the City Commission. See Attachment 12.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent 1,956 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

III. Other Pertinent Information

In addition, notice to a registered condominium association is considered notice to all individual unit owners of that condominium. In this case, notices were sent to the Towers of Oceanview East and the 200 Leslie Condominium Associations, which are located west of the Intracoastal Waterway and just beyond the 300-foot radius.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 19-1

PLANNING ANALYSIS

The applicant is proposing to establish the Diplomat Activity Center. The proposed amendment site is adjacent to the A1A corridor and is primarily surrounded by multi-family residential uses to the north and south, as well as the Intracoastal Waterway to the west and the Atlantic Ocean to the east. The applicant has stated that the purpose of the Activity Center is to provide additional redevelopment opportunities, and will allow for a mix of uses, densities, and intensities that will better support the City's economy and tourism.

Our review indicates that the amendment is generally in compliance with the Broward County Land Use Plan policies concerning the Activity Center land use designation, noting that the subject area proposes a mix of residential, hotel, retail, and convention center uses along an important transportation corridor.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, and solid waste capacity and park acreage** will be available to serve the proposed land use. In addition, no adverse impacts to **natural or cultural resources** were identified.

Regarding the **regional transportation network**, the proposed amendment is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 402 p.m. peak hour trips. The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates a significant impact to three (3) affected roadway links: State Road A1A, between Hallandale Beach Boulevard and Hollywood Boulevard; Hallandale Beach Boulevard, between Diplomat Parkway and State Road A1A; and Atlantic Shores Boulevard, between Federal Highway and Diplomat Parkway. However, the referenced roadway links are currently operating and projected to operate at an acceptable level of service (LOS) "C" or "D," with or without the proposed amendment. Therefore, the proposed amendment is not projected to adversely impact the operating conditions of the regional transportation network. See Attachment 2.

Concerning impacts to **public schools**, the Broward County School Board staff report states that the proposed amendment would generate seven (7) additional students into Broward County Public Schools, consisting of four (4) elementary school students, one (1) middle school student and two (2) high school students. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "G," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

PLANNING ANALYSIS (continued)

Regarding **affordable housing**, the proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 350 additional residential units to be permitted by the BCLUP. As requested by Broward County Planning and Development Management Division (PDMD) staff, the City of Hollywood submitted its affordable housing study based on the provisions of the *Administrative Rules Document: BrowardNext*. The PDMD staff has received and reviewed the information and finds that the City is generally consistent with the requirements of BCLUP Policy 2.16.2. See Attachment 9.

Update: June 18, 2019: The applicant and City have provided additional information regarding the City and County's partnership to rebate Tax Increment Financing funds to the City for affordable housing programming, including new dwelling units. **See Attachments 16 and 18.**

Concerning **hurricane evacuation sheltering space and capacity**, the Broward County Emergency Management Division (EMD) report indicates that the proposed amendment site is located within the designated mandatory Broward County Hurricane Evacuation Zone A, Category 1-2. The EMD report also indicates that a high demand was placed on Broward County's evacuation shelters during Hurricane Irma, where overall capacity was reached or exceeded due to limits on available evacuation sheltering space and adequacy of staffing. It is EMD's opinion that additional shelter capacity space and staff is not available. See Attachment 7.

The City of Hollywood has provided correspondence identifying that the City interprets the statutory responsibility for emergency/disaster evacuation and sheltering as that of the County and School Board. See Attachments 8.A. and 8.B. In addition, the City staff has reviewed the applicant's Hurricane Evacuation Plan (HEP) and found it comprehensive in nature and in compliance with the City's procedures. See Attachment 8.C. The EMD indicated that the County is fulfilling its statutory requirement by proactively coordinating with the City of Hollywood to ensure that there are appropriate facilities and staffing in the event of an emergency. See Attachment 8.D.

In conclusion, the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan with the exception of Policy 2.12.8 regarding negative impacts to emergency shelter capacities. As this amendment is a regular scale amendment and will be subject to the State of Florida Chapter 163 review process if the County Commission transmits the item for review, Planning Council staff recommends that an approval for transmittal be subject to the applicant and the City of Hollywood continuing to coordinate with the County's Emergency Management staff to find a satisfactory resolution prior to a second Planning Council public hearing, consistent with the Council's revised Rules, in this regard.

Update: June 18, 2019: The applicant and City have submitted additional information regarding hurricane shelter staffing. **See Attachments 17 and 18.**

PLANNING ANALYSIS (continued)

Update: June 18, 2019 (continued): The applicant has proffered an alternative shelter staffing solution for the impacts from new permanent dwelling units. Correspondence regarding the proposal is included in **Attachments 19 and 20**. It is unclear as of this writing whether or not the alternative staffing solution will be viable for implementation.

The Planning Council staff transmittal recommendation of January 15, 2019, found the proposed amendment generally consistent with the policies of the BrowardNext – Broward County Land Use Plan with the exception of Policy 2.12.8 regarding negative impacts to emergency shelter capacities. Staff further recommended that any approval for transmittal be subject to the applicant and the City of Hollywood continuing to coordinate with the County’s Emergency Management staff to find a satisfactory resolution prior to a second Planning Council public hearing. Staff continues to find the proposed amendment generally consistent with the policies of the BrowardNext – Broward County Land Use Plan with the exception of Policy 2.12.8 regarding negative impacts to emergency shelter capacities.

However, the Planning Council’s unanimous transmittal recommendation of January 24, 2019, recommended that approval be subject to the following being addressed prior to a second Planning Council public hearing: 1) the continued dialogue between the applicant, City, and County regarding BCLUP Policy 2.12.8 related to hurricane evacuation sheltering, and 2) clarification of the City and County’s partnership to rebate Tax Increment Financing funds to the City for affordable housing programming, including new dwelling units. The applicant and City have submitted additional information in this regard. **See Attachments 16, 17 and 18.**

In consultation with the Council’s Attorney, the Planning Council’s transmittal recommendation supersedes the previous staff recommendation. The determination of whether or not the information submitted by the applicant and City is to be interpreted as satisfying the recommendation of “continued dialogue between the applicant, City and County regarding BCLUP Policy 2.12.8 related to hurricane evacuation sheltering” will need to be made by the Council.

Update: June 27, 2019: The Broward County Emergency Management Division (EMD) supports the applicant’s commitment to provide hurricane shelter staff, with the understanding that the County, City and property owner will enter into a legally enforceable agreement to memorialize said commitment. See Attachment 21.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 19-1

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of January 2019
2. Broward County Planning Council Traffic Analysis of October 29, 2018
3. Broward County Transit Division Report of September 24, 2018
4. Broward County Planning and Development Management Division Report of September 7, 2018
5. School Board of Broward County Consistency Review Report of September 5, 2018
6. Broward County Environmental Protection and Growth Management Department Report of September 6, 2018
7. Broward County Emergency Management Division Report of October 8, 2018
8.
 - A. Correspondence from Jaime Hernandez, Emergency Management Coordinator, City of Hollywood, to Tracy L. Jackson, Director, Broward County Emergency Management Division, dated October 30, 2018
 - B. Email correspondence from Jaime Hernandez, Emergency Management Coordinator, City of Hollywood, to Barbara Blake Boy, Executive Director, Broward County Planning Council, regarding correspondence with Sherin Joseph, Public Records Liaison, RMLO, Florida Division of Emergency Management, dated November 2, 2018
 - C. Email correspondence from Jaime Hernandez, Emergency Management Coordinator, City of Hollywood, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated November 1, 2018
 - D. Correspondence from Tracy L. Jackson, Director, Broward County Emergency Management Division, to Jaime Hernandez, Emergency Management Coordinator, City of Hollywood, regarding City of Hollywood response letter, dated December 11, 2018

ATTACHMENTS (continued)

9. A. Email correspondence from Clay Milan, Community Development Manager, City of Hollywood, to Garrett McAllister, Planner, Broward County Planning Council, dated December 17, 2018
- B. An Affordable Housing Market Assessment in the City of Hollywood, Florida, prepared by Munilytics, dated October 9, 2018
- C. Updated Broward County Planning and Development Management Division Report, dated October 19, 2018
10. A. BrowardNext - Broward County Land Use Plan Policies, "Activity Center," Planning Council Staff Review Comments
- B. Map – Amendment area within ¼ mile of transit routes
- C. Excerpts of relevant City of Hollywood Adopted Goals, Objectives, and Policies as provided by Planning Council Staff
- D. Excerpts of relevant City of Hollywood Adopted Goals, Objectives, and Policies as provided by Applicant
- E. Open Space Graphic Submitted by Applicant
11. Correspondence from Nydia M. Rafols-Sallaberry, Interim City Manager, City of Hallandale Beach, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated August 30, 2018
12. Public Outreach Description Submitted by Applicant
13. City of Hollywood Sustainability Action Plan Excerpt
14. Broward County Parks and Recreation Division Report of September 11, 2018
15. Broward County Water Management Division Report of September 6, 2018

Update: June 18, 2019:

16. Correspondence from Leigh R. Kerr, President, Leigh Robinson Kerr & Associates, Inc., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated June 7, 2019 and received June 10, 2019 (Affordable Housing)

ATTACHMENTS (continued)

Update: June 18, 2019: (continued)

17. Correspondence from Leigh R. Kerr, President, Leigh Robinson Kerr & Associates, Inc., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated June 10, 2019 and received June 10, 2019 (Hurricane Evacuation Shelter Staffing)
18. Correspondence from Gus Zambrano, Assistant City Manager, City of Hollywood, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated June 11, 2019 and received June 12, 2019 (Affordable Housing and Hurricane Evacuation Shelter Staffing)
19. Correspondence between Wilson C. Atkinson, Esq., Director, Tripp Scott, and Tracy L. Jackson, Director, Broward County Regional Emergency Services and Communications, provided to Barbara Blake Boy on June 12, 2019 (Hurricane Evacuation Shelter Staffing)
20. Correspondence between Wilson C. Atkinson, Esq., Director, Tripp Scott, and Tracy L. Jackson, Director, Broward County Regional Emergency Services and Communications, provided to Barbara Blake Boy on June 13, 2019 (Hurricane Evacuation Shelter Staffing)

Update: June 27, 2019:

21. Correspondence from Tracy L. Jackson, Director, Broward County Regional Emergency Services and Communications, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated June 26, 2019 (Hurricane Evacuation Shelter Staffing)

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 19-1

Prepared: January 2019

POTABLE WATER

The proposed amendment site will be served by the Hollywood Water Treatment Plant, which has a current capacity of 59.5 million gallons per day (mgd). The current and committed demand on the treatment plant is 25.04 mgd, with 34.46 mgd available. The City of Hollywood wellfields serving the amendment site have a permitted withdrawal of 39.38 mgd, which expires on April 10, 2028. In addition, the City has an agreement with Broward County to purchase up to 5.9 mgd of raw water from the Brian Piccolo Wellfield. Planning Council staff utilized a level of service of 100 gallons per day (gpd) per capita (2.39 persons per household (pph)) for residential uses, 0.1 gpd per square foot for commerce and convention uses, 0.2 gpd per square foot for office uses, and 150 gpd per room for hotel uses. The amendment will result in a net increase in demand of 0.18 mgd for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site will be served by the City of Hollywood Wastewater Treatment Plant, which has a current capacity of 55.5 mgd. The current and committed demand on the treatment plant is 37.94 mgd, with 17.56 mgd available. Planning Council staff utilized a level of service of 250 gpd per dwelling unit for residential uses, 0.1 gpd per square foot for commerce and convention uses, 0.2 gpd per square foot for office uses, and 150 gpd per room for hotel uses. The amendment will result in a net increase in demand of 0.15 mgd for potable water. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Progressive/Waste Connection for solid waste disposal service. Progressive/Waste Connection collects and transports the City's solid waste to the JED Landfill in Saint Cloud, Florida, which has 3,836,210 tons per year available capacity and a demand of 334.7 tons per year from the City. The amendment will result in a net increase in demand of 7.27 tons per day (tpd). Planning Council staff utilized a level of service of 8.9 pounds per unit per day for residential and hotel uses, 4 pounds per 100 square feet per day for commerce and convention uses, and 1 pound per 100 square feet per day for office uses. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management license from EPGMD will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Hollywood has 746.2 acres in the City's parks and open space inventory. The 2045 projected population (180,453) requires approximately 541.36 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase in demand for local parks of 2.51 acres. The City of Hollywood continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population. The property owner will dedicate a publicly accessible broadwalk for open space.

ATTACHMENT 2

TRAFFIC ANALYSIS PC 19-1

Prepared: October 29, 2018

INTRODUCTORY INFORMATION

Jurisdiction: City of Hollywood

Size: Approximately 19.0 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designations

Current Designations: 16.8 acres of Medium-High (25) Residential
2.2 acres of Commerce

Potential Development: 840 hotel rooms (420 residential equivalents)
114,998 square feet of office use
57,499 square feet of commercial use

Trip Generation Rates: "ITE Equation (310) Hotel"*
"ITE Equation (710) Office"
"ITE Equation (820) Shopping Center"

Total P.M. Peak Hour Trips: $604 + 192 + 379 = 1,175$ peak hour trips

Potential Trips - Proposed Land Use Designation

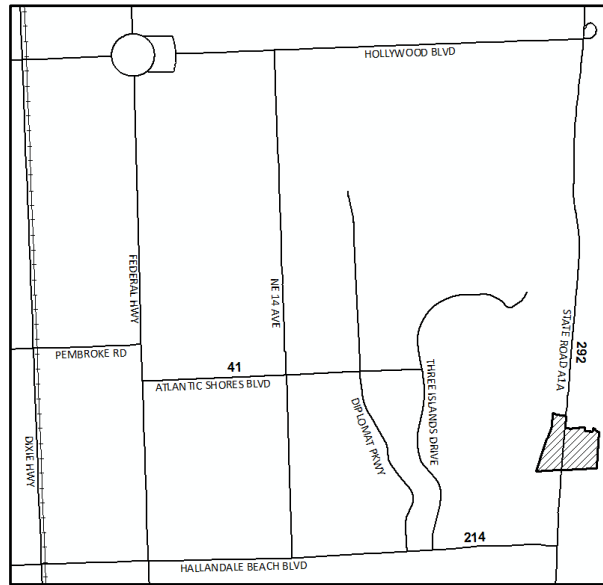
Proposed Designation: Activity Center

Potential Development: 350 multi-family dwelling units
1,500 hotel rooms
75,000 square feet of commercial/office use
150,000 square feet of convention center use**

Trip Generation Rates: "ITE Equation (222) Multi-Family Residential (High-Rise)"
"ITE Equation (310) Hotel"
"ITE Equation (820) Shopping Center"

Total P.M. Peak Hour Trips: $128 + 1,022 + 427 = 1,577$ peak hour trips***

Net P.M. Peak Hour Trips **+ 402 peak hour trips**



Affected Regional Transportation Network Without the Proposed Amendment: Traffic 2040:

<u>Trafficway</u>	<u>Section</u>	<u>VOL</u>	<u>CAP</u>	<u>LOS</u>
1. State Road A1A	Hallandale Beach Blvd to Hollywood Blvd	3,525	4,500	D
2. Hallandale Beach Blvd	Diplomat Parkway to State Road A1A	4,019	5,390	C
3. Atlantic Shores Blvd	Federal Highway to Diplomat Parkway	846	1,197	D

Affected Regional Transportation Network With the Proposed Amendment: Traffic 2040:

<u>Trafficway</u>	<u>Section</u>	<u>VOL</u>	<u>CAP</u>	<u>LOS</u>
1. State Road A1A	Hallandale Beach Blvd to Hollywood Blvd	3,817	4,500	D
2. Hallandale Beach Blvd	Diplomat Parkway to State Road A1A	4,233	5,390	C
3. Atlantic Shores Blvd	Federal Highway to Diplomat Parkway	887	1,197	D

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 402 p.m. peak hour trips at the long-range planning horizon. Distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment would impact the roadway segments of State Road A1A between Hallandale Beach Boulevard and Hollywood Boulevard, and Atlantic Shores Boulevard between Federal Highway and Diplomat Parkway, which are both projected to operate an acceptable level of service (LOS) "D," with or without the proposed amendment, and the roadway segment of Hallandale Beach Boulevard between Diplomat Parkway and State Road A1A, which is projected to operate an acceptable LOS "C," with or without the proposed amendment.

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Tenth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

** Proposed development of 150,000 square feet of convention center use captured in Hotel calculations per ITE equation (310) Hotel description and formula.

***Reflects an internal capture rate of 7% consistent with the ITE guidelines.



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

September 24, 2018

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Ave, Room 307
Fort Lauderdale, FL 33301



RE: Proposed Amendment to Broward County Land Use Plan PCT 19-1

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated August 10, 2018 regarding the proposed Land Use Plan Amendment (LUPA) located in the City of Hollywood for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site is limited to BCTs fixed-route 4 and the Hollywood South Downtown Community Shuttle. Please refer to the following table for detailed information:

BCT ROUTE	DAYS OF SERVICE	HOURS OF SERVICE A.M. – P.M	SERVICE FREQUENCY
4	Weekday	5:15a – 10:19p	40 Minutes
	Saturday	6:00a – 9:54p	39 Minutes
	Sunday	8:15 – 9:02p	30 Minutes
Hollywood South Downtown	Monday - Thursday	7:00a – 9:00p	30 – 40 Minutes
	Friday	7:00a – 9:15p	30 – 40 Minutes
	Saturday	10:00a – 9:15p	30 – 40 Minutes
	Sunday	10:00a – 7:00p	30 – 40 Minutes

Future fixed-route bus improvements including increased span of service on weekdays and weekends, and the discontinuation of Route 4, with segments to be served by other routes are specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

Broward County Transit Division can accommodate additional transit demand, as described in the Mass Transit Analysis, with existing and planned fixed-route bus service to the amendment site.

Transit Division has no objections to this LUPA, however BCT recommends that any proposed development on the amendment site is designed to provide safe movement for pedestrians and bicycles including transit connectivity to the existing sidewalk/bicycle network and bus stops. Any proposed changes to the existing bus stops within the amendment site related to a future development will need to be closely coordinated with BCT during the plat or development/site plan review

Please feel free to call (954) 357-8381 or email me tacrawford@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Tara T. Crawford".

Tara T. Crawford
Senior Planner
Service and Capital Planning

ATTACHMENT 4



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: September 7, 2018

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Hollywood PC 19-1

The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 19-1. The subject site is located in the City of Hollywood, on the barrier island, involving approximately 19.0 acres. The amendment proposes:

Current Designations: 16.8 acres of Medium-High (25) Residential*
2.2 acres of Commerce

Proposed Designation: Activity Center including:
1,500 hotel rooms
350 multi-family dwelling units
75,000 square feet of commercial/office use
150,000 square feet of convention center use

Estimated Net Effect: Addition of 660 hotel rooms (840 hotel rooms currently permitted by the BCLUP [420 dwelling unit equivalent])*
Addition of 350 dwelling units
Reduction of 212,496 square feet of commercial/office use
Addition of 150,000 square feet of convention center use
* The City of Hollywood utilized the density associated with the Medium-High (25) Residential to accommodate 840 hotel rooms of the existing 1,000 room hotel. In addition, the additional 160 hotel rooms are accommodated by a local allocation of flexibility.

Item 7 – Analysis of Natural and Historic Resources

- A. The County's archaeological consultant determined, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:

1. The City of Hollywood has jurisdiction over historical resources located within the City. Property owner(s)/agent(s) are advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Planning Director
City of Hollywood Planning Department
2600 Hollywood Boulevard
Hollywood, Florida 33020
Tel.: (954) 921-3471

1. In the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the BrowardNEXT Administrative Rules Document. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. A total of 420 residential units were previously permitted under the existing Land Use Plan; however, all of these units were allocated as 840 hotel rooms (existing). As a result, no remaining dwelling units are permitted under the BCLUP. The current application proposes 350 multi-family dwelling units, representing a net increase of same; therefore, Policy 2.16.2 applies to this project.

At this time, the application does not designate any of the proposed multi-family units as affordable housing. In addition, the application lacks information about appropriate policies, methods and programs the City of Hollywood has to ensure the provision of a sufficient supply of affordable housing. Further, the application does not include a professional study and/or report which compares the existing supply of affordable housing units with the projected needs for the City or the proposed Activity Center, as articulated in BCLUP Policy 2.4.1.d, 2.4.6, and 2.4.7.

Before a determination on consistency with Policy 2.16.2 can be made, County staff respectfully requests the provisions of the BCLUP's, Administrative Rules Document, Article 5.3 be addressed.

Item 10 - Hurricane Evacuation Analysis

The Broward County Land Use Plan's "Natural Resource Map Series Eastern Broward County: Hurricane Evacuation Zones" indicates the site is located in a Hurricane Evacuation Zone Plan A, Category 1-2. The Broward County Comprehensive Plan Map Series Hurricane Evacuation Map indicates the closest shelter is Watkins Elementary School, located approximately 5.6 miles southwest of the proposed amendment site, at 3520 SW 52nd Avenue in the Town of Pembroke Park.

BCLUP amendment PC 19-1 proposed 350 additional multi-family units within the designated mandatory hurricane evacuation zone.

Item 11 – Redevelopment Analysis

The applicant proposes a mixed-use project on an underdeveloped site that is located within a Community Redevelopment Area (CRA). It is currently used for commercial, surface parking, and structured parking. The project would supplement the existing convention center by adding hotel rooms and convention center space, while reducing commercial/office use. Redevelopment would also add housing units to the area, however, the proposed development does not currently propose affordable housing units.

Item 12 – Intergovernmental Coordination

The nearest unit of government is the City of Hallandale Beach, located approximately 300 feet west of the proposed amendment site, across the Intracoastal Waterway, and less than one-quarter mile south of the site, on south side of Hallandale Blvd.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site is served by Broward County Transit (BCT) Routes 4, 28, and the Hollywood Trolley. The 2017-2027 Vision Service Plan component of the BCT Transit Development Plan includes service span, headway improvements, and service extensions for these routes.

State Road A1A is the primary corridor providing connectivity to the site. Consistent with BCLUP Policy 2.4.2 regarding Activity Centers, existing pedestrian infrastructure in the area is adequate; however, bicycle infrastructure could be improved. The current configuration of A1A through the amendment site includes a striped urban shoulder on both sides of the roadway. PDMD recommends that the applicant collaborate with FDOT to examine opportunities to provide dedicated bicycle lanes as part of the (re)development on the amendment site. Additionally, it is recommended that site be designed to include safe and convenient connections between the development and the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development. For the convenience of future residents, visitors, or employees who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

If you have any questions, please contact Sara Forelle at sforelle@broward.org or 954-357-6635.

cc: Henry Snizek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Susanne Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Rick Ferrer, Broward County Historic Preservation Officer

JS/slf/hec

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

LAND USE
SBBC-2490-2018
County No: PC 19-1
Diplomat

September 5, 2018



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

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
Date: September 5, 2018		Units Permitted	0	Units Proposed	350
Name: Diplomat		NET CHANGE (UNITS):		Existing Land Use:	MHRES and GBUS
SBBC Project Number: SBBC-2490-2018				Proposed Land Use:	Activity Center
County Project Number: PC 19-1		<u>Students</u>	<u>Permitted</u>	<u>Proposed</u>	<u>NET CHANGE</u>
Municipality Project Number:		Elem	0	4	4
Owner/Developer: Diplomat Hotel Owner LLC		Mid	0	1	1
Jurisdiction: Hollywood		High	0	2	2
		Total	0	7	7
				Current Zoning	PD
				Proposed Zoning:	TBD
				Section:	23-24
				Township:	51
				Range:	42

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Hollywood Central Elementary	709	709	450	-259	-14	63.5%
Olsen Middle	1,125	1,125	656	-469	-21	58.3%
Hallandale High	1,821	1,821	1,340	-481	-19	73.6%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
Hollywood Central Elementary	451	-258	63.6%	456	451	446	441	436
Olsen Middle	657	-468	58.4%	657	644	632	619	607
Hallandale High	1,344	-477	73.8%	1,403	1,417	1,432	1,447	1,462

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	22/23	23/24	24/25	25/26	26/27
Area G - Elementary	17,926	14,540	-3,386	15,194	15,349	15,505	15,660	15,816
Area G - Middle	6,942	4,807	-2,135	5,544	5,544	5,543	5,543	5,542
Area G - High	9,107	7,884	-1,223	8,052	8,092	8,133	8,173	8,214

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
Hollywood Academy 6_8	400	429	29	429	429	429
Hollywood Academy K_5	1,100	1,060	-40	1,060	1,060	1,060

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

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

School(s)	Description of Capacity Additions
Hollywood Central Elementary	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.
Olsen Middle	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.
Hallandale High	There are no capacity additions listed in the ADEFP that will increase the reflected FISH capacity of the school.

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

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

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

Comments

Information contained in the application indicates that the approximately 19.1-acre site is generally located both east and west of Ocean Boulevard between Hallandale Beach Boulevard and Magnolia Terrace in the City of Hollywood. The current land use designations for the site are Medium-High (25) and Commerce. Current designation allows no residential unit. The applicant proposes to change the land use designation to Activity Center to allow 350 high rise residential units, which are anticipated to generate 7 additional students (4 elementary, 1 middle, and 2 high) into Broward County Public Schools.

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

Please be advised that this application was reviewed utilizing 2017-18 school year data because the current school year (2018-19) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

Schools serving the amendment site in the 2017-18 school year are Hollywood Central Elementary, Olsen Middle, and Hallandale High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of 100% of gross capacities in the 2017-18 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2017-18 – 2019-20), all the schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2019-20 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2017-18 – 2021-22. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2017-18 school year are depicted above.

Capital Improvements scheduled in the long-range section (2022-23 to 2026-27) of the currently Adopted DEFP Fiscal Years 2017-18 – 2021-22 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "G" and the elementary, middle, and high schools currently serving Planning Area "G" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

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

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

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2490-2018

9/4/2018
Date

Reviewed By:


Signature

Mohammed Rasheduzzaman, AICP
Name

Planner
Title

ATTACHMENT 6

EPGMD COMMENTS
PC 19-1
Page 1

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Applicant: Diplomat Hotel Owner, LLC

Amendment No.: PC 19 – 1



Jurisdiction: Hollywood **Size:** Approximately 19.0 acres

Existing Use: Hotel, convention center/meeting space, retail and parking

Current Land Use Designation: 16.8 acres of Medium-High (25) Residential
2.2 acres of Commerce

Proposed Land Use Designation: Activity Center consisting of:
350 multi-family dwelling units
1,500 hotel rooms
75,000 square feet of commercial/office use
150,000 square feet of convention center use

Location: Sections: 23 and 24 Township: 51 South Range: 42 East; generally located on both sides of State Road A1A, north of Hallandale Beach Boulevard

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.01, 2.22.2]

There are no wetlands on this site. Any work in surface waters (seawall, docks, boatlifts, etc.) will require an environmental resource license. Addition of any boat slips will also require modification to the existing Marine Facility Operating License (MFOL08-0030).

EPGMD COMMENTS

PC 19-1

Page 2

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Hollywood. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1] The preliminary traffic analysis indicates that the proposed amendment would result in an **increase of 402 PM** peak hour trips per day compared to trips associated with the current land use designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a minimal impact on air quality. There are no existing or potential odor/noise problems in the area. (*JG 8/30/2018*)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **Seven** listed contaminated sites were found on or adjacent to the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site. *JG (8/21/18)*

Solid Waste - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 3.4.2, 3.4.3, 2.11.8] There **are no** active solid waste facilities located within one mile of the amendment site. There **are no** inactive solid waste facilities located within one mile of the site. See map in the attached documentation. *JG (8/21/18)*

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 2.26.2, 2.26.3, 2.11.5] The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations.

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7; BCLUP Policies] GIS Database of SARA Title III Facilities in Broward County indicates there are no SARA Title III facilities on or adjacent to the proposed amendment site.

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] GIS Database of Hazardous Material Facilities in Broward County indicates 11 active Hazardous Material facility(s), 2 Storage Tank facility(s) and 2 Hazardous Materials/Storage Tank facility(s) on, adjacent, or in close proximity (.25m miles) to the proposed amendment site.

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:
<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2]] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from

EPGMD COMMENTS

PC 19-1

Page 4

rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

However, it is important for the applicant to note that areas of concern are identified near the proposed site, and that certain infrastructure, such as access roads, may be at risk to climate change impacts in the near future.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] –

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at:

<http://www.broward.org/waterresources/WaterConservation/WaterMatters/Pages/ProgramsNSB.aspx>

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of the South Broward Drainage District and South Florida Water Management District. Development within the site will be required to meet the drainage standards of the City of Hollywood, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit has been acquired and may be subject to change if needed prior to any construction.

The proposed amendment site is located within multiple Federal Emergency Management Agency (FEMA) flood insurance zone AE zone that corresponds with flood depths greater than 3 feet, and flood insurance zone VE, which corresponds to coastal areas that have additional hazards associated with storm waves.

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net increase in the volume of water available for recharge.

EPGMD COMMENTS

PC 19-1

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The change in recharge capacity resulting from development under the proposed designation would be insignificant. This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

See attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL

WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** PC 19-1
- B. *Municipality:*** Hollywood
- C. *Applicant:*** Diplomat Hotel Owner, LLC

II. Site Characteristics

- A. *Size:*** Approximately 19.0 acres
- B. *Location:*** Sections: 23 and 24 Township: 51 South Range: 42 East;
generally located on both sides of State Road A1A, north of Hallandale
Beach Boulevard
- C. *Existing Use:*** Hotel, convention center/meeting space, retail and parking

III. Broward County Land Use Plan Designation

Current Land Use Designation: 16.8 acres of Medium-High (25) Residential
2.2 acres of Commerce

Proposed Land Use Designation: Activity Center consisting of:
350 multi-family dwelling units
1,500 hotel rooms 75,000 square feet of commercial/office
use
150,000 square feet of convention center use

IV. Water Recharge Review

- A. *Describe the general impacts of the current land use designation on water recharge:***

The current land use designation 16.8 acres of Medium-High (25) Residential 2.2 acres of Commerce). A typical value for an impervious area produced by this type of development is approximately seventy-nine percent.

B. Describe the general impacts of the proposed land use designation on water recharge:

The proposed land use designation is Activity Center. A typical value for an impervious area produced by this combination of development is approximately seventy-seven percent.

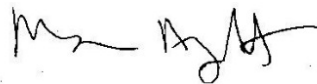
V. Impact of Change in Land Use Designation

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net in the volume of water available for recharge.

The change in recharge capacity resulting from development under the proposed designation would be insignificant.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

VI. Comments



By: _____

Date 9/4/2018

Maena Angelotti

Environmental Planning and Community Resilience Division

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:** PC 19-1
- B. Municipality:** Hollywood
- C. Project Name:** Diplomat Hotel Owner, LLC.

II. Site Characteristics

- A. Size:**
- B. Location:**
- C. Existing Use:** Hotel, convention center/meeting space, retail and parking

III. Broward County Land Use Plan Designation

- A. ***Current Designation:*** 16.8 acres of Medium-High (25) Residential
2.2 acres of Commerce
- B. ***Proposed Designation:*** Activity Center consisting of:
350 multi-family dwelling units
1,500 hotel rooms 75,000 square feet
of commercial/office use
150,000 square feet of convention center use

IV. Wetland Review

- A. Are wetlands present on subject property?** No
- B. Describe extent (i.e. percent) of wetlands present on subject property.** None
- C. Describe the characteristics and quality of wetlands present on subject property.**
- D. Is the property under review for an Environmental Resource License?** No

Wetland Resource Questionnaire
PC 19-1

E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances? Unknown at this time.

V. Comments:

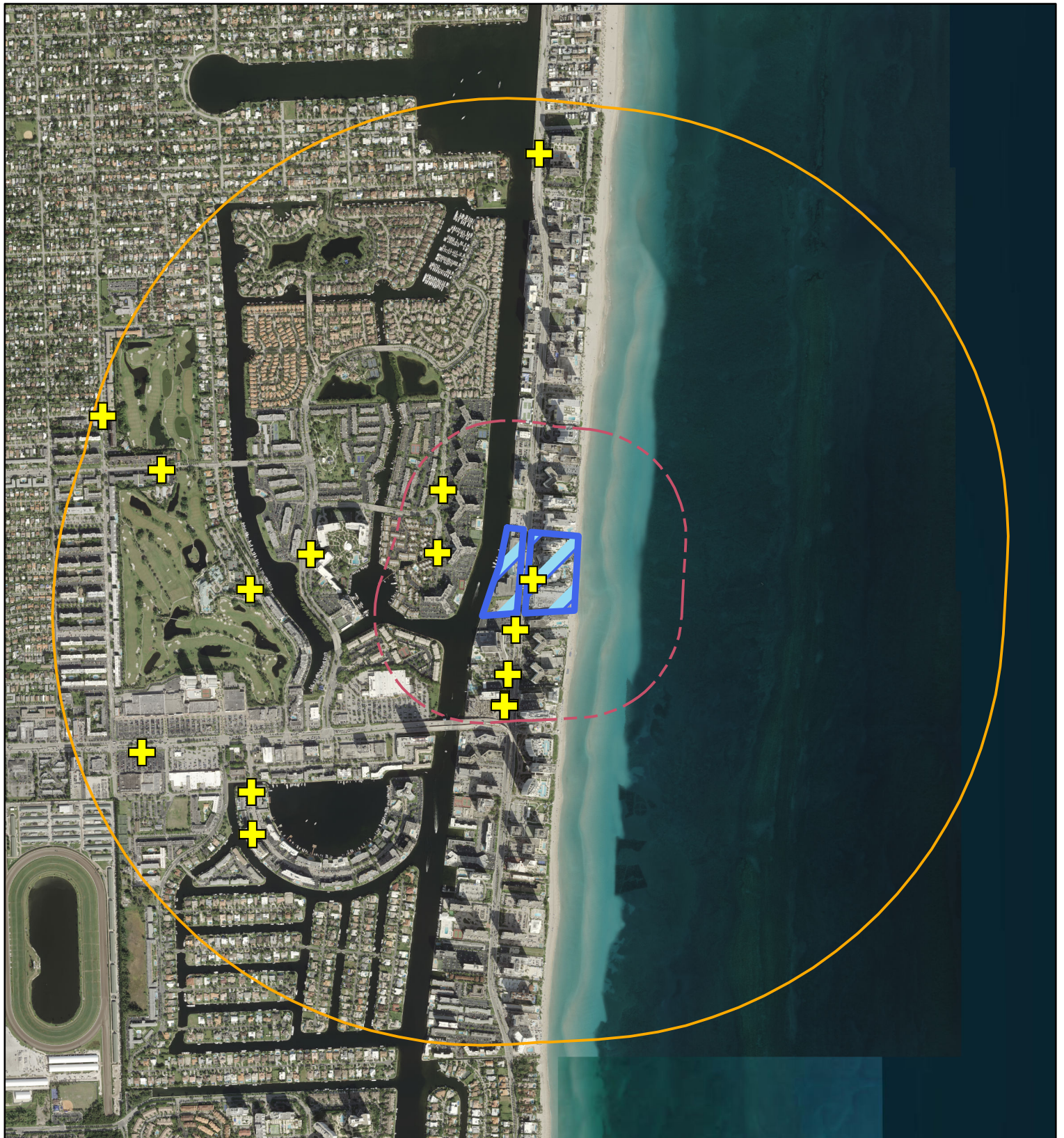
There are no wetlands on this site. Any work in surface waters (seawall, docks, boatlifts, etc.) will require an environmental resource license. Addition of any boat slips will also require modification to the existing Marine Facility Operating License (MFOL08-0030).

Completed by: Linda Sunderland, NRS
Natural Resources Manager

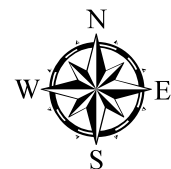
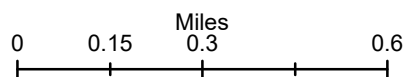
Contaminated Sites

Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
OT-3683	SPIBUK CLEANERS INC	3810 S OCEAN DR	Hollywood	33009	Chlorinated	Dry Cleaner	69500323	Y
SF-1675	DIPLOMAT HOTEL	3515 S OCEAN DR	Hollywood	33019	Diesel	Condominium	69202314	N
SF-1005A	7-ELEVEN #30002	4112 S OCEAN DR	Hollywood	33019	Petroleum	Gas Station	68501729	Y
NF-0073	HOLLYWOOD FINANCIAL CTR	4010 S OCEAN DR	Hollywood	33019	Gasoline	Emergency Generator	69801528	N
NF-2592	TOWERS OF OCEANVIEW	200 LESLIE DR	Hallandale Beach	33009	Diesel	Condominium	69803883	N
NF-2614	TOWERS OF OCEAN VIEW	600 PARKVIEW DR	Hallandale Beach	33009	Diesel	Condominium	69804082	N
NF-1005B	7-ELEVEN #30002	4112 S OCEAN DR	Hollywood	33019	Gasoline	Gas Station	68501729	N

Land Use Amendment Comments Site LUA 19-1



- Solid Waste Sites
- + Contaminated Sites



- MileBuffer
- - - QuarterMileBuff
- ▨ ProposedSite

Generated for location purposes only.

Marker Size is a visual aid and neither represents exact location nor area of designated facility.
Prepared by: JGUZMAN - August 2018 - Environmental Engineering and Permitting Division

ATTACHMENT 7



Regional Emergency Services and Communications
EMERGENCY MANAGEMENT DIVISION
201 N.W. 84th Avenue • Plantation, Florida 33324-1895 • 954-831-3900 • FAX 954-382-5805



October 8, 2018

18.061

Barbara Blake Boy, Executive Director
Broward County Planning Council

RE: Broward County Land Use Plan -Review of Proposed Amendment -Hollywood PC 19-1

Dear Ms. Blake Boy:

Broward County Emergency Management has reviewed the proposed amendment PC 19-1 and the supplemental property hurricane evacuation plan.

Item 10- Hurricane Evacuation Analysis

The Broward County Land Use Plan's "Natural Resource Map -Eastern Broward County: Hurricane Evacuation Zones" indicates the site is located in the designated Hurricane Zone Plan A, Category 1-2. BCLUP amendment PC -19 proposes 350 additional multi-family units and 660 hotel rooms (2 hotels to 1 dwelling unit = 330 DU) within the designated evacuation zone. We appreciate the proposed emergency plan; however it must be emphasized that the evacuation shelters should be utilized as a last resort. Instead, residents should flee to fortified structures (such as with family/friends) outside the mandatory evacuation area, and all visitors should depart early. We recommend that the Plan be submitted to the City of Hollywood Emergency Management for review and comment as to the City's procedures for evacuation and reentry measures.

Policy 2.12.8 of the BCLUP states that "Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities." This policy is further supported by the implementation of Strategy DP-5, which includes "discouraging land use plan amendments proposing residential or hotel uses within hurricane evacuation zones that would impact evacuation zones and shelter capacities." Please note that during Hurricane Irma a high demand was placed on Broward County's evacuation shelters where capacity was being reached due to the limits on available space and inadequacy of staffing. Because of this, our opinion is that current shelter capacity and staffing is not available to meet the needs.

We look forward to working together with the respective parties to mitigate future impacts. County staff is available at your convenience to assist in addressing this issue.

Regards,

A blue ink signature of Tracy L. Jackson.

Tracy L. Jackson, Director
Regional Emergency Services and Communications

ATTACHMENT 8.A.



October 30, 2018

Tracy L. Jackson, Director
Regional Emergency Services and Communications
Broward County Emergency Management Division
201 N.W. 84th Avenue
Plantation, Florida 33324-1895



Re: City of Hollywood Response – Broward County Land Use Plan – Review of Proposed Amendment – Hollywood PC 19-1

Dear Mr. Jackson,

City of Hollywood staff has reviewed your letter dated October 8, 2018 regarding your concerns with the Proposed Amendment Hollywood PC 19-1 in which the applicant, the Diplomat Resort in Hollywood, requests approval to develop additional residential and hotel units within a designated evacuation zone.

City staff understands your concerns about the impact this development may have on Broward County's hurricane evacuation sheltering operations. However, City staff feels the application should not be denied based on your concerns for the following reasons:

- Chapter 252.38, Florida Statutes, provides that "Safeguarding the life and property of its citizens is an innate responsibility of the governing body of each political subdivision of the state.' This places the statutory duty for evacuating and sheltering at-risk citizens during an emergency or disaster upon county governing boards (i.e., Board of County Commissioners)." This language specifically makes counties and the local school boards solely responsible for emergency and disaster sheltering. As such, City staff believes Broward County Land Use Plan Policy 2.12.8 and Strategy DP-5, as cited in your letter, conflict with state law because the county is discouraging development due to its inability to meet its statutory responsibility.
 - In February 2018, the Broward County Administration asked municipalities to provide employees and facilities to assist it with staffing hurricane evacuation shelters. City staff declined this request due to a lack of available staff and equipment during a disaster, as well as the lack of hardened, generator-powered City facilities that can serve as shelters. City staff also cited Florida law regarding the county's and school board's responsibility for emergency and disaster sheltering.
 - Broward Emergency Management has advised City staff that the Broward County School Board has assigned 600 employees to perform hurricane sheltering duties. Broward County Public Schools has more than 36,000 employees. The 600 employees designated for shelter duty constitute 1.6 percent of the entire Broward County Public Schools workforce. Chapter 252.38, Florida Statutes, requires the school board to provide "facilities and necessary personnel to staff such facilities" at the request of the county.
- Broward County hurricane evacuation shelters are opened for all residents who feel unsafe in their homes during a hurricane, not just those who live in an evacuation zone. This includes mobile home park residents and others who live in areas outside of the designated evacuation

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045
hollywoodfl.org




zones. Therefore, City staff feels Broward County Land Use Plan Policy 2.12.8 and Strategy DP-5 unfairly target development in designated evacuation zones.

- Florida's 2018 Statewide Emergency Shelter Plan reported Broward County as having "sufficient" shelter capacity for a Category 4 or 5 hurricane, which as the most intense tropical storms would require the most sheltering capacity. The state's determination is based on data provided to the state by Broward County. This contradicts the assertion in your letter that the county lacks available shelter capacity. City staff understands that Broward County voluntarily does not utilize the entire hurricane evacuation shelter capacity it reports to the State of Florida due to staffing challenges. However, City staff feels it is inappropriate and statutorily impermissible for the county to try to exempt itself from its statutory obligation to provide emergency or disaster sheltering, or attempt to delegate this responsibility to any entity outside of the county or school board.

City staff will continue to assist the Diplomat in its effort to secure approval for its planned development.

Please feel free to contact me or the City Manager if you have any questions.

Sincerely,



Jaime Hernandez
Emergency Management Coordinator
City of Hollywood

- c: Mayor, Vice Mayor and Commissioners
City Manager
Assistant City Manager – Public Safety
Assistant City Manager – Sustainable Development
Assistant City Manager – Finance & Administration
City Attorney
Executive Director, Broward County Planning Council
Broward County Administrator
Director, Broward County Environmental Protection and Growth Management Department

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045
hollywoodfl.org

ATTACHMENT 8.B.

From: [Blake Boy, Barbara](#)
To: [Mcallister, Garrett](#)
Subject: FW: Questions About Emergency and Disaster Sheltering
Date: Monday, November 05, 2018 9:30:09 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)

From: Jaime Hernandez
Sent: Friday, November 2, 2018 12:25 PM
To: Blake Boy, Barbara
Subject: Fwd: Questions About Emergency and Disaster Sheltering

Good afternoon Barbara,

Please see the email below. I ask that this serve as an addendum in support of Hollywood's response letter, which I sent you earlier this week.

Hope all is well.

Thanks.

Jaime Hernandez

Emergency Management Coordinator
Emergency Operations Center
[2741 Stirling Road](#)
[Hollywood, Florida 33312](#)
Phone: [954.921.3053](#)
E-mail: jahernandez@hollywoodfl.org

"Once You're Ready, You Don't Have to Worry."

Begin forwarded message:

From: "Joseph, Sherin" <Sherin.Joseph@em.myflorida.com>
Date: November 2, 2018 at 11:29:39 AM EDT
To: Jaime Hernandez <jahernandez@hollywoodfl.org>
Subject: RE: Questions About Emergency and Disaster Sheltering

Good Morning Jaime,

To answer your question, the Division has not heard of any county in Florida attempting to compel municipalities or entities other than the local school board to participate in emergency or disaster sheltering. It seems only Broward County is acting in this manner. We are also not

aware of any county discouraging/denying, either presently or in the past, land use plan amendments due to issues with hurricane evacuation/sheltering.

Please let me know if you have any questions or concerns.

Regards,
Sherin Joseph
Public Records Liaison, RMLO
Florida Division of Emergency Management
Sherin.Joseph@em.myflorida.com
(850) 815-4156

Please note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your e-mail communications may, therefore, be subject to public disclosure.

From: Jaime Hernandez <jahernandez@hollywoodfl.org>
Sent: Thursday, November 1, 2018 2:43 PM
To: Joseph, Sherin <Sherin.Joseph@em.myflorida.com>
Subject: Questions About Emergency and Disaster Sheltering

Good afternoon Sherin,

Thank you for contacting me. It was a pleasure speaking with you.

To recap our conversation, I am interested in knowing whether the Florida Division of Emergency Management is aware of any county in the State of Florida that has attempted or currently attempts to compel municipalities or entities other than the local school board to participate in emergency or disaster sheltering (per Chapter 252.38, Florida Statutes).

Additionally, I am interested in knowing whether the Florida Division of Emergency Management is aware of any county in the State of Florida that discourages/denies or has discouraged/denied land use plan amendments proposing residential or hotel development in a designated hurricane evacuation zone due to concerns that that such development would negatively impact hurricane evacuation clearance times and/or zones or emergency shelter capacities.

I look forward to your response.

Thank you.

Jaime Hernandez

ATTACHMENT 8.C.

From: Blake Boy, Barbara
To: Mcallister, Garrett; Schwarz, Pete
Cc: Von Stetina, Deanne
Subject: FW: Diplomat Hurricane Plan Review for LUPA
Date: Thursday, November 01, 2018 11:17:22 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)
Hurricane Plan.xls

From: Jaime Hernandez
Sent: Thursday, November 1, 2018 10:57 AM
To: Blake Boy, Barbara
Cc: Wazir Ishmael ; George Keller ; Gus Zambrano ; Shiv Newaldass ; Andria Wingett ; 'lkerr808@bellsouth.net'
Subject: Diplomat Hurricane Plan Review for LUPA

Good morning Barbara,

Thank you for calling this morning. It was a pleasure speaking with you.

Per your and Broward County Emergency Management's request, I have reviewed the Diplomat Resort's hurricane plan. It is very comprehensive and complies with City of Hollywood evacuation and re-entry procedures. As we discussed, the effectiveness of the Diplomat's hurricane plan is largely dependent on the timing of a local state of emergency declaration and an evacuation order by Broward County, which the City of Hollywood complies with and enforces per protocol. Please feel free to contact me if you have any further questions.

Jaime Hernandez
Emergency Management Coordinator
UASI Grant Administrator
Emergency Operations Center
2741 Stirling Road
Hollywood, Florida 33312
Phone: 954.921.3053
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"Once You're Ready, You Don't Have to Worry."

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

The **DIPLOMAT**

BEACH RESORT

UPDATED JULY 2018

HURRICANE / EMERGENCY PLAN TEAM LEADERS

LAURENS ZIEREN	GENERAL MANAGER	954-602-8201
TAMAS VAGO	HOTEL MANAGER	954-604-3358
NICOLA JONES	FRONT OFFICE / FRONT DRIVE	954-599-5469
STEVEN SHELTON	PROPERTY OPERATIONS / ENGINEERING	703-559-0389
TERRY KLINGER	PROPERTY OPERATIONS / ENGINEERING	954-347-0895
FRANK BECKER	SAFETY & SECURITY	954-658-7123
OMAR TIGOUDAR	SAFETY & SECURITY	954-658-7136
SHAWN PAYNEMILLER	FINANCE	954-529-8096
STEVE SILVERMAN	SALES	305-296-3535
PAUL GUSTELY	HUMAN RESOURCES	646-660-1658
IRENE VAKIRTZI	REVENUE MANAGEMENT	954-602-8704
AMY DONNELLY	PURCHASING / RECEIVING	954-602-8586
CHRISTIAN RASSINOX	CULINARY	954-658-1546
FRANCIS LAKE	FOOD & BEVERAGE OUTLETS	305-962-8235
JASON SLIMAN	BANQUETS	808-520-6827
SHANE UPSON	SPA / FITNESS / RECREATION	954-483-3815
BARATH MAHALINGAM	SERVICE EXPRESS / CONCIERGE	954-288-7353
RUTH RAPOSO	HOUSEKEEPING	954-602-8680
KAREY GREAVES	INFORMATION TECHNOLOGY	954-225-6490
AMANDA HARRIS	PUBLIC RELATIONS / MARKETING	305-978-5366
CORNELIS GUIJT	PROJECT MANAGER	954-529 3644

attachment 1.xls
Team Leaders

KELBERT FLEMING

CONVENTION SERVICES

954-868-8581

DIPLOMAT BEACH RESORT

HURRICANE PLAN INFORMATION

HURRICANE / TROPICAL STORM DEFINITIONS

<i>Tropical Disturbance:</i>	Rotary circulation slight or absent at surface but sometimes better developed aloft, no closed isobars (line of equal atmospheric pressure) and no strong winds, a common phenomenon in the tropics.
<i>Tropical Depression:</i>	One or more closed isobars and some rotary circulation at surface, highest wind speed 39 miles per hour (34 knots).
<i>Tropical Storm:</i>	Closed isobars, distinct rotary circulation, highest wind speed 73 miles per hour (63 knots).
<i>Hurricane:</i>	Closed isobars, strong and very pronounced rotary circulation, wind speed 74 miles per hour (64 knots) or more.
<i>Small-Craft Advisory:</i>	When a hurricane moves within a few hundred miles of the coast, advisories warn small-craft operators to take precautions and not to venture into open waters.
<i>Gale Warning:</i>	When winds of 38-55 miles per hour (33-48 knots) are expected, a gale warning is added to the advisory.
<i>Tropical Storm Warning:</i>	When winds of 39-73 miles per hour (48-64 knots) are expected, a storm warning is added to the advisory message. Gale and storm warnings indicate the coastal area to be affected, the time during which the warning will apply, and the expected intensity of the disturbance. When gale or storm warnings are part of a tropical cyclone advisory, they may change to a hurricane warning if the storm continues along the coast.
<i>Hurricane Watch:</i>	A HURRICANE WATCH issued for your part of the coast indicates the possibility that you <u>could experience hurricane conditions within 36 hours</u> . If the hurricane continues its advance and threatens coastal and inland regions, a hurricane watch is added to the advisory, covering a specified area and duration. A hurricane watch means that hurricane conditions are a real possibility: it does not mean they are imminent. When a hurricane watch is issued, everyone in the area covered by the watch should listen for further advisories and be prepared to act quickly if hurricane warnings are issued.
<i>Hurricane Warning:</i>	A HURRICANE WARNING issued for your part of the coast indicates that <u>hurricane conditions are expected within 24 hours</u> . Hurricane warnings identify coastal areas where winds of at least 74 miles per hour are expected to occur. A warning may also describe coastal areas where dangerously high water or exceptionally high waves are forecast even though winds may be less than hurricane force. Unlike a hurricane "watch" which may threaten an area, a <u>hurricane "warning" means a hurricane is expected to strike an area</u> .
Category 1 Hurricane: Damage Minimal - Winds 74-95 - Storm Surge 4-5 ft	
Category 2 Hurricane: Damage Moderate - Winds 96-110 - Storm Surge 6-8 ft	
Category 3 Hurricane: Damage Extensive - Winds 111-129 - Storm Surge 9-12 ft	
Category 4 Hurricane: Damage Extreme - Winds 130-155 - Storm Surge 13-18 ft	
Category 5 Hurricane: Damage Catastrophic - Winds 156+ - Storm Surge >18 ft	

DIPLOMAT RESORT HURRICANE PLAN PHASE DEFINITIONS

<i>PHASE 1:</i>	NATIONAL HURRICANE CENTER ISSUES A STORM/HURRICANE TRACK THAT CAN POTENTIALLY AFFECT BROWARD COUNTY WITHIN 72 HOURS (DIPLOMAT RESORT IS LOCATED WITHIN THE TRACK CONE)
<i>PHASE 2:</i>	NATIONAL HURRICANE CENTER ISSUES HURRICANE WATCH FOR BROWARD OR DADE COUNTY
<i>PHASE 3:</i>	NATIONAL HURRICANE CENTER ISSUES HURRICANE WARNING FOR BROWARD OR DADE COUNTY

GENERAL MANAGER

PHASE 1	PHASE 2	PHASE 3	Person Responsible
Meet with staff to confirm volunteers to remain at Hotel if necessary. Assign duties & prepare schedule for volunteers to leave and secure their homes if necessary. Establish Hurricane Team and meet with Executive Committee.	Ensure that Security is recording the date and time that each Phase item on the checklist is completed and Emergency Operation Center is manned 24/7. Continue to monitor Storm and provide updates to Hilton/Management/Ownership. Initiate Hurricane Plan. Conduct Team Leader meeting & schedule all Managers update.	If Authorities order an Evacuation or Hurricane Warning, implement evacuation procedures immediately. GM must ensure that all Phase items on the checklist are completed. Continue to monitor Storm and provide updates to Management / Hilton / Ownership. Review & discuss the situation including information that needs to be provided to Regional Communications / Brand PR, HRCC, Revenue Management, and Brand.com with evacuation information. Keep the Area Crisis Team updated which includes the Area VP of Operations and Regional Communications.	
Monitor radio & TV for storm information. Check Sat Phone Status +870776789795	Verify that EOC (room 207) is fully Operational. Check status of Atlantic 3 hard room during evacuation.	Identify Off-Site Command Post for Major Hurricanes Cat 4/5 in conjunction with Hilton.	
Determine when to initiate Hurricane Plan. Resort will need 16-24 hours to secure Resort, not including evacuation of guests.	Determine which Ambassadors will need to stay on the property for the duration of the storm. Ensure Ambassadors working can leave to take care of their homes and families.	If an evacuation is required, assist in evacuation efforts. Assist in relocating guests to nearest shelters if needed. Lobby communication desk manned.	
Review Guest communication letters & approve for dissemination.	Conduct property walk to observe status of preparation. Verify Security/Engineering status.	Double check staffing list and send non-essential personnel home.	
Pre-plan for Owners/Hilton/Manager meetings.	Conduct Managers meeting. Advise all departments to begin Hurricane Procedure checklists. Update on Storm. Instruct Ambassadors & management to utilize appropriate Guest scripts and letters to avoid panic. Check on Group status in house and upcoming.	Remind all departments to track labor, expenses and losses. Ensure that IT has critical back-ups for all systems are completed and stored off-site. Verify Resort is prepared for rollover to Hilton Corporate. When hotel stops taking reservations, loses power, or evacuated. Coordinate with HRCC to ensure our 800 team members are aware and with Transactional Communications to place a quick alert message on Brand.com.	

Verify that Security, Engineering, F&B, & Purchasing have inventoried obtained emergency supplies.	Initiate contact with Broward EOC Emergency officials. Assist Security/Sales with conducting update meetings with Meeting Planners for in house Groups.	Ensure computer systems have been backed up and shut down & emergency equipment is operational and has been properly distributed.	
Make a list of key Management on vacation, sick leave, or scheduled to be off during the hurricane.	Notify Owners/Hilton Risk Management/Insurance and ensure that Corporate/Owners can provide assistance if needed.	Obtain final list of all personnel remaining on the property. Ensure that everyone is in a safe location. Communicate rules and approve form for Ambassadors & Management staying in-house.	
GENERAL MANAGER			
	Collect a list from Front Office of disabled guests or those who may need additional assistance in the event of a evacuation.	Notify Hilton Area Managing Director or Regional Vice President of status of Hotel and when all departments have completed preparation.	
	Notify all departments to secure files, payroll records, confidential information and other company information and assets.	Notify Hilton Risk Management and insure that Corporate can provide assistance if needed. Update Hilton Hotline 1-877-786-7641 Ext # 48303 and Facility ID # 000047852.	

SAFETY & SECURITY

PHASE 1	PHASE 2	PHASE 3	Person Responsible
Meet with staff to confirm volunteers to remain at Hotel if necessary. Assign duties & prepare schedule for volunteers to leave and secure their homes if necessary. Set-up Ambassador Storm Information Center with Hotline Number at Entrance. Obtain contact information for all staff. Hotel Hotline 954-602-8811 and Hilton Hotline 1-877-786-7641 Ext # 48303 and Facility ID # 000047852.	Security must begin Recording the date and time that each Phase item on the checklist is completed. Submit this information to the Emergency Operation Center Room 207. Continue to monitor Storm and provide updates to Ambassadors. Advise all departments to begin Hurricane Procedure checklists. Notify Hilton Risk Management and insure that Corporate can provide assistance if needed.	Security must ensure that all Phase items on the checklist are completed. Submit this information to the General Manager. Continue to monitor Storm and provide updates. Log all calls for service during storm for post-storm follow-up when safe.	
Check status and block EOC (room 207) and ensure it is on Emergency Power. AC Units for 207, Security & back up. Test Satellite phone. +870776789795	Set-up EOC (room 207) and test Emergency Power. 2 TVs, Computer with CCTV, Printer, Flip Charts, F&B, Water. Check status of Atlantic 3 hard room.	Immediately inform General Manager and Executive Committee when a Hurricane Warning is issued for Broward County.	
Inventory all emergency supplies/first-aid and have on standby. Purchase ten disposable cameras.	Notify Valet to secure unused vehicles in P3/P4 vehicle staging area. Confirm availability of Shelter Transportation.	Move emergency equipment & first-aid supplies to be distributed in Atlantic 3. Ensure all emergency equipment is operational and has been properly distributed.	
Check that all radios & backup batteries are fully charged. Check emergency phone in Security Control.	Conduct property walk to begin securing all outside areas. Report information directly to the General Manager.	Assist with evacuation. Assist any department requesting assistance. Conduct Final Tour of property for unsecured objects.	
Conduct update meeting with Executive Committee.	Make initial contact with Emergency Management Agency and Police. Obtain a list of operational nearby shelters and prepare for posting in lobby.	Conduct Room-to-Room checks to ensure that the Resort has been completely evacuated and balcony doors are secure. Turn off lights and double lock any Guest rooms that are occupied due to shelter evacuation.	
Conduct update meeting with Meeting Planners for in house Groups. Report information directly to the General Manager.	Conduct update meeting with Meeting Planners for in house Groups. Report information directly to the General Manager.	Secure all perimeter doors to Resort. Non emergency exits are locked & doors can only be opened from the inside. Disable Fire Panel for P1 and Lower areas. Turn off lights meeting rooms, guest rooms. Turn off escalators.	

Conduct property walk to ensure all perimeter doors can be secured and look for loose debris to be removed.	Conduct property walk to begin securing all perimeter doors and look for loose debris to be removed.	Major Storms Secure Security Control room only after Resort is completely evacuated & final perimeter check has been conducted. (Secure Keys)	
SAFETY & SECURITY			
Monitor Storm on TV or radio for emergency updates and communicate to Ambassadors.	Collect a list from Front Office of disabled guests or those who may need additional assistance in the event of a evacuation.	Once Fully Evacuated, Security should be posted @ (2) Lobby, (2) Security Control, (2) Convention, (1) EOC, (1) Roving Sprv, & (1) Mgr or Director on 12 hour shifts.	
Ensure that Security Control room is fully operational in event of power failure. Check TV/Computers/Printer.	Secure files, payroll records, confidential information and other company information and assets from P1.	Complete an Incident report at the conclusion, which includes all property damage & loss of revenue. Attach photos or video.	
Contact Contract Services to obtain Emergency Contact information. Armed and Unarmed Security. Notify restoration company BMS CAT for status update. BMS CAT, Cotton or Belfor.	Notify Hilton Risk Management and Owner Insurance to insure that Belfor 800-856-3333 OR BMS CAT 800-730-1948 can respond if needed. BMS CAT is Owner Preferred.	Update Hilton Risk Management and Owner Insurance to insure that Belfor 800-856-3333 OR BMS CAT 800-730-1948 can respond if needed. BMS CAT is Owner Preferred.	

ENGINEERING

PHASE 1	PHASE 2	PHASE 3	Person Responsible
Meet with staff to confirm volunteers to remain at Hotel if necessary. Assign duties & prepare schedule for volunteers to leave and secure their homes if necessary. Provide Ambassadors Hotline & Emergency Contact information. Obtain contact information for all staff.	Begin securing Resort with plywood, sand bags, and plastic/tape over windows/doors. Install plywood or polytech over glass areas to limit flying glass. Have material on hand for cleanup and repair of any broken glass.	Prepare Resort for emergency status by boarding widows/sandbag of designated areas. i.e.- Extractors in P2 near Embassy Café/Switch gear/computer room/Hotel Lobby/Bridge/Stairwells/BR level/GH level/P3 Sales/.	
Check status of EOC (room 207) and insure it is on Emergency Power.	Relocate all detachable equipment from Outdoor Outlet kitchen.	Assist Recreation/Outlets with removal of furniture to Garage on P2 or above. Assist with securing of outside perimeter/offices/cover computers.	
Inventory all emergency supplies and obtain gas cans, pumps, discharge hoses, portable generators, sandbags, plywood, plastic, & supply of gas. Test generators and fuel filled.	Secure pools & fountains by lowering water level and shut off pumps. Assist in clearing pool deck, if needed.	Secure Resort by closing water tight doors in P1 & West Retail. Shut down exhaust fans in P1. Ensure that all vehicles and equipment are removed from P1.	
Check that all radios & backup batteries are fully charged. Check emergency phone in Security Control.	Ensure that Bldg. plans are protected & prints are available in Command Center.	NOTE: Keep a check on Flooding areas; Breezeway, Lobby, North Side meeting rooms, Conv P3, & P2-back of house.	
Ensure that all Hotel vehicles, backup generators, gas cans are fully fueled.	Check emergency lighting and generators throughout the property.	Shut down all equipment in the office and secure all keys. Secure all electrical rooms.	
Have Fire Alarm Company inspect and prepare fire equipment.	Shut off all fountains and waterfalls.	Stage all pumps. Remove gate arms/ signs to protect them from strong winds.	
Conduct property walk to insure all perimeter doors can be secured and look for loose debris to be removed.	Secure all outdoor engineering machinery. Secure furniture in the executive lounge. Conduct roof check. Secure satellite.	Turn off lighting Landings, landscaping, P1, Outlets, Lobby trees, etc. Protect Lobby paintings/furniture.	
Clear all outside strainers, rainwater drain lines, & drains.	Take down cabanas/canopies and transportable signs throughout the property.	Shut off Gas for all pool heaters. Food and Beverage outlets, and Convention.	
Check that Cooler food storage is on Emergency Power.	Secure 33rd floor, trash bins, cabana doors, all outside areas.	Ensure computer systems have been backed up and shut down.	

ENGINEERING

Contact Contract Services to obtain Emergency Contact information.	Notify Hilton Risk Management or Corporate Engineering to ensure they can provide assistance.	Lock up all electrical gates & turn off power at Landings. Relocate Emergency supplies to Atlantic 3 Hard Room.	
Contact Boucher Brothers, Laundry, and Landing Shops Owners to secure their areas.	Notify boat owners of approaching storm. Have boat owners secure their boats. Double tie lines. Take down canopies.	Conduct final check of emergency equipment, pumps & generators. Sand Bag & tape outside doors. Power down Elevators.	
Test emergency generators and possibly arrange for additional standby power generating equipment with Ownership Approval..	South palm court flooding issue into breezeway must be addressed in advance with sandbags and polytec	East Lobby flooding issue into main Lobby must be addressed with sandbags and polytec	
Have Landscaping Company cut & remove all debris from trees. Clear area and empty dumpsters.	Remove loose debris, trashcans, flags, signs from Landings Marina.	Following the Hurricane, inspect Resort with Owner's Insurance to ensure that it is safe for occupancy before persons are permitted to return. Protect the property from further damage and call a restoration service company to begin cleanup and emergency repairs. You must use one of the following unless you have instructions from an owner or their insurer to use another company: Belfor 1-800-856-3333 OR BMS CAT 1-800-433-2940. Hilton & Owner approved. BMS CAT Owner preferred.	

ROOMS / FRONT OFFICE

PHASE 1	PHASE 2	PHASE 3	Person Responsible
Meet with staff to confirm volunteers to remain at Hotel if necessary. Assign duties & prepare schedule for volunteers to leave and secure their homes if necessary. Provide Ambassadors Hotline & Emergency Contact information. Obtain contact information for all staff.	Set-up communication desk at concierge desk in Lobby with TV. Staff desk with personnel. Maintain up-to-date information of storm on flipcharts. Set-up Phones & Communication desk in Lobby near restrooms.	Print final downtime, arrival/departure list, availability and room vacancy reports for 10 days. Compile final report of disabled guests or those requiring special assistance. Communicate with group meeting planners.	
Confirm the Backup Key System for the Electronic Key System is operational and there are plenty of backup keys.	Confirm availability at local Hotels, West of evacuation zone. Note: Assist only, Guest must make the reservation.	Print folios for all guests ready to settle accounts. Run all backup reports. Obtain list of all safety box users. Update EOC Room 207.	
Have letter/scripts prepared for Guests in event Storm/Hurricane Watch is issued.	Run up-to-date Guest list hourly. Confirm rooms available in safe zones for staff to move in. (Floors 4-12, West side of Resort)	Schedule times for transportation evacuation & assist Guests with evacuation. Input Ambassador reservation requests as approved by the General Manager. Provide list to EOC and have Ambassadors sign rules at check in.	
Print all emergency reports for the next 72 hours. Ensure emergency bank is issued to FOM or DOR.	Distribute Hurricane Watch Letter.	If necessary, temporally checkout guests that will be returning to the Resort before possible power outage. Have Security Double-Lock these rooms.	
Ensure all Hotel vehicles are fully fueled.	Compile a list of disabled guests or those who may need additional assistance in the event of a evacuation.	Valet will Inventory cars left on property and move to P3/P4.	
Communicate with Valet & USA to confirm reservation of vehicle in event of evacuation to shelters.	Re-confirm Guest transportation for evacuation & have company on stand by.	Ensure all front office flashlights are working and First Aid box is full. Request replenished supplies and glow sticks from Security.	
Compile a list of disabled guests or those who may need additional assistance in the event of a evacuation.	Be prepared to initiate manual procedures and ensure staff is familiar with manual check-in and check-out procedures.	Print an arrival/departure list for the following seven days and provide copies to the Emergency Command Center, Security, Engineering, General Manager and Customer Relations.	

RESERVATIONS

PHASE 1	PHASE 2	PHASE 3	Person Responsible
Meet with staff to confirm volunteers to remain at Hotel if necessary. Assign duties & prepare schedule for volunteers to leave and secure their homes if necessary. Provide Ambassadors Hotline & Emergency Contact information. Obtain contact information for all staff.	Prepare to contact reservation arrivals of potential closure of Resort. Plan when to stop sell of Resort. Work with VIP reservations in event evacuation is issued for Resort.	Notify the Area Managing Director or Regional Vice President and Corporate before rollover. Advise Corporate of potential Impact of shut-down.	
Keep Front Office updated on all reservations for 10 days.	Prepare a ten-day forecast to all departments for provisions and staff planning. Review reservation system to restrict incoming reservations until post storm evaluation. (See below Hilton Exhibit J – HRCC Hurricane Updates)	Ensure that IT has critical back-ups for all systems are completed and stored off-site. Verify Resort is prepared for rollover to Hilton Corporate. When hotel stops taking reservations, loses power, or evacuated. Coordinate with HRCC to ensure our 800 team members are aware and with Transactional Communications to place a quick alert message on Brand.com.	
Prepare a ten-day forecast to all departments for provisions and staff planning.	Refer to Best Practice Risk Management manual to ensure that all areas are covered.	Back-up computer systems in conjunction with IT.	
	Verify with all departments that they will have to proceed with manual operations.	Ensure computer have been backed up, shut down, & covered with plastic.	
	Plan for Phone Switch shut down and rollover with Telecom.	Send out Hilton Res message of Resort status before powering down.	

	<p>1. Hotels should close out their system for arrivals when they are being evacuated. Hotels may also want to start closing out now to prevent unnecessary evacuations as the weekend gets closer. Hotels should follow their proper procedures for closing out their system. HRCC cannot accept a message stating that the system is closed out yet it still shows as available in the system. There are other booking channels (the GDSs and the brand.com sites) which also depend on the availability from the CRS, so the hotel needs to shut down this channel in order to prevent reservations.</p> <p>2. A booking message should be added (date specific) with updates. Even though the hotel may be closed to arrivals, this will help HRCC agents when they do open. We want to stress that the hotels keep these updated with notices on power outages, damage, water problems, etc. Due to the types of guest questions we receive, there is a list of what HRCC can publish through our Intranet with respect to emergency updates: • Evacuations – HRCC needs to know the date of evacuation (hotel should close out their system for arrivals) • Closures – HRCC needs to know how long the hotel is expecting to be closed and the reason (hotel should close</p>	<p>Ensure that EOC room 207 is updated.</p>	
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SERVICE EXPRESS

PHASE 1	PHASE 2	PHASE 3	Person Responsible
Meet with staff to confirm volunteers to remain at Hotel if necessary. Assign duties & prepare schedule for volunteers to leave and secure their homes if necessary. Provide Ambassadors Hotline & Emergency Contact information. Obtain contact information for all staff.	Prepare Executive Lounge for closure by removing all outdoor furniture.	Request that guests secure their valuables in either their room safes or Front Desk safety deposit boxes if they evacuate to shelter. Assign Luggage Ambassadors to start assisting Guests with luggage. Ensure that luggage tags are filled out with room number & transferring information. Place luggage directly into transports.	
Have scripts prepared for Operators to follow in response to guest inquiries. As below...	Send general voice mail to Guests advising details of storm.	Send general voice mail to Guests advising details of evacuation & local shelters. Advise Guest to checkout immediately. Concierge and Telecom set up a table, by the lobby, with 1 - 2 phones and a list of local hotels—the guests need to make their own arrangements for liability purposes.	
“Currently our Safety and Security Team is monitoring the Storm and it’s progress. A Hurricane watch or warning has not been issued at this time for our area. If a Watch or Warning is issued for our area, our Safety & Security Team will provide further instructions.”	Informational voicemails disseminated to guests, which direct them to the proper TV channels for continuous updates. This voicemail would be combined with the one in the box above.	Ensure computer systems have been backed up, shut down, & covered with plastic.	
	Ensure bell staff have an adequate stock of umbrellas and rain gear including emergency vests and flashlights.	Distribute Shelter Kits, which includes personal hygiene items, toilet paper, blanket, pillow, glow sticks, F & B non-perishable snacks and personal meals, reading material. We have hygiene items available upon request. Pillows, toilet paper, and blankets would have to be provided by Housekeeping. Any food items would have to be handled by F & B.	
	Assist the General Manager in keeping everyone informed and calling in off-duty staff as needed.	Service Express last Department to shut down & roll phones over to Corporate.	

	Post status of storm on easel in lobby and TV. IT can communicate on the Janus boards throughout the hotel and on the hotel channel.	Notify EOC Room 207 and Double Lock Luggage store room before evacuation.	
		Luggage Ambassadors / Valet will assist Guests to correct transport.	

HOUSEKEEPING

PHASE 1	PHASE 2	PHASE 3	Person Responsible
Meet with staff to confirm volunteers to remain at Hotel if necessary. Assign duties & prepare schedule for volunteers to leave and secure their homes if necessary. Provide Ambassadors Hotline & Emergency Contact information. Obtain contact information for all staff.	Remove all furniture from unoccupied Guest room balconies and place inside room. Close bathroom doors, close drapes, unplug lamps, TV, & Fax, turn off lights.	Once occupied rooms are evacuated, confirm that all furniture from balconies placed inside room. Close bathroom doors, close drapes, unplug lamps, TV, & Fax, turn off lights.	
Locate and prepare Shelter Kits, which includes personal hygiene items, toilet paper, blanket, pillow, glow sticks, non-perishable snacks and personal meals, reading material.	Remove perishables from the floor to higher levels, in P1 & P2 storage areas.	Determine how many Guest room bathtubs to fill with water as determined by Category of Storm.	
	Assist to distribute letter #1 to all Guest rooms. Issued by Executive Offices.	Conduct Final check of Guest rooms to switch off lights & lower air conditioning.	
	Prepare water extraction vacuums to handle minor flooding.	Notify Laundry and identify the shut down time for Laundry operations and inform the Emergency Operations Center.	
	Clean as many towels and linens as possible. Stock Linen.	Secure all carts in closets. Remove unnecessary items from the hallways.	
	Move all exterior trash cans indoors.	Ensure that EOC room 207 is updated.	
	Complete removal of all furniture from Guest room balconies and place inside room		
	Place towels in balcony sliding glass door tracks to prevent water intrusion		

FINANCE

[illegible]

I.T. / TELECOM

PHASE 1	PHASE 2	PHASE 3	Person Responsible
Meet with staff to confirm volunteers to remain at Hotel if necessary. Assign duties & prepare schedule for volunteers to leave and secure their homes if necessary. Provide Ambassadors Hotline & Emergency Contact information. Obtain contact information for all staff.	Back-up Hotel as determined by current technology and Corporate Procedure / Leave backup in Banquet safe (P4 level) / Pull the 2-8811 number with PaeTec, point to 954 458-6831. Make sure to have a path of 48 lines / Transfer the Main number to their respective call center number with PaeTec. Make sure that there is maximum bandwidth (48 channels). Denis numbers for 800 lines? Diplomat 888 627 9057 C Club 888 627-7218 / Activate power transfer lines using numbers from the dial in numbers for systems at the MDF room. Test (by calling Bell South numbers on all transfer lines). Check all connections attached. Check jacks for corrosion. Change COR for DID numbers /	Disable all interfaces & power down systems. Place all back-up drives in vault. / Change Dial in numbers for switch and VM to Bell South numbers. Switch 2-9999 to 458-7490 VM 2-9998 to 458-7404 / Take off hot line group 55,2,1 / Refer to Bell South Memory Call Announcement instructions in folder. 954 458-7831 Access # 954 458-1583. Passcode 28811, user option 9, greetings 1	
Check emergency phone lines Security Control room, EOC Room 207, Atl 3, & Executive Office.	Deploy computer/printer and test polycoms and emergency phones in EOC Room 207. Test Security Control Room, Atl 3, & Executive Office.	Disable all interfaces. Call PaeTec to Busy out all T1 trunks when taking down the switch. Distribute power transfer numbers to EC members	
Prepare procedure to save all Resort data.	Update Janus boards with Storm / Hotel Info.	Ensure that EOC room 207 is updated.	
Plan to move certain hardware & estimate the time required. Plan where the hardware will be relocated & how the info. Systems will operate.	Back-up all Data and double check Front Office systems.	Ensure computer systems have been backed up, shut down, & covered with plastic. Have all departments shut down equipment.	
Obtain sufficient plastic covers to cover all computer equipment in critical areas.	Activate and set up 10 lines in lobby for customers (need signs made up) 2-6990 through 26995 goes to house phones, 2-6996 through 2-6999 jack to lobby	Cover terminals with plastic in critical areas. Ensure Engineering has placed a sandbag wall in P2 main Telecom Switch / IDF room.	
Check into ALL Text message Ambassador Group in conjunction with BaseCamp			

FOOD & BEVERAGE / OUTLETS

PHASE 1	PHASE 2	PHASE 3	Person Responsible
Meet with staff to confirm volunteers to remain at Hotel if necessary. Assign duties & prepare schedule for volunteers to leave and secure their homes if necessary. Provide Ambassadors Hotline & Emergency Contact information. Obtain contact information for all staff.	Set-up EOC meeting room 207 with Break out. Non-perishable F&B, water, etc... Distribute flipcharts to EOC and Guest Reception.	Set up non-perishable food for Ambassadors staying on property in Atlantic 3. Ensure there is enough non-perishable food and bottled drinking water on hand to feed guests and associates for three days after the storm.	
Begin moving outdoor furniture inside from Outlets: Bristols, Aizia, Portico, Point Royal, MonkiTail, Playa, & Candy/Cones.	Outlets - Bring in outdoor furniture, free standing signs and other items which could become airborne. Remember to check the roof for any loose materials or equipment.	Remove all computers from Outlet Outdoor areas. Remove ice from guest floor ice machines.	
Order additional TV's from AV to be connected in Lobby and EOC 207. Update Information on Janus Boards.	Remove all loose items from Playa, Point Royal, Hotel Bar, MonkiTail, Candy Cones, Portico & Bristols. Break down Playa Kitchen.	Final Check that Portico, Bristols, Aizia, Hotel Bar, Point Royal, MonkiTail, & Candy/Cones outside areas are secured and shut down. Move all food to outlets with generators.	
Inventory and order propane burners.	Begin moving Banquet chairs from P4 to Great Hall or protected on west side P4.. Move meeting room balcony furniture inside room.	Move remaining Banquet chairs from P4 to Great Hall.	
Advise Outlets of their responsibilities and hours of operation.	Assist departments in moving articles from P1 & P2 to higher levels.	Confirm gas is shut off. Update EOC in room 207.	
Coordinate with Chef if any special order requirements: esp shelf stable dry goods – canned or aseptic packages of soup, juices, evap milk, puddings, fruits, bread, peanut butter, jerky, chips, nutri-grain bars... product list of typical items available for review.	Ensure staff is familiar with manual check procedures including menus, calculators, manual receipts and credit card phone numbers.	Set up complimentary coffee, juices, soft drinks, & shelter packs for guests in lobby. Shelter packs include non-perishable food, fruits, & water etc.	
Check Sterno supplies.	Lock & close doors, draw drapes, & switch off lights in all meeting rooms & ballrooms. Ensure that balcony furniture is placed inside room.	Ensure all ice is stored in the freezers. Fill cambros and containers with water and place in the freezer in the event water supply is lost. Turn freezers and coolers to coldest settings.	

	Set-up Communication desk in Lobby near restrooms.	All items such as flatware should stored and disposable products used.	
	Seal exterior doors on restaurants and find a solution to the thresholds leaking with sandbags and polytec.	Need improved stocking of food for "Hurricane Crew". Stock embassy café coolers or Point Royal kitchen.	

PURCHASING / RECEIVING

PHASE 1	PHASE 2	PHASE 3	Person Responsible
Meet with staff to confirm volunteers to remain at Hotel if necessary. Assign duties & prepare schedule for volunteers to leave and secure their homes if necessary. Provide Ambassadors Hotline & Emergency Contact information. Obtain contact information for all staff.	Secure loading Dock area. Have engineering reinforce back doors. Have all dumpsters removed from back dock area.	Condense freezers and cooler to try and save remaining perishables. Lower temperature of all freezers and coolers. Need additional help to perform this function.	
Order non-perishable foods & water. Review POs from past storms. Need min of 50 cases of water.	Prepare emergency supply pallet with dry goods and water move to designated secure area in case of power failure.	Back-up computer systems to diskettes. Place properly-labeled diskettes in vault.	
Check on availability of refrigerator truck. Inform engineering we will need fuel truck if available.	Order additional ice / dry ice; if possible get a truck to store ice.	Remove any files or boxes from the floor/P1 storage in case of flooding.	
Check with vendors regarding upcoming deliveries. Contact all vendors and suppliers to expedite or delay deliveries as appropriate.	Check with vendors regarding upcoming deliveries.	Ensure computer systems have been backed up, shut down, & covered with plastic.	
Order a supply of disposable products such as paper plates, plastic forks and knives and any other items that will reduce the use of the fresh water supply.	Ensure all ice is stored in the freezers. Fill all available containers with water and place in the freezer in the event water supply is lost. Turn freezers and coolers to coldest settings.	If evacuation is deemed necessary move all goods on pallets to secured area to prevent water damage.	
Execute special PO of supplies not currently noted on Engineering Hurricane PO – Batteries, Trash Bags, Flashlights, Butane Portable Burners and Fuel, Disposable Service ware/Utensil Kits, lunch box or carrying bag	Contact previously confirmed Suppliers to coordinate delivery of diesel Refrigerated / Freezer Trailer for post Hurricane requirements – would arrive as soon as Highway Dept allows vehicles to pass through.	Ensure that EOC room 207 is updated.	
Check and order propane.	Secure dumpster and smaller loose items on dock area and Landing staging lot.		
	Top off gas tanks in vehicles.		

HUMAN RESOURCES

PHASE 1	PHASE 2	PHASE 3	Person Responsible
Meet with staff to confirm volunteers to remain at Hotel if necessary. Assign duties & prepare schedule for volunteers to leave and secure their homes if necessary. Provide Ambassadors Hotline & Emergency Contact information. Obtain contact information for all staff.	Set-up an Ambassador coordination desk at POE to ensure that there is an updated phone number list of all Ambassadors and emergency information/memo is disseminated.	Ensure that there is a master list of where all Ambassadors have been evacuated & a list of Ambassadors staying on property. Oversee control of who does and who does not get a room.	
Establish and update the Hilton & Hotel Ambassador Hotline to advise of current information and the Hotel's operating schedule. Update Hotel Hotline 954-602-8811 and Hilton Hotline 1-877-786-7641 Ext # 48303 and Facility ID # 000047852.	Update Ambassador Hotline assistance phone number to ensure that Ambassadors are provided with information on how & when to return to work.	Identify the rules for Ambassadors & Management staying in-house.	
Update emergency phone list numbers. Update Ambassadors emergency contact information. Update BaseCamp with Storm updates.	Obtain copies of volunteer lists from all departments.	Ensure computer systems have been backed up, shut down, & covered with plastic.	
Disseminate information fact sheets to Ambassadors.	Coordinate & communicate with all departments on the status of volunteers.	Ensure that EOC room 207 is updated.	
Prepare a memo to Ambassadors advising them of current status.	Schedule all Managers meeting.	Update Ambassador Hotline assistance phone number to ensure that Ambassadors are provided with information on how & when to return to work.	
At beginning of Hurricane Season, send reminder to all ambassadors to sign up for direct deposit if not already done.	Update BaseCamp with Storm updates and return to work info.	Update BaseCamp with Storm updates and return to work info.	

SALES / CONVENTION SERVICES

PHASE 1	PHASE 2	PHASE 3	Person Responsible
Meet with staff to confirm volunteers to remain at Hotel if necessary. Assign duties & prepare schedule for volunteers to leave and secure their homes if necessary. Provide Ambassadors Hotline & Emergency Contact information. Obtain contact information for all staff.	Prepare to secure all Sales Office equipment & ensure that PC information is on back up discs.	Communication to upcoming group / social contacts is extremely important. We will share with them all pertinent information regarding status of hotel and availability / issues. DOGS / DOCS / DOC will communicate to each group up to and including those 3 weeks out.	
Block room 207 for Security. Relocate groups if blocked.	Communicate status of Resort to Reservation System.	Communicate status of Resort to Reservation System.	
	DOSM/ DOGS/ DOC / DOCS. All to have listings of home / cell / contact numbers for all associates within their respective departments.	Ensure computer systems have been backed up, shut down, & covered with plastic.	
#1 - Assessment of hotel must be made. Communication to and about department ambassadors must be made. Direction provided to ambassadors for upcoming business activities and return to work time and dates.	One Day before storm arrives a complete listing of upcoming events, contacts, phone and email addresses (report should cover the next 3 week period) will be provided to all SM/CM/CSM's for their potential use in case we are adversely effected by closure and if we need to provide assurances to our upcoming clients.	Assessment of hotel must be made before return. Communication to and about department ambassadors must be made. Direction provided to ambassadors for upcoming business activities and return to work time and dates.	
#2 Communication to upcoming group / social contacts is extremely important. We will share with them all pertinent information regarding status of hotel and availability / issues. DOGS / DOCS / DOC or appropriate designate will communicate to each group up to and including those 3 weeks out. (Process to be defined)	All Sales managers with Laps tops should have them. They should have access to a secure back up power source (generator) and multiple, back up computer batteries available to them. CSM and CS should have pertinent file information on all groups due to arrive within the next three weeks, this info should be in the possession of those remote CM /CSM that have lap tops....Contact info, Schedule of Events and additional specs as required.	A Sales Department – Call in Command Center needs to be established within the department...so we know how to proceed after the storm.... Option A- @ Hotel Option B- Calls transferred to who? Option C- Calls transferred to who? Option D – Calls transferred to who?	

SALES / CONVENTION SERVICES

Remote office if hotel sustained damage that keeps it closed for extended period of time First Option – TBD Second Option - TBD Third Option – TBD	Remote Access should be provided to one CM and one CSM prior to storm arrival to enable them to address and respond to CS related issues - 2 additional lap tops required – Jim to advise.	Locate remote office if hotel sustained damage that keeps it closed for extended period of time.	
		Ensure that EOC room 207 is updated.	
Remote access for those with laptops into our system provided power is established @ Home and @ Hotel	Do we need to order satellite telephones.	All department members must attempt to call in to this Command Center to report and receive status.	

[illegible][illegible]

[illegible][illegible]

ATTACHMENT 8.D.



Regional Emergency Services and Communications

EMERGENCY MANAGEMENT DIVISION

201 N.W. 84th Avenue • Plantation, Florida 33324-1895 • 954-831-3900 • FAX 954-382-5805

December 11, 2018



18.080

Jaime Hernandez
Emergency Management Coordinator
City of Hollywood
2600 Hollywood Boulevard
P. O. Box 229045
Hollywood, Florida 33022-9045

Re: Broward County Land Use Plan – Review of Proposed Amendment – Hollywood PC 19-1

Dear Mr. Hernandez:

This letter is in response to your letter of October 30, 2018, addressing your concerns regarding the County's approval status for the application by the Diplomat Resort in Hollywood to develop additional residential and hotel units within a designated evacuation zone.

Your citation to Florida Statutes Section 252.38 is accurate in part, and we agree that the County is authorized and has jurisdiction over the entire county to establish and maintain an emergency management plan. Your reference to Section 252.38 to argue that the reference to political subdivisions "places the statutory duty for evacuating and sheltering at-risk citizens during an emergency or disaster upon county governing boards (i.e., the Board of County Commissioners)" is incorrect. Section 252.34(9), Florida Statutes, defines "political subdivision" to include municipalities; which thereby share the statutory obligation.

Section 252.38(1)(d) does require the School Board to participate in the emergency management and provide facilities and staff, and the County and School Board have to date carried the vast majority of the staffing responsibility. I draw your attention, however, to Section 252.385(4)(a), which includes *all* local government facilities (including municipal buildings) within the scope of facilities that may be called upon for use as evacuation shelters and authorizes the County to coordinate with these entities to ensure that designated facilities are ready to active in advance of an emergency:

(4)(a) Public facilities, including schools, postsecondary education facilities, and other facilities owned or leased by the state or local governments, but excluding hospitals, hospice care facilities, assisted living facilities, and nursing homes, which are suitable for use as public hurricane evacuation shelters shall be made available at the request of the local emergency management agencies. The local emergency management agency shall coordinate with these entities to ensure that

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
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Regional Emergency Services and Communications

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201 N.W. 84th Avenue • Plantation, Florida 33324-1895 • 954-831-3900 • FAX 954-382-5805

designated facilities are ready to activate prior to a specific hurricane or disaster. Such agencies shall coordinate with the appropriate school board, university, community college, state agency, or local governing board when requesting the use of such facilities as public hurricane evacuation shelters.

The County is fulfilling its statutory requirement by proactively coordinating with the City of Hollywood to ensure that appropriate facilities that are owned or leased by state or local governments within the boundaries of the municipality are "ready to activate" prior to an emergency. Part of that preparation includes ensuring appropriate staffing for such facilities. Such advance cooperation with the affected municipalities serves the added benefit that municipalities often prefer to staff their own facilities to ensure smooth operation and appropriate utilization, rather than turn their facilities wholly over to a third-party. Therefore, the County is not discouraging development due to any purported inability to meet its statutory responsibility, but rather is complying with its statutory duty to proactively plan for appropriate evacuation when approving development in an area that, by geographic location, is prone to disaster.

As you are no doubt aware, public shelters are for all residents, not just those in evacuation zones. However, those residing in evacuation zones are at greater risk and adding further development in those areas requires sharing the burdens and costs of preparation for inevitable disasters, including sheltering, debris management, evacuation management, etc.

The Broward Emergency Management Division is statutorily authorized and required to plan for emergencies, and we are proactively meeting with each municipality to ensure provision for all aspects of sheltering. Each municipality is required to cooperate with the County's efforts, as expressly stated in Florida Statutes Section 252.38(2). The goal and requirement is a comprehensive sheltering plan for the whole county, including the individual municipalities, which includes appropriate staffing for each facility.

We look forward to working together to provide for responsible development and effective sheltering of current and future residents.

Regards,

A handwritten signature in blue ink, appearing to read "Tracy L. Jackson", is written over a blue circular stamp or seal.

Tracy L. Jackson, Director
Regional Emergency Services and Communications

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
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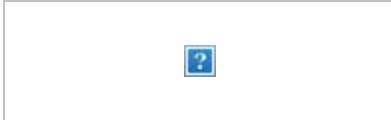
ATTACHMENT 9.A.

From: [Clay Milan](#)
To: [Mcallister, Garrett](#)
Cc: [Christopher Wallace](#)
Subject: RE: Diplomat -Hollywood Affordable Housing Study
Date: Monday, December 17, 2018 3:35:53 PM
Attachments: [image003.jpg](#)
[Microsoft Word - Hollywood Affordable Housing Study Update 2016 MAG only.1.docx.pdf](#)

Garrett,

A copy of the revised study is attached. The City accepts the study as submitted. Let me know, if you need anything else.

Clay Milan | Community Development Manager



2600 Hollywood Blvd., Room 203

P.O. Box 229045

Hollywood, FL 33022-9045

Office: [954.921.3271](tel:954.921.3271)

Cell: [954.261.2716](tel:954.261.2716)

Fax: [954.921.3390](tel:954.921.3390)

cmilan@hollywoodfl.org

City Hall is open Mon-Thur from 7:00 a.m. to 6:00 p.m.

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



An Affordable Housing Market Assessment in the City of Hollywood, Florida

October 9, 2018



Report Commission

This report was commissioned in order to satisfy Strategy AH-4 and Policy 2.16.2 of the Broward County Land Use Plan Policy¹ for a project that is proposed in the City of Hollywood, Broward County, Florida. That policy requires that “For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.”

The City of Hollywood has adopted a Comprehensive Plan. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies that are supported through a companion Support Document.

As part of a land use plan amendment application, the Broward County Planning Council requires interim updates of the existing supply and demand for affordable housing and the strategies to be utilized to meet the expected needs.

This report estimates the current (2016) demand and projects (to 2023) the future demand for various housing needs.

The report relies on various public and subscription sources of information regarding demographic, economic, market, and housing data that is referenced throughout the report.

¹ This requires that “*Amendments to the Broward County Land Use Plan which propose new residential units should not be adopted unless the municipality has an affordable housing strategy that has been approved by the municipality and the Broward County Planning Council*” and that “*A municipal affordable housing strategy shall be based on existing housing supply, considering very-low, low, and moderate income households.*”

Report Summary

Using the Broward County Planning Council's *Recommended Methodology For Supply and Demand Analysis For Broward County's Affordable Housing Market (the "methodology")*, prepared by Meridian Appraisal Group and published June 9, 2015, the City of Hollywood has current deficits in homeownership in the Very Low Income band and surpluses in homeownership in the Low Income and Moderate Income bands.

Rental housing has deficits in the Very Low Income band and a surplus in the Low Income and Moderate Income Bands.

Projected out to 2023, the City can expect continued and growing deficits in the Very Low Income bands for both ownership and rentals. Homeownership surpluses will increase in the Low Income and Moderate Income bands. The surplus in Low Income rentals will decrease. The Moderate Income rental surplus will increase.

We believe the City currently satisfies and will continue to satisfy the requirements of the Attainable Housing policies for Broward County Land Use Plan amendments. The deficits at the Very Low Income band plague all municipalities, but the City of Hollywood is addressing these needs.

Increasing the availability of housing supply will help to make all housing more affordable.

Methodology

This study examines current housing conditions within the City of Hollywood, Florida (“the City”), which is generally stated for calendar years 2017 (the latest U.S. Census Bureau American Community Survey data available (CY2017 for population estimates) and the supplemental data source from Esri² (CY2018)) and projected to calendar year 2023 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Meridian Appraisal Group (MAG) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. MAG developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. In order to forecast out to the year 2023, Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods were used. The MAG methodology is particularly sensitive to the primary factors of Median Household Income and housing stock forecasts. Esri’s forecasts are believed to be reliable and very up-to-date and draw upon a variety of publicly available and proprietary sources. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income

² Esri is an international supplier of geographic information system software, web GIS and geodatabase management applications. For this study, we have utilized various databases specific to the City of Hollywood that have been prepared by Esri. Products utilized include the Business Analyst, Community Analyst, and ArcGis systems. Details on how Esri conducts forecasts of demographic and housing information can be found in *Methodology Statement: 2018/2023 Esri US Demographic Updates, An Esri® White Paper*

(80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2010 Census.

Estimates and Projections of Population, Median Household Income, And Housing Units

The 2017 ACS housing and income data and 2018 ACS population estimates for the City of Hollywood and the Esri estimates for 2018 and its forecasts for 2023 are summarized below:

	ACS Estimates	2018 Esri Estimates	2023 Esri Forecasts
Population	153,625	150,848	158,399
Median Household Income	48,579	50,931	56,657
Housing Units, Total	70,877	74,259	77,544
Housing Units, Occupied	56,686	62,139	65,129

The Broward County Property Appraiser (BCPA) notes that for 2018 there were 70,408 residential dwelling units being assessed for fire protection services³. Added to this number are dwelling or residential units not assessed or assessed through the mixed use/special use category utilized by BCPA. This is their estimate as of January 1, 2018, which is very close to the ACS estimate collection date. The 2018 Esri estimates of housing units were for a year later and are based upon the ACS 2017 survey, plus Esri's forecasting methodology⁴. We believe the Esri estimates to be accurate for 2018 for the

³ Broward County Property Appraiser's Office web link (note the undercount results from mixed-use properties not discreetly disclosed by BCPA:
<http://www.bcpa.net/Includes/Downloads/2018/July1stFireRecaps/2018%20July%20Cooper%20City%20Fire%20Recap.pdf>

⁴ Esri is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri provides subscriptions to various database information they maintain for their GIS software. Some of those databases contain forecasts based upon proprietary methodology developed and maintained by Esri. Housing units are forecasted by Esri using "...[the] recorded change in the housing inventory...culled from several data sources, including multiple construction data inputs from Metrostudy, data for new manufactured homes placed by state from the Census Bureau, and building permits for permit-issuing places and counties. Numerous independent sources are leveraged to obtain detailed information on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Community Survey, and various state and local data

estimated number of housing units for the purposes of this report. The addition of the proposed units would increase the supply of housing. ***In the absence of this additional supply, housing costs would likely increase across most affordability bands than if the project were not constructed.***

sources. Additionally, data from the Current Population Survey and the Housing Vacancy Survey from the Census Bureau is used to model trends in occupancy.” Methodology Statement: 2018/2023 Esri US Demographic Updates, June 2018

Affordable Housing Criteria

The Broward County Land Development Code §5-201 defines Affordable Housing as *“Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the households.”*

Using the ACS and Esri data, and applying that data to the MAG supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences:

Gap Analysis, Meridian Appraisal Group Model Utilizing 2016 American Community Survey Data

2018 Broward County HUD Median Household Income		City of Hollywood							
			Demand(D)	Supply(S)	No Gap/(Gap)		Demand(D)	Supply(S)	No Gap/(Gap)
\$65,700		Income Band	Owner	Owner	S-D	Rent Band	Renter	Renter	S-D
0.0%	50.0%	\$0	8,831	8,754	(78)	-	10,574	6,412	(4,163)
		\$32,850	26.9%	26.7%		\$821	44.4%	28.0%	
50.1%	80.0%	\$32,916	5,328	7,505	2,178		5,505	8,564	3,060
		\$52,560	16.2%	22.8%		\$1,314	23.1%	37.4%	
80.1%	120.0%	\$52,626	6,290	7,395	1,105		4,307	6,163	137
		\$78,840	19.1%	22.5%		\$1,971	18.1%	26.9%	

The MAG model shows deficits in affordable housing for those who wish to own homes in the Very Low band. A surplus exists in the Low Income and Moderate bands.

The model also shows deficiencies in the Very Low band for rentals. This is not an uncommon finding in an area where housing stocks are expensive and people tend to spend more than 30% of their income on housing and housing-related expenses. A

current surplus exists for rental properties in the Low Income and Moderate Income bands.

When we applied the Esri forecasted data for 2023 to this model, and estimating the 2023 Broward County HUD Median Household Income at \$69,051, we find the following:

**Gap Analysis, Meridian Appraisal Group Model
Utilizing 2023 Esri Forecasted Data**

2023 est Broward County HUD Median Household Income		City of Hollywood							
			Demand(D)	Supply(S)	No Gap/(Gap)		Demand(D)	Supply(S)	No Gap/(Gap)
\$69,051		Income Band	Owner	Owner	S-D	Rent Band	Renter	Renter	S-D
			7,856	7,306	(550)		11,968	6,921	(5,048)
0.0%	50.0%	\$0				\$0			
		\$34,526	21.9%	20.3%		\$863	41.0%	23.7%	
			6,051	8,580	2,528		6,764	9,184	2,419
50.1%	80.0%	\$34,595				\$865			
		\$55,241	16.9%	23.9%		\$1,381	23.2%	31.4%	
			7,197	8,710	1,514		5,685	7,612	1,927
80.1%	120.0%	\$55,310				\$1,383			
		\$82,862	20.0%	24.3%		\$2,072	19.5%	26.1%	

The forecast shows continued and growing deficits in the Very Low Income bands for both owners and renters. Surpluses continue to exist for Low Income and Moderate Income owners and renters.

Addressing The Demand For Affordable Housing

The City of Hollywood has a demonstrated commitment to affordable housing within the City. The City has spent or budgeted \$4,308,733 during the period of FY2015 through FY2018 through various programs:

U.S. Housing and Urban Development's HOME Investment Partnerships Program (HOME), administered through the Broward County Home Consortium. The program provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

U.S. Housing and Urban Development's Community Development Block Grant (CDBG) program. The program works to ensure decent affordable housing, to provide services to the most vulnerable in the community, and to create jobs through the expansion and retention of businesses. CDBG is an important tool for helping local governments tackle serious challenges facing their communities. A significant portion of the CDBG funding was used for housing rehabilitation.

U.S. Housing and Urban Development's Neighborhood Stabilization Program (NSP). The program provides emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The Neighborhood Stabilization Program (NSP) provides grants to every state, certain local communities, and other organizations to purchase foreclosed or abandoned homes and to rehabilitate, resell, or

redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.

Florida Housing Finance Corporation’s State Housing Initiatives Partnership (SHIP) program, which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. It is designed to serve very low, low and moderate income families.

The following table summarizes the City’s efforts to address affordable housing currently and in the recent past:

Title	Activity	Funding Source	Allocation	Approved Plan
Owner-Occupied Rehabilitation (SHIP)	Rehabilitation of SF houses for LMI Persons.	SHIP	16-\$618,257.48	Local Housing Assistance Plan
			17-\$544,739.21	Housing Delivery Goals Chart
			18-\$148,874.00	
Owner-Occupied Sewer Connection	Assistance to LMI households to connect to City Sewer	SHIP	17- \$25,000.00	Local Housing Assistance Plan
			18- \$25,000.00	Housing Delivery Goals Chart
Demolition Reconstruction	repair. Replace with New SF unit for LMI household.	SHIP	16-\$220,000.00	Local Housing Assistance Plan
			17-\$220,000.00	Housing Delivery Goals Chart
Acquisition/Rehabilitation	The Acquisition of SF homes to be repaired and resold to LMI families.	SHIP		Local Housing Assistance Plan
			\$270,000.00	Housing Delivery Goals Chart
Housing Rehabilitation (HOME)	Rehabilitation of SF houses for LMI Persons.	HOME	\$400,789.00	2018-2019 One Year Action Plan
Housing Services	Project Delivery Costs associated with the provision of Affordable Housing	CDBG	\$392,484.00	Assistance to LMI households to connect to City Sewer
Tenant Based Rental Assistance (HOME)	Rental Subsidy for LMI Persons.	HOME	\$54,000.00	2018-2019 One Year Action Plan
				Local Housing Assistance Plan
Tenant Based Rental Assistance (SHIP)	Rapid RE-Housing for LMI Persons	SHIP	\$40,000.00	Housing Delivery Goals Chart
New Construction/Purchase Assistance (Crispus Commons)	The Development of 12 SF homes for the purchase by LMI persons.	SHIP		Local Housing Assistance Plan
			\$225,000.00	Housing Delivery Goals Chart
Developer Incentives (Crispus Commons)	The Development of 12 SF homes for the purchase by LMI persons	HOME	15-\$189,270.75	2015-2016 & 2016-2017 One Year Action Plan
			16-\$92,730.00	
Developer Incentives (Pinnacle At Peacefield)	The Development of 120 affordable units for rent by LMI seniors	HOME	\$84,000.00	2017-2018 One Year Action Plan
Pinnacle At Peacefield	The Development of 120 affordable units for rent by LMI seniors	NSP	\$350,000.00	2017-2018 One Year Action Plan
Community Housing Development Organization	The Construction of a single family home for an LMI household	HOME	\$79,957.80	2018-2019 One Year Action Plan
Water and Sewer Connections	Assistance to LMI households to connect to City Sewer	CDBG	\$328,633.06	2018-2019 One Year Action Plan
Pinnacle At Peacefield	The Development of 120 affordable units for rent by LMI seniors	City Funds	\$144,000.00	FY2018 Budget
	Total For All Plan Years		\$ 4,452,733	

Finally, in September 2018, the City and Broward County announced a partnership that would provide significant funding for affordable housing issues. As the City rebates to the County tax increment money (TIF) collected through its Beach Community Redevelopment Authority, the County will then return up to 25% of the amount returned to it from the TIF. For the last two years, the City is expected to receive \$3.7 million. This funding arrangement is expected to last through FY2026. The County has also agreed to pay an additional \$17.5 million over 10 years, beginning in FY2027.

ATTACHMENT 9.C.



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655



DATE: October 19, 2018

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Hollywood PC 19-1
Updated Affordable Housing Comments

The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 19-1. The subject site is located in the City of Hollywood, on the barrier island, involving approximately 19.0 acres. The amendment proposes:

Current Designations: 16.8 acres of Medium-High (25) Residential*
2.2 acres of Commerce

Proposed Designation: Activity Center including:
1,500 hotel rooms
350 multi-family dwelling units
75,000 square feet of commercial/office use
150,000 square feet of convention center use

Estimated Net Effect: Addition of 660 hotel rooms (840 hotel rooms currently permitted by the BCLUP [420 dwelling unit equivalent])^{*}
Addition of 350 dwelling units
Reduction of 212,496 square feet of commercial/office use
Addition of 150,000 square feet of convention center use
^{*} The City of Hollywood utilized the density associated with the Medium-High (25) Residential to accommodate 840 hotel rooms of the existing 1,000 room hotel. In addition, the additional 160 hotel rooms are accommodated by a local allocation of flexibility.

Item 8 - Affordable Housing

These comments update previous comments (dated September 7, 2018) from the Planning and Development Management Division regarding affordable housing (Item 8) for the proposed amendment. Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the BrowardNEXT Administrative Rules Document. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. A total of 420 residential units were previously permitted under the existing Land Use Plan; however, all of these units were allocated as 840 hotel rooms (existing). As a result, no remaining dwelling

units are permitted under the BCLUP. The current application proposes 350 multi-family dwelling units, representing a net increase of same; therefore, Policy 2.16.2 applies to this project. The application does not designate any of the proposed multi-family units as affordable housing.

Previously, PDMD noted that the original application for PC 19-1 lacked information about appropriate policies, methods and programs the City of Hollywood has to ensure the provision of a sufficient supply of affordable housing. Further, the application did not include a professional study and/or report which compares the existing supply of affordable housing units with the projected needs for the City or the proposed Activity Center, as articulated in BCLUP Policy 2.4.1.d, 2.4.6, and 2.4.7. Therefore, before a determination on consistency with Policy 2.16.2 could be made, County PDMD staff requested the provisions of the BCLUP's Administrative Rules Document, Article 5.3 be addressed.

Subsequently, the City of Hollywood submitted a housing assessment that was prepared October 9, 2018 by Munilytics ("assessment"), which is valid through March 2020. This assessment complies with Broward County Land Use Plan Policy 2.16.2. The assessment utilized the methodology recommended by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing for very-low, low, and moderate-income level bands.

The assessment indicates an overall surplus of 2,239 of all types of affordable dwelling units in 2016. It also shows a deficit of 78 very-low income ownership units and 4,163 very-low income rental units for the same year. The assessment indicates the overall supply of affordable housing is expected to increase by 551 dwelling units or 25% by 2023 for a total surplus of 2,790. However, within the same 7-year timeframe the forecast indicates that the deficit of very low-income affordable renter units will also continue to increase by 21% resulting in a deficit of 5,048 units.

Also contained in the assessment is additional information about the City's commitment of \$4,308,733 during the period of FY 2015 – 2018 through various programs including U.S. Housing and Urban Development's HOME Investment Partnerships Program (HOME), U.S. Housing and Urban Development's Community Development Block Grant (CDBG) program, Florida Housing Finance Corporation's State Housing Initiatives Partnership (SHIP) program, as shown in the table below.

Title	Activity	Funding Source	Allocation	Approved Plan
Owner-Occupied Rehabilitation (SHIP)	Rehabilitation of SF houses for LMI Persons.	SHIP	16-\$618,257.48	Local Housing Assistance Plan
			17-\$544,739.21	Housing Delivery Goals Chart
			18-\$148,874.00	
Owner-Occupied Sewer Connection	Assistance to LMI households to connect to City Sewer	SHIP	17- \$25,000.00	Local Housing Assistance Plan
			18- \$25,000.00	Housing Delivery Goals Chart
Demolition Reconstruction	repair. Replace with New SF unit for LMI household.	SHIP	16-\$220,000.00	Local Housing Assistance Plan
			17-\$220,000.00	Housing Delivery Goals Chart
Acquisition/Rehabilitation	The Acquisition of SF homes to be repaired and resold to LMI families.	SHIP	\$270,000.00	Local Housing Assistance Plan Housing Delivery Goals Chart
Housing Rehabilitation (HOME)	Rehabilitation of SF houses for LMI Persons.	HOME	\$400,789.00	2018-2019 One Year Action Plan
Housing Services	Project Delivery Costs associated with the provision of Affordable Housing	CDBG	\$392,484.00	Assistance to LMI households to connect to City Sewer
Tenant Based Rental Assistance (HOME)	Rental Subsidy for LMI Persons.	HOME	\$54,000.00	2018-2019 One Year Action Plan
Tenant Based Rental Assistance (SHIP)	Rapid RE-Housing for LMI Persons	SHIP	\$40,000.00	Local Housing Assistance Plan
				Housing Delivery Goals Chart
New Construction/Purchase Assistance (Crispus Commons)	The Development of 12 SF homes for the purchase by LMI persons.	SHIP	\$225,000.00	Local Housing Assistance Plan Housing Delivery Goals Chart
Developer Incentives (Crispus Commons)	The Development of 12 SF homes for the purchase by LMI persons	HOME	15-\$189,270.75 16-\$92,730.00	2015-2016 & 2016-2017 One Year Action Plan
Developer Incentives (Pinnacle At Peacefield)	The Development of 120 affordable units for rent by LMI seniors	HOME	\$84,000.00	2017-2018 One Year Action Plan
Pinnacle At Peacefield	The Development of 120 affordable units for rent by LMI seniors	NSP	\$350,000.00	2017-2018 One Year Action Plan
Community Housing Development Organization	The Construction of a single family home for an LMI household	HOME	\$79,957.80	2018-2019 One Year Action Plan
Water and Sewer Connections	Assistance to LMI households to connect to City Sewer	CDBG	\$328,633.06	2018-2019 One Year Action Plan
Total For All Plan Years			\$ 4,308,733	

Finally, the assessment states that “...in September 2018, the City and Broward County announced a partnership that would provide significant funding for affordable housing issues. As the City rebates to the County tax increment money (TIF) collected through its Beach Community Redevelopment Authority, the County will then return up to 25% of the amount returned to it from the TIF. For the last two years, the City is expected to receive \$3.7 million. This funding arrangement is expected to last through FY2026. The County has also agreed to pay an additional \$17.5 million over 10 years, beginning in FY2027.”

In consideration of the information submitted by the City of Hollywood, the Planning and Development Management Division staff finds that the affordable housing assessment generally consistent with BCLUP Policy 2.16.2. and that the City has responded to our request for additional information addressing BCLUP's Administrative Rules Document, Article 5.3.

If you have any questions, please contact Sara Forelle at sforelle@broward.org or 954-357-6635.

cc: Henry Snizek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Susanne Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Rick Ferrer, Broward County Historic Preservation Officer

JS/slf

ATTACHMENT 10.A.

BROWARDNEXT-BROWARD COUNTY LAND USE PLAN POLICIES “ACTIVITY CENTER”

Planning Council Staff Review Comments Regarding Proposed Amendment PC 19-1/PCT 19-1 City of Hollywood

STRATEGY TR-1: Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.

Broward County must efficiently accommodate population and economic growth, while also recognizing and protecting areas which currently display characteristics, such as rural and estate communities and established single-family neighborhoods, which may not be appropriate to support additional growth and development. Broward County supports new development and redevelopment activities within established and planned “Activity Centers,” such as municipal downtowns, and established and planned “transit oriented” corridors and hubs, as long as such areas have sufficient public facilities and services to serve the area, and a mixed-use character which supports a high quality live, work and play community for residents and businesses, including viable multi-modal transportation choices, a range of housing choices (including affordable housing), green spaces and recreational amenities, community gathering spots, and a variety of services and establishments to support life and business activities.

Planning Council Staff Comment

The adopted City of Hollywood Comprehensive Plan Land Use Element Objective 6 and the related policies include language regarding the above requirement. See Attachment 10.C. It is felt that the information submitted with the application, as described in the following Planning Council staff comments regarding the City’s consistency with the Broward County Land Use Plan’s “Activity Center” policies, demonstrates that the proposed “Activity Center” would generally further Strategy TR-1.

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 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 and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

Planning Council Staff Comment

The proposed Activity Center consists of a specific, contiguous land area containing approximately 19 gross acres. Planning Council staff notes that all of the proposed Activity Center is located within a quarter mile of transit routes, including Broward County Transit (BCT) Route 4 along A1A, as well as Hollywood South Downtown Trolley route. Further, the adopted City of Hollywood Comprehensive Plan Land Use Element Objective 1, Policy 1.2 and Objective 1.1, Policy 1.1 include language to satisfy the above requirement. See Attachments 10.B. and 10.C.

POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).

Planning Council Staff Comment

The proposed Activity Center includes a maximum of 350 multi-family dwelling units within the approximately 19 gross acres.

POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.

Planning Council Staff Comment

The proposed Activity Center non-residential uses consist of commercial, office, hotel, and convention center uses.

POLICY 2.4.5 Minimum and Maximum Floor Area Ratio (FAR) for non-residential uses within an Activity Center must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non-residential intensities may vary along transit corridors and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)].

Planning Council Staff Comment

The proposed Activity Center non-residential uses consist of 1,500 hotel rooms, 75,000 square feet of commercial/office, and 150,000 square feet of convention center. The adopted City of Hollywood Comprehensive Plan Land Use Element Objective 1 and Policy 1.8 includes language to satisfy the above requirement. See Attachment 10.C.

POLICY 2.4.7 Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction

of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “low income” 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.

Planning Council Staff Comment

The City of Hollywood accepted and submitted an affordable housing study dated October 9, 2019, outlining its programs to promote and maintain affordable housing opportunities, including HOME Investment Partnerships providing tools such as dwelling rehabilitation and direct rental assistance, Community Development Block Grant funding primarily used for housing rehabilitation, Neighborhood Stabilization Program for the purchase and/or rehabilitation of abandoned and blighted homes and the State Housing Initiatives Partnership (SHIP) program. In addition, the City and County recently entered into an agreement to rebate tax increment funding from the Beach Community Redevelopment Authority that the County will return 25% to be utilized for affordable housing opportunities throughout the City. See Attachments 9.A. and 9.B.

The PDMD staff has reviewed the affordable housing study and found that it is generally consistent with BCLUP Policy 2.16.2. See Attachment 9.C. Planning Council staff notes that the affordable housing study demonstrates compliance with Article 5.4(E) of the *Administrative Rules Document: BrowardNext*. Based on said Article, the affordable housing study is valid for a period of 18 months from the determination.

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.

Planning Council Staff Comment

There are no historic buildings within the proposed Activity Center. See Attachment 4. Planning Council staff notes that the adopted City of Hollywood Comprehensive Plan Land Use Element Objective 2 and related policies include language to generally satisfy the above requirement. See Attachment 10.C.

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 Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic.

Planning Council Staff Comment

The adopted City of Hollywood Comprehensive Plan Land Use Element Objective 6 and Policy 6.4; and Transportation Element Objectives 3 and 10 and related policies include

language to generally satisfy the above requirement, as well as the Permitted Uses in the Area Designated Regional Activity Center Section. See Attachment 10.C.

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.

Planning Council Staff Comment

The adopted City of Hollywood Comprehensive Plan Land Use Element Objective 1.1 and Policy 1.1 and Transportation Element Objective 4 and Policies 4.1.1, 4.2.3, and 4.3 include language to generally satisfy the above requirement, as well as the Permitted Uses in the Area Designated Regional Activity Center Section. See Attachment 10.C.

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.

Planning Council Staff Comment

The adopted City of Hollywood Comprehensive Plan Land Use Element Objective 1.1 and related Policy 1.1; and Transportation Element Objective 4 and related Policies 4.2.3 and 4.4 include language to generally satisfy the above requirement, as well as the Permitted Uses in the Area Designated Regional Activity Center Section. See Attachment 10.C.

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.

Planning Council Staff Comment

The adopted City of Hollywood Comprehensive Plan Land Use Element Objective 7 and related Policies 7.2, 7.3, 7.4, and 7.33(b); and Recreation and Open Space Element Objective 1, Policies 1.5 and 1.6 include language to generally satisfy the above requirement, as well as the Permitted Uses in the Area Designated Regional Activity Center Section. See Attachment 10.C. Further, see Attachment 10.E. for a site map and renderings of the proposed “Activity Area,” provided by the applicant.

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 on the following characteristics:

- Integrated transit stop with shelter, or station (within the area).
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately

landscaped, shaded and provide opportunities for shelter from the elements.

- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

Planning Council Staff Comment

The adopted City of Hollywood Comprehensive Plan Land Use Element Objective 1 and Policy 1.2; Transportation Element Objective 2, Policy 2.1 and 2.2.1; and Objective 4, Policy 4.4 include language to generally satisfy the above requirement. See Attachment 10.C.

POLICY 2.4.16 Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

Planning Council Staff Comment

The adopted City of Hollywood Comprehensive Plan, as well as its Land Development Code and Master Plan, include language to generally satisfy the above requirement. See Attachment 10.D.

POLICY 2.4.18 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

Planning Council Staff Comment

The adopted City of Hollywood Comprehensive Plan, as well as its Land Development Code and Master Plan, include language to satisfy the above requirement. See Attachments 10.C through 10.E.

POLICY 2.4.19 Municipalities which propose 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.

Planning Council Staff Comment

The adopted City of Hollywood Comprehensive Plan Land Use Element Objective 4 and related Policy 4.5 includes language to satisfy the above requirement, as well as the Permitted Uses in the Area Designated Regional Activity Center Section. See Attachment 10.C.

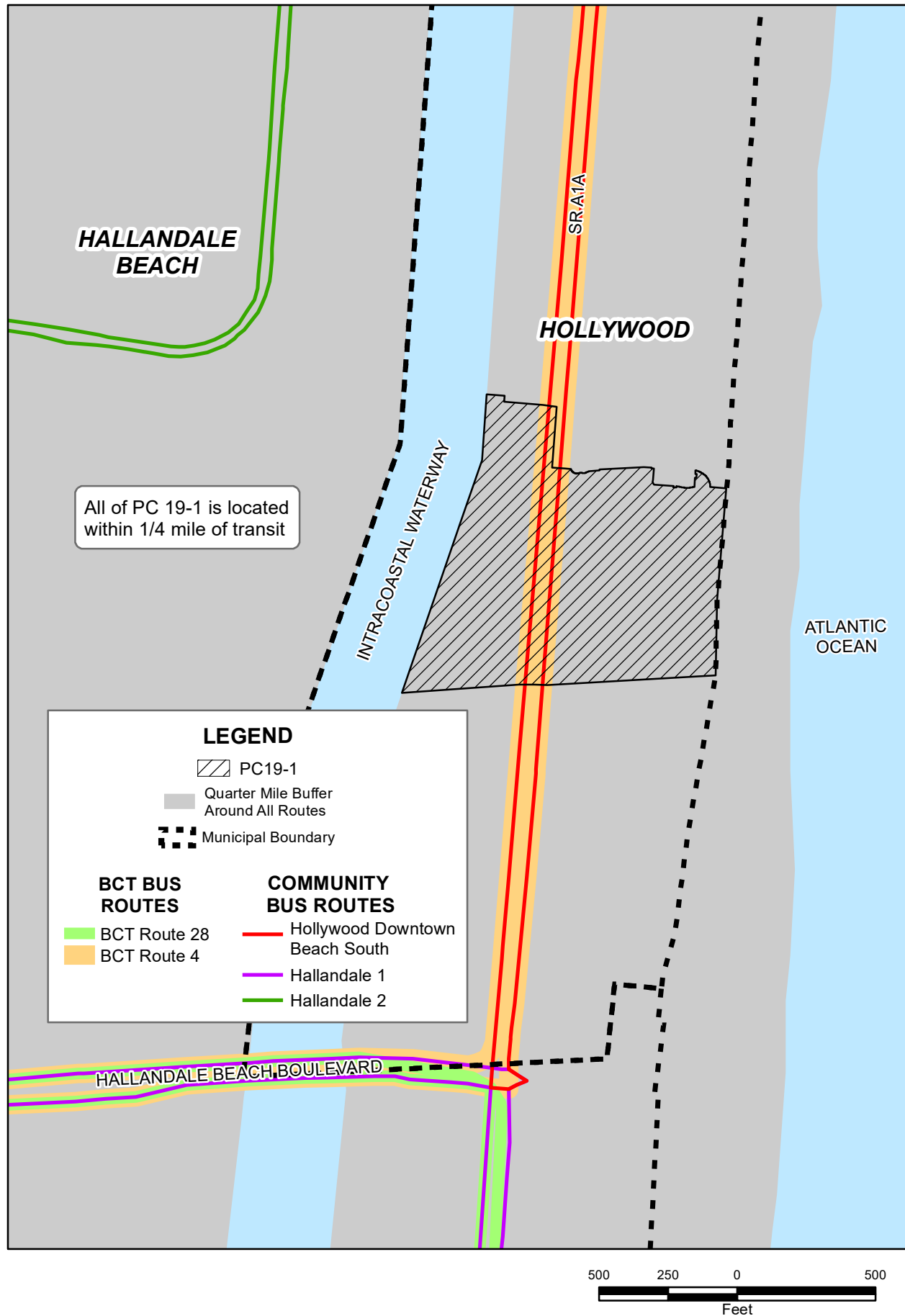
POLICY 2.4.20 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.

Planning Council Staff Comment

The City of Hollywood and Broward County will enter into the required interlocal agreement.

NOTE: For informational purposes, Attachment 10.C. contains the relevant City of Hollywood Comprehensive Plan policies regarding the local implementation of the “Activity Center” category, as provided by Planning Council Staff. Further, Attachment 10.D. contains the relevant City of Hollywood Comprehensive Plan policies regarding the local implementation of the “Activity Center” category, as provided by the applicant. Lastly, Attachment 10.E. contains a site map and renderings of the proposed Open Space Area/Broadwalk, as provided by the applicant.

ATTACHMENT 10.B.
PC 19-1
Transit Routes



ATTACHMENT 10.C.

EXCERPTS FROM CITY OF HOLLYWOOD COMPREHENSIVE PLAN AS PROVIDED BY PLANNING COUNCIL STAFF

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

Objective 1:

Coordinate future land uses with available public facilities, soil conditions, topography, natural resources, and endangered species.

Policy 1.2: Adopt recommendations for easing the parking and circulation problems along Central Beach before permitting expansions of business or residences as per the Beach Redevelopment Plan.

Policy 1.8: New development shall comply with the intensities outlined in the Comprehensive Plan. The maximum Floor Area Ratio for non-residential land uses in each sub area (as determined in the City-Wide Master Plan) are as follows:

Land Use Category	Floor Area Ratio
(a) Office	3.0
(b) General Business	3.0
(c) Employment Center	3.0
(d) Industrial	3.0
(e) Utilities	3.0
(f) Transportation	3.0
(g) Community Facilities	3.0
(h) Open Space and Recreation	3.0
(i) Conservation	2.5
(j) Electrical Generating Facilities	3.0
(k) Transit Oriented Corridor	2.0
(l) Transit Oriented District	2.0

Objective 1.1:

The City shall work with and assist the Broward County Office of Urban Planning and Redevelopment and the Broward County Metropolitan Planning Organization toward increasing transit usage.

Policy 1.1: The City shall work with and assist the Broward County Office of Urban Planning and Redevelopment, Broward County Metropolitan Planning Organization, and the Florida Department of Transportation to implement strategies to increase transit ridership and alleviate travel demand on the FIHS. Among the strategies the City of Hollywood will support are:

- Reduction in bus headway time during peak hours in congested corridors.
- Provision of community and/or neighborhood bus service alternatives to provide linkage to Broward County Mass Transit and Tri-Rail Facilities.
- Provision for transit oriented design improvements (i.e. Bus turn out lanes) along congested corridors.
- Improved pedestrian access to transit facilities by incorporating walkways/sidewalks along congested corridors and in all phases of road planning, design, and construction.
- Participation with Tri-Rail, FDOT, and Broward County in the development of a multi-modal transportation facility at the Hollywood Boulevard Tri-Rail Station, said facility to include parking, commuter rail, commuter bus, intercity bus, bicycle, pedestrian, and mixed use development.

Objective 2:

Promote historic and natural resource preservation.

- Policy 2.1: Cooperate with the Hollywood and Broward County Historical Societies to maintain and update the list of registered historical properties, their condition, and available assistance .
- Policy 2.6: To the extent possible, preserve and maintain historically significant structures located within the City. (City Wide Master Plan (CWMP) Policy CW.5)
- Policy 2.7: Continue to update the inventory of historical structures on Hollywood Beach. (CWMP Policy 4.15)

Objective 4:

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

- Policy 4.5: Maintain the City of Hollywood Zoning Map and Zoning and Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses.

Objective 6:

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

- Policy 6.1: Use Planning areas or “super flexibility zones” as boundaries within which land uses and extra units can be rearranged in order to foster concentrations of density around employment centers and major transportation routes.
- Policy 6.2: Maintain the Zoning and Development Regulations that allow more residential business mixed uses in business areas to promote affordable housing.
- Policy 6.3: Maintain the Zoning and Development Regulation 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 6.5: Encourage the creation of zoning mixed-use and/or special-use districts to address areas of special concern. (CWMP Policy CW.17)
- Policy 6.6: Create and expand, where appropriate, commercial and industrial zones to increase tax revenues.
- Policy 6.7: The City shall consider inclusion of work-live units in developments with more than 75 residential dwelling units.

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.

- Policy 7.2: Continue to provide and maintain a complete range of recreational facilities and services as well as open space sites to fulfill the recreational needs of residents and visitors of all ages by the adequate and efficient provision of both facilities and programs through the coordination of both private and public development and the utilization of private and public resources.
- Policy 7.3: Continue to require the provision of recreation and open space sufficient to meet established level of service requirement through the development review process by the enforcement of land dedication or impact fee requirements set out in the platting regulations.
- Policy 7.4: Maintain the level of service for the City’s park and open space standard of 3 acres per 1000 population to assess adequacy of service.

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

b) Be consistent with the Transportation Element, Utilities Element, and Recreation and Open Space Element and not exacerbate and existing condition of public facility capacity deficits.

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.

Permitted Uses in the Area Designated Regional Activity Center

The Regional Activity Center land use designation encourages redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.

TRANSPORTATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

Objective 2:

The City of Hollywood shall coordinate with adjacent local governments, Broward County Planning Council (BCPC), The Broward County Metropolitan Planning Organization BCMPO, South Florida Regional Planning Council (SFRPC)/Tri-Rail, and appropriate state agencies to maintain and improve the functional relationship between the multimodal transportation system and future land use map. The coordination between the transportation system and the future land use maps is necessary to ensure that transportation modes and services meet the transportation needs of existing and future population densities, housing, employment patterns, and land uses.

Policy 2.1: The City shall establish parking strategies that will promote transportation goals and objectives. The City will coordinate with Broward County, the Broward County Metropolitan Planning Organization, Broward County Mass Transit Division, South Florida Regional Transit Authority (SFRTA) and Florida Department of Transportation, including South Florida Commuter Services, to accomplish this effort.

Policy 2.2.1: The City of Hollywood adopts the following standards for new public transit facilities:

- a. Rights-of-way and exclusive public transit corridors: Broward County acquires additional right-of-way along major arterial roadways during the roadway widening process for bus pullout bays, also called bus bays. The City of Hollywood provides that a standard bus bay shall be 12 feet in width and 196

feet in length.

- b. Public transit bus stops: Hollywood adopts the standard bus stop design of a 5 foot by 8 foot concrete pad, connected to a sidewalk with a curb cut for new bus stops.
- c. Public transit amenities: Amenities shall include bus benches, shelters, pull-out bays, right turn lanes, shelter and trash cans, new shelters shall have landscaping, lighting, information kiosks, and any other features intended for public transit are included as amenities.

Objective 3:

In conjunction with the Citywide Master Plan, the City of Hollywood shall coordinate its multimodal transportation system with the plans and programs of the appropriate local, regional and state agencies.

Policy 3.2.2: The City shall coordinate its plans for alternative transportation modes through the following mechanisms:

- a. The City shall participate in the development of the Broward County Greenways Plan. The purpose of the Greenways Plan is to identify the network of existing and potential bicycle, pedestrian, and waterways (blueways) which serve the City, other municipalities, and the unincorporated areas of the County. The City will provide the County with its existing inventory of alternative transportation modes. The results of the Greenways Plan will be incorporated into the City's Transportation Element and Capital Improvement Element.
- b. The City will utilize the County's Greenways Plan to coordinate updates to the Broward County Pedestrian Facilities Plan.

Policy 3.2.3: Create strategies for bicycle/path links from residential areas to commercial areas, community facilities and recreational facilities.

Policy 3.2.4: Capitalize on the pedestrian opportunities along the Intracoastal Waterway with linkages to adjacent areas.

Policy 3.3.8: Promote transportation solutions that are appropriate to the scale of the City's neighborhoods and support the character and livability of the neighborhoods.

Objective 4:

In conjunction with the development of the Citywide Master Plan, the City of Hollywood shall, in coordination with BCT, Miami-Dade Transit Authority (MDTA), South Florida Regional Transit Authority, (SFRTA), and other appropriate public and private transit providers, address improvements to public transit services. These coordination efforts will address existing and proposed major trip generators and attractors, safe and convenient public transit terminals, land uses and accommodation of the special needs of the Transportation Disadvantaged.

- Policy 4.1.1: The City shall encourage infill development and redevelopment through the Broward County Mass Transit Division Community Shuttles program to feed the major Broward County Transit bus routes. The city shall coordinate with BCT to add north-south bus routes and public transit services between the Port and Airport and major tourist attractions, such as Hollywood Beach, shopping malls, and other major public transit trip generators and attractors. The City shall consider participating in and promote Transportation funding initiatives.
- Policy 4.2.3: Promote transportation solutions that connect residents and visitors with employment, shopping, entertainment, recreation, medical, training and education, and public services venues.
- Policy 4.3: Examine alternatives to improve public transportation to and from Hollywood Beach, including multi-modal transportation solutions.
- a. Promote waterborne transportation (water taxi) along the Intracoastal to link the different areas of Hollywood Beach and other major attractions.
 - b. Promote the creation of transit greenways that provide attractive slow moving/pedestrian friendly transportation from North and South Beach areas linking major development with the rich urban flavor of Central Beach.
- Policy 4.4: Identify potential locations for transit shelters. Prioritize locations and work with agencies to obtain funding.

Objective 10:

The City of Hollywood shall promote and implement traffic calming.

- Policy 10.1: Develop traffic calming plans to identify locations for traffic calming measures in coordination with neighborhood associations and emergency service providers (Police Department and Fire/Rescue Department).
- Policy 10.2: Work with neighborhood organizations to analyze situations where possible traffic calming measures would promote safety and benefit the neighborhoods.
- Policy 10.4: Investigate traffic calming measures for safe neighborhoods.
- Policy 10.6: Implement traffic calming techniques along roads with consistent speeding and traffic in areas identified by the Police Department and local neighborhoods.

RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES, AND POLICIES

Objective 1:

Satisfy the recreation and open space needs of residents and visitors of all ages by the adequate and efficient provision of both facilities and programs through the coordination of both private and public development and the utilization of private and public resources.

Policy 1.5: Continue to require the provision of recreation and open space sufficient to meet established level of service requirement through the development review process by the enforcement of land dedication or impact fee requirements set out in the platting regulations.

Policy 1.6: The level of service for the City's Parks and Open Space standard of 3 acres per 1,000 population shall be maintained and utilized to assess adequacy of service.

CONSERVATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

Objective 11:

Encourage an increase in the amount and diversity of native trees, shrubs, and groundcovers.

Policy 11.6: Enhance and preserve the City of Hollywood's tree canopy, with a priority on pedestrian thoroughfares.

ATTACHMENT 10.D.

EXCERPTS FROM CITY OF HOLLYWOOD COMPREHENSIVE PLAN AS PROVIDED BY APPLICANT

In addition to the Activity Area (see attached) proposed by the applicant, the City's Plans support Broward County Land Use Plan Policy 2.4.16 with the following:

Policy 2.4.16

Internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

A. COMPREHENSIVE PLAN

Transportation Element

Policy 3.2.5: Improve bicycle/pedestrian amenities between the barrier island and the mainland, and along the beach and Intracoastal Waterway.

Policy 3.3.4: Improve pedestrian circulation through streetscape improvements and coordination with new development projects.

Policy 3.3.7: In coordination with roadway improvements, enhance pedestrian crossings at major intersections by providing features such as decorative crosswalks and street furniture. (CWMP Policy 6.15)

Policy 4.4: Identify potential locations for transit shelters. Prioritize locations and work with agencies to obtain funding.

Policy 11.6: Enhance and preserve the City of Hollywood's tree canopy, with a priority on pedestrian thoroughfares.

Land Use Element

Objective 10: The City of Hollywood shall encourage the centralization of commercial, governmental, retail, residential, and cultural activities within the Downtown Central Business District and Beach Community Redevelopment Agency (CRA) area in order to promote the use of existing infrastructure and to accommodate growth in an orderly, efficient, and environmentally acceptable manner.

Policy 10.10: Require mixed-uses on the perimeter of new parking structures with pedestrian orientation and architectural features, where appropriate. (CWMP Policy 4.6)

Objective 13: The City of Hollywood shall prioritize infrastructure service improvements to supplement and enhance economic development and redevelopment, and streetscape and aesthetic design.

Policy 13.6: Continue programs for street end plaza/vista improvements consistent with Beach CRA plans. (CWMP Policy 4.25)

B. MASTER PLAN

Sub-Area 4 Policies

Geographic, Zoning And Land Use

Policy 4.6: Require mixed-uses on the perimeter of new parking structures with pedestrian orientation and architectural features, where appropriate.

Policy 4.10: Develop building and streetscape design criteria for reviewing projects that will promote quality design and harmonious themes for the different sectors of Hollywood Beach, with the input of professionals and community leaders.

Public Facilities And Infrastructure Improvements

Policy 4.19: Prepare landscaping, streetscaping and lighting plans for public spaces to improve the appearance of the Beach Area, and encourage the use of these features when negotiating private development plans.

Policy 4.20: Expedite the schedule for sidewalk improvements and provisions for new facilities.

Policy 4.25: Continue programs for street end plaza/vista improvements.

Multi-Modal Transportation And Public Safety

Policy 4.39: Improve pedestrian circulation through streetscape improvements and coordination with new development projects.

Policy 4.40: Promote the creation of transit greenways that provide attractive slow moving/pedestrian friendly transportation from North and South Beach areas linking major development with the rich urban flavor of Central Beach.

Policy 4.53: Improve bicycle/pedestrian amenities between the Barrier Island and the mainland, and along the beach and Intracoastal Waterway.

C. LAND DEVELOPMENT CODE

Sec. 4.15 PD Planned Development District.

Land use and design regulations

Internal circulation. A Planned Development shall provide an internal circulation system for use by both motorized and non-motorized transportation modes that is orderly, well oriented to the user, coherent with the structure of use and in balance with the intensity of activity. The circulation system should encourage the safe and convenient use of non-motorized transport modes and dissuade the inefficient or excessive use of the automobile.

5.3. Planning and Development Board.

Design Procedures.

Design Criteria. The Board and the Director shall review plans based upon the criteria below. If the Board or the Director (as applicable) determines that an application is not consistent with the criteria, reasons shall be set forth in writing substantiating the finding.

a. General Criteria. All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

(1) Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

b. Design Guidelines Manual. A Design Guidelines Manual has been adopted which contains recommended approaches to design issues and which is incorporated herein. The Board shall only approve amendments to the Design Guidelines Manual after a public hearing has been held. Public notice requirements shall be by notice in a newspaper of general paid circulation in the city with the notice appearing at least ten days in advance of the public hearing.

D. DESIGN GUIDELINES MANUAL

Awnings And Canopies

Overhead protection from rain and sun should be provided for pedestrians. In commercial districts, awnings most often provide this protection. Awnings also have an in-pact on the appearance of the storefront and building and tend to bring pedestrians closer to shop windows and entrances

1. Buildingstorefronts should have awnings or other means to provide pedestrians with sun/rain protection unless physically unsuited.

E. HOLLYWOOD BEACH CRA MASTER PLAN

Principle 2: Make Hollywood a Model Green Community

STRATEGY 2.3 Create Pedestrian Friendly Streets

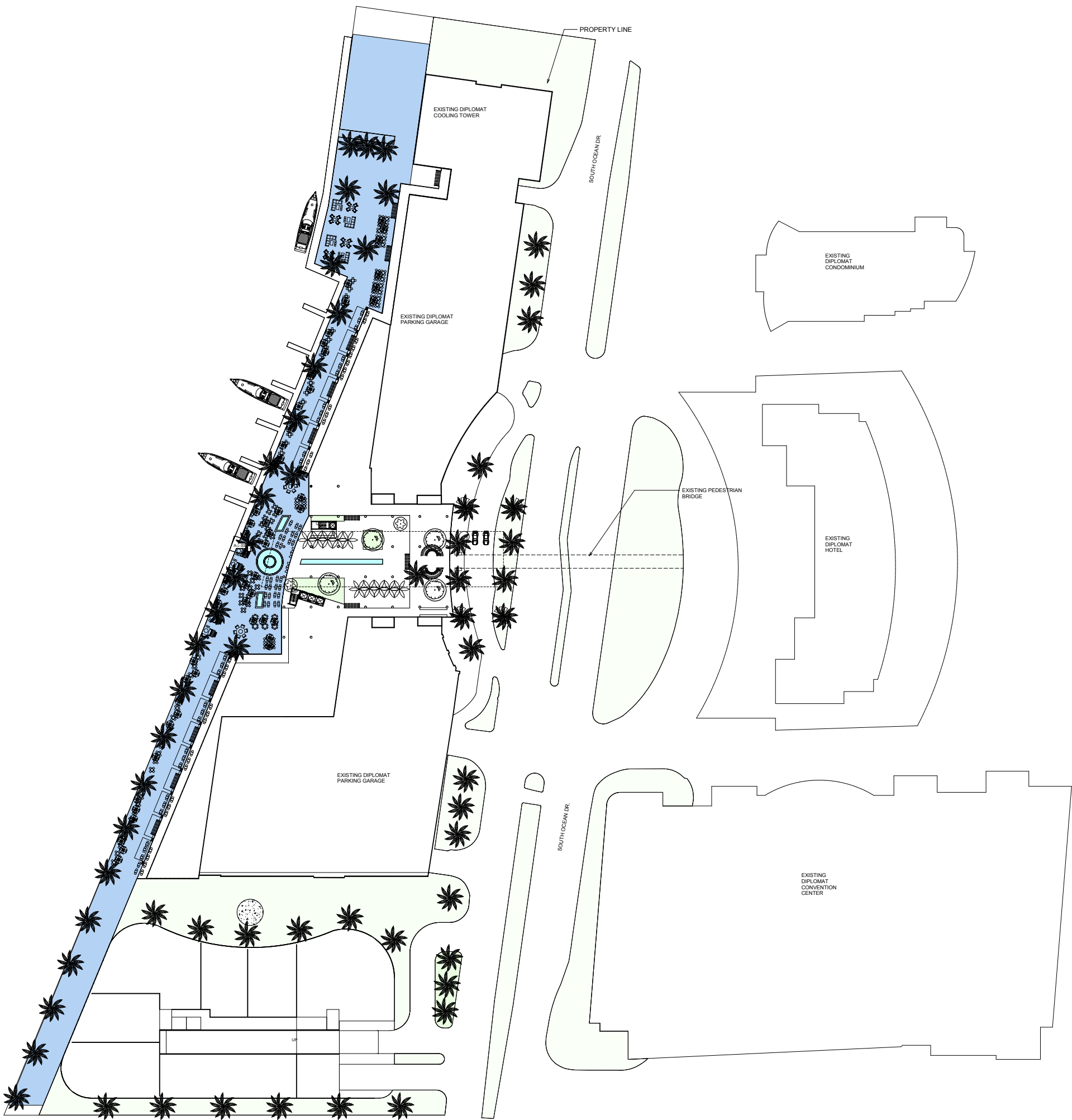
Action Item 1 – Design streets for pedestrian comfort and interest.

Providing for a pleasant walking experience is one of the key features of the vision for Hollywood Beach. Foot traffic is the lifeblood of local businesses. A healthy business community depends on an environment that supports walking in place of reliance on cars. Because of its compact scale, the Beach has the potential to evolve into a destination in which the car is not needed for every activity. Dining, lodging, shopping and recreation should all be car-free activities. Walking to these activities enhances both the visitor experience by reinforcing a sense of community and supports the business community that relies on foot traffic. The measures that are required to ensure a pedestrian experience that is superlative are as follows:

- Street design that prioritizes pedestrians, with particular attention to transforming A1A into a pedestrian-oriented thoroughfare
- Zoning controls on the mass, articulation, and height of buildings
- Design standards that encourage active uses at street level and protect views and access to the Beach and Intracoastal
- Design standards that ensure the landscape quality of the public rights-of-way

ATTACHMENT 10.E.

ACTIVITY AREA







- Public Parking Garage
- Private Parking Garage (open to public)
- Public Parking Lot
- Private Parking Lot (open to public)
- On-Street Metered Parking available*
- Hollywood Trolley Stop
- Water Taxi
- Bicycle/Surrey Rentals
- B-Cycle Bike Sharing Station
- Public Restrooms
- Information Center
- Mobi-Mat Beach Access



Revised May 2016



August 30, 2018



Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

Office of the City Manager

NYDIA M. RAFOLS

Interim City Manager

KEITH S. LONDON
Mayor

MICHELE LAZAROW
Vice Mayor

MIKE BUTLER
Commissioner

RICH DALLY
Commissioner

ANABELLE TAUB
Commissioner

**RE: Proposed Land Use Amendment to the Broward County Land Use Plan:
PC:19-1/PCT 19 (The Diplomat project)**

Dear Ms. Blake-Boy:

The City has received correspondence regarding the proposed land use plan amendment (LUPA) for the Diplomat located in the City of Hollywood. Staff is in the process of reviewing the information provided, the intensity of the proposed LUPA in particular.

There is no meeting of the City Commission in Hallandale Beach prior to September 7, the day by which our input is requested. Information is being distributed to the Mayor and City Commission regarding this matter for their review. By this letter I seek simply to inform you that our review is proceeding and that we reserve the right to comment or object as the matter proceeds through the process.

If you have any questions, please contact Development Services Director, Keven Klopp, at (954) 457-1375.

Sincerely,

Nydia M. Rafols-Sallaberry
Interim City Manager

cc: Mayor and City Commission
Jennifer Merino, City Attorney
Keven Klopp, Director, Development Services Department
Christy Dominguez, Principal Planner

400 S. Federal Highway
Hallandale Beach, FL 33009
Phone (954) 457-1300
Fax (954) 457-1454

ATTACHMENT 12

DIPLOMAT Public Participation

2/5/18	PACA Meeting	Overview of Project
5/30/18	Notice	Mailed Notice for neighboring property owners
6/14/18	Development Review Board	Recommended Transmittal (8-0)
7/2018	Meeting with Area Representatives	See attached information.
8/2/18	Advertising	City Commission advertising sent to paper.
8/14/18	Notice	Mailed Notice for neighboring property owners
8/29/18	City Commission	Transmittal Hearing (7-0)

Leigh Kerr

From: Wilson C. Atkinson <wca@TrippScott.com>
Sent: Friday, December 28, 2018 1:45 PM
To: 'Leigh Kerr'
Cc: 'Strauss, Lisa'
Subject: RE: Diplomat- PublicParticipation.docx

Leigh, below is a description of neighborhood participation between our office on behalf of the applicant and concerned neighborhood residents. Hopefully this will assist with your response to the Planning councils inquiry.

My records reflect that we had no neighborhood comments at or following the PACO hearing on 2/5/18. Prior to that time numerous discussions regarding neighborhood issues were raised with City staff and it was generally agreed that the site did not directly affect a surrounding neighborhood with residents that would be adversely affected beyond traffic and possible sight of vision concerns, both of which would be a City issue at site plan review. Thus, no outreach was considered at that time.

Just prior to and following the notices sent out for the 6/14/18 Development review boards (DRB) public hearing staff advised that they had received questions from some neighbors. These interested persons attended that meeting, asked questions, some spoke of complaints arising 20 to 30 years ago with the original developer and generally all in attendance recognized that the plans being shown would not directly affect them (with the caveat that traffic capacity would be studied and meet published standards at time of site plan review) and with the exception of board members of Sea Air Towers expressed no further concerns.

Sea Air Towers abuts the Diplomat conference center and loading docks East of A1A and had operational issues they desired be addressed. Several meeting took place with the president and board members to address these concerns following the DRB meeting and prior to the City commission meeting on 8/29/18 at which time the officers expressed no objection to LUPA's approval. Subsequent conversations regarding some recent operational concerns have been addressed with the new general manager for the Diplomat and efforts to minimize these concerns are being addressed.

TRIPP SCOTT
ATTORNEYS AT LAW

Wilson C. Atkinson

Director

phone 954-525-7500 | fax 954-761-8475 | direct 954-765-2912
110 SE Sixth Street, Suite 1500, Fort Lauderdale, FL 33301 | www.trippscott.com
Best Place to Work | Florida Trend | South Florida Business Journal

From: Leigh Kerr [mailto:Lkerr808@bellsouth.net]
Sent: Friday, December 28, 2018 10:37 AM
To: Wilson C. Atkinson
Cc: 'Leigh R. Kerr'; 'Kelly Ray'
Subject: Diplomat- PublicParticipation.docx

ATTACHMENT 13

The City of Hollywood adopted the Sustainability Action Plan on March 15, 2017. The below information and actions identify steps the City is taking toward addressing Sea Level Rise, Climate Change and Resiliency in the City of Hollywood.

SUSTAINABILITY ACTION PLAN CITY OF HOLLYWOOD

FOCUS AREAS

- A. **Leadership By Example:** Actions taken by the City to reduce impacts including operations, plans, and policies.
- B. **Resiliency (Climate Action Plan):** Actions to both mitigate Hollywood's contributions to Climate Change as well as adapt to impacts such as sea level rise.

ASSESSMENT

- The City of Hollywood is a part of the Southeast Florida Regional Climate Change Compact. As a part of the compact Hollywood has access to shared resources and guidance on adaptation and mitigation to Climate Change and Sea Level Rise.
- The City Commission adopted the Unified Sea Level Rise Projection used by the Southeast Florida Regional Climate Change Compact. Broward County conducted a vulnerability report for the City of Hollywood in response to Sea Level Rise. According to the assessment, which considered scenarios of sea level rise of one and two feet, several areas of the City are vulnerable to sea level. These include seven segments of arterial roads, 18 city parks, both the Hollywood Central and Hollywood Beach CRA, four evacuation routes, and one fire rescue station. City Hall, all schools, all police stations, the water treatment plant, and the waste water treatment plant were found to have little or no vulnerability to sea level rise up to two feet. One foot of sea level rise is likely within the next thirty years with two feet of sea level rise likely to be surpassed by 2100.

Identified Needs, Challenges, and Opportunities

1. Additional community outreach about Sea Level Rise and impacts for coastal property and the community as a whole.
2. Increase water conservation to reduce the need for the ocean outfall
3. Dedicated funding for infrastructure projects to increase resiliency such as sea walls, green infrastructure, nature based coastal defenses, and pervious pavement.
4. Complete a Greenhouse Gas Inventory, set targets, and reduce Greenhouse Gas emissions.

- C. **Built Environment:** Utilization of buildings and zoning in order to minimize the impact and maximize the benefits of urban areas.
- D. **Environmental Quality:** Improve health and protect wildlife through air and water quality, open space, and natural systems.
- E. **Resource Stewardship:** Wise use of resources through energy and water conservation and reduction of solid waste.
- F. **Mobility:** Identifying strategies to increase mobility and decrease reliance on single passenger vehicles.
- G. **Community Engagement:** Increasing environmental knowledge and community involvement in resiliency strategies.

ACTIONS

(Note: The below items identified in the City's Sustainability Action Plan as "RA" = Contributes to Resiliency or adaptation to sea level rise and climate change.)

A. Leadership By Example

The City of Hollywood will set a strong example of environmental sustainability by achieving the following goals:

1. Integrate sustainability into City operations.
2. Dedicate funding to sustainability related projects and outcomes.
3. Reduce resource use by City buildings and employees.
4. Support county and regional actions towards resiliency and sustainability.
5. Increase visibility of sustainability actions taken by the City and residents.
6. Adapt the sustainability plan to changing conditions and lessons learned.

The following actions will be taken to achieve these six goals:

- | | | | |
|----|--|-----------------------------|--|
| 1 | Include sustainability criteria in all major City plans and guidelines. | OE
RA
CO ₂ | Develop a checklist of environmental sustainability actions that must be addressed in all major City plans. Ensure that the checklist is addressed in all updates including the following:
a. Comprehensive Plan
b. Capital Improvement Plan
c. City Wide Master Plan
d. Budget Process
e. CRA Plan
f. Neighborhood Master Plans |
| 2 | Identify City codes and zoning ordinances which might conflict with sustainability and resilient design. | RA
CO ₂ | Identify the long term sustainability goals as presented in this document and conduct a review of the City's Code of Ordinances and Zoning and Development Regulations. Assess the policies in place that should be improved to drive goal achievement and those which are currently inhibiting the achievement of goals. Make the necessary amendments to the code. |
| 3 | Bring the City into compliance with codes related to sustainability. | RA
CO ₂ | While conducting the review of the code and making amendments, identify where the City must work to come into compliance and establish a plan to achieve the standards set by our Code of Ordinances and Zoning and Development Regulations. |
| 4 | Create a user friendly reference manual to Code and Zoning requirements related to sustainability and the environment. | OE
RA
CO ₂ | For all government and private entities interested in coming into compliance with the code, an easy to use reference guide should be completed with supplementary guidebooks which provide the necessary information to achieve the standards set by the existing, improved, and newly passed policies. |
| 5 | Ensure that sustainability criteria are met by all capital improvement projects. | RA
CO ₂ | Create a checklist of sustainability requirements incorporating measures to address future sea level rise impacts in project design. Create a forum in which City staff can communicate sustainability needs and best practices to staff in budget, finance, and the City managers as well as elected officials. |
| 6 | Increase the number of dedicated sustainability staff. | OE
RA
CO ₂ | In order to meet the goals set out in this plan, resources must be allocated to the sustainability program. This will include a full time Sustainability Coordinator and shared positions related to outreach and grant writing. |
| 12 | Increase the renewable energy generated and utilized by the City. | RA
CO ₂ | Identify opportunities to incorporate solar and other energy generating technologies into City facilities to meet the County goal of 20% by 2020. Identify opportunities to use energy generation in ways that also enhance resiliency and emergency management, such as solar powered street lights and emergency facilities. |

- | | | | |
|----|--|---|---|
| 16 | Creation of City sponsored demonstration projects. | <div style="display: flex; flex-direction: column; gap: 5px;"> <div>OE</div> <div>RA</div> <div>CO₂</div> </div> | <p>In order to encourage City-wide adoption of new and established sustainability methods and technologies, the City will invest in demonstration and pilot projects. These may include the following:</p> <ol style="list-style-type: none"> a. An outdoor classroom demonstrating green infrastructure, permeable pavement, native and edible landscaping, among other techniques. b. Installation of energy generation and water conservation technologies on City facilities with educational signage and programming. c. Pilot projects to test the effectiveness of new and emerging technologies. |
|----|--|---|---|

B. Resiliency (Climate Action Plan)

Actions towards resiliency fall into one of six categories.

1. Mitigation – reducing our contribution to the driving causes.
2. Protection – hard and soft infrastructure meant to mitigate the impacts of sea level rise by protecting existing infrastructure.
3. Accommodation – improvements that do not block water, but rather avoid, channel, or store it in a way that protects the function and integrity of the infrastructure.
4. Managed retreat – the removal of existing buildings or infrastructure and possible relocation out of areas that have high risk.
5. Avoid – limiting development and activities in areas of high risk.

The City will increase resiliency by meeting the following goals.

1. Reduce the City's contribution to the driving causes of Sea Level Rise and Climate Change.
2. Increase the resiliency of coastal areas.
3. Reduce flooding from high tides and storm water.
4. Create resilient infrastructure.
5. Incorporate sea level rise into emergency management systems.
6. Create an educated, empowered, and resilient population.

The following actions will be taken to achieve these six goals:

- | | | | |
|----|---|---|---|
| 22 | Develop living shorelines to combat coastal flooding. | <div style="display: flex; flex-direction: column; gap: 5px;"> <div>RA</div> </div> | <p>When deemed feasible, utilize living shoreline and natural system strategies to strengthen coastal resilience and mitigate coastal flooding damage. Conduct an assessment of the coastal areas in the City, including the beach, intracoastal, lakes, and canals, to determine suitable application of living shoreline in lieu of or in addition to seawall structures.</p> |
|----|---|---|---|

24	Improve sea walls	RA	Implement the recommendations resulting from the Broward County/ US Army Corps of Engineers (USACE) study expected to be completed in 2018. Prioritize the use of living shorelines, but incorporate sea walls where necessary. City owned sea walls will be improved or built according to City sea wall height requirements. Incentives and assistance may be offered to residents to encourage proper sea wall height and construction.
25	Designate Adaptation Action Areas	RA	Based on vulnerability assessments conducted by the county, and the priority planning areas (link) highlighted in the County comprehensive plan, designate areas at greatest risk for flooding, and prioritize funding for infrastructure and resiliency projects to these area.
26	Incorporate Sea Level Rise into the Comprehensive Plan.	RA	Incorporate sea level rise scenario maps into the Comprehensive Plan and planning and zoning requirements. Identify areas at lowest risk to Sea Level Rise and focus future development in these areas.
27	Establish a fund to allow for acquisition of land with repeat flooding.	RA	Create a plan to establish a fund for acquiring land with repeat flooding or vulnerable undeveloped areas to be used for restoration, recreation, or retention.
28	Conduct pilot projects of low impact development (LID) techniques.	OE RA	Complete demonstration projects to test the effectiveness of raised roads, vegetated bioswales, pervious pavement, green alleys, and other types of green infrastructure.
29	Expand Green Infrastructure	RA	Enhance flood and storm water storage through design and green infrastructure. Develop guidelines for the City on the types and designs of green infrastructure and create incentives and requirements on inclusion of green infrastructure in new developments and major renovations. Require that all City projects include an element of green infrastructure and evaluate the storage possibilities of City owned lands and vacant lots.
30	Create a long term plan to create resilient infrastructure.	RA	Use the Unified Sea Level Rise Projection as created and updated by the Southeast Florida Regional Climate Change Compact and resulting vulnerability assessments to identify at risk infrastructure. Create a plan to update underground utilities, raise roadbeds, convert septic to sewer. All new improvements and new construction should be done with corrosion resistant materials and robust and permeable foundations.

31	Convert septic systems to sewer.	RA	Model the impact of sea level rise on ground water levels and prioritize septic to sewer conversion in areas where the water table will reach the drainage fields first.
32	Update emergency management systems to integrate future expected storm surges	OE RA	Using the sea level rise projection, model the flooding along evacuation routes and in high risk areas. Create a plan for post disaster mitigation which takes into account higher storm surges as a result of projected sea level rise. Focus infrastructure improvements with a priority for those which would reduce risks and hazards related to post disaster flooding.
33	Support citizen action groups and advisory boards.	OE RA	Actively engage citizens and businesses in learning about the impacts of climate change and sea level rise and in developing solutions that meet the needs of multiple stakeholders. Continue to work with the Green Team Advisory Committee to enhance their visibility in the community and to encourage their providing advice to the City Commission.

C. Built Environment

The City will address the long term sustainability and resiliency of its built environment by achieving the following goals:

1. Provide clear guidelines and expectations for development within Hollywood.
2. Adopt zoning that advances mitigation and adaptation goals.
3. Create a review process for permitting that addresses sustainability goals.
4. Improve existing infrastructure to best avoid future risks.
5. Mitigate the Urban Heat Island Effect

The following actions will be taken to achieve these five goals:

35	Create zoning regulations to encourage multi-modal transit	RA CO ₂	Continue on efforts such as the Regional Action Center (RAC) zoning which concentrates activities and encourages use of transit systems in order to reduce vehicle miles travelled in the community. Create zoning that enhances mobility rather than focuses on moving automobiles.
37	Provide a green building certification that focuses specifically on those features most desirable to Hollywood.	OE RA CO ₂	Create Hollywood Green, a green building certification which can serve as an alternative to the requirement for Green building Certification over 20,000 square feet. In addition to allowing certification by the United States Green Building Council's (USGBC) Leadership in Energy and

- | | | | |
|----|---|-----------------------------|--|
| 41 | Use the best available models of vulnerability for planning. | RA | In order to plan appropriately for Sea Level Rise, it is important to use the best available data. Parcel level modeling will be particularly important for parcel level design and planning. Invest in making those models available whether through resources provided by the county or through third party vendors. |
| 42 | Create demonstration projects throughout the City to demonstrate desirable development features. | OE
RA
CO ₂ | Identify the green building and development features (e.g. bioretention, green roofs/walls, raised infrastructure, etc) which would make appropriate demonstration and educational projects. Prioritize areas to conduct the demonstration projects by expected impact. |
| 43 | Create a “sustainability fee” modeled after the Sustainability ordinance passed by Miami Beach. | RA
CO ₂ | Identify an appropriate bond amount to require from developments in order to effectively encourage desired green building practices and to fund green development and growth within the community. |
| 45 | Enhance the green building requirements for the building rehab program and affordable housing programs. | RA
CO ₂ | Identify additional grants and funding to expand the housing rehabilitation program. Raise the standards of energy and water efficiency in rehabilitated properties and prioritize properties that propose these efficiency improvements. Highlight the resulting energy and water cost savings from these improvements. Ensure that individuals seeking rehabilitation assistance are benefiting from the cost savings of efficiency. Require LEED or equivalent certification for affordable housing projects. |
| 46 | Mitigate urban heat island through canopy and landscaping. | RA
CO ₂ | <p>Revise the landscape code so that it improves on the canopy, native landscaping, pervious, and green space requirements to meet the goal of 40% green infrastructure. Conduct a tree inventory and canopy analysis to identify the areas of the City most in need of canopy enhancements and focus tree planting</p> <p>programs to these areas. Empower residents to take part by offering workshops and tree and native plant give away programs.</p> |
| 47 | Reduce the urban heat island impact of roofs and paved surfaces. | OE
RA
CO ₂ | Conduct educational outreach regarding the benefits of cool roofs and green roofs to energy bills, community environment, and how to use PACE to finance the improvements. Develop incentive programs to encourage the use of cool roofs and high Solar Reflectivity Index (SRI) paving materials. Ensure that all City projects use high SRI materials meeting the requirements for credit under LEED v4 at minimum. |

D. Resource Stewardship

The City will be stewards of its resources by achieving the following goals:

1. Reduce water use and increase opportunities for aquifer recharge.
2. Reduce energy use and increase renewable energy generation City-wide.
3. Reduce Solid Waste.

These three main goals will be achieved with the following actions:

48	Improve the landscape code to require more Florida Friendly and Native landscaping and less sod.	RA	Improve the current code, which allows for xeriscaping and design which groups plants according to irrigation needs, so that it requires a higher percentage of Florida Friendly and native plants (80% native, 100% Florida Friendly), and reduces the use of sod.
52	Conduct a vulnerability assessment of the water supply.	RA	Conduct longer than 30 year projections of water supply and sea level rise to assess the long term sustainability of our well fields and the timeline for use of the Floridan aquifer.
59	Increase energy generation City wide.	OE RA CO ₂	Provide education to the community on energy generation technologies, rebate programs, and financing options. Provide City rebates to encourage solar PV and wind turbines. Expand the City's use of solar and wind and provide education on the projects.
60	Require commercial buildings to report energy and water performance.	OE RA CO ₂	Pass an ordinance requiring commercial facilities of certain size to report their energy and water usage annually. For underperforming buildings, offer incentives and guidance and require regular audits to improve performance.

E. Environmental Quality

The City will enhance its natural environment and improve environmental quality through meeting the following goals:

1. Improve the quality of Hollywood's waterways.
2. Improve Hollywood's air quality.
3. Increase open space City wide.
4. Enhance ecosystems.
5. Reduce solid waste pollution.

These five goals will be met by completing the following actions:

68	Enhance water quality through green infrastructure and natural systems.	RA	Create a City manual for green infrastructure design and utilization for developers and residents. Update the code to require the use of green infrastructure and low impact development when possible by new development and renovations. Create a City
75	Increase air quality by planting trees.	OE RA CO ₂	Increase tree canopy cover City wide. Conduct tree give aways for residents, increase plantings conducted by the City, and change the landscape code to require more trees for new developments and major renovations.
79	Protect and restore the offshore reef system.	RA OE	Implement actions laid out in the Climate Change Action Plan for the Florida Reef System. Create coral reef protection education materials for distribution at docks, marinas, and dive shops. Assess opportunities to partner with the County and Universities to plant coral or create artificial reef.

F. Mobility

The City of Hollywood will strive for mobility and a reduction of the impact of mobility methods by striving for the following goals:

1. Reduce vehicle miles travelled (VMT) in the City.
2. Increase trips made by biking and walking.
3. Enhance parking efficiency downtown and at the beach.
4. Improve fuel efficiency and increasing the adoption of electric and alternative fuel vehicles.

The City will take the following actions to meet these goals:

85	Enhance the use of the Marine waterways for mobility.	RA CO ₂	Enact the mobility related plans found in the Marine Master Plan. Promote the linear park being constructed along the intracoastal waterway. Expand water taxi stops in the City.
90	Enhance walkability City wide.	RA CO ₂	Install sidewalks and improve existing sidewalks City wide. Identify opportunities to install more linear parks along heavily travelled roadways. Increase tree canopy along sidewalks.
91	Create parking policies that will decrease VMT and congestion related to parking.	RA CO ₂	Identify potential parking policy measures that would discourage vehicle use and encourage the use of alternative transportation. Adjust parking fees and increase trolley routes to encourage beach employees and visitors to use the under-utilized garages.

93	Increase number of vehicles which are fuel efficient or use alternative fuels.	OE RA CO ₂	Continue to expand the public EV charging infrastructure. Offer incentives for hybrid and alternative fuel vehicles including preferred parking and reduced parking rates.
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G. Community Engagement

The City will achieve community engagement in sustainability by meeting these goals:

1. Reach a broad audience with messaging related to Resiliency and Sustainability
2. Engage residents and businesses in the implementation of the Action Plan.
3. Create a space to address community specific issues

96	Engage neighborhood association in plan implementation.	OE RA CO ₂	Promote "Sustainable Neighborhoods" program guide for use by neighborhood associations. Offer "Green for Green" incentives to neighborhoods wishing to participate in the sustainable neighborhoods program. Highlight, stories of residents and neighborhoods which have implemented unique or effective projects.
97	Encourage businesses to implement goals from the Action Plan.	OE RA CO ₂	Create and promote a voluntary Hollywood Green Business program. Highlight stories of businesses which have implemented unique or effective projects. Engage the business community in competitions such as the better building challenge, commuter challenges, and others each year to improve engagement.

ATTACHMENT 14



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Parks and Recreation Agencies (CAPRA)*

MEMORANDUM

September 11, 2018



To: Barbara Blake Boy, Executive Director
Broward County Planning Council

Thru: ^{DAN} Dan West, Director
Parks and Recreation Division

From: John R. Fiore, Planner
Parks and Recreation Division

A blue ink handwritten signature, likely of John R. Fiore, written over the "From:" line.

Re: **Land Use Plan Amendment Comments**
October 25, 2018 Meeting

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing at their October 2018 meeting. Our comment is as follows:

PC 19-1 No objections. However, regional park impact fees will be required at the time of re-platting, or a note on the face of the plat to reflect the regional park impact fees to be paid for the residential dwelling units which will be permitted with this land in this land use amendment.

If you or your staff has any questions about our comments, please call me at 954-357-8133.

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

ATTACHMENT 15



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

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

MEMORANDUM



September 6, 2018

TO: Barbara Blake Boy
Executive Director Broward County Planning Council

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT
PC 19-1/PCT 19-1

I have reviewed the information in the package for the referenced Land Use Plan Amendment. The drainage information in the package is essentially correct.

- PC 19-1/PCT 19-1

Our office has no objections or comments to this amendment.

Respectfully,

A handwritten signature in black ink, appearing to read "Joe Heilman", written over a light blue horizontal line.

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

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

Member, American Institute of Certified Planners

ATTACHMENT 16

June 7, 2019

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301



Re: Diplomat – Amendment PCT/PC 19-1 – Affordable Housing

Dear Barbara,

At its January 24, 2019 meeting, the Broward County Planning Council recommended approval in part subject to clarification of the City/County Partnership to rebate Tax Increment financing funds for affordable housing, including new dwelling units.

The Interlocal Agreement among the County, City and City CRA was entered into during the Fall, 2018. That agreement provides a schedule of Affordable Housing Programs for which the funds can be utilized (Please see Exhibit 1 from the Agreement attached). While the current Agreement does not provide for use of the funds for new dwelling units, #6 provides that other affordable housing programs approved by the County Administrator provides for that option if agreed to by the City and the County.

We trust the above and attached provides clarification on the matter. If you should have any questions or require additional information, please do not hesitate to contact me.

Thank you.

Sincerely,



Leigh R. Kerr, AICP
President

cc: Andria Wingett, City of Hollywood

• 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

www.LeighRobinsonKerr.com

EXHIBIT 1
Affordable Housing Programs

Affordable Housing Programs are programs that (1) are wholly located within one or more LMI Areas (as defined below), and (2) consist entirely of one or more of the following types of expenditures:

1. Rehabilitating existing LMI Area residential property, subject to restrictive covenants requiring that the affordability of the residential units be maintained for a period of at least ten (10) years for owner-occupied housing and at least fifteen (15) years for rental housing, or such other duration as approved by the County Administrator or the Broward County Board of County Commissioners
2. Affordable/workforce LMI Area housing programs (including home repair and purchase assistance)
3. First-time LMI Area homebuyer assistance programs, subject to restrictive covenants requiring that the affordability of the residential units be maintained for a period of at least fifteen (15) years
4. Actual expenses for planning, designing, or implementing horizontal infrastructure (i.e., drainage, wastewater, water supply, solid waste, lighting, paving, bridges, roadways, canals, or transportation in LMI Areas), provided that total expenditures for this category shall not exceed fifteen percent (15%) of all County Contributions and all Affordable Housing Funding
5. Work skills programs that enable residents to apprentice on projects and gain new life skills
6. Other affordable housing programs approved in writing by County Administrator

Low-to-Moderate Income Areas ("LMI Areas") are defined as follows: Geographical areas (calculated on a block group basis) within the City in which more than half (>50%) of the residents have an annual median income (AMI), adjusted for family size, that is eighty percent (80%) or less of the AMI for Broward County, Florida, as published by the Florida Housing Finance Corporation for the applicable year. Census block data shall be derived by the most recent available decennial census. In addition, any census tract(s) where 16% or more of the population falls under the federal poverty rate shall be included. At this time these tracts are 912.01, 919.02, 904.01, 918.01, 905.04, 914.00, 917.02, 903.02, 904.03, 903.01, 911.00, 904.04, and 805.00.

ATTACHMENT 17

Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

June 10, 2019

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301



Re: Diplomat - Amendment PCT/PC 19-1 - Hurricane Evacuation Shelters

Dear Barbara,

At its January 24, 2019 meeting, the Broward County Planning Council recommended approval of the above referenced amendment in part subject to clarification of continued dialogue between the applicant, City and County regarding BCLUP POLICY 2.12.8 related to hurricane evacuation shelters.

Since that meeting, there have been discussions at the County Commission on March 28, 2019 and at its May 7, 2019 transmittal hearing regarding sheltering issues within Broward County. In addition, the applicant has continued to have discussions with the City of Hollywood regarding the issue. Also, the applicant has engaged consultants to meet with the County to determine and confirm the staffing number needed if the additional 350 residential units are approved.

Absent an agreement between the City and the County, the applicant is prepared to commit, pursuant to a process to be agreed upon, to provide an adequate number of its employees that will be available and bonded to fill positions. Not unlike the City's position, the applicant is also requesting the County to confirm that these persons will be paid by the County at the same rate as those provided through other governmental agencies.

I trust this will address some of the outstanding questions regarding the above matter.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Kerr".

Leigh R. Kerr, President

cc: Andria Wingett, City of Hollywood

• Planning • Zoning • Land Use • Expert Testimony •

808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301

Phone (954) 467-6308 Fax (954) 467-6309

lkerr808@bellsouth.net • www.LeighRobinsonKerr.com

Established 1985

June 11, 2019

Ms. Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301



RE: City of Hollywood – Diplomat Land Use Plan Amendment Planning Council Conditions

Dear Barbara:

As you are aware, on January 24 2019, Broward County Planning Council (BCPC) unanimously approved first reading of the application with three conditions:

1. A second public hearing for the Planning Council, should the Commission forward the application to the State for its 30 day review.
2. Continued dialogue between the City of Hollywood and the County's Emergency Management regarding sheltering.
3. City to provide additional information regarding the funding for new affordable housing units. In an effort to facilitate the continued dialogue between the City of Hollywood and the Planning Council, the City is providing below responses to concerns raised in conditions 2 and 3.

Condition 2: Sheltering

Considering the questions and concerns Planning Council members presented during its January 24, 2019 meeting, City of Hollywood staff is providing information in response to those questions and concerns. Many of the following points were noted in a letter dated October 30, 2018 to Tracy Jackson, Director of the Broward County Regional Emergency Services and Communications Division. Barbara Blake Boy, the Executive Director of the Broward County Planning Council, received a copy of the letter.

- Page 1-3 of Florida's 2018 Statewide Emergency Shelter Plan states the following: "Chapter 252.38, Florida Statutes, provides that Safeguarding the life and property of its citizens is an innate responsibility of the governing body of each political subdivision of the state.' This places the statutory duty for evacuating and sheltering at-risk citizens during an emergency or disaster upon county governing boards (i.e., Board of County Commissioners). To expand and expedite locally available resources to meet an emergency need, the Legislature directed that during a declared state or local emergency, district boards will, upon request, participate in emergency management by providing facilities, personnel, equipment and vehicles." This language specifically makes counties and the local school districts solely responsible for emergency and disaster sheltering. As such, City staff believes Broward County Land Use Plan Policy 2.12.8 and Strategy DP-5 conflict with state law because the county is discouraging development due to its inability to meet its statutory responsibility.

- Broward County hurricane evacuation shelters are opened for all residents who feel unsafe in their homes during a hurricane, not just those who live in an evacuation zone. This includes mobile home park residents and others who live in areas outside of the designated evacuation zones. Therefore, City staff feels Broward County Land Use Plan Policy 2.12.8 and Strategy DP-5 unfairly target development in designated evacuation zones.
- Florida's 2018 Statewide Emergency Shelter Plan states that in 2017, Hurricane Irma resulted in 54 of 67 counties ordering evacuations. Approximately 3.8 million people were under evacuation orders, but the shadow evacuations (evacuees who do not live in an evacuation zone) raised estimates to 6.8 million evacuees. Approximately 200,000 sought public shelter across the state, according to the report. Clearly, the estimated number of evacuees who do not live in an evacuation zone nearly matched the number of people who were affected by evacuation orders during Irma. Yet the total number of people who sought public shelter space in Florida during Irma was less than 3 percent of the total number of people estimated to have evacuated. Miami-Dade County alone had 30,000 people seek public shelter during Irma even though 650,000 residents were affected by its evacuation order. That represented less than 5 percent of the total number of people affected by the evacuation order. Evacuees included residents and visitors from throughout Miami-Dade and Monroe counties, according to the Miami-Dade County Office of Emergency Management. Additionally, when you consider the high property values along coastal Broward County and the personal resources available to many of the individuals who reside in and visit that area, it is questionable – if not doubtful – that these individuals would seek public sheltering during a hurricane. It is reasonable to conclude that the majority of residents who go to a hurricane shelter do not live in an evacuation zone.
- Florida's 2018 Statewide Emergency Shelter Plan reported Broward County as having "sufficient" shelter capacity for a Category 4 or 5 hurricane, which as the most intense tropical storms, would require the most sheltering capacity. The state's determination is based on data provided to the state by Broward County. This contradicts the statement by Broward County to the Planning Council that Broward County currently has a shortage of sheltering capacity. Broward County has advised City staff that it voluntarily does not utilize the entire hurricane evacuation shelter capacity it reports to the State of Florida, largely due to staffing challenges. For many years, the American Red Cross voluntarily provided the county with staffing and logistical support for its hurricane sheltering operations. Unfortunately, the American Red Cross has significantly scaled back its participation in emergency and disaster sheltering in recent years due to a decline in human and financial resources. Instead of requiring more resources from the local school board for emergency and disaster sheltering as allowed under Florida law, Broward County has increased pressure on local municipalities to fill the void. City staff feels it is inappropriate and statutorily impermissible for the county to attempt to compel municipalities to share, or even assume, its statutory obligation to provide emergency or disaster sheltering.

- Broward Emergency Management advised City staff in October 2018 that the Broward County School Board had assigned 600 employees to perform hurricane sheltering duties. Broward County Public Schools has more than 36,000 employees. The 600 employees designated for shelter duty constitute 1.6 percent of the entire Broward County Public Schools workforce. Chapter 252.38, Florida Statutes, requires the school board to provide "facilities and necessary personnel to staff such facilities" at the request of the county.

Condition 3: Affordable Housing

In response to the Broward County Planning Council's request for information about City of Hollywood initiatives to produce new affordable housing, particularly units supported by funds derived from the affordable housing ILA with Broward County, note that the ILA does not currently support production of new, affordable housing units. The Agreement does, however, provide for homebuyer purchase assistance programs within LMI Areas designated in the ILA.

A number of new affordable housing initiatives that will be supported by ILA funds were proposed by Community Development Division staff during a City Commission Workshop on December 13, 2018. The initial phase of administrative policies governing these programs, including a purchase assistance program for first-time homebuyers, was approved by the City Commission on February 20, 2019.

The purchase assistance program will subsidize an eligible participant's purchase of an individual housing unit within LMI Areas designated in the ILA. As the ILA program is currently structured, purchase assistance is available for existing housing units. Existing units include previously existing ones, and ones that are newly-constructed, either at the behest of a housing developer or a program participant, provided the unit is located in an eligible area. The ILA program does not support the cost of production of new housing units.

Additional new ILA housing programs have been developed. Comments from elected officials and the general public were received during a Special City Commission meeting on March 20, 2019. These programs do not support production of new affordable housing units. The ILA housing programs were recently approved by the City Commission on April 17, 2019.

If you have further questions or concerns, please contact me or Andria Wingett, Assistant Director of the Department of Development Services, at 954.921.3471.

Sincerely,



Gus Zambrano

Assistant City Manager/Sustainable Development

cc: Wazir Ishmael, Ph.D., City Manager, City of Hollywood
Andria Wingett, Asst. Director, Development Services, City of Hollywood
Leslie A. Del Monte, Planning Manager, City of Hollywood
Jaime Hernandez, Emergency Management Coordinator, City of Hollywood
Clay Milan Community Development Manager, City of Hollywood
Wilson C. Atkinson, Esq. Tripp Scott
Leigh R. Kerr, AICP, Leigh Robinson Kerr & Associates, Inc.

ATTACHMENT 19

From: Wilson C. Atkinson <wca@TrippScott.com>
Sent: Wednesday, June 12, 2019 10:03 AM
To: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Cc: Leigh Robinson Kerr (Lkerr808@bellsouth.net) <Lkerr808@bellsouth.net>
Subject: FW: Diplomat LUPA and emergency shelter issue

Good morning Barbara:

This morning I received the email below from Tracy Jackson, responded to it and then received a personal telephone call from him. The essence of that call was the county staff thru the assistant county manager believes that my suggestion complies with the policy at issue and will support it. Now the question is can I get the City to endorse it as the enforcement agency or how to structure it thru the County. I hope this can assist you and Andy to allow the June meeting.

From: Wilson C. Atkinson
Sent: Wednesday, June 12, 2019 9:37 AM
To: 'Jackson, Tracy'
Cc: Furr, Beam; Vunkannon, Lori; 'Candice Ericks'
Subject: RE: Diplomat LUPA and emergency shelter issue

Thank you for this response, as mentioned it is consistent with our telephone conversation late last week, with the exception that the 4.2 required personnel has now been quantified to be 4 persons. I am continuing to attempt with the City of Hollywood the cooperation requested by the County but as you know the head winds are at hurricane strength. The resolution we last discussed and I believe we had agreed would satisfy the current policy is available from my client and could be granted to the county immediately, but the request that it come thru the City is my hurdle. I have currently requested that the City Attorney meet with me and opine on this solution to the City manager and mayor.

From: Jackson, Tracy [<mailto:TJackson@broward.org>]
Sent: Wednesday, June 12, 2019 9:23 AM
To: Wilson C. Atkinson
Cc: Furr, Beam; Vunkannon, Lori
Subject: RE: Diplomat LUPA and emergency shelter issue

Mr. Atkinson, As we discussed last week, my initial email was held up in my 'drafts' box, (but I forwarded it anyway, as FYI)
As for where we are now, I believe I've given detailed answers to your queries in our conversation.
Below are summary comments.

Thanks,

Tracy L. Jackson, Director

Regional Emergency Services and Communications
201 NW 84 Avenue, Plantation, FL 33324
Office: 954-831-3908 | Mobile: 954-400-8195 | FAX: 954-382-5805
tjackson@broward.org

From: Wilson C. Atkinson <wca@TrippScott.com>
Sent: Sunday, June 2, 2019 8:09 AM
To: Jackson, Tracy <TJackson@broward.org>
Cc: Furr, Beam <BFURR@broward.org>
Subject: RE: Diplomat LUPA and emergency shelter issue

Good morning Mr. Jackson:

Please recall my request below made on May 16th. To date I have received no reply and now need to present to the Planning Council a response that requires this information. It has been my understanding that your department has been requiring additional personnel be provided for these shelters in addition to that currently being supplied by the school board and Cities.

In the alternative to this information perhaps you can advise me in writing what additional personnel my client would need to make available when it adds up to an additional 350 residential units within the evacuation zone. I would also remind you that the County's initial response to the LUPA filing by the Diplomat was that the additional hotel rooms would not impact these emergency shelters as reflected in the Diplomat's long standing emergency shelter evacuation plan on file with the County. Your immediate response to this follow up request will be appreciated, you can also reach me telephonically at 954-765-2912 or cell 954-610-8496. Thank you

Wilson C. Atkinson

Director
phone 954-525-7500 | fax 954-761-8475 | direct 954-765-2912
110 SE Sixth Street, Suite 1500, Fort Lauderdale, FL 33301 | www.trippscott.com
Best Place to Work | Florida Trend | South Florida Business Journal

From: Wilson C. Atkinson
Sent: Thursday, May 16, 2019 9:26 AM
To: 'Jackson, Tracy'
Subject: Diplomat LUPA and emergency shelter issue

Good morning Mr. Jackson:

Notwithstanding the numerous attempts I have made with the City of Hollywood and conversations with different county commissioners there still appears to be confusion as to the county's requirement or expectation to consider that the Planning Objective holding up this submittal has been complied with. Please by return email confirm the following:

What the county considers the negative impact of this approval will have on its obligation to provide emergency shelter staffing. It has been my understanding that the hotel's emergency evacuation plan on file with the county for all practical purposes eliminates an impact as to the hotel units. However, our plan does provide for the ultimate creation of a residential facility of up to 350 units and at such time as it is constructed and occupied an impact would exist. We believe that if this impact can be quantified we can provide a binding agreement to compensate for the impact.

[Tracy Jackson] My understanding is the current Land Use Plan requires the City to assist with shelter staffing. The details have been provided in the response to the Planning Board. I will have that information forwarded so as to maintain consistency.

The amount of compensation a staffing person can expect to receive for its labor at a shelter facility. The City manager has verbally advised that he can encourage his employees to participate as approved volunteers, be trained to staff the local shelters, but will need a financial commitment from the county as to the pay they would receive. It is my understanding that the county will compensate these workers with the expectation that the federal government will later reimburse those expenditures. However has the amount of compensation and its payment been determined so that an agreement with the City can be reached. Perhaps this response can match that agreed upon with the school board participants or we can discuss your current thinking.

[Tracy Jackson] Concerning the idea you spoke of, my best guess is that the staffing cost would be borne by the City, who would be responsible for applying for reimbursement to FEMA. This could of course, change as we move forward. I don't have specifics as those are determined by existing salaries.

Please provide me with the locations of the shelters our LUPA application is expected to affect and what number of staffing personnel is desired from either our self or the City to comply with this planning objective

[Tracy Jackson] Shelters are opened on an as needed basis, based upon current conditions. A listing is available on our website. The number of requested staff is four.

Currently our application is being reviewed by the State but within the next 30 to 45 days we will need to have a resolution to this issue if the application is to timely advance thru the normal process. Your assistance or that of your designee is appreciated

ATTACHMENT 20

From: Jackson, Tracy <TJackson@broward.org>
Sent: Thursday, June 13, 2019 9:17 AM
To: Wilson C. Atkinson <wca@trippscott.com>
Cc: Blake Boy, Barbara <BBLAKEBOY@broward.org>; Leigh Robinson Kerr (<Lkerr808@bellsouth.net>); Candice Ericks <Candice@tsecgov.com>; Vunkannon, Lori <LVunkannon@broward.org>; Jefferson, Alphonso <AJEFFERSON@broward.org>
Subject: Re: Diplomat LUPA

Hi Mr. Wilson. Thank you for the information. Unfortunately, as per our previous discussions, I have no ability to authorize on behalf of the County anything not specifically codified within the LUPA.

If you would be so kind as to reach out to the County Attorney or our Planning Board I'm certain that they can direct you as appropriate.

Tracy L. Jackson, Director

Regional Emergency Services and Communications

[201 NW 84 Avenue, Plantation, FL 33324](#)

Office: [954-831-3908](tel:954-831-3908) | Mobile: [954-400-8195](tel:954-400-8195) | FAX: [954-382-5805](tel:954-382-5805)

tjackson@broward.org

from my mobile

On Jun 12, 2019, at 3:19 PM, Wilson C. Atkinson <wca@trippscott.com> wrote:

Hello Tracy:

Subsequent to our communications this morning I spoke with my client and I believe I have a method to implement that which we last discussed with an agreement that would not require the City's cooperation. Basically it will be the same concept and will speak to that portion of the diplomat property that can be used for the residential units and prohibit the issuance of a building permit for the construction of any residential units without county approval. It is my understanding that the County is still required to sign off on plans prior to the issuance of building permits thus they already have in place the enforcement mechanism. If you concur please ascertain if the manager will consider this. If so advise if you wish me to meet with the county attorney to prepare the necessary agreement that the attorney can opine to.

Wilson C. Atkinson

Director

phone 954-525-7500 | fax 954-761-8475 | direct 954-765-2912

110 SE Sixth Street, Suite 1500, Fort Lauderdale, FL 33301 | www.trippscott.com

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Regional Emergency Services and Communications

EMERGENCY MANAGEMENT DIVISION

201 N.W. 84th Avenue • Plantation, Florida 33324-1895 • 954-831-3900 • FAX 954-382-5805

ATTACHMENT 21

June 26, 2019

19.042

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 S. Andrews Ave., Room 307
Ft. Lauderdale, FL 33301



RE: Broward County Land Use Plan - Review of Proposed Amendment - Hollywood PC 19-1

Dear Ms. Blake Boy:

This is to advise the Board that Broward County Emergency Management staff, in consultation with representatives from the Diplomat, are working towards a solution to provide the recommended staffing.

Although the applicable municipality would normally be the agency to provide these shelter workers, staff is in the process of discussions to finalize an agreement in which the owners of the property, Diplomat Landings Owner, LLC, and Diplomat Hotel Owner, LLC, and their successors and assigns (collectively "Diplomat"), agree to provide these personnel prior to the County approving the issuance of any building permit to construct the residential component requested by this Land Use Amendment PC 19-1.

For this reason, staff believes that the Planning Council can recommend Amendment PC 19-1 as it relates to Policy 2.12.8 with the understanding that the County, the Diplomat, and the municipality, as applicable, will finalize this agreement and present it to the County Commission for ratification prior to Amendment PC 19-1 becoming effective.

We look forward to working together with the respective parties to mitigate future impacts.

Regards,

A handwritten signature in blue ink that appears to read "Tracy L. Jackson".

Tracy L. Jackson

Director

Regional Emergency Services and Communication

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine

www.broward.org