

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND URBAN DESIGN DIVISION**

DATE: November 14, 2019 **FILE:** 19-L-48

TO: Planning and Development Board/Local Planning Agency

VIA: Leslie A. Del Monte, Planning Manager

FROM: Deandrea Moise, Planning Administrator

SUBJECT: 1940 N 30th Road LLC and 1954 N 30th Road LLC requests an amendment to the City's Comprehensive Plan to change the Land Use designation from Industrial (IND) to General Business (GBUS); amending the City's Land Use map to reflect the change located at 1940 N 30 Road and 1954 N 30 Road (YGFM LUPA).

APPLICANT'S REQUEST:

Amend the City's Comprehensive Plan to change the Land Use designation from Industrial (IND) to General Business (GBUS); amending the City's Land Use map to reflect the change (YGFM LUPA).

STAFF'S RECOMMENDATION:

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

BACKGROUND

The subject property is currently home to the Yellow Green Farmer's Market established formally with the City and County in 2010. The overall site is approximately 16 acres, nine of which house the commercial functions of the market. The remaining area is dedicated to accessory parking. The market is currently open to the public on the weekends, and allowing vendors access on Fridays for preparations.

REQUEST

The request is to amend the City's Comprehensive Plan to change the Land Use designation from Industrial (IND) to General Business (GBUS) for the approximate nine acre portion of the site where the commercial activities occur. To address growing popularity, their desire to formally expand the market, parking concerns, and City regulations, the Applicant has been working with the City to rectify violations, to bring the property into compliance, to ensure the adequate regulatory framework is in place, and to

acquire the appropriate approvals. This triggers the Applicant to complete several processes with the City and County. Having the adequate land use is the one of the first steps in the process. While the current zoning allows for commercial uses that take place within the market, any further expansion requires a Land Use amendment. As the subject property is under 10 acres, this is considered to be a small scale plan amendment by Broward County Regulations. This process is done at the municipal level, similar to a rezoning. Once the City's Comprehensive Plan is updated in compliance with BrowardNext, all commercial and industrial land uses will be collapsed into the Commerce Land Use category, eliminating any possible land use impact from the Applicant's proposed amendment.

SITE DATA

Owner/Applicant:	1940 N 30th Road LLC and 1954 N 30th Road LLC
Address/Location:	1940 N 30 Road and 1954 N 30 Road
Amendment Area:	9.4 ± net acres
Existing Zoning:	Low Intensity Industrial and Manufacturing District (IM-1)
Existing Future Land Use:	Industrial (IND)
Proposed Future Land Use:	General Business (GBUS)

ADJACENT FUTURE LAND USE (AMENDMENT AREA)

North: Industrial (IND)
South: Industrial (IND) / General Business (GBUS)
East: Transit Oriented Development (TOD)
West: Industrial (IND) / Low Residential (LRES)

ADJACENT ZONING (AMENDMENT AREA)

North: Low Intensity Industrial and Manufacturing District (IM-1)
South: Low Intensity Industrial and Manufacturing District (IM-1) / High Intensity Commercial District (C-5)
East: Planned Development (PD)
West: Low Intensity Industrial and Manufacturing District (IM-1) / Single Family District (RS-3)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Land Use Element:

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

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

Policy 6.6: *Create and expand, where appropriate, commercial and industrial zones to increase tax revenues. (CWMP Policy CW.21)*

Policy 8.12: *The compatibility of existing and future Land Uses shall be a primary consideration in the review and approval of amendments to the Broward County and City Land Use plans.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

Sub-Area 6, the West-Central Hollywood area, is defined by I-95 to the east, Pembroke Road to the south, Sheridan Street to the north and 56th Avenue to the west. This area is comprised of the residential neighborhoods of Hollywood Hills, Park East and Hillcrest. This sub-area is a mix of residential, commercial, office, institutional and industrial uses. Of these uses, there are a number of sub-sectors that function relatively independently.

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

SUMMARY OF FINDINGS

1. Pursuant to the City's Comprehensive Plan as identified, Staff finds the proposed Land Use change from Industrial to Commercial, referred to as YGFM LUPA, to be consistent with the City's Comprehensive Plan.
2. Pursuant to the City-Wide Master Plan Guiding Principles as identified, Staff finds the proposed Land Use change from Industrial to Commercial, referred to as YGFM LUPA, to be consistent with the City-Wide Master Plan.

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

ATTACHMENTS

Attachment A: Application Package

Attachment B: Land Use and Zoning Map

ATTACHMENT A

Application Package

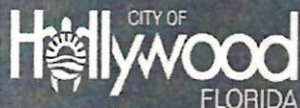
PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 1940, 1954 N 30th RoadLot(s): See attached Exhibit A Block(s): _____ Subdivision: Central Golf SectionFolio Number(s): 5142-08-01-0041 and 0050Zoning Classification: M-1 Land Use Classification: IndustrialExisting Property Use: Farmers Market Sq Ft/Number of Units: 146,496 combined gfa below

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

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

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

☒ Explanation of Request: Small Scale Land Use Plan Amendment for expansion of existing farmer market by adding a 44,688 sq.ft. open roofed food court and converting 35,688 sq.ft. of existing warehouse to vendor space.

Number of units/rooms: _____ Sq Ft: 145,496 sq. ft. farmers marketValue of Improvement: \$1,000,000 + Estimated Date of Completion: late 2019Will Project be Phased? () Yes () No ☒ If Phased, Estimated Completion of Each Phase _____Name of Current Property Owner: 1940 N 30th Road LLC; 1954 N 30th Road LLCAddress of Property Owner: 3069 Taft Street, Hollywood, FL 33021Telephone: 954 921 2444 Fax: 954 921 2508 Email Address: adrucker@invictawatch.comName of Consultant/Representative/Tenant (circle one): Calvin, Giordano & Associates, Inc.Address: 1800 Eller Drive, Suite 600, Ft. Lauderdale Telephone: 954 266 6468Fax: 954 921 8807 Email Address: hholden@cgasolutions.com

Date of Purchase: 2-13-2009; 2014s there an option to purchase the Property? Yes () No (☒)
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Debbie M. Orshefsky, Esquire, Partner
Holland & Knight Address: 515 East Las Olas Blvd, Suite 1200

Fort Lauderdale, FL 33301 954 468 7871

Email Address: Debbie.Orshefsky@hklaw.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: _____

PRINT NAME: Aline V. Ducker, General Counsel _____

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public
State of Florida

Print Name

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

YELLOW GREEN STATION

Small Scale Land Use Plan Amendment Submitted to City of Hollywood July 1, 2019



Prepared By:



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

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1. TRANSMITTAL INFORMATION

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

This is a local amendment. Upon adoption the above referenced materials will be provided to Broward County Planning Council and State of Florida Department of Economic Opportunity.

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

To be determined by staff approximately December 2019

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

The amendment area is *not* within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

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

The proposed amendment is a small-scale amendment per Florida Statutes.

2. LOCAL GOVERNMENT INFORMATION

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

To be determined by the City of Hollywood staff.

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

To be determined by staff approximately December 2019 or January 2020

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

Name:	Ms. Leslie A. Del Monte
Title:	Planning Manager
Government:	City of Hollywood

Address: 2600 Hollywood Boulevard, Room 315
Hollywood, Florida 33020
Phone: 954.921.3471
Fax: 954.921.3347
Email: LDELMONTE@hollywoodfl.org

- D. Summary minutes from the local planning agency and local government public hearing of the transmittal of the City of Hollywood Land Use Plan amendment.

This is a municipal small-scale amendment.

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

Proof of public hearings, public notice mailings and sign postings, as well as newspaper advertising is provided in Exhibit A.

3. APPLICANT INFORMATION

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

Name: 1940 North 30th Road LLC, in care of Invicta Watch Group
Contact Person: Ms. Aline V. Drucker, Esquire, General Counsel
Address: 1 Invicta Way (3069 Taft Street)
Hollywood, Florida 33021
Phone: 954.921.2444
Fax: 954.921.2508
Email: adrucker@invictawatch.com

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

Name: Mr. Hoyt Holden, AICP
Title: Planning Manager
Firm: Calvin, Giordano & Associates, Inc.
Address: 1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316
Phone: 954.921.7781
Fax: 954.921.8807
Email: HHolden@cgasolutions.com

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

Name: 1940 North 30th Road LLC, in care of Invicta Watch Group
Contact Person: Ms. Aline V. Drucker, Esquire, General Counsel
Address: 1 Invicta Way (3069 Taft Street)
Hollywood, Florida 33021

Phone: 954.921.2444
Fax: 954.921.508
Email: adrucker@invictawatch.com

- D. Fee for processing the amendment in accordance with City of Hollywood regulations.

The \$4,611 fee for processing the amendment has been included with this application.

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

For almost 10 years the Yellow Green Farmers Market has operated at the subject site. The owner/developer is now proposing to expand the existing facility, renovate and change the use of an existing warehouse building and upgrade the parking areas, necessitating this small-scale amendment. The expansion plans include adding an open-roofed food court of approximately 44,688 square feet to the existing 65,120 square foot market, and conversion of the existing 35,688 square foot warehouse building to additional market vendor space.

This is a local plan amendment only. The Broward County Future Land Use Plan already designates the properties as COMMERCE which permits the current and future farmers market use.

4. AMENDMENT SITE DESCRIPTION

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

The gross acreage of the amendment site is approximately 437,610 gross square feet, or 9.4255 acres. The amendment site is comprised of two (2) contiguous parcels under common ownership; Folio # 5142-08-01-0041 (existing warehouse) and 5142-08-01-0050 (existing farmers market), located at 1954 and 1940 N 30th Road respectively. This site is generally bound by Taft Street on the South, Sheridan Street on the North (not contiguous), and the CSX Railroad on the East; Invicta Watch Group headquarters and a business/industrial warehouse are located to the West.

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

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

This is not applicable as the County Plan is not being amended. The Survey cover sheet contains a clearly defined location map.

5. EXISTING AND PROPOSED USES

- A. Current and proposed City of Hollywood Future Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

Below are the designations on the Future Land Use Plan Maps of the City of Hollywood and Broward County. Please refer to the chart below for the acreage breakdown of each land use. See Exhibit "C" and Exhibit "D" for maps.

City of Hollywood Future Land Use	Gross Acreage	Broward County Land Use
Industrial	4.9656	Commerce
Industrial	4.4599	Commerce
TOTAL	9.4255	

The proposed Future Land Use Plan designation for the City is General Business (GB) which is consistent with the existing Broward County Future Land Use Plan designation of Commerce.

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

The current adopted City and County Future Land Use Plan designations of the surrounding properties are:

City of Hollywood Future Land Use	Direction	Broward County Future Land Use
Industrial	North, South, & West	Commerce
Transportation (Railroad)	East	Activity Center (East of Railroad)

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

No flex is being utilized.

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

The existing use of the amendment site is farmer's market. Adjacent areas are used for industrial warehouses (South and West), open storage (North), and the Invicta Watch Group warehouse and headquarter offices (West).

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

The square footage of the farmers market will be 145,496; 65,120 of which is existing square footage, 44,688 square feet which is being added as an open roofed food court and 35,688 square feet which is being converted from existing warehouse to farmers market vendor space.

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

Land Use	Gross Acreage	Maximum Permitted Formula	Existing Maximum
Industrial	4.9656	Acreage of Use	4.9656 Acres of Industrial Use
Industrial	4.4599	Acreage of Use	4.4599 Acres of Industrial Use

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

A third parcel (not contiguous) with a street address of 3080 Sheridan Street will be utilized for vendor and customer parking. This 6.6-acre parcel will be accessed from Sheridan Street and a landscaped pedestrian path will be provided to connect vendors and patrons to the market. A site plan is being filed for all three parcels and all are under common ownership.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

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

A. Sanitary Sewer Analysis

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

The 12 water closets in the existing market have a lateral that exits west into Invicta property and to a private LS that pumps out to Taft street. The existing warehouse to be renovated is on septic tank. If feasible this warehouse may be connected to the existing SS system; otherwise it will remain on septic.

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

The site is currently not connected to the City of Hollywood's wastewater facilities. The wastewater treatment system has a combined rated capacity of 55.5MGD. The current and committed demand is 37.36 MGD as reported on June 3, 2019. The overall plant flow with committed demand is 67.32 % of rated capacity. No plant capacity expansions are planned at this time.

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

The proposed amendment will not create a significant impact as the proposed amendment is being sought to reallocate/relocate existing uses and vendors to comply with health and safety codes and provide seating for customers to rest or consume foods currently consumed on the go. GFA expansion is negligible, thus there is no increased or decreased impact to illustrate.

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

The Utilities' wastewater flows are currently in the range of 35.312 MGD on an average annual basis for the years 2011-2015. The table below represents daily average flows based on data from the 2011-2015 DMR's.

Historic Yearly Wastewater Flows

Year	Average Daily Flow (MGD)
2015	35.599
2016	36.427

2017	36.981
2018	36.675
(Last 12 months)	35.312

Hollywood Sewage Treatment Plant

Hollywood Plant	2007	2010	2025	2030
Projected ADF	29.2MGD	28.0 MGD	37.3 MGD	40.0 MGD
Design Capacity	36.5 MGD	38.2 MGD	50.5 MGD	54.2 MGD

The Florida Department of Environmental Protection (FDEP) has issued permits allowing the City of Hollywood to irrigate their golf courses, parks, etc. with its treated effluent and the treated effluent received from other large users. The remainder of the treated wastewater is disposed of through the Hollywood ocean outfall. In addition, the WWTP reuses approximately 100 GPM of plant effluent water for cleaning of the belt filter press. The reuse water is filtered and is used in the Residuals Building. Due to the recently promulgated legislation requiring closure of the ocean outfall, the City of Hollywood may be investigating alternative disposal methods such as aquifer recharge of highly treated effluent and deep injection well disposal. However, there is little to no irrigable areas on the existing site and the proposed amendment does not significantly alter this; where landscaping is proposed it is anticipated to drought tolerant xeriscaping.

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

This is not a County amendment therefore receipt of this letter is not applicable as this application will be reviewed by City staff as part of the PDB approval process.

B. Potable Water Analysis

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

Potable water is processed by the City of Hollywood Water Treatment Plant located at 3414 Hollywood Boulevard. The plant has a permitted design capacity of 59.50 MGD. In the past

12 months total maximum daily demand was 26.25 MGD (February 2018). The SFWMD permitted raw water withdrawal is 39.4 MGD. As the amendment area is already developed and there will be no significant impacts associated with the amendment, the potable water facilities and treatment capacity to serve are already in place.

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

The City of Hollywood's Water Treatment Plant treats water from the City's own Aquifer and Floridan Aquifer (Hollywood Hills and West Hollywood area) as well as bulk purchased raw Biscayne Aquifer water from Broward County's South Regional Wellfield (SRW) at Brian Piccolo Park in Cooper City.

On April 10, 2008 WUP No. 06-00038-W was issued to the City of Hollywood by SFWMD and expires on April 10, 2018. The total permitted withdrawal amount from the Biscayne Aquifer and Floridan Aquifer system for public water supply is 39.4 MGD. Taken individually, the maximum annual average allocation for the Biscayne Aquifer is 11,205 MG (30.7 MGD) with a maximum monthly allocation of 1062.20 MG. The maximum annual average allocation for the Floridan Aquifer is 3168 MG (8.7 MGD) with a maximum monthly allocation of 259 MG.

Water Treatment Plant Capacity

Facilities	Water Treatment Plant
Permitted capacity	35.7 MGD
Current demand (daily average annual)	21.4 MGD
Committed/peak demand	27.18 MGD

Source: City of Hollywood Water Supply Plan Potable Water Sub Element January 2015

South Regional Wellfield Project Flows

Years	Hollywood ADF	Hollywood MDF	Total ADF	Total MDF
2007	1.2	6.0	12.5	21.0
2008	1.2	6.0	12.6	21.0
2013	1.2	6.0	12.6	21.1
2018	1.2	6.0	12.7	21.1
2023	1.2	6.0	12.7	21.1

Source: Broward County Comprehensive Plan, 2007, Table 4-9 Infrastructure Element City of West Park Comprehensive Plan.

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

City of Hollywood's Water Treatment Plant treats water from the City's own Biscayne Aquifer and Floridan Aquifer (Hollywood Hills and West Hollywood area) as well as bulk purchased raw Biscayne Aquifer water from Broward County's South Regional Wellfield (SRW) at Brian Piccolo Park in Cooper City. The water from the SRW is treated and then sold back to Broward County for distribution to their service areas.

On April 10, 2008 WUP No. 06-00038-W was issued to the City of Hollywood by SFWMD and expires on April 10, 2018. The total permitted withdrawal amount from the Biscayne Aquifer and Floridan Aquifer system for public water supply is 39.4 MGD. Taken individually, the maximum annual average allocation for the Biscayne Aquifer is 11,205 MG (30.7 MGD) with a maximum monthly allocation of 1062.20 MG. The maximum annual average allocation for the Florian Aquifer is 3168 MG (8.7 MGD) with a maximum monthly allocation of 259 MG.

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

The proposed amendment will not create a significant impact as the proposed amendment is being sought to reallocate/relocate existing uses and vendors to comply with health and safety codes and provide seating for customers to rest or consume foods currently consumed on the go. GFA expansion is negligible, thus there is no increased or decreased impact to illustrate.

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

**Projected Demand
City's Water Service Area Estimated Population 2010-2030**

Service Area	2010	2015	2020	2025	2030
City's Retail Water Service	138,585	144,554	149,573	150,720	155,105
Broward County District 3A Service Area	15,431	16,384	16,960	17,451	17,962
Broward County District 3B/3C Service Area	33,062	32,902	33,660	34,075	35,594
City's Water Service Area	187,078	193,840	200,193	202,246	208,661

Source: Table 2-3: City of Hollywood Water Supply Plan Potable Water Sub Element January 2015

The existing permit contains sufficient allocation to meet the demands for both the City and the agreed amounts stated in the Hollywood / Broward agreement.

The City of Hollywood Water Supply Plan Potable Water Sub Element January 2015 indicates that due to increased reuse programs, expected to reach 23 MGD, that a previously planned expansion of their reverse osmosis facilities (used for the Floridan Aquifer) may not be required through the 20-year planning horizon. Since the City has sufficient water supply and treatment capacity infrastructure in place, no capital expenditures required to meet the City's water supply needs the planning horizons.

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

Please refer to Exhibit E.

C. Drainage Analysis

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

(From the City's Comprehensive Plan): The City maintains its own drainage lines and swales within its municipal boundaries, and also services the South Broward Drainage District. The current conditions of the drainage system require periodical maintenance and replacement with a 20 to 25-year life span on the system. The drainage system has a two-fold purpose:

- a. To protect persons, property from flood damage by draining excess waters into the Atlantic Ocean, and
- b. Recharge the aquifer with Stormwater of good quality.

Current Level of Service standards include:

- a. Private Property: retain property and dispose of ½ inch of storm runoff during any five-minute period.
- b. Single Family: maintain minimum of 30% pervious area on site.
- c. Buildings: To have the lowest floor elevation no lower than the elevation for the respective area depicted on the National Flood Insurance Rate Map (FIRM) by Federal Emergency Management Agency (FEMA) for flood hazard areas based on 100-year flood elevation.

The current LOS standards adopted by Broward County is also used by the City of Hollywood. The existing surface water management system design is adequate to meet the current demand generated by the ongoing development within the City. In order to meet drainage requirements generated by future development within the City, a series of improvements are planned. These improvements will meet or exceed required storage and runoff criteria. Land use regulation, development practices, strong support for vegetation, mitigation, and landscaping all provide for a high degree of valuable and effective Stormwater infiltration and provide groundwater recharge.

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

Drainage is provided by a storm water management system that collects and conveys storm runoff to the city owned stormwater system along Taft Street. In this general area of the City, drainage is first accommodated through a series of swales (single family residential) and combination of swales and exfiltration trenches (non-single family residential) to meet both water quality and water quantity prior to runoff and ultimate discharge. There is no dependent or independent drainage district serving the amendment area; all permitting is through Broward County and South Florida Water Management District.

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

There is an existing storm drain inlet and pipes (also sewer pipes) in the existing paved area west of the market that is proposed to be the food garden. These improvements will have to be adjusted or relocated as part of the food garden expansion. There are no planned or funded drainage improvements by the City in the area.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

Per the City's Comprehensive Plan LU-10 (TOPOGRAPHIC CONTOURS & FEMA FLOOD ZONES MAP) the amendment site is within Zone X and not prone to periodic flooding.

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

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

The area in which this amendment is located meets the adopted levels of service of the comprehensive plan.

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

As this is not a County amendment, receipt of this letter is not applicable as this section will be reviewed by staff under the PDB review process.

D. Solid Waste Analysis

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

The City of Hollywood has a residential los standard of 8.9 lbs. per unit per day.

Solid Waste Generation Rates

Land Use	Unincorporated Area & Contract Cities
Residential	8.9 lbs. per unit per day
Industrial & Commercial	
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Building	1 lb. per 100 sq. ft. per day
Department Store	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Restaurant	2 lbs. per meal per day
Drug store	5 lbs. per 100 sq. ft. per day
School	
Grade School	10 lbs. per room & ¼ lbs. per pupil per day
High School	8 lbs. per room & ¼ lbs. per pupil per day
Institution	
Hospital	8 lbs. per bed per day
Nurse or Intern Home	3 lbs. per person per day
Home for aged	3 lbs. per person per day
Rest Home	3 lbs. per person per day

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

**Status and Design Capacity
Broward County Sanitary Landfills**

Facility	Facility Status	Design Capacity Tons	Current Demand Tons per day	Available Capacity Tons
Entire Facility	Active	75,000,000	10,000	50,000,000
Subtotal CDSL		75,000,000	10,000	50,000,000
Broward Interim/Contingency Landfill (BIC)				
Cell 1	CLOSED	1,400,000	1,400,000	0
Cell 2 and 3	Open	5,280,000	80,000	4,823,000
Cell 4	Not Developed	2,500,000	0	2,500,000
Cells 5 thru 7	Not Developed	18,555,000	0	18,555,000
Subtotal		27,735,000	80,000	4,823,000
Total		59,525,000	17,646,000	13,494,000

Source: Broward County Comprehensive Plan, 2007, Table 3-4 Solid Waste Sub Element City of Hollywood Comprehensive Plan

The City's solid waste generation has been averaging approximately 90,000-100,000 tons per year. Additionally, recent removal of properties due to the State Road 7 widening has increased capacity temporarily. There is sufficient capacity at the above referenced facilities to handle the City's solid waste stream through the year 2030.

**Broward County Projected Solid Waste
(Tons per Year)**

Year	Projected Population	Total MSW	Total Recycled	Land filled	Incinerated (Ash)
2006	1,823,031	2,485,528	1,068,777	546,816	869,934
2007	1,855,933	2,530,387	1,088,066	556,685	885,635
2008	1,888,802	2,575,200	1,107,336	566,544	901,320
2009	1,921,687	2,620,036	1,126,615	576,408	917,012
2010	1,954,572	2,664,872	1,145,895	586,272	932,705
2015	2,117,038	2,795,435	1,202,037	614,996	1,495,736
2020*	2,142,442	2,851,343	1,216,461	622,376	1,513,685
2025*	2,163,866	2,879,857	1,228,626	628,600	1,528,822
2030*	2,179,014	2,900,016	1,237,226	632,000	1,539,523

Source: Broward County Comprehensive Plan, 2007

* Broward County Planning Services Division, 2007

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

The proposed amendment will not create a significant impact as the proposed amendment is being sought to reallocate/relocate existing uses and vendors to comply with health and safety codes and provide seating for customers to rest or consume foods currently consumed on the go. GFA expansion is negligible.

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

As this is not a County amendment, receipt of this letter is not applicable as this section will be reviewed by staff under the PDB review process.

E. Recreation and Open Space Analysis

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

The Level of Service standard is 3 acres per 1000 population. Though the City currently exceeds this level of service standard, voters recently approved a general obligation bond, in part to acquire approximately 40 acres nearby (Sunset Golf Course). This amendment has no impact on the demand or provisions of recreation and open space.

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

In addition to the nearby YMCA, the four parks in closest proximity to the amendment site are:

Park Name	Acres	Jurisdiction	Facilities & Activities
Rotary Park	15	City of Hollywood	Eight lighted softball/baseball fields, cages, playground, pavilion, boat ramp, and catwalk
TY Park	103	Broward County	Regional park, paddleboats, splash pad/water park, tennis, basketball/volleyball, picnic pavilions/grills, rental halls, walking/bike/jogging paths, playgrounds, RV campground, festivals, oak preserve
Charles Vollman	6	City of Hollywood	Oak hammock preserve, passive open space, walking paths
Sunset (to be developed)	45	City of Hollywood	Proposed nature preserve with yet to be determined improvements
	169		

Source: BCPA and City of Hollywood Parks and Recreation Division

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

The amendment will not place an increased demand on park acreage.

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

As this is not a county amendment and the City exceeds the LOS standards, this section is not applicable (See question 1).

5. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted, including documentation, consistent with the requirements of the Land Use Plan, demonstrating adequate public access and conspicuous signage for all additional acreage/sites used to meet the requirement of three (3) acres per 1,000 existing residents.

The proposed amendment does not increase density, therefore this analysis is not required.

F. Traffic Circulation Analysis

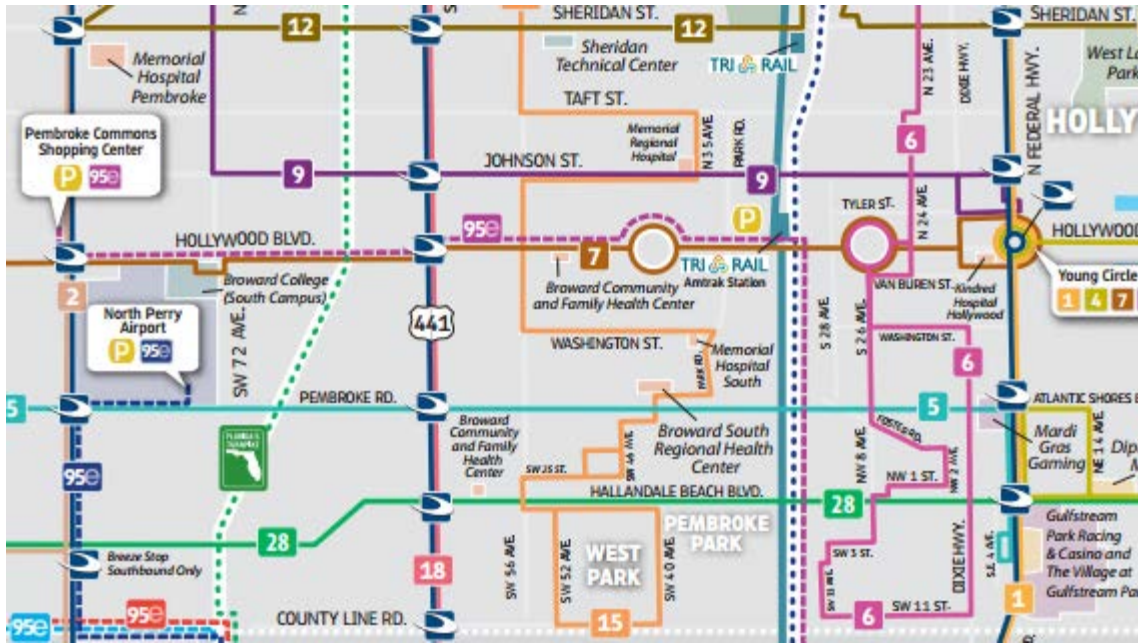
1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service, and current level of service.
2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long term (2035) planning horizons. Please utilize average daily traffic volumes and PM peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.
3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.
4. Provide any transportation studies relating to this amendment, as desired.

A transportation analysis is being submitted in connection with the concurrent site plan approval and will be utilized to analyze the land use impacts of this small scale amendment.

G. Mass Transit Analysis

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

The Broward County Mass Transit Division operates Broward County Transit (BCT), a fixed-route bus system servicing a significant percentage of the residents of the City of Hollywood. More specifically, the amendment area is served by two nearby (not adjacent) BCT routes including Route 12 (Sheridan Street) and Route 15 (Taft Street and 35th Avenue) as shown on the below BCT System Map. These routes currently provide 30-minute headways during peak periods.



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

The proposed land use amendment itself is not anticipated to generate increased demand. However, with the applicant also improving a parcel at 3080 Sheridan Street for customer access and parking which will include a landscaped pedestrian path connecting said parking lot to the amendment site (market), some increased in ridership may result. Additionally, the applicant may explore connectivity to the Sheridan Station Tri-Rail Station which is also served by BCT Route 12. There are no plans for improved route services on Taft Street east of 35th Avenue at this time.

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

Since this is not a County amendment, this letter will be provided only at the request of the City staff.

H. Provision of Open Space

As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Objective 5.04.00 and Policies 5.04.01, 5.04.02, 5.04.03 and 5.04.04 (a. through e.).

Please see below for a description of how the applicant is addressing Broward County Land Use Plan Objective 5.04.00 and Policies 5.04.01, 5.04.02, 5.04.03 and 5.04.04 (a. through e.)

OBJECTIVE 5.04.00 PROVISION OF OPEN SPACE - Establish an extensive system of public and private open space areas including natural reservations, parks, beaches, scenic vistas, golf courses, and waterways compatible with the tropical and resort character of Broward County.

The City already provides one of Broward County's most extensive (in acreage) and varied systems of open space areas including natural reservations, parks, beaches, scenic vistas, golf courses, and waterways compatible with the tropical and resort character of Broward County; over 6 miles of public beach, 1500 acres of Mangrove Preserve at West Lake, a key regional cultural hub at Arts Park at Young Circle just to name a few. In Park, a County regional park that holds many festivals throughout the year drawing visitors addition, TY and tourists throughout south Florida is located within walking distance of the amendment site. Improving the market experience, though a private endeavor can draw on and enhance the system's visitors experience.

POLICY 5.04.01 Local governments shall pursue programs, including acquisition of open space areas from willing sellers that will ensure the provision of and access to open space areas consistent with their adopted comprehensive plans and the Broward County Land Use Plan.

The City voters recently approved a purchase of a nearby 45 Acres for open space and nature preserve.

POLICY 5.04.02 Residential and non-residential areas, including downtown areas, should be encouraged to provide open space and other passive recreation areas.

This amendment site is within an industrial pocket with little room for expansion due to the CSX railroad and a private lake. Natural features are absent here. However, the site is "surrounded" by multiple parks and open space that visitors to the market can enjoy. The open-air market will have amenities to relax and will include a landscaped pedestrian corridor for connectivity.

POLICY 5.04.03 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

The amendment will not affect any loss of open space in the surrounding neighborhoods.

POLICY 5.04.04 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following: a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood. b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development. c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site. d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 and Phase 2 environmental assessment. e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

The amendment site does not include a golf course. As such, this policy is not applicable.

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

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

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

There are no known historic sites on the amendment site or immediately adjacent to the amendment site.

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

There are no known archaeological sites in the amendment area.

- C. Wetlands

According to the 2004 The Broward County Wetlands Map the amendment area does not contain any wetlands. The amendment site is made up of improved properties lacking natural features.

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

The amendment area is not within an area designated as a Local Area of Particular Concern by the Broward County Land Use Plan.

- E. Priority Planning Area map and Broward County Land Use Plan Policy A.03.05 regarding sea level rise.

The amendment area is not located in or around a Priority Planning Area for sea level rise.

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

The applicant is not aware of any "endangered" or "threatened species" or "species of special concern" or "commercially exploited" species located on or around the amendment site. The amendment area consists of developed properties. Lacking natural features

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

The applicant is not aware of any species listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services as the amendment area consists of developed properties/improved lands lacking natural cover.

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

The site is not within a wellfield protection zone of influence.

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

It is not anticipated that the soil topography will need to be altered (de-mucking and filling) within the amendment area as the area consists of fully developed properties/improved lands. Minor site grading may be required for some re-development of the proposed use but the majority of the site is already asphalted thus mitigation measures such as silt fences are not anticipated to be required. All site alterations will be conducted in accordance with the City of Hollywood and Broward County requirements.

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

The amendment area does not front the ocean and will not impact access to public beaches.

8. **AFFORDABLE HOUSING**

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

The proposed amendment does not generate 100 or more new residential dwelling units. As such, Broward County Land Use Plan Policy 1.07.07 does not apply to this request.

9. **USE COMPATIBILITY**

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

The proposed amendment is consistent with existing and planned future land uses in the area, including the Commerce designation on the Broward County Future Land Use Plan map. There are no adjacent municipalities impacted by the amendment; the location is in the heart of the City of Hollywood, bound generally by a 6 lane State Road, the CSX railroad, and the applicant’s other non-residential properties. The South side of Taft Street includes the HEICO Aerospace manufacturing facility and Rotary Park. The Sheridan Parc residential development to the east is separated by the CSX line.

10. HURRICANE EVACUATION ANALYSIS

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

The amendment area is not within a hurricane evacuation zone as identified by the Broward County Emergency Management Division.

11. REDEVELOPMENT ANALYSIS

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

The amendment site is not located in an official identified redevelopment area but will facilitate the development of an underutilized site with an expanded attraction the farmers market.

12. INTERGOVERNMENTAL COORDINATION

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

The proposed amendment site is not adjacent to any other municipality.

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

List of goals, objectives and policies of the City of Hollywood Land Use Plan which the proposed amendment furthers.

Specific Goals, Objectives and Policies of the Future Land Use Element (FLUE) the amendment meets are:

GOAL:

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

The expansion of the market enhances the experience for the residential and tourist visitors alike while allowing the owner to rehabilitate the property, including a vacant warehouse to efficiently maximize the potential of the parcel while enhancing the business tax base.

Objective 1:

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

The proposed amendment will utilize existing public facilities and is redeveloping improved lands lacking any natural resources and or endangered species.

Policy 1.8:

New development shall comply with the intensities outlined in the Comprehensive Plan...

The proposed amended designation carries the same 3.0 intensity standard as the existing land use designation as outlined in Policy 1.8 of the Future Land Use Element (FLUE).

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.

The proposed amendment includes an expansion of the farmers market which could draw additional transit users via its location adjacent to a Tri-Rail station.

Policy 4.7:

Evaluate nonconforming and grandfathered properties through proper procedures such as to include, but not be limited to, future land use plan amendments and official zoning map amendments (CWMP Policy CW.8).

The proposed amendment from Industrial to General Business will bring the existing farmers market use into compliance with the City's land use plan; the County already designates this property COMMERCE, so the amendment to General Business (GB) will also maintain City compliance with the Broward County Land Use Plan.

Objective 5:

Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.

While not officially designated as blighted, this area is one of the older industrial areas in the City due to its proximity to the railroad. Historically the area was used for building supply manufacturing (concrete, lumber, etc.). In the 1960s and 1970s, the vacant land to the west rapidly developed residentially. Much of the materials for the development of Hollywood Hills and Emerald Hills were produced in this amendment area. Over the last decade, the amendment area has been redeveloping more as a commercial/office area, more compatible with the residential area to the west than the existing Industrial designation. This proposed amendment continues this infill redevelopment.

Objective 8:

Fulfill the requirements of and achieve consistency with the Broward County Land Use Plan by adopting the following new City policies:

Policy 8.1:

Maintain the Zoning and Development Regulations that ensure that the City's population is adequately serviced by sufficient amounts of commercial with varying intensities or service areas and to ensure that the potential adverse impacts of commercial land uses on adjacent residential areas are mitigated.

The proposed amendment is partly a result of the need for the existing enterprise to meet the latest code requirements and land development regulations. The proposed designation is more compatible with the residential area to the west and the City's intent to have General Business in this area rather than Industrial.

Policy 8.10:

The City shall consider the individual and cumulative impacts of land use plan amendments on historic resources and on the existing and planned transportation facilities.

There is no impact on historic resources and in fact existing structures are being maintained and improved. Associated circulation plans should have a positive impact on transportation facilities.

Policy 8.12:

The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and City land use plans.

This area has been redeveloping away from industrial and toward General Business uses. This amendment is simply a continuation of this pattern and brings the existing land use into compliance with the proposed future land use designation of General Business. The existing use is already in compliance with the Broward County land use plan designation of Commerce.

14. POPULATION PROJECTIONS

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

According to Table 16 of the Broward County & Municipal Population Forecast and Allocation Model (PFAM) the 2015 population for Hollywood was 148,085. This same forecast projects the following:

Year	2020	2025	2030	2035	2040	2045
Population	152,726	158,608	166,373	172,150	176,331	180,453

B. Population projections resulting from proposed land use (if applicable).

Not applicable. There is no proposed residential development associated with this amendment and the lands are not currently designated for residential use.

- C. Using population projections for the 20-year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

There is no proposed residential development associated with this amendment and the lands are not currently designated for residential use.

15. ADDITIONAL SUPPORT DOCUMENTS

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

- **FIRE PROTECTION: Address the availability of essential services for the short and long range planning horizon.**

Fire protection is provided by the City of Hollywood Fire Rescue Department. There are two stations within approximately one mile of the amendment site; one near Hollywood Boulevard and Park Road and one near Taft Street and Dixie Highway, with a 3rd less than 2 miles away at Stirling and Park Roads. With no increase in building area, this amendment will not impact coverage or response times. In fact, the proposed amendment is a result of the applicant working with the Fire department to improve fire safety at the market, resulting in the open roofed food court, among other safety related improvements.

- **POLICE PROTECTION: Address the availability of essential services for the short and long range planning horizon.**

Police protection is provided by the City of Hollywood with headquarters located approximately 1 mile from the amendment site, at 3250 Hollywood Boulevard. With little to no increase in building area, this amendment will not impact coverage or response times.

- B. Any proposed voluntary mitigation or draft agreements.

Not applicable.

PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from The School Board of Broward County, as per Policy 8.07.01 of the BCLUP, an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per The School Board of Broward County, Florida, Policy 1161, amended and adopted January 15, 2008, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss this review as soon as possible.

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

Please refer to the table below for the elementary and secondary education facilities serving the amendment site.

SCHOOLS SERVING AMENDMENT SITE	
School Level	Name of School
Elementary School	Oakridge
Middle School	Attucks
High School	South Broward

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

Please refer to the table below, which details the existing school enrollment and permanent design capacity of the elementary and secondary schools serving the area.

Facility Name	Benchmark Day Enrollment	Perm Capacity	Over/ Under Perm
Oakridge Elementary	526	605	-79
Attucks Middle	814	1227	-413
South Broward High	2309	2289	+20

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

With no residential component, there is no increased impact to the schools.

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

There are no capacity related capital improvements identified in the Broward County School Board Five-Year Capital Improvements Plan.

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

Not Applicable.

Exhibit B Location Map (also see Survey)



Exhibit C - Current Future Land Use Designation Map



Exhibit D- Proposed Future Land Use Designation Map



LAND DESCRIPTION:

A PORTION OF TRACT A OF "CENTRAL GOLF SECTION OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE N/E 1/4 OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF THE SAID NORTHEAST 1/4 A DISTANCE OF 615.00 FEET; THENCE NORTHERLY, MAKING AN INCLUDED ANGLE OF 89°41', A DISTANCE 657.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE AFOREMENTIONED COURSE A DISTANCE OF 500.00 FEET; THENCE EASTERLY, MAKING AN INCLUDED ANGLE OF 89°56', A DISTANCE OF 400.0 FEET; THENCE SOUTHERLY, MAKING AN INCLUDED ANGLE OF 87°27'14", A DISTANCE OF 500.49 FEET; THENCE WESTERLY, MAKING AN INCLUDED ANGLE OF 92°32'46", A DISTANCE OF 377.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL ONE (FEE):

A PORTION OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE QUARTER (1/4) OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND A PORTION OF CENTRAL GOLF SECTION OF HOLLYWOOD, AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 88° 54' 12" WEST ALONG THE NORTH LINE OF SECTION 8, A DISTANCE OF 215.00 FEET; THENCE SOUTH 01° 08' 48" EAST ALONG A LINE PARALLEL WITH AND 215.00 FEET WEST OF THE EAST LINE OF SECTION 8, A DISTANCE OF 982.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 54' 12" WEST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 01° 08' 48" EAST, ALONG THE EAST LINE OF PARCEL "A", TAFT STREET INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 540.75 FEET; THENCE NORTH 88° 54' 12" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 01° 08' 48" WEST, ALONG A LINE PARALLEL WITH AND 215.00 FEET WEST OF THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 540.75 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING IN BEING IN BROWARD COUNTY, FLORIDA.

PARCEL TWO (EASEMENT):

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 23326, PAGE 304, AND AS ASSIGNED BY ASSIGNMENT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 23427, PAGE 337, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ACROSS THE FOLLOWING DESCRIBED LANDS:

THE WEST 45 FEET OF THE FOLLOWING:

A PORTION OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE QUARTER (1/4) OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND A PORTION OF CENTRAL GOLF SECTION OF HOLLYWOOD, AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 88° 54' 12" WEST ALONG THE NORTH LINE OF SECTION 8, A DISTANCE OF 215.00 FEET; THENCE SOUTH 01° 08' 48" EAST ALONG A LINE PARALLEL WITH AND 215.00 FEET WEST OF THE EAST LINE OF SECTION 8, A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 54' 12" WEST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 01° 08' 48" EAST, ALONG THE EAST LINE OF PARCEL "A", TAFT STREET INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 282.25 FEET; THENCE NORTH 88° 54' 12" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 01° 08' 48" WEST, ALONG A LINE PARALLEL WITH AND 215.00 FEET WEST OF THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 282.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL THREE (EASEMENT):

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 25417, PAGE 242, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ACROSS THE FOLLOWING DESCRIBED LANDS:

A PORTION OF TRACT A, CENTRAL GOLF SECTION OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST NORTHEAST CORNER OF TAFT STREET INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 08' 48" WEST, RADIAL TO THE NEXT DESCRIBED CURVE CONCAVE TO THE SOUTHWEST, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SHERIDAN INDUSTRIAL PARK SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 45.00 FEET, A DELTA OF 90° 00' 00" AND AN ARC DISTANCE OF 70.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01° 08' 48" EAST, A DISTANCE OF 157.87 FEET; THENCE SOUTH 88° 54'12" WEST, A DISTANCE OF 45.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID TAFT STREET INDUSTRIAL PARK; THENCE NORTH 01° 08' 48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 162.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

AND TOGETHER WITH A PARCEL DESCRIBED AS FOLLOWS:

A PORTION OF TRACT A, CENTRAL GOLF SECTION OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST NORTHEAST CORNER OF PARCEL "A", TAFT STREET INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01° 08' 48" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", 162.83 FEET; THENCE NORTH 88° 54' 12" EAST, 45.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 08' 48" WEST, 40.96 FEET; THENCE NORTH 88° 51' 12" EAST, A DISTANCE OF 1.00 FEET TO AN INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST (THE PREVIOUSLY DESCRIBED COURSE BEING RADIAL TO SAID CURVE); THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET, A DELTA OF 55° 02' 05", AND AN ARC DISTANCE OF 48.03 FEET TO AN INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 88° 54' 12" WEST, 22.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

1940 N 30TH ROAD

THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY THE LAW OFFICES OF PAUL FELDMAN, P.A. (SEARCHED THROUGH: 05/15/19 AT 6:00 AM FROM THE TIME OF PLATTING)

EXCEPTIONS:

- PERPETUAL PARKING AND ACCESS EASEMENT FILED IN OFFICIAL RECORDS BOOK 50298, PAGE 688, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- VEHICULAR ACCESS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 47359, PAGE 1152, AS AMENDED IN OFFICIAL RECORDS BOOK 47796, PAGE 866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- EASEMENT DEED FILED IN OFFICIAL RECORDS BOOK 49885, PAGE 466, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 50264, PAGE 1803, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- NOTICE AS RECORDED IN OFFICIAL RECORDS BOOK 50355, AT PAGE 1901, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)

1954 N 30TH ROAD

THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY THE LAW OFFICES OF PAUL FELDMAN, P.A. (SEARCHED THROUGH: 05/15/19 AT 6:00 AM FROM THE TIME OF PLATTING)


EXCEPTIONS:

- RESTRICTIONS AND EASEMENTS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), CONTAINED IN PLAT BOOK 9, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- GRANT OF EASEMENT FILED IN OFFICIAL RECORDS BOOK 23326, PAGE 307, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (DOES NOT AFFECT/NOT PLOTTED)
- GRANT OF EASEMENT FILED IN OFFICIAL RECORDS BOOK 25417, PAGE 242, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 49885, AT PAGE 466, RE-RECORDED IN OFFICIAL RECORDS BOOK 50264, PAGE 1803, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- NOTICE AS RECORDED IN OFFICIAL RECORDS BOOK 50355, AT PAGE 1901, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)

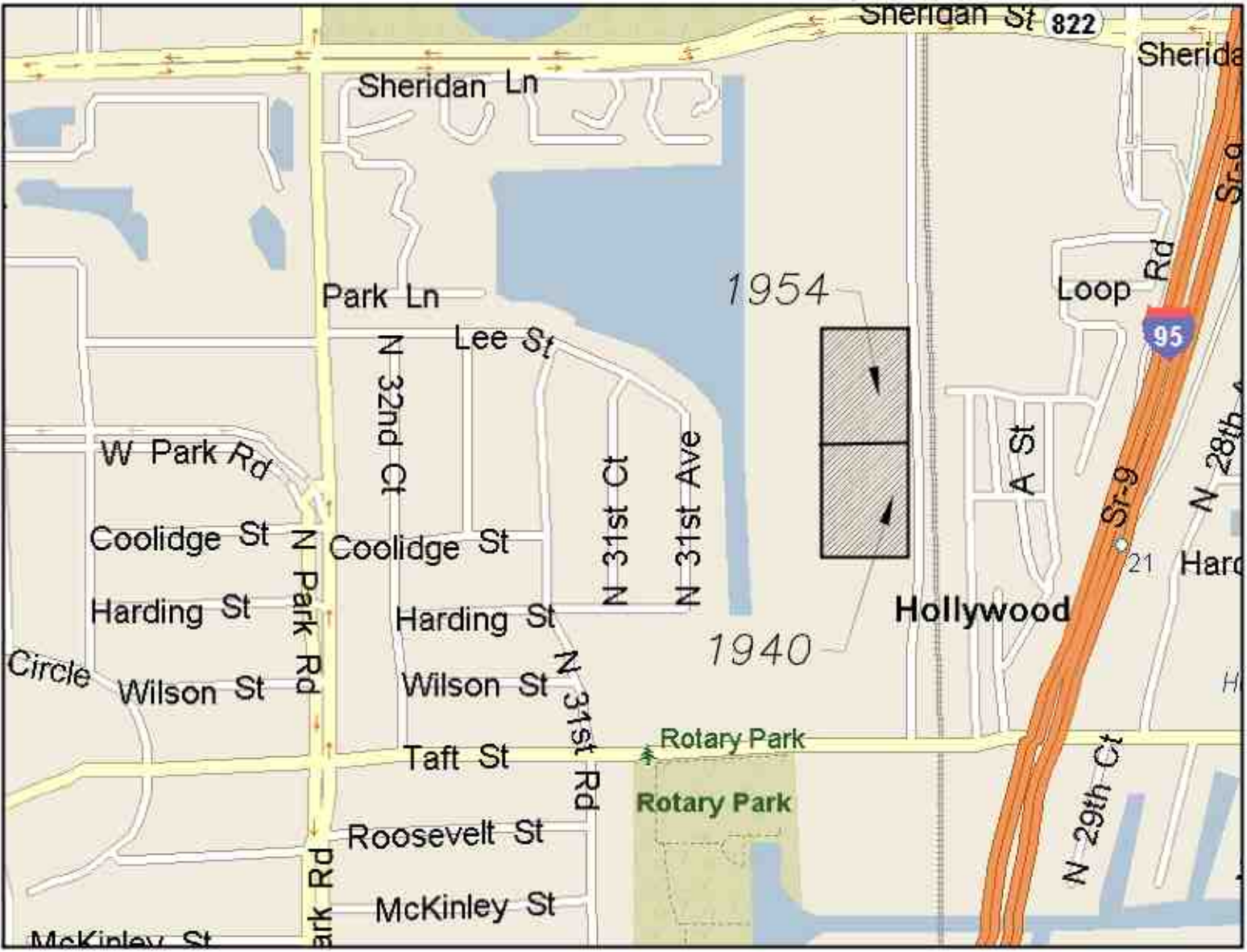
NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK REFERENCE: CITY OF HOLLYWOOD BENCHMARK @ N 31ST ROAD & ROOSEVELT STREET. ELEVATION=4.54' (NAVD88)
- BEARINGS SHOWN HEREON ARE BASED ON THE DEED.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MAY, 2019.
I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: 

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188
SURVEY DATE : 05/10/19



LOCATION MAP (NTS)

COUSINS SURVEYORS & ASSOCIATES, INC



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

GREEN & GOLD DEVELOPMENT

1940 & 1954 N 30TH ROAD
HOLLYWOOD, FLORIDA 33021
ASSEMBLAGE SURVEY

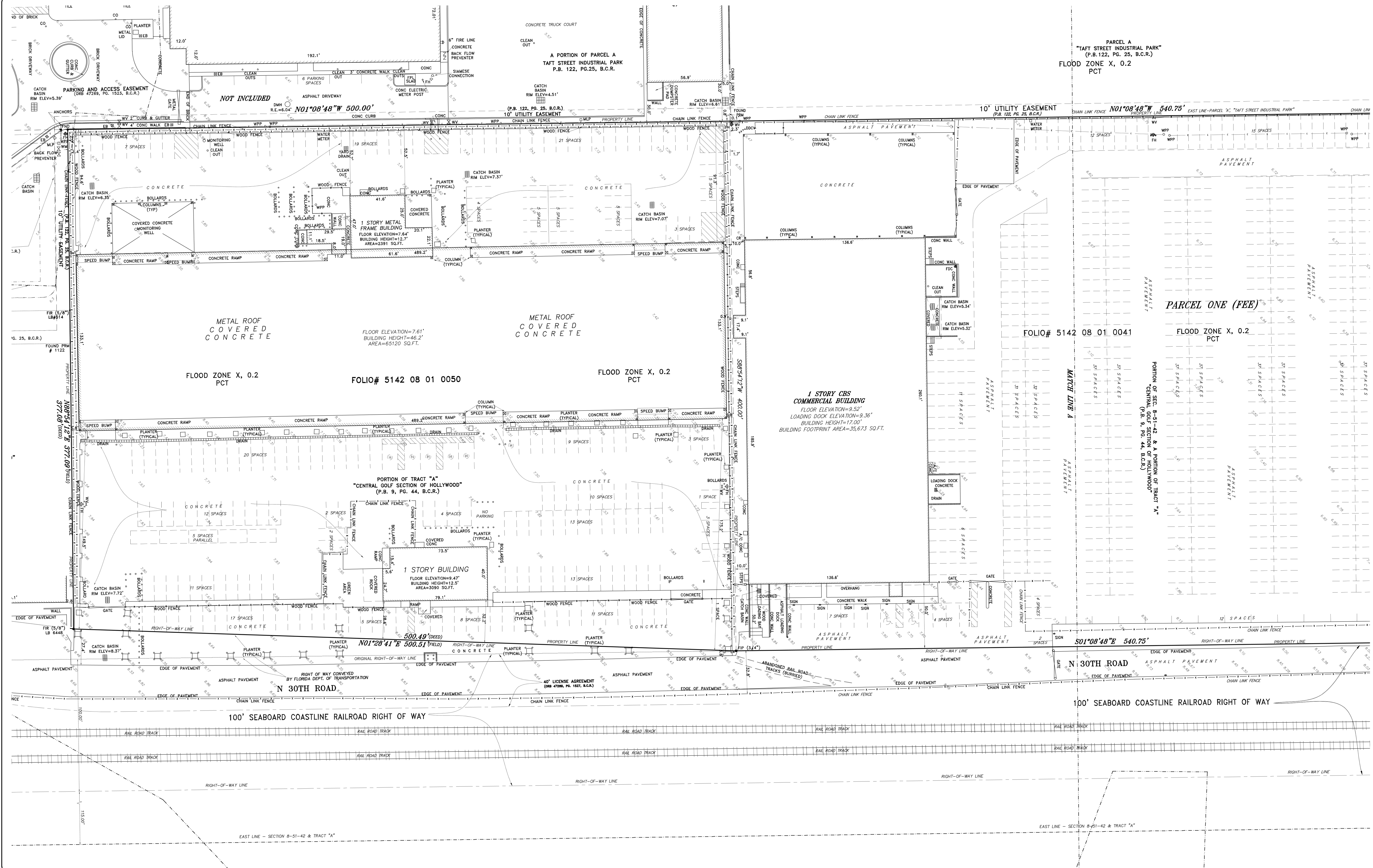
ASSEMBLAGE SURVEY

R E V I S I O N S				DATE	FB/PG	DWN	CKD
ASSEMBLAGE SURVEY				05/10/19	----	AM	REC
REVISED O&E REPORTS				06/06/19	----	AM	REC
SURVEY OF 1940-1954 ONLY				06/12/19	----	AM	REC

PROJECT NUMBER : 5982-07

SCALE : N/A

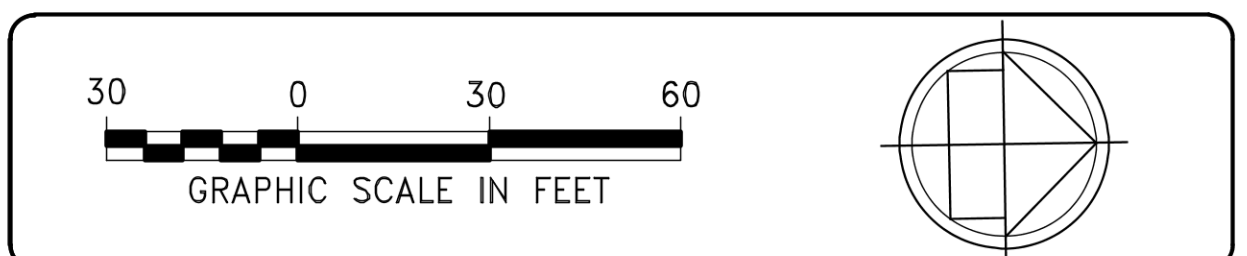
SHEET
1
OF
3
SHEETS



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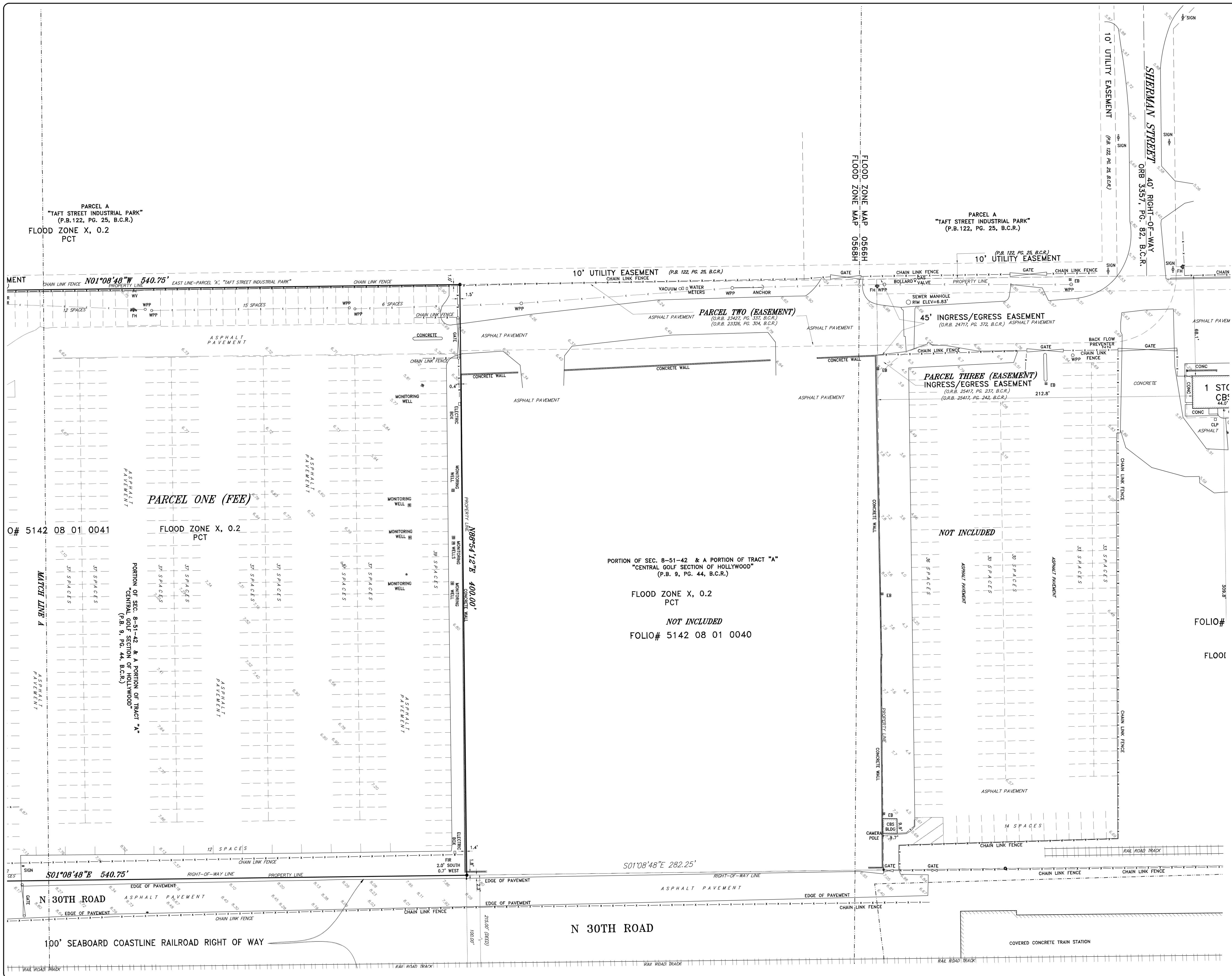
CLIENT :
GREEN & GOLD DEVELOPMENT

1940 & 1954 N 30TH ROAD
HOLLYWOOD, FLORIDA 33021
ASSEMBLAGE SURVEY



REVISIONS			
ASSEMBLAGE SURVEY	DATE	FB/PG	DWN
REVISED O&E REPORTS	11/08/18	---	AM
SURVEY OF 1940-1954 ONLY	06/06/19	---	AM
	06/12/19	---	AM


PROJECT NUMBER : 5982-07
SCALE : 1" = 30'
SHEET 2 OF 3 SHEETS



- LEGEND:
- | | |
|--------|-------------------------------|
| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET 5/8" IRON ROD & CAP #6448 |
| SNC | SET NAIL AND CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL AND CAP |
| FND | FOUND NAIL & DISC |
| P.B. | PLAT BOOK |
| B.C.R. | BROWARD COUNTY RECORDS |
| -X- | CHAIN LINK/ WOOD FENCE |
| CBS | CONCRETE BLOCK STRUCTURE |
| A/C | AIR CONDITIONER |
| PRM | PERMANENT REFERENCE MONUMENT |
| MLP | METAL LIGHT POLE |
| POC | POINT OF COMMENCEMENT |
| -E- | OVERHEAD UTILITY LINE |
| POB | POINT OF BEGINNING |
| WM | WATER METER |
| 9.83 | ELEVATIONS |
| R.E. | RIM ELEVATION |
| EB | ELECTRIC BOX |
| FH | FIRE HYDRANT |
| WPP | WOOD POWER POLE |
| WV | WATER VALVE |
| DMH | DRAINAGE MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |
| ORB | OFFICIAL RECORDS BOOK |
| SQ.FT. | SQUARE FEET |
| (UNK) | UNKNOWN |
| CO | CLEAN OUT |
| TSB | TRAFFIC SIGNAL BOX |
| MLP | METAL LIGHT POLE |
| TSP | TRAFFIC SIGNAL POLE |

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0566 H & 0568 H
ZONE	X, 0.2 PCT , AH
BASE FLOOD ELEV	N/A , 7
EFFECTIVE DATE	08/18/14

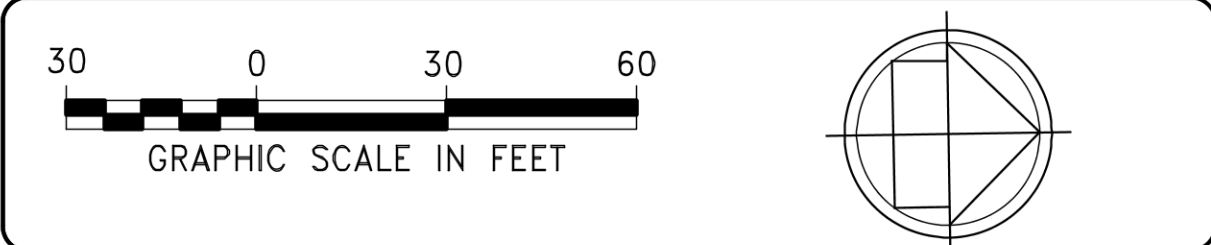
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ASSEMBLAGE SURVEY



REVISIONS		DATE	FB/PG	DWN	CKD
ASSEMBLAGE SURVEY		11/08/18	----	AM	REC
REVISED O&E REPORTS		06/06/19	----	AM	REC
SURVEY OF 1940-1954 ONLY		06/12/19	----	AM	REC

PROJECT NUMBER : 5982-07

SCALE : 1" = 30'

SHEET
3
OF
3
SHEETS

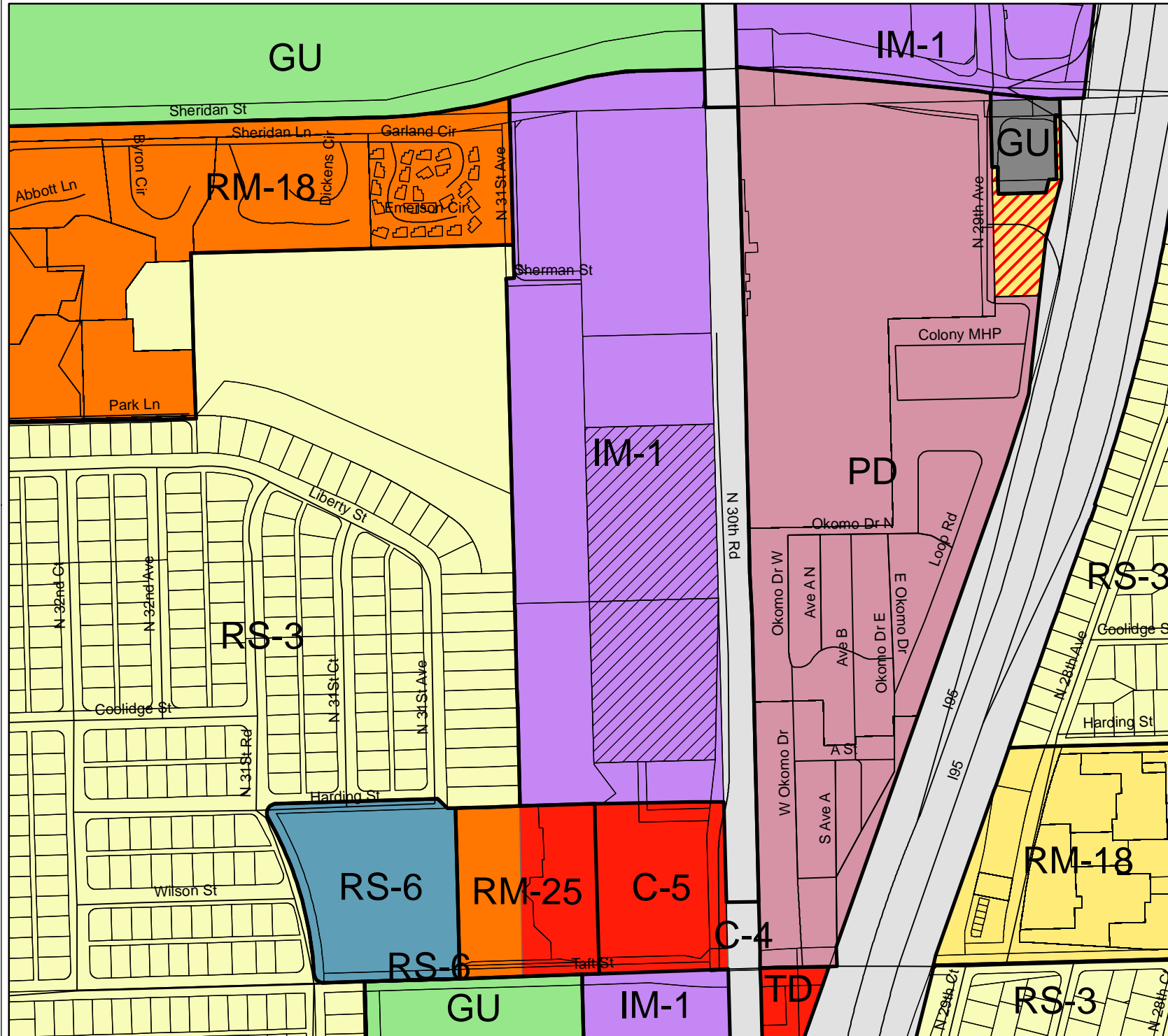
ATTACHMENT B

Land Use and Zoning Map

Yellow Green Farmer's Market Land Use Plan Amendment



DEVELOPMENT SERVICES
PLANNING AND
URBAN DESIGN



Legend

Subject Property

Streets

LAND USE

- LRES
- UTL - Utilities
- TRANS - Transportation
- IND - Industrial
- LMRES
- MRES
- TOD
- GBUS
- COMFAC
- OSR
- COMPLEX

ZONING

- GU
- IM-1
- PD
- RM-18
- RM-25
- RS-3
- RS-6
- TD

0 105 210 420 Feet

