

**APPLICATION FOR THE REGIONAL ACTIVITY
CENTER TEXT AMENDMENT TO THE CITY OF
HOLLYWOOD AND BROWARD COUNTY
COMPREHENSIVE PLANS**



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

January 2026

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.**

Exhibit A- Letter from the City of Hollywood (to be added after Commission approval)

- B. Name, title, address, telephone number and email address of the local government contact person**

Contact Person: Andria Wingett

Title: Director, Development Services

Address: 2600 Hollywood Blvd, Room 315, Hollywood, FL 33020

Phone: 954-921-3003

Email: awingett@hollywoodfl.org

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

Exhibit B- Meeting summary minutes (to be provided)

- D. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

The City of Hollywood will provide public notification of the proposed amendment consistent with the City Code of Ordinances and Florida Statutes.

- E. Whether the amendment is one of the following: *Development of Regional Impact *Small-scale development (Per Chapter 163.3187 Florida Statutes) *Emergency (Please describe on separate page)**

N/A

2. APPLICANT INFORMATION

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

Name: City of Hollywood

Contact Person: Andria Wingett

Title: Director, Development Services

Address: 2600 Hollywood Blvd, Room 315, Hollywood, FL 33020

Phone: 954-921-3003

Email: awingett@hollywoodfl.org

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

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

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

There are multiple property owners in the subject area. The City initiated the Amendment. Property notifications were sent to affected properties as well as all of those within the notification boundary requirements.

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

The City of Hollywood aims to expand opportunities for residential and mixed-use development within its Regional Activity Center (RAC) through this amendment. This amendment will increase the allotment of residential units by creating a category for mid-rise residential units and allocating additional units to the high-rise category. The proposed change would add a total of 8,000 residential units to the area, reorganize the allocation of dwelling units, and provide greater flexibility for redeveloping parcels within the RAC. This amendment also includes reduction of 200,000 sq. ft. of office to offset impacts of additional units. This will help optimize land use, increase density, and attract more investment to the area. The amendment will be compatible with the existing RAC while providing the necessary buffering to remain compatible with adjacent land uses, in accordance with ZLDRs.

By making these adjustments, the City will ensure continued opportunities for multi-family, mid-rise, and high-rise residential and mixed-use projects within the RAC. This amendment will draw investment from both developers and local businesses, fostering economic growth and higher return on investment. The changes will also enhance the city's image, brand, and overall quality of life for residents and visitors alike.

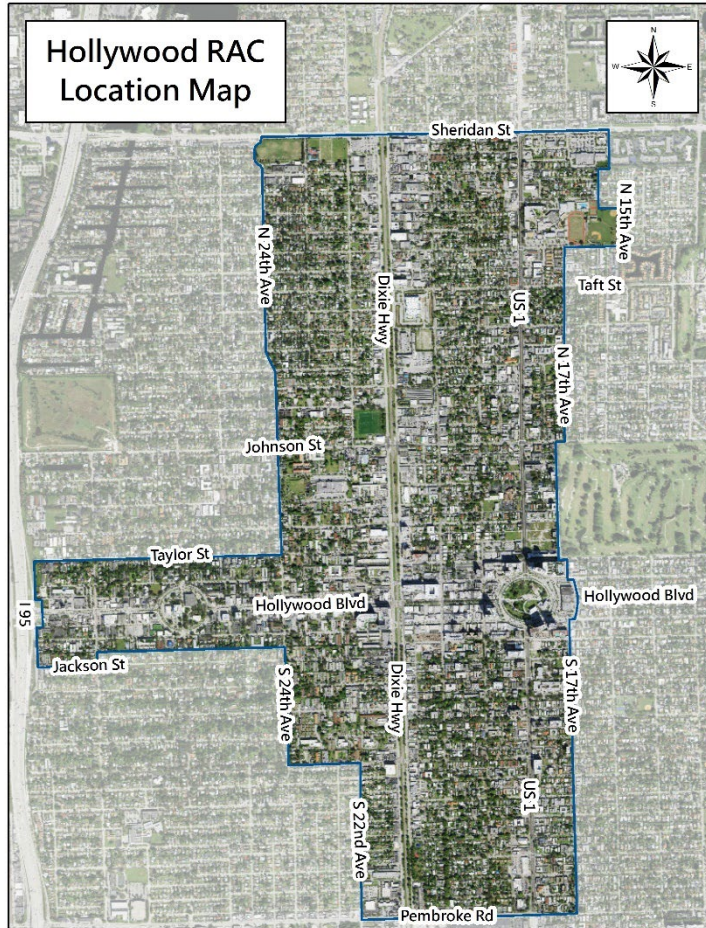
Examples of this type of development include B57^s and B57ⁿ, a mixed-use project with 850 residential units located on Young Circle, and The Bread Building, a 25-story, 433-unit apartment building also on Young Circle. Additionally, several permits for mid-rise and high-rise developments in the RAC have been approved between 2021 and 2024.

3. AMENDMENT SITE DESCRIPTION

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

The Regional Activity Center (RAC) is generally located south of Sheridan Street, east of Interstate 95, west of South 17th Avenue and north of Pembroke Road as the southern boundary. The RAC covers approximately 1,486 acres, it includes Downtown Hollywood and the key commercial and residential corridors of Federal Highway, Dixie Highway and a portion of Hollywood Boulevard. There is no change to the RAC boundaries as part of this amendment.

Figure 1: Hollywood RAC



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

N/A

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses

Figure 1

4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

Below are the designations on the Future Land Use Map (FLUM) of the City of Hollywood (Regional Activity Center) and Broward County (Activity Center). Please refer to the chart below for the acreage and the maximum density and intensity of each permitted use allowed. Please see Exhibit D for the City of Hollywood’s Future Land Use Map and Broward County Future Land Use Map.

Existing	
Regional Activity Center (Hollywood); Activity Center (Broward)	
Permitted Use	Density/Intensity
Hotel	215 rooms
Residential Land Uses	15,100 DU* (does not include 2,000 flex units)
Commercial Land Uses	3,280,000 square feet
Office Uses	1,500,000 square feet
Community Facilities	390,000 square feet
Open Space	47.44 acres

* consisting of
 Single Family- 3,090 units
 Town Home- 1,510 units
 Garden Apt- 7,500 units
 High Rise- 3,000 units

Proposed	
Regional Activity Center (Hollywood); Activity Center (Broward)	
Permitted Use	Density/Intensity
Hotel	215 rooms
Residential Land Uses	23,100 DU*(does not include 2,000 flex units)
Commercial Land Uses	3,280,000 square feet
Office Uses	1,300,000 square feet
Community Facilities	390,000 square feet
Open Space	47.44 acres

* consisting of
 Single Family- 3,090 units
 Town Home- 1,510 units
 Garden Apt- 7,500 units
 Mid Rise- 1,000 units
 High Rise- 10,000 units

There is no proposed change to the future land use designation for the City or the County, Regional Activity Center. If the amendment is adopted, the City will recertify its Comprehensive Plan with Broward County to maintain consistency between the two plans.

To accelerate the realization of future transit corridors and direct higher-density development into walkable, transit-supportive areas, Mid-Rise and High-Rise residential development shall be prioritized along the following key growth corridors:

- Hollywood Boulevard, including the City Hall Circle and Young Circle
- Federal Highway (US-1)
- Dixie Highway

Growth shall be encouraged within following zoning districts that align with these corridors and are best suited to accommodate transit-oriented, mixed-use development:

- DH-3- Dixie Highway High Intensity Mixed-Use District
- FH-2- Federal Highway Medium- High Intensity Mixed-Use District
- PD- Planned Development District
- RC-1- Retail Core
- RC-2- Historic Retail Core
- TC-1- Transitional Core
- YC- Young Circle Mixed-Use District

The City shall proactively support this vision through rezoning efforts, infrastructure investment, and development review processes that encourage timely buildout, promote walkability, and enhance the viability of future transit service.

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

The City has unified its Flexibility zones and has allocated units within and adjacent to the RAC.

C. Existing use of amendment site and adjacent properties.

The current adopted City and County land use designations of the surrounding properties are:

Regional Activity Center

Location	City Land Use Designation	County Land Use Designation
North	General Business (GBUS), Commercial Flex (COMFLEX), Low-Medium (10) Residential (LMRES), City of Dania Beach-RAC	Low-Medium Residential (10), Medium Residential (16), and Regional Activity Center (RAC)
South	City of Hallandale Beach-RAC	City of Hallandale Beach-RAC, Low Residential (5), Low-Medium Residential (10), and Medium (16) Residential
East	Medium High (25) Residential (MHRES), Low-Medium (10) Residential (LMRES), Low (5) Residential (LRES), Open Space and Recreation (OSR), Medium (16) Residential (MRES)	Medium-High (25) Residential, Medium Residential (16) Low-Medium (10) Residential, and Low (5) Residential, Commerce, Recreation and Open Space

West	General Business (GBUS), Low (5) Residential (LRES), Medium (16) Residential (MRES), Open Space and Recreation (OSR)	Low (5) Residential, Low-Medium (10) Residential, Medium (16) Residential Commerce, Recreation and Open Space, Community
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Source: Hollywood Land Use Map and Broward County Land Use Plan Map May 22, 2025

D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

Regional Activity Center

Existing Use of Amendment Site

The amendment site contains an assortment of residential styles from low density to medium- and high-density multi-family units, as well as mixed-use, commercial, and light industrial uses. Commerce and residential are successfully creating a transformative landscape alongside several key arterial roadways including Hollywood Boulevard, Federal Highway, and Dixie Highway. The area surrounding Young Circle has several significant projects, including a 25-story mixed-use development, The Hollywood Bread Building (currently under construction), which will feature 362 market-rate apartments and approximately 16,000 square feet of retail space. Additionally, a 35-story twin tower mixed-use project planned for Young Circle is set to include 802 residential units, approximately 112,000 square feet of retail and commercial space, and approximately 72,000 square feet of office space. These developments are projected to bring \$500 million in investment to downtown Hollywood. Hudson Village, located at 901 S Federal Hwy, is currently under construction and will include 96 residential units. Residences on Monroe will feature 40 residential units, and Block 40 on Hollywood Boulevard will be a mixed-use development comprising 166 residential units, 103 hotel rooms, and commercial space. Nine Hollywood at 320 S. Federal Highway is another mixed-use development including 204 residential units and 7,500 square feet of retail space.

Existing Use of Adjacent Areas

The areas adjacent to the RAC include an assortment of general commerce, varying degrees of residential uses- low density, medium and medium-high density multi-family and mixed-use developments.

Proposed use of the amendment site is to allot more residential units in the form of mid-rise and high-rise apartment buildings. Currently there are no units assigned to mid-rise apartment buildings.

Regional Activity Center

Acreage: Approximately 1,486 acres

General Location: Generally located south of Sheridan Street, east of Interstate 95, west of South 17th Avenue and north of Pembroke Road.

Activity Center (City: RAC)	Current Entitlements	Proposed Entitlements	Net Change in Entitlements
Hotel	215 rooms	No change	No change
Residential Total Consisting of			
Single Family	3,090 units	No change	No change
Town Home	1,510 units	No change	No change
Garden Apartment	7,500 units	No change	No Change
Mid Rise	0 units	1,000 units	1,000 units
High Rise	3,000 units	10,000 units	7,000 units
Commercial	3,280,000 sq. ft.	No change	No change
Office Uses	1,500,000 sq. ft.	1,300,000 sq. ft.	(200,000 sq. ft)
Community Facilities	390,000 sq. ft.	No change	No change
Open Space	47.44 acres	No change	No change

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/ or dwelling count.

Regional Activity Center

The following table shows the adopted and remaining entitlements for the RAC:

Activity Center (City: RAC)	Current Entitlements	Existing and Committed Development*	Remaining Entitlements
Hotel	215 rooms	215 rooms	0 rooms
Residential Total	15,100 units**	15,100 units	0 units
Single Family	3,090 units	3,090 units	0 units
Town Home	1,510 units	1,510 units	0 units
Garden Apartment	7,500 units	7,500 units	0 units
Mid Rise	0 units	0 units	0 units
High Rise	3,000 units	3,000 units	0 units
Commercial	3,280,000 sq. ft.	3,280,000 sq. ft.	0 sq. ft.
Office Uses	1,300,000 sq. ft.	961,046 sq. ft.	338,954 sq. ft.
Community Facilities	390,000 sq. ft.	-	390,000 sq. ft.
Open Space	47.44	47.44	

* Broward County Property Appraiser

**doesn't include 2,000 flex units

The following table shows the remaining entitlements after amendment for the RAC:

Activity Center (City: RAC)	Existing Development*	Total Proposed and Current Entitlements	Net Remaining After Amendment
Hotel	215 rooms	215 rooms	0 rooms
Residential Total	15,100 units	23,100 units	8,000 units
Single Family	3,090 units	3,090 units	0 units
Town Home	1,510 units	1,510 units	0 units
Garden Apartment	7,500 units	7,500 units	0 units

<i>Mid Rise</i>	<i>0 units</i>	<i>1,000 units</i>	<i>1,000 units</i>
<i>High Rise</i>	<i>3,000 units</i>	<i>10,000 units</i>	<i>7,000 units</i>
Commercial	2,918,538 sq. ft.	3,280,000 sq. ft.	361,462 sq. ft.
Office Uses	961,046 sq. ft.	1,300,000 sq. ft.	338,954 sq. ft.
Community Facilities	390,000 sq. ft.	-	390,000 sq. ft.

* Broward County Property Appraiser

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

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

A. Potable Water Analysis

- 1. Provide the potable water level of service per the adopted and certified local land use plan.**

The adopted Potable Water level of service from the adopted City of Hollywood Comprehensive Plan is as follows:

Minimum Design Flow/LOS Standards	
Type of Use	Minimum Flow
Residential	350 gpd/capita
Commercial/Office per square foot	0.2 gpd
Industrial	20 gpd
Other Nonresidential	20 gpd

- 2. Provide the adoption date of the local government’s 10-Year Water Supply Facilities Plan.**

October 7, 2020

- 3. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the well field serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

The City of Hollywood Water Treatment Plant is located at 35th Ave and Hollywood Blvd. The City of Hollywood’s potable water system is operated by the Department of Public Utilities. The system is comprised of a raw water supply system, a water treatment plant, and a distribution system. The raw water supply comes from the City’s wells that draw

water from the Biscayne Aquifer and the Floridan Aquifer. The total annual average daily withdrawal limit is 24.80 mgd from the city’s two Biscayne Aquifer wellfields and 8.68 mgd from the Floridan Aquifer. The total allowable withdrawal from these sources is 33.48 mgd. In addition to these sources of fresh water, the city has an agreement with the County to purchase 5.78 mgd, this brings the total available water supply to 39.26 mgd.

Water Treatment Plant Capacity

Facilities	Water Treatment Plant
Permitted design capacity	48.75 mgd
Current demand (daily average annual)	33.48 mgd
SFWMD Permitted Withdrawal	Annual allocation not-to-exceed 14,373 mg.
Expiration Date of SFWMD Permit 06-00038-W	April 10, 2028

Source: SFWMD Permit Number 06-00038-W, 2020 Water Supply Plan

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 following tables depicts the maximum entitlement potable water demand generated through the proposed amendment.

Potable Water Demand – Current Entitlements				
Activity Center (City: RAC)	Current Entitlements	ERC per 1,000sf or du*	Demand Calculation	Current Entitlements Demand (gpd)
Hotel	215 rooms	20	215*20	4,300
Residential Total	15,100 units	--	--	--
<i>Single Family</i>	<i>3,090 units</i>	<i>350</i>	<i>3,090*350</i>	<i>1,081,500</i>
<i>Town Home</i>	<i>1,510 units</i>	<i>211**</i>	<i>1,510*211</i>	<i>318,610</i>
<i>Garden Apartment</i>	<i>7,500 units</i>	<i>211**</i>	<i>7,500*211</i>	<i>1,582,500</i>
<i>Mid Rise</i>	<i>0 units</i>	<i>211**</i>	<i>0*211</i>	<i>0</i>
<i>High Rise</i>	<i>3,000 units</i>	<i>211**</i>	<i>3,000*211</i>	<i>633,000</i>
Commercial	3,280,000 sq. ft.	0.2	0.2 *3,280,000	656,000
Office	1,500,000 sq. ft.	0.2	0.2*1,500,000	300,000
Community Facilities	390,000 sq. ft.	20	20*390,000	7,800,000
Total Current Entitlements Demand = 12,375,910 gallons per day				

* 1 ERC = the potable water demand rates from the city of Hollywood Comprehensive Plan 2008.

**For multi-family multiply 100*2.11 (average person per household) =211 for the ERC.

Potable Water Demand – Proposed Entitlements				
Activity Center (City: RAC)	Proposed Entitlements	ERC = potable water demand rates	Demand Calculation	Demand with LUPA (gpd)

Hotel	215 rooms	20	215*20	4,300
Residential Total	23,100 units	--	--	--
<i>Single Family</i>	<i>3,090 units</i>	<i>350</i>	<i>3,090*350</i>	<i>1,081,500</i>
<i>Town Home</i>	<i>1,510 units</i>	<i>211**</i>	<i>1,510*211</i>	<i>318,610</i>
<i>Garden Apartment</i>	<i>7,500 units</i>	<i>211**</i>	<i>7,500*211</i>	<i>1,582,500</i>
<i>Mid Rise</i>	<i>1,000 units</i>	<i>211**</i>	<i>1,000*211</i>	<i>211,000</i>
<i>High Rise</i>	<i>10,000 units</i>	<i>211**</i>	<i>10,000*211</i>	<i>2,110,000</i>
Commercial	3,280,000 sq. ft	0.2	3,280,000*0.2	656,000
Office	1,300,000 sq. ft	0.2	1,300,000*0.2	260,000
Community Facility	390,000	20	20*390,000	7,800,000
Total Proposed Entitlements Demand = 14,023,910 gallons per day				
Increase from current Entitlements = 1,648,000 gpd				

* 1 ERC = the potable water demand rates from the city of Hollywood Comprehensive Plan 2008.

**For multi-family multiply 100*2.11 (average person per household)=211 for the ERC.

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

Exhibit C- Letter from City of Hollywood Utilities Department

B. Sanitary Sewer Analysis

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

The adopted wastewater level of service from the adopted City of Hollywood Comprehensive Plan is as follows:

Types of Structure	Design Flow per Unit in Gallons per Day
Airport, bus terminals, train stations, Port & Dock facilities: Per passenger	5
Add per employee per 8 hour shift	20
Assembly Halls per Seat	2
Bar & Cocktail Lounge (no food service) per seat	20
Barber and Beauty Shops: Per dry service chair	Dry service 100
Per wet service chair	Wet service 200
Bowling Alley: Per Lane (no food service)	100
Camps: Day, no food service.	25 Day Camp
Luxury Resort, per person.	100 Luxury Resort
Labor, per person	100 Labor per person
Camper or RV Trailer Park Per Space	150
Car Wash: Automatic type.	3,500
Automatic type (recycled water).	350
Hand Wash	1,750
Churches (Per sanctuary seat)	7
Dance Halls (per person)	2

Doctor Offices per physician plus wet service chair	250 200
Drive-in Theatre (per car space)	5
Fire Station (per bed)	100
Hospitals and Nursing Homes per bed space (does not include public food service areas and offices)	210
Institutions per persons (including resident staff)	100
Kennels per animal space per veterinarian	30 250
Laundries per coin operated machine per commercial non-coin operated machine	400 650
Marinas per boat slip (does not include office, repair & leisure facilities)	40
Office Buildings (per square foot of floor space)	0.2
Parks, Public with comfort stations per visitor)	10
Recreation/pool Buildings per person (300 gallon minimum)	2
Single family multi-family buildings motel/hotel units Bedroom additions to SFR Mobile Homes	300 GPD each unit 250 GPD each unit 150 GPD per bedroom 150 GPD per bedroom 300 GRP each
Restaurants Open 24 hrs, per seat (including bar) Open less than 24 hrs/seat (including bar) Open less than 24 hrs, with a drive thru window, per seat including bar drive-ins, per space carry out food service per 100 square feet	50 30 35 50 50
Schools: Elem/middle Each pupil per day add for cafeteria/pupil Boarding pupil	10 5 5 100
Schools: High Each pupil per day add for cafeteria/pupil Boarding pupil	15 5 5 210
Service Stations and Auto Repair shops per water closet Plus per service bay	250 100
Shopping Centers and retail shops Per sq ft. of floor space (no food service or laundry)	0.1
Theatres and auditoriums per seat	5
Warehouse, mini-storage, with resident manager Per sq ft. or floor space plus resident	0.01 250

Warehouses Per sq ft. of storage space	0.1
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Source: City of Hollywood comprehensive Plan, Utilities Element Sanitary Sewer 2008.

The overall level of service standard for the city that expresses total demand from all uses as a per capita standard is 315 gallons per day.

2. Identify the wastewater facilities serving the area in which the amendment is located including the current plant capacity, current plus committed demand on plant and planned plant capacity expansions, including year and funding source.

The City of Hollywood is responsible for constructing and maintaining the lines in the street, pump stations, and force mains within the city. The amendment area is served by a series of gravity mains and force mains which collect the wastewater for transmission to the Hollywood Regional Wastewater Treatment Plant in the City. The City of Hollywood has Large User Agreements with Broward County, Dania Beach, Hallandale Beach, Miramar, Pembroke Pines, and Pembroke Park to treat and dispose what is collected. According to the City of Hollywood, the wastewater treatment system has a combined rated capacity of 48.75 MGD and an annual average daily flow (AADF) of 42.0 MGD. Out of the AADF of 42.0 MGD, 22.8 MGD or 56% is utilized by large users and 18.2 MGD by Hollywood.

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

The following table depicts the anticipated potable water demand generated through the proposed amendment.

Wastewater Demand – Current Entitlements				
Activity Center (City: RAC)	Current Entitlements	ERC per 1,000sf or du*	Demand Calculation	Current Entitlements Demand (gpd)
Hotel	215 rooms	150	150 *215	32,250
Residential Total	15,100 units	--	--	--
<i>Single Family</i>	<i>3,090 units</i>	<i>300</i>	<i>3,090*300</i>	<i>927,000</i>
<i>Town Home</i>	<i>1,510 units</i>	<i>250</i>	<i>1,510*250</i>	<i>377,500</i>
<i>Garden Apartment</i>	<i>7,500 units</i>	<i>250</i>	<i>7,500*250</i>	<i>1,875,000</i>
<i>Mid Rise</i>	<i>0 units</i>	<i>250</i>	<i>0*250</i>	<i>0</i>
<i>High Rise</i>	<i>3,000 units</i>	<i>250</i>	<i>3,000*250</i>	<i>750,000</i>
Commercial	3,280,000 sq. ft	0.1	3,280,000 *0.1	328,000
Office	1,500,000 sq. ft	0.2	1,500,000*0.2	300,000
Total Current Entitlements Demand = 4,589,750 gallons per day				

* 1 ERC = LOS rates in the City of Hollywood Comprehensive Plan.

Wastewater Demand – Proposed Entitlements				
Activity Center (City: RAC)	Proposed Entitlements	ERC per 1,000sf or du*	Demand Calculation	Demand with LUPA (gpd)
Hotel	215 rooms	150	150*215	32,250
Residential Total	23,100 units	--	--	--
<i>Single Family</i>	<i>3,090 units</i>	<i>300</i>	<i>3,090*300</i>	<i>927,000</i>
<i>Town Home</i>	<i>1,510 units</i>	<i>250</i>	<i>1,510*250</i>	<i>377,250</i>
<i>Garden Apartment</i>	<i>7,500 units</i>	<i>250</i>	<i>7,500*250</i>	<i>1,875,000</i>
<i>Mid Rise</i>	<i>1,000 units</i>	<i>250</i>	<i>1,000*250</i>	<i>250,000</i>
<i>High Rise</i>	<i>10,000 units</i>	<i>250</i>	<i>10,000*250</i>	<i>2,500,000</i>
Commercial	3,280,000 sq. ft.	0.1	3,280,000*0.1	328,000
Office	1,300,000 sq. ft.	0.2	1,300,000*0.2	260,000
Total Proposed Entitlements Demand = 6,549,500 gallons per day				
Increase from current Entitlements = 1,959,750 gpd				

* 1 ERC = Sewer LOS rates in the City of Hollywood Comprehensive Plan.

4. 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.

Exhibit C- Letter from City of Hollywood Utilities Department

C. Solid Waste Analysis

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

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. 100 sq. ft. per day
School	
Grade School	10 lbs. per room & 1/4 lbs. per pupil per day
High School	8 lbs. per room & 1/4 lbs. per pupil per day
Institution	
Hospital	8 lbs. per bed per day
Nursing Home	3 lbs. per person per day
Home for Aged	3 lbs. per person per day
Rest Home	3 lbs. per person per day

Source: Table 3 Utilities Element Solid Waste City of Hollywood Comprehensive Plan

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 year	Available Capacity Tons
Entire Facility	Active	75,000,000	10,000	50,000,000
Subtotal CDSL	Active	75,000,000	1,500,000	25,265,000
Broward Interim/Contingency Landfill (BIC)				
Cell 1, 2 & 3	Active	4,800,000	80,000	2,200,000
Future Cells	Not developed	23,000,000	0	23,000,000
Subtotal		27,800,000	80,000	25,200,000
Total		79,800,000	1,580,000	27,465,000

Source: Broward County Comprehensive Plan, 2010, Table 4.7 Infrastructure Element City of Hollywood Comprehensive Plan

The city has a collection agreement with Wheelabrator. Wheelabrator South Broward County Resource Recovery Facility is a waste to energy facility located at 4400 South State Road 7, Fort Lauderdale. The facility can process 2,250 tons per day. In 2016, the city generated 12,037 tons of solid waste, 5.3 lbs. per capita/day.

- Energy Generation Capacity: 66 Mega Watts
- Waste Processed in 2019: 835,738 tons
- Life Remaining: not Applicable
- Planned Capacity Improvements: none currently

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

Solid Waste Impact			
Activity Center (City: RAC)	SF/Units	Multiplier SF/Unit in Pounds per SF/Unit per Day	Total Pounds/Day
Current Entitlements			
Hotel	215 rooms	8.9	1,914
Residential	15,100 units*	8.9	134,390
Commercial	3,280,000 sq. ft.	0.04	131,200
Office	1,300,000 sq. ft.	0.01	13,000
Total Current Entitlements Demand			280,504

Proposed Entitlements			
Hotel	215 rooms	8.9	1,914
Residential	23,100 units	8.9	205,590
Commercial	3,280,000 sq. ft.	0.04	131,200
Office	1,300,000 sq. ft.	0.01	13,000
Total Proposed Entitlements Demand			351,704
INCREASE			71,200 lbs. / day

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

Exhibit D-To be included

D. Drainage Analysis

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

The level of service for water management shall consist of the following minimum design criteria:

Road Protection

Residential streets not greater than fifty feet wide rights-of-way to have crown elevations no lower than the elevation for the respective area depicted on Broward County ten year “Flood Criteria Map”.

3 year, 1 hour event:	for retention/detention
5 year, 1 hour event:	for lowest parking pavement elevation
25 year, 24 hour event:	
25 year, 72 hour event:	Perimeter Control Elevation
100 year, 24 hour event:	
100 year, 72 hour event:	Finished Floor Elevation

Buildings

All commercial properties with more than 10 parking spaces must obtain drainage permits for site development from other regulatory authorities having jurisdiction prior to obtaining a building permit from the City.

Off Site Discharge

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

Storm Sewers

Design flood frequency minimum three-year rainfall intensity of the State Department of Transportation zone 10 rainfall curves.

Flood Plain Routing

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

On-Site Storage

Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volumes minus off site discharge occurring during design rainfall.

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

The City of Hollywood maintains its own stormwater drainage system and consists of three systems for disposing of stormwater.

- Surface percolation through swales.
- Underground infiltration trench drains- also known as French drains. Works in conjunction with swales and allowing for the added benefit of allowing stormwater to be retained in the soil.
- Positive drainage systems. This type of system employs pipes to move stormwater from the flooded site to an outfall site into a lake or canal.

The stormwater system along State Road 7 is owned and maintained by the FDOT.

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

The City’s Stormwater Master Plan has identified several drainage improvement projects within the RAC that will be implemented upon adoption of the plan within the next 10 to 20 years, though currently unfunded.

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.

Not applicable.

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. Any drainage improvements necessary to continue to meet the established level of service will meet the criteria of the adopted comprehensive plan and the criteria of the South Florida Water Management and Broward County since there is no change in the level of service.

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.**

Exhibit E- To be included

E. Recreation and Open Space Analysis

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

The City of Hollywood has an adopted level of service standard of 3 acres per 1,000 residents. Broward County has an adopted level of service standard of 3.00 acres per 1,000 residents.

2. **For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

The following inventory is from the City’s Comprehensive Plan.

Inventory of Recreation and Open Space Facilities Owned by the City of Hollywood	Acreage	Use Type
Park Name		
Anniversary Park	0.28	P
Arts Park	9.98	A
Beach Theatre Bandshell	0.1	SPF
Beverly Park	1.5	A, SPF
Bicentennial Park	1.47	P
Boggs Field east/west	14.7	A, SPF
Carlton Montayne Park	0.76	P
Cathy and Bob Anderson Park	0.74	P
Charnow Park & Garfield CC	1.86	P, SPF
David Park & CC	9.14	A, SPF
David Park Tennis Center	1.4	A, SPF
Dowdey Field	7.36	A
Driftwood CC & Athletic Field	19.35	A, SPF
Earl Crawford Park	1.64	P

Eco Grande Golf Course	45	A, SPF
Emerald Hills Lake Park	5	P
Eppleman Park	0.29	P
Fletcher Street Park	0.14	P
Fred Lippman Mutli-Purpose Center	0.47	P, SPF
Harbor Islands Park	15.45	P
Harry Berry Park	1.3	P
Henry L. Graham Park	0.41	P
Holland Park	24.98	P
Hollywood Beach & Boardwalk	70	A
Hollywood Beach Culture & CC	1.78	SPF
Hollywood Beach Golf & Country Club	102	A, SPF
Hollywood West Park & CC	12.15	A, SPF
Jefferson Park	4.01	A, SPF
Joe DiMaggio Park	15.78	P
John B. Kooser Memorial Park	2.57	P
John Williams Park/Sheridan Oak Forest	23.52	P
Keating Park	1.01	P
Kiwanis Park	1.07	P
Lincoln Park	4.7	P
Lions Park	0.14	P
Mara Berman Giuliani Park	2.03	P
Dr. MLK, Jr CC	5.2	A, SPF
McNicol Admin Office	N/A	P, SPF
McNicol CC	N/A	P, SPF
Montella Park	12.2	P, SPF
Oak Lake Park	9.73	P, SPF
Oakridge Park	30	P
Oak Street Park		P
Oakwood Hills Park	2.15	P
Orangebrook Golf Course	257	A, SPF
Poinciana Park	3.01	P
Rainbow Tot Lot	0.3	P
Rotary Park	17.27	A
Sailors Point	0.62	SPF
Seminole Park	3.91	P
Stan Goldman Memorial Park	22.67	P
Veteran's Park	1	A
Washington Park & CC	9	A, SPF
Washington Street Park	0.59	P
Water View Park	0.7	P
West Annex Taft St Office	N/A	SPF
Zinkil Park	5.45	P

TOTAL	784.88
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County and State-Operated Recreation and Open Space Facilities	Acreage	Use Type
Hollywood North Beach	61.3	P
Dr Von D. Mizell-Eula Johnson State Park	339.09	P
Topeekeegee Yungee (TY) Park	148.36	A
West Lake Park	1,490	P
TOTAL	2,038.75	

Source: Table 1: Recreation and Open Space Element Comprehensive Plan

A: Active

P: Passive

SPF: Special Purpose Facility

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

The demand for community parks acreage will not increase the demand of parks. The amendment does not add more units to the area. Using Broward County Land Use standard of 3 acres/ 1,000 population and the average household per the 2020 US Census is 1.83 persons. 8,000 proposed units x 1.83 average household = 14,640 new residents; 14,640 new residents x 0.003 acres of park required per resident = 43.92 acres.

4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.

The City of Hollywood currently and will continue to meet the level of service for park land. Please see comprehensive plan projected needs based on entire city populations below:

Projected Park Needs					
Year	Population (Projected)	Level of Service (LOS) Standard	Park Acreage	Park Acreage Needed to Maintain LOS	Surplus/Deficit Acreage
2020	169,943	3 acres/1,000 Pop.	633.5	510	124
2025	182,616	3 acres/1,000 Pop.	633.5	548	86
2030	191,481	3 acres/1,000 Pop.	633.5	574	60

Source: Parks, Recreation & Open Space Element City of Hollywood Comprehensive Plan

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

The amendment does not eliminate any open space or golf course land as defined in the Broward County Land Use Plan.

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 for each roadway.**

The most recent Broward MPO Level of Service Analysis 2020 spreadsheet provides the 2020 Daily and Peak Hour Volume and LOS listed below:

2020 Existing Roadway Conditions & Level of Service Analysis						
Roadway	Number of Lanes	Adopted Peak LOS	2020 Peak Volume	2020 Peak LOS	2020 AADT	2020 AADT LOS
Dixie Hwy (N of Hollywood Blvd)	6	C	922	C	9,700	C
Dixie Hwy (N of Pembroke Rd)	6	C	1,055	C	11,100	C
Federal Hwy (N of Hollywood Blvd)	4	D	2,803	D	29,500	D
Federal Hwy (N of Pembroke Rd)	4	D	2,404	D	25,300	D
Sheridan St (E of N 26 th Ave)	6	C	3,848	C	40,500	C
Sheridan St (E of Dixie Hwy)	4	C	2,660	C	28,000	C
Sheridan St (E of Federal Hwy)	4	C	2,613	C	27,500	C
Hollywood Blvd (E of I-95)	4	F	4,513	F	47,500	F
Hollywood Blvd (E of Dixie Hwy)	2	D	874	D	9,200	D
Pembroke Rd	4	F	3,325	F	35,000	F

Source: 2020 Broward MPO Roadway Capacity and Level of Service Analysis

- 2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.**

Existing RAC		Trips		
Land Use	Square Footage	Daily	AM	PM
Commercial	3,280,000	126,369	5,739	19,514

Office	1,500,000	18,923	1,381	2,700
Community Facility	390,000	11,240	745	975
R/OS	2,060,388	1,407	42	371
Residential	15,100	98,465	6,527	7,985
	Total	256,404	14,434	31,545

Proposed RAC		Trips		
Land Use	Square Footage	Daily	AM	PM
Commercial	3,280,000	126,369	5,739	19,514
Office	1,300,000	18,923	1,381	2,700
Community Facility	390,000	11,240	745	975
R/OS	2,060,388	1,407	42	371
Residential	23,100	129,508	8,845	10,616
	Total	287,447	16,752	34,176
Increase from current entitlements 2,631 PM trips				

The most recent Broward MPO Level of Service Analysis 2020 spreadsheet provides the 2045 Daily and Peak Hour Volume and LOS listed below.

2045 Projected Roadway Conditions & Level of Service Analysis				
Roadway	2045 AADT	2045 AADT LOS	2045 Peak Hour Volume	2045 Peak Hour LOS
Dixie Hwy (N of Hollywood Blvd)	38,700	F	3,677	F
Dixie Hwy (N of Pembroke Rd)	13,900	C	1,321	C
Federal Hwy (N of Hollywood Blvd)	34,200	F	3,249	F
Federal Hwy (N of Pembroke Rd)	40,000	F	3,800	F
Sheridan St (E of N 26 th Ave)	65,800	F	6,251	F
Sheridan St (E of Dixie Hwy)	30,700	C	2,917	C
Sheridan St (E of Federal Hwy)	24,200	C	2,299	C
Hollywood Blvd (E of I-95)	57,800	F	5,491	F
Hollywood Blvd (E of Dixie Hwy)	15,900	F	1,511	F
Pembroke Rd	43,500	F	4,133	F

Source: 2020 Broward MPO Roadway Capacity and Level of Service Analysis

- 3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.**
Exhibit F- Traffic Study

- 4. Provide any relevant transportation studies relating to this amendment, as applicable.**

G. MASS TRANSIT ANALYSIS

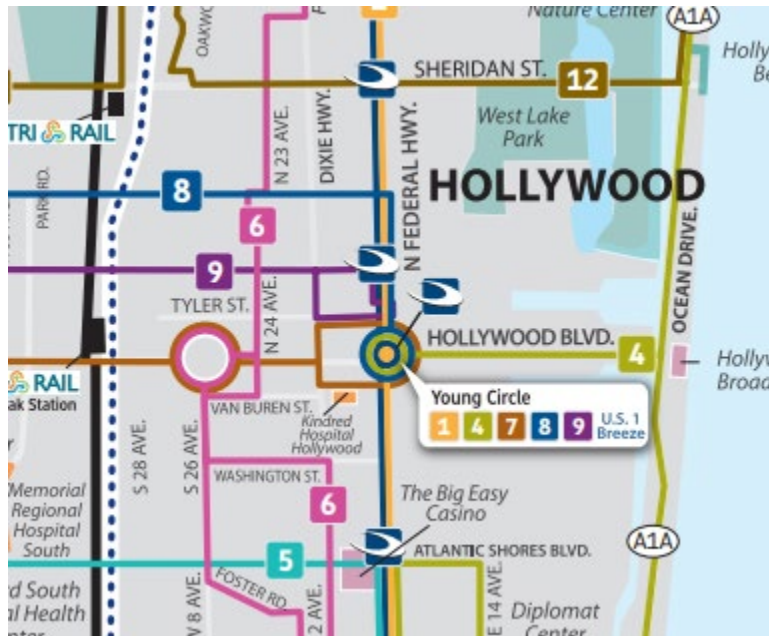
- 1. Identify the mass transit modes, existing and planned mass transit routes and schedule service (headway) serving the amendment area within one quarter of a mile.**

The Broward County Mass Transit Division operates Broward County Transit (BCT), a fixed-route bus system servicing the residents of the City of Hollywood RAC. More specifically, the amendment area is served by north/south routes 1, 6, and US-1 Breeze. The east/west routes serving the area are 5, 7, 8, 9, and 12 shown on the below BCT System Map.

The following headways are currently in place:

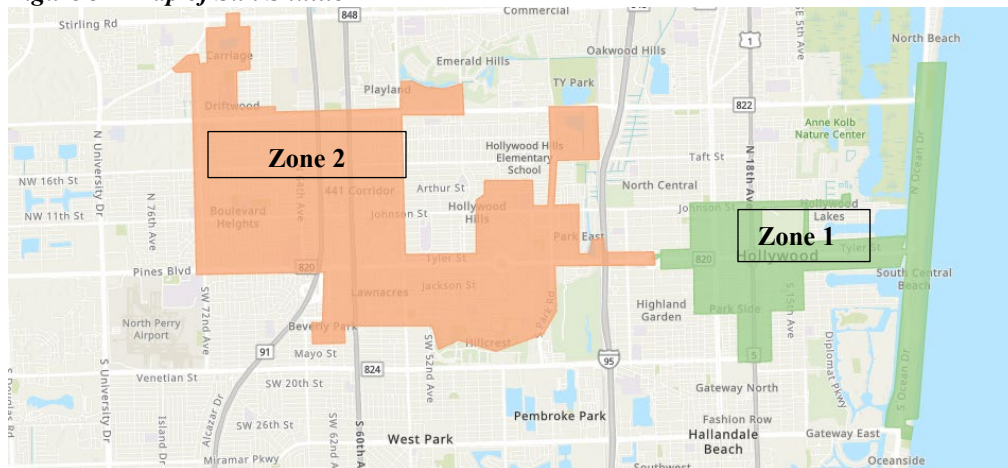
Bus Route	Days of Service	Service Span A.M. – P.M.	Service Frequency
Route 1	Weekday	4:55 am – 12:40 am	20 minutes
	Saturday	5:00 am – 12:41 am	20 – 25 minutes
	Sunday	6:00 am – 10:38 am	30 minutes
Route 5	Weekday	5:36 am – 10:25 pm	55 minutes
	Saturday	6:40 am – 10:18 pm	45 minutes
	Sunday	7:50 am – 9:16 pm	52 – 60 minutes
Route 6	Weekday	5:03 am – 12:01 am	48 minutes
	Saturday	5:20 am – 11:24 pm	55 – 60 minutes
	Sunday	8:20 am – 10:04 pm	57 minutes
Route 7	Weekday	4:56 am – 11:26 pm	55 minutes
	Saturday	5:00 am – 11:36 pm	30 minutes
	Sunday	8:32 am – 9:25 pm	30 minutes
Route 8	Weekday	6:43 am – 10:53 pm	33 minutes
	Saturday	6:40 am – 9:46 pm	42 minutes
	Sunday	7:05 am – 9:42 pm	42 minutes
Route 9	Weekday	5:15 am – 11:03 pm	55 minutes
	Saturday	5:40 am – 10:43 pm	47 minutes
	Sunday	8:30 am – 8:11 pm	60 minutes
Route 12	Weekday	4:50 am – 11:35 pm	40 minutes
	Saturday	5:10 am – 11:50 pm	45 minutes
	Sunday	6:15 am – 10:36 pm	50 minutes
US-1 Breeze	Weekday	4:45 am – 9:19 pm	20 – 25 minutes

Figure 2 – Map of Broward County Transit



There are 2 local shuttles that the City of Hollywood operates, Sun Shuttle and Holly-Go. Sun Shuttle operates independently in 2 zones (Zone 1-East and Zone 2-West). The two zones connect at City Hall. This is an on-demand shuttle with a cost of \$2. Hours of operation: Zone 1 Weekday 10 AM-9 PM. Weekends 7 AM-6 PM. As shown in figure 3, zone 1 is predominantly located within the RAC is the map of Sun Shuttle Transit Zones. Zone 1 is predominantly in the RAC.

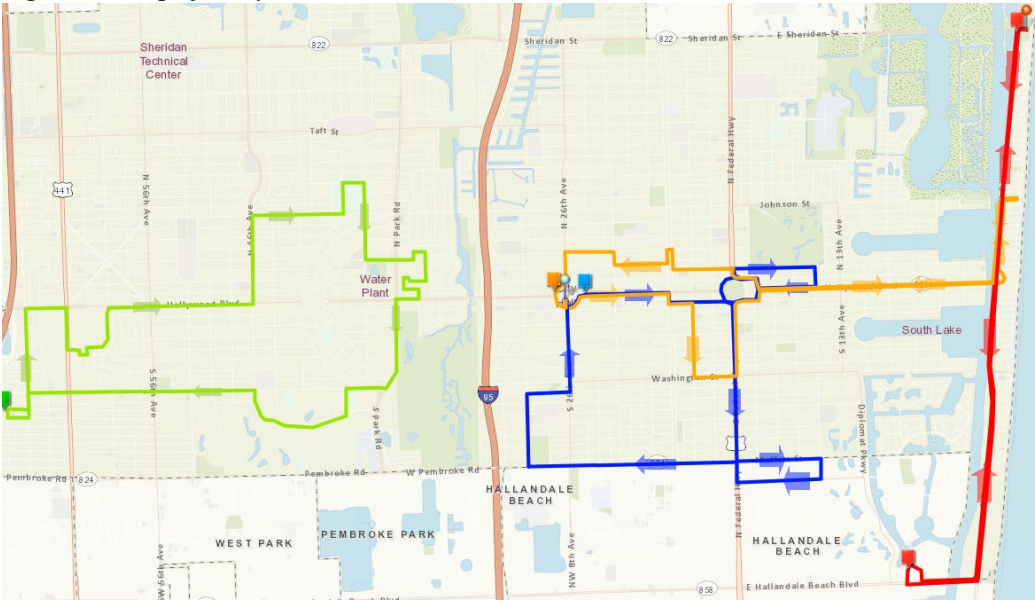
Figure 3 – Map of Sun Shuttle



Holly-Go Community Shuttle is a free service with fixed routes within the City of Hollywood. Holly-Go does connect with other transportation methods including Broward County Transit (BCT). Holly-Go has four lines as shown in the following table:

Bus Route	Days of Service	Service Span A.M. – P.M.
Orange Line	Weekday Weekend	8 am – 5 pm 9 am – 5 pm
Red Line	Weekday (Off-Peak Season) Weekends Weekends (Peak Season)	8 am – 6pm 8 am – 7 pm 8 am – 8 pm
Blue Line	Daily	9 am – 5 pm
Green Line	Daily	9 am – 5 pm

Figure 4 – Map of Holly-Go Routes



2. Describe how the proposed amendment furthers or supports mass transit use.

This amendment supports mass transit use by promoting transit-oriented development that provides easy access to multi-modal options, specifically mass transit and aligns with the 2040 Broward County Long Range Transportation Plan goal to increase ridership.

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.

Exhibit G- Letter from Broward County Transit

H. PUBLIC EDUCATION ANALYSIS

1. Public School Impact Application

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

School Impact Application and fee of \$2,162 was submitted to the School Board. Broward County School Board provided a consistency review report for the RAC text amendment.

6. 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.

According to the City's Comprehensive 2008 Plan, the Historic Hollywood Business District is located within the amendment area along Hollywood Boulevard between N 21st Ave and Young Circle. In addition, there are five historic sites within the area including the Hollywood Publishing Company/Old City Hall (219 N 21st Ave), Hutchinson Hotel (404 N 17th Ave), First Baptist Church of Hollywood (1701 Monroe St), Dunham's Grocery (2410 Taylor St), and Young Circle Park (1 Young Circle).

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

There are no known archaeological sites in the Florida Master Site File for the amendment site.

C. Wetlands

According to the 2024 Eastern Broward County Wetlands Map the amendment area does not contain any wetland areas.

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

According to the 2020 Broward County Land Use Plan: Environmentally Sensitive Lands Map, the amendment area does not contain an area designated as a Local Area of Particular Concern.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

According to the 2020 Broward County Priority Planning Areas Map, Priority Planning Areas have been identified near or hydrologically connected to tidal water bodies at increased risk of inundation under a 3.3-foot sea level rise scenario, projected to occur as soon as 2070. The northwest portion of the RAC between Sheridan Street and Taft Street are included in the priority planning areas. There is also a small area in the southeast portion between South 17th Avenue and Mayo Street down to Pembroke Road that is included in the Priority Planning Areas as well.

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

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

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

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

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

According to the 2018 Broward County Wellfield Protection Zones & Contaminated Sites Map, the amendment area is not within a wellfield protection zone of influence. However, the amendment area does have several contaminated sites, mostly from gas stations and golf courses.

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

The proposed text amendment does not require alteration of soil conditions or topography.

- 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 2.16.2 consistent with Article 5 of this Document.

The City of Hollywood has implemented several programs through Home Investment Partnership Program (HOME), State Housing Initiatives Partnership (SHIP), and Community Development Block Grants (CBDG) funding. These programs provide funds for;

- Housing rehabilitation Program
- Home Buyer Purchase Assistance/First Time Home Buyer
- Home Rehabilitation
- Rental Construction
- Rental Rehabilitation

The City collaborates with non-profit agencies to provide affordable housing like the Broward Alliance for Neighborhood Development (BAND). This partnership is the result of new single-family homes built throughout the City. Hollywood also established an affordable housing trust fund that allows the City to dedicate a source of funding for affordable housing options through a Community Land Trust. The City is also able to provide low- and moderate-income housing through The Hollywood Housing Authority. Their programs include operating public housing and administering 828 HCV/Section 8 vouchers

The City of Hollywood's Comprehensive Plan contains numerous policies regarding opportunities for increasing the supply of affordable housing within the City. The goal of the City's Housing Element is to provide an adequate supply of decent, safe, and sanitary housing that is affordable to the present and future residents of Hollywood.:

Housing Element

- Policy 1.1.1: The City shall continue to update and amend the Zoning and Development Regulations to improve affordable housing opportunities in mixed residential districts.
- Policy 1.2: The City will continue to make available financial and other assistance through the Community Development Block Grant Program and through continued coordination with City staff and advisory board actions, to the Liberia Economic Society (LES) to support programs to develop affordable housing, such as the vacant lot development program and the Liberty Heights project.
- Policy 1.3: Through its zoning and development regulations, the City will continue to offer density bonuses to encourage the construction of new housing in specific areas such as the downtown district.
- Policy 1.4: The City shall allow density bonuses to developers who agree to set aside a certain percentage of units for low- and moderate-income persons.
- Policy 1.9: The City shall coordinate with the South Florida Regional Planning Council and Broward County to support regional affordable housing programs.
- Policy 1.10: The City shall determine the availability of sites at higher densities for housing of low- and moderate-income families and determine housing needs to rural and farm worker households.
- Policy 1.11: By December 2008, the City shall explore the feasibility of an affordable housing impact fee.

- Policy 1.12: The City shall consider inclusion of work-live units in developments with more than 75 residential dwelling units.
- Policy 3.2: The City shall continue to implement the policies described in the City-Wide master Plan by revitalizing the Central Business Residential Neighborhood Improvement District and the 441 Corridor and will make recommendations for upgrading conditions in those areas.
- Policy 9.1: The City will continue to coordinate with the private sector through incentives such as zoning bonuses and simplified land development regulation to encourage the development of low, very low- and moderate-income housing.

9. HURRICANE EVACUATION ANALYSIS

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

Areas just east of US-1 (Federal Highway) are within the Plan B Evacuation Zone which requires residents to evacuate for a hurricane rated at category 3 or higher. The National Hurricane Center's (NHC) Storm Surge Risk Map indicates that estimated storm surge impacts, along the eastern edge of U.S. 1 in Hollywood during a Category 5 hurricane vary from non-existent to less than 3 feet above ground. This scenario is based on a Category 5 hurricane, whose U.S. landfalls have been historically rare. Please see the attached letter from the City's Emergency Manager.

10. REDEVELOPMENT ANALYSIS

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

In 1990, the City adopted a land use amendment that designated the area generally located east I-95 and west of 17th Avenue, south of Sheridan Street and north of Pembroke Rd as the Regional Activity Center (RAC). The City expanded the RAC in 2004 to its current boundaries. This area encompasses approximately 1,486 acres that includes Downtown Hollywood and the key commercial and residential corridors of Federal Highway, Dixie Highway, and a portion of Hollywood Boulevard. This overlay was created to facilitate a vibrant, high intensity and high density multi-use area. While protecting the existing adjacent residential neighborhoods from excessive growth. In 2016, new zoning changes were adopted and these changes encourage high quality and functional mixed living, working, shopping, education and recreational activities. This

land use amendment will help to fulfill these goals by allowing more high density, high intensity redevelopment inside the RAC.

11. 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.

There are several RAC's located along the US-1/Federal Highway corridor including Dania Beach's RAC located immediately north and Hallandale Beach's RAC located immediately south. Transit supportive land use and urban design policies have been put into place to encourage transit-oriented development and redevelopment along the corridor. The US-1/Federal Highway corridor has also been identified as a transportation corridor of regional significance. Additionally, the Hollywood Downtown CRA boundaries are located within the amendment area with Washington Street as the southern boundary, 22nd Avenue to the west, Johnson Street to the north, and generally 17th Avenue on the east. The CRA is a way for the city to provide tools needed to foster and support redevelopment of the targeted areas. The redevelopment plans are required to be consistent with the local government's comprehensive plan.

12. PUBLIC OUTREACH

Describe how the applicant and /or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

The City has followed notice requirements per city code and state statutes.

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

The highlighted regional issues of the County's Plan are discussed in context of the proposed amendment below:

Climate Change Resilience The City has recently adopted a number of changes within the Unified Land Development Regulations (ULDR) with respect to resiliency. A small portion of the RAC is in the hurricane evacuation zone 2. Redevelopment in these areas will need to meet modern hurricane-resistant building codes and base flood elevations, making them more resilient to hurricane wind damage than older buildings. The RAC is an urban area that is intensifying density and that density supports multimodal transport and facilitates a mixed-use, walkable environment. This reduced reliance on individual vehicles results in lower greenhouse gas emissions than traditional suburban developments.

The proposed text amendment specifically implements the following County strategies:

- Strategy CCR-1: Mitigate the effects of climate change by reducing greenhouse gas emissions by 2% per year.
- Implementation: Decreasing fuel consumption by 10% by 2020 by improving and integrating multi-modal transportation and land uses that encourage a reduction in single occupancy vehicle trips and GHG emissions, encourage an increase in walking, bicycling and transit trips and provide affordable housing proximate to urban work centers and transit.

Targeted Redevelopment - The RAC is an area identified downtown Hollywood that can redevelop with higher density. This area is already serviced by county public transportation and two local shuttles. Having these options increases the viability of an urban core that can support mixed-use redevelopment. This amendment specifically implements the following County strategy:

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

Multi-Modal – The RAC supports a multimodal environment, featuring bike lanes along major corridors such as Hollywood Blvd, Pembroke Rd, and Federal Hwy. Broward County Transit also provides bus service through the area. This text amendment acknowledges the connection between transportation and housing by attempting to reorganize the existing entitled units to offer a better mix of building types that can accommodate cluster higher density development, to help support the desired level of nonresidential development in the area. It supports the County’s objective to strategically direct new growth and redevelopment to mixed use activity areas such as downtowns and along major corridors which offer multimodal connections and cost-effective infrastructure investments to accommodate full access to housing, jobs, local businesses, and community services. This amendment specifically implements the following County strategy:

- STRATEGY MM-2: Recognize and address the transportation and housing connection.

World-Class Natural Resource Protection and Enhancement – This amendment protects natural resources by directing growth away from environmentally sensitive areas and other vulnerable areas to centralized mixed-use and transit-oriented districts that utilize existing infrastructure. This amendment specifically implements the following County strategy:

- STRATEGY EP-3: Preserve and protect Broward County’s natural environment through County and local environmental regulatory programs and well-planned patterns of growth and development.

Affordable Housing – This amendment promotes affordable housing by encouraging mixed-use development and fostering of affordable housing opportunities. The City incentivizes private developers to include affordable housing in their developments through density bonuses and impact fees.

- STRATEGY AH-2: Support private, non-profit, and governmental sector development of housing which utilizes construction techniques affording significant costs savings, while meeting the Florida Building Codes, including resiliency to hurricane-level storms.

- STRATEGY AH-3: The Broward County Land Use Plan shall include an Affordable Housing Density Bonus Program, including promoting a supply of smaller, traditionally affordable units, such as efficiency/studio occupancy units.

Disaster Planning and Post-Disaster Redevelopment – A portion of this amendment is located within the western edge of a hurricane evacuation zone and the estimated storm surge impacts from a Category 5 hurricane varies from non-existent to less than 3 feet aboveground. Any concerns with development along the eastern edge of US-1 will be developed in accordance with County and City regulations. This amendment implements the following County strategy:

- STRATEGY DP-5: Residential densities within the mandatory hurricane evacuation zones shall not negatively impact the hurricane evacuation clearance standards.

Renewed Intergovernmental Partnership – This amendment is consistent with the County’s strategy to allow municipalities to rearrange land uses to address local land use planning issues. The proposed text amendment adds 8,000 residential units to the RAC. This amendment is proposing a different organization of existing residential unit entitlements that accommodate high density development and this amendment complies with this policy. This amendment implements the following County strategy:

- STRATEGY IG-2: Enable municipalities to modify their land use plans to address municipal-level issues without the need for County approval.

14. ADDITIONAL SUPPORT DOCUMENTS

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

Exhibit I- Proposed Text Amendment

B. Any proposed voluntary mitigation or draft agreements.

Not applicable.

15. PLAN AMENDMENT COPIES

Provide 3 hard copies and 1 digital copy (4 copies total) of the amendment application.

3 hard copies and 1 digital copy will be provided to Broward County Planning Council