

**APPLICATION FOR THE STATE ROAD 7 TRANSIT
ORIENTED CORRIDOR TEXT AMENDMENT TO THE CITY
OF HOLLYWOOD AND BROWARD COUNTY
COMPREHENSIVE PLANS**

Prepared by



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

June 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

- F. 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.**

Legal Advertisement as well as property notifications will be completed per requirements set forth in Section

2. **APPLICANT INFORMATION**

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

There are numerous property owners in the subject area. The City is initiating the Amendment. Property notifications will be sent to affected property owners 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.

This amendment will increase the number of residential units and create two categories for number mid-rise and high-rise units. This amendment will allow for additional flexibility in redeveloping parcels within the TOC in creating an accessible, thriving, and a walkable experience in the along State Rd 7. The amendment will be compatible with the existing TOC, and through the LDR regulations, will provide the necessary buffering to be compatible with adjacent land uses. Through the amendment, the city can provide additional opportunities for redevelopment of multi-family, mid-rise and high rise residential and mixed-use projects within the TOC land use allowing for investors and local businesses to invest in Hollywood in a manner that provides greater economic sustainability and return on investment, improving the image and brand of the city, and enhancing the quality of life for residents and visitors alike. New

development that supports this vision has been occurring in the Hollywood TOC. In 2022, developers broke ground on the Pinnacle 441 located on SR 7 and Johnson St. This is a mid-rise, mixed use, affordable housing project that has seven stories, 6,760 square feet of retail and 113 affordable housing units. Between Hollywood Blvd and Washington Street there has been new development of a Walmart Super Center. This has attracted other businesses to the area like Aldi, T-Mobile, Ross Dress for Less, and Burlington Clothing Company.

3. AMENDMENT SITE DESCRIPTION

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

Hollywood's TOC covers an area of over 980 acres that includes key commercial intersections including SR 7 and Pembroke Rd; SR 7 and Hollywood Blvd; SR 7 and Sterling Rd as well as the established residential neighbors in West Hollywood. The TOC begins just south of Orange Drive on the east side of SR-7 running south just past Sterling Rd, Oak St. Where the TOC ends at this point is the beginning of the Seminole Indian Reservation, which extends South to Atlantic Blvd. The TOC picks up again at Atlantic Blvd, and runs south the Pembroke Rd. The Turnpike is the westerly boundary and 56th Ave is the easterly boundary. Figure 1 is a map of the entire TOC boundary outlined in red. There is no change to the TOC boundary.

Figure 1 Map of the Hollywood TOC Area



No change to the TOC boundaries as part of this amendment.

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

See 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.

Below are the designations on the Future Land Use Plan Map (FLUM) of the City of Hollywood (Transit Oriented Corridor) 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 B for the City of City of Hollywood’s Future Land Use Map and Broward County Future Land Use Map.

EXISTING	
Transit Oriented Corridor (Hollywood); Activity Center (Broward)	
Permitted Use	Density/Intensity
Hotel:	2,500 rooms
Residential Land Uses:	5,309 DU*
Commercial Land Uses:	15,000,000 square feet
Industrial Land Use:	1,000,000 square feet
Office Uses	2,000,000 square feet

**Consisting of*

<i>Single Family:</i>	<i>2,400 units</i>
<i>Town Home:</i>	<i>2,400 units</i>
<i>Garden Apt:</i>	<i>509 units</i>

There is no proposed change to the future land use designation for the city, Transit Oriented Corridor (TOC) or the County, Activity Center. If the amendment is adopted, the city will complete a recertification process with Broward County to maintain consistency between the two plans. The proposed changes are as follows:

PROPOSED	
Transit Oriented Corridor (Hollywood); Activity Center (Broward)	
Permitted Use	Density/Intensity
Hotel:	2,500 rooms
Residential Land Uses:	9,688 dwelling units*
Commercial Land Uses:	14,000,000 square feet
Industrial Land Use:	1,000,000 square feet
Office Uses	2,000,000 square feet

**Consisting of*

<i>Single Family:</i>	<i>1,825 units</i>
<i>Town Home:</i>	<i>1,650 Units</i>
<i>Garden Apt:</i>	<i>70 Units</i>
<i>Mid Rise:</i>	<i>3,261Units</i>
<i>High Rise:</i>	<i>2,882 Units</i>

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

The City has not allocated flexibility provisions in adjacent areas.

C. Existing use of amendment site and adjacent properties.

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

Transit Oriented Corridor

Activity Center

Location	City Land Use Designation	County Land Use Designation*
North	Town of Davie	Activity Center (Davie), electrical generation facilities, and commerce
South	TOC (City of West Park), Residential-8 and Community Facility (City of Miramar)	Activity Center (West Park), low residential (5).
East	Low-medium (10) Residential, Office, Low (5) Residential, Medium (16) Residential, Open Space & Rec, Industrial, General Business	Commerce, Low- medium residential (10), Low residential (5), irregular residential,
West	Florida Turnpike, Low (5) Residential, General Business, Community Facility, Medium (16) Residential, Utilities	Low-medium residential (10), medium residential (16), community, low residential, commerce, Estate residential (1), recreation open space.

Source: Hollywood Land Use Map and Broward County Land Use Plan Map January 3, 2026

Existing use of amendment site and adjacent areas.

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.

Transit Oriented Corridor

Existing Use of Amendment Site

The amendment site is general commerce on both sides of State Road 7 from Griffin Road north to Pembroke Road south. The types of business consist of car dealers, auto shops, strip malls, fast food and small business restaurants. As mentioned previously in this application there has been new development in the TOC that aligns with the vision of walkable amenities like shopping, grocery stores, employment and transit. One of the recent projects is Pinnacle 441, which consists of 113 affordable housing units and 6,760 square feet of ground floor retail space. A Walmart Super Store has also been developed

and this has attracted more retail to the TOC. A new hotel called Dolce by Wyndham Hollywood has also opened and several new businesses have sprung up around the hotel; a synagogue, restaurants, day spas.

Existing Use of Adjacent Areas

The amendment area includes an assortment of general commerce, industrial, open space and recreation along State Road 7. Varying degrees of residential styles; low density, low medium density behind State Road 7; located near the northern border is the Seminole Indian Reservation and low residential and open space and recreation; near the southern border is the continuation of the TOC activity center into the city of West Park; and on the west side of State Road 7 there is low density residential, general commerce industrial, and low medium residential and Florida Turnpike.

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.

Transit Oriented Corridor

Acreage: Approximately 980.3 acres

General Location: All parcels fronting the East side of State Road 7 from Griffin to Sheridan Street. From Sheridan Street to Pembroke Road, all parcels along the east and west frontage of State Road 7.

Activity Center (City: TOC)	Current Entitlements	Proposed Entitlements	Net Change in Entitlements
Hotel	2,500 rooms	No change	No change
Residential Total Consisting of			
Single Family	2,400 units	1,825 units	-575 units
Town Home	2,400 units	1,650 units	-750 units
Garden Apt	509 Units	70 units	-439 units
Mid Rise	379 units	3,261 units	2,882 units
High Rise	0 units	2,882 units	2,882 units
Commercial	15,000,000 sq. ft.	14,000,000 sq. ft.	1,000,000 sq. ft.
Industrial	576,779 sq. ft.	No change	No change
Office Use	2,000,000 sq. ft.	No Change	No change

F. 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.

Transit Oriented Corridor

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

Activity Center (City: TOC)	Current Entitlements	Existing and Committed Development*	Remaining Entitlements
Hotel	2,500 rooms	702 rooms	1,798 rooms
Residential Total	5,309 units	3,020 units	2,289 units
<i>Single Family</i>	2,400 units	1,819 units	581 units
<i>Town Home</i>	2,400 units	755 units	1,645 units
<i>Garden Apartment</i>	509 units	67 units	442 units
<i>Mid Rise</i>	379 units	379 units	0 units
<i>High Rise</i>	0 units	0 units	0 units
Commercial	15,000,000 sq. ft.	5,065,807sq. ft.	9,934,193 sq. ft.
Industrial	1,000,000 sq. ft.	225,950 sq. ft.	774,050 sq. ft.
Office Use	2,000,000 sq. ft.	821,469 sq. ft.	1,178,531 sq. ft.

* Broward County Property Appraiser

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

Activity Center (City: TOC)	Existing Development*	Total Proposed and Current Entitlements	Net Remaining After Amendment
Hotel	702 rooms	2,500 rooms	1,798 rooms
Residential Total	5,309 units	9,688 units	4,379 units
<i>Single Family</i>	1,819 units	1,825 units	6 units
<i>Town Home</i>	755 units	1,650 units	895 units
<i>Garden Apartment</i>	67 units	70 units	3 units
<i>Mid Rise</i>	379 units	3,261 units	2,882 units
<i>High Rise</i>	0 units	2,882 units	2,882 units
Commercial	5,065,807 sq. ft.	14,000,000_sq. ft.	8,934,193 sq. ft.
Industrial	225,950 sq. ft.	1,000,000 sq. ft.	774,050 sq. ft.
Office Use	821,469 sq. ft.	2,000,000 sq. ft.	1,178,531 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 per capita
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 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 = 39.38 mgd
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: TOC)	Current Entitlements	ERC per 1,000sf or du*	Demand Calculation	Current Entitlements Demand (gpd)
Hotel	2,500 rooms	20	20 * 2,500	50,000
Residential Total	5,309 units	--	--	--
<i>Single Family</i>	2,400 units	350	350* 2,400	840,000
<i>Town Home</i>	2,400 units	211**	211*2,400	506,400
<i>Garden Apartment</i>	509 units	211**	211*509	107,399
<i>Mid Rise</i>	379 units	211**	211*379	79,969
<i>High Rise</i>	0 units	0	—	0
Commercial	15,000,000 sq. ft..	0.2	0.2 * 15,000,000	3,000,000
Industrial	1,000,000 sq. ft.	20	20*1,000,000	20,000,000
Office Use	2,000,000 sq. ft.	0.2	0.2*2,000,000	400,000
Community Facilities	1,000,000 sq. ft.	20	20* 1,000,000	20,000,000
Total Current Entitlements Demand = 44,983,768 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: TOC)	Proposed Entitlements	ERC = potable water demand rates	Demand Calculation	Demand with LUPA (gpd)
Hotel	2,500 rooms	20	20 * 2,500	50,000
Residential Total	9,688 units	--	--	--
<i>Single Family</i>	1,825 units	350	350*1825	638,750
<i>Town Home</i>	1,650 units	211**	211*1,650	348,150
<i>Garden Apartment</i>	70 units	211*	211*70	14,770
<i>Mid Rise</i>	3,261 units	211**	211*3,261	688,071
<i>High Rise</i>	2,882 units	211**	211*2,882	608,102
Commercial	14,000,000 sq. ft.	0.2	0.2*14,000,000	2,800,000
Industrial	1,000,000 sq. ft.	20	20* 1,000,000	20,000,000
Office Use	2,000,000 sq. ft.	0.2	0.2*2,000,000	400,000
Community Facility	1,000,000 sq. ft.	20	20*1,000,000	20,000,000
Total Proposed Entitlements Demand = 45,547,843 gallons per day				
Increase from current Entitlements = 564,075 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.

Broward County Water & Wastewater Services (BCWWWS) provides potable water and sewer services to the northern and southern sections of Hollywood’s TOC. Please see the map below in figure 2. The blue highlighted areas are serviced by BCWWWS.

The area serviced by BCWWWS is approximately 20% of the total allocation and Hollywood Utilities is approximately 80% of the allocation.

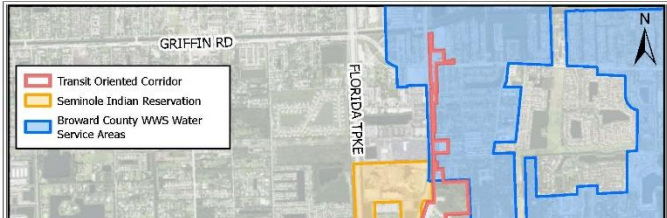
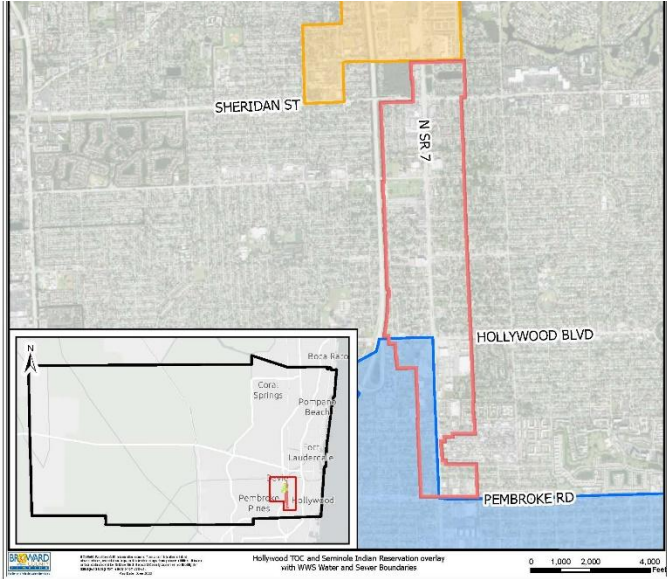


Figure 2 Map of Broward County Water and Wastewater Service Areas in the TOC.



Hollywood Public Utilities	Broward County Water & Wastewater Services
Total Proposed Entitlement Demand: 5,647,843 gallons per day.	
80% = 4,518,274.4 gallons per day	20% = 1,129,568.6 gallons per day

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- Letters from City of Hollywood Utilities Department and Broward County Public Works 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 Add per employee per 8 hour shift	5 20
Assembly Halls per Seat	2
Bar & Cocktail Lounge (no food service) per seat	20
Barber and Beauty Shops: Per dry service chair Per wet service chair	Dry service 100 Wet service 200
Bowling Alley: Per Lane (no food service)	100
Camps: Day, no food service. Luxury Resort, per person. Labor, per person	25 Day Camp 100 Luxury Resort 100 Labor per person
Camper or RV Trailer Park Per Space	150
Car Wash: Automatic type. Automatic type (recycled water). Hand Wash	3,500 350 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	400 650

per coin operated machine	
per commercial non-coin operated machine	
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	300 GPD each unit
multi-family buildings	250 GPD each unit
motel/hotel units	150 GPD per bedroom
Bedroom additions to SFR	150 GPD per bedroom
Mobile Homes	300 GRP each
Restaurants	
Open 24 hrs, per seat (including bar)	50
Open less than 24 hrs/seat (including bar)	30
Open less than 24 hrs, with a drive thru window, per seat including bar	35
drive-ins, per space	50
carry out food service per 100 square feet	50
Schools:	
Elem/middle	10
Each pupil per day	5
add for cafeteria/pupil	5
Boarding pupil	100
Schools:	
High	15
Each pupil per day	5
add for cafeteria/pupil	5
Boarding pupil	210
Service Stations and Auto Repair shops	
per water closet	250
Plus per service bay	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	0.01
Per sq ft. or floor space plus resident	250
Warehouses	0.1
Per sq ft. of storage space	

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 as stated in the City of Hollywood's Comprehensive Plan.

- 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 Southern Regional Wastewater Treatment Plant in the City. The City of Hollywood has Large User Agreements with the Broward County, City of Dania Beach, Hallandale Beach, Miramar, Pembroke Pines, West Park and Pembroke Park to treat and dispose allocated discharge. According to the City of Hollywood’s Comprehensive Plan the wastewater treatment system has a combined rated capacity of 48.75 MGD.

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: TOC)	Current Entitlements	ERC per 1,000sf or du*	Demand Calculation	Current Entitlements Demand (gpd)
Hotel	2500 rooms	150	150 *2500	375,000
Residential Total	5,309 units	--	--	--
<i>Single Family</i>	<i>2400 units</i>	<i>300</i>	<i>300*2400</i>	<i>720,000</i>
<i>Town Home</i>	<i>2400 units</i>	<i>250</i>	<i>250*2400</i>	<i>600,000</i>
<i>Garden Apartment</i>	<i>509 units</i>	<i>250</i>	<i>250*509</i>	<i>127,250</i>
<i>Mid rise</i>	<i>379 units</i>	<i>250</i>	<i>250*379</i>	<i>94,750</i>
<i>High Rise</i>	<i>0 units</i>	<i>NA</i>	<i>NA</i>	<i>0</i>
Commercial	15,000,000 sq. ft.	0.1	0.1*15,000,000	1,500,000
Industrial	1,000,000 sq ft.	0.1	0.1*1,000,000	100,000
Office Use	2,000,000 sq. ft.	0.2	0.2*2,000,000	400,000
Total Current Entitlements Demand = 3,917,000 gallons per day				

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

Wastewater Demand – Proposed Entitlements				
Activity Center (City: TOC)	Proposed Entitlements	ERC per 1,000sf or du*	Demand Calculation	Demand with LUPA (gpd)
Hotel	2500 rooms	150	150*2500	375,000
Residential Total	9688 units	--	--	--
<i>Single Family</i>	<i>1825 units</i>	<i>300</i>	<i>300*1825</i>	<i>547,500</i>
<i>Town Home</i>	<i>1650 units</i>	<i>250</i>	<i>250*1650</i>	<i>412,500</i>
<i>Garden Apartment</i>	<i>70 units</i>	<i>250</i>	<i>250*70</i>	<i>17,500</i>
<i>Mid Rise</i>	<i>3261 units</i>	<i>250</i>	<i>250*3261</i>	<i>815,250</i>

<i>High Rise</i>	<i>2882 units</i>	<i>250</i>	<i>250*2882</i>	<i>720,500</i>
Commercial	14,000,000 sq. ft.	0.1	0.1*14,000,000	1,400,000
Industrial	1,000,000 sq. ft.	0.1	0.1*1,000,000	100,000
Office Use	2,000,000 sq ft	0.2	0.2*2,000,000	400,000
Total Proposed Entitlements Demand = 4,788,250 gallons per day				
Increase from current Entitlements = 871,250 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 E- 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

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

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		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: TOC)	SF/Units	Multiplier SF/Unit in Pounds per SF/Unit per Day	Total Pounds/Day
Current Entitlements			
Hotel	2,500 rooms	8.9	22,250
Residential	5,309 units	8.9	47,250.1
Commercial	15,000,000 sq. ft.	0.04	600,000
Industrial	1,000,000 sq. ft.	0.02	20,000
Total Current Entitlements Demand			689,500.1

Proposed Entitlements			
Hotel	2,500 rooms	8.9	22,250
Residential	9,688 units	8.9	86,223.2
Commercial	14,000,000 sq. ft.	0.04	560,000
Industrial	1,000,000 sq. ft.	0.02	20,000
Total Proposed Entitlements Demand			688,473.2
INCREASE			1,027.1 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- *Letter to be provided*

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 100-year Future Conditions Flood 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, twenty-five-year and one-hundred-year return frequency rainfall three-day duration shall not exceed corresponding elevations per Broward County Future Conditions 100-Year Flood Map 2060”.

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 Exfiltration Trenches. 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 convey stormwater from the flooded site to an outfall site into waterbody, such as 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 TOC that will be implemented upon adoption of the plan 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 District 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- Letter to be provided

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 Spece 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

Inventory of Recreation and Open Spece Facilities Owned by the City of Hollywood	Acreage	Use Type
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	9.73	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

Inventory of Recreation and Open Space Facilities Owned by the City of Hollywood	Acreage	Use Type
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	

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	

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. 9,688 proposed units x 1.83 average household = 17,729 new residents; 17,729 new residents x 0.003 acres of park required per resident = 53 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 and 2045 Daily and Peak Hour Volume and LOS listed below:

Roadway	Number of Lanes	Adopted Peak LOS	2020 Peak Volume	2020 Peak LOS	2020 AADT
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State Road 7 (N of Orange Dr)	6	C	5,035	C	53,000
State Road 7 (N of Griffin Rd)	6	C	4,845	C	51,000
State Road 7 (N of Stirling Rd)	6	C	4,940	C	52,000
State Road 7 (N of Sheridan St)	6	C	3,848	C	40,500
State Road 7 (N Of Hollywood Blvd)	6	C	3,515	C	37,000
State Road 7 (N of Pembroke Rd)	6	C	3,705	C	39,000

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 PM peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

Existing TOC		Trips		
Land Use	Square Footage	Daily	AM	PM
Commercial	15,000,000	707,473	30,982	109,742
Office	2,000,000	25,230	1,840	3,600
Industrial	1,000,000	3,263	455	415
Community Facility	1,000,000	14,818	965	1,340
Residential	5,306 units	40,356	2,789	3,596
	Total	791,140	37,031	118,693

Proposed TOC		Trips		
Land Use	Square Footage	Daily	AM	PM
Commercial	14,000,000	660,323	28,917	102,426
Office	2,000,000	25,230	1,840	3,600
Industrial	1,000,000	3,263	455	415
Community Facility	1,000,000	14,818	965	1,340
Residential	9,688	55,001	4,128	4,722
	Total	758,635	36,305	112,503
Decrease from current entitlements 6,190 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 ADT	2045 AADT LOS	2045 Peak Hour Volume	2045 Peak Hour LOS
State Road 7 (N of Orange Dr)	72,400	F	6,878	F
State Road 7 (N of Griffin Rd)	72,400	F	6,878	F
State Road 7 (N of Stirling Rd)	81,900	F	7,781	F
State Road 7 (N of Sheridan St)	64,800	F	6,156	F
State Road 7 (N Of Hollywood Blvd)	66,300	F	6,299	F
State Road 7 (N of Pembroke Rd)	64,600	F	6,137	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 this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.**

This amendment which seeks to increase the allocated residential units will not impact anticipated average daily traffic or A.M. or P.M. peak hour traffic. This application does amend the existing commercial square feet from 15,000,000 to 14,000,000 which helps to lower the forecasted additional trips.

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

N/A

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 TOC. More specifically, the amendment area is served by north / south Route 18

(State Rd 7), The 441 Breeze and Route 15. East/ west Routes 16, 12, and 7 shown on the below BCT System Map.

The following headways are currently in place:

Bus Route	Days of Service	Service Span A.M-PM	Service Frequency
Route 7	Weekday Saturday Sunday	4:56 A.M-11:26 PM 5:00 AM-11:36 PM 8:32 AM-8:22 PM	30 Minutes (Weekday) 60 minutes (Sat PM and Sunday)
Route 12	Weekday Saturday Sunday	4:50 AM-11:35 PM 5:10 AM-11:50 PM 6:15AM-10:35 PM	25 Minutes (Weekday and Saturday) 45 Minutes (Sunday)
Route 15	Weekdays	5:50 AM-7:00 PM	60 Minutes
Route 16	Weekday Saturday Sunday	5:25 AM-11:09 PM 6:05 AM-10:40 PM 7:05 AM-10:07PM	40 Minutes (Weekday) 46 Minutes (Saturday) 45 Minutes (Sunday)
Route 18	Weekday Saturday Sunday	5:00 AM-12:59 AM 4:57 AM-12:49 AM 6 AM-12:15 AM	25 Minute (Week Day and Saturday) 30 Minutes (Sunday)
441 Breeze	Weekday	4:52 AM-9:32 PM	30 Minutes

State Road 7 is a major north-south corridor that transects Miami-Dade, Broward, and Palm Beach Counties, and one of the busiest north-south bus routes with 94,726 weekday riders and 18,095 weekend riders. The Breeze has 75,544 weekday riders. The 2040 Broward County Long Range Transportation Plan identifies the Commitment 2040 project, which will increase the number of buses, add shelters, and bike and pedestrian amenities. Broward County Transit is planning for a bus rapid transit (BRT) line on State Road 7 connecting activity centers between Commercial Boulevard and County Line Road. The project runs 15 miles of BRT, with supplemental high frequency service from Sample Road to Commercial

Boulevard. Approximately 16 branded stations, and potential light rail connections.
Anticipated annual ridership 1.6M-3M.

Fig. 3



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 F- Letter from Broward County Transit

H. PUBLIC EDUCATION

1. Public School Impact Application

Exhibit G- Public School Impact Applicant and Broward County School Board Consistency Review Report

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 TOC 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, there is one City-designated historic site in the Amendment area. The Bryan House located at 4220 N. 58 Ave.

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

There are three archaeological sites in the Florida Master Site File for the amendment site.

SITEID	SITE Name	SITETYPE1	CULTURE1	SURVEVAL	SHPOEVAL
BD02911	Muhley Site	Habitation (prehistoric), land, terrestrial, Prehistoric midden(s), Artifact scatter dense (>2 per sq mile)	Prehistoric	Insufficient Information	Not evaluated by SHPO
BD02913	Bryan Homestead	Building remains, Habitation (prehistoric), land-terrestrial	Twentieth Century American, 1900-present	Insufficient Information	Not evaluated by SHPO
BD04153	South New River Canal	Canal	Twentieth Century	Eligible for NRHP	

			American, 1900-present		
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C. Wetlands

According to the 2017 the 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 contain one area designated as a Local Area of Particular Concern. A designated Natural Resource Area is in John Williams Park within the TOC. However, this amendment will not impact the park.

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 northern portion of the TOC has areas that are included in the priority planning areas

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 does have several contaminated sites. Mostly from automotive shops and gas stations. The amendment area 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.**

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), Tax Increment Financing (TIF) and Community Development Block Grants (CBDG) funding. These programs provide funds for;

- Housing Rehabilitation Program
- First Time Home Buyer
- Replacement Housing Program
- Lease/Purchase Program

The City collaborates with non-profit agencies 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.

In addition Pinnacle 441 located on SR 7 and Johnson St, is a mid-rise, mixed use, affordable housing project that has seven stories, 6,760 square feet of retail and 113 affordable housing units.

The City's Comprehensive Plan, specifically the Housing Element Goals, Objectives, and Policies. The Comprehensive Plan contains numerous policies regarding opportunities for increasing the supply of affordable housing within the City:

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.

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

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.

The city adopted in 2010 a land use amendment that designated the area East of the Turnpike and West of 58th Avenue as a Transit Oriented Corridor for redevelopment opportunities. It is anticipated that the TOC land use category will encourage redevelopment and will help facilitate the development of affordable housing units in strategic locations.

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 TOC's along the State Road 7/441 corridor including Davie immediately north, and West Park and Miramar immediately south of the amendment site. Moreover, the City of Hollywood has signed a Joint Participation Agreement with the City of Miramar, City of West Park, Town of Davie, Seminole Nation, FDOT, SFRPC, and Broward County to address redevelopment issues. Transit supportive land use and urban design policies have been put into place to encourage transit-oriented development and redevelopment along the corridor. The SR 7 corridor has also been identified as a transportation corridor of regional significance.

12. PUBLIC OUTREACH

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

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

13. 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 (LDR) with respect to resiliency. Although the subject area is not within a hurricane evacuation zone, 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 TOC is a transit-oriented area featuring 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 area designated as TOC is an identified major regional transit corridor and as a potential location for Brightline or a light rail train. 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 area designated TOC is an identified major regional transit corridor. Broward County Transit also provides bus service through the area along SR 7, and the major roadways running east and west; Griffin, Sterling, Sheridan, Hollywood Blvd, and Pembroke Rd. This text amendment recognizes the transportation and housing connection by attempting to reorganize the existing entitled units to provide for 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 – The proposed text amendment will assist in directing growth away from hurricane evacuation areas. 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 without the need for County Commission approval through the “Flexibility Zone” and “Flexibility Rules” concept. Broward Next Policy 2.4.1 allows a municipality to increase their maximum development within an area designated as “Activity Center” on the Broward County Land Use Plan by 20%, or 500 units, whichever is less, once every five years (beginning in 2017) via a local land use plan amendment and recertification by

the Broward County Planning Council. The proposed text amendment will add more residential units to the TOC. This amendment is also proposing adding mid-rise and high-rise units to accommodate transit-oriented 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 K- 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