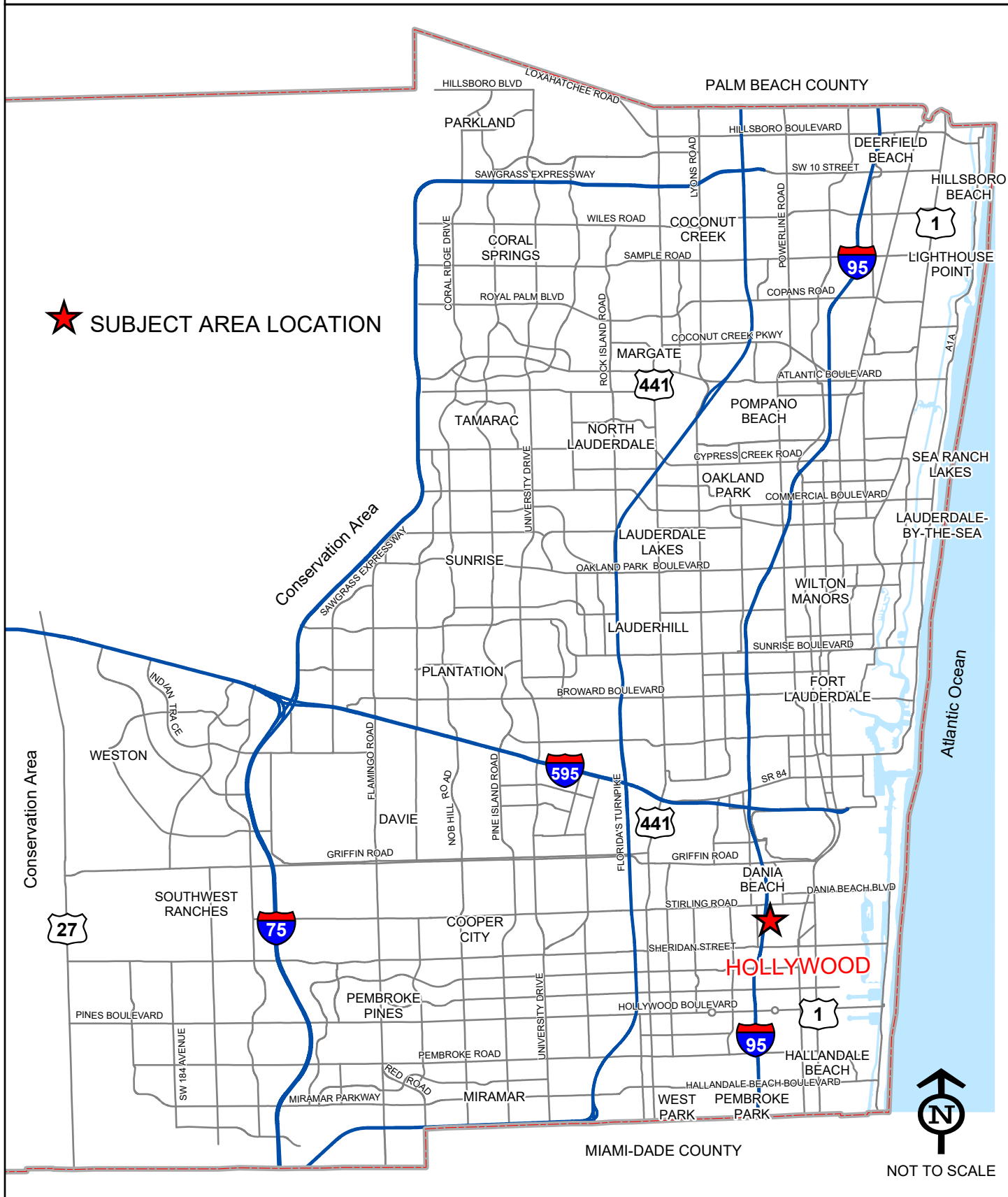


# EXHIBIT 2

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 21-9

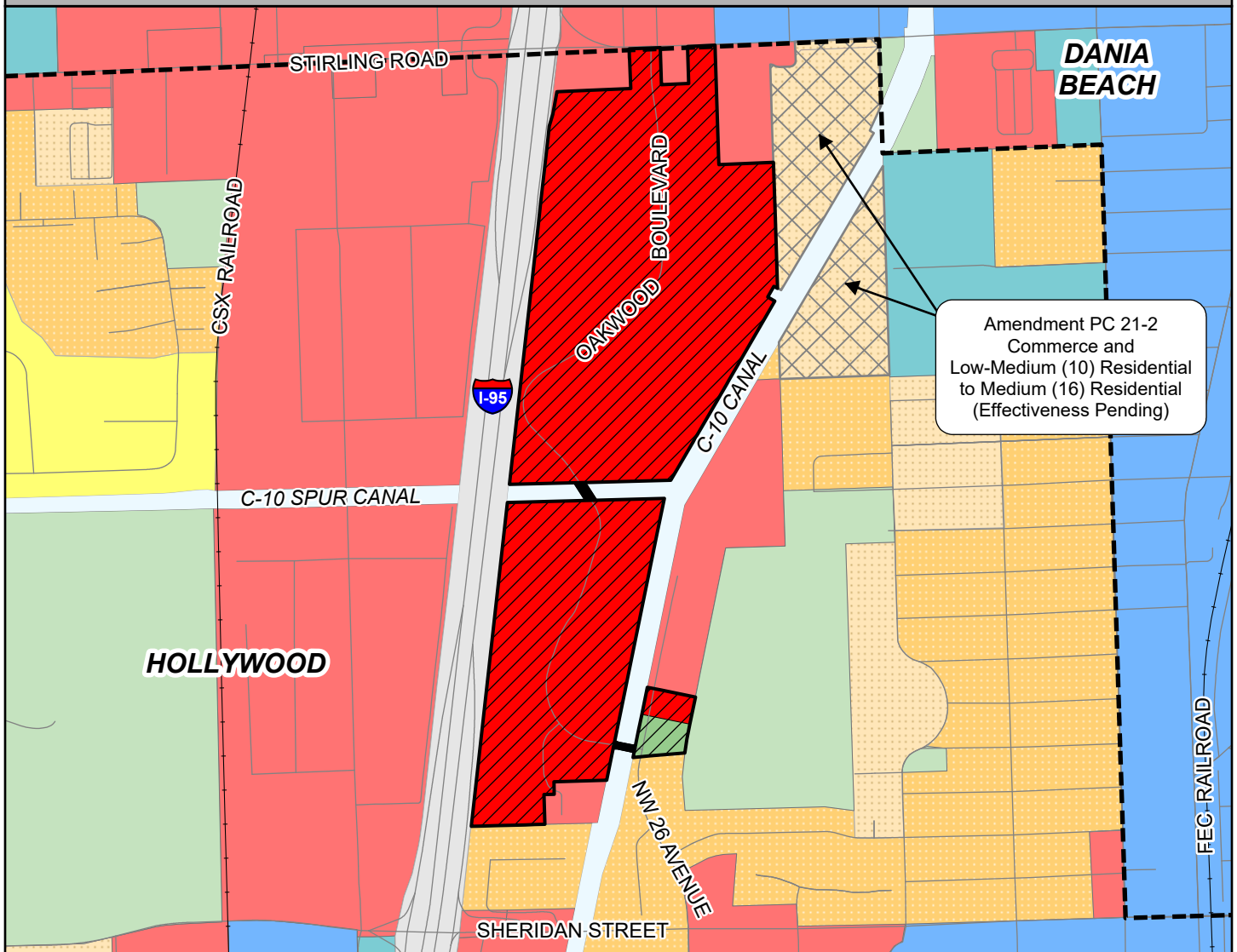




**MAP 2**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**CURRENT FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 21-9**

**Current Land Uses:** 110.9 acres of Commerce and 1.6 acres of Recreation and Open Space

**Gross Acres:** Approximately 112.5 acres



Amendment PC 21-2  
 Commerce and  
 Low-Medium (10) Residential  
 to Medium (16) Residential  
 (Effectiveness Pending)

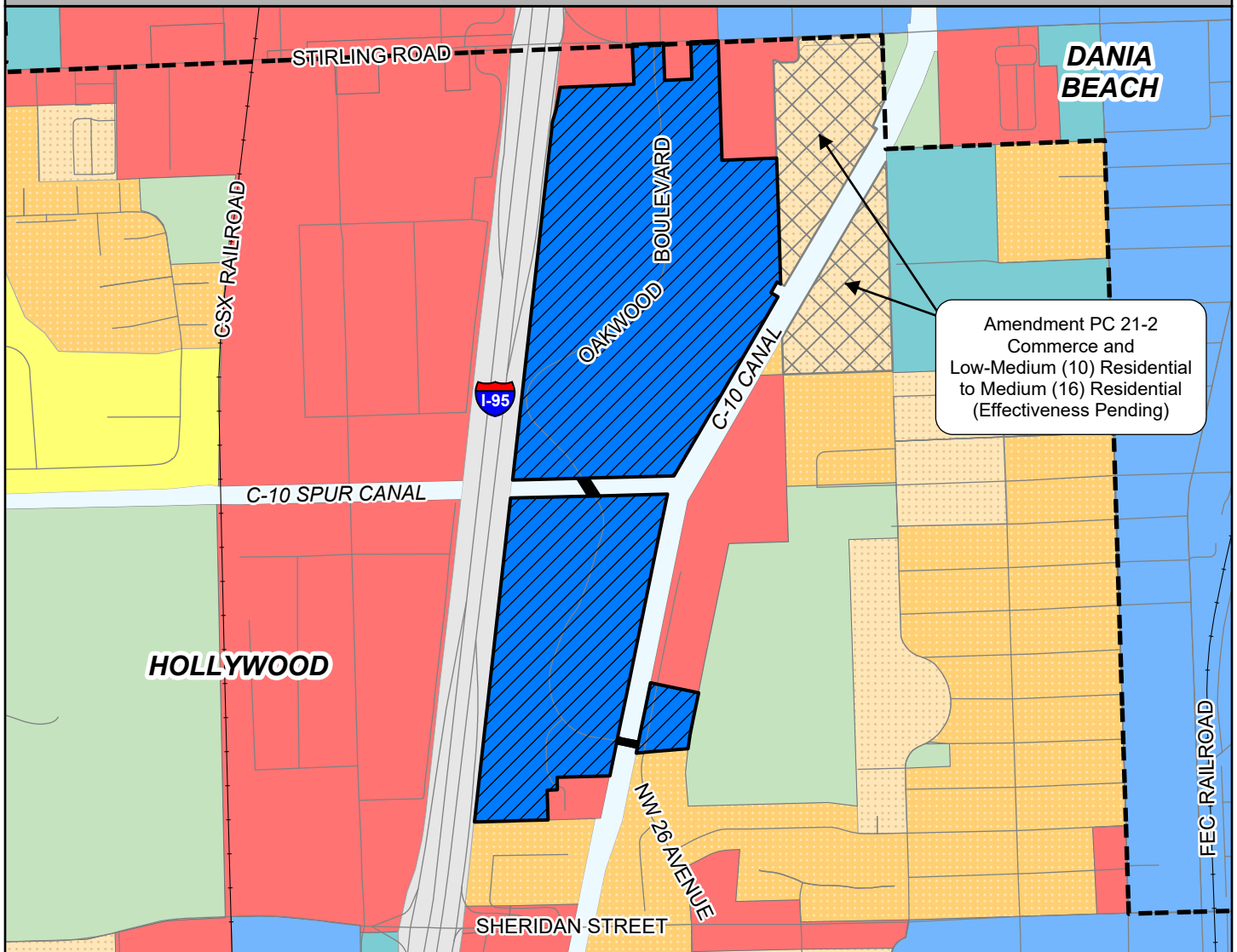
Site	Medium (16) Residential	Community
Municipal Boundary	Activity Center	Transportation
Low (5) Residential	Commerce	Water / Primary Drainage
Low-Medium (10) Residential	Recreation and Open Space	

Feet












**MAP 3**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**PROPOSED FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 21-9**

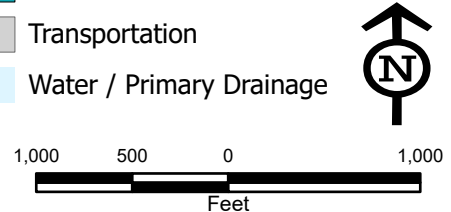
**Proposed Land Use:** Activity Center

**Gross Acres:** Approximately 112.5 acres



Amendment PC 21-2  
 Commerce and  
 Low-Medium (10) Residential  
 to Medium (16) Residential  
 (Effectiveness Pending)

- |   |   |  |
|---|---|--|
|  Site                        |  Medium (16) Residential   |  Community                |
|  Municipal Boundary          |  Activity Center           |  Transportation           |
|  Low (5) Residential         |  Commerce                  |  Water / Primary Drainage |
|  Low-Medium (10) Residential |  Recreation and Open Space |  |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 21-9**  
**(HOLLYWOOD)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*August 17, 2021*

As the proposed amendment has not yet demonstrated compliance with BrowardNext - Broward County Land Use Plan (BCLUP) Policies 2.21.1 and 2.21.5 regarding Priority Planning Areas and sea level rise, consistent with Attachments 6, 10 and 15, Planning Council staff recommends approval subject to compliance with BCLUP Policies 2.21.1 and 2.21.5, prior to a second Planning Council public hearing, and subject to the applicant's voluntary commitment to restrict 7.5% of the proposed dwelling units (at least 285 dwelling units) as affordable housing units at the "moderate-income" level (up to 120% of median income) for a minimum of 30 years, as memorialized in corresponding text amendment PCT 21-5.

In addition, the applicant's acknowledgements regarding 1) any proposed improvements that would impact wetlands must be submitted to Broward County for review and approval and 2) potential historical and archaeological impacts are recognized. See Attachments 6 and 10.

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

*II. Planning Council Transmittal Recommendation*

*August 26, 2021*

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 16-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Grosso, Hardin, Maxey, Parness, Rich, Romaner, Rosenof, Williams and DiGiorgio)

In addition, the applicant agreed to further examine its affordable housing commitment prior to the second Planning Council public hearing.

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-9**

**INTRODUCTION AND APPLICANT’S RATIONALE**

- I. Municipality: Hollywood
- II. County Commission District: District 7
- III. Site Characteristics
  - A. Size: Approximately 112.5 acres
  - B. Location: In Section 4, Township 51 South, Range 42 East; generally located on the east side of Interstate 95, between Stirling Road and Sheridan Street.
  - C. Existing Uses: Retail and office
- IV. Broward County Land Use Plan (BCLUP) Designations
  - A. Current Designations: 110.9 acres of Commerce  
1.6 acres of Recreation and Open Space
  - B. Proposed Designation: Activity Center consisting of:
    - 3,800 multi-family dwelling units
    - 625 hotel rooms
    - 1,890,000 square feet of office uses
    - 1,200,000 square feet of commercial uses
    - 2.5 acres of recreation and open space minimum
  - C. Estimated Net Effect: **Addition** of 3,800 dwelling units [0 dwelling units currently permitted by the BCLUP]  
**Addition** of 625 hotel rooms  
**Addition** of 0.9 acres of recreation and open space minimum  
**Reduction** of 1,330,536 square feet of office use  
**Reduction** of 410,268 square feet of commercial use



## **INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

### **VIII. Applicant's Rationale (continued)**

This application serves as a request to change the future land use designations of the amendment site. Specifically, the current designations of General Business and Open Space and Commerce and Open Space (per the City and County Land Use Plans) are requested for an amendment to the Oakwood Activity Center. The requested amendment is intended to facilitate the development of a mixed use property consisting of retail, office, hotel and residential uses.

Furthermore, the proposed Oakwood Activity Center land use designation will promote a compatible mix of uses within a limited geographical area while increasing access to multi-modal transportation options. The integration of these proposed uses has been shown to create opportunities for shared trip ends between consumers and to provide concurrent opportunities for residents to live and work in the same center, thereby reducing potential traffic impacts to the wider area.

As an added benefit, the residential component of the amendment site is within comfortable walking distance of the existing transit corridor serving this development. The proposed residential multi-family units will additionally contribute to a variety of housing options needed in the City. Overall, the project is designed for residents, employees, and non-local consumers to share access to multi-modal mobility options, integrated pedestrian-friendly promenades and shops and open spaces. The approximate 2.5 acres of open space will be incorporated into the overall 112.5 gross acres as a wet pond/dry pond or other allowed use.”

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-9**

**REVIEW OF PUBLIC FACILITIES AND SERVICES**

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

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

The City of Hollywood has 746.23 acres in its parks and open space inventory and the projected population requires a minimum of 541.36 acres to meet the community parks acreage requirement. The amendment will result in a net increase in demand of 27.25 acres for local parks and the applicant will dedicate a minimum of 2.5 acres of recreation and open space uses, as well as the inclusion of public plazas and spaces throughout the amendment area.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Hollywood adopted its 10-year Water Supply Facilities Work Plan on October 7, 2020.

*II. Transportation and Mobility*

BrowardNext – Broward County Land Use Plan Activity Center Policy 2.4.12 allows the consideration of a transportation analysis that permits a reasonable (re)development scenario that reflects locally adopted and certified intensity standards for non-residential land uses. Based on the referenced Policy and the City of Hollywood’s adopted and certified intensity standards, the proposed amendment to establish the Oakwood Activity Center is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 1,380 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment would not negatively impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Stirling Road**, east of Interstate 95, is currently operating at and projected to continue operating at level of service (LOS) “C,” with or without the subject amendment.
- **Sheridan Street**, between Interstate 95 and Dixie Highway, is currently operating at and projected to continue operating at LOS “F,” with or without the subject amendment.

## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation and Mobility (continued)**

- **Interstate 95**, between Stirling Road and Sheridan Street, is currently operating at and projected to continue operating at LOS “F,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service, as well as community shuttle service, is provided to the proposed amendment area. In addition, the BCT report identifies planned improvements to the County routes serving the amendment area as part of the Mobility Advancement Program. The BCT report notes that existing or future bus stops located adjacent or within the amendment area will be addressed during the development review process. Further, the BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. See Attachment 3.

### **III. Public Schools**

The School Board of Broward County staff report states that the proposed amendment would generate 1,141 additional students into Broward County Public Schools, consisting of 540 elementary school students, 213 middle school students and 388 high school students. The report further states that Mary M. Bethune, Hollywood Hills and Oakridge Elementary, Attucks Middle and South Broward High schools are all under-enrolled in the 2020-2021 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2022-2023 school year. In addition, the School Board report indicates that there are eight (8) charter schools located within a two-mile radius of the proposed amendment area. See Attachment 4.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 4.

Based on the School District’s Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area “1,” which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 4.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-9**

**REVIEW OF NATURAL RESOURCES**

*I. Designated Protected/Regulated Areas*

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment area does not contain Natural Resource Areas, Local Areas of Particular Concern, Urban Wilderness Inventory sites, or Protected Natural Lands within its boundaries. See Attachment 5.

*II. Wetlands*

The EPGMD report indicates that the proposed amendment area contains wetlands within its boundaries. Environmental Resource Licenses No. DF92-1134 and DF95-1126 were previously issued for impacts to mangrove wetlands, as well as bridge construction, shore stabilization, filling and excavating lakes and dredging in the C-10 Canal. Mitigation for wetland impacts required on-site preservation and additional planting of mangroves along the C-10 Spur canal. A Conservation Easement (O.R. Book 24126 Page 431) remains over the on-site mangrove mitigation areas. See Attachment 5. The applicant acknowledges that any proposed improvements that would impact wetlands will be submitted to Broward County for review and approval. See Attachment 6.

*III. Sea Level Rise*

The EPGMD report indicates that minor portions of the proposed amendment area are designated on the Priority Planning Areas for Sea Level Rise Map and thus are subject to Broward County Land Use Plan Policies 2.21.1 and 2.21.5. See Attachment 5. The applicant indicates that the City of Hollywood is currently updating its Stormwater Management Plan which will incorporate the County's adopted resiliency standards for tidal flood protection. Further, the applicant notes that less than 5% of the amendment area would be affected by flood by the year 2070. See Attachment 6. The EPGMD staff has reviewed the applicant's response and has requested the applicant to seek confirmation and a binding commitment that additional development of the site will comply with the higher of Broward County 100-Year Future Conditions Flood Elevation, FEMA Coastal "A" Zone Flood elevation (preliminary) or Site Specific Modeling; and to apply the 3-foot NAVD future conditions groundwater elevation as the basis for drainage and surface water management site development requirements. See Attachment 7. The applicant has provided additional information regarding its position related to the referenced Policies. See Attachment 10. The EPGMD appreciates the information and objects to the proposed amendment until such time that the comments are fully addressed. See Attachment 15.

## **REVIEW OF NATURAL RESOURCES (continued)**

### **IV. Other Natural Resources**

The EPGMD report indicates that the subject area contains mature tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Hollywood. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment area should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 5.

Further, the EPGMD report notes that the proposed amendment could result in a net increase in the volume of water available for recharge. The EPGMD staff recommends promoting or increasing the open space to maximize availability for water recharge. Open space can include but is not limited to parks, stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas. See Attachment 5. The applicant has provided correspondence that it will maintain a minimum of 2.5 acres of open space within the entire proposed amendment area, which could include stormwater retention (wet or dry ponds), park areas, plaza areas, landscaping areas, drainage area or other allowed pervious areas. See Attachment 6.

### **V. Historical/Cultural Resources**

The Broward County Planning and Development Management Division (PDMD) report states that the amendment area is located outside the jurisdiction of the Broward County Historic Preservation Ordinance; therefore, the applicant should contact the City of Hollywood to seek project review for compliance with local historic preservation regulations. Further, the PDMD report states that the proposed amendment will have an adverse effect on a previously recorded archaeological resource, Broward County Archaeological Zone 17 (AZ-17-Atlantic Coastal Ridge/Large Island). In addition, the PDMD staff report notes that Florida Master Site File (FMSF) BD02121 overlaps with the proposed amendment area's western boundaries; however, it has been likely destroyed by previous development and will not be affected. See Attachment 8.

The applicant provided correspondence stating that the existing shopping center is fully developed, and any new development would be within the same footprints of the property boundary. See Attachment 6. The PDMD reviewed the applicant's response and indicates that if any future development involves ground disturbances within AZ-17 (i.e., trenching, subsurface excavation, among others), consultation with PDMD is recommended. See Attachment 9. The applicant has provided additional information that it will comply with Broward County regulations if any historical and/or archaeological resources are identified during (re)development. See Attachment 10.

**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-9**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 3,800 additional dwelling units to be permitted by the BCLUP. In addition, the proposed amendment will establish a new Activity Center and BCLUP Policies 2.4.6 and 2.4.7 are also applicable.

The initial Broward County Planning and Development Management Division (PDMD) staff report states that an affordable housing analysis reflecting the County's adopted methodology (i.e. "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center at Florida International University, adopted on December 1, 2020) needs to be submitted to evaluate compliance with Policy 2.16.2 and Article 5 of the *Administrative Rules Document: BrowardNext*. The PDMD report also requests that the applicant identify how affordable housing will be addressed within the Activity Center to evaluate compliance with Policies 2.4.6 and 2.4.7. See Attachment 8.

The applicant submitted an updated affordable housing study reflecting the County's adopted methodology, which has been accepted by the City of Hollywood to address Policy 2.16.2. The PDMD report states the affordable housing study, along with the City of Hollywood's adopted policies and programs, including funding from the City and County partnership that will result in an additional \$17.5 million dollar affordable housing investment, meets the requirements of BCLUP Policy 2.16.2 and Article 5.4 of the *Administrative Rules Document: BrowardNext*. See Attachment 9.

Planning Council staff notes that the affordable housing study is valid for a period of 18 months (i.e. through January 2023) based on Article 5.4.(E) of the *Administrative Rules Document: BrowardNext*.

Further, the applicant has committed to restrict at least 7.5% (i.e. 285 dwelling units) of the proposed 3,800 dwelling units as affordable housing units at the "moderate-income" level (up to 120% of median income) for a minimum of 30 years. See Attachment 6. The commitment is reflected in corresponding text amendment PCT 21-5. The PDMD staff has stated that the commitment meets the requirements of BCLUP Policies 2.4.6 and 2.4.7 which address affordable housing provisions for proposed new or revised Activity Centers. See Attachment 9.

**OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)**

**II. BrowardNext - Broward County Land Use Plan Policies**

It is recommended that the applicant continue to coordinate with the Broward County Environmental Protection and Growth Management Department to address Priority Planning Areas for Sea Level Rise concerns prior to a second Planning Council public hearing consistent with Policies 2.21.1 and 2.21.5:

**POLICY 2.21.1** Broward County shall evaluate plan amendments within Priority Planning Areas for Sea Level Rise and strongly discourage those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. In review of such amendments, the County shall consider: a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels.

**POLICY 2.21.5** Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding.

In addition, the proposed amendment has been evaluated for consistency and compliance with the policies of the BCLUP regarding Activity Centers. See Attachment 11.

**III. Other Pertinent Information**

The proposed amendment is located adjacent to the City of Dania Beach. Planning Council staff solicited comments from the adjacent municipality. No comments have been received from the City as of this writing.

The applicant conducted a virtual community outreach meeting to present the proposed development plan to the neighboring property owners. A summary of the presentation and discussion is included in Attachment 12.

Regarding public notification, Broward County Planning Council staff sent approximately 46 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

**Update: August 26, 2021:** Correspondence from an interested party has been received regarding the proposed amendment. See Attachment 16.

**SECTION VI**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-9**

**PLANNING ANALYSIS**

The applicant is proposing to establish the Oakwood Activity Center consisting of 3,800 multi-family dwelling units, 625 hotel rooms, 1,890,000 square feet of office uses, 1,200,000 square feet of commercial uses and 2.5 acres of recreation and open space. The proposed Activity Center is currently developed with retail and office uses. The area is generally surrounded by retail and office uses to the north and west, hotel, multi-family residential, park and the C-10 Canal to the east, single-family residential and office to the south and Interstate 95 and warehouses to the west.

The proposed amendment area is located between Stirling Road and Sheridan Street, which are two (2) primary transportation corridors, as well as adjacent to Interstate 95. The applicant indicates that the purpose of establishing the Activity Center is to facilitate the development of a compatible mix of uses that will also increase access to multi-modal transportation options and increase opportunities for residents to live and work in the same center, while reducing potential traffic impacts to the wider geographic area. In addition, the applicant identifies that the proposed multi-family residential will contribute to a variety of housing options needed in the City.

Planning Council staff review indicates that the amendment is generally consistent with the Broward County Land Use Plan (BCLUP) policies concerning the Activity Center designation, noting the area proposes a mix of residential, hotel, office and commercial uses along primary transportation corridors with several multi-modal transportation options.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. See Attachment 1.

In addition, Planning Council staff analysis finds that the proposed amendment is not projected to significantly or adversely impact the operating conditions of the **regional transportation network** as it will result in a decrease in the net number of p.m. peak hour trips per BCLUP Policies 2.4.12 and 2.14.9. See Attachment 2.

Regarding impacts to **public schools**, the Broward County School Board staff report states that the proposed amendment would generate 1,141 additional students into Broward County Public Schools, consisting of 540 elementary school students, 213 middle school students and 388 high school students. Based on the School District's Seven Long Range Planning Areas, the amendment is located within School District Planning Area "1," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. See Attachment 4.

**PLANNING ANALYSIS (continued)**

Regarding impacts to **natural resources**, the Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates the proposed amendment area contains wetlands within its boundaries. Environmental Resource Licenses No. DF92-1134 and DF95-1126 were previously issued for impacts to mangrove wetlands, as well as bridge construction, shore stabilization, filling and excavating lakes and dredging in the C-10 Canal. Mitigation for wetland impacts required on-site preservation and additional planting of mangroves along the C-10 Spur canal. A Conservation Easement (O.R. Book 24126 Page 431) remains over the on-site mangrove mitigation areas. See Attachment 5. The applicant acknowledges that any proposed improvements that would impact wetlands will be submitted to Broward County for review and approval. See Attachment 6.

Further, the EPGMD report notes that the proposed amendment could result in a **net increase in the volume of water available for recharge**. The applicant has provided correspondence that it will maintain a minimum of 2.5 acres of open space within the proposed amendment area, which could include stormwater retention (wet or dry ponds), park areas, plaza areas, landscaping areas, drainage areas or other allowed pervious areas. See Attachment 6.

The EPGMD report states that a portion of the proposed amendment area is designated on the **Priority Planning Areas for Sea Level Rise** Map. See Attachment 5. In this regard, the applicant indicates that the City of Hollywood is currently updating its Stormwater Management Plan which will incorporate the County's adopted resiliency standards for tidal flood protection. Further, the applicant notes that less than 5% of the amendment area would be affected by flood by the year 2070. See Attachment 6. The EPGMD staff has requested the applicant to provide legal binding commitments addressing sea level rise impacts on groundwater elevations and drainage. See Attachment 7. The applicant has provided additional information regarding its position related to the referenced Policies. See Attachment 10. The EPGMD appreciates the information and objects to the proposed amendment until such time that the comments are fully addressed. See Attachment 15.

Concerning impacts to **historical resources**, the Broward County Planning and Development Management Division (PDMD) staff notes that the proposed amendment will have an adverse impact on a previously recorded archaeological resource, Broward County Archaeological Zone 17 (AZ-17-Atlantic Coastal Ridge/Large Island). See Attachment 8. The applicant provided correspondence stating that the existing shopping center is fully developed. See Attachment 6. The PDMD staff reviewed the applicant's response and indicates that if any future development involves ground disturbances within AZ-17 (i.e., trenching, subsurface excavation, among others), consultation with PDMD is recommended. See Attachment 9. The applicant has provided acknowledgement that it will comply with the County's historical and/or archaeological requirements if such areas are identified during (re)development. See Attachment 10.

**PLANNING ANALYSIS (continued)**

Regarding **affordable housing**, the proposed amendment is subject to BCLUP Policy 2.16.2, as it proposes 3,800 dwelling units to be permitted by the BCLUP. The applicant has provided an updated affordable housing study reflecting the County's adopted methodology, which has been accepted by the City of Hollywood.

Further, the applicant has committed to restrict at least 7.5% (i.e. 285 dwelling units) of the proposed 3,800 dwelling units as affordable housing units at the "moderate-income" level (up to 120% of median income) for a minimum of 30 years. See Attachment 1 of corresponding text amendment PCT 21-5. The PDMD staff has determined that the proposed amendment meets the requirements of BCLUP Policy 2.16.2 and Article 5.4 of the *Administrative Rules Document: BrowardNext* and is generally consistent with BCLUP Policies 2.4.6 and 2.4.7 which address affordable housing provisions for proposed new or revised Activity Centers. See Attachment 9.

In conclusion, Planning Council staff finds that the amendment proposes a mix of residential and non-residential uses that will be served by multi-modal transportation and transit options and will increase opportunities for residents to live and work in the same center. However, as the proposed amendment has not yet demonstrated compliance with BrowardNext - Broward County Land Use Plan (BCLUP) Policies 2.21.1 and 2.21.5 regarding Priority Planning Areas and sea level rise, consistent with Attachments 6, 10 and 15, Planning Council staff recommends approval subject to compliance with BCLUP Policies 2.21.1 and 2.21.5, prior to a second Planning Council public hearing, and subject to the applicant's voluntary commitment to restrict 7.5% of the proposed dwelling units (at least 285 dwelling units) as affordable housing units at the "moderate-income" level (up to 120% of median income) for a minimum of 30 years, as memorialized in corresponding text amendment PCT 21-5.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-9**

**ATTACHMENTS**

1. Broward County Planning Council Supplemental Report of June 2021
2. Broward County Planning Council Traffic Analysis of June 8, 2021
3. Broward County Transit Division Report of June 30, 2021
4. School Board of Broward County Consistency Review Report of June 30, 2021
5. Broward County Environmental Protection and Growth Management Department Report dated June 29, 2021
6. Correspondence from Greg D. Wilfong, P.E., Kimley-Horn and Associates, Inc., to Leny R. Huaman, Planner, Broward County Planning Council, dated July 30, 2021
7. Broward County Environmental Protection and Growth Management Department Report dated August 5, 2021
8. Broward County Planning and Development Management Division Report of July 9, 2021
9. Updated Broward County Planning and Development Management Division Report of August 10, 2021
10. Correspondence from Greg D. Wilfong, P.E., Kimley-Horn and Associates, Inc., to Leny R. Huaman, Planner, Broward County Planning Council, dated August 12, 2021
11.
  - A. BrowardNext - Broward County Land Use Plan Policies, "Activity Center," Planning Council Staff Review Comments
  - B. Map – Amendment area within ¼ mile of transit routes
  - C. City of Hollywood Adopted Comprehensive Plan Excerpt
12. Correspondence from Greg D. Wilfong, P.E., Kimley-Horn and Associates, Inc., to Fitz Murphy, Planning Administrator, Division of Planning and Urban Design, City of Hollywood, dated March 15, 2021
13. Broward County Parks and Recreation Division Report of June 28, 2021

**ATTACHMENTS (continued)**

14. Broward County Water Management Division Report of June 1, 2021
15. Correspondence from Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director, Broward County Environmental Protection and Growth Management Department, to Broward County Planning Council, dated August 12, 2021

**Update: August 26, 2021:**

16. Correspondence from Benjamin Fessler, Resident, City of Hollywood, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated August 26, 2021

# ATTACHMENT 1

## BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 21-9

Prepared: June 2021

#### **POTABLE WATER**

The proposed amendment area will be served by the Hollywood Water Treatment Plant, which has a current capacity of 59.5 million gallons per day (mgd). The current and committed demand on the treatment plant is 25.6 mgd, with 33.9 mgd available. The City of Hollywood wellfields serving the amendment area have a permitted withdrawal of 39.4 mgd, with 13.8 mgd available, which expires on April 10, 2028. Planning Council staff utilized a level of service of 100 gallons per day (gpd) per capita (2.39 persons per household (pph)) for residential uses, 150 gpd per hotel room, 0.2 gpd per square foot for office uses and 0.1 gpd per square foot for commercial uses. The amendment will result in a net increase in demand of 2.5 mgd for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment area.

#### **SANITARY SEWER**

The proposed amendment area will be served by the Hollywood Wastewater Treatment Plant, which has a current capacity of 55.5 mgd. The current and committed demand on the treatment plant is 39.9 mgd, with 15.6 mgd available. Planning Council staff utilized a level of service of 250 gpd per dwelling unit for residential uses, 150 gpd per hotel room, 0.2 gpd per square foot for office uses and 0.1 gpd per square foot for commercial uses. The amendment will result in a net increase in demand of 1.34 mgd for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment area.

#### **SOLID WASTE**

The proposed amendment area will be served by Corporate Services Consultants (CSC) for solid waste disposal service. CSC collects and transports the City's solid waste to the Pembroke Park Transfer Station which has a current capacity of 1,350 tons per day (tpd) and a current demand of 265 tpd and to the JED/OMNI Landfill in Saint Cloud, Florida, which has a current of capacity of 81.7 million cubic yards per year and a current demand of 22.5 million cubic yards per year. Planning Council staff utilized a level of service of 8.9 pounds per unit per day for residential and hotel uses, 1 pound per 100 square feet per day for office uses and 4 pounds per 100 square feet per day for commercial uses. The amendment will result in a net increase in demand of 30.96 tpd for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment area.

#### **DRAINAGE**

The proposed amendment area is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management license from EPGMD will be required prior to any construction. The proposed amendment area is also bisected by the C-10 Canal, for which the South Florida Water Management District (SFWMD) is the maintaining agency. The SFWMD will require development of the area to meet its stormwater management standards.

#### **PARKS AND OPEN SPACE**

The City of Hollywood has 746.23 acres in the City's parks and open space inventory. The 2045 projected population (180,453) requires approximately 541.36 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase in demand of 27.25 acres for local parks and will include a minimum of 2.5 acres recreation and open space use. The City of Hollywood continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

# ATTACHMENT 2

## TRAFFIC ANALYSIS

PC 21-9

Prepared: June 8, 2021

### INTRODUCTORY INFORMATION

Jurisdiction: City of Hollywood  
Size: Approximately 112.5 acres

### TRIPS ANALYSIS

#### Potential Trips – Current Land Use Designations

Current Designations: 110.9 acres of Commerce  
1.6 acres of Recreation and Open Space

Potential Development: 3,220,536 square feet of office use  
1,610,268 square feet of commercial use  
1.6 acres of recreation and open space

Trip Generation Rates: “ITE Equation (710) General Office Building”\*  
“ITE Equation (820) Shopping Center”  
“ITE Equation (411) Public Park”

Total Trips:  $4,573 + 6,779 + 23 = 11,375$  peak hour trips

#### Potential Trips – Proposed Land Use Designations

Proposed Designation: Activity Center

Potential Development: 3,800 multi-family dwelling units  
625 hotel rooms  
1,890,000 square feet of office uses  
1,200,000 square feet of commercial uses  
2.5 acres of recreation and open space

Trip Generation Rates: “ITE Equation (221) Multifamily Housing (Mid-Rise)”  
“ITE Equation (310) Hotel”  
“ITE Equation (710) General Office Building”  
“ITE Equation (820) Shopping Center”  
“ITE Equation (411) Public Park”

Total Trips:  $2,368 + 412 + 2,496 + 4,698 + 21 = 9,995$  peak hour trips\*\*

Net P.M. Peak Hour Trips - 1,380 peak hour trips

## **PLANNING COMMENTS**

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 1,380 p.m. peak hour trips at the long-range planning horizon.

Notes:

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

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

# ATTACHMENT 3



Transportation Department

## TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

### VIA EMAIL

June 30, 2021



Leny R. Huaman  
Planner  
Broward County Planning Council  
115 South Andrews Ave, Room 307  
Fort Lauderdale, FL 33301

RE: PC 21-9/PCT 21-5 - City of Hollywood

Dear Ms. Huaman:

Broward County Transit (BCT) has reviewed your correspondence dated May 25, 2021, regarding the Land Use Plan Amendment (LUPA) located in the City of Hollywood for current and planned transit service. The current transit service provided within a quarter mile of the amendment site includes BCT routes 6, 12, 16, 110, 114 and the City of Dania Beach East and West routes. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT 6	Weekday Saturday Sunday	5:20a – 10:59p 5:20a – 10:59p 8:20a – 9:11p	50 minutes 60 minutes 60 minutes
BCT 12	Weekday Saturday Sunday	5:20a – 11:37p 5:20a – 11:37p 6:20a – 10:20p	45 minutes 45 minutes 45 minutes
BCT 16	Weekday Saturday Sunday	6:00a – 10:35p 6:00a – 10:35p 9:00a – 10:03p	45 minutes 45 minutes 45 minutes
Dania Beach East Route (BCT 740)	Weekday	9:00a – 5:30p	57 minutes
Dania Beach West Route (BCT 741)	Weekday	9:00a – 5:47p	75 minutes

As part of the 30 year [Mobility Advancement Program](#), BCT plans to implement several fixed route bus improvements, including shorter headways and increased span of service to better meet passenger needs. Please be advised that capital improvements to existing or future bus



Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

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stops located adjacent or within the amendment site will be addressed during the project's development review process.

BCT has adequate capacity for current and planned services to meet additional service demand as described in this proposed LUPA. BCT recommends that any proposed (re)development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and proposed future bus stops.

Please feel free to call me at 954-357-8387 or email me at [Dimunoz@broward.org](mailto:Dimunoz@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

*Diego B. Munoz*

Diego B. Munoz  
Planner  
Service and Strategic Planning

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

**LAND USE**

**SBBC-2896-2020**

**County No: PC 21-9/PCT 21-5**

**Oakwood Activity Center**

**June 30, 2021**

**RECEIVED**  
6/30/2021



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

ATTACHMENT 4

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
<b>Date:</b> June 30, 2021	Units Permitted: 0      Units Proposed: 3,800	<b>Existing Land Use:</b> commerce
<b>Name:</b> Oakwood Activity Center	<b>NET CHANGE (UNITS):</b> 3,800	<b>Proposed Land Use:</b> Oakwood Activity
<b>SBBC Project Number:</b> SBBC-2896-2020	<b>Students Permitted Proposed NET CHANGE</b>	<b>Current Zoning:</b> IM-1
<b>County Project Number:</b> PC 21-9/PCT 21-5	Elem      0      540      540	<b>Proposed Zoning:</b> TBD
<b>Municipality Project Number:</b> 20-L-21	Mid      0      213      213	<b>Section:</b> 04
<b>Owner/Developer:</b> SFA Atlantis Associates, LP & Kimco Realty	High      0      388      388	<b>Township:</b> 51
<b>Jurisdiction:</b> Hollywood	<b>Total</b> 0      1,141      1,141	<b>Range:</b> 42

### SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Bethune, Mary M. Elementary	1,106	1,217	406	-811	-45	33.4%
Hollywood Hills Elementary	768	845	753	-92	-5	89.1%
Oakridge Elementary	721	721	471	-250	0	65.3%
Attucks Middle	1,227	1,350	866	-484	-22	64.1%
South Broward High	2,289	2,518	2,327	-191	-7	92.4%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
Bethune, Mary M. Elementary	488	-729	40.1%	397	391	369	369	376
Hollywood Hills Elementary	753	-92	89.1%	730	714	716	702	689
Oakridge Elementary	478	-243	66.3%	490	488	466	452	430
Attucks Middle	893	-457	66.1%	897	915	930	956	972
South Broward High	2,357	-161	93.6%	2,362	2,383	2,384	2,381	2,342

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes. \* This number already represents the higher of 100% gross capacity or 110% permanent capacity. \*\* The first Monday following Labor Day. \*\*\* Greater than 100% represents above the adopted Level Of Service (LOS)  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	25/26	26/27	27/28	28/29	29/30
<b>Area 1 - Elementary</b>	18,979	12,459	-6,626	12,622	12,441	12,295	12,153	12,008
<b>Area 1 - Middle</b>	7,416	5,104	-2,312	5,316	5,330	5,364	5,398	5,433
<b>Area 1 - High</b>	9,438	7,431	-2,007	7,309	7,304	7,264	7,222	7,184

\* See comments for additional Impacted Planning Area information

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2020-21 Contract Permanent Capacity	2020-21 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
Alpha International Academy	384	71	-313	71	71	71
Avant Garde Academy	750	960	210	960	960	960
Avant Garde K-8 Broward	1,050	950	-100	950	950	950
Ben Gamla Charter	625	455	-170	455	455	455
Bridge Prep Academy Of Broward K-8	1,000	21	-979	21	21	21
Bridge Prep Academy Of Hollywood Hills	500	361	-139	361	361	361
Paragon Academy Of Technology	500	136	-364	136	136	136
Sunshine Elementary	500	280	-220	280	280	280

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

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

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

\* See comments for additional Impacted Planning Area information

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

School(s)	Description of Capacity Additions
Bethune, Mary M. Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Hollywood Hills Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Oakridge Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Attucks Middle	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
South Broward High	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.

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

Capacity Additions for Planning Area 1	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## Comments

Information contained in the application indicates that the approximately 112.5-acre site is generally located east of Interstate 95 between Stirling Road and Sheridan Street in the City of Hollywood. The current land use designation for the site is Commerce, which allows no residential units. The applicant proposes to change the land use designation to Activity Center to allow 3,800 townhouse (all three or more bedroom) residential units, which are anticipated to generate an additional 1,141 students (540 elementary, 213 middle, and 388 high) into Broward County Public Schools.

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

Schools serving the amendment site in the 2020-21 school year are Elementary - Mary M. Bethune, Hollywood Hills and Oakridge, Attucks Middle, and South Broward High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2020-21 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2020-21 – 2022-23), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2022-23 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2020-21 – 2024-25. In addition, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2020-21 school year are depicted herein.

Capital Improvements scheduled in the long-range section (2025-26 to 2029-30) of the currently Adopted DEFP Fiscal Years 2020-21 – 2024-25 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area 1 and the elementary, middle, and high schools currently serving Planning Area 1 and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area 1 is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

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

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

PROJECT NUMBER: SBBC-2896-2020

June 30, 2021

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Date

Reviewed By:

*Mohammed Rasheduzzaman*

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Signature

Mohammed Rasheduzzaman, AICP

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Name

Planner

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Title

# ATTACHMENT 5

EPGMD Environmental Comments  
PC 21-9  
Page 1

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

**For:** Broward County Planning Council  
**Applicant:** Peter S. Flint, Oakwood Plaza Limited Partnership  
**Amendment No.:** PC 21-9  
**Jurisdiction:** City of Hollywood  
**Size:** Approximately 112.5 acres  
**Existing Use(s):** Retail, office, surface parking and vacant  
**Current Land Use Designation:** 110.9 acres of Commerce  
1.6 acres of Recreation and Open Space



**Proposed Land Use Designation:** Activity Center consisting of:  
3,800 multi-family dwelling units  
625 hotel rooms  
1,890,000 square feet of office uses  
1,200,000 square feet of commercial uses

**Estimated Net Effect:** **Addition** of 3,800 dwelling units [0 dwelling units currently permitted by the BCLUP]  
**Addition** of 625 hotel rooms  
**Reduction** of 110.9 acres of commerce and office uses  
**Reduction** of 1.6 acres designated for recreation and open space

**Location:** In Section 4, Township 51 South, Range 42 East; generally located on the east side of Interstate 95, between Stirling Road and Sheridan Street

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

## ANALYSIS AND FINDINGS

### **ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION**

**Wetlands** - [CP: Objective C8 and Policies C8.1, C.8.2, C.8.3, C.8.4, C.8.5, C.8.6, C.8.7, C.8.9, C.8.10, C.8.11, C.8.12, WM3.9, WM3.15, WM3.30, WM4.7, WM4.9; BCLUP Strategy EP-2 and Policies 2.5.5, 2.22.1, 2.22.2, 2.22.3 ]

An Environmental Resource License, No. DF92-1134, was issued on 11/19/1992 and expired on 11/19/1997. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division to authorize the partial filling of a finger canal, filling of an existing lake, excavation of 2 lakes, planting of the littoral shelves, construction of two bridges and impacts to mangrove wetlands. Mitigation for wetland impacts required on-site preservation and additional planting of mangroves along the C-10 Spur canal.

Additional work was authorized under Environmental Resource License DF95-1126 which included dredging in the C-10 canal, placement of riprap for shoreline stabilization, and placement of pilings for widening a bridge. No mangrove impacts were authorized under this license.

There is a Conservation Easement (OR BK 24126 Pg. 431) over mangrove mitigation areas within this parcel.

**Upland Resources (including Tree Preservation and Greenways)** - [CP Objective C6 and Policies C6.7, C6.8, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.20.17, 2.29.3.]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Hollywood. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced, except as indicated in Section 163.045, F.S. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

**Contaminated Sites** - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. There **are eight (8)** listed contaminated sites found within one-quarter mile of the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

Further, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the

EEPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EEPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

*(MO 6/14/2021)*

**Solid Waste** - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

There is one Borrow Pit Reclamation that is licensed and under construction within one mile of the proposed site. *(MO 6/14/2021)*

## **ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION**

**Wellfield Protection** - [CP Policies (SW) 6.2.6, 6.2.7, 6.2.10, WM3.5, WM3.6, WM3.7, WM3.8, WM3.18, WM3.21, WM3.24; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(VM 06/22/2021)*

**SARA TITLE III (Community Right to Know)** - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are two (2) SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. These are: 1) BJ's Wholesale Club #109 at 4000 Oakwood Blvd, Hollywood 33020; and 2) Home Depot #6310 at 3401 Oakwood Blvd, Hollywood 33020. *(VM 06/22/2021)*

**Hazardous Material Facilities** - [CP Policies (SW) 6.1.1, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are thirty-eight (38) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the thirty-eight (38) facilities, twenty-six (26) are hazardous material facilities, seven (7) are storage tank facilities, and five (5) are facilities that have both hazardous materials and storage tanks. *(VM 06/22/2021)*

## **ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION**

**Air Quality** - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a **decrease by 1,380 PM peak hour** trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact** on air quality.

There are **eight (8)** air permitted facilities located within half a mile of the proposed amendment site. Only one air permitted facility has had an air quality complaint. After inspection, there was no observed violation. (MO 6/14/2021)

**Specially Designated Areas** - [ CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations And Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

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

**Protected Natural Lands** – The project site is not included, nor is it adjacent to any site in the Protected Natural Lands Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

**Marine and Riverine Resources** - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

**Priority Planning Areas for Sea Level Rise** – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2-14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

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

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included

within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site only appears to contain relatively minor portions of the property that fall within or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map.

The County encourages applicants to consider these and other impacts from climate change during the site planning process, in conformance with Broward County Land Use Plan Strategy CCR-2 and policies 2.21.1, 2.21.5 and 2.21.7 and Comprehensive Plan Policies CC2.1, CC2.12, and CC2.14. Please see the attached PPA map zoomed to the proposed amendment site for more information.

**NatureScape Program** – [CP Policies C6.8, CC3.9, WM3.33, WM4.17, ; BCLUP 2.20.14, 2.20.17] –

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

Information regarding Naturescape can be accessed at:  
<http://www.broward.org/NatureScape/Pages/Default.aspx>

**Surface Water Management** - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District (SFWMD), the City of Hollywood and Broward County. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be needed prior to any construction on the site.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance Zone X. Some portions of the property are Above the 500 Year flood plain and some are below. Additionally, portions of the property on the east and southeast are location in Flood Zone AH. Flood insurance rate zones that are outside the flood plain or the average flood depths of less than 1 foot.

**Water Recharge** - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.26.1]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation could potentially result in a net increase in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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

We suggest that goals for the Activity Center include promoting protection or increase of open space to offset impacts on recharge capacity in the area. Open space can include but not be limited to parks and open space, stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Please see attached Water Recharge Questionnaire.

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

**I. Introductory Information**

- A. Amendment No.:** PC 21-9
- B. Municipality:** City of Hollywood
- C. Project Name:** Oakwood Plaza Activity Center

**II. Site Characteristics**

- A. Size:** Approximately 112.5 acres
- B. Location:** In Section 4, Township 51 South, Range 42 East; generally located on the east side of Interstate 95, between Stirling Road and Sheridan Street
- C. Existing Use:** Retail, office, surface parking and vacant

**III. Broward County Land Use Plan Designation**

- A. Current Land Use Designation:** 110.9 acres of Commerce  
1.6 acres of Recreation and Open Space
- B. Proposed Land Use Designation:** Activity Center consisting of:  
3,800 multi-family dwelling units  
625 hotel rooms  
1,890,000 square feet of office uses  
1,200,000 square feet of commercial uses
- C. Estimated Net Effect:** **Addition** of 3,800 dwelling units [0 dwelling units currently permitted by the BCLUP]  
**Addition** of 625 hotel rooms  
**Reduction** of 110.9 acres of commerce and office uses  
**Reduction** of 1.6 acres designated for recreation and open space

**IV. Wetland Review**

- A. Are wetlands present on subject property?** Yes, mangrove wetlands.
- B. Describe extent (i.e. percent) of wetlands present on subject property.** Fringe along C-10 canal and C-10 spur canals.
- C. Describe the characteristics and quality of wetlands present on subject property.** Red and white mangroves.
- D. Is the property under review for an Environmental Resource License?** No.
- E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?** No. Any impacts to mangroves, or works in surface waters (dredging, filling, seawalls, headwalls, etc.) will require licensing.

**V. Comments:**

An Environmental Resource License, No. DF92-1134, was issued on 11/19/1992 and expired on 11/19/1997. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division to authorize the partial filling of a finger canal, filling of an existing lake, excavation of 2 lakes, planting of the littoral shelves, construction of two bridges and impacts to mangrove wetlands. Mitigation for wetland impacts required on-site preservation and additional planting of mangroves along the C-10 Spur canal.

Additional work was authorized under Environmental Resource License DF95-1126 which included dredging in the C-10 canal, placement of riprap for shoreline stabilization, and placement of pilings for widening a bridge. No mangrove impacts were authorized under this license.

There is a Conservation Easement (OR BK 24126 Pg 431) over mangrove mitigation areas within this parcel.

Completed by: Linda Sunderland, PWS  
Environmental Program Supervisor

**BROWARD COUNTY PLANNING COUNCIL**

**WATER RECHARGE QUESTIONNAIRE**

as completed by

**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. *Amendment No.:*** PC 21-9
- B. *Municipality:*** Hollywood, FL
- C. *Applicant:*** Peter S. Flint, Oakwood Plaza Limited Partnership

***II. Site Characteristics***

- A. *Size:*** Approximately 112.5 acres
- B. *Location:*** In Section 31, Township 47 South, Range 43 East; generally located on the north side of Northeast 2 Street, between Federal Highway and Northeast 9 Avenue
- C. *Existing Use:*** Retail, office, surface parking and vacant

***III. Water Recharge Review based on Broward County Land Use Plan Designations***

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

*Current Land Use Designation:* 110.9 acres of Commerce  
1.6 acres of Recreation and Open Space

A typical value for an impervious area produced by this type of development is approximately 83.9 percent.

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

*Proposed Land Use Designation:* Activity Center consisting of:  
3,800 multi-family dwelling units  
625 hotel rooms  
1,890,000 square feet of office uses  
1,200,000 square feet of commercial uses

A typical value for an impervious area produced by this type of development is

potentially 85% percent. (For Activity Centers, the typical impervious percentage allowed for Commercial/Retail Office Park/Flex is used unless proposed open space acreage is provided.)

***C. Describe the general impacts of the proposed land use change on water recharge:***

*Estimated Net Effect:*

Addition of 3,800 dwelling units [0 dwelling units currently permitted by the BCLUP]

Addition of 625 hotel rooms

Reduction of 110.9 acres of commerce and office uses

Reduction of 1.6 acres designated for recreation and open space

***V. Analysis of Impact of Change in Land Use Designation***

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

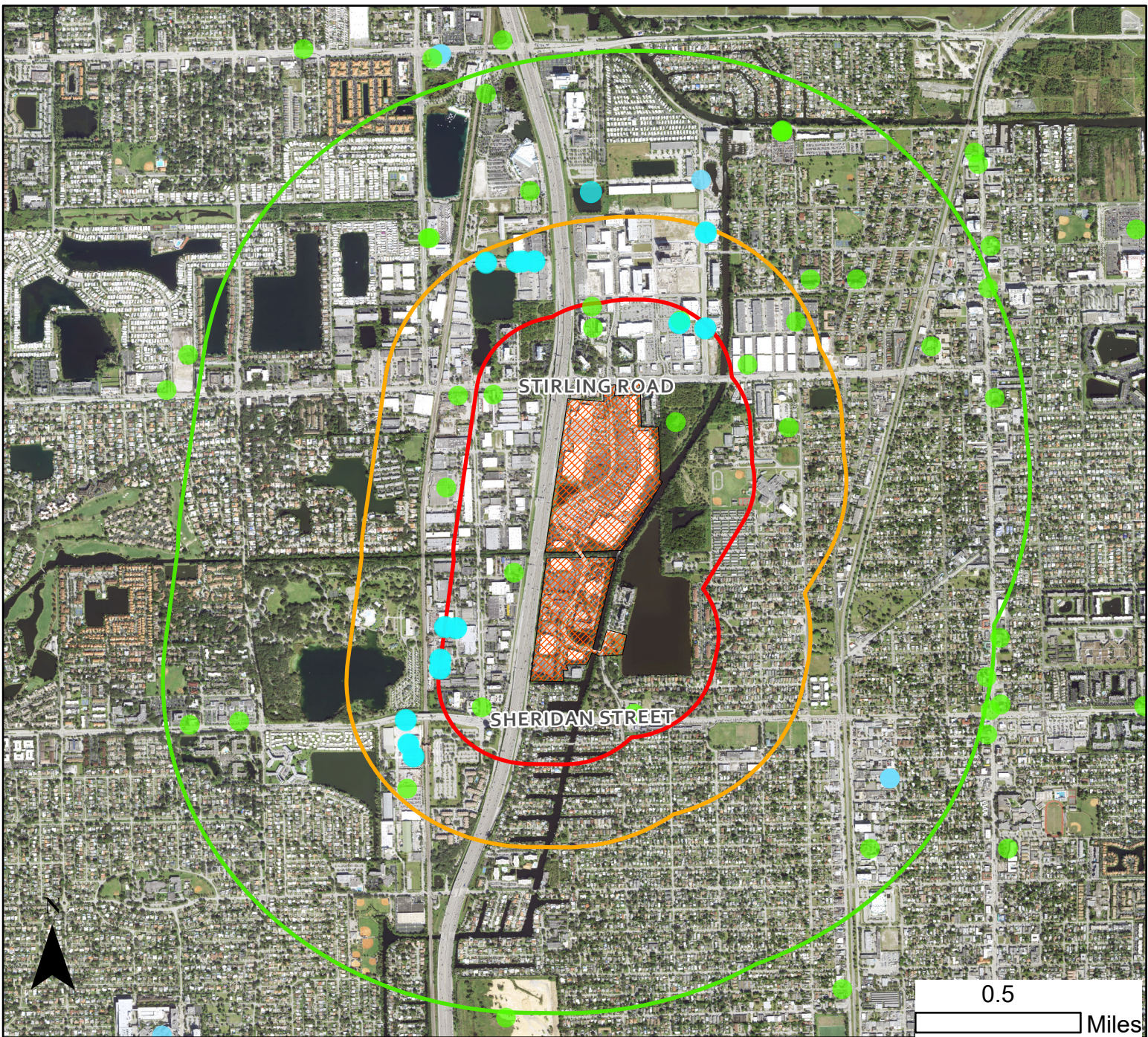
The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation could potentially result in a net increase in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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

***VI. Comments***

We suggest that goals for the Activity Center include promoting protection or increase of open space to offset impacts on recharge capacity in the area. Open space can include but not be limited to parks and open space, stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

# Land Use Amendment Comments Site PC 21-9



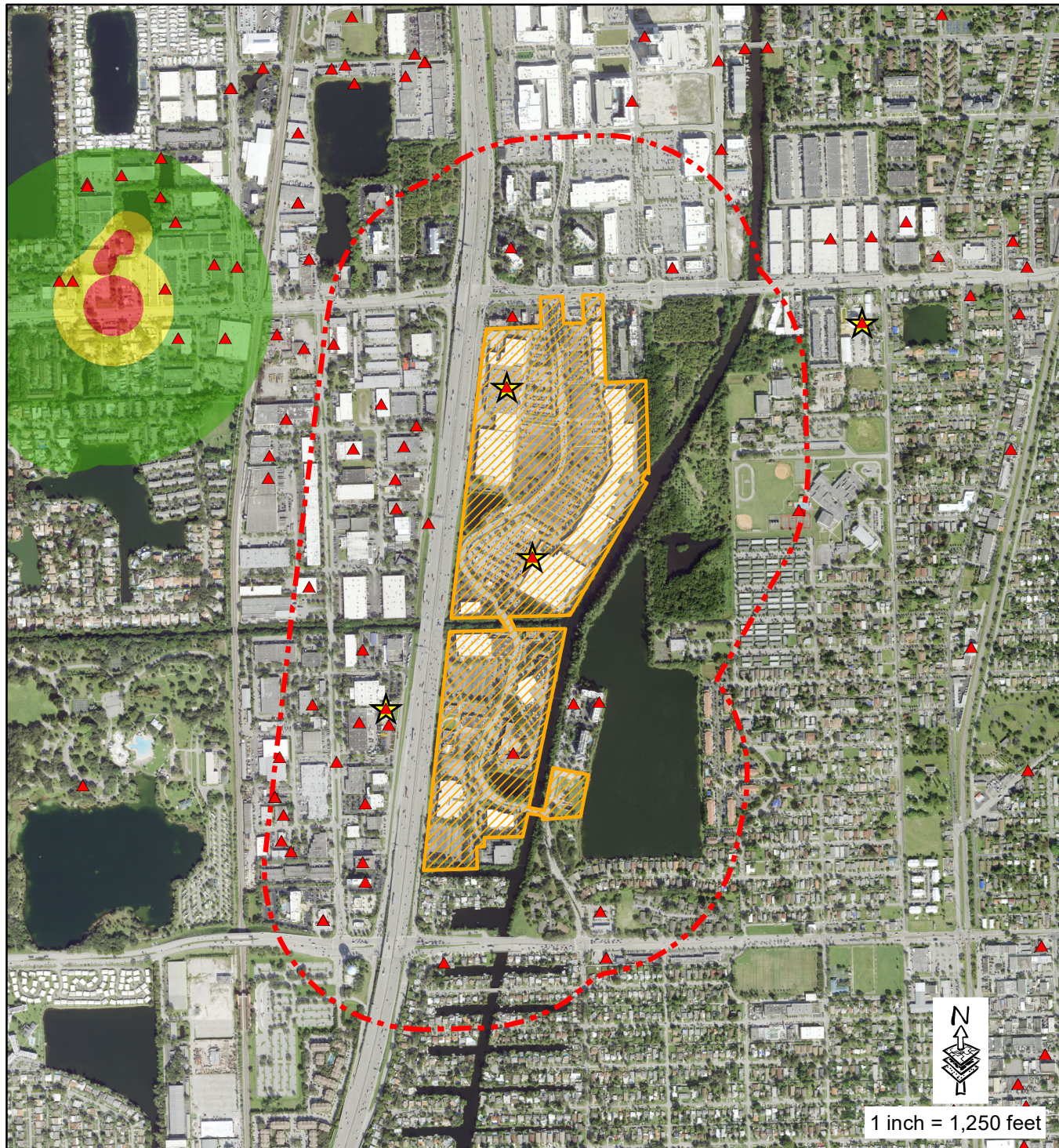
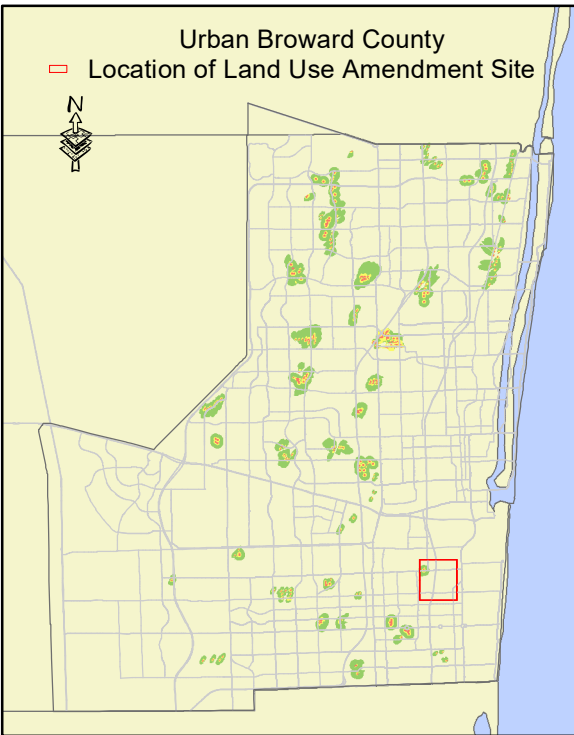
Generated for location purposes only. Marker size is a visual aid and neither represents exact location nor area of designated facility.

Prepared by: MOSPINA 6/11/2021  
Environmental Engineering and Permitting Division

Contaminated Sites								
Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active (Y/N)
NF-0788B	RONEL REFINING	1801 GREENE ST	Hollywood	33020	Metals	Incinerator		Y
NF-2529	TIFIED AIRCRAFT PA	370 STIRLING RI	Hollywood	33020	Solvents	Engine Parts		Y
NF-2845A	Development/Summerfi	ANIA BCH BLVD	Dania Beach	33004	Arsenic; Unknown; Ammonia	Landfill		Y
NF-2050	a Pointe Brownfield	181 BRYAN RD	Dania Beach	33004	Organic Metals	Landfill		Y
NF-2845B	Pointe Parcels 8A a	ANIA BCH BLVD	Dania Beach	33004	Arsenic	Vacant Lot		Y
NF-2127	vn Hollywood Propert	AND SOUTH CC	Dania Beach	33020	Arsenic	Vacant Lot		Y
NF-2143	Sheridan #605	147 SHERIDAN S	Hollywood	33020	Gasoline	Gas Station	69807841	Y
NF-2674B	SHELL OIL	600 N 29TH AV	Hollywood	33020	Gasoline	Gas Station	68627708	Y

Solid Waste Facilities					
Name of Facility	Street Address	City	Zip Code	Nature of Facility	Status Description
Design Center of the Americas, Inc.	1855 GRIFFIN RD, Dania Beach, FL 33004	Dania Beach	33004	Borrow Pit Reclamation Project	Licensed - Under Construction

# Land Use Amendment Site: LUA PC 21-9



**Land Use Amendment Map Legend**

- ▲ Hazardous Materials Facility
- ★ Sara Title III 302 Facility
- ⋯ 0.25 Mile Buffer
- ▨ Proposed Amendment Site
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

Miles 0      0.125      0.25

Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (if present) is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Prepared by: VMEBANE - June 2021  
 Environmental and Consumer Protection Division

North arrow pointing up.

1 inch = 1,250 feet

<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
3250 Building Corp.	3250 N 29TH AVE, Hollywood, FL 33020	6512 - Operators of Nonresidential Buildings	Storage Tank
Advance Auto Parts #9183	1750 STIRLING RD, Dania Beach, FL 33004	5531 - Auto and Home Supply Stores	Hazardous Materials
Aerospace Precision, Inc.	2851 EVANS ST, Hollywood, FL 33020	3728 - Aircraft Parts and Auxiliary Equipment, Not Elsewhere Classified	Hazardous Materials
Asia Vegetable Food Supplies	2900 N 29TH CT, Hollywood, FL 33020	6512 - Operators of Nonresidential Buildings	Hazardous Materials
AT&T EOEP	2900 N 26TH AVE, Hollywood, FL 33020	4812 - Radiotelephone Communications	Hazardous Materials
Attucks Middle, #0343	3500 N 22ND AVE, Hollywood, FL 33020	8211 - Elementary and Secondary Schools	Hazardous Materials
B J's Wholesale Club #109	4000 OAKWOOD BLVD, Hollywood, FL 33020	5399- Miscellaneous General Merchandise Stores	Hazardous Materials and Storage Tank
Blue Ribbon Tag & Label Corp.	4035 N 29TH AVE, Hollywood, FL 33020	2759 - Commercial Printing, Not Elsewhere Classified	Hazardous Materials
Cox Radio, Inc.	2741 N 29TH AVE, Hollywood, FL 33020	6512 - Operators of Nonresidential Buildings	Hazardous Materials
Cumberland Farms Store #9623	2526 SHERIDAN ST, Hollywood, FL 33020	5541 - Gasoline Service Stations	Storage Tank
Dale Laboratories, Inc.	2960 SIMMS ST, Hollywood, FL 33020	7384 - Photofinishing Laboratories	Hazardous Materials
Days Inn - Hollywood	2601 N 29TH AVE, Hollywood, FL 33020	6512 - Operators of Nonresidential Buildings	Hazardous Materials
Durante Equipment	3300 N 28TH TER, Hollywood, FL 33020	6512 - Operators of Nonresidential Buildings	Hazardous Materials
Element E-Liquid	2815 EVANS ST, Hollywood, FL 33020	5194 - Tobacco and Tobacco Products	Hazardous Materials
Epoxytec International, Inc.	3000 N 29TH CT, Hollywood, FL 33020	2821 - Plastics Materials, Synthetic Resins, and Nonvulcanizable Elastomers	Hazardous Materials

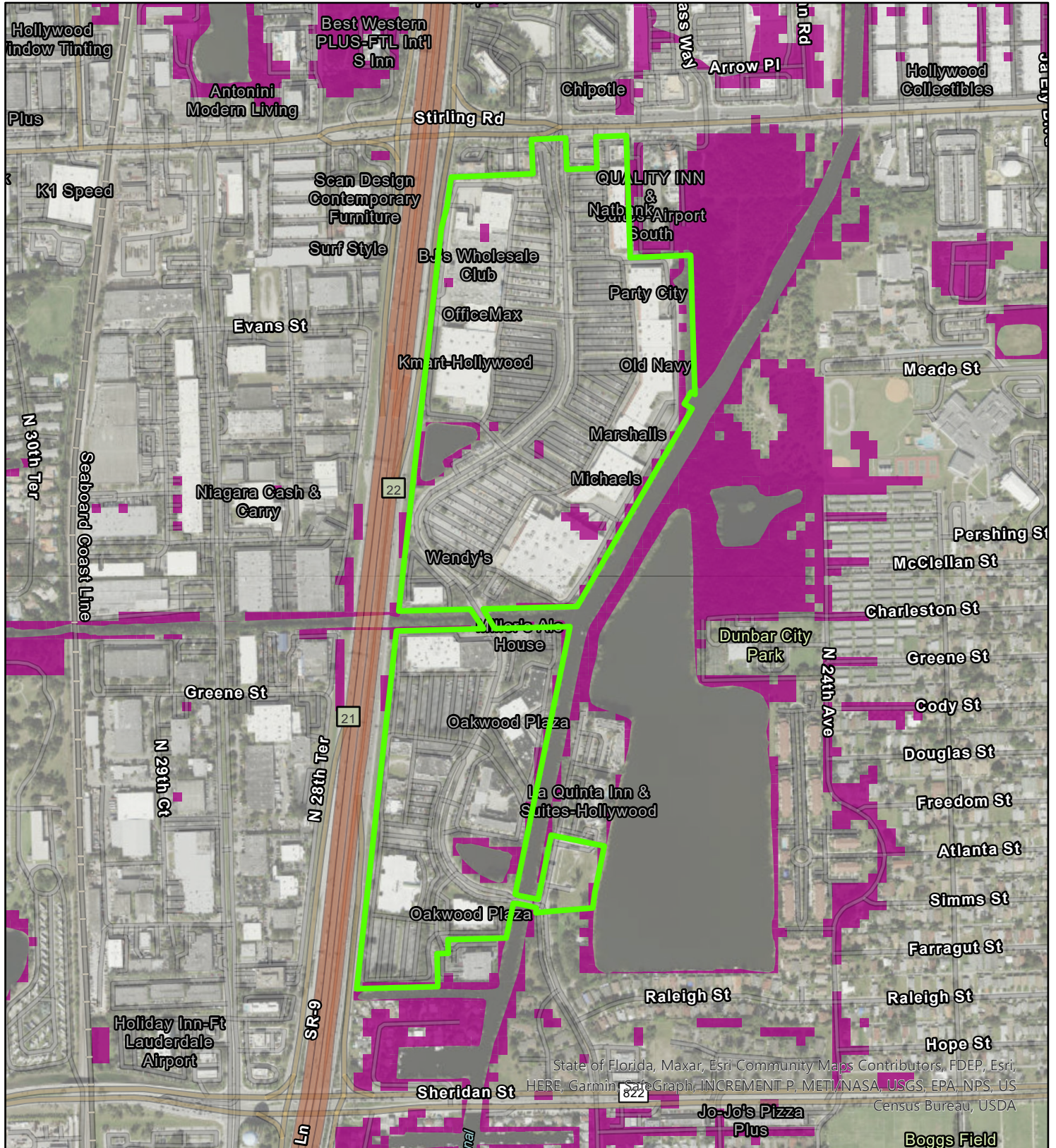
<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
FCE #1819	2600 N 29TH AVE, Hollywood, FL 33020	5541 - Gasoline Service Stations	Storage Tank
First Service Residential	2950 N 28TH TER, Hollywood, FL 33020	6512 - Operators of Nonresidential Buildings	Hazardous Materials
High Roller Private Label LLC	4095 N 28TH WAY, Hollywood, FL 33020	2064 - Candy and Other Confectionary Products	Hazardous Materials
Home Depot #6310	3401 OAKWOOD BLVD, Hollywood, FL 33020	5211 - Lumber and Other Building Material Dealers	Hazardous Materials and Storage Tank
I-95 Express lanes - Toll Equipment Building #3	3900BLK I95, #MM4.81, Hollywood, FL 33020	6512 - Operators of Nonresidential Buildings	Hazardous Materials
Ideal Auto Collision	2990 SIMMS ST, Hollywood, FL 33020	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Maple Street Property Corp	3300 N 28TH TER, Hollywood, FL 33020	6512 - Operators of Nonresidential Buildings	Storage Tank
Marathon - Sheridan #605	2547 SHERIDAN ST, Hollywood, FL 33020	5541 - Gasoline Service Stations	Storage Tank
Meridian Senior Living Apts.	2900 N 26TH AVE, Hollywood, FL 33020	6513 - Operators of Apartment Buildings	Storage Tank
Mobil 'On The Run'	2780 STIRLING RD, Hollywood, FL 33020	5541 - Gasoline Service Stations	Storage Tank
Nationwide Lift Trucks	3900 N 28TH TER, Hollywood, FL 33020	7539 - Automotive Repair Shops, Not Elsewhere Classified	Hazardous Materials
Penn Dutch Food Center, Inc.	3950 N 28TH TER, Hollywood, FL 33020	6512 - Operators of Nonresidential Buildings	Hazardous Materials and Storage Tank
Performance Boat Center	3115 N 29TH AVE, Hollywood, FL 33020	3731 - Ship Building and Repairing	Hazardous Materials
Q C Laboratories, Inc.	2870 STIRLING RD, Hollywood, FL 33020	8734 - Testing Laboratories	Hazardous Materials
Shimons Cars	2801 GREENE ST, Hollywood, FL 33020	7538 - General Automotive Repair Shops	Hazardous Materials
South Florida Dialysis	1 OAKWOOD BLVD, #100, Hollywood, FL 33020	8092 - Kidney Dialysis Centers	Hazardous Materials


<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
Sprint MI03XC115-TCI North Miami Cell Site	3000 N 29TH CT, Hollywood, FL 33020	4812 - Radiotelephone Communications	Hazardous Materials
Stirling Suites Dania	151 SW 18TH CT, Dania Beach, FL 33004	6512 - Operators of Nonresidential Buildings	Hazardous Materials
Super Color, Inc.	3700 N 29TH AVE, #202, Hollywood, FL 33020	2752 - Commercial Printing, Lithographic	Hazardous Materials
The Six Hearts Corp.	2730 SHERIDAN ST, Hollywood, FL 33020	5541 - Gasoline Service Stations	Hazardous Materials and Storage Tank
UPS Hollywood FLHOL	3101 N 29TH AVE, Hollywood, FL 33020	7538 - General Automotive Repair Shops	Hazardous Materials and Storage Tank
Verizon Wireless - Hollywood Cable Tower	3000 N 29TH CT, Hollywood, FL 33020	4812 - Radiotelephone Communications	Hazardous Materials
Wholesale Building Products	3050 N 29TH CT, Hollywood, FL 33020	5211 - Lumber and Other Building Material Dealers	Hazardous Materials

# Broward County Land Use Plan

## Proposed Amendment

PC 21-9



 Proposed Land Use Plan Amendment

 Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070



0 300 600 1,200 Feet

## ATTACHMENT 6



July 30, 2021

Leny R. Huaman, Planner  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301  
954.357.6688 (direct)



**RE: Oakwood Plaza Activity Center  
PC 21-9/PCT-21-5  
Agency Comments**

Dear Leny:

Based on the latest email dated July 29, 2021 the following are the remaining outstanding items. Please see our responses shown below to the remaining items:

PDMD: Affordable Housing: addressing policies 2.4.6 and 2.4.7

***Response: A revised affordable housing market dated, July 20, 2021, along with a confirmation letter from the City of Hollywood, dated July 29, 2021, has been included in the response. (see attachments). According to PDMD policies 2.4.6 and 2.4.7, for our proposed Oakwood Plaza Activity Center a mechanism needs to be provided to increase the affordable housing stock within the City of Hollywood. Oakwood Plaza Limited Partnership proposes that 7.5% of the units built to be reserved for Moderate Income tenants as defined as 80% to 120% of AMI. We believe that this amount meets the intent of both PDMD policies 2.4.6 and 2.4.7.***

PDMD: Historical Resources: address comments regarding adverse impacts to Archaeological Zone 17 and limits of FMSF BD02121

***Response: The existing Oakwood Plaza Shopping Center was constructed in the early 1960's. Based on our research we have not found an evidence of archaeological or historical resources of concern in either Zone 17 or within the limits of FMSF BD02121. The existing shopping center is fully developed and any new development would be within the same footprints of the property boundary. Based on your request, we have also reached out to the City of Hollywood for confirmation. As shown on the attached email from Deandrea Moise dated 7-21-21, she stated that she does not see a potential property that is individually designated in their regulations and the property is not located in the historic district. (see attached email). In the event that any unmarked burials are discovered, pursuant to Florida Statutes, Chapter 872.05, all activity that may disturb the unmarked burial will cease immediately, and the district medical examiner will be notified. Activity will not resume unless specifically authorized by the district medical examiner or State Archaeologist.***

EPGMD: Wetlands: acknowledgment that a wetland determination is required prior to any site work and will comply with all required regulations, including obtaining an Environmental Resource License if necessary

***Response: A wetland that exists along the banks of the C-10 canal located at the northeastern portion of the project. This wetland is currently within a conservation easement that was completed in 1995 as a condition of Broward County Environmental Resource License (ERL) Number DF92-1134 and DF95-1126. These Environmental Resource Licenses authorized the construction of the Oakwood Plaza. As part of the future redevelopment, any proposed improvements that would impact wetlands would be submitted to Broward County and other agencies for review and approval.***

EPGMD: Priority Planning Areas: acknowledgment and description of the City's policies regarding PPA.

***Response: The City of Hollywood is undergoing a SWMP update which will incorporate the County's Tidal Influence Ordinance 2020-11, which requires the elevation of tidal barriers to increase minimum elevations to 4' NAVD by 2035 and 5' NAVD by 2050. The existing South Florida Water Management District Permit for the north 72 acres shows a 25-year 3-day storm stage event of 5.67' NAVD. The existing perimeter berm elevations around our existing site are at 5.67' NAVD or higher which is greater than the 5' NAVD minimum proposed elevation. The existing South Florida Water Management District Permit for the south 37 acres shows a 25-year 3-day storm stage event of 6.63' NAVD. The existing perimeter berm elevations around our site are 6.63' NAVD or higher which is greater than the 5' NAVD minimum proposed elevation. The eastern 2.5 acre property is undeveloped and any new development would berm to a minimum of 5' NAVD or greater. Based on the Broward County Priority Planning Area Map for Sea Level Rise our proposed land use plan amendment boundary has less than 5% of affected area which would be projected to occur by 2070.***

EPGMD: Water recharge: acknowledgment and description of the City's policies regarding water recharge as well as explanation of the applicant's recreation and open space proposed use in the area.

***Response: Currently the existing shopping center irrigation water is coming from the Biscayne Aquifer, surface water from the existing lakes and South Florida Water Management District C-10 canal. The latest individual water use permit was issued by South Florida Water Management District permit number 06-01567-W on August 28, 2017. As part of the proposed redevelopment, we propose to use the same sources of groundwater for irrigation purposes. The City of Hollywood allows irrigation water to be pumped from the Biscayne aquifer, lakes or canals or available reclaimed water.***

***According to the City of Hollywood Zoning and Land Development Code Article 9.5.K options in order to conserve the amount of ground water used for irrigation can consist of the use of native plants, plants clumped together according to their water demands, irrigation systems to be zoned according to the specific needs of the plants within the irrigation zone, rain sensor delay, mimimzing the amount of turf or other measures.***

***As part of the redevelopment, we have proposed to maintain a minimum of 2.5 acres of open space within the entire land use amendment plan boundary, which could include storm water retention (wet or dry ponds), park areas, plaza areas, landscaping areas, drainage area or other pervious areas allowed.***

If you have any questions or require any additional information, please do not hesitate to call or email me at our office at 772-794-4119, or [greg.wilfong@kimley-horn.com](mailto:greg.wilfong@kimley-horn.com),. Thanks for your help

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Greg Wilfong, P.E.  
Project Manager

Attachments:

- Acknowledgment Form (Signed by City)
- Email from City of Hollywood (Housing Study)
- Affordable Housing Market Assessment dated July 20, 2021
- Email from City of Hollywood (Historical)

Wilfong, Greg

---

From: Deandrea Moise <DMOISE@hollywoodfl.org>  
Sent: Wednesday, July 21, 2021 12:08 PM  
To: Wilfong, Greg  
Subject: Re: Oakwood LUPA Comment that we need confirmation on item 7

Categories: External

Greg,

I have contacted the State to obtain a copy of the site file referenced in the email. As of right now, I do not see a potential property that is individually designated on our regulations and the property is not located in the historic district. Once I receive the site file I can confirm.

Kind regards,

Deandrea Moise

---

From: Wilfong, Greg <Greg.Wilfong@kimley-horn.com>  
Sent: Tuesday, July 20, 2021 5:00 PM  
To: Deandrea Moise <DMOISE@hollywoodfl.org>  
Subject: RE: Oakwood LUPA Comment that we need confirmation on item 7

Good afternoon, just following up to see if you have an update, thanks for your help

**Greg D. Wilfong, P.E. | Senior Project Manager**  
**Kimley-Horn** | 445 24th Street, Suite 200, Vero Beach, FL, 32960  
Direct: [772 794 4119](tel:7727944119) | Mobile: [772 214 4246](tel:7722144246) | Main: [772 794 4100](tel:7727944100)  
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

---

From: Deandrea Moise <DMOISE@hollywoodfl.org>  
Sent: Thursday, July 15, 2021 2:45 PM  
To: Wilfong, Greg <Greg.Wilfong@kimley-horn.com>  
Subject: Re: Oakwood LUPA Comment that we need confirmation on item 7

Good afternoon,

I will review today and provide an update shortly.

Kind regards,

Deandrea Moise

---

From: Wilfong, Greg <[Greg.Wilfong@kimley-horn.com](mailto:Greg.Wilfong@kimley-horn.com)>  
Sent: Thursday, July 15, 2021 2:43 PM  
To: Deandrea Moise <[DMOISE@hollywoodfl.org](mailto:DMOISE@hollywoodfl.org)>  
Subject: RE: Oakwood LUPA Comment that we need confirmation on item 7

Good afternoon, I look forward to working with you on this project. I am checking in with you is this something you can help with or is there somebody that I need to talk to I need to respond to BCPC soon, thanks allot appreciate the help

**Greg D. Wilfong, P.E. | Senior Project Manager**  
**Kimley-Horn** | 445 24th Street, Suite 200, Vero Beach, FL, 32960  
Direct: [772 794 4119](tel:7727944119) | Mobile: [772 214 4246](tel:7722144246) | Main: [772 794 4100](tel:7727944100)  
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

---

From: Wilfong, Greg  
Sent: Tuesday, July 13, 2021 12:51 PM  
To: 'Fitz Murphy' <[FMURPHY@hollywoodfl.org](mailto:FMURPHY@hollywoodfl.org)>; Deandrea Moise <[DMOISE@hollywoodfl.org](mailto:DMOISE@hollywoodfl.org)>  
Subject: Oakwood LUPA Comment that we need confirmation on item 7  
Importance: High

Good afternoon, we just received a comment from Broward County Planning Council see item 7 below. They want confirmation that our project meets the City Historic Preservation regulations. I have attached our document showing the location of BD02121 (clouded in red) and location map of our LUPA application boundary. The current shopping center post dates this we believe, can you help with this being confirmed I need to send this asap back to BCPC, thanks

Comment below:

Item 7 – Analysis of Natural and Historic Resources

Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County’s archaeological consultant determined that the proposed project will have an adverse effect on a previously recorded archaeological resource. The subject property overlaps Broward County Archaeological Zone 17 (AZ-17-Atlantic Coastal Ridge/Large Island). This is a small, confined area (approximately 24,600 sq. ft.) within the project area that is bounded by Oakwood Blvd. to the west, Home Depot to the north, and canals to the east and south. The limits of FMSF BD02121 (Oakwood Site) overlap a small portion of the project’s western boundaries; however, it was determined that Site BD02121 is likely destroyed by previous development and will not be affected. The subject property is located within the City of Hollywood, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). **The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.**

Contact: Attn: Planning Manager Division of  
Planning and Urban Design City of Hollywood  
2600 Hollywood Boulevard, Room 315  
Hollywood, Florida 33020  
Tel.: (954) 921-3471

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

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

**Greg D. Wilfong, P.E. | Senior Project Manager**

**Kimley-Horn** | 445 24th Street, Suite 200, Vero Beach, FL, 32960

Direct: [772 794 4119](tel:7727944119) | Mobile: [772 214 4246](tel:7722144246) | Main: [772 794 4100](tel:7727944100)

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July 29, 2021

LTR21-084

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

Re: Oakwood Activity Center Land Use Plan Amendment (PC 21-9/PCT 21-5)

The applicant for the Oakwood Activity Center Land Use Plan Amendment has provided an updated Affordable Housing Market Assessment, dated July 20, 2021. The Affordable Housing Market Assessment estimates the current demand and projects future demand for various affordable housing needs. The City accepts the methodology and data analysis provided within the update.

If you have any additional questions please contact Anthony Grisby at (954) 924-2958 or Leslie Del Monte at (954) 921-3471.

Sincerely,

A handwritten signature in blue ink that appears to read "Shiv Newaldass".

Shiv Newaldass  
Director, Development Services

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

July 20, 2021



## **Report Commission**

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

The City of Hollywood has adopted a Comprehensive Plan pursuant to Rule 9J-5.010 of the Florida Administrative Code. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies that are supported through a companion Support Document.

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

This report estimates the current (2020) demand and projects (to 2025) the future demand for various housing needs.

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

## Report Summary

Using the Broward County Planning Council's required methodology, *A Baseline Model to Quantify the Levels of Affordable Housing Need and Supply in Broward County and its Municipalities*, prepared by Florida International University's Jorge M. Pérez Metropolitan Center (February 2020), the City of Hollywood has a current deficit for home ownership in the low-income band and surpluses in the moderate-income band. By 2026, both bands will have noticeable deficits.

The methodology demonstrates that rental properties for all those except the moderate-income bands are currently in very short supply and will continue to be a challenge for the City through 2026. The moderate-income band will continue to have a surplus.

The City continues to make affordable housing a priority and devotes significant resources in an attempt to address the issues of affordable housing.

Increasing the availability of housing supply will help to make all housing more affordable. The proposed project will add needed housing that will address the diminishing available supply in the City.

## Methodology

This study examines current housing conditions within the City of Hollywood, Florida (“the City”), which is generally stated for calendar years 2019/2026 (the latest U.S. Census Bureau American Community Survey data available (CY2019) and the supplemental data source from Esri<sup>1</sup> (CY2021)) and projected to calendar year 2026 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Florida International University (FIU) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. FIU developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. In order to forecast out to the year 2026, Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods were used. The FIU methodology is particularly sensitive to the primary factors of Median Household Income and housing stock forecasts. Esri’s forecasts are believed to be reliable and very up-to-date and draw upon a variety of publicly available and proprietary sources. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low Income (50% of the

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<sup>1</sup> Esri is an international supplier of geographic information system software, web GIS and geodatabase management applications. For this study, we have utilized various databases specific to the City of Hollywood that have been prepared by Esri. Products utilized include the Business Analyst, Community Analyst, and ArcGis systems. Details on how Esri conducts forecasts of demographic and housing information can be found in *Methodology Statement: 2021/2026 Esri US Demographic Updates, An Esri® White Paper, June 2021*.

MHI); Low Income (50.1% to 80% of MHI); and Moderate Income (80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2010 Census.

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

The 2019 ACS data for the City of Hollywood and the Esri estimates for 2020 and its forecasts for 2025 are summarized below:

	<b>2019 ACS Estimates</b>	<b>2021 Esri Estimates</b>	<b>2026 Esri Forecasts</b>
Population	154,817	150,430	155,047
Median Household Income	54,251	55,390	61,689
Housing Units, Total	66,826	74,255	75,968
Housing Units, Occupied	55,172	62,003	63,585

The Broward County Property Appraiser (BCPA) notes that for 2021 there were 69,636 residential dwelling units being assessed for fire protection services<sup>2</sup>. Added to this number are dwelling or residential units or assessed through the mixed use/special use category utilized by BCPA. This is their estimate as of January 1, 2021. The 2021 Esri estimates of housing units are based upon the ACS 2019 survey, plus Esri’s forecasting methodology<sup>3</sup>. We have used the Esri estimates for the purposes of this report. The

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<sup>2</sup> Broward County Property Appraiser’s Office web link:

<https://bcpa.net/Includes/Downloads/2021/July1stFireRecaps/2021%20Hollywood%20July%20Fire%20Assessment%20Recap.pdf>

<sup>3</sup> Esri is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri provides subscriptions to various database information they



addition of the proposed residential units would increase the supply of rental housing. ***In the absence of this additional supply, housing costs would likely increase across most affordability bands than if the rental housing were not constructed.***

## **Affordable Housing Criteria and Gap Analysis**

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

Using the ACS and Esri data and applying that data to the FIU supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences, which uses the 2019 ACS’s Income Limits and Rent Limits median household income of \$68,861 and \$41,691<sup>4</sup>, respectively, and the percentage bands previously described:

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maintain for their GIS software. Some of those databases contain forecasts based upon proprietary methodology developed and maintained by Esri. Housing units are forecasted by Esri using “[the] recorded change in the housing inventory...culled from several data sources, including multiple construction data inputs from Metrostudy, data for new manufactured homes placed by state from the Census Bureau, and building permits for permit-issuing places and counties. Numerous independent sources are leveraged to obtain detailed information on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Community Survey, and various state and local data sources. Additionally, data from the Current Population Survey and the Housing Vacancy Survey from the Census Bureau is used to model trends in occupancy.” Methodology Statement: 2021/2026 Esri US Demographic Updates, June 2021

## Gap Analysis, FIU Model

### Utilizing 2019 American Community Survey Data and 2026 Esri Forecast

### Home Ownership

Total Owner-Occupied Units		31,942					
Median Household Income		68,861					
Median Owner Home Value		254,000					
Cost-Burdened Owner Units		10,668		33%			
"Severely" Cost-Burdened Owner Units		6,388		20%			
2019 ACS	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range	
Low Income Owners	51% - 80% Median		51% Median	80% Median	51% - 80% Median		
	\$35,119 - \$55,089	5,857	\$105,357	\$165,266	3,816	-2,041	
Moderate Income Owners	81% - 120% Median		81% Median	120% Median	81% - 120% Median		
	\$55,090 - \$82,633	6,341	\$165,267	\$247,900	7,300	959	
Moderate Income Owners and Renters	81% - 120% Median		81% Median	120% Median	81% - 120% Median		
	\$55,090 - \$82,633	11,568	\$165,267	\$247,900	17,422	5,854	

Total Owner-Occupied Units		35,733					
Median Household Income		73,382					
Median Owner Home Value		345,933					
Cost-Burdened Owner Units		12,864		36%			
"Severely" Cost-Burdened Owner Units		7,861		22%			
2026 Esri	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range	
Low Income Owners	51% - 80% Median		51% Median	80% Median	51% - 80% Median		
	\$37,425 - \$58,706	6,617	\$112,275	\$176,118	1,147	-5,470	
Moderate Income Owners	81% - 120% Median		81% Median	120% Median	81% - 120% Median		
	\$58,707 - \$88,059	7,037	\$176,119	\$264,177	4,830	-2,207	
Moderate Income Owners and Renters	81% - 120% Median		81% Median	120% Median	81% - 120% Median		
	\$58,707 - \$88,059	12,865	\$176,119	\$264,177	16,520	-3,656	

The FIU model shows a current surplus in the moderate-income band but a deficit in the low-income band for home ownership. By 2026, home ownership in both the low- and moderate-income bands will have deficits. This occurs because housing prices are expected to grow faster than household income.

When using the FIU model for renters, we find the following:

### Gap Analysis, FIU Model Utilizing 2019 American Community Survey Data and 2026 Esri Forecast Renters

Total Renter-Occupied Units		24,519			
Median Renter Household Income		41,691			
Median Gross Rent		1,217			
Cost-Burdened Renter Units		14,316		58%	
"Severely" Cost-Burdened Renter Units		10,298		42%	

2019 ACS	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0 - 30% Median		0% Median	30% Median	0 - 30% Median	
	\$0 - \$12,507	2,640	\$0	\$313	315	-2,324
Very Low Income	31% to 50% Median		31% Median	50% Median	31% to 50% Median	
	\$12,508 - \$21,262	2,457	\$314	\$532	157	-2,301
Low Income	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$21,263 - \$33,352	3,035	\$533	\$834	2,086	-949
Moderate Income	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$33,353 - \$50,029	5,227	\$835	\$1,251	10,121	4,895

Total Renter-Occupied Units		27,910			
Median Renter Household Income		44,428			
Median Gross Rent		1,297			
Cost-Burdened Renter Units		18,979		62%	
"Severely" Cost-Burdened Renter Units		11,722		44%	

2026 Esri	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0 - 30% Median		0% Median	30% Median	0 - 30% Median	
	\$0 - \$13,529	3,264	\$0	\$333	378	-2,886
Very Low Income	31% to 50% Median		31% Median	50% Median	31% to 50% Median	
	\$13,530 - \$22,658	3,114	\$334	\$566	251	-2,863
Low Income	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$22,659 - \$35,543	5,447	\$567	\$889	1,575	-3,871
Moderate Income	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$35,544 - \$53,314	5,827	\$890	\$1,333	11,690	5,863

The City currently has deficits for all bands studied except moderate-income and that continues through to 2026. Renters are also more likely to be both cost burdened and



severely cost burdened. Most of the rental properties being developed are marketed primarily to the moderate-income band and higher.



## **Addressing The Demand For Affordable Housing**

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

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

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

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

organizations to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.

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

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

Title	Activity	Funding Source	Allocation	Approved Plan
Purchase Assistance	Affordable Housing, 8 units	CDBG and HOME	400,000.00	FY2020- 2023 Consolidated Plan
Development Assistance, Affordable Housing	Affordable Housing, 50 units	CDBG and HOME	800,000.00	FY2020- 2023 Consolidated Plan
Tenant-based rental assistance	Affordable Housing, 150 households	HOME	719,831.00	FY2020- 2023 Consolidated Plan
Housing Rehabilitation	Housing Rehabilitation	CDBG and HOME	1,712,949.00	FY2020- 2023 Consolidated Plan
Community Housing Development Organization	Affordable Housing, 5 units	CDBG and HOME	374,565.00	FY2020- 2023 Consolidated Plan
State Housing Initiative Partnership	Affordable Housing	SHIP	202,288.00	FY2021 Budget
<b>Totals</b>			<b><u>\$ 4,209,633.00</u></b>	

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



This funding arrangement is expected to last through FY2026. The County has also agreed to pay an additional \$17.5 million over 10 years, beginning in FY2027.



## ATTACHMENT 7



**Environmental Protection and Growth Management Department**  
115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6612 • FAX 954-357-8655

**To:** Broward Planning Council

**From:** Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Department Director,  
Environmental Protection and Growth Management Department

J.S.

**Date:** 8/5/2021

**Re:** Oakwood Plaza, Hollywood, LUPA PC 21-9

The Broward County Environmental Planning and Community Resilience Division (EPCRD) provided recent comment regarding land use plan amendment (LUPA) application Oakwood Plaza PC 21-9 (Hollywood) on June 22, 2021. The EPCRD comments noted that the site contains, falls within, and/or overlaps with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, EPCRD indicated that CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2-14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7 apply to the review of this project. In consideration of these policies, the Division requested information to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities. The Division noted that per these policies, the County strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. Further, the County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

Subsequently, the Applicant provided additional responses to the above listed policies in letters dated July 21, and July 30, 2020.

In these responses, the applicant referenced compliance with the tidal flood barrier requirements per county ordinance. While it is noted that the applicant identifies adjacent property berms as meeting or exceeding requisite resilience standards, there are additional future conditions considerations that remain unaddressed, including sea level rise impacts on groundwater elevations and drainage as well as future flood elevations.

The applicant maintains that the property would not be subject to new stormwater requirements and that existing permit conditions will be utilized for the redevelopment, permit conditions which lack the resilience standards addressing future flood risk.

Hence, the Environmental Protection and Growth Management Department (EPGMD)/ Resilience Unit provides these additional comments:

Consistent with Policy 2.21.1 which states,

*"Broward County shall consider: a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels."*

**Broward County Board of County Commissioners**

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

The County's EPGMD / Resilience Unit seeks a binding commitment from the applicant confirming adherence to future conditions planning standards consistent with application of the 2019 Unified Sea Level Rise Projection for Southeast Florida (adopted March 2021) and related planning requirements for the 2070-time horizon, including future conditions groundwater elevations and future conditions 100-year flood elevations as the basis for site design and development.

Absent this confirmation and commitment, the EPGMD / Resilience Unit objects to the proposed LUPA as it would allow for the development of an additional 3800 residential units in an area of recognized existing and future conditions flood risk without proper flood mitigation, placing both people and assets at risk.

### **Resilience Standards**

Broward County Land Use Plan Policy 2.21.5 requires development within a Priority Planning Area for Sea Level Rise (Figure 1), to be served by adequate storm water management and drainage facilities, to not adversely affect groundwater quality or environmentally sensitive lands and to not increase saltwater intrusion or area-wide flooding.

As part of this assessment, and to account for future conditions changes through the lifespan of the development, the County relies upon the Future Conditions 100-Year Flood Map (Plate WM 13.1 Future Conditions), the Future Conditions Groundwater Elevation Map (Plate WM 2.1 Future Conditions), the 2019 Unified Sea Level Rise Projection Southeast Florida, the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), and the Florida Department of Emergency Management Storm Surge Maps.

We make the following observations:

### **Current and Future Conditions 100-Year Flood Map (Plate WM 13.1 and WM 13.1 Future Conditions)**

Issue: The subject property spans the 5.5-foot flood (NAVD88) elevation zone in the current conditions map and the 8-foot and 6-foot (NAVD88) flood elevation zone on the Future Conditions 100-Year Flood Map (Figure 2).

Request: The Department's Resilience Unit seeks confirmation and binding commitment that additional development of the site will comply with higher of the following: Broward County 100-year Future Conditions Flood Elevation, FEMA Coastal A Zone Flood Elevation (preliminary) (Figure 3), or Site-Specific Modeling.

### **Current and Future Conditions Groundwater Elevation (Plate WM 2.1 and WM2.1 Future Conditions)**

Issue: The subject property is within the 0.5-foot zone in the current groundwater elevation map and the 1.5-foot (NAVD88) zone of groundwater elevation on the Future Conditions Groundwater Elevation Map (Figure 4a). The County is in the process of updating the Future Conditions Groundwater Elevation Map consistent with the 2019 Unified Sea Level Rise Projection with an updated future conditions groundwater elevation of 3.00 feet (NAVD88) (Figure 4b).

Request: The Department's Resilience Unit seeks confirmation and a binding commitment by the applicant to apply the 3.00-foot NAVD future conditions groundwater elevation as the basis for drainage and surface water management site development requirements.

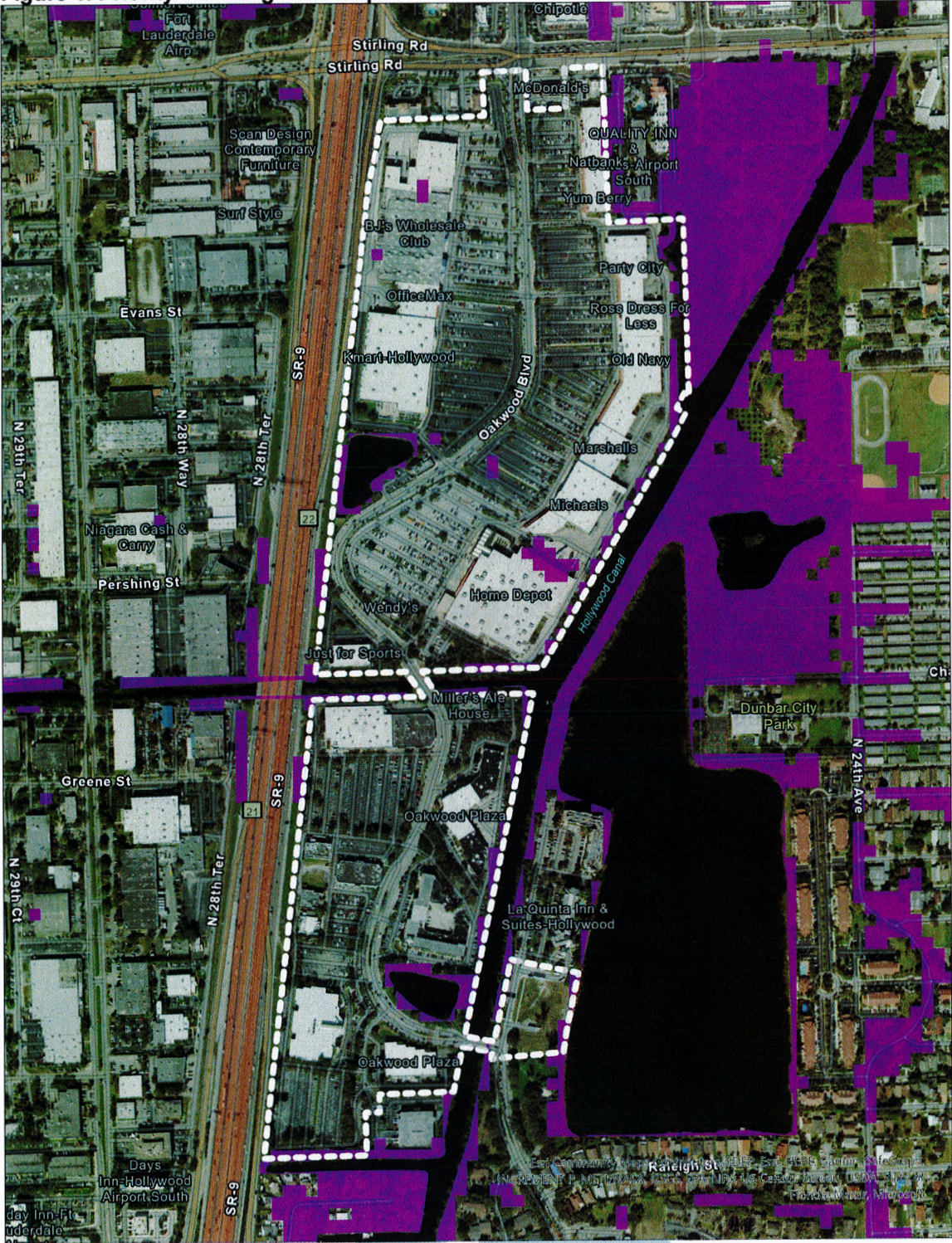
### **Summary:**

The Environmental Protection and Growth Management Department Resilience Unit requests that the Applicant provide a binding commitment to the above stated resilience planning standards in the site design and development under the proposed LUPA.

**Attachments:** Figure 1: Priority Planning Areas Map; Figure 2: Future Conditions 100-Year Flood map; Figure 3: 2019 FEMA FIRM; Figure 4a: Current and Future Conditions Groundwater Elevations; Figure 4b. Future Conditions Groundwater Elevation with Sea Level Rise (3.3 feet)

**CC:** Sara L. Forelle, AICP, Naturescape Water Resources Program Manager, Environmental Planning and Community Resilience Division

Figure 1. Priority Planning Area Map



**Figure 2. Current and Future Conditions 100-Year Flood Elevation Map**

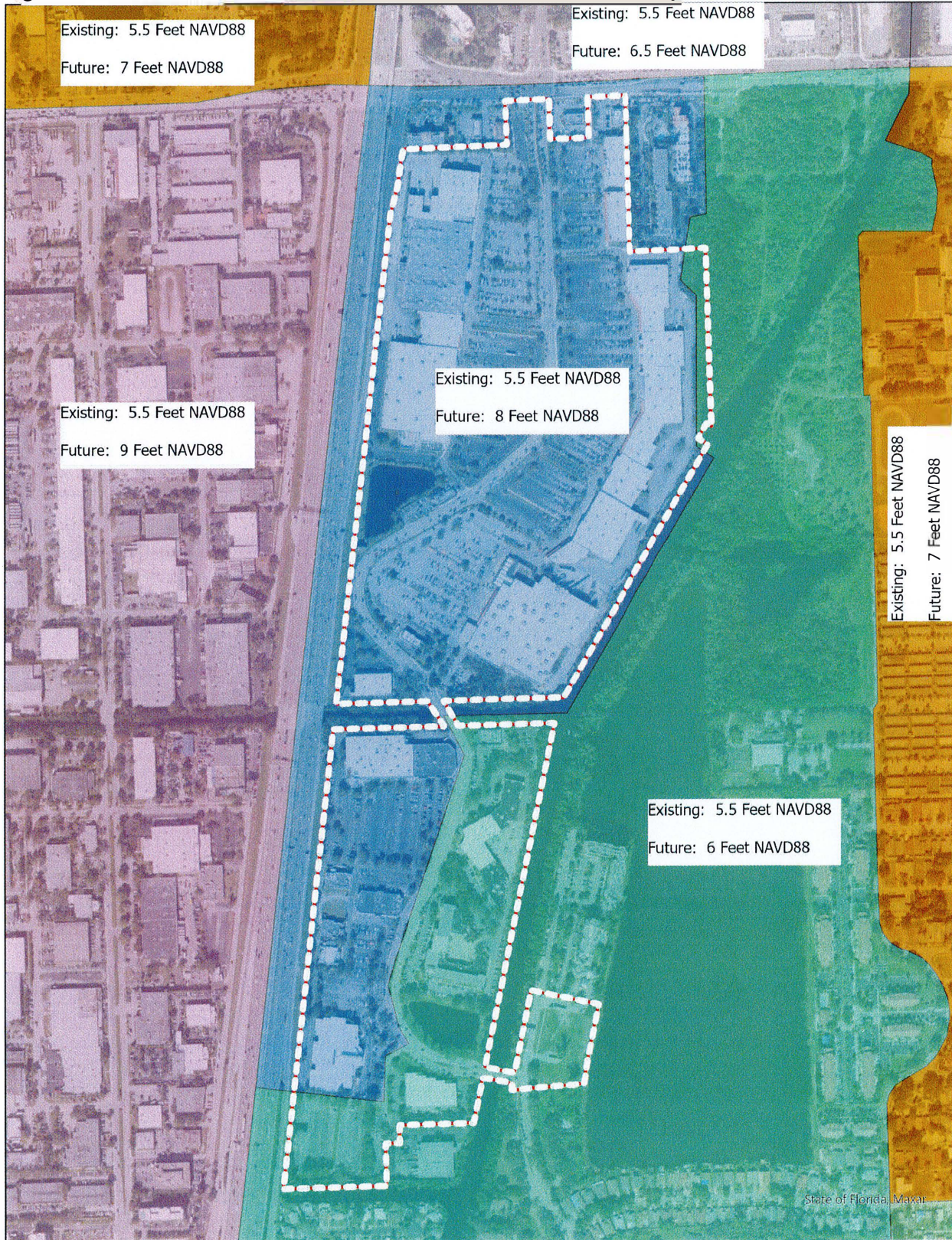
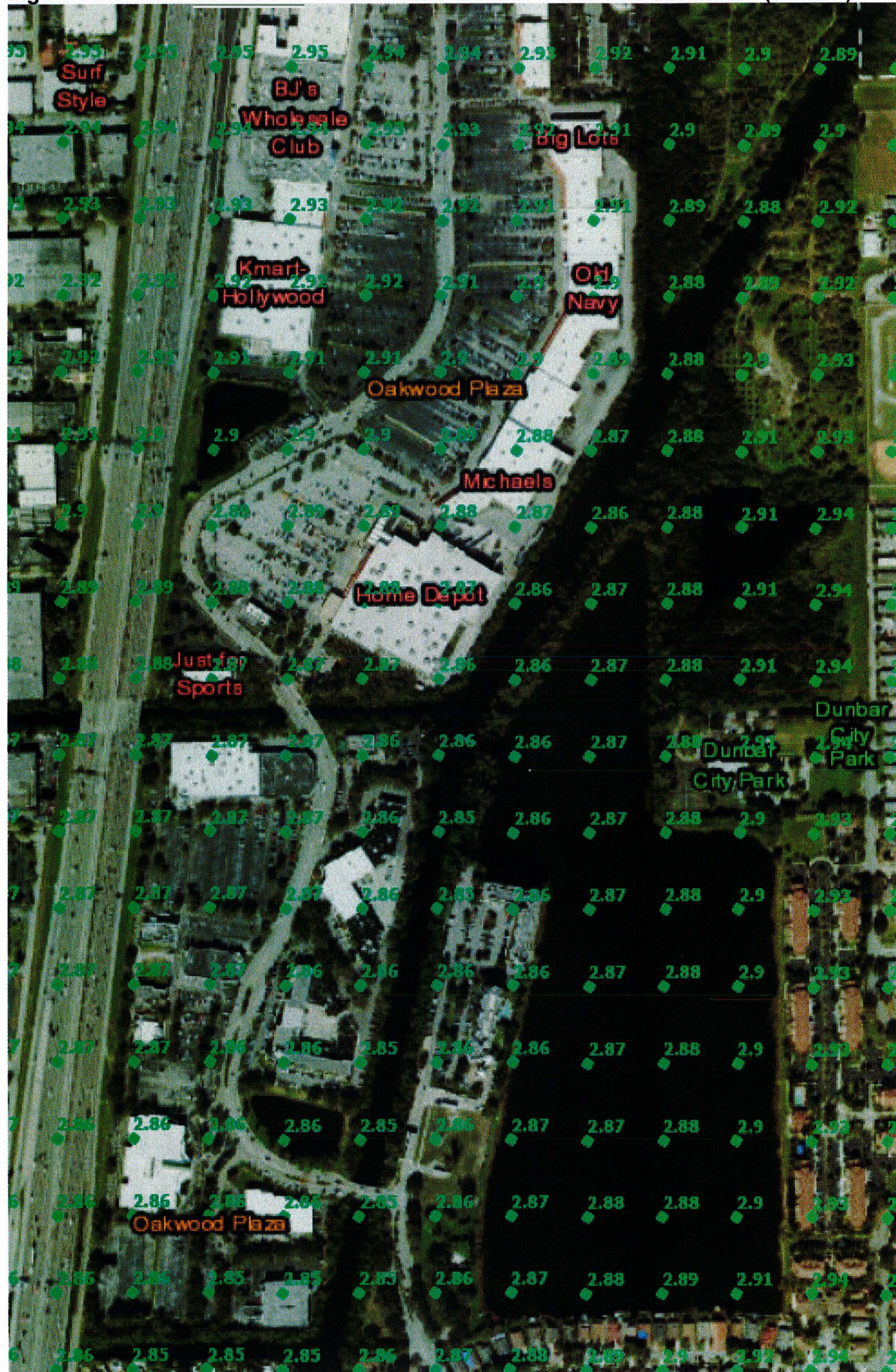


Figure 3. 2019 Preliminary FEMA Flood Insurance Rate Map





Figure 4b. Future Conditions Groundwater Elevation with Sea Level Rise (3.3 feet)



# ATTACHMENT 8



Environmental Protection and Growth Management Department

## PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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

**DATE:** July 9, 2021

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

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



Digitally signed by JOSIE  
SESODIA  
Date: 2021.07.09  
13:07:34 -04'00'

**SUBJECT:** Broward County Land Use Plan  
**REVISED** Review of Proposed Amendment – Hollywood PC 21-9/PCT 21-5

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 21-9/PCT 21-5. The subject site is located in Hollywood involving approximately 112.5 acres. The amendment proposes:

*Current Designations:* 110.9 acres of Commerce  
1.6 acres of Recreation and Open Space

*Proposed Designation:* Activity Center consisting of:  
3,800 multi-family dwelling units  
625 hotel rooms  
1,890,000 square feet of office use  
1,200,000 square feet of commercial uses

*Estimated Net Effect:* Addition of 3,800 dwelling units  
[Zero (0) dwelling units currently permitted by the Broward  
County Land Use Plan]  
Addition of 625 hotel rooms  
Reduction of 110.9 acres of commerce and office uses  
Reduction of 1.6 acres designated for recreation and open space

### Item 7 – Analysis of Natural and Historic Resources

Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County's archaeological consultant determined that the proposed project will have an adverse effect on a previously recorded archaeological resource. The subject property overlaps Broward County Archaeological Zone 17 (AZ-17-Atlantic Coastal Ridge/Large Island). This is a small, confined area (approximately 24,600 sq. ft.) within the project area that is bounded by Oakwood Blvd. to the west, Home Depot to the north, and canals to the east and south. The limits of FMSF BD02121 (Oakwood Site) overlap a small portion of the project's western boundaries; however, it was determined that Site BD02121 is likely destroyed by previous development and will not be affected.

The subject property is located within the City of Hollywood, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Planning Manager  
Division of Planning and Urban Design  
City of Hollywood  
2600 Hollywood Boulevard, Room 315  
Hollywood, Florida 33020  
Tel.: (954) 921-3471

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

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

#### Item 8 - Affordable Housing

The Planning and Development Management Division (PDMD) staff reviewed this application and is unable to determine if it meets the requirements of BCLUP Policies 2.16.2 and Administrative Rules Document, Article 5 as the submitted housing market assessment does not comply with the current adopted methodology. In addition, new Activity Centers are required to include provisions for affordable housing pursuant to BCLUP Policies 2.4.6 and 2.4.7.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, to define affordable housing needs and solutions. A total of zero (0) residential units are currently permitted under the existing Land Use Plan and this request represents an increase of 3,800 dwelling units.

This application included an affordable housing market assessment prepared by Munitytics on April 28, 2020 (Exhibit P) that utilized the Meridian methodology applying 2018 ACS data and 2025 Esri data to forecast the supply/demand of affordable housing in the City of Hollywood. BCLUP amendment PCT 20-5, adopted by the Board on December 1, 2020, now requires the methodology utilized in the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center at Florida International University (FIU) for calculating affordable housing supply.

PDMD's review of this application finds that the City's new Activity Center does not make provisions for affordable housing pursuant to BCLUP Policy 2.4.6, which states that "for proposed new or revised Activity Centers, Broward County shall, to address new proposed dwelling units and impacts, coordinate and cooperate in assisting municipalities to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing to serve such areas." It also does not satisfy Policy 2.4.7 which indicates that "...local governments shall consider community needs for affordable housing when proposing an Activity Center..." as the applicant has not yet specified an affordable housing commitment for this project.

Therefore, staff cannot determine if this application is consistent with Policy 2.16.2 and Article 5 of the BCLUP until the applicant submits a revised housing analysis utilizing the methodology outlined in PCT 20-5. Since the application proposes no voluntary commitment for affordable housing, PDMD staff also requests the applicant submit written verification of how affordable housing will be addressed in the new Activity Center, pursuant to Policies 2.4.6 and 2.4.7

Item 11 – Redevelopment Analysis

The proposed amendment site is not located within an identified redevelopment area.

Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property. The northern site boundary is adjacent to the City of Dania Beach, separated by Stirling Road.

- cc: Leonard Vialpando, Director, Environmental Protection and Growth Management Department  
Ralph Stone, Director, Housing Finance and Community Redevelopment Division  
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division  
Susanne Carrano, Senior Planner, Planning and Development Management Division  
Heather Cunniff, AICP, Planning Section Supervisor, Planning and Development Management Division  
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

JS/smc

# ATTACHMENT 9



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

**DATE:** August 10, 2021

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

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

**SUBJECT:** Broward County Land Use Plan  
*REVISED Review of Proposed Amendment – Hollywood PC 21-9/PCT 21-5*



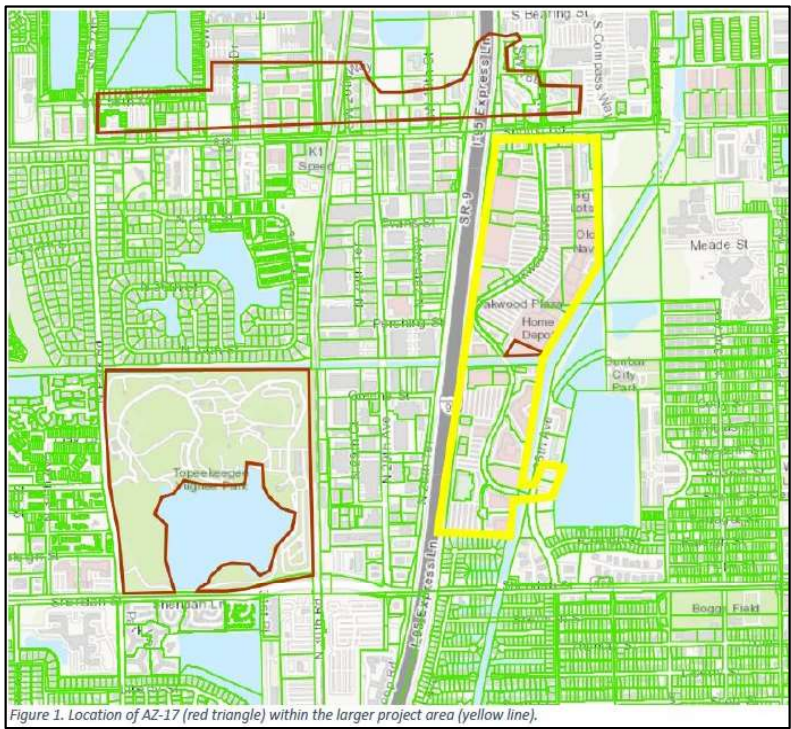
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The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 21-9/PCT 21-5. The subject site is located in Hollywood involving approximately 112.5 acres. The amendment proposes:

- Current Designations:* 110.9 acres of Commerce  
1.6 acres of Recreation and Open Space
- Proposed Designation:* Activity Center consisting of:  
3,800 multi-family dwelling units  
625 hotel rooms  
1,890,000 square feet of office use  
1,200,000 square feet of commercial uses
- Estimated Net Effect:* Addition of 3,800 dwelling units  
[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]  
Addition of 625 hotel rooms  
Reduction of 110.9 acres of commerce and office uses  
Reduction of 1.6 acres designated for recreation and open space

## Item 7 – Analysis of Natural and Historic Resources

- A. The County's archaeological consultant reviewed the application, and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that the proposed project will have an adverse effect on the following previously recorded resource:
1. The subject property overlaps Broward County Archaeological Zone 17 (AZ-17-Atlantic Coastal Ridge/Large Island). This is a small, confined area (approximately 24,600 sq. ft.) within the project area that is bounded by Oakwood Blvd. to the west, Home Depot to the north, and canals to the east and south (see Figure 1 below).



2. The Oakwood Site (BD02121) limits, as documented by the Florida Master Site File, overlap a small portion of the project area along its western side. However, it has been determined that this site is likely destroyed due to previous development in this area and so will not be affected by this project.
3. The subject property is located within the City of Hollywood, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Planning Manager  
Division of Planning and Urban Design  
City of Hollywood  
2600 Hollywood Boulevard, Room 315  
Hollywood, Florida 33020  
Tel.: (954) 921-3471

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

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

B. Broward County's Historic Preservation Officer (HPO) reviewed topographic maps, archaeological survey reports and site records, maps, aerials and the Broward County Archaeological Sites & Zones Map. The HPO concurs with the archaeological consultant's findings and adds the following:

1. Archaeological Site 8BD2121 ('Oakwood Site'): This archaeological site was identified in 1991 and revisited in 1995. Prior archaeological investigations indicated that the 'site is too heavily impacted to contain significant site information' and that 'most of the site was probably destroyed by the construction of I-95.' (source: FMSF records for 8BD2121; 1995 update).
2. County Archaeological Zone AZ-17 ('Atlantic Coastal Ridge / Large Island' Archaeological Zone'): This is small triangle land area, south of the existing Home Depot store located at Oakwood Plaza and north of a man-made east-to-west canal, approximately 29,000 square ft in total area

Archaeological site 8BD2121 is recorded to have been significantly impacted if not completely destroyed. Therefore, it is our opinion that there are no concerns related to site 8BD2121.

The HPO concluded County Archaeological Zone AZ-17 is a green space bounded by a parking lot, side driveway and canal. Archaeological zones are described as: "An area that has likely yielded or is likely to yield largely subsurface information on the prehistory or history of the County .... zones tend to conform to certain physiographic features that were focal points for prehistoric and historic activities." An archaeological zone has a moderate to high degree of potential for archaeological information.

If PC 21-9/PCT 21-5 does not involve general ground disturbances within AZ-17 (i.e., trenching, subsurface excavation, etc.) then there are no concerns.

If the future project does involve ground disturbances within AZ-17, consultation with this agency is recommended.

#### Item 8 - Affordable Housing

The Planning and Development Management Division (PDMD) staff has reviewed this application and has determined that it generally meets the requirements of BCLUP Policies 2.16.2 and Administrative Rules Document, Article 5. However, it does not include provisions for affordable housing pursuant to BCLUP Policies 2.4.6 and 2.4.7 regarding new Activity Centers.

- A. Policy 2.16.2: Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. A total of zero (0) residential units are currently permitted under the existing Land Use Plan and this request represents an increase of 3,800 dwelling units. Since the proposed project creates a new Activity Center, it is also subject to Policies 2.4.6 and 2.4.7.

On July 9, 2021, PDMD staff requested the applicant to provide an updated affordable housing study utilizing the County’s current adopted methodology for calculating affordable housing supply. On July 20, 2021, a revised affordable housing market assessment (Assessment) was prepared by Munitytics using the *FIU Baseline Model to Quantify the Levels of Affordable Housing Need and Supply* and applying 2019 ACS data and 2026 Esri data to forecast the supply/demand of affordable housing in the City of Hollywood.

According to the Assessment, the City of Hollywood has a current surplus of affordable owner and rental units in the moderate income band; however, there is a shortage of low income owner units (- 2,041) and a deficit of rental units within the remaining income bands (total of -5,574). The City’s forecasted supply of affordable owner units in 2026 shows an increased deficit of owner units across all income bands (total of - 7,677). Based on the 2026 projections, the supply of affordable rental units will continually decline across all income bands, except for moderate income rental units which will increase by about 17%.

Also contained in the Assessment is additional information about the City’s recent commitment of \$4,209,633 through various programs including U.S. Housing and Urban Development’s HOME Investment Partnerships Program (HOME), U.S. Housing and Urban Development’s Community Development Block Grant (CDBG) program, Florida Housing Finance Corporation’s State Housing Initiatives Partnership (SHIP) program, as shown in the table below:

Title	Activity	Funding Source	Allocation	Approved Plan
Purchase Assistance	Affordable Housing, 8 units	CDBG and HOME	400,000.00	FY2020- 2023 Consolidated Plan
Development Assistance, Affordable Housing	Affordable Housing, 50 units	CDBG and HOME	800,000.00	FY2020- 2023 Consolidated Plan
Tenant-based rental assistance	Affordable Housing, 150 households	HOME	719,831.00	FY2020- 2023 Consolidated Plan
Housing Rehabilitation	Housing Rehabilitation	CDBG and HOME	1,712,949.00	FY2020- 2023 Consolidated Plan
Community Housing Development Organization	Affordable Housing, 5 units	CDBG and HOME	374,565.00	FY2020- 2023 Consolidated Plan
State Housing Initiative Partnership	Affordable Housing	SHIP	202,288.00	FY2021 Budget
<b>Totals</b>			<b>\$ 4,209,633.00</b>	

The PDMD staff notes that, in September 2018, the City and Broward County announced a partnership that would provide significant funding for affordable housing issues. The Assessment states that “...the City has entered into an agreement with Broward County wherein the City will refund to Broward County some of the money its Beach CRA collects from its annual TIF levied against the County. The County, in turn, will pay to the City an amount not to exceed 25% of the annual TIF amount for that year.” It further states that the County agreed to pay to the City, in addition to any TIF amounts described above, \$1,849,373 at or soon after execution of the agreement and another \$1,750,000 in ten (10) equal installments (total \$17.5M) starting in 2027. All proceeds will go towards the City of Hollywood’s affordable housing efforts.

- B. Policy 2.4.6: BCLUP Policy 2.4.6, states that “for proposed new or revised Activity Centers, Broward County shall, to address new proposed dwelling units and impacts, coordinate and cooperate in assisting municipalities to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing to serve such areas.” The attached letter reflects the applicant’s proposed commitment of 7.5% of the units for moderate income tenants as defined by 80% to 120% of annual median income. The commitment meets the requirements of BCLUP Policy 2.4.6.
  
- C. Policy 2.4.7: BCLUP Policy 2.4.7 states that “...local governments shall consider community needs for affordable housing when proposing an Activity Center...”. The attached letter reflects the applicant’s proposed commitment of 7.5% of the units for moderate income tenants as defined by 80% to 120% of annual median income. The commitment meets the requirements of BCLUP Policy 2.4.7.

Item 11 – Redevelopment Analysis

The proposed amendment site is not located within an identified redevelopment area.

Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property. The site’s northern boundary is adjacent to the City of Dania Beach, separated by Stirling Road.

- cc: Leonard Vialpando, Director, Environmental Protection and Growth Management Department  
Ralph Stone, Director, Housing Finance and Community Redevelopment Division  
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division  
Susanne Carrano, Senior Planner, Planning and Development Management Division  
Heather Cunniff, AICP, Planning Section Supervisor, Planning and Development Management Division  
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

## ATTACHMENT 10



August 12, 2021

Leny R. Huaman, Planner  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301  
954.357.6688 (direct)



**RE: Oakwood Plaza Activity Center  
PC 21-9/PCT-21-5  
Agency Comments**

Dear Leny:

Below are our responses to the two remaining Divisions comments:

### **Item 7 – Analysis of Natural and Historic Resources**

- A. The County's archaeological consultant reviewed the application, and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that the proposed project will have an adverse effect on the following previously recorded resource:
1. The subject property overlaps Broward County Archaeological Zone 17 (AZ-17-Atlantic Coastal Ridge/Large Island). This is a small, confined area (approximately 24,600 sq. ft.) within the project area that is bounded by Oakwood Blvd. to the west, Home Depot to the north, and canals to the east and south (see Figure 1 below).

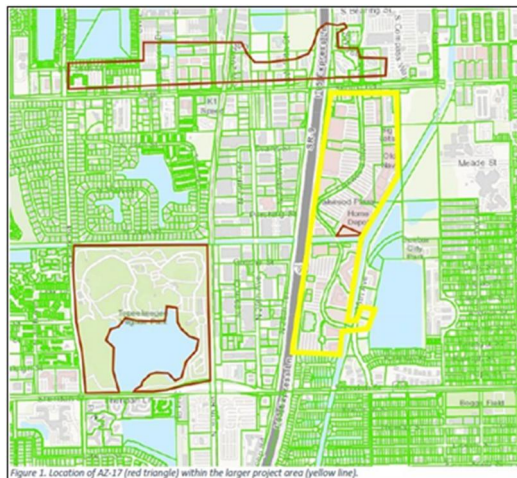


Figure 1. Location of AZ-17 (red triangle) within the larger project area (yellow line).

**Response: Acknowledged**

2. The Oakwood Site (BD02121) limits, as documented by the Florida Master Site File, overlap a small portion of the project area along its western side. However, it has been determined that this site is likely destroyed due to previous development in this area and so will not be affected by this project.

**Response: Acknowledged**

3. The subject property is located within the City of Hollywood, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Planning Manager Division of Planning and Urban Design City of Hollywood  
 2600 Hollywood Boulevard, Room 315  
 Hollywood, Florida 33020  
 Tel.: (954) 921-3471

**Response: As shown in our previous response, we have coordinated with Deandrea Moise with the City of Hollywood on 7-21-21, she stated that she does not see a potential property that is individually designated in their regulations and the property is not located in the historic district. (see attached email).**

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

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

**Response: We are in agreement and will comply, If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."**

- B. Broward County's Historic Preservation Officer (HPO) reviewed topographic maps, archaeological survey reports and site records, maps, aerials, and the Broward County Archaeological Sites & Zones Map. The HPO concurs with the

archaeological consultant's findings and adds the following:

1. Archaeological Site 8BD2121 ('Oakwood Site'): This archaeological site was identified in 1991 and revisited in 1995. Prior archaeological investigations indicated that the 'site is too heavily impacted to contain significant site information' and that 'most of the site was probably destroyed by the construction of I-95.' (source: FMSF records for 8BD2121; 1995 update).

**Response: Acknowledged**

2. County Archaeological Zone AZ-17 ('Atlantic Coastal Ridge / Large Island' Archaeological Zone'): This is small triangle land area, south of the existing Home Depot store located at Oakwood Plaza and north of a man-made east-to-west canal, approximately 29,000 square ft in total area

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If PC 21-9/PCT 21-5 does not involve general ground disturbances within AZ-17 (i.e., trenching, subsurface excavation, etc.) then there are no concerns. If the future project does involve ground disturbances within AZ-17, consultation with this agency is recommended.

**Response: If our future redevelopment does involve ground disturbances within AZ-17, we will consult with Broward County during the design and permitting phase and will comply with the regulations.**

**Comments dated August 5, 2021 from Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Department Director**

**Comments:**

Consistent with Policy 2.21.1 which states,

"Broward County shall consider. a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels."

The County's EPGMD / Resilience Unit seeks a binding commitment from the applicant confirming adherence to future conditions planning standards consistent with application of the 2019 Unified Sea Level Rise Projection for Southeast Florida (adopted March 2021) and related planning requirements for the 2070-time horizon, including future conditions groundwater elevations and future conditions 100-year flood elevations as the basis for site design and development.

Absent this confirmation and commitment, the EPGMD / Resilience Unit objects to the proposed LUPA as it would allow for the development of an additional 3800 residential units in an area of recognized existing and future conditions flood risk without proper flood mitigation, placing both people and assets at risk.

#### Resilience Standards

Broward County Land Use Plan Policy 2.21.5 requires development within a Priority Planning Area for Sea Level Rise (Figure 1), to be served by adequate storm water management and drainage facilities, to not adversely affect groundwater quality or environmentally sensitive lands and to not increase saltwater intrusion or area-wide flooding.

As part of this assessment, and to account for future conditions changes through the lifespan of the development, the County relies upon the Future Conditions 100-Year Flood Map (Plate WM 13.1 Future Conditions), the Future Conditions Groundwater Elevation Map (Plate WM 2.1 Future Conditions), the 2019 Unified Sea Level Rise Projection Southeast Florida, the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), and the Florida Department of Emergency Management Storm Surge Maps.

We make the following observations:

Current and Future Conditions 100-Year Flood Map (Plate WM 13.1 and WM 13.1 Future Conditions)

**Issue:** The subject property spans the 5.5-foot flood (NAVD88) elevation zone in the current conditions map and the 8-foot and 6-foot (NAVD88) flood elevation zone on the Future Conditions 100-Year Flood Map (Figure 2).

**Request:** The Department's Resilience Unit seeks confirmation and binding commitment that additional development of the site will comply with higher of the following: Broward County 100-year Future Conditions Flood Elevation, FEMA Coastal A Zone Flood Elevation (preliminary) (Figure 3), or Site-Specific Modeling.

Current and Future Conditions Ground Water Elevation (Plate WM 2.1 and WM 2.1 Future Conditions):

**Issue:** The subject property is within the 0.5-foot zone in the current groundwater elevation map and the 1.5-foot (NAVD88) zone of groundwater elevation on the Future Conditions Groundwater Elevation Map (Figure 4a). The County is in the process of updating the Future Conditions Groundwater Elevation Map consistent with the 2019 Unified Sea Level Rise Projection with an updated future conditions groundwater elevation of 3.00 feet (NAVD88) (Figure 4b).

**Request:** The Department's Resilience Unit seeks confirmation and a binding commitment by the applicant to apply the 3.00-foot NAVD future conditions groundwater elevation as the basis for drainage and surface water management site development requirements.

**Summary:**

The Environmental Protection and Growth Management Department Resilience Unit requests that the Applicant provide a binding commitment to the above stated resilience planning standards in the site design and development under the proposed LUPA.

**Response:**

The redevelopment for this project will be phased over many years due to market conditions, existing lease obligations and other factors. Based on prior meeting on June 8, 2021 and subsequent correspondence with Leonard Vialpando, Carlos Adoriso and Johana Narvaez in the Environmental Engineering and Permitting Division, a summary of some of the key points we discussed are shown below with respect to the existing Oakwood Plaza Redevelopment project:

**1. Oakwood Plaza is licensed under existing permits, outlined below:**

**SFWMD permits:**

**Oakwood Plaza North (71.94 acres) (ERP):**

- Application # 11014-B Permit # 06-00639-S
- Application # 930218-4 Permit # 06-00639-S
- Application # 940324-11 Permit # 06-00639-S
- Application # 000615-24 Permit # 06-00639-S
- Application # 05216-B Permit # 06000639-S

**Oakwood Plaza South (37.29 acres) (ERP):**

- Application # 11014-B Permit # 06-00639-S
- Application # X000013419 Permit # 06-00639-S
- Application # 940909-9 Permit # 06-00639-S
- Application # 91110407 Permit # 06-00639-S

**Broward County Surface Water Licenses:**

- SWM1993-043-0 Oakwood Plaza North (71.94 acres)
- SWM 1994-109-0 Oakwood Plaza South (37.29 acres plus 2.42 acres)

**Oakwood East Side / Lake (ERP)**

- Application # 05114-A Permit # 06-00615-S

- Application # 930325-8 Permit # 06-00615-S
  - Application # X000010169 Permit # 06-00615-S
  - Application # 940517-12 Permit #06-00615-S
  - Application # 01254-A Permit #06-00615-S
  - Application # 04297-3 Permit #06-00615-S-02
2. Modifications within Oakwood Plaza will be considered Minor Redevelopment as it pertains to surface water management if the new or demolished buildings constitute 50% or less of the existing buildings onsite.
  3. New storm drainage requirements only apply to major redevelopments. Major redevelopment means construction activities which involve the demolition or removal of the principal structure on a site or of more than fifty percent (50%) of the impervious surface of a developed area on a site.
  4. Oakwood North and Oakwood South are under the same permit so the 50% would be calculated off the entire square footage of the entire shopping center. (Mr. Adorisio later clarified that Oakwood North and Oakwood South are under the same ERP – 639-S, and the lake is ERP 615-S and inquired as to whether the lake will be included which we indicated we are not yet sure; it would need to be studied further before deciding to include it. Mr. Adorisio also clarified the BC licenses are slightly different how they are broken up – Oakwood North is one license – 1993-043-0 and Oakwood South – 1994-109-0.)
  5. The use of new published groundwater elevations are intended for new developments or major redevelopments and do not apply to minor redevelopments (under 50%).
  6. Oakwood Plaza will be required to comply with published FEMA regulations as it pertains to building finish floor elevations, but parking lots can remain as originally permitted. (Mr. Adorisio later added if the parking is to remain at original elevation, over time it will experience more frequent flooding as tailwater on tidal C-10 canal increases.

Below is a summary of the existing permit conditions:

**Oakwood North:**

- Note: N.G.V.D. 1929 elevation -1.603' = N.A.V.D. 1988 elevation
- There is currently dry retention, one wet pond and exfiltration trench installed for the north basin for existing water quality.
- There is currently allowed discharge into the existing SFMWD C-10 Spur canal of 50 cfs with a design frequency of 25-year 3-day and a design rainfall of 10.30 inches. The design stage is 7.57' NGVD (5.97' NAVD).
- The 100-year 3-day storm event elevation is 7.91' NGVD (6.31' NAVD).
- The minimum finish floor elevations are 8.00' NGVD (6.40' NAVD) using a design storm frequency of 100-year 3-day event and design rainfall of 13.98 inches.
- The minimum road crown elevation is 7.10' NGVD (5.50' NAVD) based on a design storm of 10-year 1-day event and a design rainfall of 8.83 inches.
- The control elevation is 2.00' NGVD (0.40' NAVD). There are five culverts that discharge into the C-10 Spur Canal.

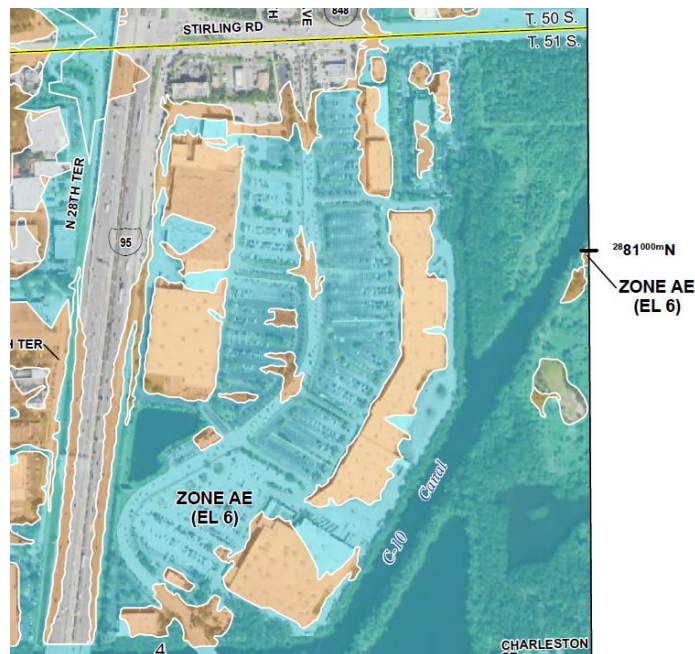
**Oakwood South:**

- Note: N.G.V.D. 1929 elevation -1.603' = N.A.V.D. 1988 elevation
- There is currently dry retention, one wet pond and exfiltration trench installed for the south basin for existing water quality.
- There is currently allowed discharge into the existing SFMWD C-10 Spur canal of 30 cfs with a design frequency of 25-year 3-day and a design rainfall of 10.30 inches. The design stage is 8.23' NGVD (6.63' NAVD).
- The 100-year 3-day storm event is 8.52' NGVD (6.92' NAVD). The minimum finish floor elevations are 9.00' NGVD (7.40' NAVD) using a design storm frequency of 100-year 3-day event and design rainfall of 13.98 inches.
- The minimum road crown elevation is 7.85' NGVD (6.25' NAVD) based on a design storm of 10-year 1-day event and a design rainfall of 8.83 inches.
- The control elevation is 2.00' NGVD (0.40' NAVD). There is one culvert that discharges into the C-10 Spur Canal.

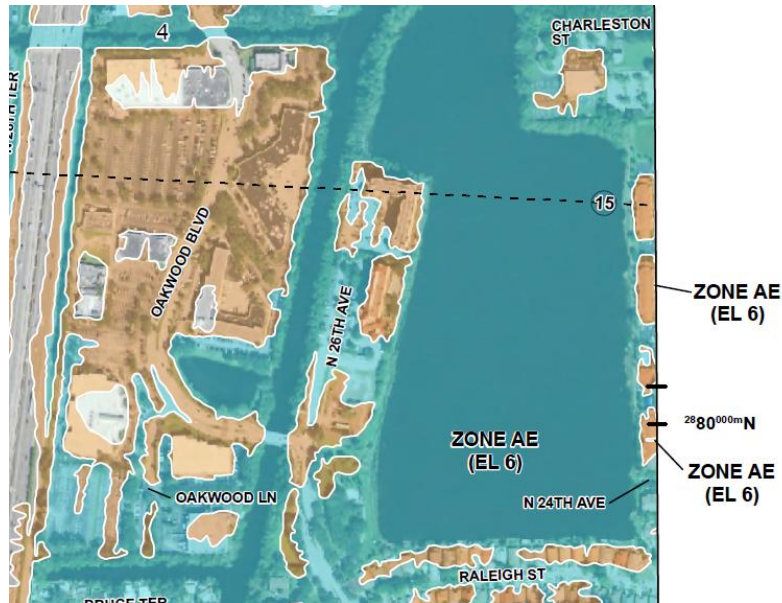
**Based on the previous information discussed above, we would follow the existing ground water control elevation of 0.40' NAVD for future design and the FEMA flood elevation preliminary map dated 12/31/2019, to determine the minimum building finish floor elevations.**

Below is the FEMA Coastal A Zone Flood Elevation (preliminary) map dated 12/31/2019 Map number 12011C0566J

**Oakwood North:**



**Oakwood South and East:**



Below is a summary of the existing finish floor elevations for the existing buildings within the project based on a current survey:

- Oakwood North: The existing building finish floor elevations range from 6.3' -7.3' NAVD
- Oakwood South: The existing building finish floor elevations range from 6.46' – 7.65' NAVD.
- Oakwood East Parcel: Undeveloped

**Based on the FEMA flood elevation preliminary map dated 12/31/2019 the elevation of 6.0' NAVD would be required. As shown above, the existing building finish floors for Oakwood North and Oakwood South would all be above this proposed flood elevation.**

**PROPOSED RESILIENCY AND GREEN INFRASTRUCTURE**

*The following are some possible resilient and green infrastructure items that will be considered as part of the future site design:*

1. Use of living shoreline such as elevated boardwalks along the canals with living mangroves underneath as practical.
2. Raising berm heights along canals as practical.
3. Installation of upflow filters (sand media or mixed media) to increase pollutant load removal effectiveness prior to discharging to canals as practical.
4. Use of underground storage and exfiltration trenches as practical.

5. Installation of electric vehicle charging stations and EV-ready infrastructure as practical.
6. Use of reclaimed water if available as practical.
7. Use of LED lighting to minimize brightness and spill as practical.
8. Use of low flow irrigation equipment to minimize water consumption as practical.
9. Use of native material and bahia grass to reduce water consumption as practical.
10. Clustering of trees to have create more shade as practical.
11. Design of greenways with pedestrian amenities as practical.
12. Ensure existing public transportation stops are easily accessible to building occupants and visitors as practical.
13. Incorporate bicycle infrastructure as practical.
14. Non structural BMP's such as minimize the use of fertilizer or using slow release nitrogen as practical.
15. The proposed redevelopment will consider centralized open space areas which includes amenities, pedestrian friendly walkways, gathering areas, trails, parks, pedestrian bridge as practical.

If you have any questions or require any additional information, please do not hesitate to call, or email me at our office at 772-794-4119, or [greg.wilfong@kimley-horn.com](mailto:greg.wilfong@kimley-horn.com),. Thanks for your help

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Greg Wilfong, P.E.  
Project Manager

Attachments:

- Email from City of Hollywood (Historical)

# ATTACHMENT 11.A.

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

Planning Council Staff Review Comments Regarding Proposed Amendment PC 21-9/PCT 21-5  
City of Hollywood

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

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

### *Planning Council Staff Comment*

The adopted City of Hollywood Future Land Use Element Objective 6 and Policies 4.13, 6.2 and 6.3 regarding multi-use areas near employment centers and major transportation routes, as well as the Permitted Uses for the Regional Activity Center (RAC), Transit Oriented Development (TOD) and Transit Oriented Corridor (TOC) land use categories include language to satisfy the above requirement. See Attachment 11.C. It is felt that the information submitted with the application, as described in the following Planning Council staff comments regarding the City’s consistency with the Broward County Land Use Plan’s Activity Center policies, demonstrates that the proposed Activity Center would generally further Strategy TR-1.

**POLICY 2.4.2** Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

Planning Council Staff Comment

The proposed Activity Center consists of a specific, contiguous land area containing approximately 112.5 gross acres. Planning Council staff notes that all of the proposed Activity Center is located within one-quarter mile of transit routes, including Broward County Transit (BCT) Routes 6, 12 and 16, as well as Dania Beach East (BCT 740) and West Community Routes (BCT 741). Further, the adopted City of Hollywood Future Land Use Element Objective 6 and the Permitted Uses for the RAC, TOD and TOC land use categories include language to satisfy the above requirement. See Attachments 11.B. and 11.C.

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

Planning Council Staff Comment

The proposed Activity Center consists of a maximum total of 3,800 multi-family dwelling units within the approximately 112.5 gross acres.

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

Planning Council Staff Comment

The proposed Activity Center non-residential uses consist of hotel rooms, office, commercial and recreation and open space uses.

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

Planning Council Staff Comment

The proposed Activity Center non-residential uses consist of 625 hotel rooms, 1,890,000 square feet of office uses, 1,200,000 square feet of commercial uses and a minimum of 2.5 acres of recreation and open space. The adopted City of Hollywood Permitted Uses for the TOD and TOC land use categories include language to satisfy the above requirement. See Attachment 11.C.

**POLICY 2.4.7 Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.**

*Planning Council Staff Comment*

The adopted City of Hollywood Housing Element Objective 1 and Policies 1.1.1 and 1.8 encourage affordable housing opportunities for all income levels, including new housing and the rehabilitation of existing housing. See Attachment 11.C. Further, the applicant has committed to restrict at least 7.5% (i.e. 285 dwelling units) of the proposed 3,800 dwelling units as affordable housing units at the “moderate-income” level (up to 120% of median income) for a minimum of 30 years, as memorialized in corresponding text amendment PCT 21-5. See Attachment 6.

**POLICY 2.4.8 Local governments shall include within their local land use element policies that promote the preservation, rehabilitation and use of historic buildings within a proposed Activity Center.**

*Planning Council Staff Comment*

The adopted City of Hollywood Future Land Use Element Objective 2 and Policies 2.1 and 2.6 and Housing Element Objective 5 and associated policies include language to generally satisfy the above requirement. See Attachment 11.C.

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

*Planning Council Staff Comment*

The adopted City of Hollywood Future Land Use Element Objective 6 and the Permitted Uses for the TOC land use category, as well as Transportation Element Objective 3 and Policies 3.2.1 and 3.3.4 include language to generally satisfy the above requirement. See Attachment 11.C.

**POLICY 2.4.10 To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.**

Planning Council Staff Comment

The adopted City of Hollywood Future Land Use Element Objective 6 and the Permitted Uses for the TOC land use category, as well as Transportation Element Objective 3 and Policy 3.2.1 include language to generally satisfy the above requirement. See Attachment 11.C. Further, BCT Route 12, and Dania Beach East (BCT 740) and West Community Routes (BCT 741), directly serve the amendment area along Oakwood Boulevard. See Attachment 11.B.

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

Planning Council Staff Comment

The adopted City of Hollywood Future Land Use Element Objective 6 and the Permitted Uses for the TOC land use category, as well as Transportation Element Objective 3 and Policy 3.2.1 include language to generally satisfy the above requirement. See Attachment 11.C. Further, BCT Route 12, and Dania Beach East (BCT 740) and West Community Routes (BCT 741), directly serve the amendment area along Oakwood Boulevard. See Attachment 11.B.

**POLICY 2.4.14 Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.**

Planning Council Staff Comment

The adopted City of Hollywood Future Land Use Element Policy 7.2 and the Permitted Uses for the RAC, TOD and TOC land use categories include language to generally satisfy the above requirement. See Attachment 11.C.

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

- **Integrated transit stop with shelter, or station (within the area).**
- **Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.**
- **Buildings should front the street (zero or minimal setbacks are encouraged).**
- **Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).**
- **Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).**

Planning Council Staff Comment

The adopted City of Hollywood Permitted Uses for the TOD and TOC land use categories include language to generally satisfy the above requirement. See Attachment 11.C.

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

Planning Council Staff Comment

The adopted City of Hollywood Transportation Element Policies 2.2.1.C and 3.3.4 and the Permitted Uses for the TOD and TOC land use categories include language to generally satisfy the above requirement. See Attachment 11.C.

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

Planning Council Staff Comment

The adopted City of Hollywood Future Land Use Element Objectives 4 and 6 and the Permitted Uses for the TOD and TOC land use categories include language to generally satisfy the above requirement. See Attachment 11.C.

**POLICY 2.4.19 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed-use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.**

Planning Council Staff Comment

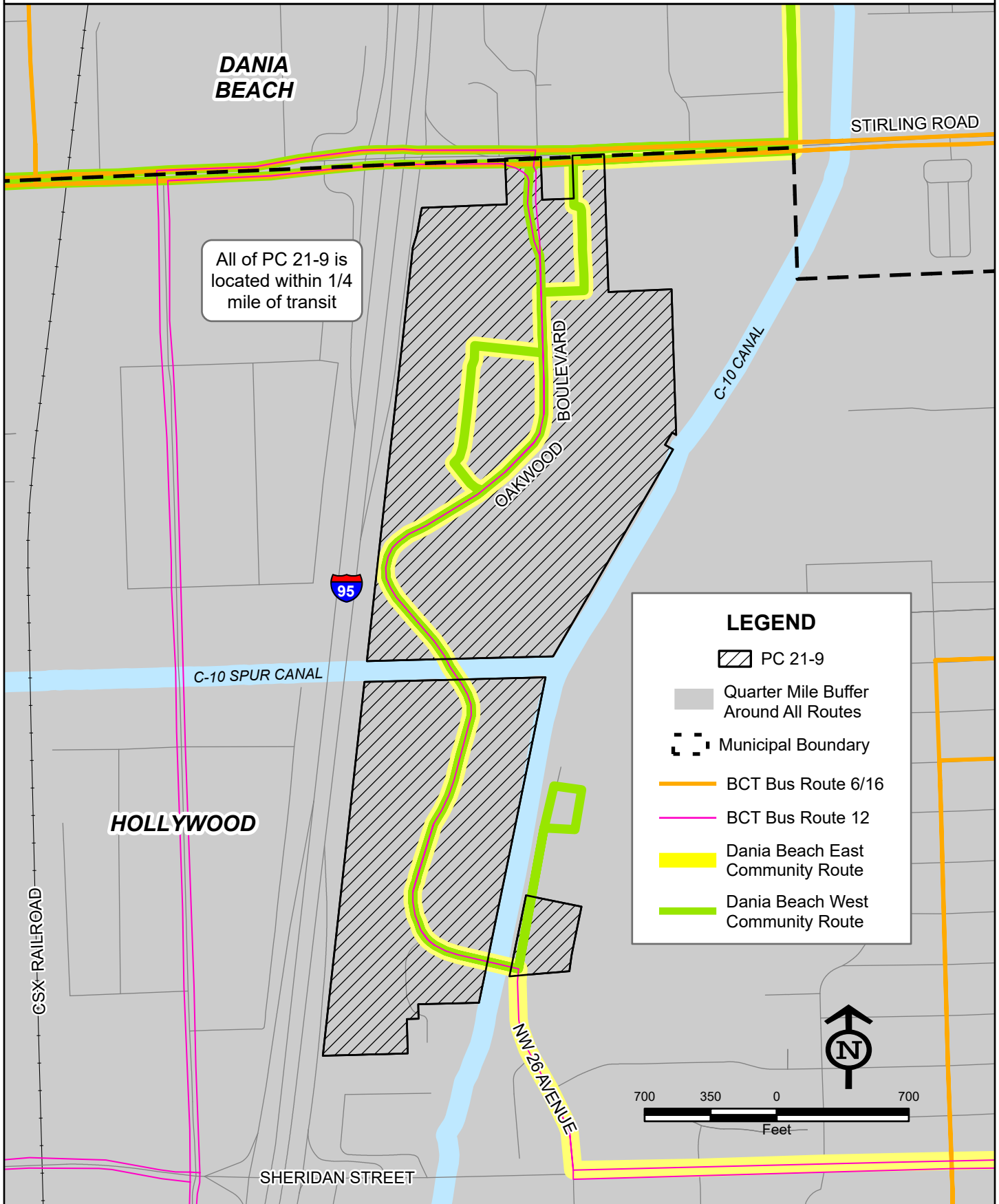
The adopted City of Hollywood Future Land Use Element Objective 4 and Policy 4.5 include language to generally satisfy the above requirement. See Attachment 11.C.

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

Planning Council Staff Comment

The City of Hollywood and Broward County must enter into an interlocal agreement to monitor development activity and enforce the permitted land use densities and intensities with the proposed amendment area.

**ATTACHMENT 11.B.  
PC 21-9  
Transit Routes**



# ATTACHMENT 11.C.

## EXCERPTS FROM CITY OF HOLLYWOOD COMPREHENSIVE PLAN

### I. Future Land Use Element

#### Permitted Uses in the Area Designated Regional Activity Center

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

Hollywood's Downtown Regional Activity Center will:

1. Focus on the best mix of office, service, retail, entertainment, residential, community facilities, open space and transportation uses that will promote a lively, livable, and successful regional downtown area;
2. Encourage a pedestrian oriented core;
3. Promote mass transit and other forms of transportation as an alternative to the automobile that will link the downtown with I-95, the airport, the Port, Tri-Rail, Central Beach and the rest of Hollywood Boulevard;
4. Encourage historic preservation;
5. Promote creative siting of buildings, transportation routes, and open space to create vistas that will pull the downtown together, link the downtown with the rest of Hollywood Boulevard, let in light, and discourage crime; and
6. Total densities and intensities of development within the Downtown Regional Activity Center shall be as follows:
  - Residential Land Uses 16,100 dwelling units (includes 1,000 units allocated from Flex Zone 87)
  - Commercial Land Uses 3,280,000 square feet
  - Office Land Uses 1,500,000 square feet
  - Community Facilities 390,000 square feet
  - Open Space/ Recreation Uses Approx. 47.44 acres
7. In its implementation of development and redevelopment within the RAC area, the City shall:
  - A. Direct development and redevelopment proposals, as appropriate, to areas adjacent to major transportation corridors within the RAC area: Hollywood Boulevard, US 1 and Dixie Highway; and

- B. Direct development and redevelopment, as appropriate, to areas outside the boundaries of the City's Downtown Community Redevelopment Area (CRA) existing as of the effective date of this amendment. The intent of this provision is to permit an aggregate minimum total of 9,100 dwelling units to be developed outside the boundaries of the CRA - representing an approximate 2,000 dwelling units increase above existing built intensity outside of the CRA; and
  - C. Within one year of the effective date of this amendment, the City shall adopt land development regulations which shall protect existing residential areas. These land development regulations will require City Commission approval of any development plans or rezoning proposals on lands zoned for residential use as of the effective date of this amendment located inside the RAC area which seek either: (i) to increase residential density to a level greater than permitted under the applicable property's zoned residential density as of the effective date of this amendment); or (ii) to introduce a non-residential use onto lands residentially zoned as of the effective date of amendment. The purpose and intent of these land development regulations shall be to protect established residential neighborhoods within and adjacent to the RAC area. while allowing appropriate redevelopment to take place.
  - D. Continue to implement the City's historical preservation regulations to allow for protection of the City's historical/architectural resources pursuant to City regulations; and
  - E. Administratively provide for the monitoring of development and redevelopment within the RAC area.
8. Development within the RAC designated area shall conform to those portions of the City's City-Wide Master Plan, as adopted into this Comprehensive Plan. The City shall complete the studies which are intended to yield further design guidelines for the Hollywood Boulevard, US 1 and Dixie Highway corridors within the RAC designated area. Within one year of the effective date of this amendment, the City shall implement the design studies recommendations, as appropriate, through amendments to land development regulations.

### **Permitted Uses in the Area Designated Transit Oriented Development**

Encourage mixed use development in areas served by regional transit stations, such as Tri-Rail stations, major transit hubs, and neighborhood and regional transit stations, through the establishment of a Transit Oriented Development (TOD) land use category within the City of Hollywood Future land Use Element. In order for an area to qualify as a Transit Oriented Development, the following criteria must be met:

#### *Land Use Criteria*

Residential use is required as a principal component within a Transit Oriented Development. Maximum residential density must be specified for each Transit Oriented Development (TOD), or may vary in the Transit Oriented Development, and must be described in the permitted uses

section of the City of Hollywood Future Land Use Element. Residential densities must be specified as both units per gross acre in geographically designated areas and maximum number of permitted units within the designated TOD. When the density of the Transit Oriented Development is specified as units per gross acre the percentage distribution among the mix of uses must also be identified.

At least two non-residential uses must be included in the designated area as a principal use: e.g. retail, office, restaurants, personal services, hotel motel, light industrial (including "live work" buildings), research business, civic, and institutional.

Additional or expanded stand-alone automobile oriented uses such as: large surface parking lots, gas stations auto repair car washes; auto dealers; self equipment storage; "big box" warehouse; single-family detached dwelling units; and drive through facilities are discouraged unless designed in a manner to encourage pedestrian and transit usage.

Minimum and maximum FAR (Floor Area Ratio) for non-residential uses within a TOD must be specified, in the permitted uses section of this Plan and the Broward County Land Use Plan. Minimum non-residential FAR's (Gross) of 2 are encouraged. Non residential intensities may carry within the development and may be specified either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [i.e. pool of square footage by perimeter use (retail, office etc.)].

#### Design Guidelines Principles

Shall include design features promoting and enhancing pedestrian mobility, including connectivity to regional transit stations, based on the following characteristics:

- a. Integrated transit stops with shelter or station (within the TOD area).
- b. Public plazas, urban open space or green space pocket park uses accessible to the public must be provided as an integrated component within a Transit Oriented Development.
- c. Wide (5 feet shall be the minimum and should be consistent with ADA requirements) pedestrian and bicycle paths minimizing conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- d. Buildings should front the street (zero or minimal setbacks are encouraged).
- e. Vehicle parking strategies encouraging and supporting transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- f. Streets (internal and adjacent to the TOD) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).
- g. Proposed Transit Oriented Developments shall include internal pedestrian and transit amenities to serve the residents and employees within the area designated as a Transit

Oriented Development (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

### Review Process Considerations

The transportation impact analysis for a proposed Transit Oriented Development designation shall consider the modal shift provided through the provision of transit and the transit-oriented design. A proposed Transit Oriented Development shall demonstrate consistency with the goals, objective and policies and other requirements of the City of Hollywood Comprehensive Plan.

### Permitted Uses in Areas Designated Transit Oriented Development

The following uses are allowed within Transit Oriented Development (TOD) areas to the degree and extent permitted by the applicable zoning regulations.

1. Residential use; (single family detached dwelling units permitted only if it encourages pedestrian and transit use.)
2. Public plazas, urban open space or green space pocket park uses accessible to the public.
3. Retail, office, restaurants and personal services, hotel motel, light industrial (including "live work" buildings), research business, civic, institutional and transit related facilities.

The TOD Land Use designation encourages redevelopment or development of significant areas served by regional transit stations. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Hollywood's Transit Oriented Development will:

- Focus on the best mix of office, service, retail, entertainment, residential, community facilities, open space and transportation uses promoting a lively, livable, and successful Transit Oriented Development area;
- Encourage a pedestrian oriented core;
- Promote mass transit and other forms of transportation as an alternative to the automobile that will link the downtown with 1-95, the airport, the Port, Tri- Rail, Hollywood Beach with the rest of the City; and
- Promote creative siting of buildings, transportation routes, and open space to create vistas linking the developments together.

### **Permitted Uses in the Area Designated Transit Oriented Corridor**

Facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted

financially feasible transportation or transit plan, through the establishment of a Transit Oriented Corridor (TOC) land use category within the Broward County Land Use Plan. State Road 7, which is an existing transit corridor designated for high performance transit service such as bus rapid transit, or rapid bus by the above referenced plans, is appropriate for this designation. The Transit Oriented Corridor category may also be applicable along other existing and planned high performance transit corridors designed in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County MPO's Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan.

### Land Use Criteria

Specific geographic land areas must be designated as a Transit Oriented Corridor. This designation may only be applied to areas within approximately 1/4 mile on either side of the mainline transit corridor. The area may extend beyond 1/4 mile around all major intersections, activity nodes and in locations served by existing or funded community shuttle service.

Residential use is required as a principal component within a Transit Oriented Corridor. Maximum residential density must be specified, may vary along the corridor, and must be described in the permitted uses section of the City of Hollywood Land Use Element and Broward County Land Use Plan. Residential densities must be specified as both units per gross acre in geographically designated areas and maximum number of permitted units (e.g. pool of units in the "Regional Activity Center" (RAC) designation). When the density of the area is specified as units per gross acre the percentage distribution among the mix of uses must also be identified.

At least two non-residential uses must be included in the designated area as a principal use: e.g. retail, office, restaurants and personal services, hotel motel, light industrial (including "live work" buildings), research business, civic and institutional.

Minimum and maximum FAR (Floor Area Ratio) or other measurements of intensity for non-residential uses within a TOC must be specified, in the permitted uses section of this Plan and the Broward County Land Use Plan. Minimum nonresidential FAR's (gross) of 2 are encouraged. Non-residential intensities may vary within the development and may be specified either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.)].

Additional or expanded stand-alone automobile oriented uses such as: large surface parking lots, gas stations auto repair car washes; auto dealers; self equipment storage; "big box" warehouse; single-family detached dwelling units; carwashes; and drive through facilities are discouraged unless designed in a manner to encourage pedestrian and transit usage.

### Design Guidelines Principles

Proposed Transit Oriented Corridors shall adequately address the transition to adjacent residential development and promote connectivity to transit stations and stops. Public plazas, urban open space or green space pocket park uses accessible to the public must be provided as an integrated component within a Transit Oriented Corridor. Proposed Transit Oriented Corridors

shall include design features promoting and enhancing pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:

- a. Integrated transit stops with shelter or station (within the TOC area).
- b. Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- c. Buildings should front the street (zero or minimal setbacks are encouraged).
- d. Vehicle parking strategies encouraging and supporting transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- e. Streets (internal and adjacent to the TOC) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).
- f. Proposed Transit Oriented Corridors must include internal pedestrian and transit amenities to serve the residents and employees within the area designated as a Transit Oriented Corridor (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

The intent of the required Design Guidelines Principles is to provide guidelines for implementation of the TOC land use category. Developments are encouraged to use some or all of the above design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking TOC land use category designations will only determine whether the City of Hollywood has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the land use designation sought.

#### Review Process Considerations

The transportation impact analysis for a proposed Transit Oriented Corridor designation shall consider the modal shift provided through the provision of transit and the transit oriented design. A proposed Transit Oriented Corridor shall demonstrate consistency with the goals, objective and policies and other requirements of the City of Hollywood Comprehensive Plan.

#### Permitted Uses in Areas Designated Transit Oriented Corridor

The following uses are allowed within Transit Oriented Corridor (TOC) areas to the degree and extent permitted by the applicable zoning regulations.

1. Residential use; (single family detached dwelling units permitted only if it encourages pedestrian and transit use.)
2. Public plazas, urban open space or green space/pocket park uses accessible to the public.
3. Retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic, institutional and transit related facilities.

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

Hollywood's Transit Oriented Corridors will:

- Focus on the best mix of office, service, retail, entertainment, residential, community facilities, open space and transportation uses promoting a lively, livable, and successful transit oriented corridor area;
- Encourage a pedestrian oriented core;
- Promote mass transit and other forms of transportation as an alternative to the automobile that will link the downtown with 1-95, the airport, the Port, Tri-Rail, Hollywood Beach with the rest of the City; and
- Promote creative siting of buildings, transportation routes, and open space to create vistas linking the corridors together.

**Objective 2:** Promote historic and natural resource preservation.

**Policy 2.1:** Cooperate with the Hollywood and Broward County Historical Societies to maintain and update the list of registered historical properties, their condition, and available assistance.

**Policy 2.6:** To the extent possible, preserve and maintain historically significant structures located within the City. (City Wide Master Plan (CWMP) Policy CW.5)

**Objective 4:** Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.

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

**Policy 4.13:** Encourage mixed-use overlay districts, expanding uses and increasing heights, as well as more intense office, commercial and mixed-use.

**Objective 6:** Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.

**Policy 6.2:** Maintain the Zoning and Development Regulations that allow more residential business mixed uses in business areas to promote affordable housing.

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

**Policy 6.4:** Maintain those regulations that promote increased pedestrian access between neighborhoods and commercial uses.

**Policy 6.7:** The City shall consider inclusion of work-live units in developments with more than 75 residential dwelling units.

**Policy 7.2:** Continue to provide and maintain a complete range of recreational facilities and services as well as open space sites to fulfill the recreational needs of residents and visitors of all ages by the adequate and efficient provision of both facilities and programs through the coordination of both private and public development and the utilization of private and public resources.

## **II. Transportation Element**

**Policy 2.2.1.C:** Public transit amenities: Amenities shall include bus benches, shelters, pull-out bays, right turn lanes, shelter and trash cans. New shelters shall have landscaping, lighting, information kiosks and any other features intended for public transit are included as amenities.

**Objective 3:** In conjunction with the Citywide Master Plan, the City of Hollywood shall coordinate its multimodal transportation system with the plans and programs of the appropriate local, regional and state agencies.

**Policy 3.2.1:** The City shall revise its Land Development Code and develop programs to promote the use of alternative transportation modes, including but not limited to, bicycle, pedestrian, and waterways (blueways). Strategies to promote the use of alternative transportation modes will be developed in coordination with the Citizens Transportation Committee and the Broward County Bicycle Advisory Board. These strategies will be implemented into the City's Land Development Code and will include but will not be limited to:

- a. Incentives to promote mixed-use projects, including residential, with facilities such as bicycle lockers and showers. Examples of these incentives are density bonuses and parking bonuses granted through the concurrency review process.
- b. Require bicycle/pedestrian connections between residential and nonresidential developments or redevelopments as a condition of development approval.
- c. Coordinate with the Hollywood Business Council, Greater Hollywood Chamber of Commerce, and the Community Redevelopment Agencies (where applicable) to encourage individual employers or businesses districts to provide bicycle parking for their employees and customers.

- d. Coordinate with the Broward County Mass Transit Division and South Florida Regional Transit Authority to ensure pedestrian/bicycle connections to existing and proposed SFRTA stations, park and ride lots, and bus transfer stations located within the City of Hollywood. This coordination effort shall be linked to Subpolicies a, b and c.
- e. Develop specific multimodal strategies for the Cities CRA's

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

### **III. Housing Element**

**Objective 1:** To ensure the provision of sufficient housing, the City, through revision its regulations, shall offer incentives to residential development for all income levels. The City shall also provide technical and financial assistance to those agencies working toward the provision of new housing and rehabilitation housing units to meet the housing needs of the City's existing and projected population.

**Policy 1.1.1:** The City shall continue to update and amend the Zoning and Land Development Regulations to improve affordable housing opportunities in mixed residential districts.

**Policy 1.8:** Within the Regional Activity Center (RAC), encourage additional housing for various income levels.

**Objective 5:** To preserve and maintain historically significant structures located within the City.

**Policy 5.1:** The City will maintain its inventory of homes and buildings that are considered by the local historical society to be of historical significance.

**Policy 5.2:** Through the permitting process, the City will identify attempts to alter or demolish historic structures, and will work with the owner and the historical society to preserve the structure.

**Policy 5.3:** The City will support the efforts of national, state, and local historic preservation organizations to provide public information and technical assistance relating to the preservation of historic structures.

**Policy 5.4:** The City shall continue to identify historic districts and provide zoning guidelines to ensure the preservation of historic structures.

## ATTACHMENT 12



March 15, 2021

VIA EMAIL: [fmurphy@hollywoodfl.org](mailto:fmurphy@hollywoodfl.org)



Mr. Fitz Murphy  
City of Hollywood  
Division of Planning and Urban Design  
2600 Hollywood Boulevard, Room 315  
Hollywood, FL 33021

Re: Community Outreach Summary Oakwood Activity Center – Land Use Plan Amendment 20-L-32

Dear Mr. Murphy:

On behalf of Oakwood Plaza Limited Partnership (“Applicant”), please consider this letter as a summary of community outreach efforts undertaken in relation to proposed land use plan amendment application 20-L-32:

At 6:00 p.m. on March 15, 2021, we held a virtual meeting. An invitation was sent to all property owners within the City’s required notice radius. Approximately six (6) property owners or interested parties participated in the meeting. The participant list is attached along with the invite list along with contact information.

During the meeting, Dennis Mele, Esq. and Peter Flint (Applicant representatives) presented the development proposal using a PowerPoint presentation. The presentation materials are attached. Mr. Mele and Mr. Flint also fielded a few questions which are summarized below:

1. From Mr. Hymowitz (FDOT), is there any interest and attempt to possibly provide link between the Dania Point Property north of Stirling Road and Oakwood Mall Property without getting in a vehicle and crossing Stirling Road and access each project? Mr. Flint discussed there is no direct connection available except for the existing traffic signal and possibly a bus shuttle service that will be created. There are also other property owners that are along the frontage of Stirling Road which prevent a direct connection. The hotel user may also have a bus shuttle service planned in the future.
2. From Mrs. Greenfield, what studies have been done such as traffic or school system as they are affected by adding residential either positive or negative impacts? Mr. Mele discussed that as part of the land use plan amendment application for both the City of Hollywood and Broward County, that there are required traffic analysis that are were submitted and reviewed by the City and also special traffic model that the County uses for the review of the application to test the estimates used in the traffic analysis. For the schools, the Broward County School Board does a review and looks at elementary, middle, and high school what school they would attend and review what capacity the schools have today and 5 years from now into the future. Both of these analyses have been submitted to the City and will be submitted as part of the application to Broward County. Mr. Flint also discussed that one of the concerns of the School Board would be the number of students. What we are planning is mid-rise apartments and the school student generation will have much less students based on the School Board analysis than a garden style apartment and much less than a single-family home. The mid-rise are mostly one- or two-

bedroom units and student generation is low. The School Board calculates its demand based on what was submitted and found that no additional classrooms spaces would be required as part of the Land Use Amendment application. Mrs. Greenfield also asked a follow up question for this side of town is quite costly in some areas; what are you targeting for residential units, snowbirds, young professionals or other and what would target rent rates be? Mr. Flint discussed that its too early to tell right now as they change over time, but we anticipate two groups such as young folks getting out of school that want to live close to the Interstate and Tri-Rail for great access for commuters The other group is early retirees that want to consolidate get out of homes and be able to family and travel without allot of maintenance of a home. Some families but most these two groups. The units will target market rate but we will also provide some level of affordable housing based on the requirements. Mr. Mele and Mr. Flint also discussed that the mid-rise apartments they believe will be similar to what has been developed at Dania Point north of this project. The unit size is smaller around 900 s.f. or so and has allot of amenities.

3. From Mr. Vasilakis, I own the Mobile gas station on the north side of Oakwood Plaza. When the plaza was owned by Michael Swerdlow, a sewer line was brought to my property in order for me to connect when the sewer system was upgraded and turned over to the city, which was supposed to be done prior to the sale of the property. Since all these updates will require significant upgrades to the sewer system, will the system be turned over to Hollywood so properties like mine without sewer will have access to Hollywood sewer system? Mr. Flint discussed that at this point the sewer line and lift station are privately held on the north side. The lift station on the north is approximately 30 years old and at capacity. If the north project is developed, the lift station would have to be upgraded and improved. At this point, we don't expect to start on the north side of the project only the south side of Oakwood Plaza. We are not sure if the lift station would need to be turned over to the City as they have more requirements to meet City standards including generators, communication equipment, etc. These cost increases are not desirable to do on private property. Mr. Flint did talk to your engineer today and thought that this problem was resolved and that you did receive final approval to connect to the sewer system on March 13, 2020 by FDEP to the property we own across the street at Burger King. We did approve this sewer connection to our existing sewer line. The sewer line is within the City of Dania Beach but actually flows back to the City of Hollywood since they don't have a wastewater treatment plant. We don't plan on turning it over at this point but it may be possible during the future development of the north side of the project which is about 10 years out. Mr. Flint also said that if there are any other questions please reach out to Mr. Wilfong to provide contact information to answer any questions directly on the sewer system.
4. From Mrs. Greenfield also wanted to say thank you, Oakwood Plaza has become an eyesore and to see it potentially turn into something like Dania Pointe with the proper considerations, helps everyone in the community and not just home values. Mr. Flint stated that is good and he is also excited and said Dania Pointe has been a great success and would like to turn all his projects into Dania Pointe, if possible.

Mr. Flint ended the virtual meeting by saying that if there are any follow up questions reach out to Mr. Wilfong and he will send a response or can answer any questions directly and to request his contact information.

Please contact me at (772) 794-4119 if you have any questions or comments regarding this summary letter or the community outreach meeting.

Please contact me if you have any questions.

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.



Greg D. Wilfong, P.E.  
Associate

## ATTACHMENT 13



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

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

### MEMORANDUM

June 28, 2021

To: Dawn B. Teetsel, Director of Planning  
Broward County Planning Council



Thru: Dan West, Director  
Parks and Recreation Division

West, Dan

Digitally signed by  
West, Dan  
Date: 2021.06.28  
16:26:36 -04'00'

From: Linda Briggs Thompson, Environmental Program Manager *LBT*  
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments  
Proposed Amendment PC 21-9/PCT 21-5, Oakwood Activity Center LUPA  
(Hollywood)**

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for the Oakwood Activity Center (Hollywood). Our comment is as follows:

**PC 21-9/PCT 21-5** No objections to the Land Use Plan Amendment. However, regional park impact fees will be required for the additional 3,800 multi-family dwelling units planned for this project.

If you or your staff has any questions about our comments, please call me at 954-357-8120.

Broward County Board of County Commissioners

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

## ATTACHMENT 14



Public Works Department – Water and Wastewater Services

**WATER MANAGEMENT DIVISION**

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

June 1, 2021

Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301  
Attn: Leny Huaman, Planner  
[Via email to lhuaman@broward.org](mailto:lhuaman@broward.org)



SUBJECT: PC 21-9 & PCT 21-5 Oakwood Activity Center  
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Huaman:

The information in the above-captioned land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa  
Natural Resource Specialist  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office:(954)-831-0778  
E-mail: [sjuncosa@Broward.org](mailto:sjuncosa@Broward.org)

# ATTACHMENT 15



Environmental Protection and Growth Management Department  
115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6612 • FAX 954-357-8655

**To:** Broward Planning Council

**From:** Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Department Director,  
Environmental Protection and Growth Management Department

**Date:** August 12, 2021

**Re:** Oakwood Plaza, Hollywood, LUPA PC 21-9

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The EPGMD Resilience Unit provided recent comment on land use plan amendment (LUPA) application Oakwood Plaza PC 21-9 (Hollywood) on August 5, 2021. These comments emphasized recommended use of future conditions design standards as the basis for site redevelopment, most notably future conditions groundwater elevations consistent with Plate WM2.1 and Future Conditions Flood Elevations consistent with WM 13.1.

The Resilient Unit acknowledges the applicant's response dated August 12, 2021 which references:

1. Applicant's proposed minor redevelopment consistent with conditions detailed in existing permits, namely a 0.4-foot NAVD groundwater elevation for future design;
2. Proposed application of the proposed 2019 FEMA flood elevations (dated 12/19);
3. Proposed integration of other resilience and green infrastructure strategies, as appropriate.

The Resilient Unit has given consideration to these points in the applicant's response and offers the following:

### **Groundwater Elevation and Drainage Requirements**

The Resilience Unit acknowledges that the applicant holds existing permits (issued in 1993) that establish design requirements for the development of this site, and that the applicant proposes minor redevelopment under these existing permits. While there are existing permits in place, these permits are based upon conditions that are 30-years old. The information and data used to inform the drainage requirements for site development at that time are no longer valid. For example, the USGS groundwater monitoring well G-2612, located in the vicinity of this site, currently shows a 1.0-foot rise in groundwater table since has occurred since issuance of the permit. Is it prudent to use a 0.4-foot NAVD reference when existing data reveals this reference to be outdated?

It was based upon such measured changes in groundwater table and predicted increases with additional sea level rise, that the County adopted a future conditions groundwater table map. This map currently provides a groundwater elevation of 1.5-foot NAVD, as the basis for all new development and **major**

redevelopment in the vicinity of the site. Furthermore, as previously stated (comments from August 5, 2019), even more recent modeling supports further update of this map, with a future conditions groundwater elevation of 3.0-feet NAVD for this site.

Today there is ample data revealing persistent rise in the groundwater elevation in coastal areas of the County as a function of sea level rise. As stated, this signal is evident in groundwater elevations influencing the project site. It is no longer prudent to develop properties based on historic conditions and standards. Best available data supports a minimum standard of 1.5-foot NAVD for the drainage system requirements as the standard of practice to minimize flood risk and potential economic impacts for property owners and tenants within the site.

### **Flood Elevations and Future Conditions Flooding**

The applicant stated intent to further develop the project site in accordance with the 2019 Preliminary FEMA flood map at an elevation of 6-feet NAVD. The Resilience Unit notes that finished floor requirements are established based on the highest of: Broward County 100-year Flood Map; Broward County Future Conditions 100-year Flood Map; Site Specific Modeling; or 18 inches above crown of road. The Resilience Unit notes that the the 2019 Preliminary FEMA Flood Map does not provide for the highest of these values. The Broward County Future Condition's 100-Year Flood Map (adopted March 2000) establishes a flood elevation of 8-feet NAVD for the majority of the site, and an elevation of 6-feet NAVD for lesser portions of the site. This distinction and requirement is brought to the applicant's attention for clarity.

### **Resilience and Green Infrastructure Strategies**

The Resilience Unit acknowledges the applicant's proposed consideration of resilience and green infrastructure strategies. While such investments are valuable, they are not directly responsive to the need to address flood and drainage challenges for this site.

### **Summary**

The Resilience Unit appreciates the applicant's justification for the proposed redevelopment strategy, but remains in objection to the proposed Land Use Plan Amendment. This objection is based on the proposed redevelopment of site vulnerable to the impacts of sea level rise without adequate measures or commitments to improve site drainage and flood protection. Mitigation measures are necessary to address changes in hydrology affecting the site since the issuance of original site permits (nearly 30 years ago) and additional changes predicted changes during the life expectancy of the project itself. This point is underscored especially in light of planned, phased redevelopment over many years, during which time conditions are predicted to continue to degrade. Such measures should be employed as the standard of care, informed by the best available information, in the resilient development and redevelopment of properties in Broward County.

## ATTACHMENT 16



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

Re: BC Planning Council Public Hearing Notice on Plan Amendment PC 21-9/PCT 21-5 (Hollywood)

Dear Ms. Boy,

I hope this letter finds you well. My name is Benjamin Fessler and I, along with my wife Carla and 2 small children, reside adjacent to the south of the proposed 112.5-acre Activity center's site at the home we own. My intention for writing you is to log my official comments regarding the proposed site.

At face value, we think that the proposed project would bring a lot of economic activity, which we think is very positive for the area, so long as all potential consequences are considered. As a landowner that would be directly affected by this development, I want to make sure that the board has considered the potential repercussions as it pertains to the environment, privacy/security of other nearby landowners, and traffic flows.

My property is located at 2739 Bruce Terrace in Hollywood, which is connected to the canal across from the proposed Activity Center site. This canal is our little slice of heaven and is the reason we purchased the property at this address. We want to make sure that any development will be mindful to the beautiful mangroves that are located on the north side of the canal. We frequently receive manatees as visitors in the canal and the mangroves are a source of food that we see them enjoying throughout the year. We would like assurance that the proposed site will refrain from building directly on the canal as to protect the natural beauty that lured my family into originally purchasing the property. We would like to propose that a minimum offset of 50-100 ft from the canal be set for this development as to not disturb this natural setting.

As it pertains to privacy and security, we would like the board to consider a requirement of a sound and privacy barrier located at the edge of the offset I mentioned above. The idea is that this project is going to add lots of people in the immediate area. We would like to receive some assurances that our privacy and security was considered and factored into the equation. My suggestion would be to require a 12-15ft tall concrete wall that would help to ensure that we are not going to have people disturbing the canal constantly, trespassing on to our private property, or experience an extreme increase in noise related to the development. This is very important to my family, and I am sure my neighbors would agree with me.

The final point that I would like to make is that traffic along Sheridan St. is becoming more and more congested. Beach traffic as well as holiday shopping traffic for Oakwood Plaza can be very heavy. Adding a facility such as the one proposed will only further complicate this dynamic. We would request that the city conducts a study on impacts of the increased traffic and makes plans for improvements along Sheridan St to accommodate the additional flow. We would particularly like you to keep my residence along with my neighbors on Bruce Terrace in mind as we are the ones who will have to live with the consequences of this decision for the future.

In conclusion, we are cautiously excited about all the potential good that can come from the proposed amendments and new activity center. We think that this can be a very good thing for the community and growth in the city. With proper foresight and contingency planning, we are hopeful that this can be a great success for the city and the developers. However, we feel that we are bringing some very logical concerns to light and respectfully request that the Board considers these impacts and potential solutions so that everyone can continue enjoying their current properties while at the same time building for the future. Specifically, we request that you consider the aspects discussed above and inform adjacent landowners of how these issues will be mitigated before final approval of the amendment.

Thank you very much for your time and consideration. If you should have any specific questions for my family or I, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Benjamin Fessler  
2739 Bruce Terrace  
Hollywood, Florida 33020  
(786) 271-2578  
benfessler@hotmail.com