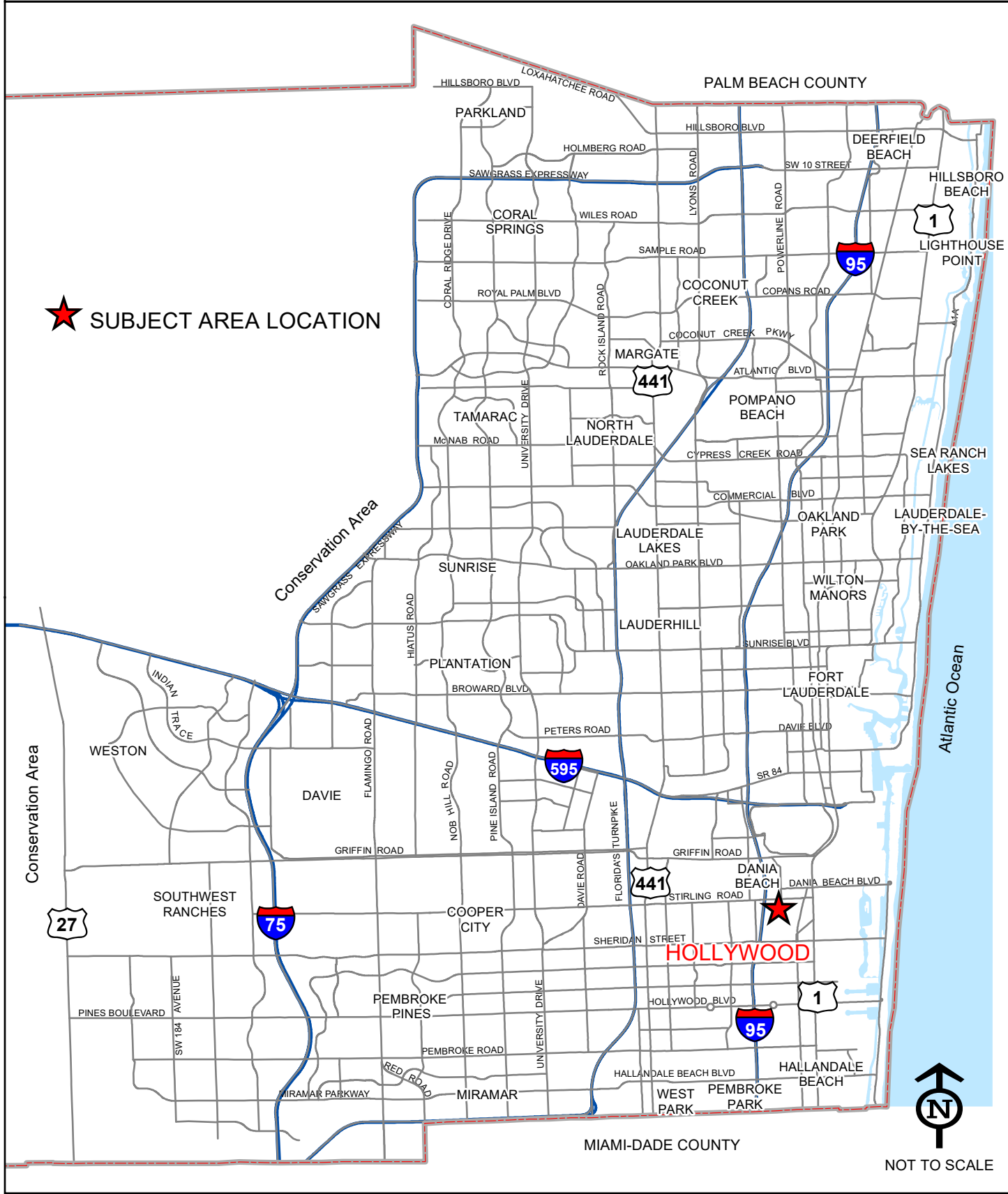


EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 21-2



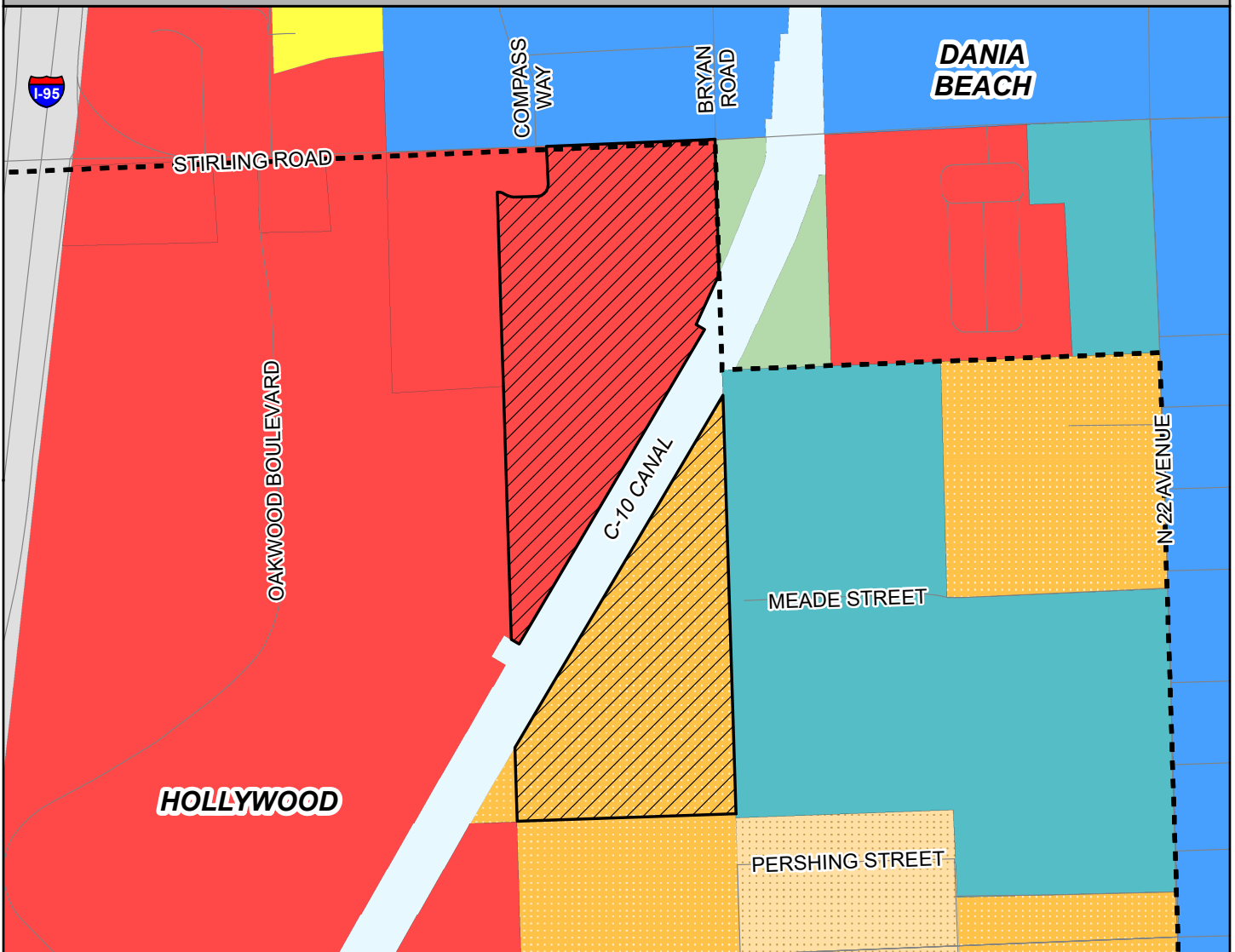
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 21-2



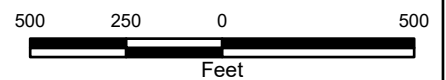
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 21-2

Current Land Uses: 15.1 acres of Commerce and 11.6 acres of Low-Medium (10) Residential

Gross Acres: Approximately 26.7 acres



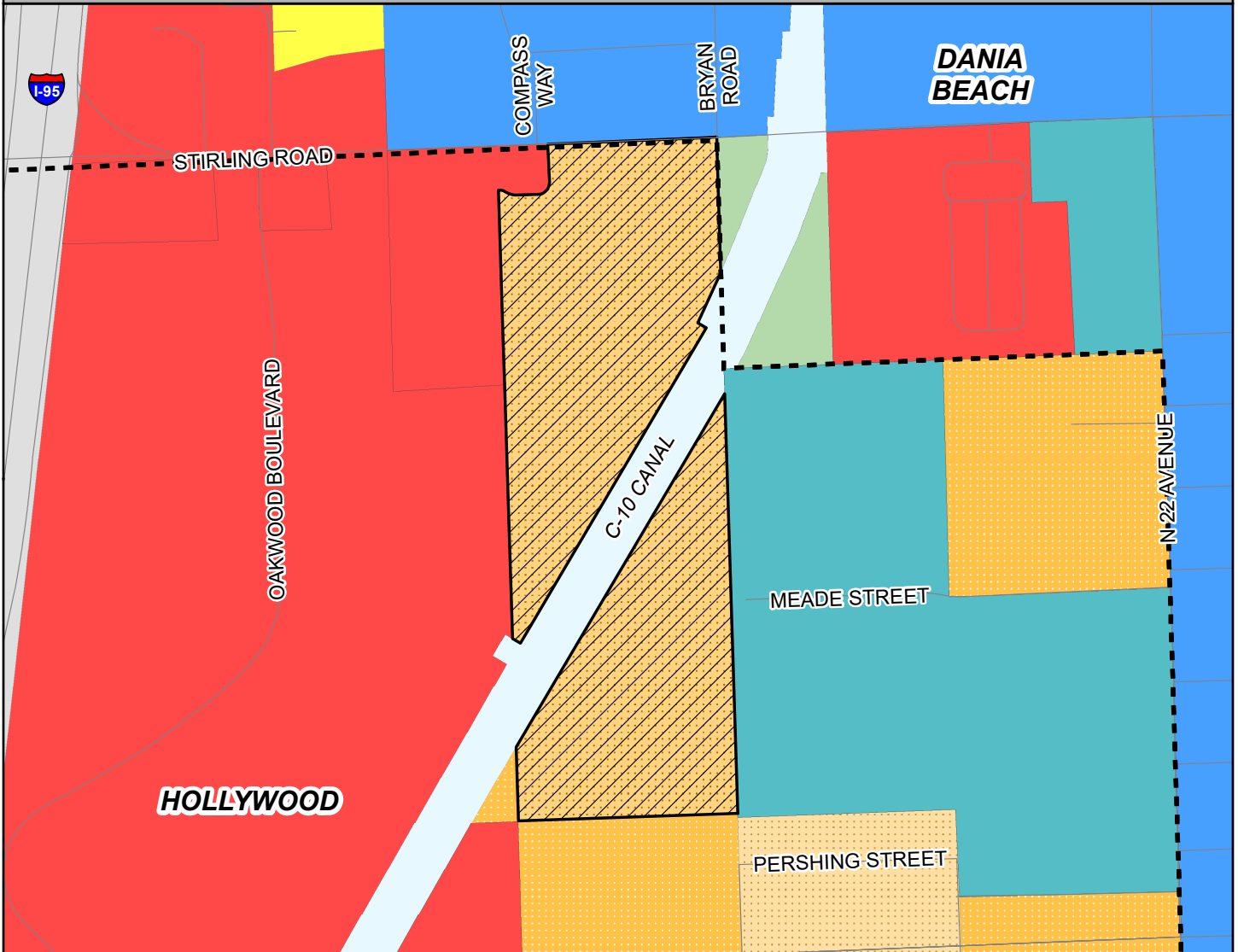
- | | | |
|-----------------------------|---------------------------|--------------------------|
| Site | Medium (16) Residential | Community |
| Municipal Boundary | Activity Center | Transportation |
| Low (5) Residential | Commerce | Water / Primary Drainage |
| Low-Medium (10) Residential | Recreation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



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 21-2

Proposed Land Use: **Medium (16) Residential**

Gross Acres: **Approximately 26.7 acres**



- | | | |
|-----------------------------|---------------------------|--------------------------|
| 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 21-2
(HOLLYWOOD)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

December 1, 2020

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan (BCLUP), recognizing the applicant’s voluntary commitments regarding BCLUP Policies 2.21.1 and 2.21.5 related to Priority Planning Areas for Sea Level Rise. See Attachments 8, 10 and 11. Therefore, it is recommended that the proposed amendment be approved.

Effectiveness of the approval of the land use plan amendment shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants to legally enforce any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

(Planning Council staff recommendation continued on next page)

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Transmittal Recommendation (continued) **December 1, 2020**

In addition, 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.

II. Planning Council Transmittal Recommendation **December 10, 2020**

The December 10, 2020 Planning Council meeting was cancelled due to lack of a physical quorum.

III. Planning Council Transmittal Recommendation **January 28, 2021**

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous: 15-0: Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Williams and DiGiorgio)

IV. County Commission Transmittal Recommendation **March 9, 2021**

Approval per Planning Council transmittal recommendation.

V. Summary of State of Florida Review Agency Comments **April 14, 2021**

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-2

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Hollywood
- II. County Commission District: District 7
- III. Site Characteristics
- A. Size: Approximately 26.7 acres
- B. Location: In Section 4, Township 51 South, Range 42 East; generally located on the south side of Stirling Road, between Oakwood Boulevard and North 22 Avenue.
- C. Existing Use: Tree nursery
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 15.1 acres of Commerce
11.6 acres of Low-Medium (10) Residential
- B. Proposed Designation: Medium (16) Residential
- C. Estimated Net Effect: Addition of 311 dwelling units
[116 dwelling units currently permitted by the Broward County Land Use Plan – 427 total dwelling units]
Reduction of 15.1 acres of commerce use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Retail and office (Dania Beach)
East: Vacant, C-10 Canal (Dania Beach) and educational facilities
South: Vacant
West: C-10 Canal, retail and hotel
- B. Planned Uses: *North:* Activity Center (Dania Beach) and Commerce
East: Recreation and Open Space, Water/Primary Drainage (C-10 Canal) and Community
South: Low-Medium (10) Residential
West: Low-Medium (10) Residential and Commerce

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* RD Stirling, LLC
- B. *Agent:* Dennis D. Mele, Esq., Greenspoon Marder, LLP
- C. *Property Owner:* CF & A Hill Family, LTD

VII. Recommendation of
Local Governing Body:

The City of Hollywood recommends approval of the proposed amendment.

VIII. Applicant's Rationale

The applicant states: "The Subject Property is comprised of two parcels totaling approximately 26.7 gross acres with the C-10 canal bisecting the parcel. The Subject Property does not contain any structures and is currently in use as a tree nursery. At the County level, the northern portion of the subject property is currently designated with a Commerce land use while the southern portion is designated with the Low-Medium (10) Residential land use. At the City level, the Subject Property is designated with the Industrial land use on the northern portion and Low-Medium (10) Residential land use on the southern portion.

The Developer is proposing a change in the land use designation from Commerce (County)/Industrial (City) and Low-Medium (10) Residential to the Medium (16) Residential land use designation. The proposed land use plan amendment will allow the Developer to construct a multi-family residential development with a maximum of 427 dwelling units on the Subject Property.

The proposed site plan for the Subject Property proposes 420 dwelling units and is designed with consideration of adjacent drainage and wetland areas as well as neighboring developments. The proposed amendment will provide the City with a development opportunity that will transform an underutilized parcel into an attractive residential development. The proposed development of residential units on the Subject Property will result in an increase to the City's tax base and will contribute to the variety of housing options available within the City. For these reasons, the subject property would be best utilized for residential development."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-2

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.

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

II. Transportation & Mobility

The proposed amendment from the Commerce and Low-Medium (10) Residential land use categories to the Medium (16) Residential land use category 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 649 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**, between Interstate 95 and Federal Highway, is currently operating at and projected to continue operating at level of service (LOS) “C,” with or without the subject amendment.
- **Bryan Road**, between Stirling Road and Old Griffin Road, is currently operating at and projected to continue operating at LOS “D,” 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 site. In addition, the BCT report identifies planned Penny Surtax transit improvements to the county routes serving the amendment site. 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.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The Broward County Planning and Development Management Division (PDMD) report notes that Stirling Road is the primary corridor providing connectivity to the proposed amendment site. The PDMD report indicates that sidewalk and bicycle infrastructure along portions of Stirling Road have been improved and recommends that dedicated bicycle lanes adjacent to the amendment site be provided. The PDMD staff also recommends that future development be designed to include safe and convenient connections between the development and the surrounding transportation network. Additionally, to further enhance the pedestrian and bicycle quality of service amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, lockers and bicycle repair stations be considered, as well as the provision of electric vehicle charging stations. See Attachment 4.

The proposed amendment site is also located adjacent to two (2) public educational facilities operated by the School Board of Broward County (SBBC). Planning Council staff contacted the SBBC Environmental Health and Safety Division regarding the “Safe Routes to School” program. The Safe Routes to School initiative is a grant program funded by the Florida Department of Transportation, not by the SBBC. However, the SBBC does require that sidewalks are constructed within new developments, as well as bridging any gaps in the existing perimeter sidewalk system. Students within two (2) miles of their schools must have a safe route to school (i.e. sidewalk system). Planning Council staff solicited comments from the SBBC in this regard and has not received any comments as of this writing. The applicant has submitted correspondence indicating that the development will include a 5-foot sidewalk network to connect all the units to each other, to the on-site recreation facilities, and to the existing sidewalks on Stirling Road. See Attachment 14.

The applicant has indicated a commitment to designing a development plan that provides safe and convenient connections to the surrounding transportation network, including the provision of bicycle amenities, electric vehicle chargers, shade trees and pedestrian scale lighting, noting the specifics of which will be determined during the site plan and plat review approval processes. See Attachment 5.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 140 additional students into Broward County Public Schools, consisting of 61 elementary school students, 39 middle school students and 40 high school students. The report further states that Mary M. Bethune Elementary, Attucks Middle and South Broward High schools are all under-enrolled in the 2019-2020 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 2021-2022 school year.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools (continued)

In addition, the School Board report indicates that there are four (4) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 6.

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 6.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "G," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. 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 6.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-2

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 site does not contain Natural Resource Areas, Local Areas of Particular Concern, Urban Wilderness Inventory sites, or Protected Natural Lands within its boundaries. See Attachment 7.

II. Wetlands

The EPGMD report indicates that the proposed amendment site contains approximately 5.8 acres of wetlands and mangroves within its boundaries. An Environmental Resource License application (DF20-1044) has been submitted and is under review. The EPGMD report identifies that surface disturbing activities, excavation or filling of any surface waters, or the construction or repair of in-water structures, such as seawalls and docks, may require an Environmental Resource License. The EPGMD report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. See Attachment 7. The applicant concurs wetlands are present on the site and that an Environmental Resource License application was submitted. The applicant has stated that it will apply for any additional necessary licenses or permits and that approval of same is required prior to any site work. The applicant has also identified that exotic vegetation will be removed during the land development process, and if required, a management plan to control reinvasion will be implemented. See Attachment 8.

III. Sea Level Rise

The EPGMD report notes that the amendment site contains an area designated on the Priority Planning Areas for Sea Level Rise Map and thus is subject to Broward County Land Use Plan Policy 2.21.1 and Policy 2.21.5. See Attachment 7. The applicant has provided additional information detailing the design elements that have been incorporated into the site plan to address said BCLUP policies, including the necessary drainage and flood protection systems to demonstrate that the proposed project will meet or exceed any criteria required by Broward County as part of the Surface Water Management/Environmental Resource Permit review, as well as compliance with regulations regarding the Future Conditions Average Wet Season Groundwater Elevation Map. In addition, the applicant has identified several City of Hollywood comprehensive plan and land development code provisions that the City has adopted to address sea level rise and flood protection. See Attachments 8 and 10.

REVIEW OF NATURAL RESOURCES (continued)

III. Sea Level Rise (continued)

The City of Hollywood has provided correspondence outlining its resiliency efforts and confirming that the applicant's proposed site design elements will be enforced by the City during the redevelopment process. See Attachment 11. The EPGMD has reviewed the additional information submitted by the applicant, and has identified that the applicant's commitment to meet or exceed the Broward County requirements in this regard, along with the resiliency efforts outlined by the City of Hollywood, adequately addresses its concerns. See Attachment 9 for the EPGMD's initial comments and Attachment 11 for the EPGMD's support of the proposed amendment based on the applicant's binding commitments.

Update: March 9, 2021: The applicant has provided a draft Declaration of Restrictive Covenants, dated March 4, 2021, outlining the applicant's voluntary commitment regarding site development to mitigate for potential sea level rise. See Attachment 19.

IV. Other Natural Resources

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Hollywood. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 7.

The EPGMD report indicates that the proposed amendment site is a known contaminated site, and that for any site overlying or containing potential or actual sources of pollution to ground or groundwater, the Broward County Environmental Engineering and Permitting Division (EPPD) approval of an application for a building permit or approval to construct on or alter the site shall not be granted until EPPD is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site. See Attachment 7. The applicant concurs that site remediation will comply with the requirements of EPPD and all other regulatory agencies prior to any site work. The applicant acknowledges that a building permit will not be issued unless said permit does not interfere with any clean-up activities. See Attachment 8.

REVIEW OF NATURAL RESOURCES (continued)

V. Historical/Cultural Resources

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

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-2

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 311 additional residential units to be permitted by the BCLUP. The City of Hollywood submitted an affordable housing analysis dated April 28, 2020. The Broward County Planning and Development Management Division (PDMD) report states that the affordable housing study, including information detailing the City of Hollywood's existing policies, initiatives and expenditures of funds related to affordable housing, is generally consistent with Policy 2.16.2. See Attachments 4 and 12. It is noted that the affordable housing study is valid for a period of 18 months (i.e. through March 2022) based on Article 5.4(E) of the *Administrative Rules Document: BrowardNext*.

The study indicates that currently and projected (through 2025), the City has a surplus of affordable housing for homeownership at the low - and moderate-income bands and a slight deficit at the very low-income band. Further, the study indicates that currently the City has significant deficits within all income bands for rental properties. However, it is projected (through 2025) that the number of total affordable rental units across all income bands will increase, with the City experiencing the largest increase in moderate income units and a continued decline in available rentals for the very low-income band. The study also details the agreement between the City of Hollywood and Broward County to provide funding to further affordable housing efforts within the City. See Attachments 4 and 12.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, recognizing the applicant's voluntary commitments regarding BCLUP Policies 2.21.1 and 2.21.5 related to Priority Planning Areas for Sea Level Rise. See Attachments 8, 10 and 11.

III. Other Pertinent Information

The proposed amendment site is located adjacent to the City of Dania Beach. The City has no objections to the proposed amendment. See Attachment 13.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information (continued)

The proposed amendment site is bisected by the C-10 Canal, which is part of Broward County's primary drainage system, and of which, the South Florida Water Management District (SFWMD) is the maintaining agency. Planning Council staff solicited comments from the SFWMD, which stated that there does not appear to be any regionally significant water resource issues. The SFWMD also identified that the development of the site will be required to meet its stormwater management standards, noting that pre-application meetings with the SFWMD have been held and should be continued, and that an application should be submitted for formal approval and permit issuance. See Attachment 15. The applicant has indicated it will continue coordinating with the SFWMD. See Attachment 8.

The applicant conducted a virtual community outreach meeting with adjacent property owners to present the proposed development plan. See Attachment 16.

Regarding notification of the public, the Broward County Planning Council staff sent approximately 12 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-2

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Commerce and Low-Medium (10) Residential to Medium (16) Residential would result in an addition of 311 dwelling units. The proposed amendment site is transected by the C-10 Canal and is generally surrounded by retail and office uses to the north, vacant land to the south and east, educational facilities to the east and retail and hotel uses to the west. In addition, the proposed amendment site is located along Stirling Road, which is a primary transportation corridor. Development of the amendment site with higher density multi-family will serve to promote the transportation and housing connection recognized by the BCLUP.

Planning Council staff's analysis 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. In addition, our analysis finds that the proposed amendment is not projected to negatively impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **historical or cultural resources** were identified.

Concerning impacts to **public schools**, the School Board of Broward County staff report states that the proposed amendment would generate 140 additional students into Broward County Public Schools, consisting of 61 elementary school students, 39 middle school students and 40 high school students. Based on the School District's Seven Long Range Planning Areas, the amendment is located within School District Planning Area "G," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 6.

Regarding **affordable housing**, the proposed land use plan amendment is subject to BCLUP Policy 2.16.2, as it proposes 311 additional residential units to be permitted by the BCLUP. The Broward County Planning and Development Management Division report states that the City's affordable housing analysis, dated April 28, 2020, is generally consistent with Policy 2.16.2. See Attachments 4 and 12.

Concerning impacts to **natural resources**, the Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site contains jurisdictional wetlands and mangroves within its boundaries and that an Environmental Resource License application (DF20-1044) has been submitted and is under review, noting that any impacts to this area may require said license. The EPGMD report also states that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material

PLANNING ANALYSIS (continued)

include any plants considered to be invasive. See Attachment 7. The applicant concurs wetlands are present on the site and that an Environmental Resource License application was submitted. The applicant has indicated it will obtain approval for all necessary licenses prior to any site work. The applicant has also identified that exotic vegetation will be removed during the development process, and if required, will implement a management plan to control reinvasion of same. See Attachment 8.

The EPGMD report also indicates that the proposed amendment site is a known contaminated site, and requires that approval to construct on or alter the site shall not be granted until the Broward County Environmental Engineering and Permitting Division (EPPD) is satisfied that said construction or alteration will not interfere with the cleanup of the contaminants on site. See Attachment 7. The applicant has indicated that site remediation will comply with the requirements of EPPD and all other regulatory agencies prior to any site work. See Attachment 8.

Further, The EPGMD report notes that the amendment site contains an area designated on the Priority Planning Areas for Sea Level Rise Map and thus is subject to Broward County Land Use Plan Policy 2.21.1 and Policy 2.21.5. See Attachment 7. The applicant has provided additional information detailing the design elements that have been incorporated into the site plan to address said BCLUP policies, including the necessary drainage and flood protection systems to demonstrate that the proposed project will meet or exceed any criteria required by Broward County as part of the Surface Water Management/Environmental Resource Permit review, as well as compliance with regulations regarding the Future Conditions Average Wet Season Groundwater Elevation Map. In addition, the applicant has identified several City of Hollywood comprehensive plan and land development code provisions that the City has adopted to address sea level rise and flood protection. The City of Hollywood has provided correspondence confirming that the applicant's proposed site design elements will be enforced by the City during the redevelopment process. See Attachments 8, 10 and 11. The EPGMD has reviewed the additional information submitted by the applicant, and has identified that the applicant's commitment to meet or exceed the Broward County requirements in this regard, along with the resiliency efforts outlined by the City of Hollywood, adequately addresses its concerns. See Attachments 9 and 11.

In conclusion, Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan (BCLUP), recognizing the applicant's voluntary commitments regarding BCLUP Policies 2.21.1 and 2.21.5 related to Priority Planning Areas for Sea Level Rise. See Attachments 8, 10 and 11. Therefore, it is recommended that the proposed amendment be approved.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-2

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of October 2020
2. Broward County Planning Council Traffic Analysis of August 18, 2020
3. Broward County Transit Division Report of September 3, 2020
4. Broward County Planning and Development Management Division Report of September 14, 2020
5. Correspondence from Cynthia A. Pasch, AICP, Greenspoon Marder, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated November 12, 2020
6. School Board of Broward County Consistency Review Report of July 23, 2020
7. Broward County Environmental Protection and Growth Management Department Report of September 23, 2020
8. Correspondence from Cynthia A. Pasch, AICP, Greenspoon Marder, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated October 29, 2020
9. Correspondence from Jennifer Jurado, Ph.D, Chief Resiliency Officer and Deputy Director, Environmental Protection and Growth Management Department, to the Broward County Board of County Commissioners, dated November 10, 2020
10. Correspondence from Cynthia A. Pasch, AICP, Greenspoon Marder, to Jennifer Jurado, Ph.D., Chief Resiliency Officer and Deputy Director, Environmental Protection and Growth Management Department, dated November 13, 2020
11. Correspondence from Jennifer Jurado, Ph.D, Chief Resiliency Officer and Deputy Director, Environmental Protection and Growth Management Department, to the Broward County Planning Council, dated November 20, 2020
12. *An Affordable Housing Market Assessment in the City of Hollywood, Florida* dated April 28, 2020, prepared by Munilytics
13. Email correspondence from Corinne Lajoie, AICP, Assistant Director, Community Development, City of Dania Beach, to Julie Bernal, Planner Trainee, Broward County Planning Council, dated September 22, 2020

ATTACHMENTS (continued)

14. Email correspondence from Cynthia A. Pasch, AICP, Greenspoon Marder, to Julie M. Bernal, Planner Trainee, Broward County Planning Council, dated November 18, 2020
15. Email correspondence from Terry Manning, Policy and Planning Analyst, South Florida Water Management District, to Julie Bernal, Planner Trainee, Broward County Planning Council, dated September 28, 2020
16. Correspondence from Cynthia A. Pasch, AICP, Greenspoon Marder, to Fitz Murphy, Division of Urban Planning and Design, City of Hollywood, dated August 21, 2020
17. Broward County Water Management Division Report of August 25, 2020
18. Broward County Parks and Recreation Division Report of September 23, 2020

Update: March 9, 2021:

19. Draft Declaration of Restrictive Covenants regarding Sea Level Rise Mitigation

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 21-2

Prepared: October 2020

POTABLE WATER

The proposed amendment site will be served by the Hollywood Water Treatment Plant, which has a current capacity of 59.5 million gallons per day (mgd). The current and committed demand on the treatment plant is 25.04 mgd, with 34.46 mgd available. The City of Hollywood wellfields serving the amendment site have a permitted withdrawal of 39.38 mgd, with 14.34 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 and 0.1 gpd per square foot for commerce. The amendment will result in a net increase in demand of 0.06 mgd for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site will be served by the Hollywood Wastewater Treatment Plant, which has a current capacity of 55.5 mgd. The current and committed demand on the treatment plant is 48.63 mgd, with 6.87 mgd available. Planning Council staff utilized a level of service of 250 gpd per dwelling unit for residential uses and 0.1 gpd per square foot for commerce. The amendment will result in a net increase in demand of 0.06 mgd for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Waste Pro for solid waste disposal service. Waste Pro collects and transports the City's solid waste to the Pembroke Park Transfer Station which has a current capacity of 1.35 tons per day and a current demand of 265 tons per day 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 uses and 4 pounds per 100 square feet per day for commerce uses. The amendment will result in a net decrease in demand of 1.64 tons per day (tpd). Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management license from EPGMD will be required prior to any construction. The proposed amendment site 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 site to meet its stormwater management standards and has indicated that there does not appear to be any regionally significant water resource issues.

PARKS AND OPEN SPACE

The City of Hollywood has 746.2 acres in the City's parks and open space inventory. The 2045 projected population (180,453) requires approximately 541.36 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase in demand for local parks of 2.23 acres. The City of Hollywood continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 21-2

Prepared: August 18, 2020

INTRODUCTORY INFORMATION

Jurisdiction: City of Hollywood

Size: Approximately 26.7 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designations

Current Designations: 15.1 acres of Commerce
11.6 acres of Low-Medium (10) Residential

Potential Development: 151,000 square feet of commercial use
116 multi-family dwelling units

Trip Generation Rates: "ITE Equation (820) Shopping Center"*
"ITE Equation (220) Multifamily Housing (Low-Rise)"

Total P.M. Peak Hour Trips: $759 + 78 = 837$ peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation: Medium (16) Residential

Potential Development: 427 multi-family dwelling units

Trip Generation Rate: "ITE Equation (221) Multifamily Housing (Mid-Rise)"

Total P.M. Peak Hour Trips: 188 peak hour trips

Net P.M. Peak Hour Trips **-649 peak hour trips**

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional roadway network by approximately 649 peak hour trips at the long-range planning horizon.

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

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

September 3, 2020

Julie Bernal
Planner Trainee
Broward County Planning Council
115 South Andrews Ave, Room 307
Fort Lauderdale, FL 33301

RE: PC 21-2 – Stirling Road Residential LUPA

Dear Ms. Bernal:

Broward County Transit (BCT) has reviewed your correspondence dated August 20, 2020 regarding the Land Use Plan Amendment (LUPA) of Stirling Road Residential in the City of Hollywood for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT Routes 6, 12, 16, and the City of Dania Beach Community Shuttle East Route and West Route. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
6	Weekday	5:20a – 10:59p	50 minutes
	Saturday	5:20a – 10:59p	60 minutes
	Sunday	8:20a – 9:11p	60 minutes
12	Weekday	5:20a – 11:37p	45 minutes
	Saturday	5:20a – 11:37p	45 minutes
	Sunday	6:20a – 10:20p	45 minutes
16	Weekday	6:00a – 10:35p	45 minutes
	Saturday	6:00a – 10:35p	45 minutes
	Sunday	7:05a – 10:03p	45 minutes
Dania Beach Community Shuttle East Route	Weekday	9:00a – 5:30p	57-66 minutes
	Saturday	9:00a – 5:30p	57-66 minutes
Dania Beach Community Shuttle West Route	Weekday	9:00a – 5:47p	75 minutes
	Saturday	9:00a – 5:47p	75 minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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

As part of the 30 year, one-cent surtax for transportation, BCT will be implementing a number of fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, for BCT Route 6, 12, and 16. Planned improvements within the next 10-years of the surtax plan and include the extension of the eastern segment of Route 16 to Young Circle via SR-A1A / Ocean Dr; and the realignment and extension of the western segment of Route 12 from University Dr to SW 172th Ave via Sheridan St.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

BCT has no objections to this LUPA but recommends that any proposed 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 if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Diego B. Munoz".

Diego B. Munoz
Service Planner
Service and Strategic Planning

ATTACHMENT 4



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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

DATE: September 14, 2020

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

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

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Hollywood PC 21-2

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 21-2. The subject site is located in Hollywood involving approximately 26.7 acres. The amendment proposes:

Current Designations: 15.1 acres of Commerce
11.6 acres of Low-Medium (10) Residential

Proposed Designation: Medium (16) Residential

Estimated Net Effect: Addition of 311 dwelling units
116 dwelling units currently permitted by the Broward County Land Use Plan
427 total dwelling units
Reduction of 15.1 acres of commerce

Item 7 – Analysis of Natural and Historic Resources

- A. 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 no adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. No cultural resources are known within or adjacent to the subject property. However, the following list of cultural resources are noted within half a mile of the proposed amendment site:

Cultural resources recorded within one half mile of the subject property.			
FMSF Number	Name	Resource Type	SHPO Evaluation
BD02904	Stirling Site	Archaeological Site	Not Evaluated by SHPO
BD02121	Oakwood Site	Archaeological Site	Not Evaluated by SHPO
BD00859	2228 Simms St	Structure	Not Evaluated by SHPO
BD00861	2240 Simms St	Structure	Not Evaluated by SHPO
BD00863	2313 Simms St	Structure	Not Evaluated by SHPO
BD02640	Gibraltar Capital Corp	Structure	Not Evaluated by SHPO
BD02641	Calhoun, Priscilla, House	Structure	Not Evaluated by SHPO
BD02642	Young, Lillian M, House	Structure	Not Evaluated by SHPO
BD02643	Knowles, H and Beulah, House	Structure	Not Evaluated by SHPO
BD02656	United Church of God	Structure	Not Evaluated by SHPO
BD03410	West Lawn Cemetery	Cemetery	Ineligible for NRHP

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

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

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

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

Item 8 - Affordable Housing

The Planning and Development Management Division (PDMD) staff has reviewed this application and is has determined that it generally meets the requirements of BCLUP Policy 2.16.2 and Article 5.

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5. 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 116 residential units are currently permitted under the existing Land Use Plan and this request represents an increase of 311 dwelling units; therefore, Policy 2.16.2 applies to this project.

According to the applicant, the request will enable the conversion of an existing tree nursery to a 427 multi-family unit development. Based on the application, none of the proposed dwelling units are proposed as affordable housing.

This application included an affordable housing assessment (assessment) that was prepared on April 28, 2020 by Munitytics. The assessment utilized the County’s adopted methodology applying 2018 ACS data and 2025 Esri data to forecast the supply/demand of affordable housing. According to the assessment, the City of Hollywood has a current surplus of affordable owner units in the low and moderate income bands; however, there is a shortage of very low income owner units (- 1,629) and significant deficits of rental units within all income bands (total of -13,468) and. Although a similar trend for owner units continues through 2025, the number of total affordable rental units across all income bands is concurrently projected to increase. However, the City will experience a continuing decline in the very low-income rental housing stock, with 2025 rental projections showing the largest increase in moderate income units (2,106 units). This could be a result of the increasing national and state trends in new rental development; specifically, rental units addressing workforce housing will grow by about 54 percent.

Also contained in the assessment is additional information about the City’s commitment of \$12,593,710 during the period of FY 2014 – 2020 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:

Summary of Expenditures of Specific Housing-related Programs								
Type	FY14	FY15	FY16	FY17	FY18	FY19	FY20	Totals
SHIP Funds	\$150,221	\$276,994	\$576,520	\$794,410	\$966,605	\$193,193	\$202,288	\$3,160,231
NSP Funds	\$809,467	\$12,003	--	\$129,830	--	--	--	\$951,300
CDBG Funds	\$131,714	\$78,072	\$522,960	\$999,350	\$1,648,775	\$1,313,339	\$1,401,317	\$6,095,527
HOME Broward Consortium	\$111,749	\$83,375	\$254,020	\$732,920	\$478,772	\$588,052	\$497,764	\$2,746,652
Total	\$1,203,151	\$450,444	\$1,353,500	\$2,656,510	\$3,094,152	\$2,094,584	\$2,101,369	\$12,953,710

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 CRA collects from its annual TIF levied against the County. The County, in turn, will pay to the City an amount not to exceed 2 5% 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.

In consideration of the information submitted by the City of Hollywood, the PDMD staff finds that this application is generally consistent with BCLUP Policy 2.16.2. and Administrative Rules Document, Article 5.

Item 11 – Redevelopment Analysis

The amendment site is not located within a Community 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.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site is served by Broward County Transit (BCT) Route 6, 12, 16, and City of Dania Beach Community Shuttle. The 2019-2029 Vision Plan component of the BCT Transit Development Plan includes route enhancements in this area.

Stirling Road is the primary corridor providing connectivity to the amendment site. Although sidewalk and bicycle infrastructure has been improved along portions of Stirling Road, dedicated bike lanes adjacent to the amendment site are suggested. Development within the site should be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the proposed activity center. For the convenience of residents and visitors who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

- 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
Nicholas Sofoul, AICP, Planning Section Supervisor, Planning and Development Management Division
Susanne Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

JS/hec

ATTACHMENT 5

GreenspoonMarder_{LLP}

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

November 12, 2020



VIA EMAIL

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

Re: Hollywood Land Use Plan Amendment PC 21-2

Dear Barbara:

Thank you for providing the agency review comments related to City of Hollywood Land Use Plan Amendment PC 21-2. In response to the Planning and Development Management comment concerning complete streets, the Applicant is committed to designing a development plan that provides safe and convenient connections to the surrounding transportation network. Any improvements required to address this connectivity will be determined in conjunction with city, county and state agencies during the site plan and plat review and approval processes. The Applicant has included the following elements in the development plan to provide safe and convenient connection to the surrounding transportation network:

- 1.) Bike racks, a bike repair station, and electric vehicle chargers;
 - 2.) Landscape plan will meet all standards of the City Code including shade trees; and,
 - 3.) Lighting plan will include "pedestrian scale" lighting.
- Please let me know if you need any additional information concerning this matter.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch

Cynthia A. Pasch, AICP

Boca Raton Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami Naples
New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

45799617.2
31033.0009

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

LAND USE
SBBC-2851-2020
County No: TBD
Town Hollywood

July 23, 2020

RECEIVED
8/17/2020



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

ATTACHMENT 6

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: July 23, 2020	Units Permitted: 116 Units Proposed: 427	Existing Land Use: Industrial/Low (5)
Name: Town Hollywood		Proposed Land Use: Medium (10-16)
SBBC Project Number: SBBC-2851-2020	NET CHANGE (UNITS): 311	Current Zoning: IM-3/RS-6
County Project Number: TBD	Students Permitted Proposed NET CHANGE	Proposed Zoning: RM-18
Municipality Project Number: 20-L-09	Elem 21 82 61	Section: 4
Owner/Developer: CF&A Hill Family, LTD	Mid 9 48 39	Township: 51
Jurisdiction: Hollywood	High 13 53 40	Range: 42
	Total 43 183 140	

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	413	-804	-43	33.9%
Attucks Middle	1,227	1,350	823	-527	-24	61.0%
South Broward High	2,289	2,518	2,354	-153	-8	93.5%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Bethune, Mary M. Elementary	413	-804	33.9%	394	401	406	409	412
Attucks Middle	823	-527	61.0%	832	854	878	887	904
South Broward High	2,365	-153	93.9%	2,338	2,272	2,286	2,300	2,314

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	24/25	25/26	26/27	27/28	28/29
Area G - Elementary	17,938	13,977	-3,961	15,194	15,349	15,505	15,660	15,816
Area G - Middle	6,942	5,110	-1,832	5,544	5,544	5,543	5,543	5,542
Area G - High	9,107	7,554	-1,553	8,052	8,092	8,133	8,173	8,214

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Avant Garde Academy	750	884	134	884	884	884
Avant Garde K-8 Broward	1,050	1,014	-36	1,014	1,014	1,014
Paragon Academy Of Technology	500	140	-360	140	140	140
Sunshine Elementary	500	326	-174	326	326	326

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

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

**The first Monday following Labor Day

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

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

School(s)	Description of Capacity Additions
Bethune, Mary M. 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 G	
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 26.48-acre site is generally located south of Stirling Road between Oakwood Boulevard and SW 12th Avenue in the City of Hollywood. The current land use designations for the site are Industrial and Low (5) Residential, which allow 116 townhouse (all three or more bedroom) residential units. The applicant proposes to change the land use designation to Medium (10-16) Residential to allow 427 (all three or more bedroom) garden apartment units, which are anticipated to generate an additional 140 students (61 elementary, 39 middle, and 40 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 2019-20 school year are Mary M. Bethune Elementary, 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 2019-20 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2019-20 – 2021-22), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2021-22 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 2019-20 – 2023-24. 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 2019-20 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP Fiscal Years 2019-20 – 2023-24 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "G" and the elementary, middle, and high schools currently serving Planning Area "G" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "G" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning 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-2851-2020

July 23, 2020

Date

Reviewed By:



Digitally signed by Mohammed Rasheduzzaman
DN: cn=Mohammed Rasheduzzaman, o=Broward County
Public Schools, ou=FP&RE, email=mohammed.
rasheduzzaman@browardschools.com, c=US
Date: 2020.07.23 14:15:41 -04'00'

Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 7

EP&GMD COMMENTS
PC 21-2
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: RD Stirling, LLC

Amendment No.: PC 21-2

Jurisdiction: Hollywood **Size:** Approximately 26.7 acres

Existing Use: Tree nursery

Current Land Use Designation: 15.1 acres of Commerce
11.6 acres of Low-Medium (10) Residential

Proposed Land Use Designation: Medium (16) Residential

Location: In Section 4, Township 51 South, Range 42 East; generally located on the south side of Stirling Road, between Oakwood Boulevard and North 22 Avenue

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

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.1, 2.22.2]

An Environmental Resource License application (DF20-1044) has been submitted and is under review. The application proposes impacts to 3.8 acres of wetlands (of 5.8 acres on site) including 1.2 acres of mangrove wetlands and construction activities in wetlands and surface waters.

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may

EP&GMD COMMENTS

PC 21-2

Page 2

require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

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

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

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a decrease by 551 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 three (3) air permitted facilities located within half a mile of the proposed amendment site. However, none of which have had any odor or noise complaints. (MO 9/16/2020)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **Five (5) listed** contaminated sites were found within one-quarter mile of the proposed amendment location. If there are any proposed dewatering locations, the applicant must submit a pre-approval from Broward County's Environmental Engineering and Permitting Division. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EEPD's Standard Operating Procedure

EP&GMD COMMENTS

PC 21-2

Page 3

for Dewatering, which can be found at

<https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

Because the proposed amendment location is a known contaminated site, please note that for any site overlying or containing potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's (EPPD) approval of an application for a building permit or approval to construct or alter shall not be granted until EPPD is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h), Broward County Code]. The interactive map of contaminated sites in Broward County can be found-<https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

(MO 9/1/2020)

Solid Waste - [CP Policies 6.1.2, 6.1.3, 6.2.6, 6.2.7, 13.2.7; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5, 3.4.2, 3.4.3, 2.11.8]

There is one Borrow Pit Reclamation that is licensed and under construction within one mile of the proposed site. (MO 9/3/2020)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 6.2.6, 6.2.7, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3, WM3.6, WM3.18; 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 09/14/2020)

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7, WM3.18;]; BCLUP Policies 6.2.6]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are three (3) SARA Title III Facilities on or adjacent to the proposed amendment site. These are: 1) BJ's Wholesale Club #109 – 4000 Oakwood Blvd, Hollywood 33020; 2) City of Dania Beach Public Works - Fleet – 1201 Stirling Rd, Dania Beach 33004, and 3) Home Depot #6310 – 3401 Oakwood Blvd, Hollywood 33020. (VM 09/14/2020)

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7, WM3.18; BCLUP Policies 6.2.6]

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 eleven (11) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eleven (11) facilities, seven (7) are hazardous material facilities, one (1) is a storage tank facility, and three (3) are facilities that have both hazardous materials and storage tanks. (VM 09/14/2020)

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

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

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

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

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

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. 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.

The proposed amendment site does contain, fall within, and/or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policies 2.21.1 and 2.21.5 apply to the review of this project. Information to demonstrate compliance with these policies should be submitted by the applicant to the Planning Council. County staff will evaluate information provided and issue an update to comments, as needed.

Please see the attached PPA map zoomed to the proposed amendment site for more information.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] – NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

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

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District (SFWMD) and Broward County Water Control District #4). Development within the site will be required to meet the drainage standards of the City of Hollywood, 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 AH with a NAVD88 elevation of 3 feet, flood insurance rate zones that corresponds to areas of shallow flooding with average depths between 1 and 3 feet, flood insurance zone AE with a NAVD88 elevation of 4 feet, flood insurance rate zone that corresponds with flood depths greater than 3 feet, and flood zone X-Below 500 Year flood plain, flood insurance rate zones that are outside the flood plain or the average flood depths of less than 1 foot.

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

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would 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. Please see attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PC 21-2
- B. Municipality:*** Hollywood
- C. Applicant:*** RD Sterling, LLC

II. Site Characteristics

- A. Size:*** Approximately 26.7 acres
- B. Location:*** In Section 4, Township 51 South, Range 42 East; generally located on the south side of Stirling Road, between Oakwood Boulevard and North 22 Avenue
- C. Existing Use:*** Tree Nursery

III. Broward County Land Use Plan Designation

Current Land Use Designation: 15.1 acres of Commerce
11.6 acres of Low-Medium (10)

Proposed Land Use Designation: Medium (16) Residential

IV. Water Recharge Review

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

The current land use designation is 15.1 acres of Commerce and 11.6 acres of Low Medium (10).

A typical value for an impervious area produced by this type of development is approximately 69 percent.

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

The proposed land use designation is Medium (16) Residential.

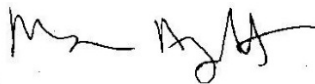
A typical value for an impervious area produced by this type of development is approximately 75 percent.

V. Impact of Change in Land Use Designation

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



By: _____

Date 9/17/2020

Maena Angelotti

Environmental Planning and Community Resilience Division

BROWARD COUNTY PLANNING COUNCIL

WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** PC 21-2
- B. *Municipality:*** Hollywood
- C. *Project Name:*** Hollywood Land Use Amendment/CF&A Hill Family, LTD

II. Site Characteristics

- A. *Size:*** Approximately 26.7 acres
- B. *Location:*** In Section 4, Township 51 South, Range 42 East; generally located on the south side of Stirling Road, between Oakwood Boulevard and North 22 Avenue
- C. *Existing Use:*** Tree Nursery

III. Broward County Land Use Plan Designation

- A. *Current Designation:*** 15.1 acres of Commerce
11.6 acres of Low-Medium (10) Residential
- B. *Proposed Designation:*** Medium (16) Residential

IV. Wetland Review

- A. *Are wetlands present on subject property?*** Yes
- B. *Describe extent (i.e. percent) of wetlands present on subject property.*** 5.8 acres
- C. *Describe the characteristics and quality of wetlands present on subject property.***
Herbaceous and mangrove wetlands, quality is under review with application.
- D. *Is the property under review for an Environmental Resource License?*** Yes. DF20-1044

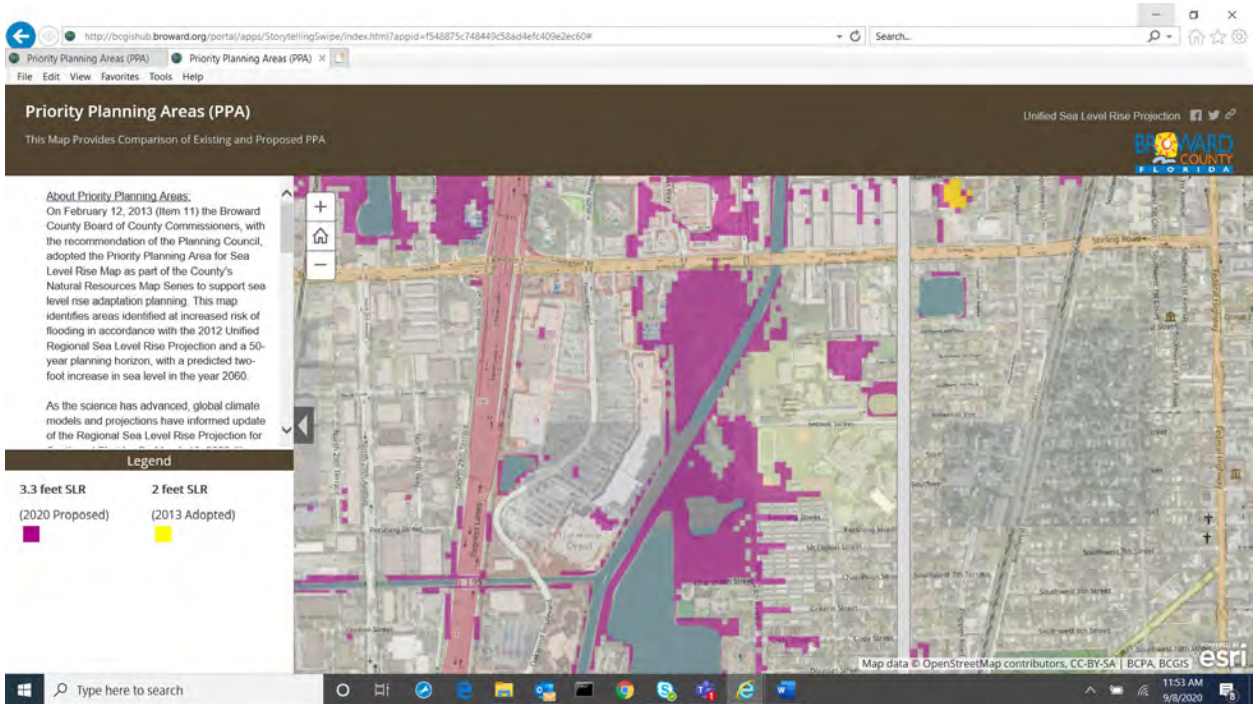
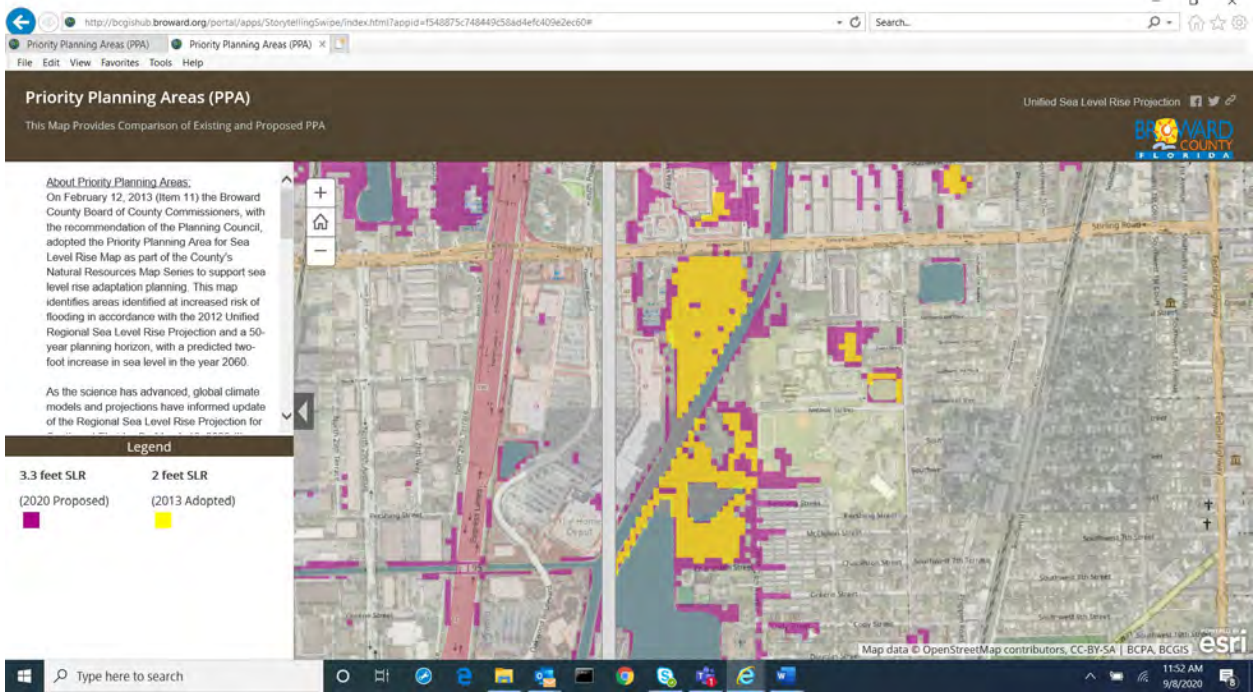
Wetland Resource Questionnaire
PC 21-2

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? Under review

V. Comments:
No on-site work is authorized at this time.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

PC 21-2 Priority Planning Areas showing 2013 and 2020 SLR scenarios



Contaminated Sites

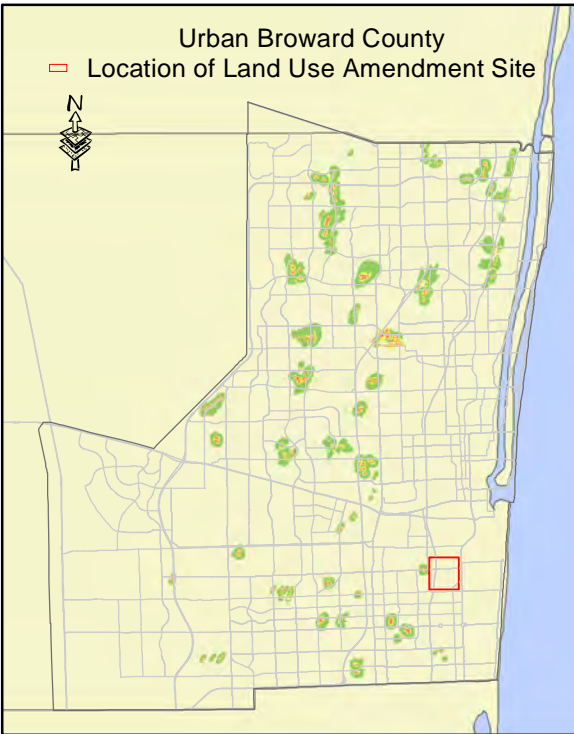
Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
NF-0843	FLORIDA SILICA SAND	181 S BRYAN RD	Dania Beach	33004	N/A	Landfill	N/A	N
SF-3277	L C BOGGS INDUSTRIES	1320 STIRLING RD	Dania Beach	33004	N/A	Retail	68622282	Y
NF-2954	City of Dania Beach Public Works - Fleet	1201 STIRLING RD	Dania Beach	33004	Petroleum	Fuel Facility	68627730	N
NF-2050	Dania Pointe Brownfield Site	181 BRYAN RD	Dania Beach	33004	Organic Metals	Landfill	N/A	Y
NF-2127	Town Hollywood Property	STIRLING RD AND SOUTH COMPASS WAY	Dania Beach	33020	Arsenic	Vacant Lot	N/A	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

Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Advance Auto Parts #9183	1750 STIRLING RD, Dania Beach, FL 33004	5531 - Auto and Home Supply Stores	Hazardous Materials
Attucks Middle, #0343	3500 N 22ND AVE, Hollywood, FL 33020	8211 - Elementary and Secondary Schools	Hazardous Materials
BJ's Wholesale Club #109	4000 OAKWOOD BLVD, Hollywood, FL 33020	5399 - Miscellaneous General Mercandise Stores	Hazardous Materials and Storage Tank
City of Dania Beach Public Works - Fleet	1201 STIRLING RD, Dania Beach, FL 33004	7538 - General Automotive Repair Shops	Hazardous Materials and Storage Tank
Home Depot #6310	3401 OAKWOOD BLVD, Hollywood, FL 33020	5211 - Lumber and Other Building Materials Dealers	Hazardous Materials and Storage Tank
K-Mart #3818	3800 OAKWOOD BLVD, Hollywood, FL 33020	5399 - Miscellaneous General Mercandise Stores	Hazardous Materials
Master Best Finishing Inc.	1210 STIRLING RD, #5B, Dania Beach, FL 33004	7641 - Reupholstery and Furniture Repair	Hazardous Materials
Mobil 'On The Run'	2780 STIRLING RD, Hollywood, FL 33020	5541 - Gasoline Service Stations	Storage Tank
Nautical Ventures Marine, LLC	50 BRYAN RD, Dania Beach, FL 33004	7699 - Repair Shops and Related Services, Not Elsewhere Classified	Hazardous Materials
Stirling Suites Dania	151 SW 18TH CT, Dania Beach, FL 33004	6512 - Operators of Nonresidential Buildings	Hazardous Materials
The Lake Doctors	1200 STIRLING RD, Dania Beach, FL 33004	0721 - Crop Planting, Cultivating, and Protecting	Hazardous Materials

Land Use Amendment Site: LUA PC 21-2



Land Use Amendment Map Legend

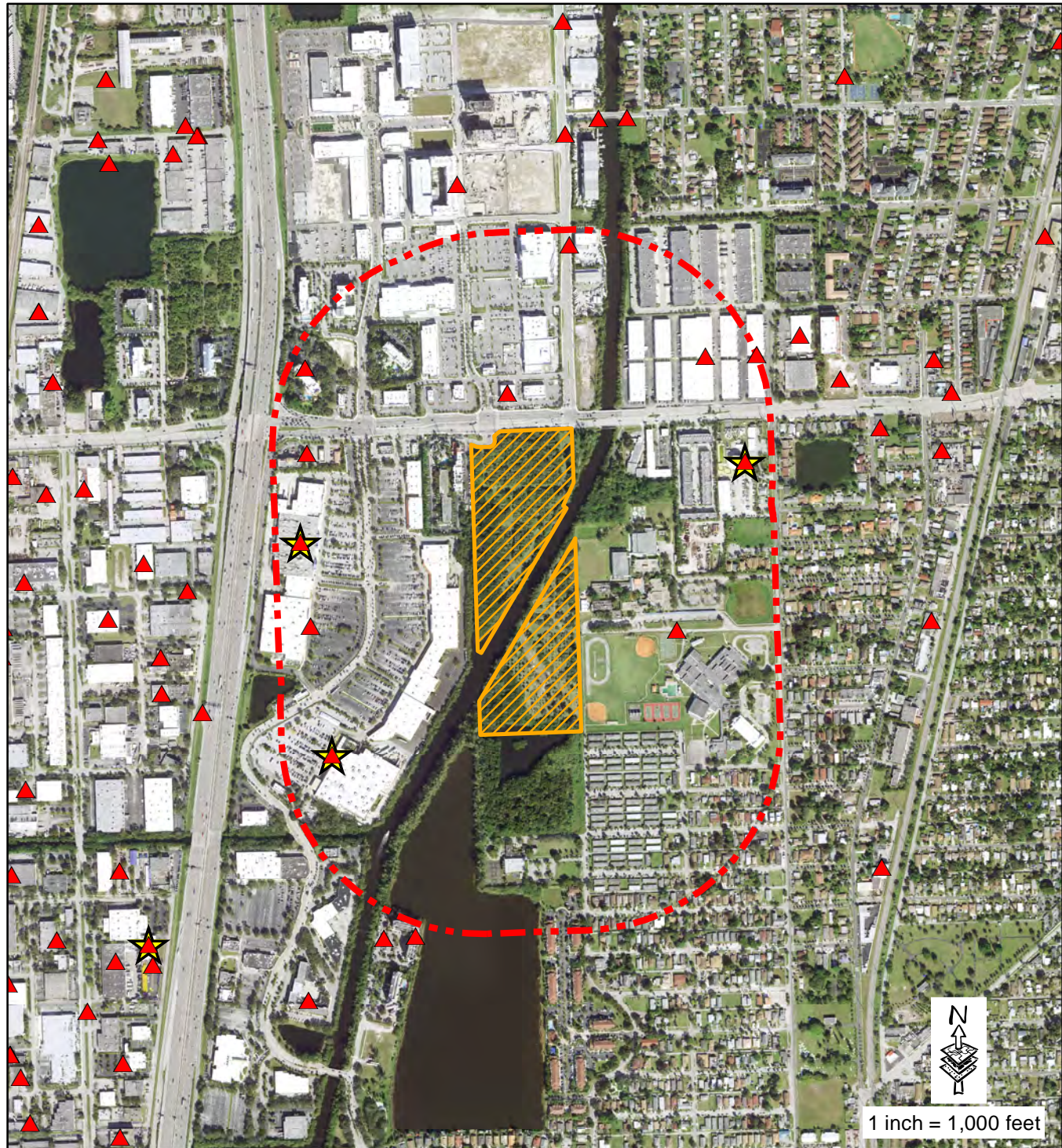
- ★ Sara Title III 302 Facility
- ▲ Hazardous Materials Facility
- - - 0.25 Mile Buffer
- ▨ Proposed Amendment Site
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

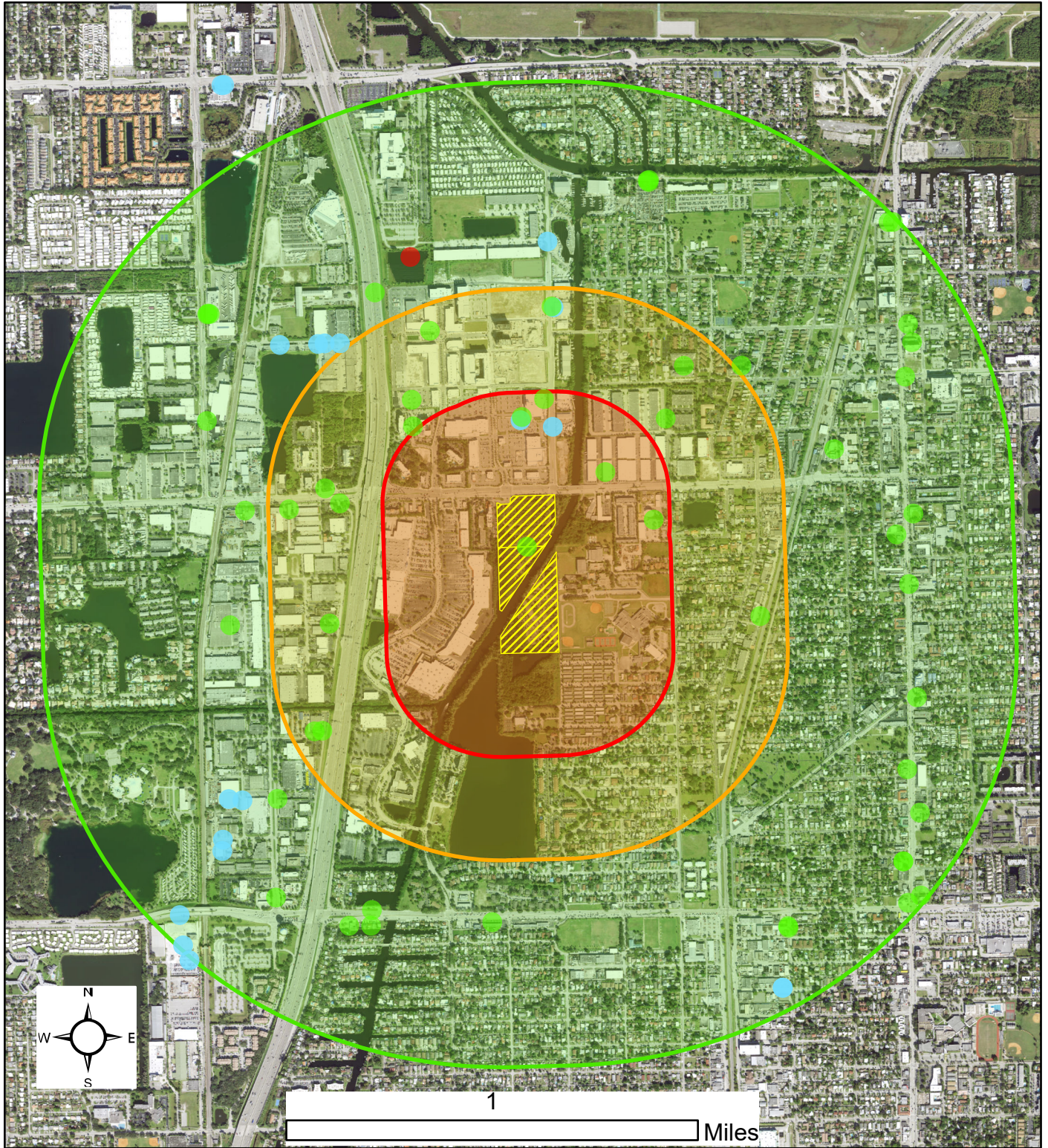
Miles 0 0.125 0.25

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 - September 2020
 Environmental and Consumer Protection Division





Legend

- | | |
|---|---|
|  Proposed Site |  Quarter Mile Buffer |
|  Contaminated Sites |  Half Mile Buffer |
|  Solid Waste Facilities |  One Mile Buffer |
|  Air State Permitted Facilities | |

Generated for location purposes only.

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

Prepared by: MOSPINA 9/23/2020

Environmental Engineering and Permitting

ATTACHMENT 8

GreenspoonMarder^{LLP}

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

October 29, 2020

VIA EMAIL



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

Re: Hollywood Land Use Plan Amendment PC 21-2

Dear Barbara:

Thank you for providing the agency review comments related to City of Hollywood Land Use Plan Amendment PC 21-2. We have reviewed the comments and would like to provide you with additional information to address some of the agency comments.

Broward County Environmental Engineering and Permitting Division - Wetlands

Applicant's Response: The Applicant acknowledges the existing wetlands and invasive vegetation species on the Subject Property. An Environmental Resource License application was submitted for the construction activities in the wetlands and surface waters. The Applicant acknowledges that any in-water structures such as seawalls and docks are regulated by Chapter 27, Article XI of the Natural Resource Protection Code and other permitting agencies. The Applicant will apply for any necessary permits for any in-water structures that are incorporated into the proposed development. As part of the land development process, the Applicant will remove any invasive exotic vegetation that exists on the Subject Property. Due to the extent of the exotic vegetation, the Applicant will implement a management plan to control reinvasion, if necessary and required by any permitting authority. Further, the Applicant will apply for any other natural recourse licenses that are required to complete the proposed development plan.

Broward County Environmental Engineering and Permitting Division – Contaminated Sites

Applicant's Response: At this time, the Applicant does not have any further analysis of any contaminated sites in the vicinity of the Subject Property. In accordance with the requirements of Broward County's Environmental Engineering and Permitting Division requirements, the Applicant will apply for pre-approval of any dewatering activities on

Boca Raton Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami Naples
New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

45695916.1
31033.0009

the Subject Property and this application will include a dewatering plan. The Applicant acknowledges that the Subject Property is a known contaminate site. As a result, the Applicant will comply with all clean-up regulations that apply to the contamination and acknowledges that no building permit can be granted unless said permits do not interfere with any clean-up activities.

Broward County Environmental Planning and Community Resilience Division

Applicant's Response: The original land use plan amendment analysis submitted with this request acknowledged that a portion of the Subject Property is located in A Priority Planning Area for Sea Level Rise as determined by Broward County. The City and County have policies and regulations in place to ensure that properties that have the potential to be impacted by sea level rise are served by adequate stormwater management and drainage facilities. Specifically the stormwater management and drainage system for the Subject Property will meet and exceed any criteria required by Broward County as part of the Surface Water Management/Environmental Resource Permit review. Due to the low elevation of the site it will be filled several feet above the current elevation in order to meet minimum finished floor elevations per Broward County and FEMA requirements. The latest wet season water table maps have also been accommodated in the stormwater design which increases the amount of exfiltration trench, dry retention, and lake area required to compensate for the higher water table elevation.

The analysis provided with this land use plan amendment application included the level of service standards for drainage and flood protection. The City of Hollywood has incorporated several policies in its Comprehensive Plan to address flood protection including that form the basis for flood protection regulations.

- Policy 1.5: The City of Hollywood will maintain its Zoning and Development Regulations to ensure that land use categories subdivision regulations, signage regulations and flood ordinances are consistent with the *Land Use Element* and all other elements of the Hollywood Comprehensive Plan.
- Policy 8.8: Review and amend the Code of Ordinances or the Zoning and Development Regulations as necessary to include floodplain protection provisions consistent with the criteria and mapping of the Federal Emergency Management Administration.
- Policy 2.10: Identify areas that frequently flood and determine preventative methods. (CWMP Policy CW.131)
- Policy 2.11: Determine sources of funding to eliminate flooding or ensure timely drainage of flood prone areas. (CWMP Policy CW.132)

Policy 3.4 The City shall develop a basin-wide water management protocol that optimizes flood protection, water quality, stormwater storage, wetlands sustainability, and ground water recharge functions. By assessing the existing surface water management system, well field characteristics, ground water levels, flows and canal stages, a model will be developed to better utilize the water resource.

The City of Hollywood Code of Ordinances, Chapter 154 deals specifically with creating flood resistant development. Applicable sections of that chapter are provided below.

154.01 GENERAL.

(B) *Scope.* The provisions of this chapter shall apply to all development in the city, including development that is wholly within or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the *Florida Building Code*; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

(C) *Intent.* The purposes of this chapter and the flood load and flood resistant construction requirements of the *Florida Building Code* are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

- (1) Minimize unnecessary disruption of commerce, access and public service during times of flooding;
- (2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
- (3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
- (4) Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
- (5) Minimize damage to public and private facilities and utilities;
- (6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;

(7) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and

(8) Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.

(D) *Coordination with the Florida Building Code.* This chapter is intended to be administered and enforced in conjunction with the *Florida Building Code*. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the *Florida Building Code*.

(E) *Warning.* The degree of flood protection required by this chapter and the *Florida Building Code*, as amended by this community, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on flood insurance rate maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this chapter.

§ 154.02 APPLICABILITY.

(C) *Basis for establishing flood hazard areas.* The Flood Insurance Study for Broward County, Florida and Incorporated Areas dated August 18, 2014, and all subsequent amendments and revisions, and the accompanying flood insurance rate maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this chapter and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Department of Public Utilities.

(D) *Submission of additional data to establish flood hazard areas.* To establish flood hazard areas and base flood elevations, pursuant to § 154.05 the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

(1) Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this chapter and, as applicable, the requirements of the Florida Building Code.

(2) Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a letter of map change that removes the area from the special flood hazard area.

154.03 DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR.

(B) *General.* The Floodplain Administrator is authorized and directed to administer and enforce the provisions of this chapter. The Floodplain Administrator shall have the authority to render interpretations of this chapter consistent with the intent and purpose of this chapter and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this chapter without the granting of a variance pursuant to § 154.07.

(C) *Applications and permits.* The Floodplain Administrator, in coordination with other pertinent offices of the community, shall:

(1) Review applications and plans to determine whether proposed new development will be located in flood hazard areas;

(2) Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this chapter;

(3) Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;

(4) Provide available flood elevation and flood hazard information;

(5) Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;

(6) Review applications to determine whether proposed development will be reasonably safe from flooding;

(7) Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*, when compliance with this chapter is demonstrated, or disapprove the same in the event of noncompliance: and

(8) Coordinate with and provide comments to the Building Official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this chapter.

(H) *Other duties of the Floodplain Administrator.* The Floodplain Administrator shall have other duties, including but not limited to:

(1) Establish, in coordination with the Building Official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to division (D) of this section;

(2) Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);

(3) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the flood insurance rate maps if the analyses propose to change base flood elevations, or flood hazard area boundaries; such submissions shall be made within six months of such data becoming available;

(4) Review required design certifications and documentation of elevations specified by this chapter and the *Florida Building Code* and this chapter to determine that such certifications and documentations are complete;

(I) *Floodplain management records.* Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator in coordination with the Building Official shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this chapter and the flood resistant construction requirements of the *Florida Building Code*, including flood insurance rate maps; letters of change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the *Florida Building Code* and this chapter; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this chapter and the flood resistant construction requirements of the

Florida Building Code. These records shall be available for public inspection at the Department of Public Utilities.

154.04 PERMITS.

(A) *Permits required*. Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the *Florida Building Code*, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter and all other applicable codes and regulations has been satisfied.

(B) *Floodplain development permits or approvals*. Floodplain development permits or approvals shall be issued pursuant to this chapter for any development activities not subject to the requirements of the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

(C) *Application for a permit or approval*. To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community.

(G) *Other permits required*. Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

(1) The South Florida Water Management District; F.S. § 373.036.

(2) Florida Department of Health for onsite sewage treatment and disposal systems; F.S. § 381.0065 and Chapter 64E-6, F.A.C.

(3) Florida Department of Environmental Protection for construction, reconstruction, changes, or physical activities for shore protection or other activities seaward of the coastal construction control line; F.S. § 161.141.

(4) Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; F.S. § 161.055.

(5) Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.

(6) Federal permits and approvals.

154.05 SITE PLANS AND CONSTRUCTION DOCUMENTS.

(A) *Information for development in flood hazard areas.* The site plan or construction documents for any development subject to the requirements of this chapter shall be drawn to scale and shall include, as applicable to the proposed development:

(1) Delineation of flood hazard areas, flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.

(2) Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas, new buildings shall be located landward of the reach of mean high tide.

(3) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.

(4) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.

(5) Delineation of the coastal construction control line or notation that the site is seaward of the coastal construction control line, if applicable.

(6) Extent of any proposed alteration of sand dunes or mangrove stands, provided such alteration is approved by the Florida Department of Environmental Protection.

(7) Existing and proposed alignment of any proposed alteration of a watercourse.

The Floodplain Administrator, in coordination with the Building Official, is authorized to waive the submission of site plans, construction documents, and other data that are required by this chapter, but that are not required to be prepared by a registered design professional, if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this chapter.

(C) *Additional analyses and certifications.* As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses

signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

(1) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in division (D) of this section.

(2) For activities that propose to alter sand dunes or mangrove stands in coastal high hazard areas (Zone V), an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage.

(D) *Submission of additional data.* When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a letter of map change from FEMA to change the base flood elevations, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

154.50 BUILDINGS AND STRUCTURES.

(C) *Specific methods of construction and requirements.* Pursuant to Broward County Administrative Provisions for the *Florida Building Code*, the following specific methods of construction and requirements apply:

(1) *Minimum building elevations.*

(a) Residential buildings. New construction and substantial improvement of residential buildings shall have the lowest floor, including basement, elevated to or above the elevation required in the *Florida Building Code, Residential* or *Florida Building Code, Building*, as applicable, or at least 18 inches above the highest point of the crown of all streets adjacent to the plot upon which such buildings are located or in accordance with a system or method of design admitting of rational analysis in accordance with well-established principles of mechanics and sound engineering practices as determined by the Director, Public Utilities.

(2) *Minimum lot elevation - finished grade.* The minimum lot elevation after finished grading shall not be less than the crown of the adjacent street or top of sidewalk, whichever is higher. Lots shall be provided with drainage facilities as required by the *Florida Building Code*, to avoid drainage onto adjoining properties. The finished grade at the perimeter of residential buildings shall be a minimum of six inches below the minimum building elevation as specified in this section.

154.51 SUBDIVISIONS.

(A) *Minimum requirements.* Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

(1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

(2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

(3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

(B) *Subdivision plats.* Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

(1) Delineation of flood hazard areas, flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats; and

(2) Compliance with the site improvement and utilities requirements of § 154.52.

154.52 SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS.

(A) *Minimum requirements.* All proposed new development shall be reviewed to determine that:

(1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

(2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

(3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

(B) *Sanitary sewage facilities.* All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

(C) *Water supply facilities.* All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.

(D) *Limitations on placement of fill.* Subject to the limitations of this chapter, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the *Florida Building Code*.

South Florida Water Management District

In accordance with City and County regulations described above, the Applicant will coordinate with South Florida Water Management staff during the permitting process to insure that all applicable permits are applied for and implemented during the land development process.

Please let me know if you need any additional information concerning this matter.

Sincerely,

GREENSPOON MARDER LLP



Cynthia A. Pasch, AICP

Environmental Protection and Growth Management Department
ENVIRONMENTAL PLANNING AND COMMUNITY RESILIENCE DIVISION
115 S. Andrews Avenue, Room 329H • Fort Lauderdale, Florida 33301 • 954-519-1270 • FAX 954-519-1496



To: Broward County Board of County Commissioners
From: Dr. Jennifer Jurado, CRO and Deputy Director *JJ*
Environmental Protection and Growth Management Dept.
Date: 11/10/2020
Re: RD Stirling LUPA PC 21-2

The County Environmental Planning and Community Resilience Division (EPCRD) previously provided comments regarding land use plan amendment application PC 21-2 – City of Hollywood. The EPCRD comments noted that the site in question falls within a designated Priority Planning Area deemed at risk to increased flooding due to sea level rise. The C-10 Canal, a tidally-influenced waterway, also transects the site. As such, County staff requested additional information pertaining to the City’s comprehensive plan or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaption from rising sea levels. County staff was subsequently provided a response, dated October 29, 2020, citing the City of Hollywood Comprehensive Plan Policies 1.5, 8.8, 2.10, 2.11 and 3.4 and Code of Ordinances Chapter 154. While County staff acknowledges the City has policies consistent with the Florida Building Code and inclusive of floodplain protection provisions, it is not apparent from the applicant’s response which strategies will be utilized to deal with the flooding issues present or expected on the site, in the immediately surrounding area, or the adequacy of these measures for addressing projected sea level rise consistent with the 2019 Unified Sea Level Rise Projection for Southeast Florida and related future conditions planning..

Broward County Land Use Plan Policy 2.21.5 requires development within a Priority Planning Area for Sea Level Rise 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. The applicant should provide a legally binding letter of commitment that describes their flood protection and sea level rise adaptation strategies for complying with Broward Land Use Policy 2.21.1, flood protection from rising sea levels; 2.21.7, minimum elevation for tidal flood barriers and seawalls; Broward Ordinance 2017-16, drainage and surface water management strategies based on the Broward County Future Conditions Average Wet Season Groundwater Elevation; finished flood elevations based on the higher of the December 2019 FEMA flood map, the proposed Broward County Future Conditions 100-Year Flood Map, or site-specific

modeling; and adjustments to design storm calculations consistent with the County's Future Conditions Rainfall Technical Memorandum dated June 2020.

Secondly, sea level rise protection strategies must be holistic in order to be effective on this site. The applicant should also provide a letter of commitment by the City of plans for collective improvement and maintenance of the interconnected transportation and water management infrastructure necessary to maintain access and services for the project site consistent with the aforementioned future conditions planning. Absent flood mitigation, there could be little expectation of reliable roadway access for the development during seasonal high tides and with additional sea level rise. It is acknowledged that the City has floodplain protection provisions, but in order to deliver resiliency benefits, adaptation for future conditions should be translated into new codes and standards, and accompanied by improvements to infrastructure servicing and surrounding the property site.

Recommendation:

Based on the information available, the County EPCRD staff cannot find the proposed amendment supportable at this time. As stated above, County staff seeks a legally binding commitment detailing how the applicant will address current and future conditions flood risk specific to this site.

ATTACHMENT 10

GreenspoonMarder^{LLP}

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

November 13, 2020



VIA EMAIL

Jennifer I. Jurado, Ph.D.
Deputy Director and Chief Resilience Officer
Environmental Protection and Growth Management Department
115 S Andrews Ave
Room 329-h
Fort Lauderdale, Florida 33301

Re: Hollywood Land Use Plan Amendment PC 21-2

Dear Jennifer:

Thank you for taking the time to discuss your comments concerning the above referenced land use plan amendment with us yesterday. The Applicant's engineers have looked closely at the development plan to address those comments and their analysis and response is attached. We are hopeful that the attached meets the policies of the BrowardNext land use plan.

The City of Hollywood (City) has taken many steps to address sea-level rise and other impacts of global warming. We will be working with City staff to provide you with correspondence that outlines the City's prior and current plans regarding sustainability, and future commitments regarding their efforts. Our goal is to have the City's correspondence to you prior to the Planning Council first public hearing concerning this land use plan amendment.

Jennifer I. Jurado, Ph.D.
November 13, 2020
Page No. 2

Please let me know if you have any questions or need additional information concerning this response.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch

Cynthia A. Pasch, AICP

VIA EMAIL

cc: Barbara Blake Boy
Josh Horning, P.E.
Dennis D. Mele, Esq.
Bill Shewalter
Michael Spruce, P.E.



November 13, 2020

Jennifer L. Jurado, PH.D.
Environmental Protection and Growth Management Department
115 S Andrews Ave, Room 329-H
Fort Lauderdale, FL 33301

**RE: *Related Hollywood
Land Use Plan Amendment
Response to Comments***

Dear Ms. Jurado,

Further clarification was requested in the form of detailed strategies implemented to address projected sea level rise and future adaption planning. As discussed in our recent call, a summary table was prepared that compares the current and future criteria by which the subject site will be measured and outlines stormwater management strategies designed to mitigate impacts to the environment. Please refer to exhibit A. The table details particular criteria that address the referenced policies related to sea level rise, environmental and local area impacts, and tidal barriers.

Policy 2.21.1, flood protection from sea level rise, was addressed first and foremost by increasing the average wet season water table elevation one foot, as identified in the County's Future Conditions Wet Season Water Table Map, which impacts the entire stormwater approach for the site. By complying with this future conditions map and policy, our parking lot elevations and finished floor elevations were raised, lakes and retention areas were enlarged, and perimeter berm elevation increased to account for this future condition. In doing so, finished floors were raised to an elevation that complies with the County's Future Conditions 100-Year Flood Elevation Map as well as FEMA's 2019 preliminary BFE, which is not yet adopted. Due to the overall raising of the site, a LOMR-F application will be utilized in hopes of removing the site from the FHA, thus creating a future condition that is no longer dictated by a BFE. We believe the proposed improvements and identified LOMR strategy satisfies the requirements of this Policy.

Policy 2.21.5 is related to the environmental impacts to the subject site, its connected water table, and the adjacent properties surrounding it. More specifically, the redevelopment is required 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 outlined in the attached Exhibit A, the water quality requirements of the current code have been met in the form of dry detention and wet detention areas constructed onsite. Water quality pretreatment requirements will be met prior to discharging to environmentally sensitive wetlands or to gravity drainage wells designed for this site. Subsequent discharge to the existing wetland area, which for years has struggled, will now be supplied with pretreated stormwater and gravity drainage wells will provide an injection of freshwater into the aquifer to impede the intrusion of salt water

inland. As discussed previously, a perimeter berm will be utilized to minimize impacts to neighboring parcels and roadways, thus containing the required 25-year storm entirely onsite. We believe these design considerations satisfy the requirements of this policy.

Policy 2.21.7 addresses the adaptation of tidal flood barriers for future sea level rise. To address this concern and as a result of the overall raising of the site and reconstruction of the C-10 canal bank, the reconstructed embankment can very easily be extended to an elevation that serves both to contain water onsite related to the 25-year 3-day storm event and prevent water from inundating the site via tidal waters of the C-10 canal. As discussed in our collaboration call yesterday, consideration will be given to the installation of an impermeable liner along the canal bank to prevent seepage through the berm weakening its structure and increasing its potential for failure. The process by which we obtain a permit to construct a bridge over the canal and rebuild the canal bank will take us through the SFWMD ROW department review process during which we will be asked to address this very concern we have no doubt. Further, and as confirmed by the City's Engineering department, the City is undergoing a SWMP update which will incorporate the County's Tidal Influence Ordinance 2020-11 requiring the elevation of tidal barriers to increase minimum elevations to 4' NAVD by 2035 and 5' NAVD by 2050. We believe the canal improvements proposed and subsequent reviews by the AHJ will satisfy the requirements of this policy.

Lastly, there was a concern raised related to a 20% increase in precipitation for 25-year storms and smaller, and its effect on stormwater conveyance facilities. We have run hydraulic modeling on the proposed improvements, and while the site is designed to contain the 25-year 3-day storm in an onsite lake and dry detention, then discharge to gravity drainage wells, we do want to ensure this increase in precipitation does not negatively affect conveyance to these facilities in the near or long term. The results of our analysis indicate that a small increase in the downstream pipe sizes will allow this larger volume of water predicted by the County's models to convey and eliminate flooding in areas that have the potential to damage property and inconvenience residents of the completed development. These findings will be incorporated into the proposed design.

Please feel free to contact me at (561) 404-7240 or josh.horning@kimley-horn.com should you have any questions.

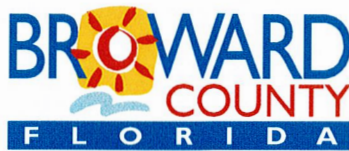
Sincerely,



Joshua Horning, P.E.
Associate

BROWARD COUNTY POLICY COMPLIANCE TABLE

PROJECT:	Town Hollywood	SHEET	1 of 1		
CLIENT:	Related	DATE:	11/10/20		
DESCRIPTION: Broward County Policy Compliance Table (All elevations are listed in the NAVD88)					
	Current (Effective)	Future (Preliminary)	Design (Proposed)	Notes	
Policy 2.21.1					
BC Wet Season Water Table (NAVD)	0.5	1.5	1.5	Future condition accomodated	
BC 100-Year Flood Elevation (NAVD)	5.5	6.0	6.0	Future condition accomodated	
FEMA FHA BFE	3.0/4.0	6.0	6.0	Future condition accomodated	
Policy 2.21.5					
Minimum Water Quality (Ac-Ft)	1.82	-	1.82+	Minimizes adverse affects to groundwater table	
Enviromental Impacts	-	-	-	Proposed recharge of existing wetlands after water quality achieved	
Salt Water Intrusion	-	-	-	Freshwater discharge to gravity drainage wells proposed after water quality achieved	
Perimeter Berm (25-yr, 3-day storm)	-	-	5.25	Minimizes flooding impacts to surrounding lands	
Policy 2.21.7					
Seawall Elevation (Canal Bank)	3.0	5.0	5.25	Berm along canal would serve dual purpose	



Environmental Protection and Growth Management Department
ENVIRONMENTAL PLANNING AND COMMUNITY RESILIENCE DIVISION
 115 S. Andrews Avenue, Room 329H • Fort Lauderdale, Florida 33301 • 954-519-1270 • FAX 954-519-1496

To: Broward Planning Council
From: Dr. Jennifer Jurado, CRO and Deputy Director *J.S.*
 Environmental Protection and Growth Management Dept.
Date: 11/20/2020
Re: RD Stirling LUPA PC 21-2

The County Environmental Planning and Community Resilience Division (EPCRD) provided recent comment regarding land use plan amendment (LUPA) application RD Stirling PC 21-2 – City of Hollywood, on November 10, 2020. The EPCRD comments noted that the site falls within a designated Priority Planning Area deemed at risk to increased flooding due to sea level rise and thus a need for the applicant to formally address resilience planning considerations specific to site development, inclusive of future conditions planning relating to tidal flood barriers, flood protection, and on-site water management, and the need to obtain similarly-stated resilience commitments on the part of the City of Hollywood.

Subsequently, a conversation was held with the project applicant on November 12, 2020, to clarify the agency's request and to receive additional details regarding the applicant's site development plans. On November 13, 2020, staff received additional correspondence, submitted by Kimley Horn on behalf of the applicant, including Exhibit A with project design details and commitments (attached).

Specific commitments detailed in this correspondence are as follows:

Regarding Policy 2.21.1:

- Utilization of the County's future conditions 1.5 foot NAVD groundwater elevation as the basis for drainage and surface water management design;
- Utilization of the higher of the flood elevations modeled as part of the County's proposed future conditions 100-year flood map (6.0 feet NAVD) or the preliminary 2019 FEMA map (6.0 feet NAVD) as the basis for establishing Base Flood Elevation (BFE).

Regarding Policy 2.21.5

- Applicant has committed to achieving flood protection and stormwater management associated with the 20% change factor for future conditions rainfall for a 25-year, 3-day storm event, including upgrading pipe diameter for conveyance. Improvements which will be integrated in the final project design.
- The applicant has noted plans to provide more than the required 1.82 acre-feet of required of water quality treatment, recharge of an adjacent wetland with treated stormwater, and use of drainage wells for additional disposal.
- Installation of perimeter berm with elevation 5.25 feet NAVD, sufficient to contain the 25-year storm event.

Regarding Policy 2.21.7

- Reconstruction of the C-10 canal bank, with the installation of 5.25 feet NAVD perimeter berm along the C-10 canal providing tidal flood protection, consistent with the seepage management requirements to prevent tidal waters from flowing through the barrier.

Regarding the City of Hollywood's commitments to future conditions planning in support of resilience infrastructure investments and improvements, the City's Director of Public Utilities provided a letter dated November 19, 2020 detailing the City's commitments in this area (attached), including:

- \$14 Million in capital improvement plans to address tidal flooding;
- Consultant services to support adaptation improvements as part of the City's Stormwater Master Plan;
- The City's commitment to flood plain management in addressing sea level rise;
- Planned presentation of a resolution implementing the tidal flood barrier ordinance for municipal adoption in early 2021; and
- Assurance of review of Finished Floor Elevation requirements consistent with the higher of existing FEMA BFE, preliminary FEMA Firms (December 2019) and the County's existing and proposed 100-year Flood Map.

With these binding commitments, the Division considers the previously identified land use policies and code references pertaining to resilience to have been adequately addressed by the applicant and the Division thus provides support for the proposed land use plan amendment (LUPA), RD Stirling PC 21-2.



November 19, 2020

Jennifer I. Jurado, Ph.D.
Deputy Director and Chief Resilience Officer
Environmental Protection and Growth Management Department
115 S Andrews Ave
Room 329-h
Fort Lauderdale, Florida 33301
Via email:

Re: RD Stirling Land Use Plan Amendment PC 21-2

Dear Dr. Jurado,

Thank you for providing review comments related to the RD Stirling Land Use Plan Amendment PC 21-2. This correspondence is submitted in response for your review.

The Applicant has agreed to incorporate into the approved site plan the proposed residential development in conformance with the design criteria in Exhibit 1 and construct accordingly.

Please be assured the City of Hollywood has taken many steps to address the impacts of climate change in the City and the region and is committed to continue to do so. The City's efforts are described as follows.

- On June 21, 2017 The City Commission approved Resolution 2017-168 to reaffirm commitment to climate action and the climate goals set out in the city's sustainability action plan, to support the principles and goals of the Paris agreement, and to continue to implement actions to meet established climate mitigation goals.
- The City has adopted a Sustainability Action Plan on March 15, 2017. The Plan contains 99 actions to achieve 32 goals within seven focus areas. A set of 22 metrics are used to measure the progress towards the goals. The focus areas include:
 - Leadership By Example
 - Resiliency (Climate Action Plan)
 - Built Environment
 - Environmental Quality
 - Resource Stewardship
 - Mobility
 - Community Engagement

1621 N. 14 Avenue
P.O. Box 229045
Hollywood, Florida
33022-9045

- The City has committed \$14 million in the current Capital Improvement Plan for tidal flooding mitigation and seawalls
- The City has committed \$2.6 million for undergrounding of utilities
- The City has bid and selected the consultant for the project for the Stormwater Water Master Plan update to address adaptation strategies for sea level rise and ensure all new development complies with Broward County's Land Use policy 2.21.1, 2.21.7 and Ordinance 2017-16. The scope includes the review of existing ordinances and recommendation for new ordinances to result in new codes and standards. Awaiting approval from City Commission.
- The City has committed to updating the Floodplain Management Plan to address flood protection and mitigation due to sea level rise through the 4-P strategy: Plan, Prepare, Protect, Prevent.
- A resolution to adopt the County's minimum elevations for tidal flood barriers and sea walls per BC Ordinance 2020-11 is being drafted for approval to enter onto the City Commissions agenda for reading in early 2021.
- Per the City's Code of Ordinance, Chapter 154, Section 154.50(c)(1)(a) & (b), the finished floor elevation is based on the more stringent condition of the elevation established by the Florida Building Code Residential and Building (i.e. Base Flood Elevation (BFE) + 1-foot) or 18-inches above the crown of road. Be assured the finished floor elevations, where BFEs are applicable, are being reviewed for determination of the higher BFE based on the December 31, 2019 Preliminary FEMA FIRM, the County's existing and proposed 100-year Flood Map or in accordance with a system or method of design admitting of rational analysis in accordance with well-established principles of mechanics and sound engineering practices.

Should you need further details or documentation of the City's commitment and efforts for flood protection and sea level rise adaptation, please do not hesitate to contact us.

Thank you for your anticipated support.

Respectfully,



Vivek Galav, P.E.

Director of Public Utilities

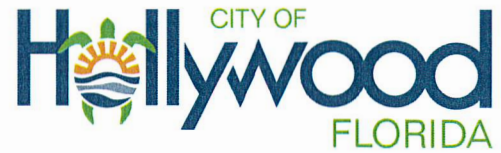
CC: Raul Wainer, P.E. – DPU ECSD
Alicia Vereas-Feria, CFM - DPU ECSD

1621 N. 14 Avenue
P.O. Box 229045
Hollywood, Florida
33022-9045

hollywoodfl.org

Office of the City Manager
Wazir A. Ishmael, Ph.D.
City Manager

ATTACHMENT 12



tel: 954.921.3201



October 29, 2020

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

Re: Stirling Road Land Use Plan Amendment PC-21-12 (20-L-09)

Dear Ms. Blake Boy:

The Applicant for the Stirling Road Land Use Plan Amendment has provided an updated Affordable Housing Market Assessment, dated April 28, 2020. 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 Mr. Anthony Grisby at (954) 924-2958 or Ms. Leslie A. Del Monte at (954) 921-3471.

Sincerely,


Dr. Wazir A. Ishmael
City Manager

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

c: Gus Zambrano, Assistant City Manager, City of Hollywood
Shiv Newaldass, Director, Development Services, City of Hollywood
Anthony Grisby, Community Development, Community Development, City of Hollywood
Leslie A. Del Monte, Planning Manager, City of Hollywood
Dennis Mele, Greenspoon Marder LLP
Cynthia A. Pasch, AICP, Greenspoon Marder LLP

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

hollywoodfl.org

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

April 28, 2020



Report Commission

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

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

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

This report estimates the current (2018) demand and projects (to 2024) the future demand for various affordable housing needs.

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

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

Report Summary

Using the Broward County Planning Council's *Recommended Methodology For Supply and Demand Analysis For Broward County's Affordable Housing Market (the "methodology")*, prepared by Meridian Appraisal Group and published June 9, 2015, the City of Hollywood has a current deficit of affordable housing for homeownership at the very low-income level (less than 50% of Median Household Income) and that is forecasted to continue through 2024.

The methodology demonstrates that rental properties for those at all the affordable housing bands are currently in short supply and will continue to be a challenge for the City. Rental properties in the Very Low- Income, Low-income Band (80% of Median Household Income) and Moderate-income Band (120% of Median Household Income) are expected to continue deficits through 2024.

The City continues to make affordable housing a priority and devotes 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 rental 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 year 2018/2019 (the latest U.S. Census Bureau American Community Survey data available (CY2018) and the supplemental data source from Esri² (CY2019)) and projected to calendar year 2024 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Meridian Appraisal Group (MAG) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. MAG developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. In order to forecast out to the year 2024, Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods were used. The MAG methodology is particularly sensitive to the primary factors of Median Household Income and housing stock forecasts. Esri’s forecasts are believed to be reliable and very up-to-date and draw upon a variety of publicly available and proprietary sources. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income

² Esri is an international supplier of geographic information system software, web GIS and geodatabase management applications. For this study, we have utilized various databases specific to the City of Hollywood that have been prepared by Esri. Products utilized include the Business Analyst, Community Analyst, and ArcGIS systems. Details on how Esri conducts forecasts of demographic and housing information can be found in *Methodology Statement: 2018/2021 Esri US Demographic Updates, An Esri® White Paper, June 2019.*

(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 2018 ACS data for the City of Hollywood and the Esri estimates for 2019 and its forecasts for 2024 are summarized below:

	2018 ACS Estimates	2019 Esri Estimates	2024 Esri Forecasts
Population	154,823	151,885	158,605
Median Household Income	52,288	52,872	59,693
Housing Units, Total	70,315	74,811	77,372
Housing Units, Occupied	56,930	62,611	65,097

The Bureau of Economic and Business Research, University of Florida, and the Florida Legislature's Office of Economic and Demographic Research, estimated the population as of April 1, 2018, for the City at 149,028. The Broward County Property Appraiser (BCPA) notes that for 2019 there were 70,845 residential dwelling units (plus those in mixed-used parcels) being assessed for fire protection services³. Added to this number are dwelling or residential units not assessed or assessed through the mixed use/special use category utilized by BCPA. This is their estimate as of January 1, 2019, which is very close to the ACS estimate collection date. We use the BCPA files as a very good indication of the number of actual dwelling units in the City because each dwelling unit in the City is charged for a separate fire assessment and the property tax bill discreetly notices both the number of dwelling units and the total assessment. It stands to reason that a property owner would not likely pay the assessment if it were incorrect. The 2018 ACS survey has a total of 70,315 housing units, which is less than the actually assessed

³ Broward County Property Appraiser's Office web link:
<https://bcpa.net/Includes/Downloads/2019/FinalFireSummaries/2019%20Final%20Hollywood%20Fire%20Recap.pdf>

numbers as of January 1, 2019, of 70,845. And we must keep in mind the actual number of assessed units is likely closer to the Esri estimate because the BCPA number does not include residential units on mixed-use parcels. As an example, a mobile home park with a rental or property manager office would be a mixed-use parcel that is assessed both a commercial rate and a residential rate. The 2019 Esri estimates of housing units were for a year later and are based upon the ACS 2018 survey, plus Esri's forecasting methodology⁴. We believe the Esri estimates to be accurate for 2019 for the estimated number of housing units for the purposes of this report. The addition of the proposed residential units would increase the supply of housing. ***In the absence of this additional supply, housing costs would likely increase across most affordability bands than if the rental housing were not constructed.***

⁴ Esri is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri provides subscriptions to various database information they maintain for their GIS software. Some of those databases contain forecasts based upon proprietary methodology developed and maintained by Esri. Housing units are forecasted by Esri using "...[the] recorded change in the housing inventory...culled from several data sources, including multiple construction data inputs from Metrostudy, data for new manufactured homes placed by state from the Census Bureau, and building permits for permit-issuing places and counties. Numerous independent sources are leveraged to obtain detailed information on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Community Survey, and various state and local data 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: 2019/2024 Esri US Demographic Updates, June 2019

Affordable Housing Criteria

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

Using the ACS and Esri data and applying that data to the MAG supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences, which uses the 2020 HUD values for Median Area Income for Broward County of \$74,800 and the percentage bands previously described:

Gap Analysis, Meridian Appraisal Group Model Utilizing 2018 American Community Survey Data

2020 HUD Median Area Income Broward County		City of Hollywood, Florida							
\$74,800		Demand(D)			Supply(S)		No Gap/(Gap)		
Band Category		Income Band	Owner	Owner	S-D	Income Band	Renter	Renter	S-D
0.0%	50.0%	\$0	7,116	5,488	(1,629)	\$0	11,326	2,152	(9,174)
		\$37,400	22.7%	17.5%		\$935	44.3%	22.5%	
50.1%	80.0%	\$37,475	5,525	5,725	200	\$937	7,164	4,612	(2,552)
		\$59,840	17.6%	18.3%		\$1,496	28.0%	48.2%	
80.1%	120.0%	\$59,915	6,844	7,779	936	\$1,498	4,070	2,328	(1,742)
		\$89,760	21.8%	24.8%		\$2,244	15.9%	24.3%	

The MAG model shows surpluses in affordable housing for those who wish to own homes in the low- and moderate-income bands, but a deficit in the very low-income bands. There is a current deficit of rental properties in all three bands. These shortages in affordable housing have accelerated without amelioration in the last two years. We would note the mismatch between the most recent ACS data (2018) and the HUD 2020

Median Area Household Income. We believe this data would change somewhat if the 2020 ACS were available.

When we applied the Esri forecasted data for 2024 to this model, we find the following:

**Gap Analysis, Meridian Appraisal Group Model
Utilizing 2024 Esri Forecasted Data**

2024 HUD Median Area Income Broward County		City of Hollywood, Florida						
\$79,378		Demand(D)	Supply(S)	No Gap/(Gap)	Demand(D)	Supply(S)	No Gap/(Gap)	
Band Category	Income Band	Owner	Owner	S-D	Income Band	Renter	Renter	S-D
0.0% 50.0%		7,574	5,898	(1,675)		14,456	3,353	(11,103)
	\$0				\$0			
50.1% 80.0%	\$39,689	24.2%	18.8%		\$992	56.5%	13.8%	
	\$39,769	5,949	6,415	466	\$994	6,272	6,954	682
80.1% 120.0%	\$63,503	19.0%	20.5%		\$1,588	24.5%	28.7%	
	\$63,582	6,994	7,587	593	\$1,590	2,814	6,572	3,758
	\$95,254	22.3%	24.2%		\$0	11.0%	27.1%	

Owing largely to a forecasted increase in the MHI and the anticipated addition of new housing units, except for the largely unchanged very low-income band), the model predicts that surpluses in these bands will continue through 2024 for home ownership, but rental property surpluses in the Very Low-Income band will get worse. Higher median incomes in the County will eliminate the deficits by increasing the affordability on rental properties in the low- and moderate-income bands.



Addressing The Demand For Affordable Housing

The City of Hollywood has a demonstrated and substantial commitment to affordable housing within the City. The City has spent or budgeted \$12,953,710 during the period of FY2014 through FY2020 through various programs. Over this period, the funds were used, or will be used, on the following activities⁵:

- Architectural Barrier Removal
- Construction of 1 Home
- Debt Service
- Disaster Mitigation and Recovery
- Emergency Roof Repair
- General Housing Administration
- Housing Assistance
- Housing Rehabilitation
- Housing Services
- Land Acquisition
- Minor Home Repair
- Purchase Assistance
- Ramps To Independence
- Tenant-Based Assistance

The following table summarizes the use of the funds over the last few years:

Summary of Expenditures of Specific Housing-related Programs

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	Totals
SHIP Funds	150,221	276,994	576,520	794,410	966,605	193,193	202,288	3,160,231
NSP Funds	809,467	12,003	-	129,830	-	-	-	951,300
CDBG Funds	131,714	78,072	522,960	999,350	1,648,775	1,313,339	1,401,317	6,095,527
HOME Broward Consortium	111,749	83,375	254,020	732,920	478,772	588,052	497,764	2,746,652
Totals	1,203,151	450,444	1,353,500	2,656,510	3,094,152	2,094,584	2,101,369	12,953,710

The City expects to spend \$1,585,935 during FY2020 as detailed in the following table:

⁵ City of Hollywood financial information as published in the City's FY2020 Budget, Five-Year Consolidated Plan Draft 2020-2023, and SHIP Local Housing Assistance Plan 2020-2022.

Estimated Annual Commitment For Affordable Housing From Various Grant Funding Sources

Project	Target Area	Goal	Funding Source	Estimated Annual Amount	Number of Families Benefited
Housing Services	Citywide	Housing Rehabilitation	CDBG	100,000.00	15
Housing Rehabilitation	Citywide	Housing Rehabilitation	CDBG	371,037.00	15
Debt Service	Citywide	Housing Rehabilitation	CDBG	100,000.00	2,000
Ramps To Independence	Citywide	Housing Rehabilitation	CDBG	67,100.00	30
Housing Assistance	Citywide	Housing Assistance	CDBG	23,000.00	30
		Purchase Assistance, Development			
		Assistances, Rental Assistance, Housing	CDBG and		
General Housing Administration	Citywide	Rehabilitation	HOME	296,810.00	-
Housing Rehabilitation HOME	Citywide	Housing Rehabilitation	HOME	153,492.00	15
Construction of 1 Home	Citywide	Housing Development	HOME	74,665.00	1
Tenant-Based Assistance	Citywide	Rental Assistance	HOME	219,831.00	21
Owner-occupied Home Rehab	Citywide	Housing Delivery	SHIP	180,000.00	2
		Totals		1,585,935.00	2,129

The funds used for these expenditures came primarily through Federal and State grants or entitlement funding:

1. **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 our communities, 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 rehabilitation⁶:

⁶ Ibid.

Community Development Block Grant Funds

FY14 Actual	FY15 Actual	FY16 Adopted	FY17 Adopted	FY18 Adopted	FY19 Adopted	FY20 Adopted	7-year Totals
131,714	78,072	522,960	999,350	1,648,775	1,313,339	1,401,317	<u>6,095,527</u>

As a requirement to receive these funds, the City must periodically adopt a Consolidated Plan (CP) to identify housing and community development needs and to develop specific goals and objectives to address these needs over an ensuing five-year period. The City’s current CP covers the periods of FY2020 to FY2023. Regarding Affordable Housing, the CP summarized the City’s goals, objectives, and strategies for that five-year period:

“[It] is focused on the physical state of housing in the City and ways that Federal and local resources can be used to address housing issues. Based on input and data received through an extensive citizen participation process, the priority needs identified by the public are:

- a. Quality affordable housing in locations near essential amenities
- b. Land assembly and infrastructure to support affordable housing (e.g. shovel-ready sites)
- c. Elimination of perceived barriers to affordable housing (e.g. non-conforming lots, competition with student housing, etc.)
- d. Housing rehabilitation (e.g. housing rehabilitation and maintenance assistance, energy efficiency retrofits and utility bill assistance – both for homeowners and rental properties/landlords, accessibility retrofits, etc.)
- e. Historic preservation/restoration within low- and moderate-income neighborhoods
- f. Availability of rental housing/rental assistance, including smaller-sized or multi-family units, particularly for low- and very low-income renters
- g. Self-sufficiency training and case management for all populations (e.g. homeowners, renters and the homeless)

- h. Housing for non-homeless special needs populations (e.g. housing for veterans and accessibility retrofits for the elderly and disabled)

***Affordable Housing Goal:* Improve the location, supply and quality of affordable housing within City.**

Objective 1: Provide additional affordable housing units through housing acquisition, recycling, rehabilitation and construction.

Objective 2: Promote the provision of additional housing units for renters earning less than 80% area median income through encouraging rental unit rehabilitation and construction.

Objective 3: Promote actions that enable the provision of affordable housing.

***Self-Sufficiency Goal:* Address the role of self-sufficiency in protecting and enhancing the condition of the City's housing stock and neighborhoods.**

Objective 1: Promote affordable homeownership opportunities for low- and moderate income persons through homebuyer training opportunities and down-payment assistance.

Objective 2: Help low- and moderate- income persons to reduce their energy costs through weatherization and energy conservation programs.

Non-Housing Community Development Non-Housing Community Development is a broad category of spending that covers many types of public facilities and improvements such as roads, water improvements, wastewater improvements, lighting, drainage, community centers, parks, and virtually any other public project that benefits low- or moderate-income neighborhoods.

- Redevelopment on the “Eastside” of Hollywood including infrastructure, street scape and sidewalks (e.g. destination-making, particularly toward Sunset Strip)

- Public facilities (e.g. parks and recreation improvements in low- and moderate-income areas, trail connectivity, coordination with the Recreation and Parks Master Plan, and facilities and programs for seniors, youth and disabled populations)
- Public improvements (e.g. sidewalks, ADA ramps, bus stops – particularly in low- and moderate- income areas, stormwater projects)
- City’s Comprehensive Plan and Capital Improvements Element
- Public Services (e.g. food/nutrition programs, afterschool care, etc.)

***Quality of Life Goal:* Enhance the quality of life for people living in low- and moderate-income neighborhoods through public investment in facilities, improvements, and services, as well as the elimination of blight.**

- Objective 1: Improve physical conditions within designated low- and moderate-income areas through code enforcement and blight elimination.
- Objective 2: Invest in public improvements within low- and moderate- income areas as funded by the City.
- Objective 3: Invest in public facilities that benefit low- and moderate-income areas or persons, or special needs populations as funded by the City.
- Objective 4: Support Public Services for low- and moderate-income persons from available Federal and state sources.

Homelessness The Broward County Homeless Initiative Partnership is designated as the lead agency for the Broward County Continuum of Care (CoC), which is tasked with addressing homelessness in and throughout Broward County including the City. The lead agency for the CoC, works to improve access to services that support housing stability and facilitate self-sufficiency. In addition, the lead agency is responsible for advancing community- wide efforts, including the 10-Year Plan to End Homelessness and the Annual Point-In-Time (PIT) survey. Conducted by the CoC, which involves various partnering agencies in developing priority homeless needs, the city is not involved with the partnerships. All coordination is through the

Broward County HOME Consortium; however, the City retains a commitment to ending homelessness.

- Self-sufficiency training and case management
- Access to healthcare and mental health counseling
- Employment and legal assistance (e.g. support and advocacy, particularly for veterans)

- Other homeless facilities (e.g. shelter options for individuals) and services for groups such as families, single-parents and children taking care of themselves

***Homeless Prevention Goal:* Support Broward County efforts to reduce Homelessness by preventing and reducing homelessness throughout Broward County.**

Objective 1: Provide services that promote self - sufficiency for the homeless or those ‘at-risk’ of becoming homeless.

Objective 2: Support programs that offer meals and emergency shelter facilities or shelter beds to the homeless.

Objective 3: Support organizations that supply transitional or permanent supportive housing for the homeless.

Non-Homeless Special Needs Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low to moderate income and in need of Public Services. The category covers a large population, including the mentally ill, developmentally disabled, elderly, and other groups. These specific services are often provided by non-profit agencies, usually in coordination with Broward County.

- Capacity to facilitate systems of care for all non-homeless special needs populations (e.g. need for a single portal to avoid duplicative steps and delayed service)
- Healthcare and mental health counseling for persons with mental, physical, or development disabilities and/or persons with alcohol and drug addictions

- Family safety and advocacy for both adults and children (e.g. collocated Family Safety Center)
- Youth and young adult services (e.g. educational programming, job skill training, and programs to prevent recidivism)
- Employment and legal assistance for veterans

•***Non-Homeless Special Needs Assistance Goal***

Objective 1: Support programs that assist special needs populations with housing or accessibility improvements.

Objective 2: Increase the supply of transitional housing for persons with special needs.

Objective 3: Support programs that provide basic needs assistance (e.g. meals, healthcare, transportation, etc.) to persons with special needs.

Objective 4: Provide funding to agencies that offer case management, counseling, or self-improvement.

1.

2. **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. The City includes these funds to address the goals, objectives, and strategies in its CAP. The outcomes are included in the

prior section and spent or budgeted the following amounts during the period of FY2014 to FY2020⁷:

Broward County Home Consortium Grant								
	FY14	FY15	FY16	FY17	FY18	FY19	FY20	7-year
	Actual	Actual	Adopted	Adopted	Adopted	Adopted	Adopted	Totals
Minor Home Repair	3,958	83,375	254,020	562,920				904,273
Purchase Assistance	104,241	-	-	100,000				204,241
Land Acquisition	-	-	-	70,000				70,000
Rehabilitation Services	3,550	-	-	-				3,550
Totals	111,749	83,375	254,020	732,920	478,772	588,052	497,764	2,746,652

3. **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. The City includes these funds to address the goals, objectives, and strategies in its CAP. The outcomes are included in the prior section. The source of this funding has not been made available in recent years. The City spent or budgeted the following amounts during FY2014 to FY2020⁸:

Neighborhood Stabilization Funds								
	FY14	FY15	FY16	FY17	FY18	FY19	FY20	7-year
	Actual	Actual	Adopted	Adopted	Adopted	Adopted	Adopted	Totals
Land Acquisition	81,574	-	-	129,830				211,404
Rehabilitation Services	1,400	-	-	-				1,400
Minor Home Repair	726,493	12,003	-	-				738,496
Totals	809,467	12,003	-	129,830	-	-	-	951,300

⁷ Ibid

4. **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 City spent or budgeted the following amounts during FY2014 to FY2020⁹:

SHIP Funds								
	FY14	FY15	FY16	FY17	FY18	FY19	FY20	7-year
	Actual	Actual	Adopted	Adopted	Adopted	Adopted	Adopted	Totals
Purchase Assistance	53,101	44,485	80,000	80,000				257,586
Architectural Barrier Removal	89,720	23,400	64,060	187,630				364,810
Rehabilitation Services	7,400	15,800	70,020	68,880				162,100
Emergency Roof Repair	-	50,345	108,550	104,000				262,895
Disaster Mitigation and Recovery	-	69,420	86,780	95,000				251,200
Minor Home Repair	-	73,544	167,110	258,900				499,554
Totals	150,221	276,994	576,520	794,410	966,605	193,193	202,288	3,160,231

The City must adopt a Local Housing Assistance Plan (LHAP) that describes the City’s program details and housing/Incentive strategies that will be employed by the City to address the community’s affordable housing needs. The City’s program is designed to (1) meet the needs of the very low, low, and moderate income households; (2) expand production of and preserve affordable housing; and (3) further the housing element of the local government comprehensive plan specific to affordable housing. The strategies the City will use to achieve this program’s goals are summarized below and can be found in detail in the City’s *SHIP Local Housing Assistance Plan, 2019-2020, 2020-2021 and 2021-2022*,

- a. **Owner-occupied Rehabilitation.** Funds are awarded to homes in need of repairs to correct code violations, health and safety issues, electrical, plumbing, roofing, windows, and other structural items. The maximum award to any one household is \$90,000.

⁹ Ibid



- b. **Expedited Permitting.** The City's building department, through the Redevelopment and Grants staff, will expedite the permitting for eligible projects.
- c. **Increased Density Levels.** Through the City Ordinance Number 402, Affordable Housing Density Bonuses can be granted to developers or builders meeting the terms described in the Ordinance.
- d. **Zero Lot Line Construction.** To encourage affordable housing, the City's Land Development Code provides for zero-lot-line and other flexible lot configurations.

5. Interlocal Agreement Between Broward County, the City of Hollywood, and the City's Community Redevelopment Agency Regarding Funding For Affordable Housing. The City has entered into an agreement with Broward County wherein the City will refund to Broward County some of the money its CRA collects from its annual Tax Increment (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 the year. The money returned to the City will be used by the City for certain enumerated affordable housing programs. The programs rehabilitate existing residential properties, repair affordable and workforce housing, provide purchase assistance, first-time home buying assistance, infrastructure improvements in designated low income areas, providing work skills programs, or other county-approved affordable housing programs. The County agreed to pay to the City, in addition to any TIF amounts described above, \$1,849,373 at or soon after the agreement and another \$17,500,000 in 10 equal installments starting in 2027. All of the proceeds will go towards affordable housing efforts in the City, above and beyond those previously described.

ATTACHMENT 13

From: [Lajoie, Corinne](#)
To: [Bernal, Julie](#)
Cc: [Norena, Eleanor](#)
Subject: RE: Land Use Plan Amendment - PC 21-2
Date: Tuesday, September 22, 2020 4:23:50 PM

Thank you for the information.
The City of Dania Beach has no objections.

To: 'ENorena@daniabeachfl.gov' <ENorena@daniabeachfl.gov>
Cc: Teetsel, Dawn <DTEETSEL@broward.org>; Von Stetina, Deanne <DVONSTETINA@broward.org>; Blake Boy, Barbara <BBLAKEBOY@broward.org>; 'llewellen@daniabeachfl.gov' <llewellen@daniabeachfl.gov>; 'agarcia@daniabeachfl.gov' <agarcia@daniabeachfl.gov>
Subject: Land Use Plan Amendment - PC 21-2

Dear Ms. Norena:

Broward County Planning Council staff has received a land use plan amendment to the Broward County Land Use Plan: **PC 21-2**, located in the **City of Hollywood**. The amendment and associated backup materials are attached for your review. Since Dania Beach is adjacent to the proposed site, staff is affording the City an opportunity to review the proposed land use plan amendment.

The proposed amendment is anticipated for first public hearing before the Broward County Planning Council for its December 2020, meeting.

We are requesting that comments be digitally submitted to our office by **September 21, 2020**, to allow adequate time for consideration, discussion and incorporation into the Planning Council's staff report.

Should you have any questions, or if you have any trouble with the attachments, please contact me.

Thank you in advance for your timely response.

Respectfully,

Julie Bernal, Planner Trainee
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301
954.357.6698 (direct) www.Broward.org/PlanningCouncil

ATTACHMENT 14

From: [Cynthia Pasch](#)
To: [Bernal, Julie](#)
Subject: Hollywood Land Use Plan Amendment
Date: Wednesday, November 18, 2020 9:26:50 AM
Attachments: [1931-SP-1.PDF](#)

Hi Julie,

In response to your request, I attached the site plan for the proposed development. As you can see from the site plan, the Town Hollywood development includes a sidewalk network within the development that connects all buildings to Stirling Road. The 5' sidewalk network is approximately 1.5 miles and meanders through the property to connect all the units to each other, to the on-site recreation facilities, and to the existing sidewalks on Stirling Road. By using the sidewalk connection to Stirling Road, residents can walk or bicycle to the adjacent schools, bus stops and businesses in the area.

I will contact Jennifer this morning to find out the status of her comments.

GreenspoonMarder

Greenspoon Marder LLP

Cynthia A. Pasch, AICP

Land Planner

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, Florida 33301

Telephone: 954-527-6266

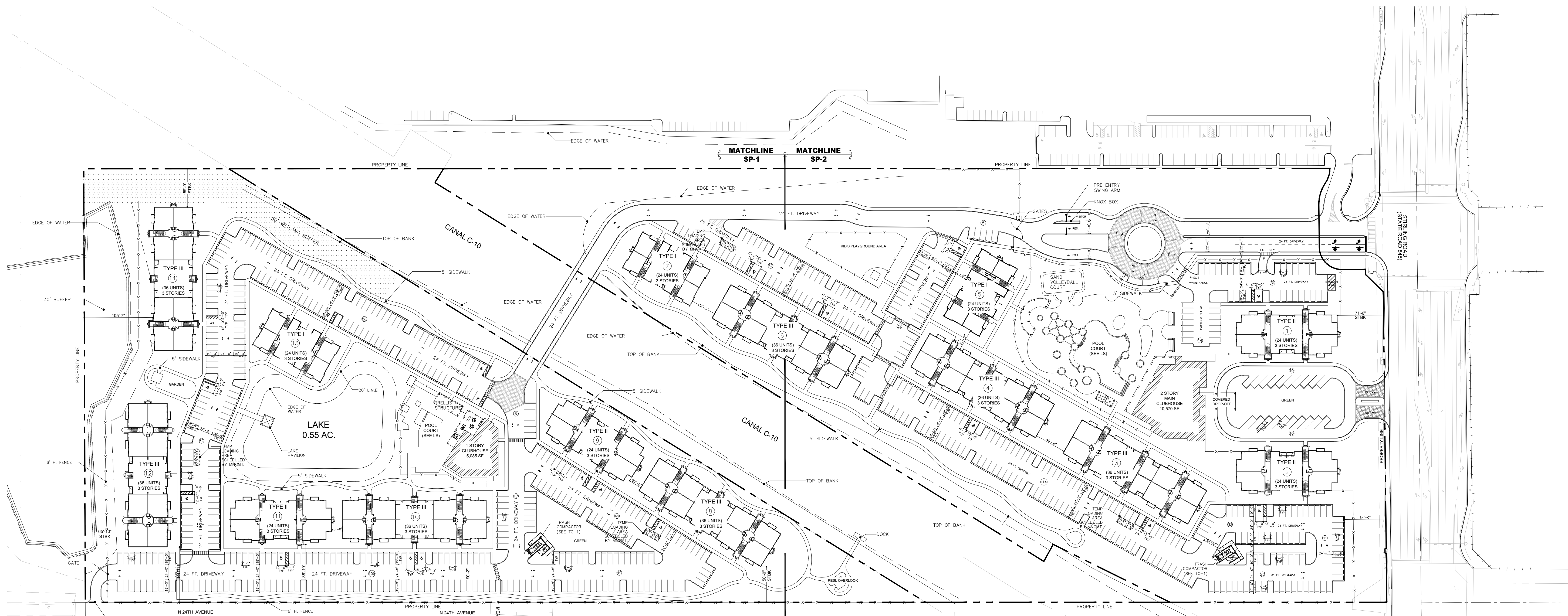
cynthia.pasch@gmlaw.com

GREENSPOON MARDER LLP LEGAL NOTICE

The information contained in this transmission may be attorney/client privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply e-mail.

Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.



SITE INFORMATION		
Jurisdiction:	Broward County, FL	
Land Use:	Residential	
Existing Zoning District:	IM-3 (Industrial/Manufacturing Med) & RS-6 (Single Family)	
Rezoning:	PD	
Site Area:	25.97 acres	1,131,546 sf
Density:	Max. Allowed 18 du's/ac (467 Units)	Proposed 16.1 du's/ac (420 Units)
Building Setbacks		
A. Front	Provided (Structures)	Provided (At-Grade Parking)
	Stirling Rd. 71'-6"	8'-3"
B. Side/Interior		
	East 50'-0"	N/A
	West 59'-0"	N/A
C. Rear		N/A
	65'-4"	N/A
Building Height		
As measured from grade to mean height of roof	Provided 3 Stories (34'-6")	
Min Distance b/w Bldgs	20'-0"	
Site Calculations		
Open Space Area (Pervious)	Provided 58.1% (658,008 sf = 15.1 ac.)	
Bldg. & CH Footprints		
	15.2% (171,909 sf = 3.95 ac.)	
VUA	26.7% (301,629 sf = 6.92 ac.)	
Total Lot Coverage	41.9% (473,538 sf = 10.87 ac.)	
OFF-STREET PARKING		
Required	# of Units	# Spaces
Multi-Family		
1.5 sp/du	420 units	630 sp
Guest @ 1 sp / 5 du's		84 sp
Totals	420 units	714 sp
Provided		
Type of Parking	Standard	HC
Surface	709 sp	19 sp
Totals		728 sp
Parking Ratio Required:	1.7 sp/unit	
Parking Ratio Provided:	1.73 sp/unit	
Loading	Required: 4 sp.	Provided: 4 sp.
Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2(5)		

Unit Designation	Bldg Types			Total # Units	% of Total	Unit SF	Leasable Area (NRSF)
	Type I (3 ST)	Type II (3 ST)	Type III (3 ST)				
1BD							
A1	6	12	12	150	48.6%	694 sf	104,100 sf
A1A	6			18		765 sf	13,770 sf
A2	12			36		792 sf	28,512 sf
Sub-Total	24 units	12 units	12 units	204 units			146,382 sf
2BD							
B2			24	168	40.0%	1,104 sf	185,472 sf
Sub-Total	0 units	0 units	24 units	168			
3BD							
C1		12		48	11.4%	1,273 sf	61,104 sf
Sub-Total	0 units	12 units	0 units	48 units			
# of Unit/Bldg	24 units	24 units	36 units				
# of Bldgs	3 bldgs	4 bldgs	7 bldgs	14 bldgs			
Total # Units	72 units	96 units	252 units	420 units	100.0%	392,958 sf	
Non-Leasable Area							
Balcony/Terrace				25,932 sf			
Corridor/Egress				70,242 sf			
Total				96,174 sf			



SCALE: 1"=80'-0"

ATTACHMENT 15

From: Manning, Terese
To: [Bernal, Julie](#)
Cc: [Blake Boy, Barbara](#); [Von Stetina, Deanne](#); [Teetsel, Dawn](#)
Subject: Broward County Planning Council, Proposed Amendment PC21-2 Comments, on Proposed Comprehensive Plan Amendment
Date: Monday, September 28, 2020 11:02:21 AM

Dear Ms. Blake Boy:

The South Florida Water Management District (District) has completed its review of the proposed amendment submitted by the Broward County Planning Council. The amendment includes a land use plan amendment to the Broward County Land Use Plan, located in the City of Hollywood (City). There appear to be no regionally significant water resource issues; however, the District offers the following technical guidance regarding stormwater management:

Development of the site will be required to meet the stormwater management standards of the District. Pre-application meetings with District Staff have been held and should be continued. An application should be submitted for formal approval and permit issuance.

Please contact me if you have any questions or need additional information.

•
Sincerely,

Ms. Terry Manning, Policy and Planning Analyst
South Florida Water Management District
Water Supply Implementation Unit
3301 Gun Club Road
West Palm Beach, FL 33406
Phone: 561-682-6779
Fax: 561-681-6264
E-Mail: tmanning@sfwmd.gov

ATTACHMENT 16

GreenspoonMarder_{LLP}

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

August 21, 2020



VIA EMAIL fmurphy@hollywoodfl.org

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

Re: Community Outreach Summary – Land Use Plan Amendment 20-L-09

Dear Mr. Murphy:

On behalf of CF & A Hill Family Ltd. (“Applicant”), please consider this letter as a summary of community outreach efforts undertaken in relation to proposed land use plan amendment application 20-L-09.

At 6:00 p.m. on August 13, 2020, we held a virtual meeting. An invitation was sent to all property owners within the City’s required notice radius. Approximately eight (8) property owners participated in the meeting. The participant list is attached.

During the meeting, Dennis Mele, Esq. presented the development proposal using a PowerPoint presentation. The presentation materials are attached. Mr. Mele also fielded many questions regarding an array of topics from the participants. The primary concern from several participants was that they did not want residents to have vehicular access at the south end of the property. The participants were amenable to having emergency and construction access on the south end of the property. Secondary issues included concerns about the development being a gated community and questions about security for the adjacent school sites. They want to make sure that a fence is installed on east property line. Mr. Mele indicated he would consult with the developer regarding these items and follow-up with two (2) of the participants: Mr. Burton and Mr. Poliakoff. Mr. Burton asked whether the wetland permitting agencies are involved in the approval process. Mr. Mele responded that the South Florida Water Management District (SFWMD), the County Department of Environmental Protection, and Army Corp of Engineers are all involved in the wetland permitting process. Although not specifically discussed during the meeting, we would like to clarify that in addition to the agencies listed above, the Coast Guard will also review the development

Boca Raton Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami Naples
New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

44683438.1
31033.0009

Mr. Fitz Murphy
August 21, 2020
Page No. 2

because the property is adjacent to a navigable waterway. Other city, county and state agencies will also review the proposed development.

Following the meeting, we consulted with the developer and confirmed that there will not be any residential access on the southern end of the property. However, there may be an emergency and construction access along the south property line. In addition, there will be a fence along the eastern property line to protect school children from accessing the pool areas. These points will be communicated to Mr. Burton and Mr. Poliakoff prior to the City Commission hearing regarding the land use plan amendment.

Please contact me at (954) 527-6266 if you have any questions or comments regarding this summary letter or the community outreach meeting.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch

Cynthia A. Pasch, AICP

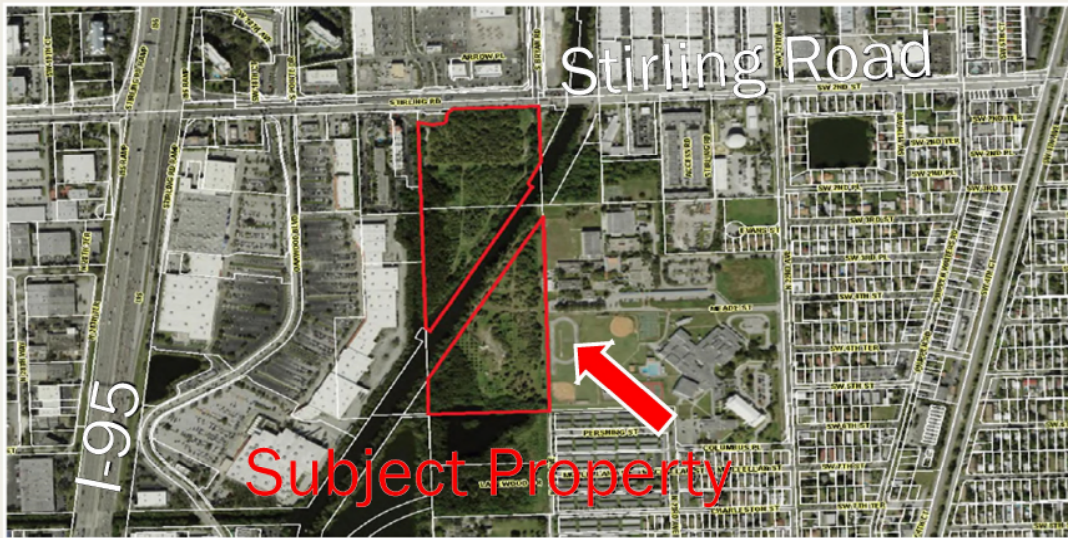
Meeting ID	Topic	Start Time	End Time
96335825812	Zoom Meeting	8/12/2020 17:40	8/12/2020 18:33

Name (Original Name)	User Email	Join Time	Leave Time
Dennis Mele	dennis.mele@gmlaw.com	8/12/2020 17:40	8/12/2020 18:33
Shane Zalonis	shane.zalonis@gmlaw.com	8/12/2020 17:44	8/12/2020 18:33
Linda Anderson		8/12/2020 17:45	8/12/2020 18:33
Fitz Murphy (MATTE BLACK)		8/12/2020 17:46	8/12/2020 18:33
Louis	louis@zoningusa.com	8/12/2020 17:51	8/12/2020 18:33
tburton		8/12/2020 17:57	8/12/2020 18:33
Chris.Hernandez		8/12/2020 17:58	8/12/2020 18:33
13056098886		8/12/2020 17:59	8/12/2020 18:33
bshewalter		8/12/2020 17:59	8/12/2020 18:33
Deandrea Moise	deandreamoise@gmail.com	8/12/2020 18:00	8/12/2020 18:33
Liz Adler		8/12/2020 18:00	8/12/2020 18:33
Keith Poliakoff	Keithpoliakoff@aol.com	8/12/2020 18:01	8/12/2020 18:33
cynth's iPhone		8/12/2020 18:01	8/12/2020 18:29
Joseph Stubbs	p00112200@browardschools.com	8/12/2020 18:21	8/12/2020 18:33

RD STIRLING, LLC

Application for Amendment to the
City of Hollywood and Broward County Land Use Plans
Community Meeting

Subject Property Location Map



Subject Property Location Map



LAND USE PLAN AMENDMENT REQUEST

EXISTING

Industrial - 15.1 acres
Low-Medium (10) Residential - 11.6 acres

PROPOSED

Medium (16) Residential - 26.7 acres

Site Plan



Conceptual Design Inspiration Board

Anglo Caribbean

Hollywood Hills

ANGLO CARIBBEAN - IMAGE BOARD



Conceptual Design Inspiration Board

Spanish Eclectic

Hollywood Hills
SPANISH ECLECTIC - IMAGE BOARD

IDENTIFYING FEATURES OF THE SPANISH ECLECTIC STYLE FOR THIS DESIGN

Low pitched roof with red tile roof covering

Facades with stucco or no roof overhang

Facades generally asymmetrical

Balconies (open or roofed) with wood or iron

Arched above doors, windows, windows, or beneath porch roof

Wall surface typically of masonry

STUDIO RELATED DEVELOPMENT

MSA ARCHITECTS
100 23 00119
EXH-1



**END OF
PRESENTATION**

ATTACHMENT 17



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

Via e-mail: jubernal@broward.org

DATE: August 25, 2020

TO: Julie Bernal
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

FROM: Susan Juncosa
Broward County Water Management Division

SUBJECT: PC 21-2 RD Stirling
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Bernal:

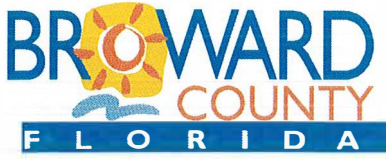
The information in the above-captioned land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

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

ATTACHMENT 18



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

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

MEMORANDUM

September 21, 2020

RECEIVED

SEP 23 2020

BROWARD COUNTY
PLANNING COUNCIL

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

Thru: *DAN* Dan West, Director
Parks and Recreation Division

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

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 21-2 RD Stirling, LLC LUPA (Hollywood)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for RD Stirling, LLC (Hollywood). Our comment is as follows:

PC 21-2 No objections to the Land Use Plan Amendment. However, regional park impact fees will be required for the additional 311 dwelling units planned for this project.

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

ATTACHMENT 19

Return to: (enclose self-addressed stamped envelope)

Name: Elizabeth Adler, Esq.

Address:

Greenspoon Marder LLP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

This Instrument Prepared by:

Elizabeth Adler, Esq.
Greenspoon Marder LLP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301



SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Covenant") made this _____ day of _____, 2021, by **RD STIRLING, LLC**, a Florida limited liability company, its successors and assigns ("Owner"), which shall be for the benefit of **BROWARD COUNTY**, a political subdivision of the State of Florida ("County").

WITNESSETH:

WHEREAS, Owner is the fee simple owner of land more particularly described in **Exhibit "A"** ("Property"); and

WHEREAS, County approved application PC 21-2 requesting that the land use plan designation on the Property be changed from Commerce and Low-Medium (10) Residential to Medium (16) Residential to allow a residential development ("Application"); and

WHEREAS, in connection with the Application, Owner has voluntarily agreed to place certain restrictions on the development of the Property as set forth below in favor of the County.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Owner hereby declares that the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitals set forth above are true and correct and are incorporated into this Covenant by this reference.

2. Covenants. Owner agrees that all applications for development permits shall comply with the following:

- (1) Utilize a minimum finished floor elevation of 7.0 feet NAVD;
- (2) Provide for achievement of flood protection and stormwater management associated with the 20% change factor for future conditions rainfall for a 25-year, 3-day storm event, including upgrading pipe diameter for conveyance;
- (3) Provide more than the required 2.09 acre-feet of required of water quality treatment, recharge of an adjacent wetland with treated stormwater, and use of drainage wells for additional disposal;
- (4) Install a perimeter berm with a top elevation of 5.25 feet NAVD, or higher, in order to contain the 25-year, 3-day storm event, or a higher event, if necessary to meet surface water management licensing requirements.

3. Release. Evidence of completion of the requirements detailed in Section 2. shall be presented to the County by Owner. Upon presentation to the County of said evidence of compliance, at the request and expense of Owner, the County shall cause a release and termination of this Covenant in the form attached hereto as **Exhibit B** to be recorded in the Public Records of Broward County, Florida, evidencing such completed performance of this Covenant. The issuance of the release shall not require County Commission approval.

4. Amendments. Except as otherwise provided herein, this Covenant shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners(s) of the portion of the Property affected by such modification, amendment, or release and approved in writing by the County. The appropriate governmental authority of the County shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Covenant shall be recorded in the Public Records of Broward County, Florida, at the then owner's sole expense.

5. Recordation and Effective Date. This Covenant shall not become effective and shall not be recorded in the Public Records of Broward County, Florida, until after approval by the County of the requested Application and the expiration of all appeal periods or, if an appeal is filed, the conclusion of such appeal in a manner that does not affect the County's approval of the Application. Once recorded, this Covenant shall run with the land for the sole benefit of the County and shall bind all successors-in-interest with respect to the Property. This Covenant shall not give rise to any other cause of action by any parties other than the County, and no parties other than the County shall be

entitled to enforce this Covenant. Any failure by the County to enforce this Covenant shall not be deemed a waiver of the right to do so thereafter.

6. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Covenant invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. The agreed upon venue shall be Broward County, Florida.

7. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Covenant are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Covenant.

8. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

IN WITNESS WHEREOF, Owner has executed this Covenant on the day first above written.

[SIGNATURES ON FOLLOWING PAGE]

Mortgagee Consent:

Mortgagee, being the holder of a mortgage to the parcels(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Covenant.

WITNESSES:

Signature

Print Name

Signature

Print Name

By: _____

Name: _____

Title: _____

Date: _____

STATE OF _____)

) SS:

COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of physical presence or online notarization, _____, the _____ of _____, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He/she is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2021.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

**EXHIBIT A
LEGAL DESCRIPTION
PROPERTY**

EXHIBIT B

Return to: (enclose self-addressed stamped envelope)

Name: Elizabeth Adler, Esq.

Address:

Greenspoon Marder LLP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

This Instrument Prepared by:

Elizabeth Adler, Esq.
Greenspoon Marder LLP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**RELEASE AND TERMINATION OF
DECLARATION OF RESTRICTIVE COVENANTS**

This Release and Termination of Declaration of Restrictive Covenant (“Release and Termination”) is effective as of this ____ day of _____, 2021 by **BROWARD COUNTY**, a political subdivision of the State of Florida (“County”).

WHEREAS, **RD STIRLING, LLC**, a Florida limited liability company (“Owner”), the fee simple title owner of the property described on **Exhibit A**, attached hereto (“Property”), entered into that certain Declaration of Restrictive Covenant dated _____ (“Covenant”) in favor of the County that is recorded at Instrument # _____ in Public Records of Broward County, Florida. Terms not otherwise defined herein shall have the same meaning set forth in the Covenant; and

WHEREAS, pursuant to the Covenant, the County is required, at the request of the Owner, to execute a release and termination of the Covenant upon the satisfaction of the requirements set forth in the Covenant; and

WHEREAS, the Owner has satisfied its obligation pursuant to the Covenant; and

WHEREAS, Owner desires that the County release and terminate the Covenant by executing this Release and Termination to be recorded in the Public Records of Broward County, Florida, pursuant to the terms and conditions as hereinafter set forth; and

WHEREAS, upon the execution of this Release and Termination, no further action by the County Commission will be required and this Release and Termination shall constitute the final release of Owner’s obligations under the Covenant.

NOW, THEREFORE, County intending to be legally bound, hereby state and declare as follows:

1. The above recitals are true and correct and are incorporated herein.
2. The obligations, terms, conditions, covenants and provisions of the Covenant are of no further force and effect and Owner is released from the Covenant and the Covenant is hereby terminated.
3. This Release and Termination shall be construed and governed in accordance with laws of the State of Florida and in the event of any litigation hereunder, the venue for any such litigation, shall be in Broward County, Florida.
4. This Release and Termination shall be recorded in the Public Records of Broward County, Florida, whereby recording fees are to be paid by Owner and shall run with the Property and shall be binding upon and inure to the benefit of the respective successors and assigns of County and

the respective successors and assigns of Owner.

Signed, sealed and delivered

RD STIRLING, LLC,
a Florida limited liability company

Printed Name: _____

By: _____

Name: _____

Title: _____

Printed Name: _____

STATE OF)
) SS
COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of physical presence or online notarization, by _____, as _____ of RD Stirling, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2021.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

BROWARD COUNTY

WITNESSES:

BROWARD COUNTY, through its COUNTY ADMINISTRATOR

Print Name: _____

By: _____

Printed Name: _____

Print Name: _____

Title: County Administrator

_____ day of _____, 2021

Approved as to form by
Office of County Attorney
Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, FL 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____

Deputy County Attorney

_____ day of _____ 2021

EXHIBIT A
RELEASE AND TERMINATION
LEGAL DESCRIPTION
PROPERTY