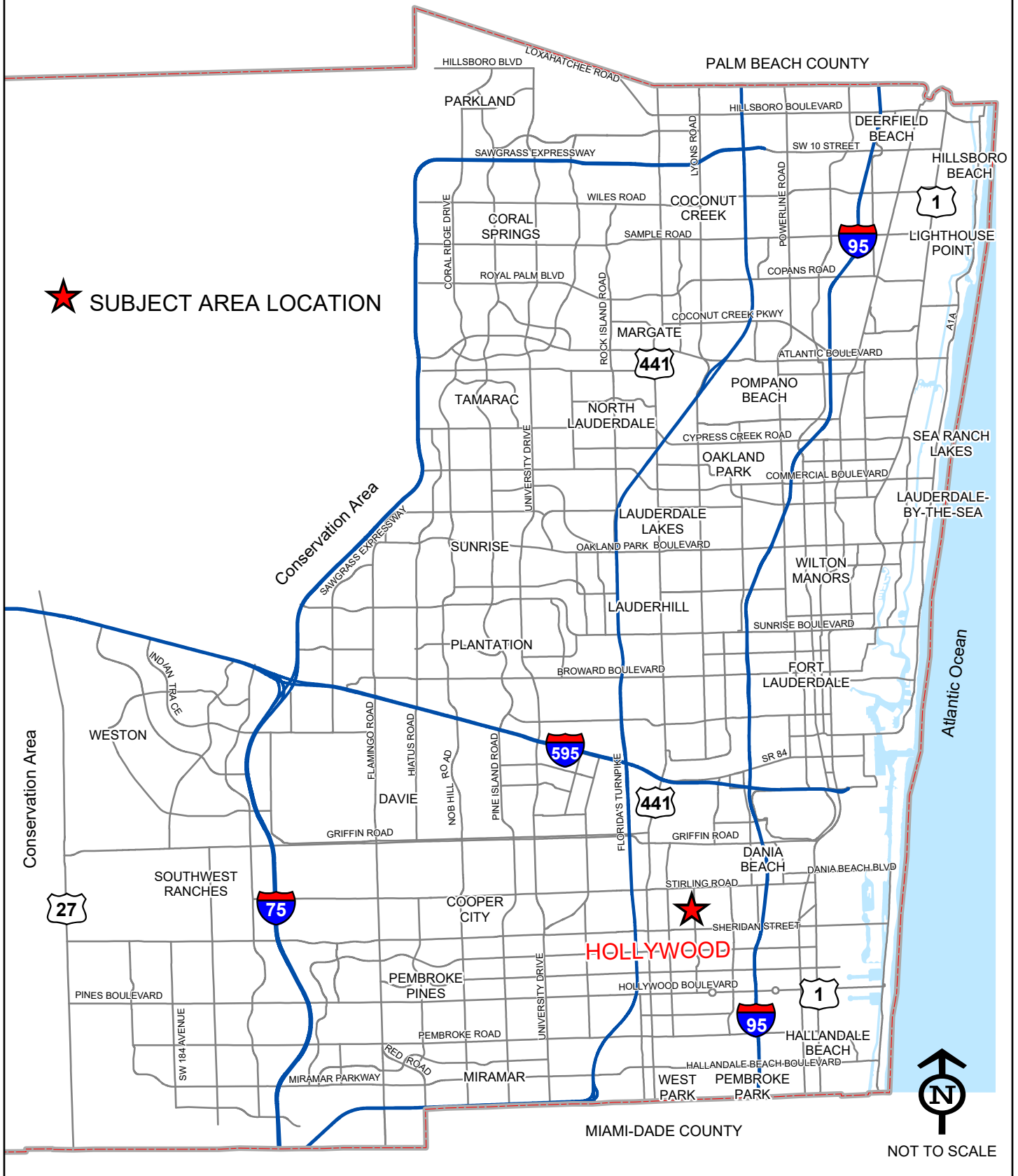
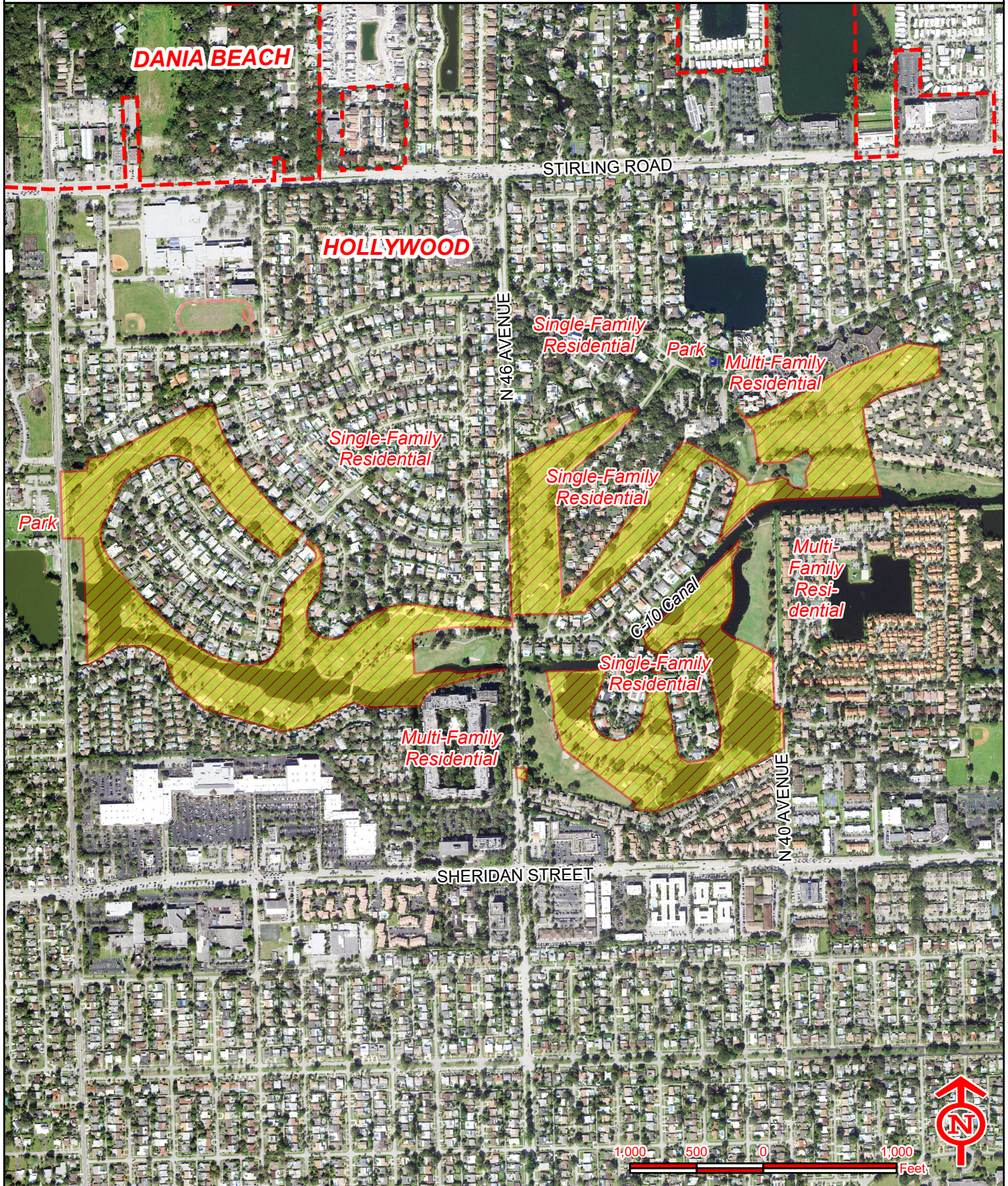


EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 23-5.B.



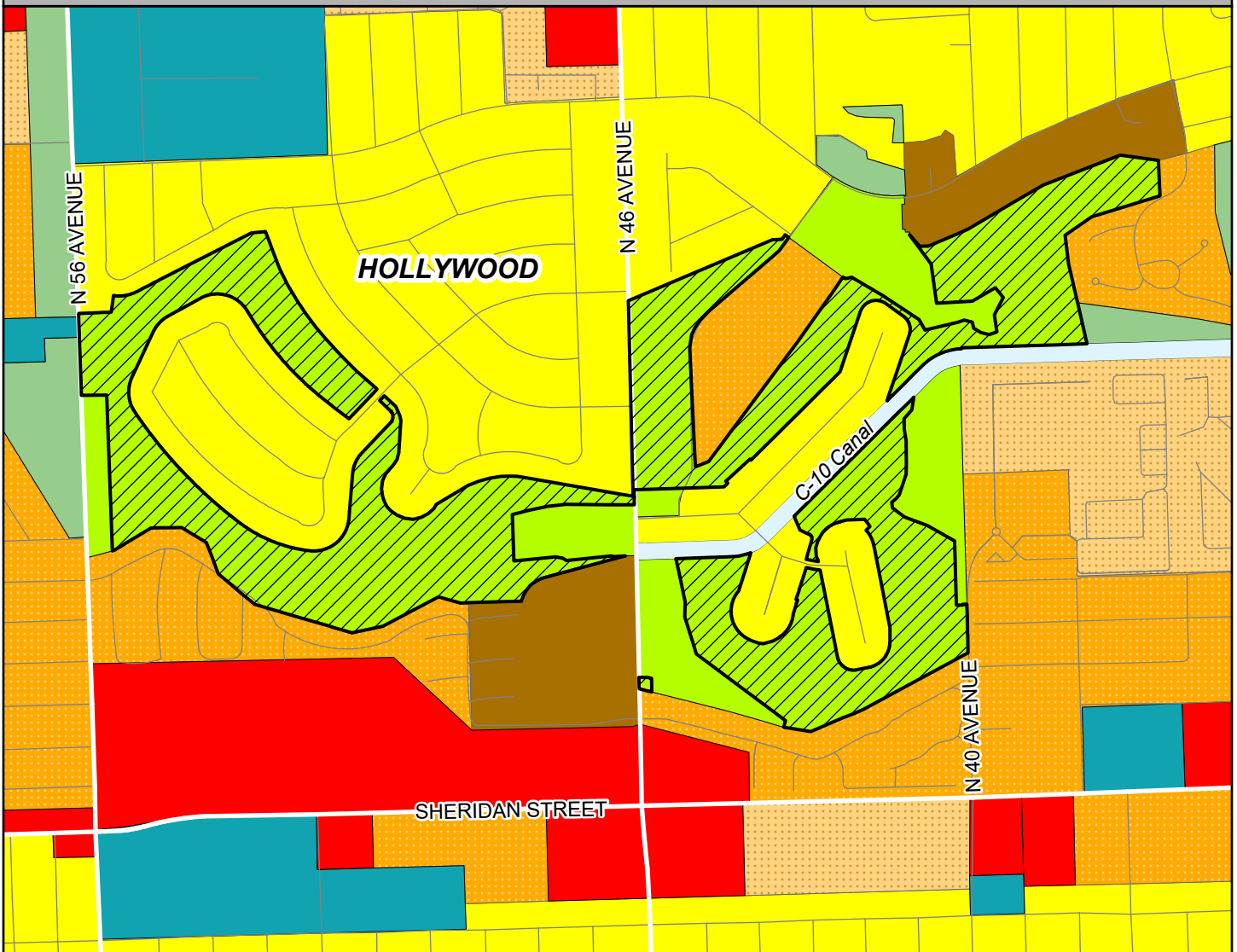
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 23-5.B.













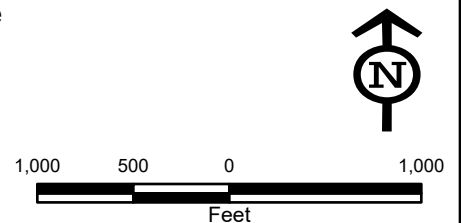
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 23-5.B.

Current Land Use: Commercial Recreation

Gross Acres: Approximately 130 acres



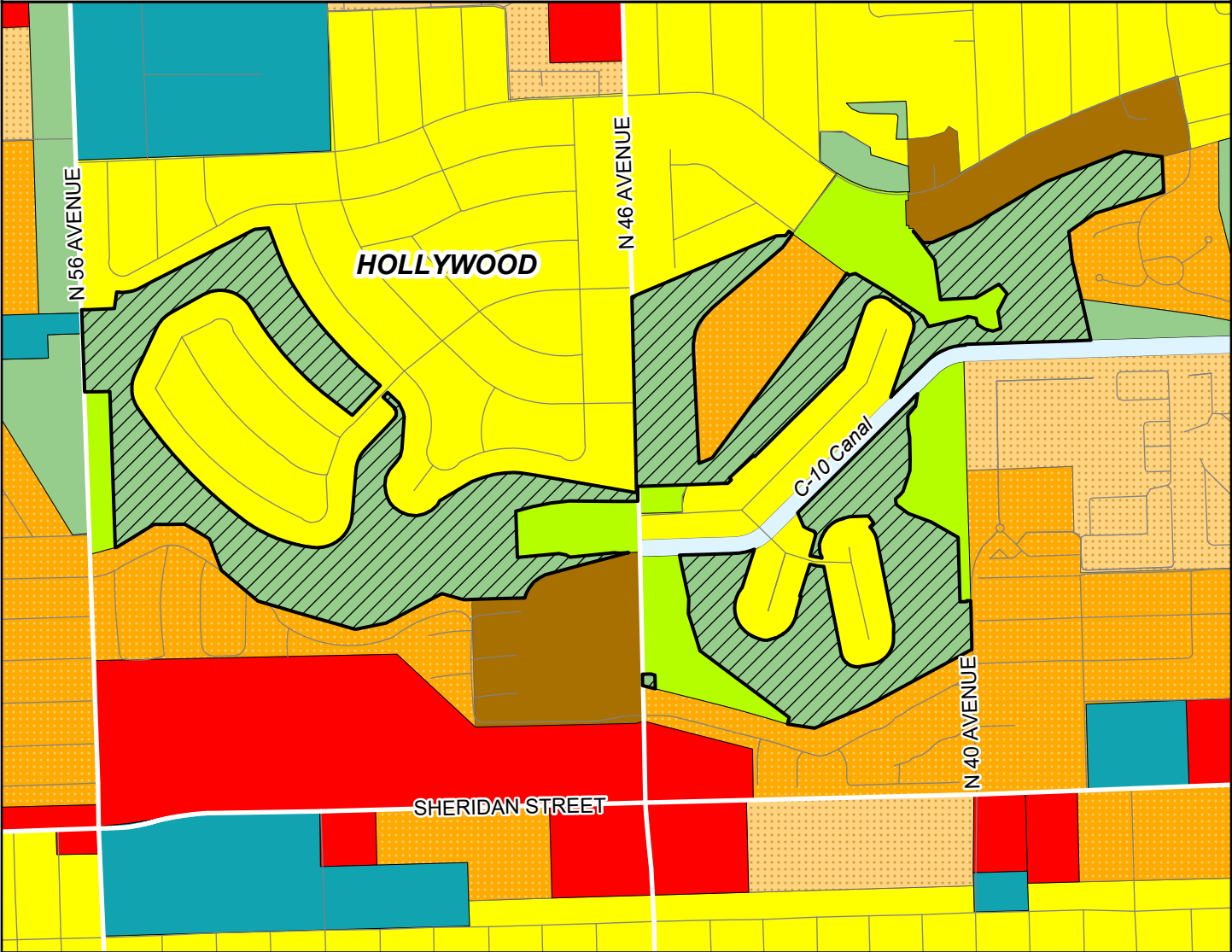
- | | |
|--|---|
|  Site |  Commerce |
|  Low (5) Residential |  Recreation and Open Space |
|  Low-Medium (10) Residential |  Commercial Recreation |
|  Medium (16) Residential |  Community |
|  Medium-High (25) Residential |  Water / Primary Drainage |













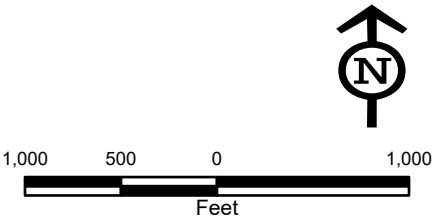
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 23-5.B.

Proposed Land Uses: Recreation and Open Space

Gross Acres: Approximately 130 acres



- | | |
|--|---|
|  Site |  Commerce |
|  Low (5) Residential |  Recreation and Open Space |
|  Low-Medium (10) Residential |  Commercial Recreation |
|  Medium (16) Residential |  Community |
|  Medium-High (25) Residential |  Water / Primary Drainage |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 23-5.B.
(Corresponding amendment PC 23-5, City of Hollywood)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

October 17, 2023

Planning Council staff recommends **approval** of the proposed amendment to implement the recommendation made as part of corresponding Broward County Land Use Plan amendment PC 23-5 to amend the land use on the remaining 130-acre golf course from Commercial Recreation to Recreation and Open Space.

II. Planning Council Public Hearing Recommendation

October 26, 2023

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Gomez, Greenberg, Hardin, Horland, Levy, Railey, Rich, Rosenof, Ryan, Zeman and DiGiorgio)

SECTION II

PROPOSED AMENDMENT PC 23-5.B.

INTRODUCTION AND APPLICANT'S RATIONALE

- | | | |
|------|--|---|
| I. | <u>Municipality:</u> | Hollywood |
| II. | <u>County Commission District:</u> | District 6 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 130 acres |
| B. | Location: | In Sections 5 and 6, Township 51 South, Range 42 East; generally located between Stirling Road and Sheridan Street and between North Park Road and North 56 Avenue. |
| C. | Existing Use: | Golf course |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designation: | Commercial Recreation |
| B. | Proposed Designation: | Recreation and Open Space |
| C. | Estimated Net Effect: | Addition 130 acres of recreation use |
| V. | <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u> | |
| A. | Existing Uses: | North: Single-family and multi-family residential
East: Single-family and multi-family residential
South: Single-family and multi-family residential
West: Single-family and multi-family residential and park |

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B. Planned Uses:	North:	Low (5) Residential, Commercial Recreation and Medium-High (25) Residential
	East:	Low (5) Residential and Medium (16) Residential
	South:	Commercial Recreation, Low (5) Residential, Low-Medium (10) Residential, Medium (16) Residential and Medium-High (25) Residential
	West:	Commercial Recreation, Low (5) Residential, Low-Medium (10) Residential, Medium-High (25) Residential, Community and Recreation and Open Space

VI. Applicant/Petitioner

A. Applicant:	Keith Poliakoff, Esq., Government Law Group, PLLC
B. Agent:	Jeff Katims, TranSystems, Inc.
C. Property Owner:	First Eagle Management, LLC

VII. Recommendation of Local Governing Body:

The City of Hollywood has no objection to the proposed amendment.

VIII. Rationale

This amendment will implement the Planning Council’s October 26, 2023, recommendation for corresponding Broward County Land Use Plan (BCLUP) map amendment PC 23-5. The applicant has made a voluntary commitment to maintain the 130 +/- golf course as open space in perpetuity and this recommendation enhances the commitment. Neither the applicant nor the City of Hollywood object to this recommendation.

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 23-5.B.

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 A.

II. Transportation & Mobility

The proposed amendment from the Commercial Recreation land use category to the Recreation and Open Space land use category is projected to have no net impact to the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon.

III. Public Schools

The amendment as proposed would not generate additional students into Broward County Public Schools. Further, the amendment site is not located directly adjacent to existing public schools and will not have a direct physical impact on Broward County Public Schools.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 23-5.B.

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries.

II. Wetlands

The proposed land use designation is not expected to have a negative impact on wetland resources.

III. Sea Level Rise

The preservation of approximately 130 acres of the existing golf course will improve future conditions flood elevations and groundwater elevations for the surrounding area. Design elements will be incorporated into the adjacent redevelopment plans to address flood protection, including the addition of over five (5) acres of lakes, widening and deepening of existing lakes, redesign of the golf course to hold more water, and dry retention areas within the development sites. See Attachment B.

IV. Other Natural Resources

The proposed amendment to Recreation and Open Space will offset any negative impacts on water recharge capacity caused by the adjacent redevelopment areas.

V. Historical/Cultural Resources

The proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. Further, it is noted that the City of Hollywood has its own historic preservation regulations, and as such, is outside the jurisdiction of Broward County's historic preservation ordinance.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 23-5.B.

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP.

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, including promoting the preservation of open space consistent with the following:

Policy 2.5.4: Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 23-5.B.

PLANNING ANALYSIS

Planning Council staff analysis finds that the proposed land use designation of Recreation and Open Space for the existing golf course would be compatible with the surrounding existing single-family and multi-family residential land uses, and will serve to implement the Planning Council's October 26, 2023, recommendation for corresponding Broward County Land Use Plan (BCLUP) map amendment PC 23-5 to preserve the golf course as open space in perpetuity.

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. Further, no adverse impacts to the **regional transportation network, public schools** or to **historical, cultural or natural resources** were identified.

Recommendation

In conclusion, the Planning Council recommended **approval** of the proposed land use change at its October 26, 2023, public hearing, to implement the recommendation made in conjunction with corresponding BCLUP map amendment PC 23-5.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 23-5.B.

ATTACHMENTS

- A. Broward County Planning Council Supplemental Report of November 2023
- B. Broward County Land Use Plan Amendment PC 23-5

ATTACHMENT A

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 23-5.B.

Prepared: November 2023

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 28.4 mgd, with 31.1 mgd available. The wellfields serving the amendment site have a permitted withdrawal of 39.4 mgd, with 11.0 mgd available for water withdrawal, which expires on April 10, 2028. The proposed amendment will result in no net change to the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Regarding the long-range planning horizon for potable water supply, it is noted that the City of Hollywood adopted its 10-year Water Supply Facilities Work Plan on October 7, 2020.

SANITARY SEWER

The proposed amendment site will be served by the Southern Regional Wastewater Treatment Plant, which has a current capacity of 55.5 mgd. The current and committed demand on the treatment plant is 46.6 mgd, with 8.9 mgd available. The proposed amendment will result in no net change to the projected demand 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 1,350 tons per day (tpd) and a current demand of 265 tpd and to the JED/OMNI Landfill, which has a capacity of 81.5 million cubic yards and a current demand of 32.7 million cubic yards. The proposed amendment will result in no net change to the projected demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment area.

DRAINAGE

The proposed amendment site will be served by the South Florida Water Management District (SFWMD) and the Broward County Resilient Environment Department (BCRED). Surface water management licenses from both the SFWMD and BCRED will be required prior to any construction. The proposed amendment will not result in any new construction.

PARKS AND OPEN SPACE

The City of Hollywood has 746.23 acres in its 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 proposed amendment will result in no net change to the projected demand for local parks. The proposed amendment will likely increase the acreage available for parks and open space. 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 B

SECTION I **AMENDMENT REPORT** **BROWARD COUNTY LAND USE PLAN** **PROPOSED AMENDMENT PC 23-5** **(HOLLYWOOD)**

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

October 17, 2023

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan and recommends **approval** recognizing the applicant's voluntary commitments to 1) preserve approximately 130 acres of the remaining golf course for commercial recreation open space in perpetuity, and 2) implement stormwater management and flood protection mitigation strategies at the time of development permits.

In addition to the applicant's voluntary commitments, Planning Council **staff recommends** that the remaining golf course (approximately 130+/- acres) currently designated as Commercial Recreation be amended to the Recreation and Open Space land use designation to further enhance the applicant's voluntary commitment. Should the Planning Council support staff's additional recommendation, the maps and amendment report will be updated prior to the County Commission adoption public hearing.

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.

Further, the applicant's confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with a residential use is recognized.

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

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

October 17, 2023

- (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.

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 Broward County Land Use Plan 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 Public Hearing Recommendation

October 26, 2023

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Gomez, Greenberg, Hardin, Horland, Levy, Railey, Rich, Rosenof, Ryan, Zeman and DiGiorgio)

INTRODUCTION AND APPLICANT'S RATIONALE

- 11 - 1

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B. Planned Uses:	North:	Commercial Recreation and Recreation and Open Space
	East:	Commercial Recreation, Low (5) Residential, Medium (16) Residential and Medium-High (25) Residential
	South:	Commercial Recreation, Low-Medium (10) Residential and Medium-High (25) Residential
	West:	Commercial Recreation, Low-Medium (10) Residential, Medium-High (25) Residential and Recreation and Open Space

VI. Applicant/Petitioner

A. Applicant:	Keith Poliakoff, Esq., Government Law Group, PLLC
B. Agent:	Jeff Katims, TranSystems, Inc.
C. Property Owner:	First Eagle Management, LLC

VII. Recommendation of Local Governing Body:

The City of Hollywood recommends approval of the proposed amendment.

VIII. Applicant's Rationale

The applicant states: "Years ago, The Club at Emerald Hills was the jewel of the Emerald Hills Community. A dynamic club house with amenities including a great restaurant, pool, tennis courts and golf course, made Emerald Hills a highly desirable place to live. Over the years, however, the club's membership dwindled. The tennis courts were sold and the club could no longer be seen as the center of the community. This land use plan amendment seeks to bring The Club at Emerald Hills back to its glory days by providing a dedicated source of revenue that will enable the ownership to redevelop the club house with new amenities such as a state-of-the-art fitness facility, an indoor basketball court, tennis courts, and a redeveloped championship golf course designed by Nicklaus Designs. The project is designed to maintain the integrity of the golf course by developing compact residential "nodes" at points along the course's periphery. The amendment will enable The Club of Emerald Hills to maintain itself long into the future and will ensure via deed restriction of the golf course that the residents will always be surrounded by open space."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 23-5

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.

The City of Hollywood currently has approximately 746.23 acres of parks and open space to serve its residents and it is estimated that the proposed land use plan amendment will result in an increase of 2.9 acres on the projected demand for local parks. Planning Council staff notes that the Broward County Land Use Plan allows up to 50% of the total acreage of publicly owned golf courses that are zoned for recreational use and semi-public golf courses that are either zoned and deed restricted for open space use or zoned and restricted by other development orders, such as site plan or subdivision approval, for open space use. However, golf course acreage may satisfy no more than 15% of the total Community and Regional Park requirement. The City's 2045 projected population (180,453) requires approximately 541.36 acres of parks; therefore, up to 81.2 acres of golf courses can be used for the City's parks and open space requirement. It is noted that the 15% maximum amount of golf course acreage of 81.2 acres will continue to be available to be counted by the City, as approximately 602.5 acres of golf course will remain in the City. Therefore, although the proposed land use plan amendment decreases golf course acreage by 36.8 acres, the City's park inventory in this regard will remain unchanged.

In addition, the applicant intends to mitigate the loss of 36.8 acres of golf course use by permanently preserving and redesigning approximately 130 acres of the remaining golf course and redeveloping the existing club house with improved recreational facilities such as a state-of-the-art fitness facility, spa, restaurant, pool, indoor basketball courts, tennis courts and kids club. The applicant has submitted a draft Declaration of Restrictive Covenants restricting the remaining golf course as commercial recreation open space.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility

The proposed amendment from the Commercial Recreation land use category to the Low (5) Residential and Low-Medium (10) Residential land use categories is projected to **increase** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 196 p.m. peak hour trips. The Broward Metropolitan Planning Organization (MPO) Year 2045 Transportation Plan model analysis distribution of the additional p.m. peak hour trips results in no segment being significantly impacted greater than three (3) percent or degrading a level of service from acceptable to unacceptable; therefore, per Policy 2.14.9, no significant or adverse impacts to the regional transportation network are projected.

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

- **Stirling Road**, between State Road 7/US 441 and Park Road, is currently operating at and projected to operate at level of service (LOS) “C,” with or without the subject amendment.
- **Sheridan Street**, between State Road 7/US 441 and Park Road, is currently operating at and projected to operate at LOS “C,” with or without the subject amendment.
- **Park Road**, between Sheridan Street and Stirling Road, is currently operating at and projected to operate at LOS “D,” with or without the subject amendment.
- **North 46 Avenue**, between Sheridan Street and Stirling Road, is currently operating at LOS “C” and projected to operate at LOS “F,” with or without the subject amendment.
- **North 56 Avenue**, between Sheridan Street and Stirling Road, is currently operating at and projected to operate 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 is provided to the proposed amendment site. In addition, the County’s Mobility Advancement Program (MAP) identifies several fixed route bus improvements to the county routes serving the amendment site such as shorter headways, increased span of service and new service types. The BCT report notes that existing or future bus stops located adjacent to or within the amendment site will be addressed during the development review process.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The Broward County Urban Planning Division (BCUPD) report states that Broward County strongly supports Complete Streets and the expansion of mobility infrastructure. The UPD report notes that the City of Hollywood has developed a Bicycle Mobility Plan which includes proposed multi-purpose trails and bicycle lanes within the Emerald Hills community. The BCUPD recommends that development of the amendment site incorporate Complete Streets enhancements on-site, along adjacent streets and connecting to existing and planned bicycle and pedestrian facilities. The BCUPD recommends wide sidewalks, pedestrian-scale lighting and shade trees, safe routes to school, enhancing the golf course bridge and electric vehicle charging stations, as well as enhancing bicycle and pedestrian connections to bus stops and the provision of safe circulation routes for pedestrians and bicycles. The applicant has indicated that complete streets enhancements will be incorporated within the development parcels and on adjacent streets, as appropriate.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 111 additional students into Broward County Public Schools, consisting of 52 elementary school students, 21 middle school students and 38 high school students. The report further states that Stirling Elementary, Attucks Middle and Hollywood Hills High schools are all under-enrolled in the 2022-2023 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 2024-2025 school year. 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.

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.

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

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 23-5

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries.

II. Wetlands

The BCRED report states that the amendment site may contain jurisdictional wetlands and that a wetland determination for the site is required prior to any land clearing or filling. Any impacts to identified wetlands or surface waters within the amendment site will require an Environmental Resource License. The BCRED recommends contacting the Environmental Permitting Division prior to undertaking any surface disturbing activities. The applicant has confirmed that it will request a wetland determination letter and will ensure that all required licenses be obtained prior to undertaking any site work.

III. Sea Level Rise

The BCRED report indicates that a significant portion of the proposed amendment site contains areas designated on the Priority Planning Areas (PPA) for Sea Level Rise Map and thus is subject to several Broward County Land Use Plan policies regarding climate change, sea level rise and flood protection. The BCRED report acknowledges the applicant's statement that the primary location of the residential development will occur at higher elevations outside of the PPA, development sites will be raised above critical elevations and that approximately 130 acres of the existing golf course will be preserved. However, the BCRED requested further details regarding future conditions flood elevations and groundwater elevations specific to the amendment site, as well as its ability to meet these future conditions and how site development might be altered to meet the requirements of the updated future conditions groundwater table map. The applicant has submitted additional information detailing the design elements that have been incorporated into the site plan to address said BCLUP policies, including the addition of over five (5) acres of lakes, widening and deepening of existing lakes, redesign of the golf course to hold more water, and dry retention areas within the development sites. Further, finished floor elevations will meet or exceed any criteria required by Broward County, as well as compliance with regulations regarding the Future Conditions Average Wet Season Groundwater Elevation Map.

REVIEW OF NATURAL RESOURCES (continued)

III. Sea Level Rise (continued)

In addition, the applicant has submitted a draft Declaration of Restrictive Covenants outlining its voluntary commitment to comply with resilience considerations, including drainage system requirements for all proposed redevelopment areas. The BCRED 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 adequately addresses its concerns.

IV. Other Natural Resources

Tree Canopy: The BCRED report states 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 designation is not expected to have a negative impact on upland resources. The applicant has indicated that suitable trees will be incorporated into the site design or relocated, and if necessary, replaced with comparable canopy.

Vegetation: The BCRED 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. 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. The applicant has identified that all invasive exotic vegetation will be removed, and a management plan will be prepared to prevent re-invasion of same.

Air Quality: The BCRED report states that the proposed amendment will have a moderate impact on air quality and recommends that the development include measures to support alternative methods of transportation, such as transit, ridesharing, alternative fuel vehicles and bicycle and pedestrian amenities. The applicant has indicated that the development will provide safe circulation routes for pedestrians and bicycles to transit routes, as well as promote the use of transit with the proposed density and mixed-use nature of the development.

Lighting: As the City is a coastal municipality, BCRED staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. The applicant has confirmed that it is familiar with said lighting ordinance.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

Manatee Protection: The BCRED report states that Parcels 3, 4 and 5 of the proposed amendment area are located immediately adjacent to the C-10 Canal, which is identified as a primary travel corridor for the Florida manatee, a threatened species under the Federal Endangered Species Act. The applicant must acknowledge that the site contains habitat of particular importance to manatees and must demonstrate compliance with the applicable Broward County Land Use Plan policies which protect these species. The applicant acknowledges that the proposed amendment area contains habitat important to manatees and recognizes the applicable construction standards outlined in the Broward County Manatee Protection Plan. Development will be confined to the amendment sites, exclusive of the waterways, and will not diminish or degrade the waterway as manatee habitat.

Contaminated Sites: The BCRED report identifies that the proposed amendment site includes lands currently or historically used as a golf course, which have a high potential for arsenic contamination. As such, the proposed amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.5.5(d), which requires that the level of environmental contamination be determined by conducting a Phase I environmental assessment, as well as a Phase II environmental assessment if necessary. The Policy also requires that any environmental contamination found during these assessments must be mitigated. In this regard, the applicant has provided Phase I and Phase II environmental assessments. The full report is on file at the Planning Council office and is available for review.

The Broward County Environmental Permitting Division (BCEPD) report indicates that the provided environmental assessments satisfy the requirements of BCLUP Policy 2.5.5(d). The BCEPD report indicates that the amendment site is contaminated and requires an Environmental Assessment and Remediation (EAR) License, as well as assessment and cleanup of the site. The BCEPD will not grant Environmental Review Approval of any construction plans until such time that BCEPD is satisfied that the site has been properly remediated. The applicant has acknowledged that an EAR license will be required prior to the issuance of any construction permits, and further stated that it will perform the assessment and cleanup of the site as required by State and County codes.

Water Recharge: The BCRED report indicates that the proposed amendment would involve a significant percentage of impervious area and that development resulting from the proposed amendment would result in a net decrease in the volume of water available for recharge. Although the change in recharge capacity resulting from the proposed amendment is expected to be insignificant, BCRED recommends that the residential design maximizes open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

The applicant provided correspondence stating that approximately 130 acres of the existing golf course will be preserved as permanent pervious open space and that the scale of the new development will also maximize pervious area.

V. Historical/Cultural Resources

The Broward County Urban Planning Division (BCUPD) 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. Further, it is noted that the City of Hollywood has its own historic preservation regulations, and as such, is outside the jurisdiction of Broward County's historic preservation ordinance.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 23-5

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 an additional 363 dwelling units to be permitted by the BCLUP. The applicant submitted an affordable housing study reflecting the County's adopted methodology, which has been accepted by the City of Hollywood to address Policy 2.16.2. The BCUPD report states the affordable housing study, along with the City of Hollywood's adopted policies and programs, including funding from the City and County partnership that will result in an additional \$17.5 million-dollar affordable housing investment, meets the requirements of BCLUP Policy 2.16.2 and Article 5.4 of the *Administrative Rules Document: BrowardNext*.

Planning Council staff notes that the affordable housing study is valid for a period of 18 months (i.e. through June 2024) based on Article 5.4.(E) of the *Administrative Rules Document: BrowardNext*.

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.

In addition, the proposed amendment has been evaluated for consistency and compliance with the policies of the BCLUP regarding "Parks/Conservation," as the amendment site parcels are part of an existing golf course.

III. Other Pertinent Information

This is a small-scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes up to two (2) Planning Council public hearings and only one (1) subsequent County Commission adoption hearing. The small-scale amendment is not subject to Florida Department of Commerce (FDOC) review (F/K/A Florida Department of Economic Opportunity); therefore, no report will be issued by FDOC, or other State review agencies.

The applicant conducted several community outreach meetings to present the proposed development plan to the neighboring residential owners. The applicant has provided a summary of its public outreach efforts, as well as correspondence from residents in support of the proposed (re)development of the golf course.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information (continued)

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 1,026 courtesy notices to all property owners within the land use plan amendment boundaries and within 300 feet of the boundaries, as well as nearby homeowner and community associations.

Update: October 26, 2023: Planning Council staff has received correspondence from residents and interested parties regarding the proposed amendment.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 23-5

PLANNING ANALYSIS

Planning Council staff analysis finds that the proposed land use designations of Low (5) Residential and Low-Medium (10) Residential would be generally compatible with the surrounding existing single-family and multi-family residential land uses, noting that the remaining approximate 130-acre golf course **will be preserved as commercial recreation open space in perpetuity.**

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, the applicant has entered into an agreement in favor of and enforceable by the City of Hollywood and the surrounding homeowner or community associations that join the agreement to permanently preserve approximately 130 acres of the existing golf course. Further, no adverse impacts to the **regional transportation network** or to **historical or cultural resources** were identified.

Regarding **public schools**, the School Board of Broward County staff report states that the proposed amendment is located within School District Planning Area "1," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. 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.

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2 regarding **affordable housing**, as it proposes an additional 363 dwelling units to be permitted by the BCLUP. The applicant's affordable housing study, along with the City of Hollywood's adopted policies and programs, meets the requirements of BCLUP Policy 2.16.2 and Article 5.4 of the *Administrative Rules Document: BrowardNext*.

In addition, Planning Council staff analysis finds the following related to **natural resources**:

- Concerning impacts to **potential jurisdictional wetlands**, the applicant has acknowledged and indicated that it will request a wetland determination letter and will ensure that all required licenses be obtained prior to undertaking any site work.
- The Broward County Environmental Permitting Division report identifies that the proposed amendment site includes lands currently or historically used as a golf course, and which contain **arsenic-contaminated soils**. The applicant has acknowledged that an Environmental Assessment and Remediation license will be required prior to the issuance of any construction permits, and further stated that it will perform the assessment and cleanup of the site as required by State and County codes.

PLANNING ANALYSIS (continued)

- The proposed amendment area (specifically Parcels 3, 4 and 5) are located immediately adjacent to the C-10 Canal, which is identified as a primary travel corridor for the **Florida manatee**. The applicant acknowledges that the proposed amendment area contains habitat important to manatees and has indicated that development will be confined to the amendment sites, exclusive of the waterways, and will not diminish or degrade the waterway as manatee habitat.
- Recognizing that a sizeable portion of the proposed amendment area is designated on the **Priority Planning Areas for Sea Level Rise Map** and subject to BCLUP Policies 2.21.1 and 2.21.5, the applicant has submitted information detailing the design elements that have been incorporated into the site plan, including the addition of over five (5) acres of lakes, widening and deepening of existing lakes, redesign of the remaining approximate 130-acre golf course to hold more water, and dry retention areas within the development sites. Further, finished floor elevations will meet or exceed any criteria required by Broward County, as well as comply with regulations regarding the Future Conditions Average Wet Season Groundwater Elevation Map. The applicant has submitted a draft Declaration of Restrictive Covenants in this regard. The BCRED has stated that the applicant's commitment to meet or exceed Broward County requirements adequately addresses its concerns.

Recommendation

In conclusion, Planning Council staff recommends **approval** of the proposed amendment recognizing the applicant's voluntary commitments to 1) preserve approximately 130 acres of the remaining golf course for commercial recreation open space in perpetuity, and 2) implement stormwater management and flood protection mitigation strategies at the time of development permits.

In addition, Planning Council staff **further recommends** that the remaining golf course currently designated as Commercial Recreation be amended to the Recreation and Open Space land use designation to further enhance the applicant's voluntary commitment. Should the Planning Council support staff's additional recommendation, the maps and amendment report will be updated prior to the County Commission adoption public hearing.