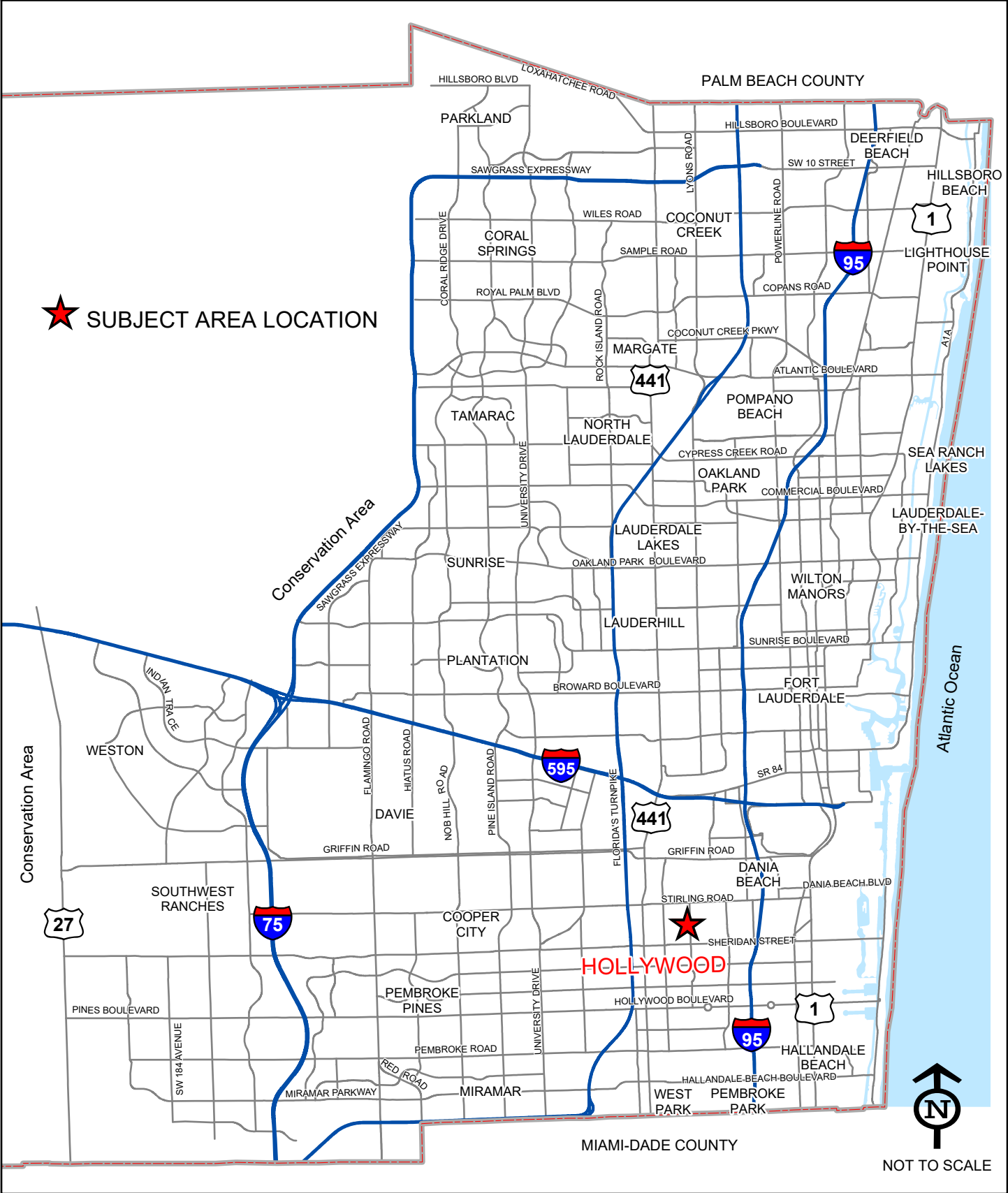


EXHIBIT 2

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





**DANIA BEACH**

STIRLING ROAD

**HOLLYWOOD**

Single-Family Residential

Park

Multi-Family Residential

N 46 AVENUE

Single-Family Residential

Golf Course

Single-Family Residential

G-10 Canal

Multi-Family Residential

Single-Family Residential

Golf Course

Multi-Family Residential

N 40 AVENUE

SHERIDAN STREET

Parcels 1-5  
35.8 acres of Commercial Recreation  
to Low-Medium (10) Residential

Parcel 6  
1 acre of Commercial Recreation  
to Low (5) Residential

800 400 0 800 Feet

North Arrow

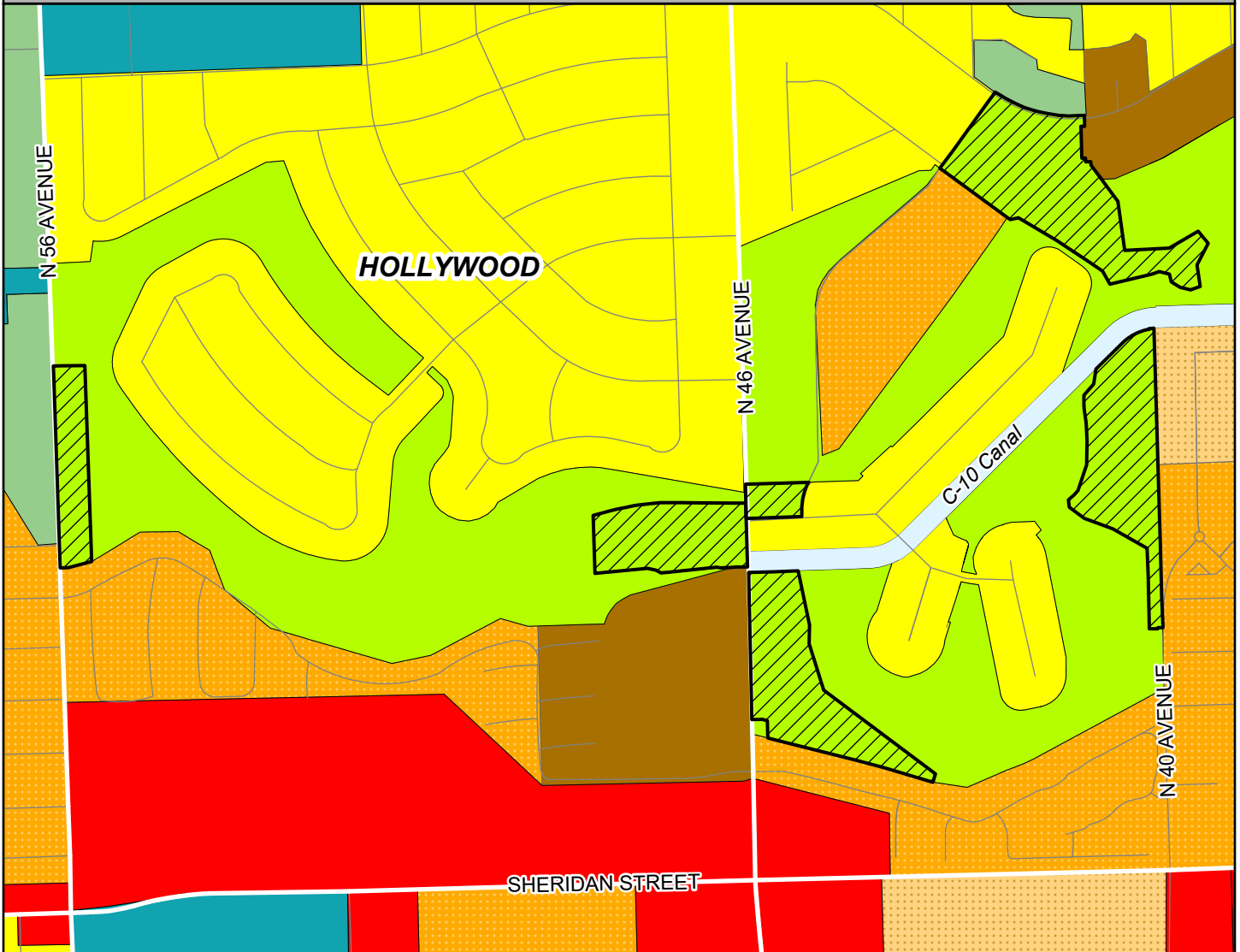














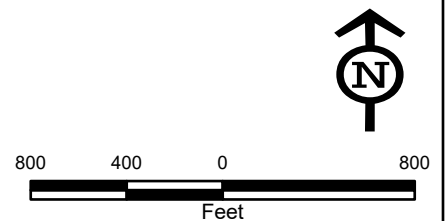
**MAP 2**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**CURRENT FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 23-5**

**Current Land Use:** Commercial Recreation

**Gross Acres:** Approximately 36.8 acres



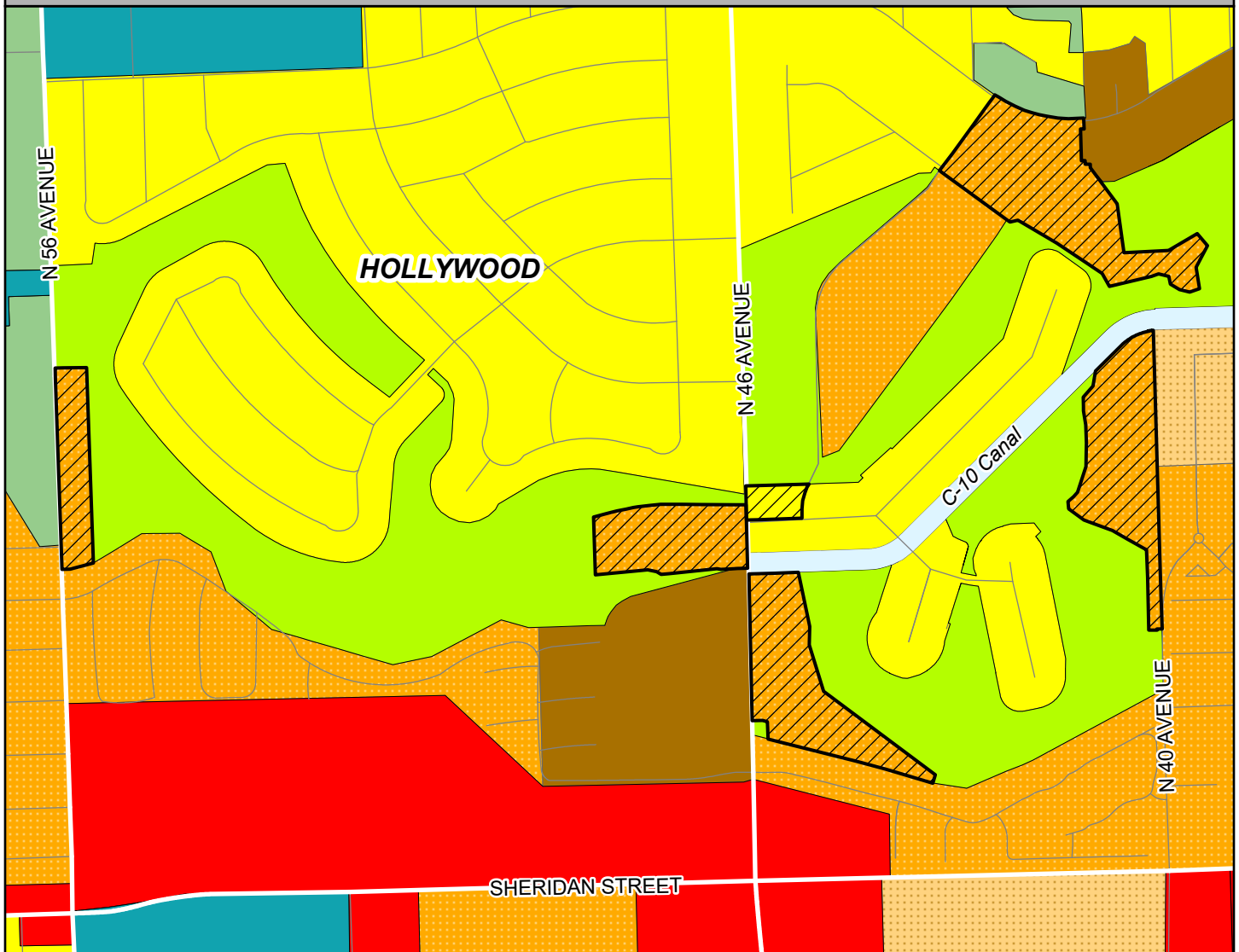
- |  |   |
|--|---|
|  Site                         |  Commerce                  |
|  Low (5) Residential          |  Recreation and Open Space |
|  Low-Medium (10) Residential  |  Commercial Recreation     |
|  Medium (16) Residential      |  Community                 |
|  Medium-High (25) Residential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













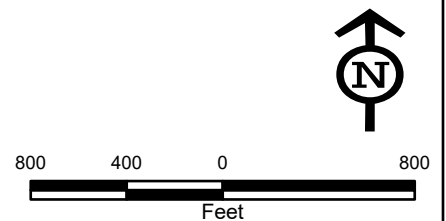
**MAP 3**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**PROPOSED FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 23-5**

**Proposed Land Uses:** 35.8 Acres of Low-Medium (10) Residential and 1.0 Acre of Low (5) Residential

**Gross Acres:** Approximately 36.8 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**  
**(HOLLYWOOD)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

**I. Planning Council Staff Recommendation (continued)**

**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. See Attachments 10 and 13.

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. See Attachment 12.B. 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. See Attachment 7.

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

### **VI. Applicant/Petitioner**

<b>A. Applicant:</b>	Keith Poliakoff, Esq., Government Law Group, PLLC
<b>B. Agent:</b>	Jeff Katims, TranSystems, Inc.
<b>C. Property Owner:</b>	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. See Attachment 1.

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. See Attachment 13.

## **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. See Attachment 2.

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. See Attachment 3.

## **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. See Attachment 4.A. The applicant has indicated that complete streets enhancements will be incorporated within the development parcels and on adjacent streets, as appropriate. See Attachment 7.

### **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. See Attachment 5.

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 5.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "1," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

**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. See Attachment 6.

*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. See Attachment 6. 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. See Attachment 7.

*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. See Attachment 6. 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. See Attachment 7.



## **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. See Attachment 10. 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. See Attachment 11.

### **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. See Attachment 6. The applicant has indicated that suitable trees will be incorporated into the site design or relocated, and if necessary, replaced with comparable canopy. See Attachment 7.

**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. See Attachment 6. 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. See Attachment 7.

**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. See Attachment 6. 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. See Attachment 7.

**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. See Attachment 6. The applicant has confirmed that it is familiar with said lighting ordinance. See Attachment 7.

## **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. See Attachment 6. 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. See Attachment 7.

**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. See Attachment 6. In this regard, the applicant has provided Phase I and Phase II environmental assessments. See Attachment 8 for a summary. 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. See Attachment 9. 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. See Attachment 7.

**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. See Attachment 6.

## **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. See Attachment 7.

### **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. See Attachment 4.A. 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*. See Attachments 4.A. and 4.B.

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. See Attachment 12.A.

*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. See Attachments 14 and 15.



## **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. See Attachments 18 through 24.

**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. See Attachment 13. 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. See Attachment 5.

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*. See Attachments 4.A. and 4.B.

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. See Attachment 7.
- 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**. See Attachments 8 and 9. 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. See Attachment 7.

### **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**. See Attachment 6. 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. See Attachment 7.
- 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. See Attachments 7 and 10. The BCRED has stated that the applicant's commitment to meet or exceed Broward County requirements adequately addresses its concerns. See Attachment 11.

### **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. See Attachments 10 and 13.

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. See Attachment 12.B. 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.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 23-5**

Attachments are available by contacting the Broward County Planning Council office at 954-357-6695 or by emailing [bblakeboy@broward.org](mailto:bblakeboy@broward.org) or [dvonstetina@broward.org](mailto:dvonstetina@broward.org).

**ATTACHMENTS**

1. Broward County Planning Council Supplemental Report of September 2023
2. Broward County Planning Council Traffic Analysis of August 2, 2023
3. Broward County Transit Division Report of August 2, 2023
4. A. Broward County Urban Planning Division Report of August 25, 2023  
  
B. An Affordable Housing Market Assessment in the City of Hollywood, Florida, prepared by Munilytics, dated December 1, 2022
5. School Board of Broward County Consistency Review Report of August 25, 2023
6. Broward County Resilient Environmental Department Report of August 25, 2023
7. Correspondence from Jeff Katims, AICP, CNU-A, Senior Planning Manager, TranSystems, Inc., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated October 8, 2023
8. Summary of Phase 1 and Phase 2 Environmental Assessments, dated June 16, 2022, and September 21, 2023
9. Broward County Environmental Permitting Division Report of September 22, 2023
10. Draft Declaration of Restrictive Covenants Regarding Stormwater Management
11. Correspondence regarding Priority Planning Areas and Resilient Development from Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director, Broward County Resilient Environment Department, to Broward County Planning Council, dated October 3, 2023
12. A. BrowardNext - Broward County Land Use Plan Policies, "Park/Conservation" Planning Council Staff Review Comment  
  
B. Proposed Map Depicting Planning Council Staff's Recommendation to Designate Acreage from Commercial Recreation to Recreation and Open Space on the Broward County Land Use Plan



**ATTACHMENTS (continued)**

13. Draft Declaration of Restrictive Covenants Regarding Preservation of Open Space
14. Community Outreach Meeting Summary provided by the Applicant
15. Correspondence from Interested Parties in Support of the Proposed Redevelopment of the Emerald Hills Golf Course, submitted by the Applicant
16. Broward County Parks and Recreation Division Report of August 24, 2023
17. Broward County Water Management Division Report of August 8, 2023

**Update: October 26, 2023:**

18. Email correspondence from Nelson R. Zide and Patricia B. Zide dated October 15, 2023
19. Email correspondence from Vicki Carmichael dated October 17, 2023
20. Email correspondence from Joel Suissa dated October 23, 2023
21. Email correspondence from David and Virginia Garmizo dated October 24, 2023
22. Email correspondence from Emily C. Komlossy dated October 24, 2023
23. Correspondence in favor of the proposed amendment from Keith M. Polilakoff, Esq., Government Law Group, Agent for the Applicant, submitted on October 24, 2023
24. Email correspondence from Albert Naon dated October 25, 2023