



March 6, 2026

Donna Harris, Senior Plan Processor
State Land Planning Agency
Florida Commerce
Caldwell Building
107 East Madison, MSC 160
Tallahassee, FL 32399

Dear Ms. Harris:

On March 3, 2026, the Broward County Board of County Commissioners held a public hearing in accordance with Chapter 163, Florida Statutes, and voted to adopt Ordinance Number 2026-07, amending the Broward County Comprehensive Plan. The enclosed ordinance adopts one (1) Small-Scale amendment to the Broward County Land Use Plan (BCLUP) map (PC 24-8).

Broward County hereby submits the adopted Small-Scale amendment in accordance with Chapter 163.3187(1), Florida Statutes. The amendment is 23.7 acres, bringing Broward County's cumulative total of Small-Scale amendment acreage for 2026 to 23.7 acres for the BCLUP. Further, the proposed amendment is not located within an Area of Critical State Concern.

A copy of the adoption ordinance and the adopted amendment and map is provided in digital format. In addition, a digital copy of this submittal is being provided directly to the South Florida Regional Planning Council by copy of this letter.

Please feel free to contact me or Dawn Teetsel, Director of Planning for the Planning Council, if you have any questions or require additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read "BBB", is written over a light blue horizontal line.

Barbara Blake Boy
Executive Director

BBB:DBT
Enclosures

Donna Harris
March 6, 2026
Page Two

cc/enc/email: Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council
Monica Cepero, Broward County Administrator
Maite Azcoitia, Deputy County Attorney, Broward County
Darby Delsalle, AICP, Director, Broward County Housing & Urban Planning Division
George R. Keller, Jr., Hollywood City Manager
Andria Wingett, Director, Hollywood Development Services
Jeff Katims, AICP, Complete Cities Planning Group
Keith Poliakoff, Esq., Government Law Group
Glennika D. Gordon, AICP, Growth Management Planner, School Board of Broward
County



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Plantation, FL 33324

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of BROWARD COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE OF LAND USE PLAN
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on 23 Feb 2026
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

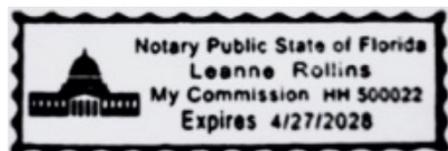


Signature of Affiant

Sworn to and subscribed before me this: 23 Feb 2026.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

30203

PUBLIC HEARING BROWARD COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE OF LAND USE PLAN

Broward County proposes amendments to the Broward County Comprehensive Plan, which includes the Broward County Land Use Plan. The amendments propose a change to the Broward County Land Use Plan as described below. The Broward County Board of County Commissioners will hold a public hearing on March 3, 2026, at 10:00 A.M. in Room 422, Governmental Center Building, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, to consider adoption of Items 1-2 and Transmittal of Items 3-5 to designated State agencies for review, per Chapter 163, Florida Statutes, as amended.

At the hearing any citizen, property owner, public official or local government representative shall be entitled to speak for or against the subject of this public hearing in person or by letter addressed to the Planning Council. Interested parties wishing to speak should pre-register online at https://browardplanning.com/ViewPublishor.php?view_id=15 and should arrive no later than 10:00 a.m. on Tuesday, March 3, 2026. Written comments may be submitted at any time via email planningcouncil@broward.org or mailed to the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, FL 33301.

Time allotted to speakers, other than staff, members of the Commission and applicants for amendments, may be limited by the Mayor for each public hearing agenda item to allow maximum participation by the public at large. Potential speakers shall be prohibited from assigning allotted time, unless specifically authorized to do so by the Commission. Strict order and decorum shall be preserved. The Mayor shall limit repetitive debate. If you require communication aids, please contact the Office of the County Administrator at 954-357-7000 or Hearing Impaired/TTY at 954-831-3940. Please make accommodation requests at least three (3) days in advance.

Information on the amendments is presented below. For additional information contact the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, Florida 33301, Phone: 954-357-6695.

PUBLIC HEARING AGENDA BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD COUNTY COMPREHENSIVE PLAN MARCH 3, 2026 - 10:00 A.M.

Adoption:

ITEM 1 AMENDMENT PC 24-8
Amendment to the Broward County Land Use Plan – City of Hollywood From Recreation and Open Space to 16.6 acres of Irregular (45.2) Residential and 7.1 acres of Commercial Recreation; approximately 23.7 acres; generally located between Hollywood Boulevard and Pembroke Road and between South Park Road and the CSX Railroad.

ITEM 2 AMENDMENT PCNRM 24-3
Amendment to the Environmentally Sensitive Lands Map of the Broward County Land Use Plan Natural Resource Map Series to remove a portion of Site Number 97; approximately 3.5 acres; generally located east of Northeast 7 Avenue, and south of Eler Drive, in the City of Dana Beach.

Transmittal:

ITEM 3 A. AMENDMENT PC 26-3
Amendment to the Broward County Land Use Plan – City of Fort Lauderdale

B. AMENDMENT PCT 26-2
Amendment to the Broward County Land Use Plan Text – City of Fort Lauderdale From 270.1 acres of Activity Center, 11.6 acres of Community, 5.8 acres of Low (5) Residential and 2.4 acres of Commerce to Activity Center; approximately 289.9 acres; generally located between Southwest 4 Avenue and U.S. 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 64.

ITEM 4 AMENDMENT PCNRM 26-1
Amendment to update the Wetlands Map of the Broward County Land Use Plan Natural Resource Map Series.

ITEM 5 AMENDMENT PCT 26-3
Text Amendment to modify Broward County Land Use Plan Policies 2.36.1 and 2.36.2 regarding land use policy and public infrastructure services and decisions.



Notice to Members of the Public: If you wish to appeal any decision made by the Broward County Commission, with respect to any matter considered at such meeting or hearing, you will need a record of the proceedings. You may thus need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice is given pursuant to Section 286.0105, Florida Statutes.



People wait on an elevated subway train platform Sunday in the Queens borough of New York City. Problems could stretch well into Monday. CHARLY TRIBALLEAU/GETTY-AFP

East Coast blizzard warnings issued as winter storm looms

By Anthony Izaguirre, Julie Walker and Adam Geller
ASSOCIATED PRESS

NEW YORK — Snow and rain began falling Sunday across parts of the East Coast, the first jabs of an intense winter storm expected to wallop the region overnight and into Monday, with blizzard alerts and weather warnings buzzing in communities from Maryland to Massachusetts.

The National Weather Service said 1 to 2 feet of snow was possible in many areas, along with heavy winds and potential flooding in certain spots.

Blizzard warnings have been issued by the weather service in New York City and Long Island, Boston and coastal communities in New Jersey, Connecticut, Delaware, Maryland, Rhode Island and Massachusetts. Emergency declarations were issued in New York and New Jersey ahead of the storm, as officials mobilized readiness efforts.

"It's been a while since we've had a major nor'easter and major blizzard of this magnitude across the Northeast," said Cody Snell, a meteorologist at the service's Weather Prediction Center.

"This is definitely a major winter storm and a major impact for this part of the country," he said.

The weather service said the storm could begin as rainfall in some places before worsening. Some of the heaviest snow is projected to fall overnight Sunday, with as much as 2 inches of snow per hour accumulating at times in some areas, before tapering off by Monday afternoon.

The weather service warned that the storm, with gusts up to 55 mph, could cause whiteout conditions that "will make travel treacherous and potentially life-threatening. The strong winds and weight of snow on tree limbs may down power lines and could cause sporadic power outages."

The weather service in Boston warned of a "Potentially Historic/Destructive Storm" southeast of the Boston-Providence corridor, writing on X that it was "very concerned" about heavy snow and winds causing power outages.

In New York City, Mayor Zohran Mamdani warned of wet, heavy snow incoming — potentially 2 feet — and said city officials are instituting a "travel ban" that would close roads to all nonessential traffic from 9 p.m. Sunday until

noon Monday.

"These are blizzard conditions. New York City has not faced a storm of this scale in the last decade," he said at a news conference Sunday. "We are asking New Yorkers to avoid all nonessential travel. Please, for your safety, stay home, stay inside and stay off the road."

He has also canceled in-person and virtual classes for city schools on Monday, calling it the "first old-school snow day since 2019."

Meanwhile, outreach workers have also been working to coax homeless New Yorkers off the street and into shelters and various warming centers.

More than 3,500 flights were canceled across the U.S. as of Sunday afternoon, according to the flight tracking website FlightAware.

With the storm zeroing in, John Berlingieri scrapped plans for a family trip to Puerto Rico to prepare his company, Berrington Snow Management, for what could well be a mammoth task: clearing snow from millions of square feet of asphalt surrounding shopping malls and industrial parks across Long Island.

"I'm anticipating at least one week of work around the clock," Berlingieri said.

EU: US must honor trade deal after court blocks Trump tariffs

ASSOCIATED PRESS

BRUSSELS — The European Union's executive arm requested "full clarity" from the United States and asked its trade partner to fulfill its commitments after the U.S. Supreme Court struck down some of President Donald Trump's most sweeping tariffs.

Trump has lashed out at the court decision and said Saturday that he wants a global tariff of 15%, up from the 10% he announced a day earlier.

The European Commission said the current situation is not conducive to delivering "fair, balanced, and mutually beneficial" trans-Atlantic trade and investment, as agreed to by both sides and spelled out in the EU-U.S. Joint Statement of August 2025.

American and EU officials sealed a trade deal last year that imposes a 15% import tax on 70% of European goods exported to the United States. The European Commission handles trade for the 27 EU-member countries.

A top EU lawmaker said Sunday he will propose to the European Parliament negotiating team to put the ratifying process of the deal on pause.

"Pure tariff chaos on the part of the U.S. administration," Bernd Lange, the chair of Parliament's international trade committee, wrote on social media. "No one can make sense of it anymore — only open questions and growing uncertainty for the EU and other U.S. trading partners."

The value of EU-U.S. trade in goods and services amounted to 1.7 trillion euros (\$2 trillion) in 2024, or an average of 4.6 billion euros a day, according to EU statistics agency Eurostat.

"A deal is a deal," the European Commission said. "As the United States' largest trading partner, the EU expects the U.S. to honor its commitments set out in the



European Commission President Ursula von der Leyen talks at an EU summit Feb. 12 in Bilzen-Hoeselt, Belgium. The EU expects the U.S. to live up to its deal. OMAR HAVANA/AP

Joint Statement — just as the EU stands by its commitments. EU products must continue to benefit from the most competitive treatment, with no increases in tariffs beyond the clear and all-inclusive ceiling previously agreed."

Jamieson Greer, Trump's top trade negotiator, said in a CBS News interview Sunday morning that the U.S. plans to stand by its trade deals and expects its partners to do the same.

He said he talked to his European counterpart this weekend and hasn't heard anyone tell him the deal is off.

"The deals were not premised on whether or not the emergency tariff litigation would rise or fall," Greer said. "I haven't heard anyone yet come to me and say the deal's off. They want to see how this plays out."

Europe's biggest exports to the U.S. are pharmaceuticals, cars, aircraft, chemicals, medical instruments, and wine and spirits. Among the biggest U.S. exports to the bloc are professional and scientific services like payment systems and cloud infrastructure, oil and gas, pharmaceuticals, medical equipment, aerospace products and cars.

"When applied unpredictably, tariffs are inherently disruptive, undermining confidence and stability across global markets and

creating further uncertainty across international supply chains," the commission added.

As primarily a trading bloc, the EU has a powerful tool at its disposal to retaliate — the bloc's Anti-Coercion Instrument.

It includes a raft of measures for blocking or restricting trade and investment from countries found to be putting undue pressure on EU member nations or corporations.

Also, the Supreme Court decision has added a wrinkle to already complicated U.S.-China relations.

Friday's court ruling would seem to strengthen China's hand, but analysts predict that Beijing will be cautious in exploiting the advantage, knowing that Trump has other ways of levying taxes.

Both sides also want to maintain a fragile trade truce and stabilize ties ahead of Trump's highly anticipated trip to Beijing on March 31 through April 2 to meet President Xi Jinping.

"It will give China a moral boost in their negotiations with Trump's team ahead of the summit, but they are prepared for the scenario that nothing actually changes in reality," said Sun Yun, director of the China program at the Stimson Center, a Washington-based think tank.

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EXPLANATION OF TRANSPORTATION TERMINOLOGY

Year 2050:	Long Range Planning Horizon
I.T.E.:	Institute of Transportation Engineers Trip Generation Manual – 11 th Edition
Capacity:	The maximum sustainable flow rate at which vehicles can reasonably be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions.
Volume:	The number of vehicles passing a given point on a roadway during a specified time period.
P.M. Peak Hour Trip:	The highest hourly volume of traffic between the hours of 4:00 p.m. and 6:00 p.m.
Significance Threshold:	Corresponding to additional p.m. peak hour trips at three-percent (3%) or more of such capacity of a regional transportation link at the long-range planning horizon per BrowardNext - Broward County Land Use Plan Policy 2.14.9.
LOS:	Level of Service – a quantitative stratification of quality of service into six (6) letter grades:
A	LOS A describes primarily free-flow operations at average travel speeds, usually about 90 percent of the free-flow speed for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal.
B	LOS B describes reasonably unimpeded operations at average travel speeds, usually about 70 percent of the free-flow speed for the street class. The ability to maneuver within the traffic stream is only slightly restricted, and control delays at signalized intersections are not significant.
C	LOS C describes stable operations; however, ability to maneuver and change lanes in midblock locations may be more restricted than at LOS B, and longer queues, adverse signal coordination, or both may contribute to lower average travel speeds of about 50 percent of the free-flow speed for the street class.
D	LOS D borders on a range in which small increases in flow may cause substantial increases in delay and decreases in travel speed. LOS D may be due to adverse signal progression, inappropriate signal timing, high volumes, or a combination of these factors. Average travel speeds are about 40 percent of free-flow speed.
E	LOS E is characterized by significant delays and average travel speeds of 33 percent or less of the free-flow speed. Such operations are caused by a combination of adverse progression, high signal density, high volumes, extensive delays at critical intersections, and inappropriate signal timing.
F	LOS F is characterized by urban street flow at extremely low speeds, typically one-third to one-fourth of the free-flow speed. Intersection congestion is likely at critical signalized locations, with high delays, high volumes, and extensive queuing.

ORDINANCE NUMBER 2026 - 07

ORDINANCE TO ADOPT AMENDMENT PC 24-8

ORDINANCE NO. 2026-07

1 AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE
2 AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING
3 THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF HOLLYWOOD;
4 AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

5 (Sponsored by the Board of County Commissioners)
6

7 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
8 on April 25, 2017 (the Plan);

9 WHEREAS, the Department of Commerce has found the Plan in compliance with
10 the Community Planning Act;

11 WHEREAS, Broward County now wishes to propose an amendment to the
12 Broward County Land Use Plan within the City of Hollywood;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward
14 County Land Use Plan, held its hearing on January 29, 2026, with due public notice;

15 WHEREAS, the Board of County Commissioners held an adoption public hearing
16 on March 3, 2026, at 10:00 a.m., having complied with the notice requirements specified
17 in Section 163.3184(11), Florida Statutes, at which public comment was accepted and
18 considered;

19 WHEREAS, the Board of County Commissioners, after due consideration of all
20 matters, hereby finds that the following amendment to the Plan is consistent with the State
21 Plan, Regional Plan, and the Plan; complies with the requirements of the Community

22 Planning Act; and is in the best interests of the health, safety, and welfare of the residents
23 of Broward County; and

24 WHEREAS, the proposed amendment constitutes a Broward County permitted
25 small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

26 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
27 BROWARD COUNTY, FLORIDA:

28 Section 1. The Broward County Land Use Plan is hereby amended by
29 Amendment PC 24-8 in the City of Hollywood, set forth in Exhibit A, attached hereto and
30 incorporated herein.

31 Section 2. Severability.

32 If any portion of this Ordinance is determined by any court to be invalid, the invalid
33 portion will be stricken, and such striking will not affect the validity of the remainder of this
34 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be
35 legally applied to any individual, group, entity, property, or circumstance, such
36 determination will not affect the applicability of this Ordinance to any other individual,
37 group, entity, property, or circumstance.

38 Section 3. Effective Date.

39 (a) The effective date of the plan amendment set forth in this Ordinance shall
40 be the later of:

41 (1) Thirty-one (31) days after the adoption of this Ordinance;

42 (2) The date a final order is issued by the Department of Commerce or the
43 Administration Commission finding the amendment to be in compliance;

- 44 (3) If the Department of Commerce or the Administration Commission finds the
45 amendment to be in noncompliance, pursuant to Section 163.3184(8)(b),
46 Florida Statutes, the date the Board of County Commissioners nonetheless
47 elects to make the plan amendment effective notwithstanding potential
48 statutory sanctions;
- 49 (4) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the
50 date the Declaration of Restrictive Covenants is recorded in the Official
51 Records of Broward County; or
- 52 (5) If recertification of the municipal land use plan amendment is required, the
53 date the municipal amendment is recertified.
- 54 (b) This Ordinance is effective as of the date provided by law.

ENACTED March 3, 2026

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 01/14/2026
Maite Azcoitia (date)
Deputy County Attorney

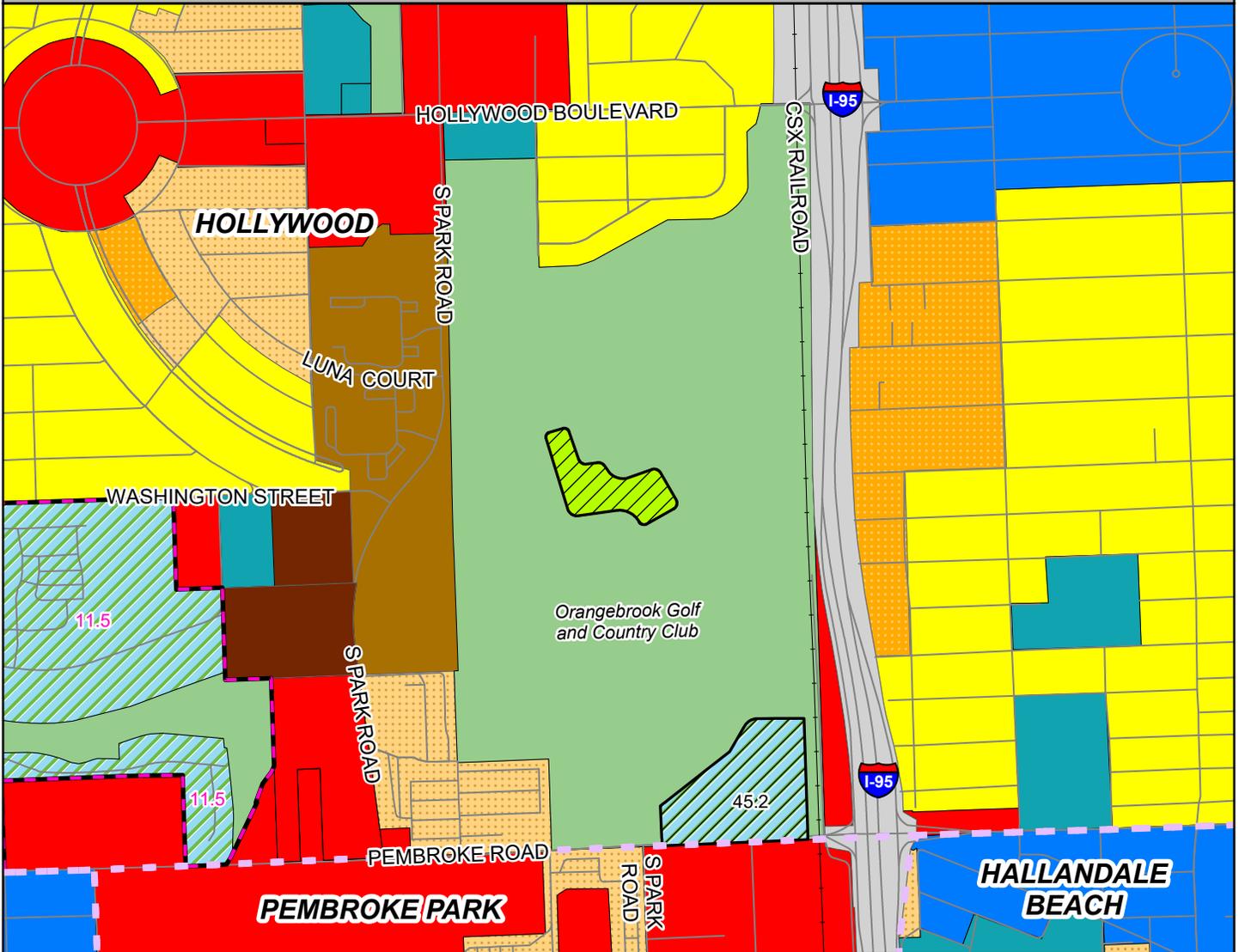
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 24-8

Current Land Use: Recreation and Open Space

Proposed Land Uses: 7.1 acres of Commercial Recreation and 16.6 acres of Irregular (45.2) Residential

Gross Acres: Approximately 23.7 acres



- | | | |
|-----------------------------|------------------------------|---------------------------|
| Site | Medium (16) Residential | Commerce |
| Municipal Boundary | Medium-High (25) Residential | Recreation and Open Space |
| Dashed-Line Area | High (50) Residential | Commercial Recreation |
| Low (5) Residential | Irregular Residential | Community |
| Low-Medium (10) Residential | Activity Center | Transportation |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 24-8
(HOLLYWOOD)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

January 20, 2026

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) mitigate the anticipated impacts to the regional transportation network resulting from the proposed amendment and 2) designate 100 dwelling units as affordable housing units at the “moderate-income” level (up to 120% of median income) for a minimum of 30 years.

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, Planning Council staff recognizes the following: 1) the applicant’s confirmation to comply with the environmental licensing and permitting requirements and to implement resilience strategies regarding sea level rise, flood protection mitigation and climate change in redevelopment of the property and 2) that the remaining 236-acre golf course will retain the Recreation and Open Space designation, under municipal ownership and will continue to operate as a golf course.

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

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued) **January 20, 2026**

- (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 **January 29, 2026**

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 11-0: Abramson, Brunson, Fernandez, Fisher, Hardin, Levy, Newbold, Rosenof, Ryan, Zeman and DiGiorgio)

III. County Commission Final Action **March 3, 2026**

Approved per Planning Council public hearing recommendation.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-8

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Hollywood
- II. County Commission District: District 6
- III. Site Characteristics
- A. Size: Approximately 23.7 acres
- B. Location: In Sections 17 and 20, Township 51 South, Range 42 East; generally located between Hollywood Boulevard and Pembroke Road and between South Park Road and the CSX Railroad.
- C. Existing Use: Golf course (active)
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Recreation and Open Space
- B. Proposed Designations: 16.6 acres of Irregular (45.2) Residential
7.1 acres of Commercial Recreation
- C. Estimated Net Effect: Addition of 750 dwelling units
[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Addition of 7.1 acres of commercial recreation use
Reduction of 23.7 acres of recreation and open space use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses (See Map 1): *North:* Golf course, police station and single-family residential
East: Golf course, warehouses and Interstate 95
South: Golf course, self-storage facility, warehouses and former mobile home park
West: Golf course, former mobile home park, multi-family residential and office

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

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

- B. *Planned Uses (See Map 2):*
- | | |
|---------------|---|
| <i>North:</i> | Recreation and Open Space, Community and Low (5) Residential |
| <i>East:</i> | Recreation and Open Space, Commerce and Transportation |
| <i>South:</i> | Recreation and Open Space, Commerce and Medium (16) Residential |
| <i>West:</i> | Recreation and Open Space, Medium (16) Residential, Medium-High (25) Residential and Commerce |

VI. Applicant/Petitioner

- A. *Applicant:* Keith Poliakoff, Esq., Government Law Group
- B. *Agent:* Jeff Katims, AICP, Complete Cities Planning Group
- C. *Property Owner:* City of Hollywood

VII. Recommendation of Local Governing Body:

The City of Hollywood recommends approval of the proposed amendment.

EXHIBIT B

The attached draft “Declarations of Restrictive Covenants” have been submitted and are required to be executed and recorded by the applicant prior to the effective date.

This instrument prepared by:

Keith M. Poliakoff, Esquire
Government Law Group, PLLC
200 South Andrews Avenue
Suite 600
Fort Lauderdale, FL 33301



DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (“COVENANT”) made this _____ day of _____, 2025, by CITY OF HOLLYWOOD, a public entity, (“HOLLYWOOD”), with an address of 2600 Hollywood Boulevard, Hollywood, Florida 33020, which shall be for the benefit of BROWARD COUNTY, a political subdivision of the State of Florida, with an address of 115 S. Andrews Avenue, Fort Lauderdale, Florida 33301 (“COUNTY”).

WITNESSETH:

WHEREAS, HOLLYWOOD is the fee simple owner of approximately 22.22 +/- net acres of land, more particularly described in **Exhibits “A” and “B”** (the “PROPERTY”); and

WHEREAS, HOLLYWOOD made an application to the COUNTY to amend the COUNTY’s Land Use Plan for the PROPERTY (the “APPLICATION”) to change the PROPERTY’S designation from Recreation and Open Space to Commercial Recreation for Exhibit “A” (the “COMMERCIAL RECREATION SITE”) and Irregular (45.2) Residential for Exhibit “B” (the “RESIDENTIAL SITE”); and

WHEREAS, in an effort to ameliorate the traffic impacts of the proposed amendment, HOLLYWOOD has voluntarily agreed to place certain restrictions and requirement for the development of the PROPERTY, as set forth below;

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, HOLLYWOOD 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. Traffic Mitigation. Prior to the issuance of a certificate of occupancy for a principal building on the Property, HOLLYWOOD shall:

- (i) Redevelop the existing bus stop located on the north side of Pembroke Road approximately 600 feet to the west of the CSX railroad crossing to create a standard-length bus bay, a 40-foot landing pad (with wheelchair landing pad), with an accessible bus shelter;
- (ii) Create a direct pedestrian connection between the RESIDENTIAL SITE and the Pembroke Road bus stop that will include a sidewalk connection between the sidewalk along Pembroke Road and an internal pedestrian network within the RESIDENTIAL SITE. This connection will also include a gated entry point that can be accessed by the future residents of the RESIDENTIAL SITE;
- (iii) Integrate HOLLYWOOD's shuttle services into the development plans of the RESIDENTIAL SITE so that HOLLYWOOD shuttle can serve the future residents and guests of this community;
- (iv) Install a fifteen (15) foot wide multi-use path to be located throughout the entire perimeter of the Orangebrook Golf Course property to provide an opportunity to serve pedestrians and bicyclists in the area;
- (v) Provide at both the COMMERCIAL RECREATION SITE and the RESIDENTIAL SITE information to advise residents, guests, and employees on alternative modes of transportation;
- (vi) Work with Broward County Highway Construction and Engineering Division to determine the possible implementation of a future adaptive traffic signal control system signalization, and traffic signal retiming/optimization; and facilitate these improvements to lessen traffic congestion along Pembroke Road.
- (vii) Work with Broward County Highway Construction and Engineering Division to determine the possible construction of new turn lanes, extension of existing turn lanes at Pembroke Road and S Park Road, along with pedestrian infrastructure enhancements, and geometric modifications and facilitate these improvements to improve traffic flow / enhance safety.

3. Amendments. Except for releases for completed obligations as provided in Section 9 below, 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 of the portion of the PROPERTY affected by such modification, amendment or release and approved by the COUNTY Commission. 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 Official Records of Broward County, Florida.

4. Recordation and Effective Date. This COVENANT shall not become effective and shall not be recorded in the Official Records of Broward County, Florida, until after all necessary approvals by the COUNTY of the requested APPLICATION and the expiration of all appeal periods or, if any appeal is filed, the conclusion of such appeal in a matter that does not affect the COUNTY's approval of the APPLICATION. Once recorded, this COVENANT shall run with the Property 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 of the COUNTY to enforce this COVENANT shall not be deemed a waiver of the right to do so thereafter.
5. 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.
6. 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.
7. 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.
8. Governing Law. This COVENANT shall be governed by and construed in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall lie in the Seventeenth Judicial Circuit in and for Broward County, Florida.
9. Release. HOLLYWOOD may seek a full or partial release confirming the completion of any of the improvements outlined in Paragraph 2 above. Such partial release shall be recorded in the Official Records of Broward County, Florida. The County Administrator, or his/her designee, is authorized to execute such release(s) without further action of the COUNTY Commission.
10. Notice. Any notice required or permitted to be given hereunder shall be in writing and may be given by personal delivery or by certified mail, return receipt requested, postage prepaid to the address of the property owner as reflected on the tax assessor's records for the affected property.

IN WITNESS WHEREOF, HOLLYWOOD has executed this COVENANT on the day first above written.

CITY OF HOLLYWOOD,
a public entity

By: _____

Printed Name: _____

Printed Name: _____

STATE OF FLORIDA

COUNTY OF BROWARD

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 the City of Hollywood, Inc., a public entity, who is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2025.

NOTARY PUBLIC, State of Florida

Typed, printed or stamped name of Notary Public

My Commission Expires:

Return to: (enclose self-addressed stamped envelope)

Name: Keith Poliakoff, Esq.
Address: 200 S. Andrews Ave., Ste 601
Fort Lauderdale, FL 33301
This Instrument Prepared by:
Keith Poliakoff, Esq.
200 S. Andrews Ave., Ste 601
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 ("Declaration") made this _____ of _____, 2026, by **CITY OF HOLLYWOOD**, a Public Entity, ("Declarant"), which shall be for the benefit of **BROWARD COUNTY, FLORIDA**, a political subdivision of the State of Florida ("County").

WITNESSETH:

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

WHEREAS, Declarant has initiated an application at the City and has made application to the Broward County Planning Council requesting that the land use plan designation of the Property be changed on both the City and County land use plan maps from an open space designation to Irregular (45.2) Residential in conjunction with redevelopment of the Property ("Project"); and

WHEREAS, in connection with the Project, Declarant has voluntarily agreed to place certain restrictions on the development of the Property as set forth below in favor of the County; and

WHEREAS, Declarant agrees to make certain provisions for affordable housing for the period of time provided herein.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Declarant 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 Declaration by this reference.

2. Covenants. Declarant hereby declares the following: One hundred (100) of the residential units to be constructed on the Property shall be affordable moderate-income units as defined in the County Comprehensive Plan, and as further restricted by this Declaration ("Affordable Housing Units").

3. Affordable Housing Units Offered For Sale. In the event of a Conversion, Declarant hereby declares all Affordable Housing Units offered for sale shall be purchased in accordance with the following:

- (a) All Affordable Housing Units constructed on the Property shall be used solely as each owner's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any non-residential purpose, other than home offices when permitted by applicable zoning regulations; and
- (b) All Affordable Housing Units shall be purchased solely by persons who meet the following criteria at the time of purchase of an Affordable Housing Unit. "Purchased" shall be defined to mean by sale, inheritance, court order, or other legal method of transfer or acquisition.
 - 1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by Broward County or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and
 - 2) The purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and
 - 3) Excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price; and
 - 4) During the term of this Declaration, as defined herein, every deed of sale or equivalent document transferring title to the Affordable Housing Unit shall include a restriction stating as follows:

This property is to be sold and occupied as an "Affordable Housing Unit," in accordance with the Declaration of Restrictive Covenants recorded in the Official Records of Broward County at Book _____, Page _____.

- 5) Prior to any transfer of title or closing on a purchase of an Affordable Housing

Unit, each purchaser shall cause to be provided to the County written certification that the criteria in (b) 1), 2), and 3) above have been satisfied.

- (c) At the time of sale of any Affordable Housing Unit, Declarant shall record a Notice of Designation of Affordable Housing Unit (an "Affordable Housing Notice") corresponding to the sale, the form of which Affordable Housing Notice is set forth on "**Exhibit B**" attached hereto and incorporated herein.

4. Affordable Housing Units Offered For Rent. Declarant hereby declares all Affordable Housing Units offered for rent shall be rented in accordance with the following:

- (a) All Affordable Housing Units constructed on the Property shall be used solely as each renter's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any non-residential purpose, other than home offices when permitted by applicable zoning regulations; and

- (b) All Affordable Housing Units shall be rented solely by persons who meet the following criteria at the time of lease:

- 1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by Broward County or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

- 2) The renter of an Affordable Housing Unit shall have monthly rental payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income.

- (c) On an annual basis, beginning no later than 12 months after the Effective Date of this Declaration, the owner of an Affordable Housing Unit offered for rent shall (through owner or owner's property manager or other owner representative) cause to be provided to the City written certification that the criteria in 4(b) has been satisfied.

5. Amendments. Except as otherwise provided herein, this Declaration 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 and City. The appropriate governmental

authority of the County and City shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Official Records of Broward County, Florida, at the then owner's sole expense. No amendment to this Declaration shall be necessary in the event of a Conversion (as may occur from time to time).

6. Recordation and Effective Date.

- (a) This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Official Records of Broward County, Florida; however, as to each Affordable Housing Unit, the Effective Date of this Declaration shall be the date of recording of the Affordable Housing Notice corresponding to such Affordable Housing Unit in the Official Records of Broward County. As used herein, "Final Approval" shall mean final approval and adoption of the City plan amendment application and the County plan amendment application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.
- (b) Once recorded, this Declaration shall run with the Property for the sole benefit of the County and does not operate as a restriction in favor of any Property owner, and shall bind all successors and assigns to the title of the Property.
- (c) From and after such time as any Affordable Housing Unit is conveyed by Declarant to a third party purchaser following a Conversion, Declarant shall have no further obligations under this Declaration with respect to that particular Affordable Housing Unit and such third party purchaser shall be obligated to comply with all of the provisions of this Declaration with respect to said Affordable Housing Unit.

7. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration 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.

8. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Declaration 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 Declaration.

9. 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.

10. Term. Release and Termination. The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid for a period of thirty (30) years from the Effective Date ("Term"); thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the County, or the necessity to record any instrument in the Official Records of Broward County, Florida.

11. Remedies for Violation. In the event the Declarant, its successors or assigns, violate any of the covenants and restrictions contained herein, Declarant hereby acknowledges and agrees that the County may withhold further permits and approvals with respect to the Property, provided the County first provides Declarant with written notice and thirty (30) day opportunity to cure the violation. The County is the beneficiary of these covenants and restrictions, and as such, the County may enforce these covenants and restrictions by action at law or in equity, including, without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions.

12. Waiver. Any failure of the County to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be the Seventeenth Judicial District in and for Broward County, Florida.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

[Signatures are on the Following Page]

EXHIBIT A

Legal Description of Subject Property

A TRACT OF LAND LYING WITHIN THE NORTH HALF OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. SAID TRACT BEING A PORTION OF THE PLAT OF CENTRAL GOLF SECTION OF HOLLYWOOD AS SHOWN IN PLAT BOOK 9, PAGE 44, OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER (E 1/4) OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17, SOUTH 88°22'44" WEST A DISTANCE OF 161.49 FEET TO A POINT; THENCE SOUTH 01°37'16" EAST, A DISTANCE OF 86.06 FEET, TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY OF C.S.X. RAILROAD, AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION NUMBER 86070-2453, AND THE SOUTHERLY RIGHT OF WAY LINE OF HOLLYWOOD BOULEVARD; THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID C.S.X. RAILROAD RIGHT OF WAY LINE FOR THE FOLLOWING THREE COURSES: SOUTH 01°28'21" EAST, A DISTANCE OF 1,946.02 FEET TO A POINT; THENCE SOUTH 00°27'03" EAST, A DISTANCE OF 686.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 17; THENCE SOUTH 01°54'18" EAST, A DISTANCE OF 1,782.95 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY OF SAID C.S.X. RAILROAD, SOUTH 01°54'18" EAST, A DISTANCE OF 805.90 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE FOR PEMBROKE ROAD, AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION NUMBER 86508-2601; THENCE ALONG SAID PEMBROKE ROAD NORTHERLY RIGHT OF WAY FOR THE FOLLOWING FOUR COURSES: SOUTH 84°06'33" WEST, A DISTANCE OF 250.45 FEET TO A POINT; THENCE SOUTH 87°32'34" WEST, A DISTANCE OF 300.00 FEET TO A POINT; THENCE SOUTH 83°43'44" WEST, A DISTANCE OF 225.50 FEET TO A POINT; THENCE SOUTH 87°32'34" WEST, A DISTANCE OF 292.68 FEET TO A POINT; THENCE DEPARTING SAID PEMBROKE ROAD NORTHERLY RIGHT OF WAY, NORTH 02°27'26" WEST A DISTANCE OF 241.95 FEET TO A POINT; THENCE NORTH 51°54'54" EAST A DISTANCE OF 643.11 FEET TO A POINT; THENCE NORTH 30°09'26" EAST A DISTANCE OF 215.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 113.50 FEET, THROUGH A CENTRAL ANGLE OF 59°49'45", FOR AN ARC LENGTH OF 118.52 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 60°04'18" EAST FOR 113.21 FEET, TO A POINT; THENCE NORTH 89°59'11" EAST A DISTANCE OF 336.50 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 658,669 SQUARE FEET, OR 15.121 ACRES, MORE OR LESS.

EXHIBIT B

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Notice of Designation of Affordable Housing Unit

By recordation of this Notice, _____ hereby designates for the Restriction Period, as hereinafter defined, the following unit as an "Affordable Housing Unit," as defined by that certain Declaration of Restrictive Covenants recorded in Book_____, Page _____ of the Official Records of Broward County, Florida, which requires that Affordable Housing Units be rented or sold only to persons who meet the following criteria at the time of rental or sale: (a) one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of Broward County’s median income as reported by the United States Department of Housing and Urban Development and adjusted to family size; and (b) the purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income.

Unit Address

and/or Unit Number: _____

The restriction of the foregoing designation shall be thirty (30) years from the recordation of this Notice against the applicable Affordable Housing Unit or until the expiration of the Term of the underlying Declaration, whichever time period expires first (“Restriction Period”).

Witnesses:

By _____

Name typed:

Name:

Address:

Name typed:

_____ day of _____, 20____

TABLE OF CONTENTS

**SMALL SCALE
AMENDMENT TO THE
BROWARD COUNTY COMPREHENSIVE PLAN
PC 24-8
ADOPTION**

MARCH 6, 2026

ITEM 1 AMENDMENT PC 24-8

Amendment to the Broward County Land Use Plan – City of Hollywood
From Recreation and Open Space to 16.6 acres of Irregular (45.2) Residential and 7.1
acres of Commercial Recreation; approximately 23.7 acres; generally located between
Hollywood Boulevard and Pembroke Road and between South Park Road and the CSX
Railroad.

ITEM 1

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 24-8



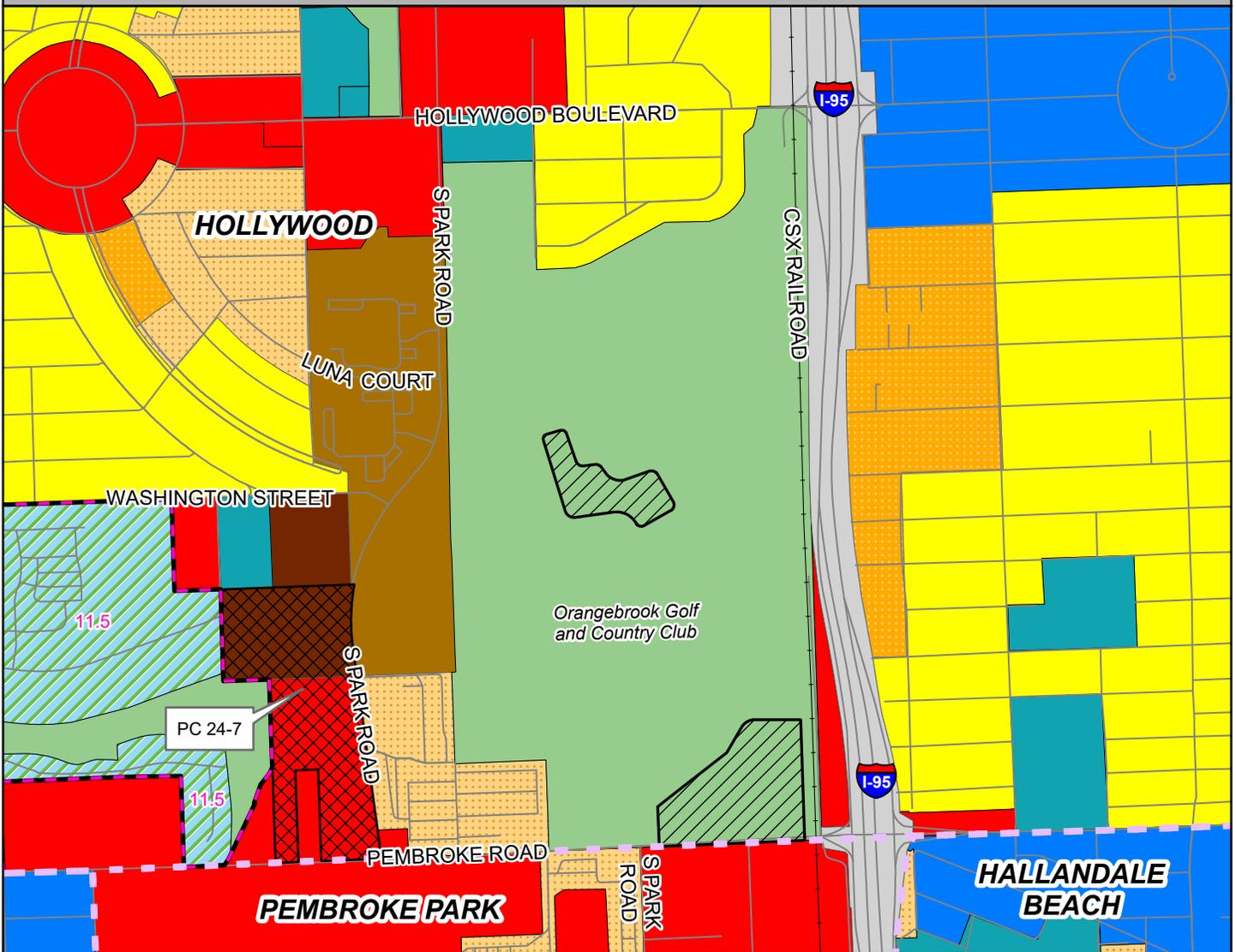
★ SUBJECT AREA LOCATION

↑
N
NOT TO SCALE

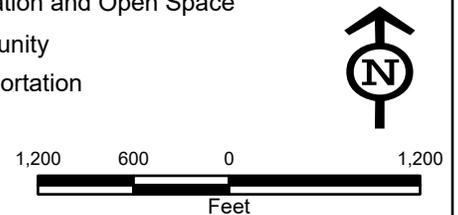
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 24-8

Current Land Use: Recreation and Open Space

Gross Acres: Approximately 23.7 acres



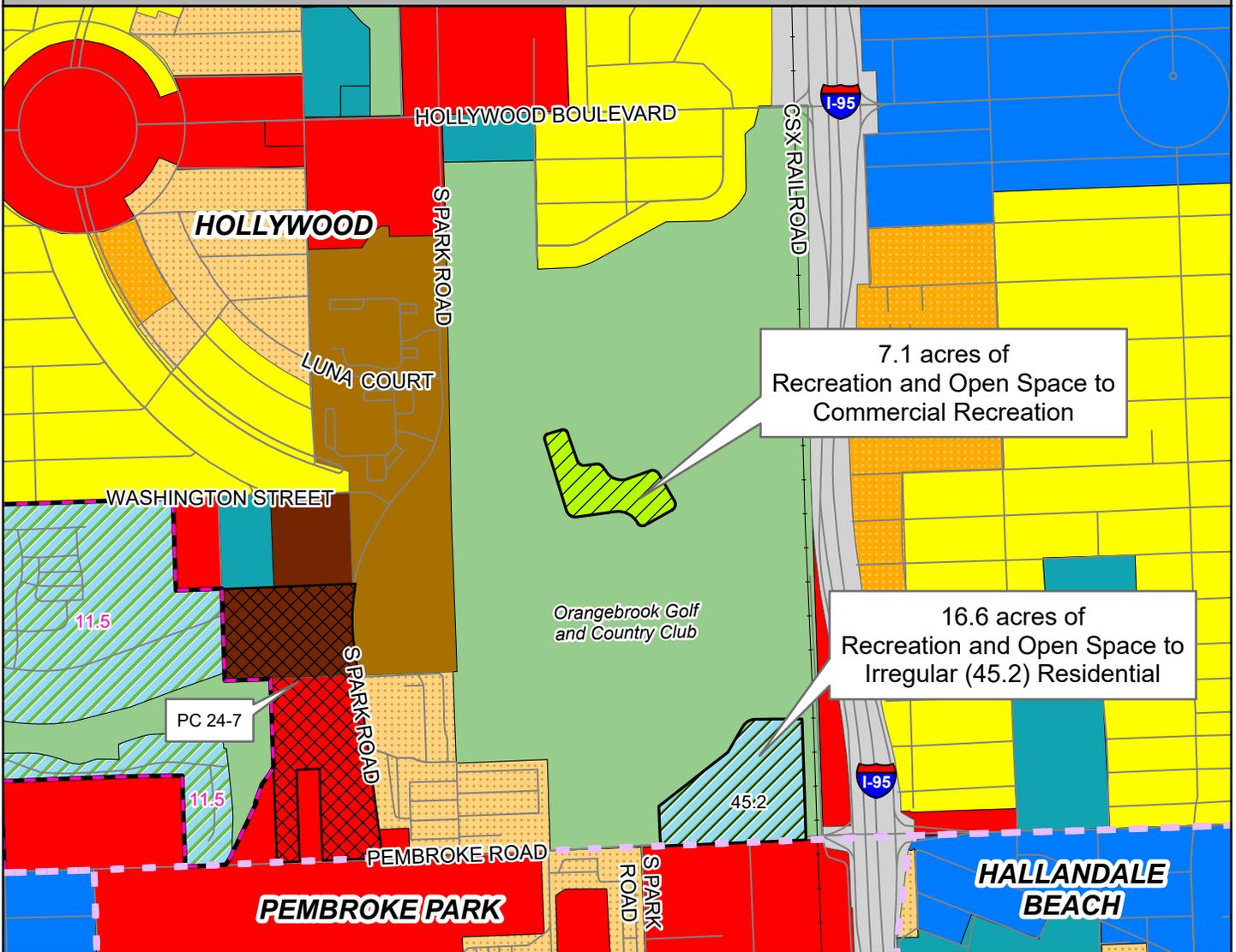
- | | | |
|-----------------------------|------------------------------|---------------------------|
| Site | Medium (16) Residential | Commerce |
| Municipal Boundary | Medium-High (25) Residential | Recreation and Open Space |
| Dashed-Line Area | High (50) Residential | Community |
| Low (5) Residential | Irregular Residential | Transportation |
| Low-Medium (10) Residential | Activity Center | |



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 24-8

Proposed Land Uses: 7.1 acres of Commercial Recreation and 16.6 acres of Irregular (45.2) Residential

Gross Acres: Approximately 23.7 acres



7.1 acres of
 Recreation and Open Space to
 Commercial Recreation

16.6 acres of
 Recreation and Open Space to
 Irregular (45.2) Residential

Site	Medium (16) Residential	Commerce
Municipal Boundary	Medium-High (25) Residential	Recreation and Open Space
Dashed-Line Area	High (50) Residential	Commercial Recreation
Low (5) Residential	Irregular Residential	Community
Low-Medium (10) Residential	Activity Center	Transportation

1,200 600 0 1,200
 Feet

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 24-8
(HOLLYWOOD)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

January 20, 2026

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) mitigate the anticipated impacts to the regional transportation network resulting from the proposed amendment and 2) designate 100 dwelling units as affordable housing units at the “moderate-income” level (up to 120% of median income) for a minimum of 30 years. See Attachments 3 and 9.

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, Planning Council staff recognizes the following: 1) the applicant’s confirmation to comply with the environmental licensing and permitting requirements and to implement resilience strategies regarding sea level rise, flood protection mitigation and climate change in redevelopment of the property (see Attachments 12 and 14) and 2) that the remaining 236-acre golf course will retain the Recreation and Open Space designation, under municipal ownership and will continue to operate as a golf course (see Attachments 1 and 18).

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

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued) **January 20, 2026**

- (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 **January 29, 2026**

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 11-0: Abramson, Brunson, Fernandez, Fisher, Hardin, Levy, Newbold, Rosenof, Ryan, Zeman and DiGiorgio)

III. County Commission Final Action **March 3, 2026**

Approved per Planning Council public hearing recommendation.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-8

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Hollywood
- II. County Commission District: District 6
- III. Site Characteristics
 - A. Size: Approximately 23.7 acres
 - B. Location: In Sections 17 and 20, Township 51 South, Range 42 East; generally located between Hollywood Boulevard and Pembroke Road and between South Park Road and the CSX Railroad.
 - C. Existing Use: Golf course (active)
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Recreation and Open Space
 - B. Proposed Designations: 16.6 acres of Irregular (45.2) Residential
7.1 acres of Commercial Recreation
 - C. Estimated Net Effect: Addition of 750 dwelling units
[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Addition of 7.1 acres of commercial recreation use
Reduction of 23.7 acres of recreation and open space use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
 - A. Existing Uses (See Map 1):
 - North:* Golf course, police station and single-family residential
 - East:* Golf course, warehouses and Interstate 95
 - South:* Golf course, self-storage facility, warehouses and former mobile home park
 - West:* Golf course, former mobile home park, multi-family residential and office

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

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

- B. *Planned Uses (See Map 2):*
- | | |
|---------------|---|
| <i>North:</i> | Recreation and Open Space, Community and Low (5) Residential |
| <i>East:</i> | Recreation and Open Space, Commerce and Transportation |
| <i>South:</i> | Recreation and Open Space, Commerce and Medium (16) Residential |
| <i>West:</i> | Recreation and Open Space, Medium (16) Residential, Medium-High (25) Residential and Commerce |

VI. Applicant/Petitioner

- A. *Applicant:* Keith Poliakoff, Esq., Government Law Group
- B. *Agent:* Jeff Katims, AICP, Complete Cities Planning Group
- C. *Property Owner:* City of Hollywood

VII. Recommendation of Local Governing Body:

The City of Hollywood recommends approval of the proposed amendment.

VIII. Applicant’s Rationale

The applicant states: “As part of the 2019 voter-approved General Obligation Bond, one of the improvement projects in the Parks, Open Space, Recreational and Cultural Facilities category was the revitalization of the Orangebrook Golf and Country Club. The project description included:

- 36 holes of golf to be renovated including an 18 hole championship course and an 18 hole Par 3 course, enhanced putting/chipping area, 9 illuminated holes for evening play, and driving range
- A new 15,000 sq. ft. multi-use clubhouse
- ADA accessible nature preserve path within course designed with wildlife habitat/biodiversity for walking, jogging, biking
- Improved course drainage and water retention capacity
- New cart barn, maintenance building, course restrooms, starter shack and cart paths
- Parking lot and entryway signage.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

These improvements were estimated to cost taxpayers \$24.7 million. Subsequently, after soliciting proposals, the City entered into a public-private partnership (P3) for the completion of the improvements to the golf facilities included in the General Obligation Bond project description without using any taxpayer dollars from the bond. The City is contributing a long-term lease of approximately 15 net acres of land at the extreme southeast corner of the golf course for residential development, and a smaller parcel for construction of a resort hotel adjacent to the new clubhouse. The amendment maintains 36 holes of golf and other recreational uses on more than 90% of the approximately 260-gross acre site.”

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-8

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, 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 5.6 acres on the projected demand for local parks. Planning Council staff notes that the Broward County Land Use Plan (BCLUP) allows up to 50% of the total acreage of publicly owned golf courses that are zoned for recreational use to be counted towards satisfying open space requirements; however, golf course acreage may satisfy no more than 25% of the total BCLUP Community and Regional Park requirement.

The City's 2050 projected population (170,821) requires approximately 512.46 acres of parks; therefore, up to 128.1 acres of golf courses can be used for the City's parks and open space requirement. It is noted that the 25% maximum amount of golf course acreage of 128.1 acres will continue to be available to be counted by the City, as approximately 578.7 acres of golf course will remain in the City. Therefore, although the proposed land use plan amendment decreases golf course acreage by 23.7 acres, the City's park inventory in this regard will remain unchanged. It is further noted that the remaining +/- 236-acre municipally owned golf course will be redesigned and continue to operate as a golf course, as well as be improved with a multi-mile public greenway and new clubhouse with hotel facility to qualify as a PGA tournament course, as a result of a public-private partnership. See Attachments 1 and 18.

II. Transportation & Mobility

The proposed amendment from the Recreation and Open Space land use category to the Irregular (45.2) Residential and Commercial Recreation 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 396 p.m. peak hour trips. See Attachment 2. The Broward Metropolitan Planning Organization (MPO) Year 2045 Transportation Plan model analysis distribution of the additional p.m. peak hour trips indicates that the proposed amendment is projected to **significantly and adversely** impact the following two (2) roadway segments:

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

- An additional **214 p.m. peak hour trips (3.97% of capacity) on Pembroke Road**, between State Road 7/US 441 and Interstate 95, which is projected to operate at an unacceptable level of service (LOS) “F,” with or without the addition of the trips generated by the proposed amendment; and
- An additional **130 p.m. peak hour trips (4.45% of capacity) on Pembroke Road**, between Interstate 95 and Federal Highway/US 1, which is projected to operate at an unacceptable LOS “F,” with or without the addition of the trips generated by the proposed amendment.

Per Policy 2.14.9 of the BrowardNext – Broward County Land Use Plan, Planning Council staff utilizes a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. The threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation.

The applicant has coordinated with municipal, county and state transportation agencies to identify appropriate transportation mitigation for the proposed redevelopment. The applicant and said transportation agencies recognize that operational improvements to the regional roadway network, as well as improvements to the various transit systems in proximity of the amendment site will work in tandem to mitigate the anticipated impacts associated with the proposed redevelopment. In that regard, the applicant has submitted a comprehensive transportation mitigation proposal with a commitment to continue coordinating with appropriate transportation review agencies, such as the Florida Department of Transportation (FDOT), Broward County Highway Construction and Engineering Division (BCHCED), Broward County Transit (BCT) and the City of Hollywood to ensure the impacts of the proposed amendment are sufficiently mitigated. The applicant has submitted a draft Declaration of Restrictive Covenants to memorialize its voluntary commitment regarding transportation mitigation that includes the following pedestrian, transit and roadway improvements:

- Redevelop the existing bus stop located on the north side of Pembroke Road adjacent to the residential portion of the amendment site;
- Create an internal pedestrian network within the residential portion of the amendment site that includes a direct pedestrian connection between said site and the Pembroke Road bus stop;
- Provide a fifteen (15) foot wide multi-use path throughout the entire perimeter of the Orangebrook Golf Course property for pedestrians and bicyclists;
- Integrate the City’s shuttle services into the development plans of the residential portion of the amendment site;
- Provide information throughout the amendment site to residents, guests, and employees regarding alternative modes of transportation;

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

- Coordinate with BCHCED to implement adaptive traffic signal control system signalization, and traffic signal retiming/optimization along Pembroke Road; and
- Coordinate with BCHCED to construct new turn lanes, extension of existing turn lanes at Pembroke Road and South Park Road, along with pedestrian infrastructure enhancements, and geometric modifications.

See Attachments 3.A and 3.B.

The BCT staff has indicated that the proposed mitigation options are sufficient, including the bus stop improvement along Pembroke Road that will serve the new development, as well as the community in general, and that increased residential densities are anticipated to positively impact transit ridership and may require increased route frequency. See Attachment 4. In addition, the BCT report states that current and planned fixed-route county transit service, as well as community bus service, is provided within a quarter mile of the proposed amendment site. Further, the Transportation Surtax 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 5.

The BCHCED has indicated that the proposed menu of mitigation measures will sufficiently address the anticipated impacts to the regional transportation network and will encourage utilization of transit and alternative modes of transportation. See Attachment 6.

The FDOT acknowledged the proposed improvements and will require an updated traffic study at the site plan phase. See Attachment 7.

For informational purposes only, the following roadway levels of service for adjacent regional roadway network segments are as follows:

- **Hollywood Boulevard**, between State Road 7/US 441 and Interstate 95, is currently operating at and projected to operate at level of service (LOS) “D,” with or without the subject amendment.
- **Hollywood Boulevard**, between Interstate 95 and Dixie Highway, is currently operating at and projected to operate at LOS “F,” with or without the subject amendment.
- **Washington Street**, between South 28 Avenue and South 56 Avenue, is currently operating at and projected to operate at LOS “D,” with or without the subject amendment.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

- **South Park Road**, between Pembroke Road and Hollywood Boulevard, is currently operating at LOS “C” and projected to operate at LOS “D,” with or without the subject amendment.
- **South 35 Avenue**, between Washington Street and Taft Street, is currently operating at LOS “C” and projected to operate at LOS “D,” with or without the subject amendment.

The Broward County Urban Planning Division (BCUPD) report identifies that development should support Complete Streets principles and recommends redevelopment of the amendment area incorporate pedestrian and bicycle enhancements on-site, along adjacent streets and connecting to existing and planned bicycle, pedestrian and transit facilities. The BCUPD also recommends wide sidewalks, pedestrian-scale amenities including lighting, landscaping, strategic covers, and safety features, bicycle paths, parking and lockers, as well as bicycle and pedestrian cut-throughs to shorten trips. In addition, BCUPD suggests improvements that support safe routes to school and electric vehicle charging stations. See Attachment 8.A. The applicant’s proposed mitigation measures incorporate improvements that address complete street enhancements. See Attachment 3.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 23 additional students into Broward County Public Schools, consisting of 7 elementary school students, 11 middle school students and 5 high school students. The report further states that Colbert Elementary, McNicol Middle and Hallandale High schools are all under-enrolled in the 2023-2024 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 2025-2026 school year. In addition, the School Board report indicates that there are eleven (11) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 10.

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 10.

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 10.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-8

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 11.

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 11. The applicant has acknowledged the requirement to obtain the determination and all necessary licenses prior to undertaking any site work. See Attachment 12.

III. Climate Resiliency & 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 also identifies the applicability of the future conditions map series in the redevelopment of the site and requested additional information 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 BCRED staff also indicated that the applicant's analysis and response must be based on the most current PPA and future conditions maps, as the applicant's provided analysis is based on outdated maps. See Attachments 11 and 13.

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 6 acres of water for the proposed residential development, widening of an existing canal at the north end of the golf course and redesign of the remaining golf course to maintain its existing stormwater storage capacity and accommodate stormwater storage for the proposed development. Further, finished floor elevations will meet or exceed any criteria required by Broward County, as well as compliance with regulations

REVIEW OF NATURAL RESOURCES (continued)

III. Climate Resiliency & Sea Level Rise (continued)

regarding the Future Conditions Average Wet Season Groundwater Elevation Map. A preliminary drainage report was also provided to analyze existing and proposed stormwater storage and offsite discharge based on the current future conditions groundwater map. This analysis identified the initial objective of the golf course redevelopment to create a community-wide surplus of stormwater storage is not feasible in consideration of the specifications for the golf course redesign and associated amenities. See Attachments 12 and 14.

The BCRED has reviewed the additional information submitted by the applicant and has identified that the applicant's prior commitment to provide drainage improvements that deliver a community-based solution is not feasible, however, the information adequately demonstrates the ability of the proposed amendment to meet existing future conditions requirements. The BCRED urges the applicant to continue consideration of opportunities to enhance stormwater infrastructure throughout the development process. See Attachment 15.

IV. Other Natural Resources

Contaminated Sites: The BCRED report identifies the proposed amendment site as a contaminated site, as it includes lands currently used as a golf course, which has 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, at minimum, a Phase I environmental assessment, or equivalent as deemed acceptable by the Broward County Environmental Permitting Division (BCEPD). The Policy also requires that any environmental contamination identified during said assessments must be mitigated. See Attachment 11. In this regard, the applicant submitted a Site Assessment Report (SAR), which is an environmental contamination assessment of the amendment site. See Attachment 16 for a summary. The full report is on file at the Planning Council office and is available for review.

The BCEPD report indicates that the provided environmental assessment satisfies the requirements of BCLUP Policy 2.5.5(d). The BCEPD report also indicates that the amendment site is contaminated and cleanup strategies indicated in the SAR must be commensurate with the proposed future land use. The BCEPD also acknowledges that the required Environmental Assessment and Remediation (EAR) License has been issued to the City of Hollywood. 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 17. The applicant has acknowledged the remediation requirements and that BCEPD must be satisfied prior to issuing environmental approvals for construction. See Attachment 12.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

In addition, the BCRED report states that dewatering is prohibited at or within a quarter mile of contaminated sites without approval from the BCEPD. See Attachment 11. The applicant has acknowledged the restriction and that BCEPD approval is required prior to dewatering at the amendment site. See Attachment 12.

Water Recharge: The BCRED report indicates that the proposed amendment would involve an increase of impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be minor, BCRED recommends that the project design maximizes open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas that promote water recharge. See Attachment 11. The applicant has indicated that the project design will maximize open space, predominantly to accommodate stormwater storage, by maximizing vertically to minimize building footprints. In addition, the remaining approximately 236-acres of the existing golf course acreage will continue to be pervious open space and stormwater storage. See Attachment 12.

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 11. The applicant has acknowledged the tree requirements. See Attachment 12.

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 11. The applicant has acknowledged the invasive vegetation and NatureScape requirements. See Attachment 12.

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 11. The applicant has acknowledged the recommendations, noting the proposed transportation mitigation measures incorporate several such improvements. See Attachments 3 and 12.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

Lighting: Although the amendment site is not located along the coast, 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 11. The applicant has acknowledged the lighting ordinance. See Attachment 12.

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 8.A.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-8

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 750 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 8.A. and 8.B.

In addition to meeting Policy 2.16.2, the applicant has voluntarily committed to designate 100 dwelling units at the moderate-income level (up to 120% of median income) for a period of 30 years. The applicant has submitted a draft Declaration of Restrictive Covenants to memorialize its voluntary commitment regarding affordable housing. See Attachment 9. Planning Council staff notes that the affordable housing study is valid for a period of 18 months (i.e. through February 2026) 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, including Policy 2.16.1 regarding providing, encouraging and enabling affordable housing opportunities and Strategy AH-4 recognizing the transportation and housing connection. 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 18.

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; therefore, no report will be issued by FDOC, or other State review agencies.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information (continued)

The proposed amendment site is located adjacent to the City of Hallandale Beach and Town of Pembroke Park. As such, Planning Council staff solicited comments from the adjacent local governments. No comments have been received from the City as of this writing. The Town identified the proposed residential use should be properly buffered from the existing industrial uses on the south side of Pembroke Road. In addition, the Town requests any adverse impacts to Pembroke Road be mitigated through proper signal timing and entrance/intersection improvements. See Attachment 19. Planning Council staff traffic analysis indicates significant and adverse impacts to Pembroke Road. The applicant's proposed transportation mitigation has been found sufficient by Broward County. See Attachments 2 through 4 and 6.

The proposed amendment to the municipally owned Orangebrook Golf Course is to allow for redevelopment of approximately 23.7-acres of the 260-acre golf course through a public-private partnership with the City of Hollywood and its private development team. The redevelopment will allow for clubhouse and hotel amenities necessary for the redesigned golf course to meet PGA tournament requirements, as well as residential development along Pembroke Road, with approximately 236-acres of golf course remaining. As part of the public-private partnership to improve the municipally owned golf course, the City of Hollywood and the development team conducted several community outreach meetings to present the proposed development plan to the community. In addition, the applicant held a neighborhood informational meeting prior to the start of the local public hearing process. The applicant also notified all property owners within 500 feet of the golf course boundary and approximately 25 homeowner associations by mail, as well as posting several signs along perimeter roadways. See Attachment 20 for a summary of community outreach efforts.

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 461 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.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-8

PLANNING ANALYSIS

Planning Council staff analysis finds that the proposed land use designations of Irregular (45.2) Residential and Commercial Recreation would be generally compatible with the surrounding existing recreation and open space and single- and multi-family residential land uses, noting that the remaining approximate 236-acre municipally owned golf course **will remain designated as recreation and open space and function as a golf course.**

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. The City of Hollywood currently owns and will maintain ownership of the existing golf course, including the proposed amendment sites. Further, the remaining golf course acreage will be redesigned and continue to operate as a golf course. See Attachments 1 and 18. Further, no adverse impacts to **historical or cultural resources** were identified.

The proposed amendment 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 396 p.m. peak hour trips. Distribution of the additional p.m. peak hour trips indicates that the proposed amendment is projected to **significantly and adversely** impact the operating conditions of **Pembroke Road**, between State Road 7/US 441 and Federal Highway/US 1. See Attachment 2. To address the anticipated adverse impacts to the regional transportation network, the applicant has voluntarily committed to several transportation improvements, including complimentary transit and roadway improvements that will be specified at the site plan phase of development, along with a detailed traffic analysis. See Attachment 3. The proposed transportation mitigation has been reviewed by appropriate transportation review agencies and has been found to adequately address the anticipated impacts. See Attachments 4, 6 and 7.

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 10.

The proposed amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2 regarding **affordable housing**, as it proposes an additional 750 dwelling units to be permitted by the BCLUP. Based on the City's affordable housing study and its adopted policies and programs, the proposed amendment meets the requirements of BCLUP Policy 2.16.2 and Article 5.4 of the *Administrative Rules Document: BrowardNext*. In addition to meeting said Policy, the applicant has submitted a draft Declaration of Restrictive Covenants to designate 100 dwelling units at the moderate-income level (up to 120% of the median income) for a period of 30 years. See Attachments 8 and 9.

PLANNING ANALYSIS (continued)

Concerning impacts to **natural resources**, the Broward County Resilient Environment (BCRED) analysis finds the following:

- 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 Attachments 11 and 12.
- The Broward County Environmental Permitting Division (BCEPD) report identifies that the proposed amendment site includes lands currently used as a golf course, and which contain **arsenic-contaminated soils**. See Attachments 11 and 17. The applicant has acknowledged the remediation requirements and that BCEPD must be satisfied prior to issuing environmental approvals for construction. See Attachment 12.
- Recognizing that a significant 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 design elements that have been incorporated into the site plan, including the addition of 6 acres of water for the proposed residential development, widening of an existing canal at the north end of the golf course and redesign of the remaining golf course to maintain its existing stormwater storage capacity and accommodate stormwater storage for the proposed development. 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 Attachments 12 and 14. The BCRED has identified that the information adequately demonstrates the ability of the proposed amendment to meet existing future conditions requirements. See Attachment 15.

Recommendation

In conclusion, Planning Council staff recommends **approval** of the proposed amendment recognizing the applicant's voluntary commitments to 1) mitigate the anticipated impacts to the regional transportation network resulting from the proposed amendment and 2) designate 100 dwelling units as affordable housing units at the "moderate-income" level (up to 120% of median income) for a minimum of 30 years. See Attachments 3 and 9.

In addition, the applicant's confirmation to comply with the environmental licensing and permitting requirements and to implement resilience strategies regarding sea level rise, flood protection mitigation and climate change in redevelopment of the property are recognized. See Attachments 12 and 14. It is further recognized that the remaining 236-acre golf course will retain the Recreation and Open Space designation, under municipal ownership and continue to operate as a golf course. See Attachments 1 and 18.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-8

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of October 2025
2. Broward County Planning Council Traffic Analysis of July 26, 2024
3. A. Transportation Mitigation Proposal Submitted by Applicant, dated November 14, 2025
B. Draft Transportation Mitigation Agreement, dated January 8, 2026
4. Broward County Transit Division Response to Applicant's Transportation Mitigation Proposal, dated October 23, 2025
5. Broward County Transit Division Report of August 27, 2024
6. Broward County Highway Construction and Engineering Division Response to Applicant's Transportation Mitigation Proposal, dated November 17, 2025
7. Florida Department of Transportation Response to Applicant's Transportation Mitigation Proposal, dated October 22, 2025
8. A. Broward County Urban Planning Division Report of September 17, 2024
B. An Affordable Housing Market Assessment in the City of Hollywood, Florida, prepared by Munilytics, dated August 14, 2024
9. Draft Declaration of Restrictive Covenants Regarding Affordable Housing, dated January 8, 2026
10. School Board of Broward County Consistency Review Report of August 14, 2024
11. Broward County Resilient Environment Department Report of August 27, 2024
12. Applicant Response to Broward County Resilient Environment Department Comments, dated October 29, 2024
13. Broward County Resilient Environment Department Request for Additional Information from Applicant, dated November 22, 2024
14. Additional Information Submitted by Applicant Per Request of Broward County Resilient Environment Department, dated December 27, 2024 and February 11, 2025
15. Broward County Resilient Environment Department Report of March 7, 2025

ATTACHMENTS (continued)

16. Site Assessment Report Summary, dated June 27, 2023
17. Broward County Environmental Permitting Division Report of July 31, 2024
18. A. BrowardNext - Broward County Land Use Plan Policies, "Park/Conservation" Planning Council Staff Review Comment

B. Conceptual Site Plan
19. Correspondence from the Town of Pembroke Park, dated July 25, 2023, received July 25, 2024
20. Community Outreach Meeting Summary provided by the Applicant
21. Broward County Parks and Recreation Division Report of August 22, 2024
22. Broward County Water Management Division Report of July 30, 2024

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 24-8

Prepared: October 2025

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. Planning Council staff utilized a level of service of 114 gallons per day (gpd) per capita (2.51 persons per household) for residential uses, 150 gpd per hotel room and 0.1 gpd per square foot for recreation and open space uses and commercial recreation uses. The proposed amendment will result in a net increase of 0.22 mgd on 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 49.8 mgd, with 5.7 mgd available. Planning Council staff utilized a level of service of 250 gpd per dwelling unit, 150 gpd per hotel room and 0.1 gpd per square foot for recreation and open space uses and commercial recreation uses. The proposed amendment will result in a net increase of 0.2 mgd on 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 Waste Connections Pembroke Park Transfer Station which has a current capacity of 360,000 tons per year (TPY) and a current demand of 240,000 TPY and to the JED/OMNI Landfill, which has a capacity of 54 million TPY and a current demand of 1.3 million TPY. Planning Council staff utilized a level of service of 8.9 pounds per day per dwelling unit and hotel rooms and 1 pound per 100 square feet for recreation and open space uses and commercial recreation uses. The amendment will result in a net increase in demand of 6,572.5 pounds per day or 3.3 tons per day (i.e. approximately 1,204.5 TPY) 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.

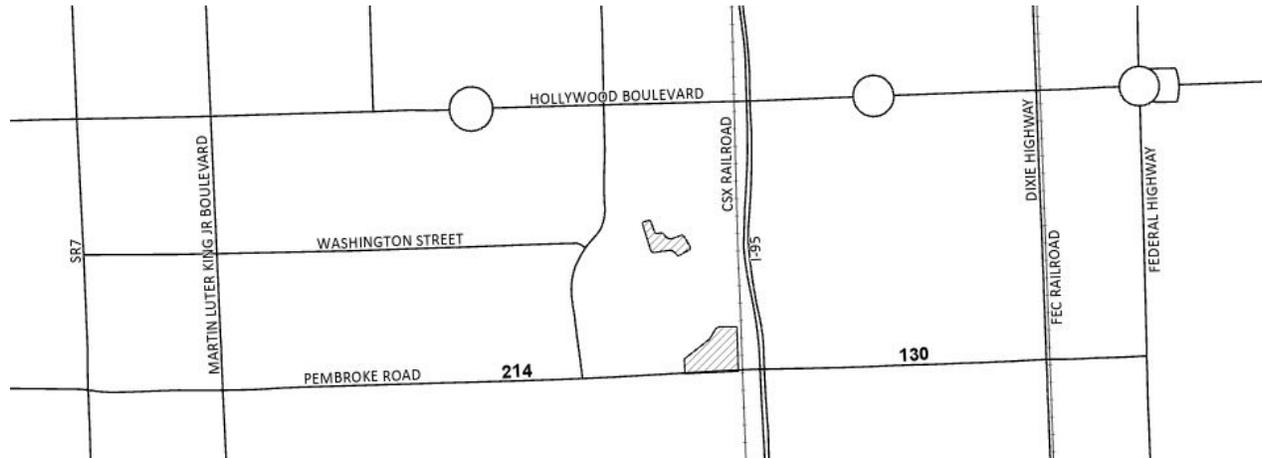
PARKS AND OPEN SPACE

The City of Hollywood 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 5.6 acres on the projected demand for local parks. The City of Hollywood continues to meet the community parks acreage requirement of the Broward County Land Use Plan (BCLUP) of 3 acres per one thousand persons population. Planning Council staff notes that the BCLUP 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 25% of the total Community and Regional Park requirement.

The City's 2050 projected population (170,821) requires approximately 512.46 acres of parks; therefore, up to 128.1 acres of golf courses can currently be used for the City's parks and open space requirement. It is noted that the 25% maximum amount of golf course acreage of 128.1 acres will continue to be available to be counted by the City, as approximately 578.7 acres of golf course will remain in the City. Therefore, although the proposed land use plan amendment decreases golf course acreage by 23.7 acres, the City's park inventory in this regard will remain unchanged. It is further noted that as a result of a public-private partnership, the remaining +/- 236-acre municipally owned golf course will be redesigned and continue to operate as a golf course, as well as be improved with a multi-mile public greenway and new clubhouse with hotel facility to qualify as a PGA tournament course. See Attachment 18.

TRAFFIC ANALYSIS (continued)

Graphic of Impacted Roadway Segments of the Regional Transportation Network:



Impacted Regional Transportation Network Without the Proposed Amendment: Year 2045:

Roadway	Segment	Volume	Capacity	LOS
1. Pembroke Road	State Road 7/US 441 to Interstate 95	5,615	5,390	F
2. Pembroke Road	Interstate 95 to Federal Highway/US 1	4,133	2,920	F

Impacted Regional Transportation Network With the Proposed Amendment: Year 2045:

Roadway	Segment	Volume	Capacity	LOS
1. Pembroke Road	State Road 7/US 441 to Interstate 95	5,829	5,390	F
2. Pembroke Road	Interstate 95 to Federal Highway/US 1	4,263	2,920	F

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 396 p.m. peak hour trips at the long-range planning horizon.

The Broward Metropolitan Planning Organization (MPO) Year 2045 Transportation Plan model analysis distributed the projected additional p.m. peak hour trips to the surrounding regional roadway network. Said Broward MPO model analysis distribution indicates the proposed amendment would significantly and adversely impact two (2) roadway segments along Pembroke Road, as follows:

1. Pembroke Road, between State Road 7/US 441 and Interstate 95, which is projected to operate at an unacceptable level of service (LOS) “F,” with or without the addition of the trips generated by the proposed amendment; and
2. Pembroke Road, between Interstate 95 and Federal Highway/US 1, which is projected to operate at an unacceptable LOS “F,” with or without the addition of the trips generated by the proposed amendment.

ATTACHMENT 3.A.

KBP CONSULTING, INC.

MEMORANDUM



To: Ari Pearl
Miriam Ungar
Connor Birch
Keith Poliakoff, Esq.
Jeff Katims, AICP

From: Karl Peterson, P.E.

Date: November 14, 2025

Subject: Orangebrook Golf & Country Club – Hollywood, Florida
Land Use Plan Amendment (LUPA) – Transportation Mitigation Measures

KBP Consulting, Inc. has prepared the traffic element associated with the proposed Land Use Plan Amendment (LUPA) for the Orangebrook Golf & Country Club site in Hollywood, Broward County, Florida. The project location and study area are presented graphically in Attachment A to this memorandum.

A trip generation comparison analysis has been performed for the existing (approved) future land use designation and intensity and for the proposed future land use designation and intensity. The trip generation comparison analysis is based on the following assumptions:

EXISTING LAND USE AND INTENSITY

- Commercial Recreation and Open Space
 - Parcel 1
 - NE Quadrant of I-95 & Pembroke Road: +/- 16.6 acres (golf course)
 - Parcel 2
 - East side of S. Park Road (near Washington St): +/- 7.1 acres (golf course)

PROPOSED LAND USE AND INTENSITY

- Parcel 1
 - Irregular (45.2 DU/acre) Residential: 750 dwelling units (high-rise)
- Parcel 2
 - Commercial Recreation: 175-room hotel

The trip generation analysis is based upon information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. Table 1 on the following page presents the results of the trip generation comparison analysis.

TABLE 1 Orangebrook Golf & Country Club - Hollywood, Florida Trip Generation Comparison Analysis								
Land Use	Size	Daily Trips	PM Peak Hour Trips Of Generator			PM Peak Hour Trips Adjacent Street 4 - 6 PM		
			In	Out	Total	In	Out	Total
<i>Existing Future Land Use</i>								
Commercial Recreation / Open Space								
Parcel 1 - Golf Course	16.6 Acres	62	3	3	6	2	3	5
Parcel 2 - Golf Course	7.1 Acres	27	1	2	3	1	1	2
Sub-Total (Existing)	23.7 Acres	89	4	5	9	3	4	7
<i>Proposed Future Land Use</i>								
Irregular (45.2) Residential								
Parcel 1 - High-Rise	750 DU	3,405	186	114	300	134	106	240
Commercial Recreation								
Parcel 2 - Hotel	175 Rooms	1,473	61	44	105	53	50	103
Sub-Total (Proposed)		4,878	247	158	405	187	156	343
Difference (Proposed - Existing)		4,789	243	153	396	184	152	336

Source: ITE Trip Generation Manual (11th Edition).

The results of the trip generation comparison analysis indicate that the proposed land use plan amendment will result in 4,789 additional daily vehicle trips and 396 additional PM peak hour (of the generator) vehicle trips. The daily and PM peak hour project traffic volumes associated with the proposed land use plan amendments are significant (i.e. > 3.0% impact) and adverse (i.e. Level of Service “F”) on the segments of Pembroke Road between State Road 7 and Federal Highway / US 1.

As a result of the significant and adverse condition on these segments of Pembroke Road, mitigation measures will be required to offset the impacts of the project traffic associated with the proposed land use plan amendments on the Orangebrook Golf & Country Club property in Hollywood, Florida. Preliminary measures and actions have been identified and are presented in the following sections of this memorandum.

FDOT Coordination

Early coordination meetings have been held with planning, growth management, Project Development & Environment (PD&E), roadway design, traffic operations, and access management staff at the Florida Department of Transportation (FDOT) – District Four office in Fort Lauderdale. During these meetings the following measures and actions were recommended as a means of offsetting the traffic impacts of this project:

- **Promotion of Alternate Modes of Transportation:** The site design of the Orangebrook project should incorporate amenities that will encourage the utilization of alternate modes of transportation.
- **Connection to the Hollywood Tri-Rail Station:** Given the proximity of the Orangebrook site to the Tri-Rail station at Hollywood Boulevard and I-95, this project should provide a means of connection between the rail station and the residential and hotel parcels.

- **Coordination with Broward County Transit (BCT):** Coordination with BCT should be initiated in order to identify strategies for encouraging the use of the bus transit service in the immediate study area. Specifically, improvements and enhancements of nearby bus stops should be explored.
- **Continued Coordination with FDOT:** The Department has an ongoing Project Development and Environment (PD&E) Study for Interstate 95 (I-95) from south of Hallandale Beach Boulevard (SR 858) to north of Hollywood Boulevard (SR 820) which is a distance of approximately three (3) miles. The objective of this PD&E Study is to evaluate interchange modifications to improve access and operations at Hallandale Beach Boulevard, Pembroke Road and Hollywood Boulevard.

The primary purpose of this project is to add interchange improvements to meet future transportation demand, improve travel time reliability and to provide long-term mobility options. The project also includes operational, intersection improvements and safety enhancements. The preferred alternative includes a series of braided on and off-ramps that will reduce the amount of weaving and congestion on the interstate system in this area. Graphics presenting the existing conditions and the preferred alternative are shown in Attachment B.

It is noted that the preferred alternative for the I-95 PD&E Study and the actions proposed as part of the Orangebrook LUPA are anticipated to be compatible with each other with no negative impacts. However, the City of Hollywood, the development team and the FDOT will maintain close coordination throughout the life of both projects.

Broward County Transit (BCT) Coordination

Broward County Transit (BCT) provides bus transit service in the Pembroke Road corridor (via Route 5) and in the S. Park Road / Washington Street corridors (via Route 15). An excerpt of the transit system map for this area is presented in Attachment C. Given the proximity of these bus transit routes to the Orangebrook property, the project team has coordinated with BCT staff to identify potential enhancements to the existing bus stops as a means of encouraging bus transit utilization by existing and future residents and employees within the area.

- **Pembroke Road Bus Stop:** There is an existing bus stop located on the north side of Pembroke Road approximately 600 feet to the west of the CSX railroad crossing. A recent photograph of this location is presented on the following page. This bus stop serves BCT Route 5 in the westbound direction. There are no amenities (e.g. bench, shelter, trash receptacle, etc.) at this bus stop location.

Over the past several months, we have coordinated directly with BCT staff to identify enhancements for this bus stop location. Based upon these discussions, it has been agreed upon that a standard-length bus bay, a 40-foot landing pad (with wheelchair landing pad), and an accessible bus shelter will be incorporated within the proposed plans. The design details provided by BCT are included in Attachment D.



Photo 1 – Bus stop on Pembroke Road +/- 1,000 feet west of I-95

- **Pedestrian Connection to the Bus Stop:** As a means of enhancing the utilization of this bus stop location on Pembroke Road and the areawide transit service, a direct pedestrian connection between the residential component of the Orangebrook development program and this bus stop has been incorporated into the proposed site plan. This will include a sidewalk connection between the sidewalk along Pembroke Road and the internal pedestrian network within the Orangebrook property. This connection will include a gated entry point which can be accessed by the future residents of the Orangebrook property.

City of Hollywood Coordination

It is noted that the Orangebrook Golf & Country Club is owned and operated by the City of Hollywood. And this redevelopment / enhancement project for this property is a joint venture between the City of Hollywood and the Development team. As such, a significant effort has been undertaken to ensure that this site and its future elements will be fully integrated with the City's transportation network and programs. Several transportation strategies have been identified and are presented below.

- **Local Transit Service:** The City of Hollywood currently provides local transit options that serve the project study area. The Sun Shuttle service and the recently launched Holly-Go shuttle service will both provide attractive mobility options for residents and guests within the Orangebrook Golf & Country Club property.
 - **Sun Shuttle Service:** The City of Hollywood and the Hollywood Community Redevelopment Agency (CRA) launched the Sun Shuttle Service to provide on-demand micro-transit services across much of the City. Zone 1 currently serves east Hollywood (including the downtown and beach areas) seven (7) days per week. And Zone 2 serves west Hollywood generally from City Hall to points west of I-95 (including the Tri-Rail Station). This service currently operates Monday through Saturday. A graphic depicting the service areas is presented in Attachment E.

The Zone 2 service area covers the areas on the north and west sides of the Orangebrook Golf and Country Club property. It is envisioned that this service area will be expanded to include the Orangebrook property with door-to-door service for both the residential and the hotel / clubhouse properties.

- **Holly-Go Shuttle Service:** Holly-Go is a free community shuttle service with four (4) fixed-routes serving the City of Hollywood. These routes are as follows:
 - **Orange Line – The East Central Loop:** This route operates between City Hall and the Margaritaville Resort, Monday through Friday between 8:00 AM and 5:00 PM.
 - **Red Line – The A1A Loop:** This route operates between the Walmart Super Center on East Hallandale Beach Boulevard and the Hollywood North Beach Park on SR A1A. This service is provided seven (7) days per week generally between 8:00 AM and 8:00 PM.
 - **Blue Line – The Southeast Loop:** The Blue Line operates between City Hall and Young Circle and along Hollywood Boulevard, US 1, Pembroke Road and S. 26th Avenue. Service is provided seven (7) days per week between 9:00 AM and 5:00 PM.
 - **Green Line – The Southwest Loop:** The Green Line operates between the Kay Gaither Community Center on Funston Street and the Memorial Regional Hospital (North and South). Service is provided seven (7) days per week between 9:00 AM and 5:00 PM.

This service operates on the north and west sides of the Orangebrook property. Like the Sun Shuttle service, it is envisioned that this service area will be expanded to include the Orangebrook property with on-site stops for both the residential and the hotel / clubhouse properties. Graphics depicting the Holly-Go service areas and the Green Line detailed service area are presented in Attachment E.

In order to better integrate these shuttle services into the Orangebrook property, the site plans for the residential and hotel properties have been designed to include locations and amenities where these services can serve the future residents / guests of this community. Specifically, both the residential parcel as well as the hotel / clubhouse site will have designated locations where passengers will be able to access these services. Preliminary plans showing these locations are presented in Attachment F.

Direct access to these shuttle services will enhance access for residents, employees and guests to the areas businesses, restaurants, the beaches, residential areas, and other modes of transportation such as Broward County Transit (BCT), Tri-Rail, and the region's international airports.

- **Pedestrian and Bicycle Facilities:** The City of Hollywood has an extensive pedestrian and bicycle network throughout the City with many additional facilities in their future plans. Within the immediate project study area, there are pedestrian facilities (i.e. sidewalks) located on both sides of Hollywood Boulevard, Pembroke Road, and S. Park Road.

In addition, Hollywood Boulevard has designated bicycle lanes in the eastbound and westbound directions, and S. Park Road has designated bicycle lanes in the northbound and southbound directions between Hollywood Boulevard and Washington Street. And Pembroke Road has a paved shoulder in the eastbound and westbound lanes to accommodate bicyclists. And the City's Bicycle Mobility Plan includes future facilities on Hollywood Boulevard (between S. 28th Avenue and the circle west of I-95) and on S. Park Road (between Washington Street and Pembroke Road).

The proposed site plan for the Orangebrook Golf & Country Club project includes a fifteen (15) foot wide multi-use path to be located throughout the entire perimeter of the property. This multi-use path will provide an opportunity to serve pedestrians and bicyclists in the overall project study area. This key element of the development program will become a critical component of the City of Hollywood's bicycle and pedestrian infrastructure and will be fully integrated within their existing and proposed system.

- **Transportation Awareness / Encouragement Programs:** Both the hotel / clubhouse and the residential sites will offer programs to encourage the utilization of alternative modes of transportation. These programs will focus on communicating with residents, guests, and employees regarding transportation options and programs that can reduce reliance on automobile traffic.

Broward County Highway Construction and Engineering Division Coordination

Broward County has the responsibility for maintaining and managing the County's designated Trafficways. The future driveways that will serve the Orangebrook Golf & Country Club will be located on the following Broward County Trafficways:

- Pembroke Road (between I-95 and S. Park Road)
- S. Park Road (between Pembroke Road and Hollywood Boulevard)

A third (and existing) driveway is located on Hollywood Boulevard; another element of the trafficways plan. This driveway is utilized (and will continue to be utilized) by the golf club for maintenance purposes. Other nearby trafficways that will be directly impacted by this project include S. Park Road (south of Pembroke Road) and Washington Street.

As this project progresses from the LUPA phase to the site plan phase of the development approval process, detailed traffic operations analyses will be conducted to address the traffic / roadway impacts to be created by the proposed development on the surrounding roadway network.

Mitigation measures to address these impacts will be identified and reviewed by the appropriate agencies. Initial discussions with Broward County have been conducted and potential mitigation measures include but are not necessarily limited to the following:

- **Traffic Control**
 - Participation in the implementation of a future adaptive traffic signal control system (potentially along the Pembroke Road corridor)
 - Signalization of unsignalized intersections
 - Traffic signal retiming / optimization

- **Roadway / Trafficway Improvements**
 - Construction of new turn lanes
 - Extension of existing turn lanes
 - Pedestrian infrastructure enhancements
 - Geometric modifications to improve traffic flow / enhance safety

As this project advances, the required mitigation measures (and the level of participation by the City of Hollywood / Development Team) will be identified and finalized.

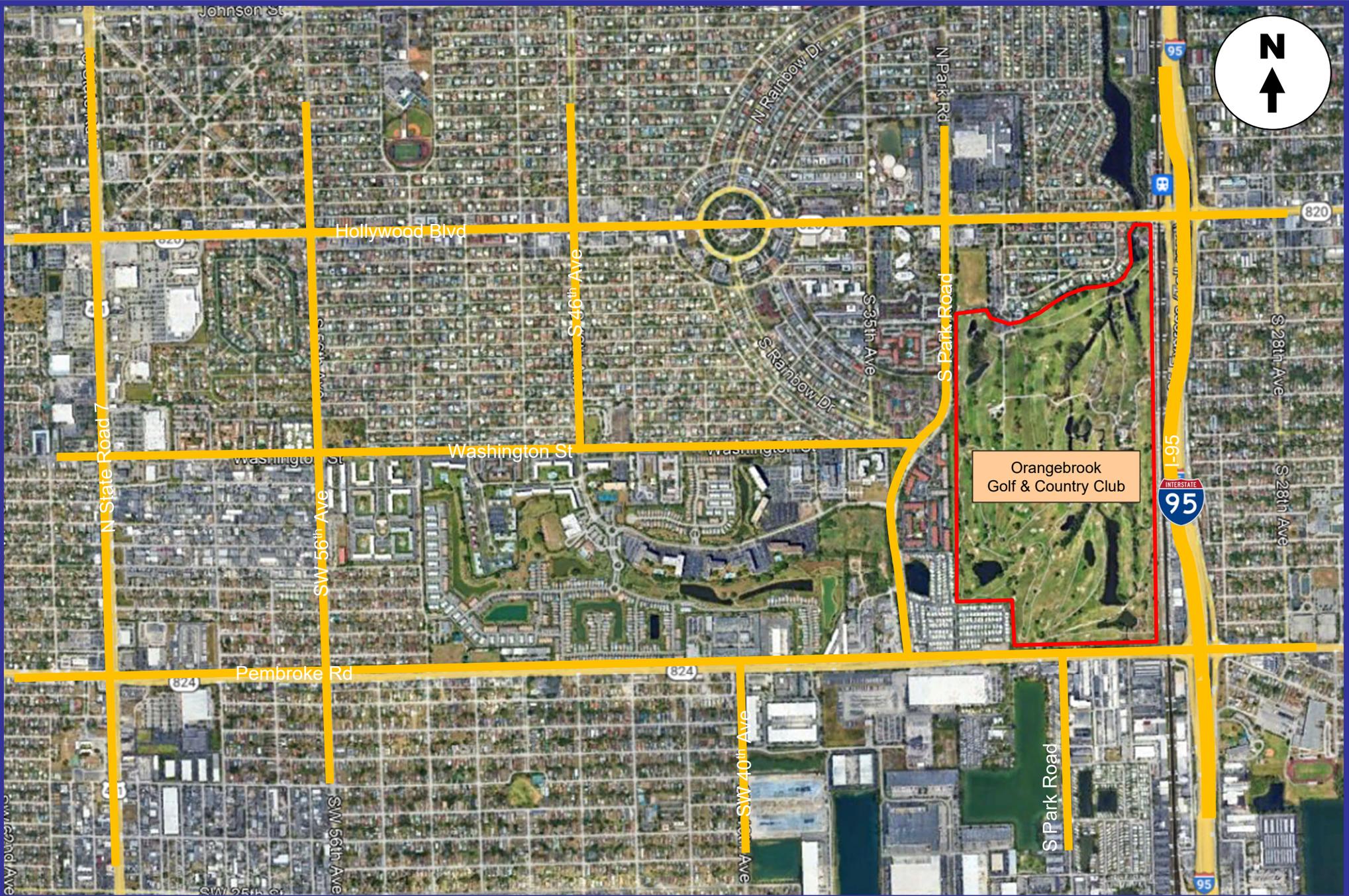
The current site plan depicting the proposed site-related improvements (i.e. bus bay, bus shelter, on-site shuttle stops, and multi-use path) and surrounding multimodal services and amenities is presented in Attachment F.

Questions regarding the information presented in this portion of the application may be directed to Karl Peterson via phone at (954) 560-7103 and via e-mail at karl@traftech.biz.

Attachment A

Orangebrook Golf & Country Club

Project Location Map



KBP
CONSULTING, INC.

Project Study Area

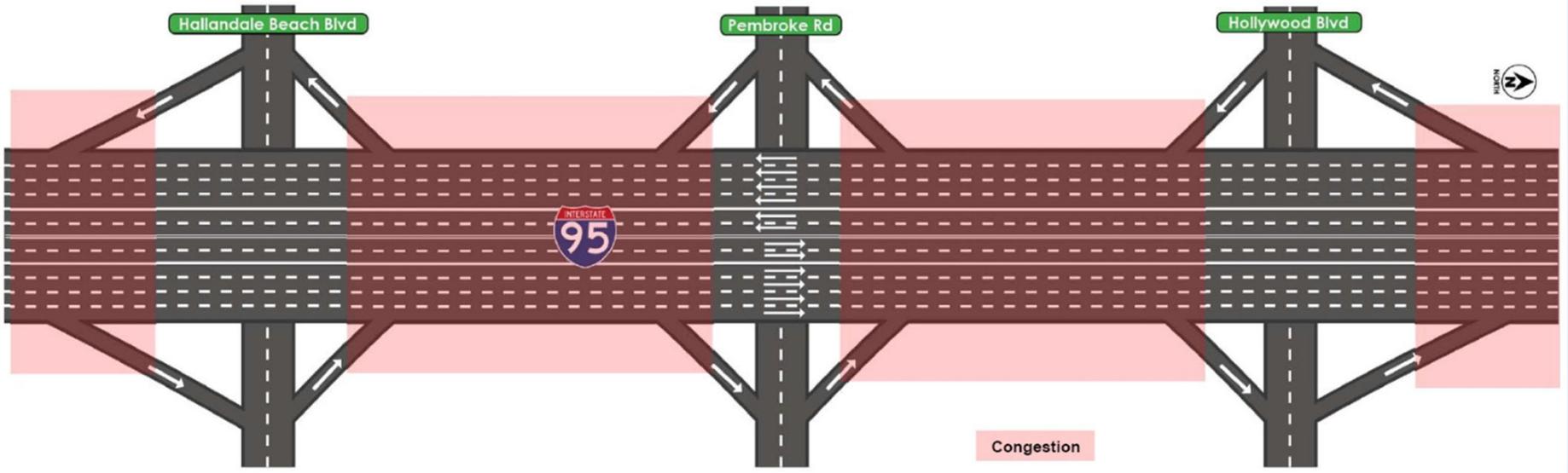
Attachment A
Orangebrook Golf Club
Hollywood, Florida

Attachment B

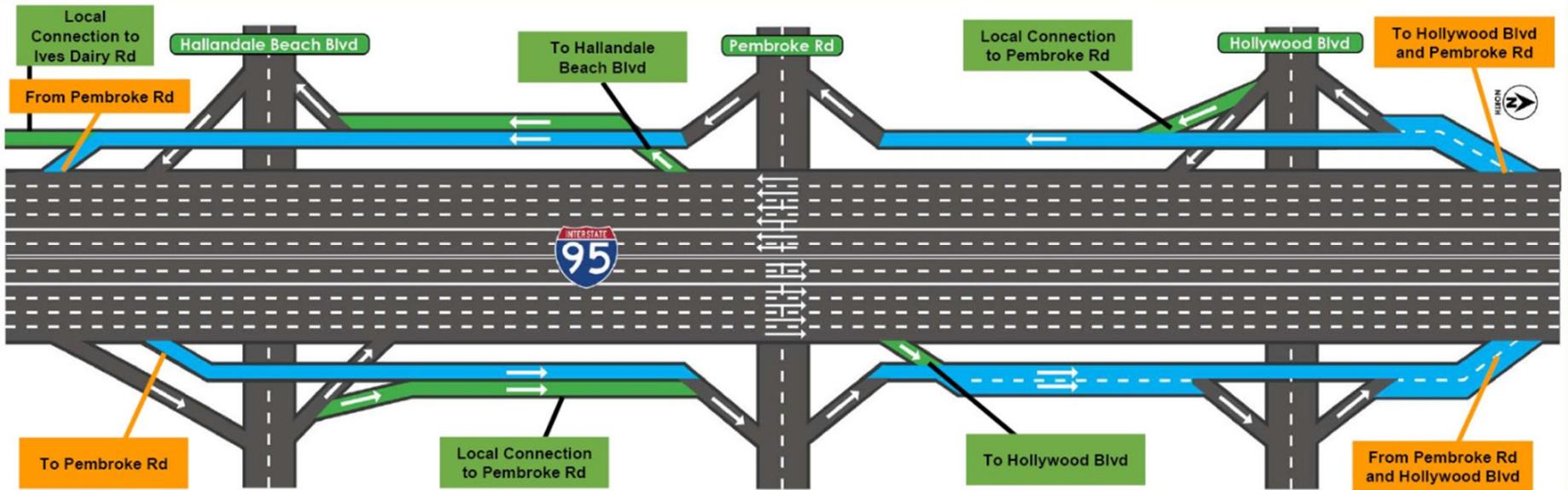
Orangebrook Golf & Country Club

**I-95 PD&E Study
Existing and Preferred Alternative**

Existing



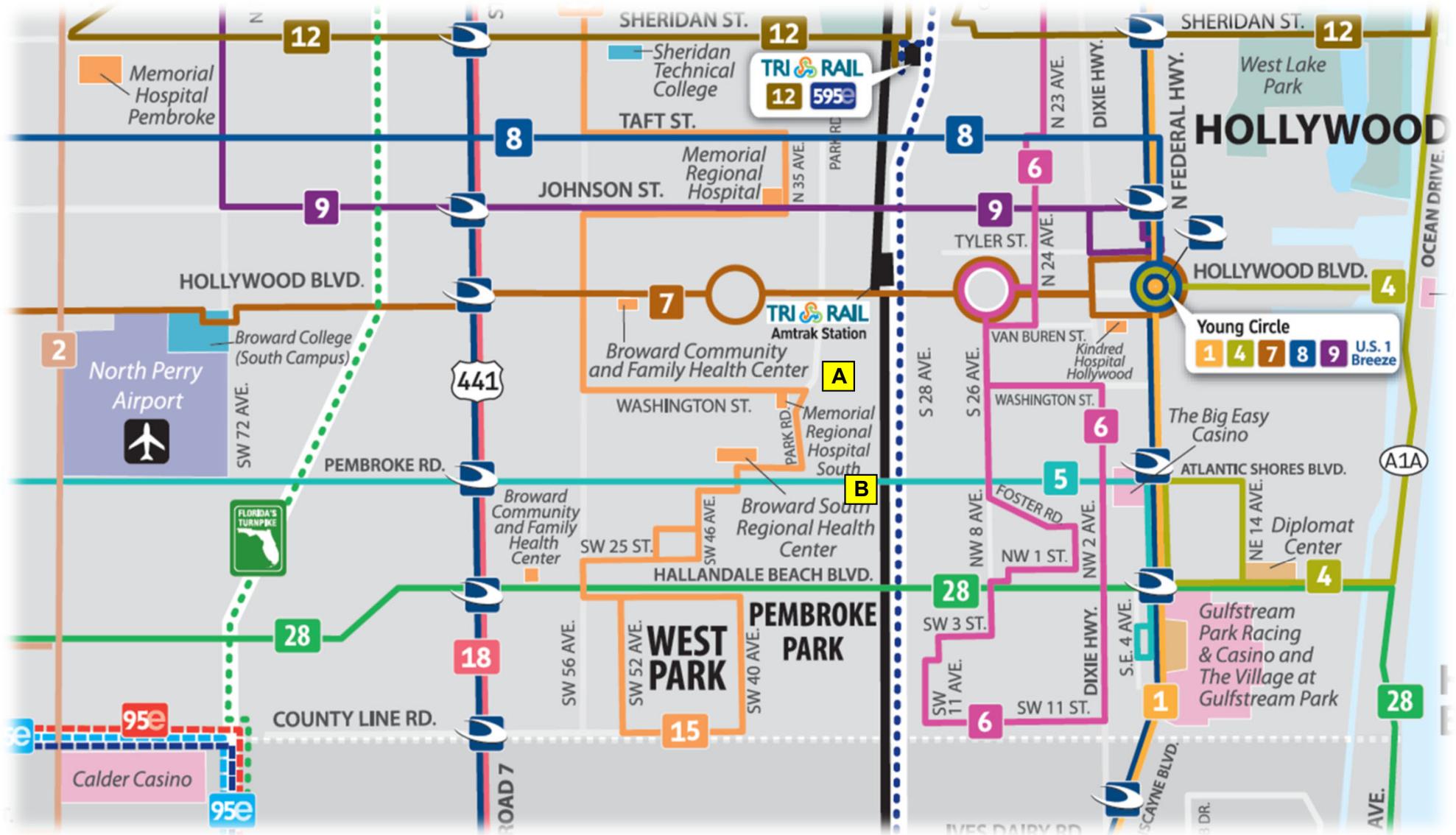
Refined Preferred Alternative



Attachment C

Orangebrook Golf & Country Club

Broward County Transit Service Map



A = Orangebrook Golf & Country Club

B = BCT Bus Stop – Pembroke Road / Westbound

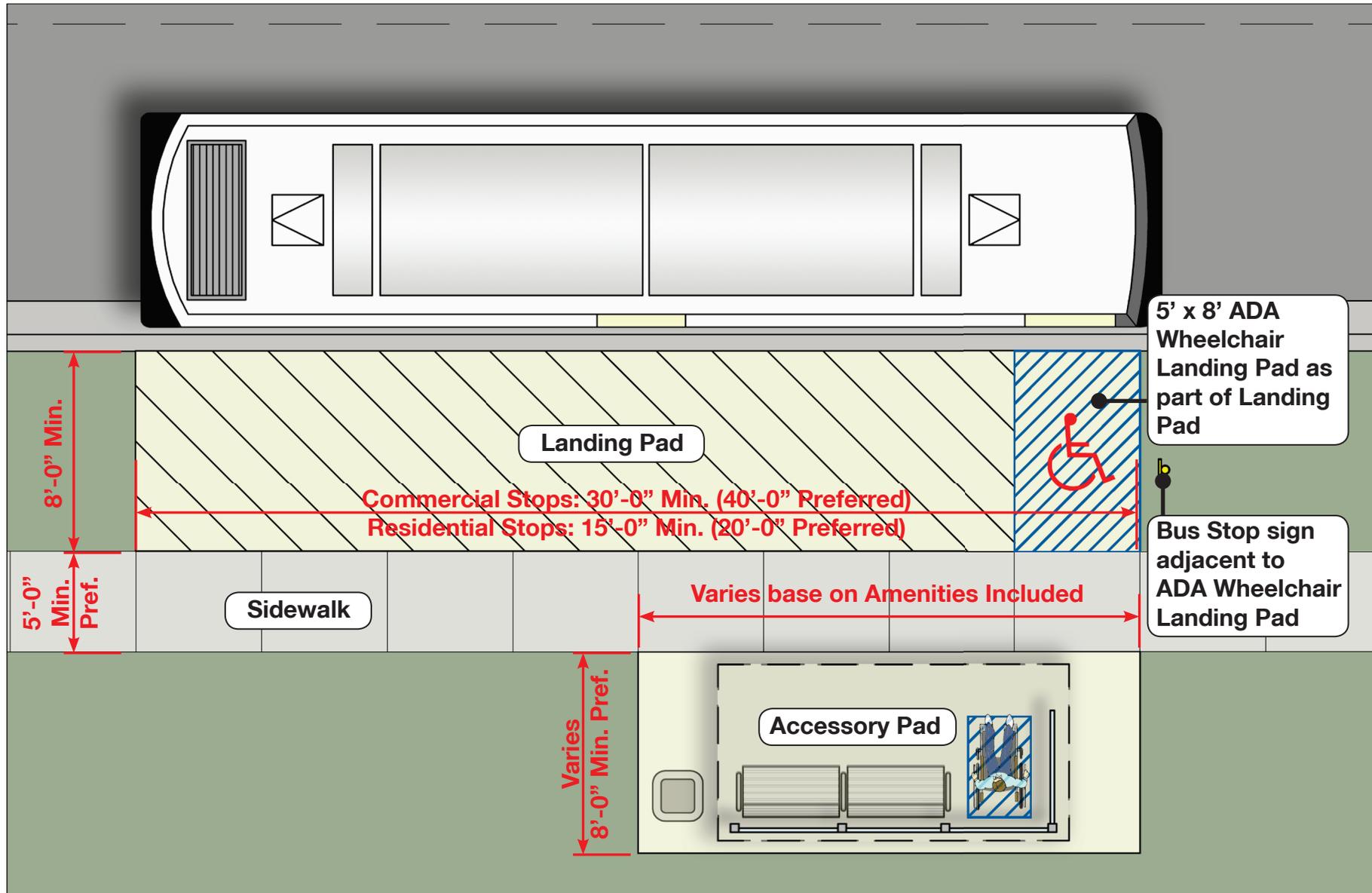
Attachment D

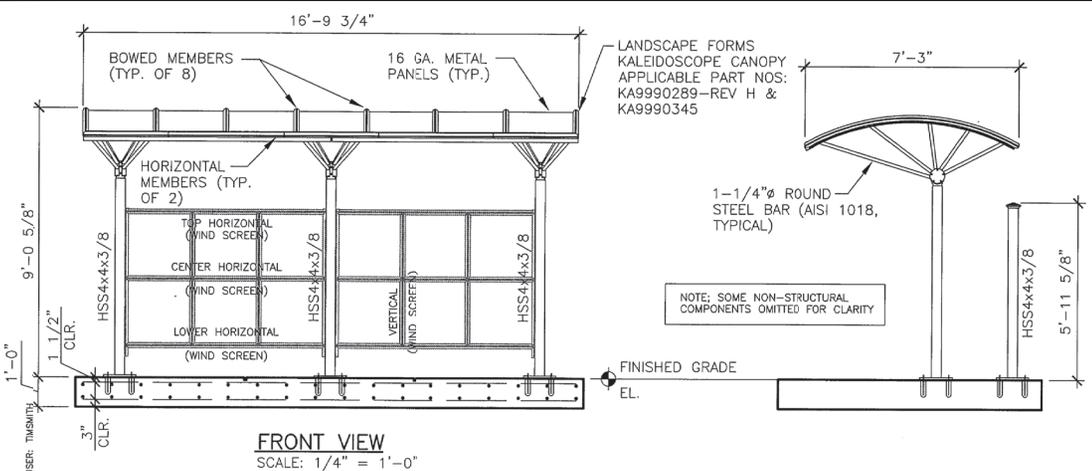
Orangebrook Golf & Country Club

Broward County Transit – Bus Stop / Shelter Details

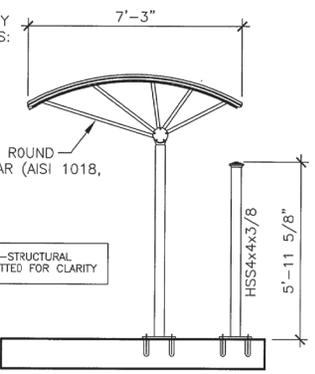


Chapter 3 Bus Stop Design

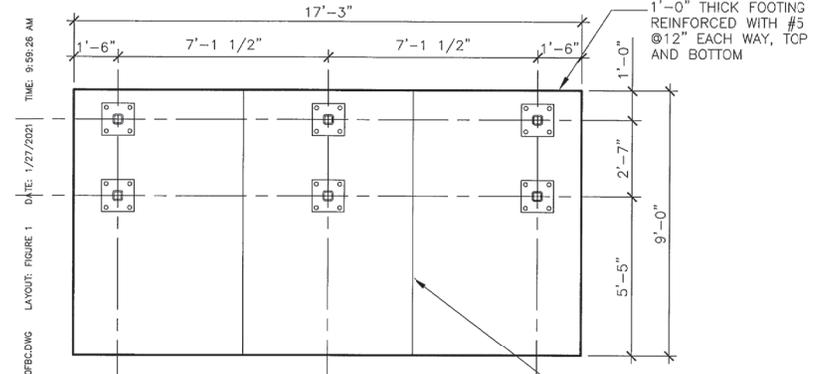




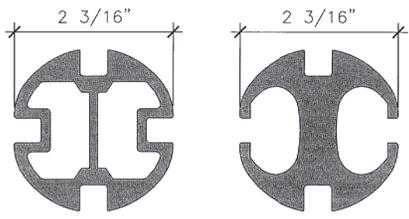
FRONT VIEW
SCALE: 1/4" = 1'-0"



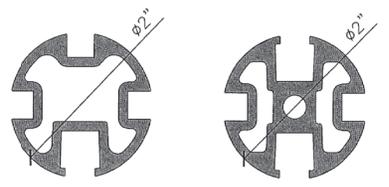
SIDE VIEW
SCALE: 1/4" = 1'-0"



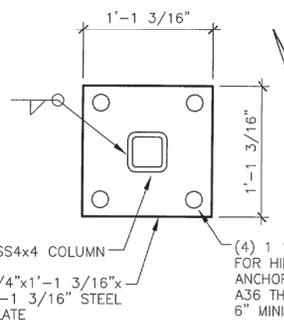
SUGGESTED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



CANOPY MEMBER CROSS SECTIONS
NO SCALE



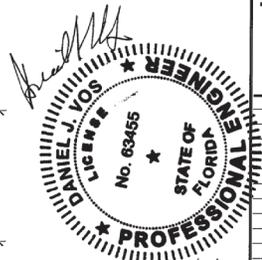
WIND SCREEN MEMBER CROSS SECTIONS
NO SCALE



BASE PLATE DETAIL
SCALE: 1" = 1'-0"

DESIGN DATA:

BUILDING CODE	2020 FLORIDA BUILDING CODE
RISK CATEGORY	II
ASSUMED ALLOWABLE SOIL PRESSURE	1,500 PSF
MATERIAL YIELD STRESSES	
STRUCTURAL STEEL	
COLD ROLLED STEEL (AISI 1018)	FY= 53,000 PSI
RECTANGULAR HSS	FY= 46,000 PSI
ALL OTHERS	FY= 36,000 PSI
ALUMINUM (6005 T5 EXTRUDED)	FY= 35,000 PSI
CONCRETE FOOTINGS	f'c= 3,000 PSI
CONCRETE REINFORCING	FY= 60,000 PSI
WELDED WIRE FABRIC	FY= 65,000 PSI
DESIGN LOADS	
DEAD LOAD (CALCULATED)	
ALUMINUM	173 PCF
STEEL	490 PCF
CONCRETE	150 PCF
TOTAL STRUCTURE DEAD LOAD (EXCLUDING FDN)	2,500 LBS
LIVE LOADS	
ROOF	20 PSF
REDUCTION	NONE
OR NON-CONCURRENT CONCENTRATED LOAD	300 LBS
WIND LOADS	
ULTIMATE DESIGN WIND SPEED (3-SECOND GUST)	170 MPH
IMPORTANCE FACTOR (I _w)	1.0
EXPOSURE (ALL DIRECTIONS)	D
SEISMIC	
IMPORTANCE FACTOR (I _e)	1.0
MAPPED SPECTRAL RESPONSE (S _s)	5.2% g
MAPPED SPECTRAL RESPONSE (S ₁)	2.0% g
SITE CLASS	C
SPECTRAL RESPONSE COEFFICIENT (S _{ps})	4.2% g
SPECTRAL RESPONSE COEFFICIENT (S _{d1})	2.3% g
SEISMIC DESIGN CATEGORY	A
FORCE-RESISTING SYSTEM	OTHER SELF SUPPORTING STRUCTURE, PER AISC TABLE 15.4-2
ANALYSIS PROCEDURE	MINIMUM LATERAL FORCE



fish & huber
engineers
scientists
architects
constructors

fishbeck, thompson,
carr & huber, inc.
Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

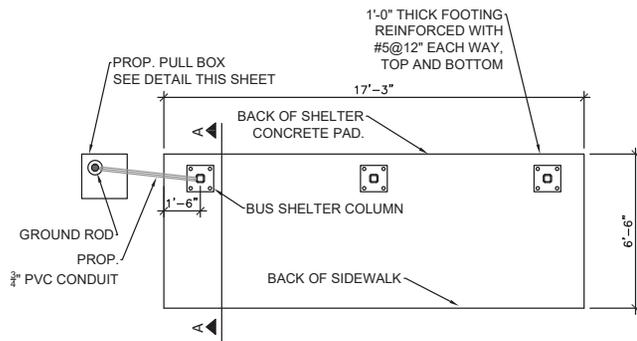
LANDSCAPE FORMS, INC.
KALAMAZOO, MICHIGAN
BROWARD COUNTY, FLORIDA

PROJECT NO.
G090742AS2

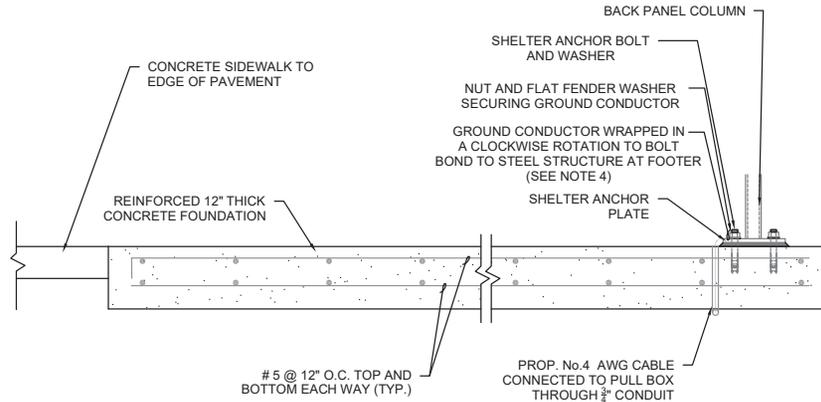
SHEET NO.
KS-2

PLOT INFO: Z:\0099\090742AS2\CAD\CDY\FIGURE 2 - BROWARD REV_H_2020\FBC.DWG LAYOUT: FIGURE 1
 DATE: 1/27/2021 TIME: 9:59:26 AM USER: TMBMNTJ
 ©Copyright 2018 All Rights Reserved

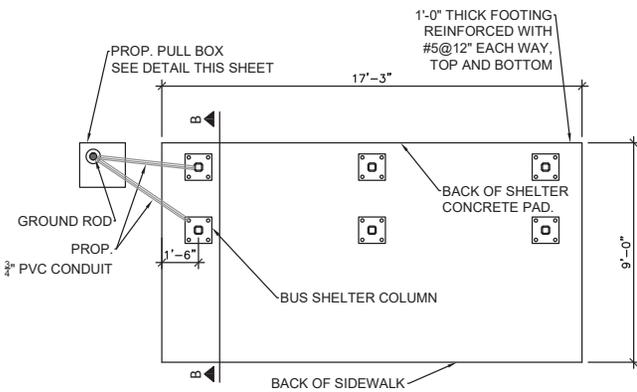
BUS STOP SHELTER GROUNDING DETAILS



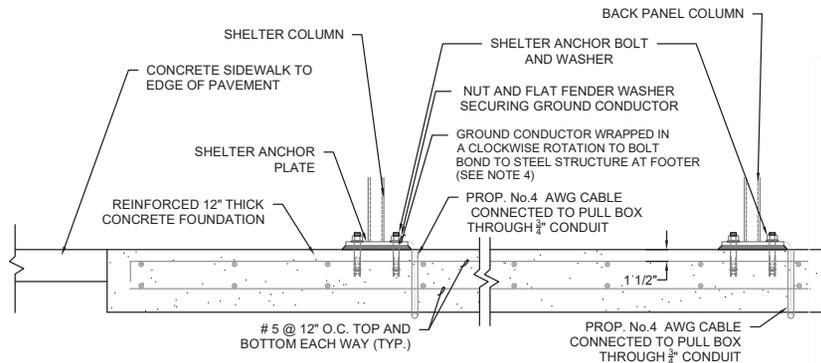
1 5' SHELTER GROUNDING
SCALE: N.T.S.



2 5' SHELTER GROUNDING DETAIL - (SECTION A-A)
SCALE: N.T.S.



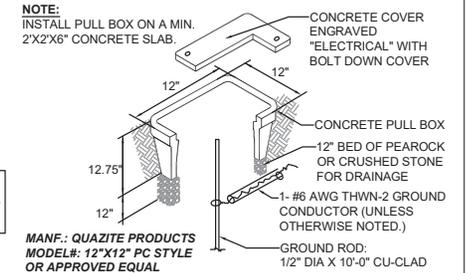
3 7' SHELTER GROUNDING
SCALE: N.T.S.



4 7' SHELTER GROUNDING DETAIL - (SECTION B-B)
SCALE: N.T.S.

NOTES:

- BUS SHELTER FOUNDATION, SHELTER COLUMN AND ANCHOR PLATE ARE SHOWN FOR REFERENCE ONLY.
- CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF GROUND ROD AND CONDUIT TO AVOID DAMAGE TO EXISTING UTILITIES AND CONDITIONS.
- SLAB AND SHELTER CONFIGURATION SHOWN ON PLAN VIEW ARE ACCORDING TO ELECTRICAL AND STRUCTURAL DESIGN FROM FTC&H AND ARE SHOWN FOR REFERENCE ONLY.
- A SINGLE ELECTRODE CONSISTING OF A ROD THAT DOES NOT HAVE A RESISTANCE TO GROUND OF 25 OHMS OR LESS SHALL BE AUGMENTED BY AN ADDITIONAL ELECTRODE PER NEC 250.56.
- WRAP THE GROUNDING CONDUCTOR ONCE AROUND THE TOP OF THE ANCHOR BOLT IN A CLOCKWISE ROTATION. SECURE IN PLACE UNDER A FLAT FENDER WASHER AND NUT. TORQUE THE NUT AS PER MANUFACTURER'S RECOMMENDATIONS.
- INSTALL GROUND ROD BY DRIVING AND NOT DRILLING.
- CONCRETE SLAB WITH HORIZONTAL STEEL REINFORCING BARS LESS THAN 20 FT LONG DO NOT NEED TO BE PART OF THE GROUNDING ELECTRODE SYSTEM.
- LOCATION OF PULL BOX FOR GROUNDING ROD MAY BE LOCATED ON THE OPPOSITE SIDE OF THE SHELTER AND/ OR BE SHIFTED TOWARD THE FRONT OR REAR OF THE SHELTER AS NECESSARY. SEE PLAN SHEETS FOR SPECIFIC LOCATION.



- MANF.: QUAZITE PRODUCTS
MODEL#: 12"X12" PC STYLE
OR APPROVED EQUAL**
- GENERAL NOTES:**
- RGS - RIGID GALVANIZED STEEL
 - CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF PULLBOX WITH BCT. LOCATION WILL BE BASED ON SITE SPECIFIC CONDITIONS AND SHALL NOT BE PLACED CLOSER THAN 6" FROM THE BACK OF SIDEWALK.

**ELECTRIC PULL BOX DETAIL
N.T.S.**

REVISIONS				REVISIONS			
DATE	NO.	REMARKS	BY	DATE	NO.	REMARKS	BY

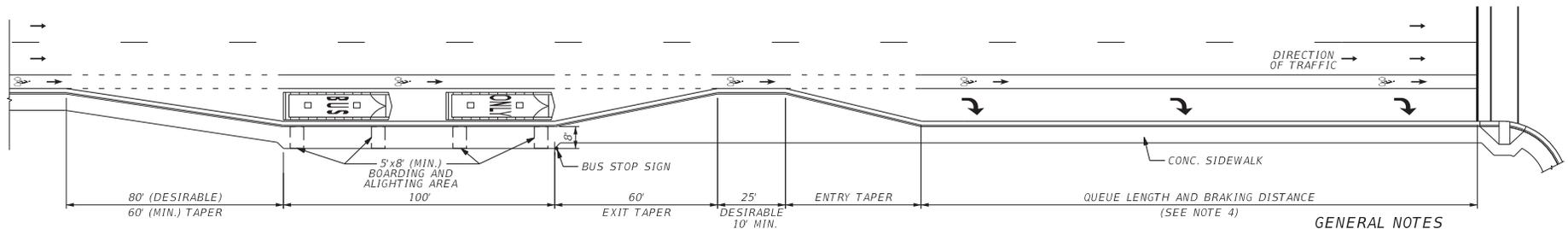


TRANSPORTATION DEPARTMENT
Service & Capital Planning
1 North University Drive,
Plantation, FL 33324

KALEIDOSCOPE SHELTER
GROUNDING DETAILS

SHEET NO.

KE-1



TYPICAL APPLICATION

1. AREAS WITH HIGH VOLUME OF VEHICLES AND/OR PASSENGERS.
2. RIGHT TURN LANE REQUIRED.

N-3A

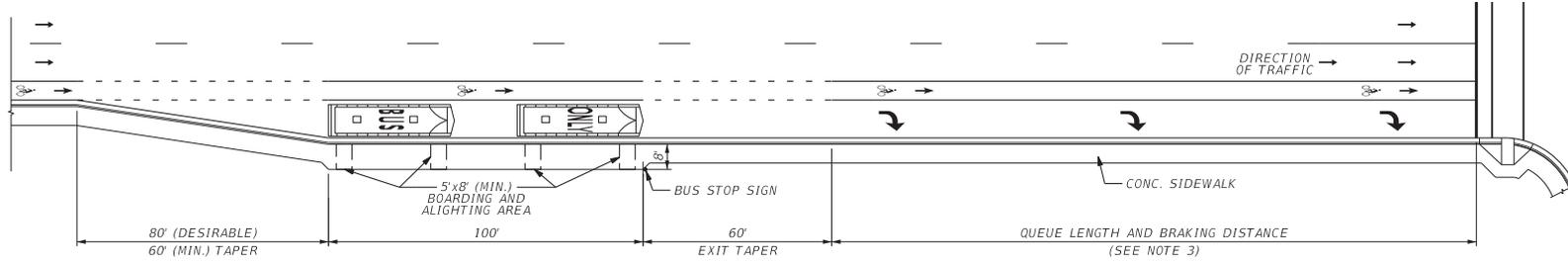
NEAR SIDE BUS BAY PRECEDING RIGHT TURN LANE

CONDITIONS

1. ARTERIAL DESIGN SPEED ≤ 45 MPH.
2. MOST DESIRABLE DESIGN IF VIABLE.

GENERAL NOTES

1. FOR BUS BAY DETAILS SEE SHEET 7 & 8.
2. BUS STOP AREA SHOWN FOR TWO BUSES.
3. CURB RAMP TYPE IS SHOWN ONLY AS AN ILLUSTRATION.
4. ASSUMPTION DESIGN SPEED FOR 40 MPH QUEUE IS 100 FEET PER GREEN BOOK FIGURE 3-13. FOR TURN LANE DETAILS SEE INDEX 301.
5. FOR PAVEMENT MARKINGS SEE INDEX 17346 AND 17347.



TYPICAL APPLICATION

1. AREAS WITH HIGH VOLUME OF VEHICLES AND/OR PASSENGERS.
2. RIGHT TURN LANE REQUIRED.

N-3B

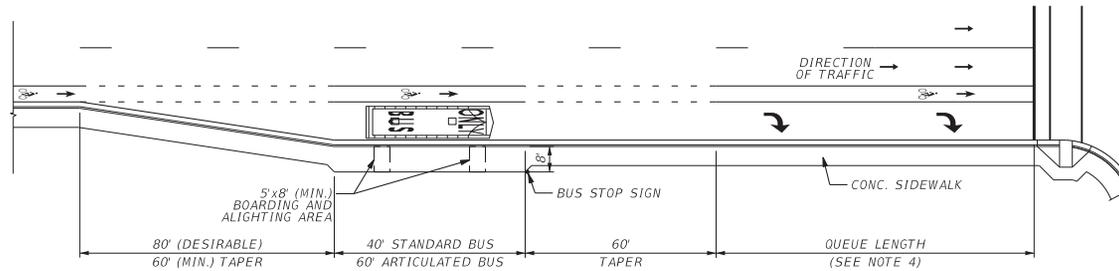
NEAR SIDE BUS BAY PRECEDING RIGHT TURN LANE WITH SHARED TAPER

CONDITIONS

1. ARTERIAL DESIGN SPEED ≤ 45 MPH.
2. SECOND MOST DESIRABLE DESIGN IF VIABLE.

GENERAL NOTES

1. BUS STOP AREA SHOWN FOR TWO BUSES.
2. CURB RAMP TYPE IS SHOWN ONLY AS AN ILLUSTRATION.
3. ASSUMPTION DESIGN SPEED FOR 40 MPH QUEUE IS 100 FEET PER GREEN BOOK FIGURE 3-13. FOR TURN LANE DETAILS SEE INDEX 301.
4. FOR PAVEMENT MARKINGS SEE INDEX 17346 AND 17347.



TYPICAL APPLICATION

1. AREAS WITH HIGH VOLUME OF VEHICLES AND/OR PASSENGERS.
2. RIGHT TURN LANE REQUIRED.

N-3C

NEAR SIDE BUS BAY SHARED WITH RIGHT TURN LANE

CONDITIONS

1. ARTERIAL DESIGN SPEED ≤ 45 MPH.
2. MINIMUM DESIGN FOR CONSTRAINED SITES.

GENERAL NOTES

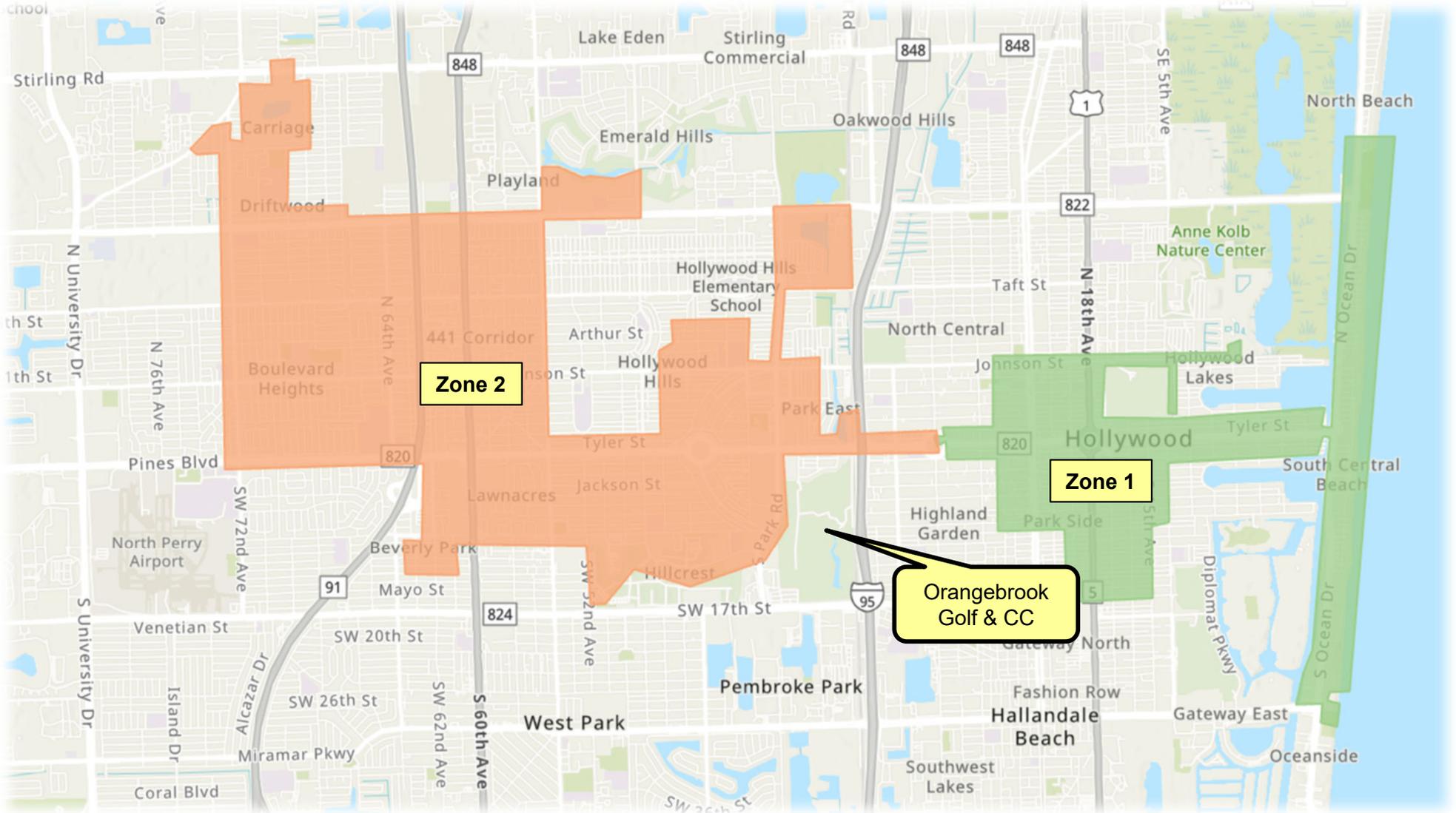
1. BUS STOP AREA SHOWN FOR ONE BUS.
2. SUCCEEDING QUEUE BYPASS TO BE CONSIDERED.
3. CURB RAMP TYPE IS SHOWN ONLY AS AN ILLUSTRATION.
4. ASSUMPTION DESIGN SPEED FOR 40 MPH QUEUE IS 100 FEET PER GREEN BOOK FIGURE 3-13. FOR TURN LANE DETAILS SEE INDEX 301.
5. FOR PAVEMENT MARKINGS SEE INDEX 17346 AND 17347.

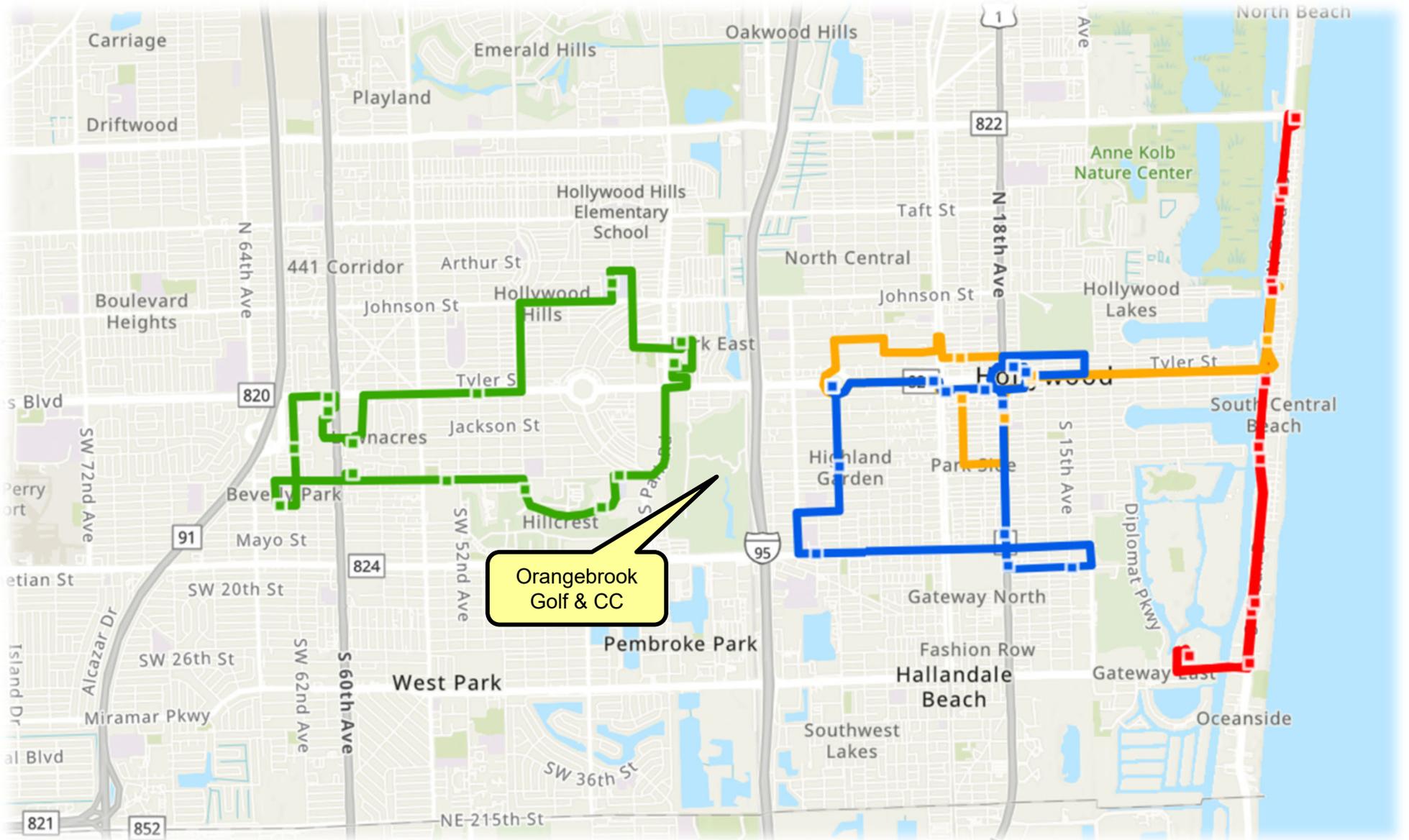
STATES 5 TIMES

Attachment E

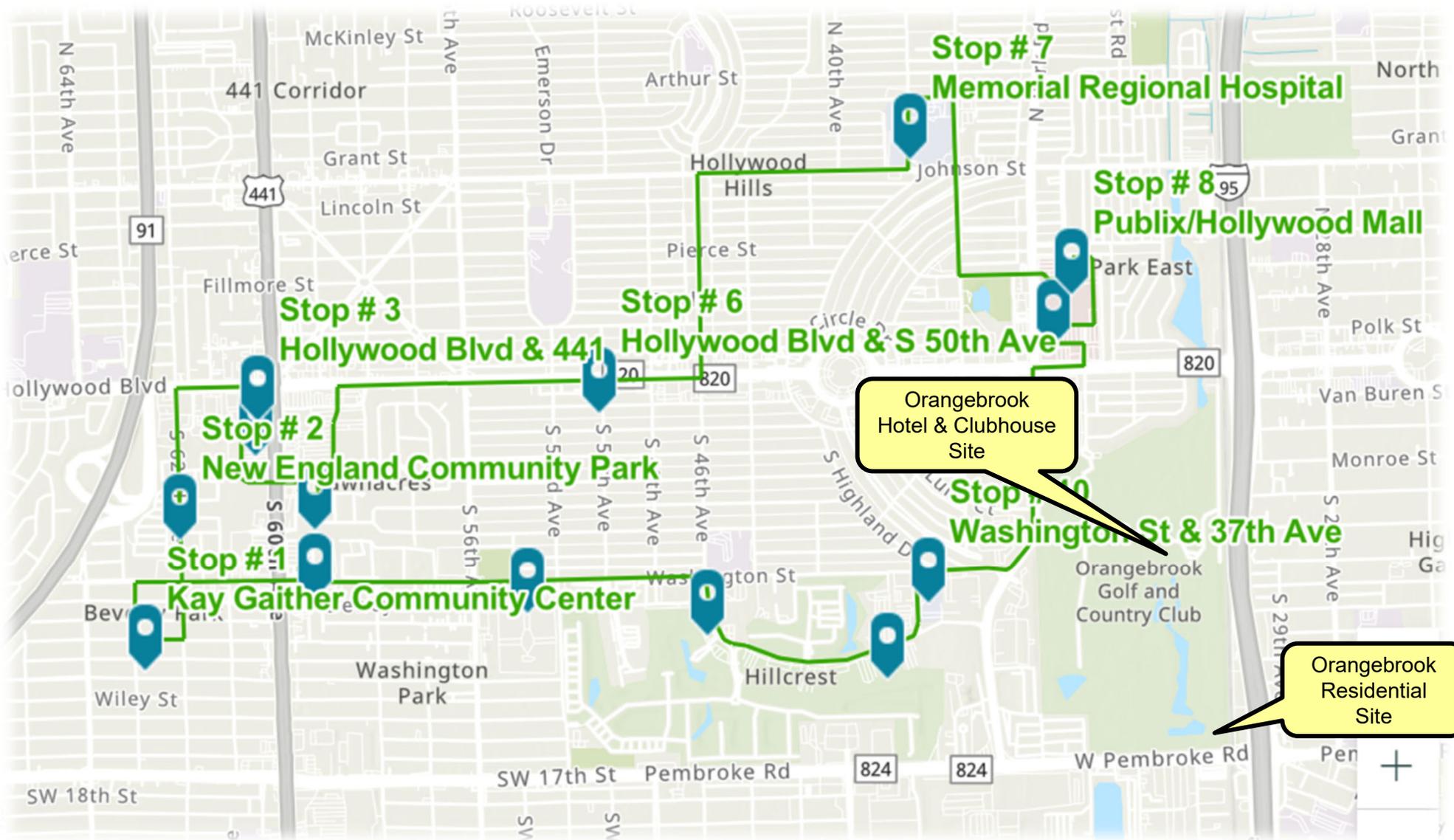
Orangebrook Golf & Country Club

Sun Shuttle & Holly-Go Service Maps





Orangebrook
Golf & CC



Attachment F

Orangebrook Golf & Country Club

Proposed Site Plan with On-Site and Nearby Transit Amenities



CITY HOLLYWOOD SUN SHUTTLE SERVICE ZONE 2

CITY HOLLYWOOD HOLLY-GO SHUTTLE SERVICE GREEN LINE

BROWARD COUNTY #7 BUS ROUTE

PUBLIC WALKING TRAIL CONNECTION

EXISTING JAYCEE MALL
TO TRI-RAIL

PUBLIC WALKING TRAIL CONNECTION

PUBLIC WALKING TRAIL CONNECTION

PUBLIC NATURE TRAIL CONNECTION

PUBLIC NATURE TRAIL CONNECTION

SITE 1 - CLUBHOUSE

SITE 3 - MAINTENANCE FACILITY

PROPOSED SHUTTLE STOP

PUBLIC WALKING TRAIL CONNECTION

PUBLIC WALKING TRAIL CONNECTION

MAINTENANCE FACILITY

SITE 2 - RESIDENTIAL TOWERS

RESIDENTIAL SITE PEDESTRIAN CONNECTION

PROPOSED SHUTTLE STOP

BROWARD COUNTY #5 BUS ROUTE

ILLUSTRATIVE PURPOSES ONLY

ATTACHMENT 3.B.

This instrument prepared by:

Keith M. Poliakoff, Esquire
Government Law Group, PLLC
200 South Andrews Avenue
Suite 600
Fort Lauderdale, FL 33301



DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (“COVENANT”) made this _____ day of _____, 2025, by CITY OF HOLLYWOOD, a public entity, (“HOLLYWOOD”), with an address of 2600 Hollywood Boulevard, Hollywood, Florida 33020, which shall be for the benefit of BROWARD COUNTY, a political subdivision of the State of Florida, with an address of 115 S. Andrews Avenue, Fort Lauderdale, Florida 33301 (“COUNTY”).

WITNESSETH:

WHEREAS, HOLLYWOOD is the fee simple owner of approximately 22.22 +/- net acres of land, more particularly described in Exhibits “A” and “B” (the “PROPERTY”); and

WHEREAS, HOLLYWOOD made an application to the COUNTY to amend the COUNTY’s Land Use Plan for the PROPERTY (the “APPLICATION”) to change the PROPERTY’S designation from Recreation and Open Space to Commercial Recreation for Exhibit “A” (the “COMMERCIAL RECREATION SITE”) and Irregular (45.2) Residential for Exhibit “B” (the “RESIDENTIAL SITE”); and

WHEREAS, in an effort to ameliorate the traffic impacts of the proposed amendment, HOLLYWOOD has voluntarily agreed to place certain restrictions and requirement for the development of the PROPERTY, as set forth below;

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, HOLLYWOOD 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. Traffic Mitigation. Prior to the issuance of a certificate of occupancy for a principal building on the Property, HOLLYWOOD shall:

- (i) Redevelop the existing bus stop located on the north side of Pembroke Road approximately 600 feet to the west of the CSX railroad crossing to create a standard-length bus bay, a 40-foot landing pad (with wheelchair landing pad), with an accessible bus shelter;
- (ii) Create a direct pedestrian connection between the RESIDENTIAL SITE and the Pembroke Road bus stop that will include a sidewalk connection between the sidewalk along Pembroke Road and an internal pedestrian network within the RESIDENTIAL SITE. This connection will also include a gated entry point that can be accessed by the future residents of the RESIDENTIAL SITE;
- (iii) Integrate HOLLYWOOD's shuttle services into the development plans of the RESIDENTIAL SITE so that HOLLYWOOD shuttle can serve the future residents and guests of this community;
- (iv) Install a fifteen (15) foot wide multi-use path to be located throughout the entire perimeter of the Orangebrook Golf Course property to provide an opportunity to serve pedestrians and bicyclists in the area;
- (v) Provide at both the COMMERCIAL RECREATION SITE and the RESIDENTIAL SITE information to advise residents, guests, and employees on alternative modes of transportation;
- (vi) Work with Broward County Highway Construction and Engineering Division to determine the possible implementation of a future adaptive traffic signal control system signalization, and traffic signal retiming/optimization; and facilitate these improvements to lessen traffic congestion along Pembroke Road.
- (vii) Work with Broward County Highway Construction and Engineering Division to determine the possible construction of new turn lanes, extension of existing turn lanes at Pembroke Road and S Park Road, along with pedestrian infrastructure enhancements, and geometric modifications and facilitate these improvements to improve traffic flow / enhance safety.

3. Amendments. Except for releases for completed obligations as provided in Section 9 below, 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 of the portion of the PROPERTY affected by such modification, amendment or release and approved by the COUNTY Commission. 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 Official Records of Broward County, Florida.

4. Recordation and Effective Date. This COVENANT shall not become effective and shall not be recorded in the Official Records of Broward County, Florida, until after all necessary approvals by the COUNTY of the requested APPLICATION and the expiration of all appeal periods or, if any appeal is filed, the conclusion of such appeal in a matter that does not affect the COUNTY's approval of the APPLICATION. Once recorded, this COVENANT shall run with the Property 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 of the COUNTY to enforce this COVENANT shall not be deemed a waiver of the right to do so thereafter.
5. 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.
6. 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.
7. 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.
8. Governing Law. This COVENANT shall be governed by and construed in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall lie in the Seventeenth Judicial Circuit in and for Broward County, Florida.
9. Release. HOLLYWOOD may seek a full or partial release confirming the completion of any of the improvements outlined in Paragraph 2 above. Such partial release shall be recorded in the Official Records of Broward County, Florida. The County Administrator, or his/her designee, is authorized to execute such release(s) without further action of the COUNTY Commission.
10. Notice. Any notice required or permitted to be given hereunder shall be in writing and may be given by personal delivery or by certified mail, return receipt requested, postage prepaid to the address of the property owner as reflected on the tax assessor's records for the affected property.

IN WITNESS WHEREOF, HOLLYWOOD has executed this COVENANT on the day first above written.

CITY OF HOLLYWOOD,
a public entity

By: _____

Printed Name: _____

Printed Name: _____

STATE OF FLORIDA

COUNTY OF BROWARD

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 the City of Hollywood, Inc., a public entity, who is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2025.

NOTARY PUBLIC, State of Florida

Typed, printed or stamped name of Notary Public

My Commission Expires:

ATTACHMENT 4

From: [Mckoy, Jason](#)
To: [Teetsel, Dawn](#)
Cc: [Wetherell, Leslie](#); [Edwards, Roya](#); [Walia, Kent](#); [Overton, Jonathan](#); [Martinez, Cesar](#); [Peters, Victoria](#); [Hymowitz, Larry](#); [Basnet, Binod](#); [Sonnnett, Anson](#); [Olson, John](#); [Wallace, Ronald](#); [Tornese, Richard](#); [Terrier, Brad](#); [Mccoy, Barney](#); [Justafort, Romary](#); [Ffrench, Khalilah](#); [Fulchan, Kevin](#); [Dayal, Abhishek](#); [Nagole, Vandana](#); [Raelin Storey](#)
Subject: RE: Transportation Mitigation for Orangebrook Golf Course (PC 24-8)
Date: Thursday, October 23, 2025 3:28:06 PM
Attachments: [image005.png](#)

Good afternoon Ms. Teetsel,

Following a collective BCT (Capital Delivery / Service and Strategic Planning division) review of the previously submitted plans for the subject Orangebrook Golf Course development, including general project discussions held to date, BCT has the following comments / recommendations:

- Improvements to the existing bus stop ID# 4591 Westbound along Pembroke Road, before the South entrance to the development, were previously recommended and are currently indicated on recent project plans in the form of a pull-in bus bay with accompanying ADA compliant bus landing pad and bus shelter infrastructure at the stop. A proposed internal community shuttle service stop has also been indicated on plan. This improved infrastructure will naturally serve not only the new development but also the wider community in general.
- BCT also considers mass transit ridership increases due to the development and based on observed current and future ridership numbers, mitigating measures such as increased bus route frequency along this corridor may be proposed.
- Further attention should be paid to the traffic analysis in regard to the inbound and outbound traffic from the Pembroke Road entrance in relation to the proposed bus stop area as the process of mitigating any congestion or safety issues while the bus route is in operation, may influence the final position of the bus bay.

Kind regards,

Jason



Jason McKoy | Staff Engineer
Capital Delivery and Infrastructure Maintenance
Broward County Transit (BCT)
1 N University Drive, 3100A
Plantation, FL 33324
Jmmckoy@broward.org
Office# 954-357-8856

ATTACHMENT 5



Transportation Department
Service and Strategic Planning Division
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

August 27, 2024



Dawn Teetsel, Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – Orangebook Golf & Country Club
(Hollywood) - Transit Verification Letter

Dear Ms. Teetsel,

Broward County Transit (BCT) has reviewed your correspondence dated July 24, 2024, regarding the proposed LUPA for Orangebrook Golf & Country Club, Hollywood, FL for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Route 5 and the Hallandale Beach 3 - Route 733 Community Shuttle. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 5 on weekdays, Saturday, and Sunday line by line. For example, on weekdays BCT Route 5 runs 5:36 a.m. - 10:25 a.m. with a frequency of 46 minutes.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 5	WEEKDAY	5:36 A.M. – 10:25 P.M.	46 Minutes
	SATURDAY	6:45 A.M. – 10:06 P.M.	49 Minutes
	SUNDAY	8:00 A.M. – 8:53 P.M.	62 Minutes
Hallandale Beach 3 - Route 733	WEEKDAY	7:00 A.M. – 7:01 P.M.	36 Minutes
	SATURDAY	7:00 A.M. – 7:03 P.M.	36 Minutes

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

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

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.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

ATTACHMENT 6

From: [Tornese, Richard](#)
To: [Teetsel, Dawn](#)
Cc: Karl@traftech.biz; [Keith Poliakoff](#); [Mcquire, David](#)
Subject: RE: Updated Transportation Mitigation for Orangebrook Golf Course (PC 24-8)
Date: Monday, November 17, 2025 9:29:48 AM
Attachments: [Orangebrook LUPA - LUPA Mitigation Measures - November 2025 - FINAL.pdf](#)

Good morning Dawn,

It was a pleasure meeting with you also and based on KBP Consulting Inc's attached document under Broward County Highway Construction and Engineering Coordination and the described commitments, I have no comments or objections moving this application forward. Thanks, Richard

From: Teetsel, Dawn <DTEETSEL@broward.org>
Sent: Friday, November 14, 2025 12:24 PM
To: Tornese, Richard <RTORNESE@broward.org>
Cc: karl@traftech.biz; Keith Poliakoff <keith@govlawgroup.com>
Subject: Updated Transportation Mitigation for Orangebrook Golf Course (PC 24-8)

Good afternoon, Richard,

It was a pleasure meeting with you last week regarding the Orangebrook Golf Course amendment (PC 24-8). Based on the discussion, the applicant has submitted an updated transportation mitigation proposal for HCED's consideration. The proposal continues to offer the applicant's commitment to coordinate with FDOT regarding mitigation as redevelopment of the site progresses and several transit improvements to the County and City systems, which BCT has confirmed as sufficient (see attached), as well as a commitment to provide operational improvements as deemed suitable by HCED and other appropriate agencies at the site plan phase.

It would be greatly appreciated if you could share HCED comments by December 12, 2025 (earlier is great also).

Please feel free to reach out if you have any questions.

Have a great weekend,
Dawn

Dawn Teetsel, Director of Planning
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301
954.357.7571 (direct) www.broward.org/planningcouncil
Visit Us: BROWARDNEXT

ATTACHMENT 7

From: [Walia, Kent](#)
To: [Teetsel, Dawn](#)
Cc: [Wetherell, Leslie](#); [Edwards, Roya](#); [Overton, Jonathan](#); [Martinez, Cesar](#); [Peters, Victoria](#); [Hymowitz, Larry](#); [Basnet, Binod](#); [Sonnnett, Anson](#); [Olson, John](#); [Wallace, Ronald](#); [Tornese, Richard](#); [Terrier, Brad](#); [Mccoy, Barney](#); [Mckoy, Jason](#); [Justafort, Romary](#); [Fulchan, Kevin](#); [Dayal, Abhishek](#); [Nagole, Vandana](#); [Raelin Storey](#)
Subject: FW: Transportation Mitigation for Orangebrook Golf Course (PC 24-8)
Date: Wednesday, October 22, 2025 1:39:09 PM
Attachments: [image001.png](#)

External Email Warning

This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Report Suspicious or Report Phish button.

[Report Suspicious](#)

Good afternoon, Ms. Teetsel,

I hope this message finds you well. The Florida Department of Transportation (the Department) received your email dated Thursday, October 9, 2025, regarding the proposed Transportation Mitigation for the Broward County Land Use Plan (BCLUP) Amendment for the Orangebrook Golf Course (PC 24-8).

The email provided included a Land Use Plan Amendment (LUPA) – Transportation Mitigation Measures memorandum, peak traffic modeling analysis, an FDOT Access Management pre-application letter, and a link to the BCLUP amendments webpage, which contained the application, draft maps, overview, and comments related to the referenced application.

According to the information provided, the proposed LUPA is expected to generate approximately 396 additional p.m. peak hour trips, which may significantly impact two segments of Pembroke Road and the I-95 interchange at Pembroke Road. These segments were indicated to operate at Level of Service (LOS) "F" regardless of the proposed development.

The Transportation Mitigation Measures memorandum proposes the following strategies to offset the impacts of the proposed development on the transportation system:

- Implementation of an internal shuttle service and transit stop
- Enhancements to the Broward County Transit (BCT) bus stop in front of the site, including improved pedestrian access
- Coordination with FDOT to evaluate interchange modifications as part of the I-95 Project Development & Environment (PD&E) Study (from south of Hallandale Beach Boulevard to north of Hollywood Boulevard)
- Construction of a 15-foot multi-use path along Hollywood Boulevard, South Park Road, and Pembroke Road

Upon review of the mitigation strategies, the Department could not identify any calculated or estimated auto trip reduction amounts in the information provided and recommends that an updated

Traffic Study be provided prior to the application of the Access Management permit, to include the following:

- A defined trip reduction target
- Evaluation of traffic impacts with and without the proposed FDOT PD&E project improvements at I-95 south of Hallandale Beach Boulevard (SR 858) to north of Hollywood Boulevard.
- Vehicle queuing analysis before and after the railroad tracks heading east on Pembroke Road and at the I-95 northbound and southbound ramps.
- Intersection queuing and signal timing analysis for the proposed signal adjacent to the entrance of the development on Pembroke Road.
- Queuing analysis for the eastbound turn lane from W. Pembroke Road and South Park Road into the development entrance
- Queuing analysis for westbound right turns into the site from W. Pembroke Road
- Intersection Control Evaluation (ICE) analysis, as referenced in the pre-application letter.
- Additional mitigation strategies that address the impacts from both a transportation supply and demand perspective (i.e., additional roadway connectivity features and intelligent transportation systems (ITS) strategies).

Prior to submittal of the FDOT Access Management permit application, the Department recommends that the City staff and their consultants meet with FDOT to collaboratively review the findings from the revised Traffic Study and discuss all possible mitigation strategies to support the success of the proposed development and the safe and efficient operation of the State Highway System (SHS).

Thank you for the opportunity to review and comment on this proposed development. We look forward to reviewing the updated documents and discussing the revised mitigation strategies. If you have any questions, feel free to reach me at the information below.

Kent Walia, AICP, CFM
Planning Supervisor
Planning and Environmental Management (PLEMO) – Policy and Mobility Planning
Florida Department of Transportation - District 4
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421
Telephone: 954.777.4652
E-mail: kent.walia@dot.state.fl.us



ATTACHMENT 8.A.



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DATE: September 17, 2024
TO: Barbara Blake Boy, Executive Director
Broward County Planning Council



FROM: Josie P. Sesodia, AICP, Director
Urban Planning Division

Josie P.
Sesodia

Digitally signed by Josie
P. Sesodia
Date: 2024.09.17
14:42:27 -04'00'

SUBJECT: *REVISED PC 24-8: Orangebrook Golf and Country Club (Hollywood)*

The Broward County Urban Planning Division (UPD) staff reviewed proposed amendment PC 24-8. The proposed amendment site is in the City of Hollywood involving approximately 23.7 acres currently designated Recreation and Open Space use. The amendment proposes:

Current Designation: 23.7 Acres Recreation and Open Space

Proposed Designation: 16.6 Acres Irregular (45.2) Residential
7.1 Acres Commercial Recreation

Estimated Net Effect: Addition of 750 Dwelling Units [Zero (0) dwelling units currently permitted by the BCLUP]
Addition of 7.1 Acres Commercial Recreation
Reduction of 23.7 Acres Recreation and Open Space

Analysis of Natural and Historic Resources

A. The County's archaeological consultant reviewed the application and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that the proposed project will not have an 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. The subject property is located within the City of Hollywood. Archaeological resources in the City are included in the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the

County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Resilient Environment Department
Urban Planning Division
1 North University Drive
Plantation, Florida 33324
Email: rferrer@broward.org
Telephone: (954) 357-9731

2. Historical resources in the City are outside the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Andrea Wingett, Director
Development Services
City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33022
Email: awingett@hollywoodfl.org
Telephone: (954) 921-3471 ext. 6621

3. If 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>

Affordable Housing

The Urban Planning Division (UPD) staff has reviewed this application and has determined that it meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of zero (0) residential units are currently permitted under the existing Land Use Plan and this request represents an increase of 750 dwelling units. Therefore, Policy 2.16.2 applies to this project.

The applicant submitted "An Affordable Housing Market Assessment in the City of Hollywood, Florida" dated August 14, 2024 that was prepared utilizing the County's adopted methodology. The data shows the City's housing stock currently has deficits of owner and renter units at all affordability levels, except moderate-income rental units. This trend continues through 2028. This request aligns with local programs and comprehensive plan strategies intended to ensure a sufficient supply of affordable housing.

In September 2018, the City and Broward County entered into an agreement wherein the City will refund to Broward County some of the money its Beach Community Redevelopment Area collects from its annual tax increment levied against the County. The County, in turn, will pay to the City an amount not to exceed 25% of the annual tax increment amount for that year. The agreement provides for the County to pay the City, in addition to any tax increment amounts, \$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.

According to the application, the property owner committed to set aside 100 of the proposed 750 multifamily units as moderate income (up to 120% AMI) affordable housing units. The applicant is advised that this voluntary commitment is subject to the execution and recordation of a separate agreement with Broward County, acceptable to the County Attorney's Office, which restricts 100 of the proposed 750 dwelling units as affordable housing units (up to 120% AMI) for a period of 30 years.

Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Intergovernmental Coordination

A portion of the application site (16.6 acres at Pembroke Road and the CSX Railroad) borders the Town of Pembroke Park to the south.

Complete Streets

The BCLUP contains policies and recommended practices to promote complete streets that integrate all modes and facilities for all users based on the context. The following apply to this proposed amendment:

- **Policy 2.19.1** Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- **Policy 3.6.2** states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- **Policy 3.6.5** states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- **Policy 3.6.6** states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

Project Description: The proposed development consists of two parcels on the City of Hollywood’s Orangebrook Golf Course, one in the southeast corner and the other in the center. The southern parcel is on the northwest corner of the intersection between the CSX railroad ROW and Pembroke Road, just west of I-95. This Complete Streets analysis and comments mainly address the multi-family residential portion of the subject site which abuts Pembroke Road. Sidewalks are present along the south boundary of the subject site, but not bicycle facilities. The subject site is well served by bus transit (BCT Route 5) and is located in proximity to freeway interchanges. The location of the site approximately one mile south of the Hollywood Tri-Rail station may provide opportunities for direct active transportation connections through the golf course.

School Proximity: Colbert Elementary, McNicol Middle School, and Hallandale High School are located less than a mile from the site, on the east side of I-95. Although within walking and biking distance, students must travel under the I-95 overpass, cross the CSX/Tri-Rail railroad tracks, and cross two freeway ramp intersections to access the schools. Several bicycle and pedestrian crashes have been registered within proximity of the underpass.

Commercial and Civic Uses in Proximity: Broward County South Regional Health Center and Florida Health Department offices are located on Pembroke Road less than a mile west of the southern portion of the subject site. The back entrance to Memorial Regional Hospital South is on the north side of Hillcrest Drive, a mile from the subject site frontage midpoint along Pembroke Road. The nearest library is Hollywood Branch at Hollywood Circle, 1.5 miles away and on the east side of I-95. The nearest retail centers are located 1.4 miles north of the site on Hollywood Boulevard and include a Publix, Target and Walgreens.

Transit Service: The subject site is within walking distance (0.25 miles or less) of a west-bound bus stop for BCT Route 5, which provides access to a number of different civic, commercial and recreational uses in the environs. BCT Route 5 operates along Pembroke Road linking Pembroke Lakes Mall and Hallandale Beach City Hall, with additional stops at Miramar Town Center, University Drive, US 441, SW 40th Avenue, and US 1. Route 5 currently operates with approximately 60-minute headways during the P.M. peak period. A bus stop for BCT Route 5 is located at the southwestern-most portion of the subject site and abuts the north side of Pembroke Road.

The straight line north to the nearest Tri-Rail commuter rail station on Hollywood Boulevard at I-95 is approximately one mile. The same trip on local streets is about two (2) miles in length. Tri-Rail currently provides bicycle parking at some of its stations and allows bicycles and smaller micro-mobility vehicles on the trains.

Parks: Earl Crawford Park is a passive park with walkways is located at the intersection of Hillcrest Drive and South Park Road, almost a mile northwest from the subject site. It is the only park within a mile of the subject site.

Broward County Staff Complete Streets Comments

The Application includes a conceptual site plan that shows building and parking locations, as well as a perimeter park trail around the golf course. Enhancing safe mobility options has been found to reduce avoidable crashes and encourage more people to choose active forms of mobility for short distance travel (a mile or less). Staff suggests the following features be considered in the site design to enhance onsite connectivity between buildings, as well as from the site to surrounding uses and public transportation opportunities:

- Safe, continuous sidewalk or similar direct connection between the proposed residential buildings and perimeter paths.
- Connecting the parking areas to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements.
- Non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
- Onsite EV charging for residents and employees (both sites).

- Bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).
- Safety features such as an emergency phone, security cameras, and/or bicycle-mounted police.
- Florida Friendly landscaping and shade to reduce the heat-island effect.

Additionally, staff recommended collaborating with the City of Hollywood to:

- Increase safety along facilities and at crossings particularly related to the direction in which children will travel to schools.
- Ensure that the perimeter trail is built and fully connects to Hollywood Boulevard. This trail can provide an important connection between the residential development and Pembroke Road to the Hollywood TriRail station and retail centers north of the golf course. The design should ensure that the portion parallel to the railroad tracks is paved and contains safe and separate spaces/lanes for pedestrian and bicycle/micromobility travel. It should be well lit and have benches and other facilities for recreational users and commuters.

Should you need additional information, please contact Heather E. Cunniff, AICP, Planning Section Supervisor at 954-357-5657 or hcunniff@broward.org.

cc: Darby Delsalle, AICP, Assistant Director, Urban Planning Division
Heather Cunniff, AICP, Planning Section Supervisor, Urban Planning Division
Richard Ferrer, Historic Preservation Officer, Urban Planning Division
Susanne Carrano, Senior Planner, Urban Planning Division
Sara L. Forelle, AICP, Senior Planner, Urban Planning Division
Ralph Stone, Director, Housing Finance Division
Leonard Vialpando, Director, Resilient Environment Department

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

August 14, 2024



Report Commission

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

The City of Hollywood has adopted a Comprehensive Plan pursuant to Florida Statutes §163.3177. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies.

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 (2022 ACS/2024 Esri) demand and projects (to 2028) the future demand for various housing needs.

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

Report Summary

Using the Broward County Planning Council’s required methodology, *A Baseline Model to Quantify the Levels of Affordable Housing Need and Supply in Broward County and its Municipalities*, prepared by Florida International University’s Jorge M. Pérez Metropolitan Center (September 2022), the City of Hollywood has current deficits of affordable housing for home ownership in the low- and moderate-income bands but by 2028 the deficits will become much larger.

The methodology also demonstrates that deficits currently exist in rental properties for all income bands except the moderate-income band and that this will continue into 2028 for the extremely low-, very low-, and low-income bands, but the moderate-income band will have a larger surplus by 2028, largely due to increased household income and increased supply.

Increasing the availability of housing supply will help to alleviate pricing pressure make all housing more affordable. Failure to build housing to meet the market's demands drives up pricing making affordable units less affordable.

Methodology

This study examines current housing conditions within the City of Hollywood, Florida (“the City”), which is generally stated for calendar years 2022 (the latest U.S. Census Bureau American Community Survey data available) and the supplemental data source from Esri¹ (2023) and projected to calendar year 2028 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Florida International University (FIU) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. FIU developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. To forecast out to the year 2028, Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods were used. The FIU methodology is particularly sensitive to the primary factors of Median Household Income and housing stock forecasts. Esri’s forecasts are believed to be reliable and very up-to-date and draw upon a variety of publicly available and proprietary sources. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income (80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2020 Census.

¹ 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: 2023/2028 Esri US Demographic Updates, An Esri® White Paper, June 2023*.

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

The 2022/2023 ACS data for the City of Hollywood and the Esri estimates for 2023 and its forecasts for 2028 are summarized below:

	2022/2023 ACS Estimates	2023 Esri Estimates	2028 Esri Forecasts
Population	153,859	154,971	159,423
Median Household Income	61,958	59,595	69,821
Housing Units, Total	76,054	73,563	75,985
Housing Units, Occupied	63,958	62,886	65,339

The 2023 Esri estimates of housing units are based upon the ACS 2022 survey, plus Esri’s forecasting methodology². We have used the Esri estimates for the purposes of this report. The addition of the proposed residential units would increase the supply of rental housing. ***In the absence of this additional supply, housing costs would likely increase across most affordability bands than if the rental housing were not constructed.***

² 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: 2023/2028 Esri US Demographic Updates*, June 2023.



Affordable Housing Criteria and Gap Analysis

The Broward County Land Development Code §5-201 defines Affordable Housing as “*Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (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 FIU supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences, which uses the 2022 ACS’s Median Household Income Limits and 2022 Renters Median Household Income Limits of \$80,653 and \$43,091, respectively, and the percentage bands previously described:

(continued)

Gap Analysis, FIU Model
Utilizing 2021/2022 American Community Survey Data and 2028 Esri Forecast
Home Ownership

Total Owner-Occupied Units 36,938 Median Household Income 80,563 Median Owner Home Value 390,400 Cost-Burdened Owner Units 12,435 34% "Severely" Cost-Burdened Owner Units 5,533 15%		2021/2022 American Community Survey Data/2022 Florida Housing Data Clearinghouse				
2021 ACS	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
Low-Income Owners	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$41,087 - \$64,450	4,965	\$123,261	\$193,351	2,440	-2,525
Moderate-Income Owners	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$64,451 - \$96,676	7,097	\$193,352	\$290,027	5,461	-1,636
Moderate-Income Owners and Renters	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$64,451 - \$96,676	11,997	\$193,352	\$290,027	5,461	-6,535

Total Owner-Occupied Units 37,149 Median Household Income 97,436 Median Owner Home Value 407,653 Cost-Burdened Owner Units 12,506 34% "Severely" Cost-Burdened Owner Units 5,565 15%		2028 Esri Forecast				
2028 Esri	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
Low-Income Owners	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$49,692 - \$77,949	13,787	\$149,077	\$233,846	2,835	-10,953
Moderate-Income Owners	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$77,950 - \$116,923	10,648	\$233,847	\$350,769	7,822	-2,826
Moderate-Income Owners and Renters	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$77,950 - \$116,923	15,511	\$233,847	\$350,769	7,822	-7,688

The FIU model shows a current deficit in the low- and moderate- income bands for home ownership and renters who would own homes. By 2028, home ownership in each band will have larger deficits.



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

Gap Analysis, FIU Model Utilizing 2021/2022 American Community Survey Data and 2028 Esri Forecast Renters

Total Renter-Occupied Units 27,020 Median Renter Household Income 43,091 Median Gross Rent 1,509 Cost-Burdened Renter Units 15,454 57% "Severely" Cost-Burdened Renter Units 7,776 29%				2021/2022 American Community Survey Data/2022 Florida Housing Data Clearinghouse		
2021 ACS	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range	Surplus/Gap within Affordable Price Range
Extremely Low Income	0 - 30% Median		0% Median	30% Median	0 - 30% Median	
	\$0 - \$12,927	1,912	\$0	\$323	172	-1,740
Very Low Income	31% to 50% Median		31% Median	50% Median	31% to 50% Median	
	\$2,928 - \$21,976	3,715	\$324	\$549	345	-3,369
Low Income	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$21,977 - \$34,473	5,470	\$550	\$862	913	-4,557
Moderate Income	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$34,473 - \$51,709	4,937	\$863	\$1,293	7,859	2,922

Total Renter-Occupied Units 29,520 Median Renter Household Income 52,116 Median Gross Rent 1,856 Cost-Burdened Renter Units 20,074 57% "Severely" Cost-Burdened Renter Units 8,495 29%				2028 Esri Forecast		
2026 Esri	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range	Surplus/Gap within Affordable Price Range
Extremely Low Income	0 - 30% Median		0% Median	30% Median	0 - 30% Median	
	\$0 - \$15,635	3,047	\$0	\$391	204	-2,843
Very Low Income	31% to 50% Median		31% Median	50% Median	31% to 50% Median	
	\$15,636 - \$26,579	5,524	\$392	\$664	629	-4,895
Low Income	51% - 80% Median		51% Median	80% Median	51% - 80% Median	
	\$26,580 - \$41,693	5,958	\$665	\$1,042	3,507	-2,452
Moderate Income	81% - 120% Median		81% Median	120% Median	81% - 120% Median	
	\$41,694 - \$62,539	4,862	\$1,043	\$1,563	11,783	6,921

The City currently has deficits for all bands studied except for the moderate-income band and that continues through to 2028. The moderate-income band shows a growing surplus, owing to



the increased supply of rental units and a growing median renter household income. Increasing median household income appears to positively impact this band with its existing and future housing supply. Renters are also more likely to be both cost-burdened and severely cost-burdened without additional supply. Most of the rental properties being developed are marketed primarily to the moderate-income band and higher.

Addressing The Demand For Affordable Housing

The City of Hollywood has a demonstrated commitment to affordable housing within the City. The City has budgeted or spent \$8,373,510 in the most recent reporting periods, through various programs:

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

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

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.

Broward County Interlocal Agreement. In September 2018, the City and Broward County announced a partnership that would provide significant funding for affordable housing issues. As the City rebates to the County tax increment money (TIF) collected through its Beach Community Redevelopment Authority, the County will then return up to 25% of the amount returned to it from the TIF. This

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

The following table summarizes the City’s most recent efforts to address affordable housing:

CDBG	\$	312,703	20 housing units rehabilitated;
HOME		435,753	30 rental units development assistance
HOME		87,151	Purchase Assistance
CDBG		234,677	Purchase Assistance
CDBG		185,000	Housing Assistance; homeless services, other
HUD Home Loan		581,003	Purchase Assistance
SHIP		1,473,358	Affordable Housing Assistance
Broward County ILA Revenue		5,063,865	Various Affordable Housing Programs
Total	\$	8,373,510	

During the 2023 Legislative session, the Florida Legislature adopted several bills that were approved by the Governor that address affordable housing and which will likely benefit the City of Hollywood’s needs:

1. A general appropriation of \$252 million of non-recurring funds for the State Housing Initiatives Partnership (SHIP) programs.
2. An appropriation of \$109 million for the State Apartment Incentive Loan program.
3. Provides for various sales tax and corporate income tax refunds or credits related to the addition of affordable rental properties.
4. Most significantly, the same bill (Live Local) provided the following developer incentives in furtherance of local affordable housing:
 - a. Preempts local governments’ requirements regarding zoning, density, and height to allow for streamlined development of affordable multifamily rental housing in commercial, industrial, and mixed-use zoned areas under certain circumstances.
 - b. Removes a local government’s ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
 - c. Removes provision in current law allowing local governments to impose rent control under certain emergency circumstances, preempting rent control ordinances entirely.



- d. Requires counties and cities to update and electronically publish the inventory of publicly owned properties which may be appropriate for affordable housing development.
- e. Authorizes the FHFC, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- f. Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- g. An ad valorem tax exemption that applies to rent-restricted units within newly constructed or substantially rehabilitated developments setting aside at least 70 units for affordable housing for households earning 120 percent of the AMI or less.
- h. Authorizes counties and municipalities to offer, through ordinance, an ad valorem tax exemption to property owners who dedicate units for affordable housing for households earning 60 percent of the AMI or less.

The new law gives strong encouragement to multi-family developers to quickly build affordable housing units. The emphasis is skewed, however, to workforce housing. The local abatement of property taxes for low-income or very low-income households is not likely to provide enough of an incentive to overcome the development of properties designed for those households.

ATTACHMENT 9

Return to: (enclose self-addressed stamped envelope)

Name: Keith Poliakoff, Esq.
Address: 200 S. Andrews Ave., Ste 601
Fort Lauderdale, FL 33301
This Instrument Prepared by:
Keith Poliakoff, Esq.
200 S. Andrews Ave., Ste 601
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 ("Declaration") made this _____ of _____, 2026, by **CITY OF HOLLYWOOD**, a Public Entity, ("Declarant"), which shall be for the benefit of **BROWARD COUNTY, FLORIDA**, a political subdivision of the State of Florida ("County").

WITNESSETH:

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

WHEREAS, Declarant has initiated an application at the City and has made application to the Broward County Planning Council requesting that the land use plan designation of the Property be changed on both the City and County land use plan maps from an open space designation to Irregular (45.2) Residential in conjunction with redevelopment of the Property ("Project"); and

WHEREAS, in connection with the Project, Declarant has voluntarily agreed to place certain restrictions on the development of the Property as set forth below in favor of the County; and

WHEREAS, Declarant agrees to make certain provisions for affordable housing for the period of time provided herein.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Declarant 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 Declaration by this reference.

2. Covenants. Declarant hereby declares the following: One hundred (100) of the residential units to be constructed on the Property shall be affordable moderate-income units as defined in the County Comprehensive Plan, and as further restricted by this Declaration ("Affordable Housing Units").

3. Affordable Housing Units Offered For Sale. In the event of a Conversion, Declarant hereby declares all Affordable Housing Units offered for sale shall be purchased in accordance with the following:

- (a) All Affordable Housing Units constructed on the Property shall be used solely as each owner's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any non-residential purpose, other than home offices when permitted by applicable zoning regulations; and
- (b) All Affordable Housing Units shall be purchased solely by persons who meet the following criteria at the time of purchase of an Affordable Housing Unit. "Purchased" shall be defined to mean by sale, inheritance, court order, or other legal method of transfer or acquisition.
 - 1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by Broward County or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and
 - 2) The purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and
 - 3) Excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price; and
 - 4) During the term of this Declaration, as defined herein, every deed of sale or equivalent document transferring title to the Affordable Housing Unit shall include a restriction stating as follows:

This property is to be sold and occupied as an "Affordable Housing Unit," in accordance with the Declaration of Restrictive Covenants recorded in the Official Records of Broward County at Book _____, Page _____.

- 5) Prior to any transfer of title or closing on a purchase of an Affordable Housing

Unit, each purchaser shall cause to be provided to the County written certification that the criteria in (b) 1), 2), and 3) above have been satisfied.

- (c) At the time of sale of any Affordable Housing Unit, Declarant shall record a Notice of Designation of Affordable Housing Unit (an "Affordable Housing Notice") corresponding to the sale, the form of which Affordable Housing Notice is set forth on "**Exhibit B**" attached hereto and incorporated herein.

4. Affordable Housing Units Offered For Rent. Declarant hereby declares all Affordable Housing Units offered for rent shall be rented in accordance with the following:

- (a) All Affordable Housing Units constructed on the Property shall be used solely as each renter's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any non-residential purpose, other than home offices when permitted by applicable zoning regulations; and

- (b) All Affordable Housing Units shall be rented solely by persons who meet the following criteria at the time of lease:

- 1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by Broward County or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

- 2) The renter of an Affordable Housing Unit shall have monthly rental payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income.

- (c) On an annual basis, beginning no later than 12 months after the Effective Date of this Declaration, the owner of an Affordable Housing Unit offered for rent shall (through owner or owner's property manager or other owner representative) cause to be provided to the City written certification that the criteria in 4(b) has been satisfied.

5. Amendments. Except as otherwise provided herein, this Declaration 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 and City. The appropriate governmental

authority of the County and City shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Official Records of Broward County, Florida, at the then owner's sole expense. No amendment to this Declaration shall be necessary in the event of a Conversion (as may occur from time to time).

6. Recordation and Effective Date.

- (a) This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Official Records of Broward County, Florida; however, as to each Affordable Housing Unit, the Effective Date of this Declaration shall be the date of recording of the Affordable Housing Notice corresponding to such Affordable Housing Unit in the Official Records of Broward County. As used herein, "Final Approval" shall mean final approval and adoption of the City plan amendment application and the County plan amendment application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.
- (b) Once recorded, this Declaration shall run with the Property for the sole benefit of the County and does not operate as a restriction in favor of any Property owner, and shall bind all successors and assigns to the title of the Property.
- (c) From and after such time as any Affordable Housing Unit is conveyed by Declarant to a third party purchaser following a Conversion, Declarant shall have no further obligations under this Declaration with respect to that particular Affordable Housing Unit and such third party purchaser shall be obligated to comply with all of the provisions of this Declaration with respect to said Affordable Housing Unit.

7. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration 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.

8. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Declaration 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 Declaration.

9. 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.

10. Term. Release and Termination. The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid for a period of thirty (30) years from the Effective Date ("Term"); thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the County, or the necessity to record any instrument in the Official Records of Broward County, Florida.

11. Remedies for Violation. In the event the Declarant, its successors or assigns, violate any of the covenants and restrictions contained herein, Declarant hereby acknowledges and agrees that the County may withhold further permits and approvals with respect to the Property, provided the County first provides Declarant with written notice and thirty (30) day opportunity to cure the violation. The County is the beneficiary of these covenants and restrictions, and as such, the County may enforce these covenants and restrictions by action at law or in equity, including, without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions.

12. Waiver. Any failure of the County to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be the Seventeenth Judicial District in and for Broward County, Florida.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

[Signatures are on the Following Page]

EXHIBIT A

Legal Description of Subject Property

A TRACT OF LAND LYING WITHIN THE NORTH HALF OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. SAID TRACT BEING A PORTION OF THE PLAT OF CENTRAL GOLF SECTION OF HOLLYWOOD AS SHOWN IN PLAT BOOK 9, PAGE 44, OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER (E 1/4) OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17, SOUTH 88°22'44" WEST A DISTANCE OF 161.49 FEET TO A POINT; THENCE SOUTH 01°37'16" EAST, A DISTANCE OF 86.06 FEET, TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY OF C.S.X. RAILROAD, AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION NUMBER 86070-2453, AND THE SOUTHERLY RIGHT OF WAY LINE OF HOLLYWOOD BOULEVARD; THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID C.S.X. RAILROAD RIGHT OF WAY LINE FOR THE FOLLOWING THREE COURSES: SOUTH 01°28'21" EAST, A DISTANCE OF 1,946.02 FEET TO A POINT; THENCE SOUTH 00°27'03" EAST, A DISTANCE OF 686.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 17; THENCE SOUTH 01°54'18" EAST, A DISTANCE OF 1,782.95 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY OF SAID C.S.X. RAILROAD, SOUTH 01°54'18" EAST, A DISTANCE OF 805.90 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE FOR PEMBROKE ROAD, AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION NUMBER 86508-2601; THENCE ALONG SAID PEMBROKE ROAD NORTHERLY RIGHT OF WAY FOR THE FOLLOWING FOUR COURSES: SOUTH 84°06'33" WEST, A DISTANCE OF 250.45 FEET TO A POINT; THENCE SOUTH 87°32'34" WEST, A DISTANCE OF 300.00 FEET TO A POINT; THENCE SOUTH 83°43'44" WEST, A DISTANCE OF 225.50 FEET TO A POINT; THENCE SOUTH 87°32'34" WEST, A DISTANCE OF 292.68 FEET TO A POINT; THENCE DEPARTING SAID PEMBROKE ROAD NORTHERLY RIGHT OF WAY, NORTH 02°27'26" WEST A DISTANCE OF 241.95 FEET TO A POINT; THENCE NORTH 51°54'54" EAST A DISTANCE OF 643.11 FEET TO A POINT; THENCE NORTH 30°09'26" EAST A DISTANCE OF 215.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 113.50 FEET, THROUGH A CENTRAL ANGLE OF 59°49'45", FOR AN ARC LENGTH OF 118.52 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 60°04'18" EAST FOR 113.21 FEET, TO A POINT; THENCE NORTH 89°59'11" EAST A DISTANCE OF 336.50 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 658,669 SQUARE FEET, OR 15.121 ACRES, MORE OR LESS.

EXHIBIT B

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Notice of Designation of Affordable Housing Unit

By recordation of this Notice, _____ hereby designates for the Restriction Period, as hereinafter defined, the following unit as an "Affordable Housing Unit," as defined by that certain Declaration of Restrictive Covenants recorded in Book_____, Page _____ of the Official Records of Broward County, Florida, which requires that Affordable Housing Units be rented or sold only to persons who meet the following criteria at the time of rental or sale: (a) one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of Broward County’s median income as reported by the United States Department of Housing and Urban Development and adjusted to family size; and (b) the purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income.

Unit Address

and/or Unit Number: _____

The restriction of the foregoing designation shall be thirty (30) years from the recordation of this Notice against the applicable Affordable Housing Unit or until the expiration of the Term of the underlying Declaration, whichever time period expires first (“Restriction Period”).

Witnesses:

By _____

Name typed:

Name:

Address:

Name typed:

_____ day of _____, 20____

The School Board of Broward County, Florida
SCHOOL CAPACITY AVAILABILITY DETERMINATION

LAND USE

SBBC-3873-2024

County Number: PC 24-8

Folio #: 514217050010

Orangebrook Golf & Country Club Residences

August 14, 2024



RECEIVED
8/14/2024

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

SCHOOL CAPACITY AVAILABILITY DETERMINATION LAND USE

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: August 14, 2024	Single-Family:		Elementary: 7
Name: Orangebrook Golf & Country Club Residences	Townhouse:		Middle: 11
SBBC Project Number: SBBC-3873-2024	Garden Apartments:		
County Project Number: PC 24-8	Mid-Rise:		High: 5
Municipality Project Number: N/A	High-Rise: 750		
Owner/Developer: City of Hollywood	Mobile Home:		Total: 23
Jurisdiction: Hollywood	Total: 750		

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	Cumulative Reserved Seats
Colbert Elementary	812	893	585	-308	-17	65.5%	0
Mcnicol Middle	1,319	1,009	617	-833	-37	42.6%	0
Hallandale High	1,819	2,026	1,048	-771	-30	57.6%	0

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Colbert Elementary	585	-308	65.5%	574	558	572	556	549
Mcnicol Middle	617	-834	42.5%	619	595	578	559	542
Hallandale High	1,048	-771	57.6%	1,009	998	1,035	998	1,018

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. 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: <https://www.browardschools.com/Page/34040>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Ben Gamla Charter	625	353	-272	353	353	353
Ben Gamla Charter North Broward	900	289	-611	289	289	289
Championship Acad Of Distinction @ Hollywood	600	295	-305	295	295	295
Championship Acad Of Distinction Ms	374	282	-92	282	282	282
Hollywood Academy 6_8	450	453	3	453	453	453
Hollywood Academy K_5	1.100	1.113	13	1.113	1.113	1.113
International Studies Academy High School	372	224	-148	224	224	224
International Studies Academy Middle School	594	293	-301	293	293	293
Paragon Academy Of Technology	500	142	-358	142	142	142
South Broward Montessori Charter School	348	164	-184	164	164	164
Sunshine Elementary	500	211	-289	211	211	211

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Colbert Elementary	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
Mcnicol Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Hallandale High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. 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: <https://www.browardschools.com/Page/34040>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

Information contained in the application indicates that the approximately 16.6-acre site is generally located North of Pembroke Road between South Park Road and I-95 in the City of Hollywood. The current land use designation for the site is Recreation and Open Space. The applicant proposes to change the land use designation to Irregular (45.2) Residential to allow 750 high-rise residential units, which is anticipated to generate 23 additional (7 elementary, 11 middle, and 5 high) students 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 (ADEFP 2023/24 to 2027/28). However, the statistical data regarding the Level of Service (LOS) standard status of the schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Please be advised that this application was reviewed utilizing 2023/24 school year data because the current school year (2024/25) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. Schools serving the amendment site in the 2023/24 school year are Colbert Elementary, McNicol Middle, and Hallandale High Schools. 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 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (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 2023/24 to 2027/28. Also, 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 site in the 2023-24 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "1". The elementary, middle, and high schools currently serving Planning Area "1" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "1" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

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

SBBC-3873-2024 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

8/14/2024

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

ATTACHMENT 11

RED Environmental Comments
PC 24-8
Page 1



RESILIENT ENVIRONMENT DEPARTMENT (RED) REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Applicant: Keith Poliakoff, Esq., Government Law Group

Amendment No.: PC 24-8

Jurisdiction: City of Hollywood

Size: Approximately 23.7 acres

Existing Use: Golf Course (active)

Current Land Use Designation: Recreation and Open Space

Proposed Land Use Designation: 16.6 acres of Irregular (45.2) Residential
7.1 acres of Commercial Recreation

Estimated Net Effect: Addition of 750 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Addition of 7.1 acres of commercial recreation
Reduction of 23.7 acres of recreation and open space use

Location: In Sections 17 and 20, Township 51 South, Range 42 East; generally located between Hollywood Boulevard and Pembroke Road and between South Park Road and the CSX Railroad.

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

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

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

This is a known contaminated site. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites>

[/Pages/Default.aspx](#). Any questions can be directed to (954) 519-1483 or EAR@broward.org.

Please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

Further, any construction or invasive activity at this site requires Development and Environmental Review Approval (Section 27-66, Broward County Code).

Additional information: Memorandum provided by David Vanlandingham, P.E. on July 31, 2024.

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

There is **one (1)** active solid waste facility located within one mile of the proposed amendment location. (AR 8/26/24)

Wetlands - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will require an Environmental Resource License.

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 require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental 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 Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

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 Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit modification to permit No. 06-01955-S. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

A few requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including:
 - a. Broward County Parking Lot Protection - 5-yr, 1-day
 - b. Attenuation Requirement - 25-yr, 3-day
 - c. Flood Protection - 100-yr, 3-day (zero discharge)
2. Finished Floor Elevation requirements: The highest of the following:
 - a. FEMA 2014
 - b. FEMA maps effective July 31, 2024
 - c. Broward County 100-yr, 3-day flood map elevation
 - d. Broward County Future Conditions 100 yr flood map
 - e. Site specific 100-yr, 3-day (zero discharge) peak stage.
3. Water table requirements: The highest of the following:
 - a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
 - b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
 - c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation
4. Additional ERP requirements as of June 28, 2024:
 - a. Performance criteria
 - b. Operation and maintenance cost estimate and plan

Upland Resources (including Tree Preservation and Greenways) - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

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.

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are eight (8) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eight (8) facilities, seven (7) are hazardous material facilities and one (1) is a facility that has both hazardous materials and storage tanks. (PD 7/31/2024)

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (PD 7/31/2024)

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are two (2) known SARA Title III Facility on, adjacent to, or within ¼ mile of the proposed amendment site. (PD 7/31/2024)

NATURAL RESOURCES DIVISION

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

The preliminary traffic analysis indicates that the proposed amendment would result in a change of **396 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 **moderate impact** on air quality.

The Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas.

There is **one (1)** air permitted facility located within half a mile of the proposed amendment site, which has not had any air quality-related complaints. Additionally, there are no facilities in the area with existing or potential odor or noise problems. (AR 8/26/24)

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

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site. (MO 8/12/2024)

Protected Natural Lands –

The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the 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. (MO 8/12/2024)

<https://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project. Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment site is not located along the coast.

Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 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 falls within an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, 2.21.6, 2.21.7 and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14 apply to the review of this project.

Accordingly, the County shall:

- 1) Consider: Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels (2.21.1).
- 2) Prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding (2.21.5).
- 3) Support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Action Plan (RCAP), as approved by the Broward County Climate Change Task Force and adopted by the Broward County Board of County Commissioners (2.21.6). Accordingly, CCAP Actions and RCAP Recommendations and Strategies shall also be considered in the resilience review.

The Resilience Unit (Resilience Unit) of the Broward County Resilient Environment Department seeks additional information as to how the applicant proposes to specifically address the priority policies detailed above through the application, design, permitting and construction process, and the particular issue of stormwater management addressing current and future conditions.

The Resilience Unit asks that the Applicant strongly consider CCAP Actions not limited to Healthy Community (HC-26, HC-30, HC-34), Transportation (T-46, T-50, T-54), Natural Systems (NS-104), Water Resources (WS-123, WS-124); and RCAP Recommendations and Strategies not limited to Public Health (PH-3.1, PH-3.3), Sustainable Communities and Transportation (ST-23.4), through the application, design, permitting and construction process.

The Resilience Unit notes the Applicant's response in Section 6-E to PPA considerations does not utilize the most recent PPA map in their design plans. The new PPA map indicates a total of 46% of the project area, approximately 11 acres is within the PPA. The applicant is directed to reevaluate their submission to Section 6-E, see attached map. The Applicant should note that an

updated future conditions groundwater map was adopted on 7/1/2024 (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation). In addition, the FEMA FIRM for this area has also been updated as of 7/31/2024 and most of the project site falls within Zone AE.

The Resilience Unit requests the applicant to provide sufficient detail to address the comments above with information on how the proposed plan will address current flooding issues as well as the implications of future conditions groundwater levels on the stormwater retention and management.

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

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

Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

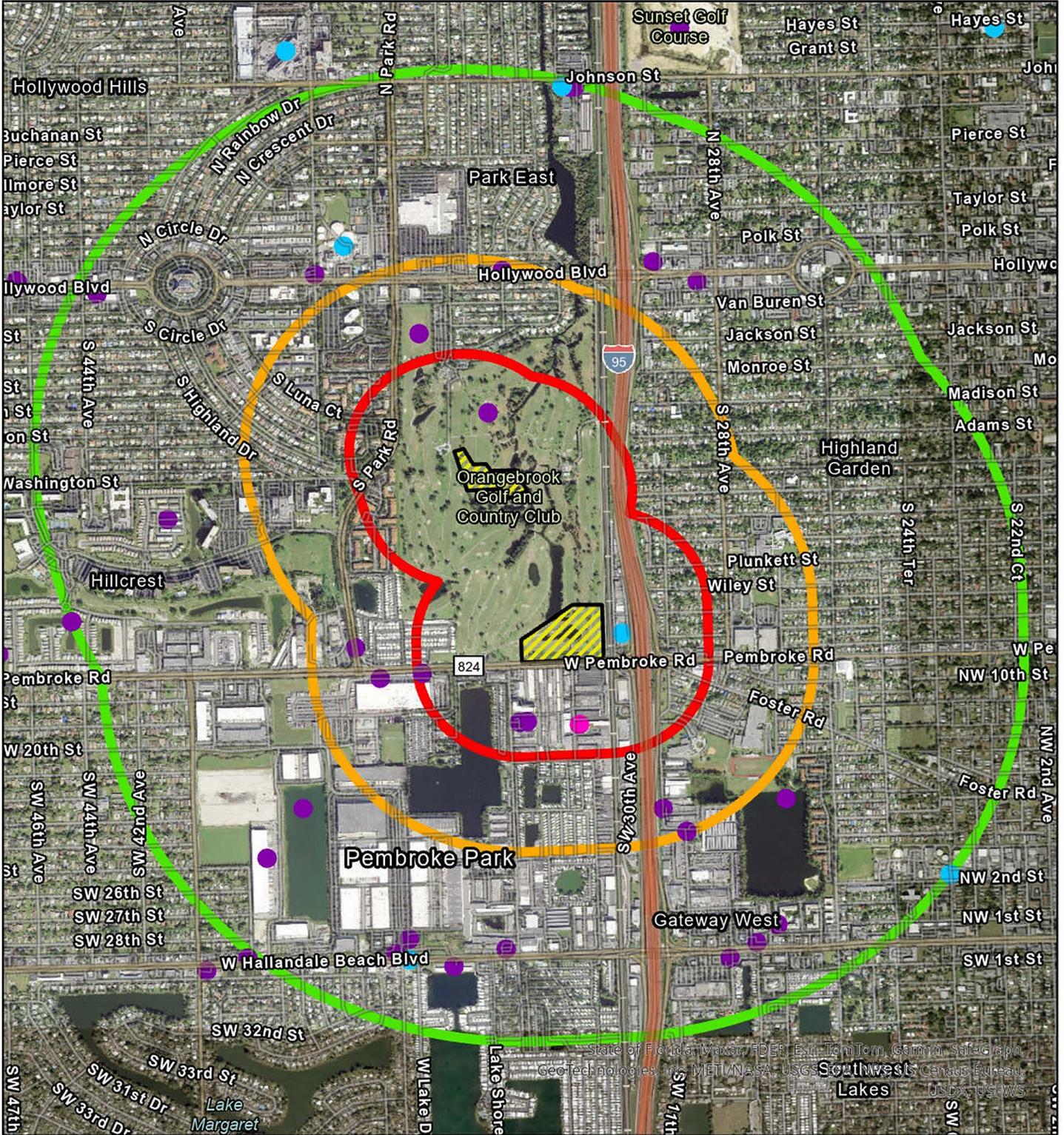
The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources.

The proposed land use designation allows 82.9 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 17.27 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

The 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.

Staff suggests that the design of the project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

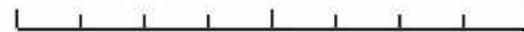
Broward County Land Use Plan Proposed Amendment 24-8



Legend

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

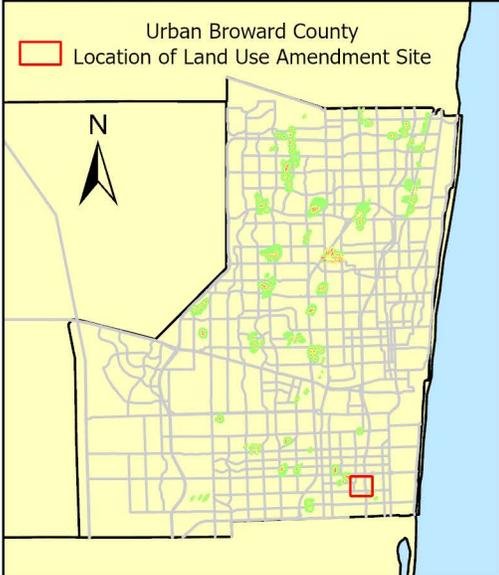
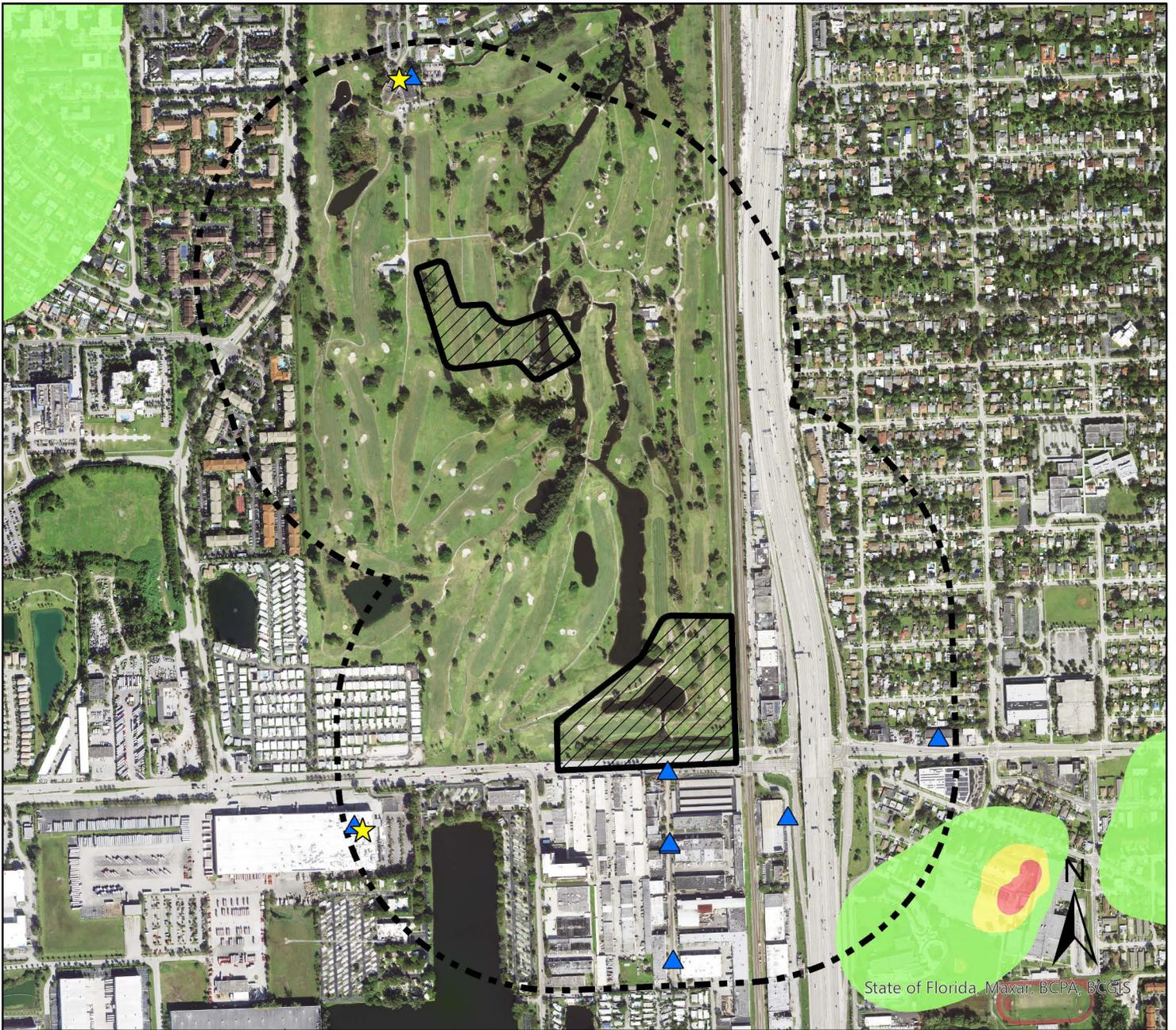
0 0.25 0.5 1 Miles



Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.
Prepared by: Ashley Robins on 7/30/24
Natural Resources Division

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Soprema Acquisition Company	1904 SW 31ST AVE, Pembroke Park, FL 33009	2952 - Asphalt Felts and Coatings	Hazardous Material and Storage Tank
Tan Printing, Inc.	2211 SW 31ST AVE, Pembroke Park, FL 33009	2752 - Commercial Printing, Lithographic	Hazardous Material
Orkin Exterminating Company	1820 SW 30TH AVE, Hallandale Beach, FL 33009	7342 - Disinfecting and Pest Control Services	Hazardous Material
Pembroke Park Recycling & Transfer	1899 SW 31ST AVE, Pembroke Park, FL 33009	4953 - Refuse Systems	Hazardous Material
A & B Recycling, Inc.	1708 SW 31ST AVE, Pembroke Park, FL 33009	5093 - Scrap and Waste Materials	Hazardous Material
Family Tire Distributors	2817 PEMBROKE RD, Hollywood, FL 33020	7538 - General Automotive Repair Shops	Hazardous Material
Orangebrook Country Club	400 ENTRADA ST, Hollywood, FL 33021	7999 - Amusement and Recreation Services	Hazardous Material
Coca-Cola Beverages Florida, LLC	3350 PEMBROKE RD, Pembroke Park, FL 33021	7538 - General Automotive Repair Shops	Hazardous Material

PC 24-8 (Orangebrook Golf Course)



0 0.1 0.2 Miles

Land Use Amendment Legend

ZONE

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Proposed Amendment Site
- 0.25 Mile Buffer
- ▲ Hazardous Material Facility
- ★ SARA Title III Facility

Prepared on: 7/31/2024 1:40 PM

Prepared by: PDurius

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes 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.

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
RESILIENT ENVIRONMENT DEPARTMENT

I. Description of the Site and Proposed Amendment

For: Broward County Planning Council

Applicant/Agent: Keith Poliakoff, Esq., Government Law Group

Amendment No.: PC 24-8

Jurisdiction: City of Hollywood

Size: Approximately 23.7 acres

Existing Use: Golf course (active)

Current Land Use Designation: Recreation and Open Space

Proposed Land Use Designation: 16.6 acres of Irregular (45.2) Residential
7.1 acres of Commercial Recreation

Estimated Net Effect: Addition of 750 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan] Addition of 7.1 acres of commercial recreation Reduction of 23.7 acres of recreation and open space use

Location: In Sections 17 and 20, Township 51 South, Range 42 East; generally located between Hollywood Boulevard and Pembroke Road and between South Park Road and the CSX Railroad.

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

II. Wetland Review

- A.** *Are wetlands present on subject property?* Maybe.
- B.** *Describe extent (i.e. percent) of wetlands present on subject property.* Unknown at this time.
- C.** *Describe the characteristics and quality of wetlands present on subject property.* Unknown at this time.
- D.** *Is the property under review for an Environmental Resource License?* No.
- E.** *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?* No.

III. Comments:

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will require an Environmental Resource License.

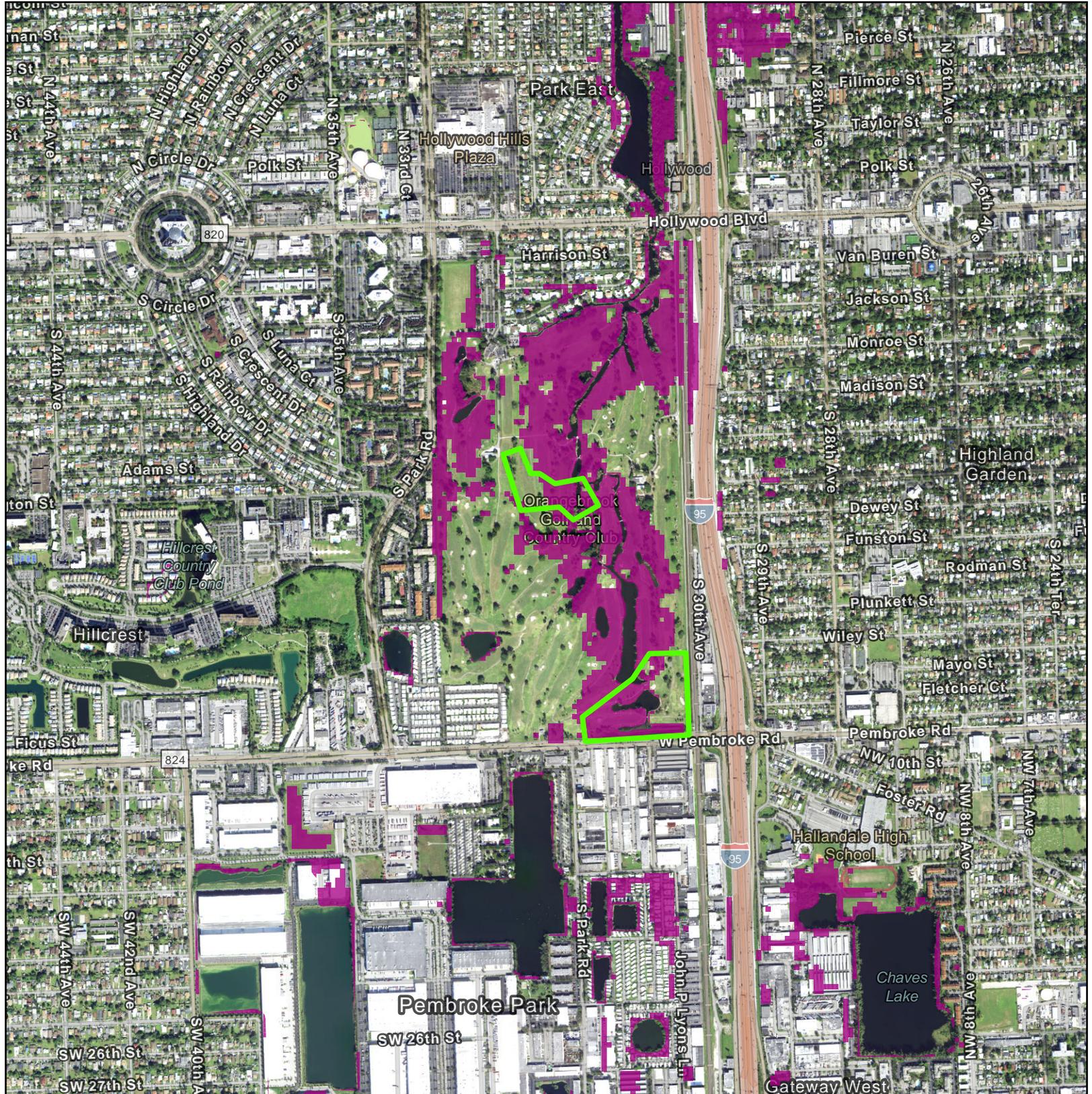
The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental 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 Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

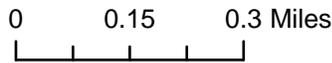
Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental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

Completed by: Linda Sunderland, PWS
RED / Environmental Permitting Division

Broward County Land Use Plan Proposed Amendment PC 24-8 Priority Planning Area Map



- Proposed Amendment
- Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070 (24-8 is located inside of a Priority Planning Area)



**BROWARD COUNTY
WATER RECHARGE QUESTIONNAIRE
as completed by
RESILIENT ENVIRONMENT DEPARTMENT**

I. Information about the Proposed Amendment

For: Broward County Planning Council

Applicant: Keith Poliakoff, Esq., Government Law Group

Amendment No.: PC 24-8

Jurisdiction: City of Hollywood

Size: Approximately 23.7 acres

Existing Use: Golf Course (active)

Current Land Use Designation: Recreation and Open Space

Proposed Land Use Designation: 16.6 acres of Irregular (45.2) Residential
7.1 acres of Commercial Recreation

Estimated Net Effect: Addition of 750 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan] Addition of 7.1 acres of commercial recreation
Reduction of 23.7 acres of recreation and open space use.

Location: In Sections 17 and 20, Township 51 South, Range 42 East; generally located between Hollywood Boulevard and Pembroke Road and between South Park Road and the CSX Railroad.

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

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

A. Impacts of the current land use designation on water recharge:

A typical value for an impervious area produced by this type of development is approximately 10 percent or equal to 2.37 acres.

B. Impacts of the proposed land use designation on water recharge:

A typical value for an impervious area produced by this type of development is potentially 82.9 percent or equal to 19.64 acres

C. General impacts of the proposed land use change on water recharge:

The change in land use (current to proposed) could potentially result in a increase of 72.9 percent impervious surface on the property, which is the equivalent of a increase of 17.27 acres of impervious service and a loss of recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

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

The proposed land use designation allows 82.9 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 17.27 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

The 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.

IV. Comments

Staff suggests that the design of the project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Prepared by: M. Pognon, Broward County Natural Resources Division (8/26/2024).

ATTACHMENT 12

Complete Cities Planning Group, LLC

200 S. Andrews Avenue, Ste 504
Fort Lauderdale, FL 33301
Tel 954 372-6767

www.completecities.net



October 29, 2024

Dawn Teetsel, Director of Planning
Broward County Planning Council
115 S. Andrews Ave., Room 307
Fort Lauderdale, FL 33301

RE: Response To Resilient Environment Department (Red) Comments on PC 24-8,
Orangebrook Golf and Country Club

Dear Ms. Teetsel:

Please find our responses to the August RED comments below.

ENVIRONMENTAL PERMITTING DIVISION

1. **Contaminated Sites** - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]. This is a known contaminated site. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954)519-1483 or EAR@broward.org.

Please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

Further, any construction or invasive activity at this site requires Development and Environmental Review Approval (Section 27-66, Broward County Code).

Additional information: Memorandum provided by David Vanlandingham, P.E. on July 31, 2024.

Response: acknowledged.

2. **Solid Waste** - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and

Procedures–1.Development Review Requirements]. There is **one (1)** active solid waste facility located within one mile of the proposed amendment location.(AR 8/26/24)

Response: acknowledged.

3. **Wetlands**-[CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3] Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will require an Environmental Resource License.

The proposed development contains or abuts waterbodies 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 require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental 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 Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida ExoticPest Plant Council\(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

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 Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Response: acknowledged.

4. **Surface Water Management** - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit modification to permit No. 06-01955-S. The applicant can apply for the SWM and ERP combined through Broward County Epermits. A few requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including:
 - a. Broward County Parking Lot Protection - 5-yr, 1-day
 - b. Attenuation Requirement - 25-yr, 3-day
 - c. Flood Protection - 100-yr, 3-day (zero discharge)

2. Finished Floor Elevation requirements: The highest of the following:
 - a. FEMA 2014
 - b. FEMA maps effective July 31, 2024
 - c. Broward County 100-yr, 3-day flood map elevation
 - d. Broward County Future Conditions 100 yr flood map
 - e. Site specific 100-yr, 3-day (zero discharge) peak stage.

3. Water table requirements: The highest of the following:
 - a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
 - b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
 - c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation

4. Additional ERP requirements as of June 28, 2024:
 - a. Performance criteria
 - b. Operation and maintenance cost estimate and plan

Response: acknowledged.

5. **Upland Resources (including Tree Preservation and Greenways)** - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]. 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.

Response: acknowledged.

6. **Hazardous Material Facilities** - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]. The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are eight (8) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eight (8) facilities, seven (7) are hazardous material facilities and one (1) is a facility that has both hazardous materials and storage tanks. (PD 7/31/2024)

Response: acknowledged.

7. **Wellfield Protection** - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]. The proposed amendment site is not currently within a

wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (PD 7/31/2024)

Response: acknowledged.

8. **SARA TITLE III (Community Right to Know)** - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]. The list of known SARA Title III Facilities in Broward County has been reviewed. There are two (2) known SARA Title III Facility on, adjacent to, or within ¼ mile of the proposed amendment site. (PD 7/31/2024)

Response: acknowledged.

NATURAL RESOURCES DIVISION

1. **Air Quality** - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]. The preliminary traffic analysis indicates that the proposed amendment would result in a change of 396 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 moderate impact on air quality.

The Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas.

There is one (1) air permitted facility located within half a mile of the proposed amendment site, which has not had any air quality-related complaints. Additionally, there are no facilities in the area with existing or potential odor or noise problems. (AR 8/26/24)

Response: acknowledged.

2. **Specially Designated Areas** - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern] County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site. (MO 8/12/2024)

Response: acknowledged.

3. **Protected Natural Lands** – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the 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. (MO 8/12/2024)

Response: acknowledged.

4. **Marine and Riverine Resources** - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]. While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project. Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation. The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment site is not located along the coast.

Response: acknowledged.

5. **Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas** [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]. The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 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 falls within an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, 2.21.6, 2.21.7 and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14 apply to the review of this project.

Accordingly, the County shall:

- 1) Consider: a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood

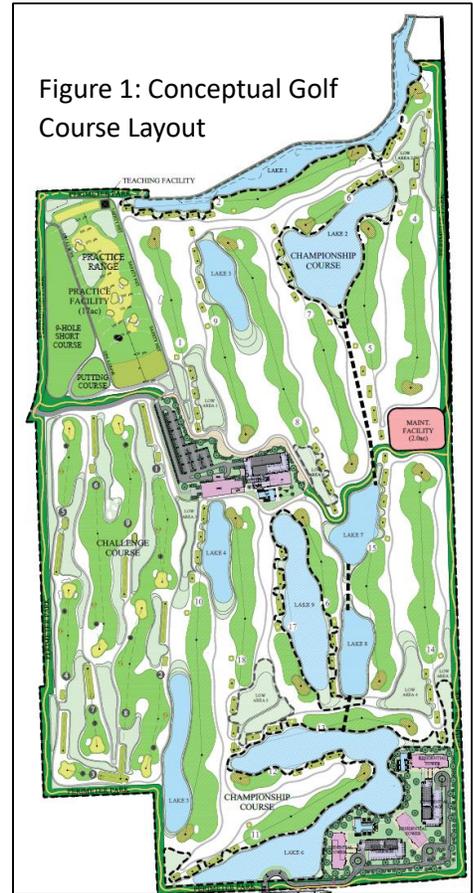
protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels (2.21.1).

*Response: the amendment is a component of a public-private partnership (P3) with the City of Hollywood. The P3 provides for a championship golf course redesign and **green infrastructure for additional stormwater storage**. Leasing the 15.1 net-acre residential amendment site for development of 750 high-rise dwelling units allows this to occur at no cost the City. Accordingly, the P3 agreement requires redesign of the ~238-acres of golf course to provide as much **additional stormwater storage** as is possible to improve drainage for adjacent areas and to implement the drainage recommendations of the City's Stormwater Master Plan, including widening of the canal at the north end of the golf course. To meet this requirement, the redesigned course will feature much more water area and more topographical variation than the present course. A conceptual plan is shown here as Figure 1. **It must be emphasized that the amendment site is part of a Priority Planning Area solution, and not an impact that has to be mitigated.***

Additional details:

- 1) The residential amendment site includes 6 acres of water in its 15.1 acres of net area to provide stormwater storage.*
 - 2) The amendment sites will be elevated. Finished floor elevations will set at or above the countywide requirement at time of permitting.*
- 2) Prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding (2.21.5).
- Response: see response to no 1, above.*
- 3) Support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Acton Plan (RCAP), as approved by the Broward County Climate Change Task Force and adopted by the Broward County Board of County Commissioners (2.21.6).

Figure 1: Conceptual Golf Course Layout



Accordingly, CCAP Actions and RCAP Recommendations and Strategies shall also be considered in the resilience review.

The Resilience Unit (Resilience Unit) of the Broward County Resilient Environment Department seeks additional information as to how the applicant proposes to specifically address the priority policies detailed above through the application, design, permitting and construction process, and the particular issue of stormwater management addressing current and future conditions.

Response: see above responses.

The Resilience Unit asks that the Applicant strongly consider CCAP Actions not limited to Healthy Community (HC-26, HC-30, HC-34), Transportation (T-46, T-50, T-54), Natural Systems (NS-104), Water Resources (WS-123, WS-124); and RCAP Recommendations and Strategies not limited to Public Health (PH-3.1, PH-3.3), Sustainable Communities and Transportation (ST-23.4), through the application, design, permitting and construction process.

Response: the P3 project of which the amendment is part furthers numerous RCAP strategies, including:

- *NS-5.1 (expand the use of green infrastructure, nature-based solutions or hybrid infrastructure approaches)*
- *NS-6 (implement sustainable financing for the monitoring, protection, restoration and management of natural areas and ecosystem services, and to advance nature-based solutions) noting that the City has done this through via the P3 mechanism*
- *NS-15 (maintain, create and/or restore tree canopy and urban green spaces) and PH-3.1 (maintain, create and/or restore tree canopy and urban green spaces) noting that the P3 project enhances the urban greenspace via creation of approximately 3 miles of canopied greenway/recreational trail, which also addresses, PP-6.1 (equity in directing investments with special attention to green space) by providing this amenity to non-golfers, thereby serving a broader section of the community at no cost to the users*
- *ER-2 (advance regional resilience standards and infrastructure improvements)*
- *ST-15 (expand, connect and complete networks of bicycle and pedestrian facilities including those supporting access to transit) noting that the residential and CR (hotel) parcels will be connected to the Hollywood Tri-Rail station via bike path/recreational greenway*
- *WS-5 (expand the use of green infrastructure/nature-based and net zero solutions in water management)*
- *WS-16 (expand regional surface water storage)*

The Resilience Unit notes the Applicant's response in Section 6-E to PPA considerations does not utilize the most recent PPA map in their design plans. The new PPA map indicates a total of 46% of the project area, approximately 11 acres is within the PPA. The applicant is directed to reevaluate their submission to Section 6-E, see attached map. The Applicant should note that an updated future conditions groundwater map was adopted on 7/1/2024 (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation). In addition, the FEMA FIRM for this area has also been updated as of 7/31/2024 and most of the project site falls within Zone AE.

Response: the responses provided herein consider the new PPA map. The current map with amendment site area is shown below, in concurrence with the RED mapping to its right. The approximate boundaries of the priority planning area are overlaid on the preliminary site plan as also shown below, with one residential tower predominantly affected and two primarily unaffected. Most of the affected area is lake and open space.

The drainage calculations for the amendment and golf course redesign are being re-run using the future conditions groundwater map updated 7/1/24. The FEMA FIRM updated as of 7/31/24, which designates most of the project site as within Zone AE, is being used in tandem with other criteria (using strictest of) for determining FFEs.

Figure 2: Applicant's Revised PPA Map

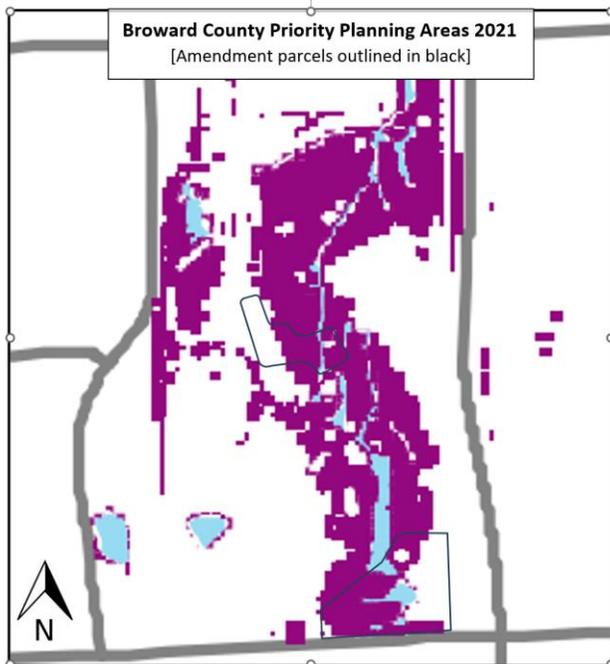
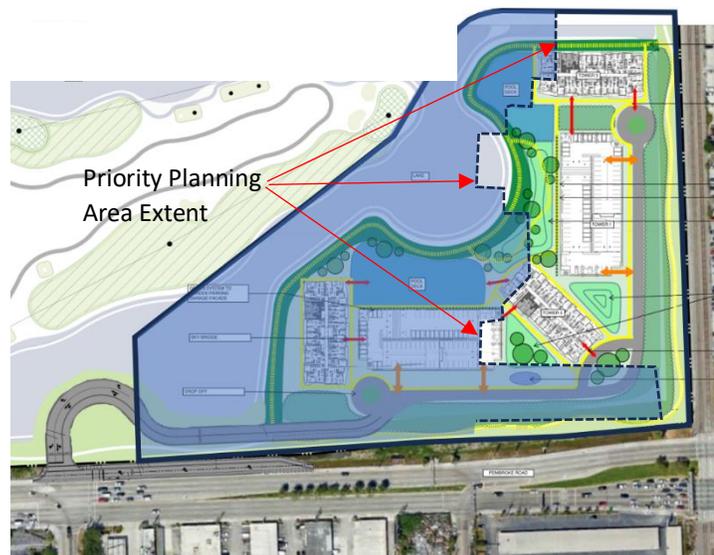


Figure 3 RED PPA Map



The Resilience Unit requests the applicant to provide sufficient detail to address the comments above with information on how the proposed plan will address current flooding issues as well as the implications of future conditions groundwater levels on the stormwater retention and management.

Response: see above responses.



6. **NatureScape Program** – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17] *NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans.*

Response: acknowledged.

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

The proposed land use designation allows 82.9 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 17.27 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

The 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. Staff suggests that the design of the project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Response: development of the residential amendment site will seek to maximize open space (predominantly for stormwater storage) by maximizing verticality and minimizing the footprint of habitable buildings.

ATTACHMENT 13



RESILIENT ENVIRONMENT DEPARTMENT

115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6613 • FAX 954-357-8655

To: Ms. Barbara Blake-Boy, Executive Director, Broward County Planning Council

From: Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director,
Resilient Environment Department

S.S.

Date: 11/22/2024

Re: Response to Resilient Environment Department (RED) Comments on PC 24-8,
Orangebrook Golf and Country Club

On August 16, 2024, the Resilience Unit of the Resilient Environment Department provided initial comment on the land use plan amendment (LUPA) application submitted by Complete Cities Planning Group for the redevelopment of the Orangebrook Golf and Country Club.

On October 29, 2024, the Resilience Unit of the Resilient Environment Department received a response to initial comments provided by the agency and has provided a review of those responses.

Overall, staff notes the applicant's intent to rerun drainage calculations for the site based on the current future conditions groundwater table map (Plate WM 2.3). Staff looks forward to receiving this additional information in furtherance of the Resilience review for the subject application.

In response to specific comments:

1. The applicant notes a commitment to provide as much additional stormwater storage as is possible to improve drainage for adjacent areas and to implement the drainage recommendations.

Response: Unfortunately, this statement does not provide adequate information upon which to provide an evaluation of performance.

2. The applicant states, "It must be emphasized that the amendment site is part of a Priority Planning Area solution, and not an impact that has to be mitigated."

Response: The applicant has not provided sufficient evidence to support this statement.

3. The applicant states that a canal to the north will be widened.

Response: It is not clear what canal is being referenced or what additional storage is proposed to be gained.

4. The applicant states that the “residential amendment site” includes 6 acres of water in its 15.1 acres of net area to provide stormwater storage.

Response: It is not clear what is current vs. proposed. It is not clear if the 6 acres represents a net gain or simply the total. Additionally, it is not clear what level of storage is proposed under the net condition once future conditions are accounted for. A tabular representation of current vs. proposed storage areas and storage capacity for proposed storage areas is requested.

5. The applicant states that the overlay of the PPA leaves two residential towers unaffected and only one predominately affected with the remaining of the area lake and open space.

Response: Application of the PPA is relevant to the entirety of the area included in the proposed site amendment, not just the structures, affecting water storage capacity and performance of stormwater features needed to serve the portion of the site proposed for development as well as reduced storage in undeveloped areas that will contribute to overall site conditions.

The Resilience Unit notes the significant loss of groundwater storage predicted in the comparison of Plate WM 2.3 (2070) and WM 2.2 (2060), a key issue in the flood management considerations for this site and surrounding areas.

Staff looks forward to receiving additional information regarding the updated water management analyses consistent with the conditions represented in WM 2.3 and any amendments proposed to mitigate for reduced stormwater storage volumes that will affect pre and post-development conditions on and directly related to potential development of the site.

With this information pending, the Resilience Unit of the Resilient Environment Department is not able to recommend approval of PC 24-8 at this time.

ATTACHMENT 14.A.

Complete Cities Planning Group, LLC

200 S. Andrews Avenue, Ste 504

Fort Lauderdale, FL 33301

Tel 954 372-6767

www.completecities.net



December 27, 2024

Dawn Teetsel, Director of Planning
Broward County Planning Council
115 S. Andrews Ave., Room 307
Fort Lauderdale, FL 33301

RE: Third response to Resilient Environment Department (Red) Comments on PC 24-8,
Orangebrook Golf and Country Club

Dear Ms. Teetsel:

The Resilient Environment Department reviewed our second round of responses to its comments and requested additional information. Accordingly, a preliminary stormwater drainage report is provided herewith. The report details the overall site analysis including existing and proposed available storage and offsite discharge using the Broward County 2070 future condition wet season water table map elevations. The redesigned golf course will accommodate the stormwater runoff from the amendment sites while continuing to drain adjacent contributing areas at the adopted LOS standard, based upon 2070 wet season water table elevations.

Please contact me with any questions.

Sincerely,

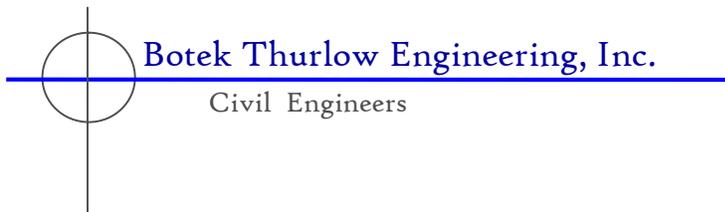
A handwritten signature in blue ink, appearing to read "Jeff Katims".

Jeff Katims, AICP
Principal

ORANGEBROOK GOLF COURSE REDEVELOPMENT
HOLLYWOOD, FLORIDA

REVISED PRELIMINARY DRAINAGE CALCULATIONS REPORT

Prepared
For
PPG DEVELOPMENT



December 15, 2023
Updated December 20, 2024
BTE Project No. 23-0504

Introduction

The Orangebrook Golf Club project is the redevelopment of a 248 acre golf course located west of I-95 between Hollywood Boulevard and Pembroke Road in the City of Hollywood, Florida. The proposed redevelopment consists of golf course improvements as well as proposed clubhouse, hotel and residential developments. The existing golf course drainage system consists of a series of interconnected lakes that discharge to the C-10 canal via a gated pump station located on the northeast corner of the golf course. Portions of Hollywood Blvd, Pembroke Road, Park Road and existing developments to the north and west of the golf course discharge into the on-site lake system.

Permitting History

The golf course was constructed in 1933, prior to permitting and licensing. In 1994 South Florida Water Management District (SFWMD) issued Surface Water Management Permit No. 06-01955-S for improvements to the golf course drainage system to accommodate the widening of Pembroke Road. Various permits for surrounding developments were issued by SFWMD and Broward County as detailed in the attached Existing Drainage Permit Summary, Exhibit 1.

Wet Season Water Table (WSWT) Discussion

As part of the 1994 permit application a drainage model was performed of the golf course and the contributing areas. The model was based on a wet season water table elevation of 0.5 ft NAVD. Broward County recently adopted a revised Future Wet Season Water Table map effective July 1st, 2024. The map indicates a wet season water table elevation of 2.5 ft NAVD for the golf course which must be used for the design of the surface water management system. The lake areas referenced in this report also utilize the future wet season water table elevation of 2.5 ft NAVD as the basis for the area determinations.

Golf Course Irrigation and Reuse

At the time of this report several scenarios are being explored to handle the golf course irrigation and reuse system requirements. The current model assumes that all of the proposed lake areas will be dedicated to stormwater management. If any lake area is intended to be used for storage of reuse water the lake will be isolated from the stormwater management lake system and the flood routing calculations will be updated.

Existing Drainage System

The existing drainage system for the Orangebrook Course consists of 73.90 acres of interconnected lakes, measured at Broward County's 2070 Future West Season Water Table elevation. The lake system is controlled by an existing discharge structure located at the northeast corner of the golf course prior to discharging into the SFWMD C-10 canal. Several offsite properties drain into the golf course as shown on the attached Pre Development Drainage Map, Exhibit 3. The pre development ICPR flood routing model is based on the model permitted under SFWMD Permit No. 06-01955-S, and has been updated to reflect subsequent development permit records and Broward County's 2070 Future West Season Water Table Map elevation of 2.5 ft NAVD. The detailed pre development flood routing report is provided in Exhibit 5.

Proposed Drainage System

The proposed drainage system for the Orangebrook Golf Course redevelopment will consist of two drainage basins as shown on the attached Post Development Drainage Map, Exhibit 4. The post development ICPR flood routing model was generated utilizing the existing information from the pre development model as well as the proposed preliminary golf course and development plans.

Isolated Lake System Basin

The proposed Isolated Lake System Basin is 38 acres and consists entirely of lake and low green areas to serve the existing off-site contributing areas. The lake areas serving the off-site areas are dispersed throughout the site but are hydraulically separated from the golf course by a proposed 25 year berm. The Isolated Lake System Basin utilizes a pre versus post methodology to demonstrate that the proposed golf course redevelopment will not adversely affect the off-site contributing areas.

Golf Course Basin

The proposed Golf Course Basin is 210 acres and consists of the proposed golf course including the championship golf course, practice facility, challenge course, maintenance facility, and proposed clubhouse, hotel and residential developments. The Golf Course Basin utilizes a 25 year perimeter berm methodology to meet the requirements of Broward County Surface Water Management Licensing and the South Florida Water Management District.

A summary of the pre versus post development model results is provided in Exhibit 3 and the detailed post development flood routing report is provided in Exhibit 6.

Orangebrook Golf Course Development Parameters

Isolated Lake System Serving Existing Offsite Inflows

Development Parameters	
	Area (ac)
Total Site	38.00
Pavement	0.00
Pervious	2.00
Lake	36.00

Grading Parameters	
Elevation Range (ft NAVD)	Area (ac)
2.5	36.00
2.5 - 3.0	1.00
3.0 - 4.0	1.00

Golf Course

Development Parameters	
	Area (ac)
Total Site	191.49
Pavement	19.15
Pervious	161.17
Lake	11.17

Grading Parameters	
Elevation Range (ft NAVD)	Area (ac)
2.5	11.17
2.5 - 3.0	8.83
3.0 - 4.0	55.00
4.0 - 5.0	100.00
5.0 - 6.0	15.00

Clubhouse and Hotel

Development Parameters	
	Area (ac)
Total Site	7.33
Building	1.78
Pavement	2.78
Pervious	2.78

Grading & Drainage Parameters	
Elevation Range (ft NAVD)	Area (ac)
5.0 – 6.75	5.55
1,825 LF Exfiltration Trench	
1.22 ac-ft Underground Drainage	
Min FFE = 7.0 ft NAVD	

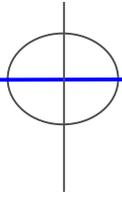
Residential

Development Parameters	
	Area (ac)
Total Site	11.18
Building	2.24
Pavement	5.39
Pervious	3.55

Grading & Drainage Parameters	
Elevation Range (ft NAVD)	Area (ac)
5.0 – 6.75	8.94
3,355 LF Exfiltration Trench	
1.86 ac-ft Underground Drainage	
Min FFE = 7.0 ft NAVD	

ORANGEBROOK GOLF CLUB
EXISTING DRAINAGE PERMIT SUMMARY

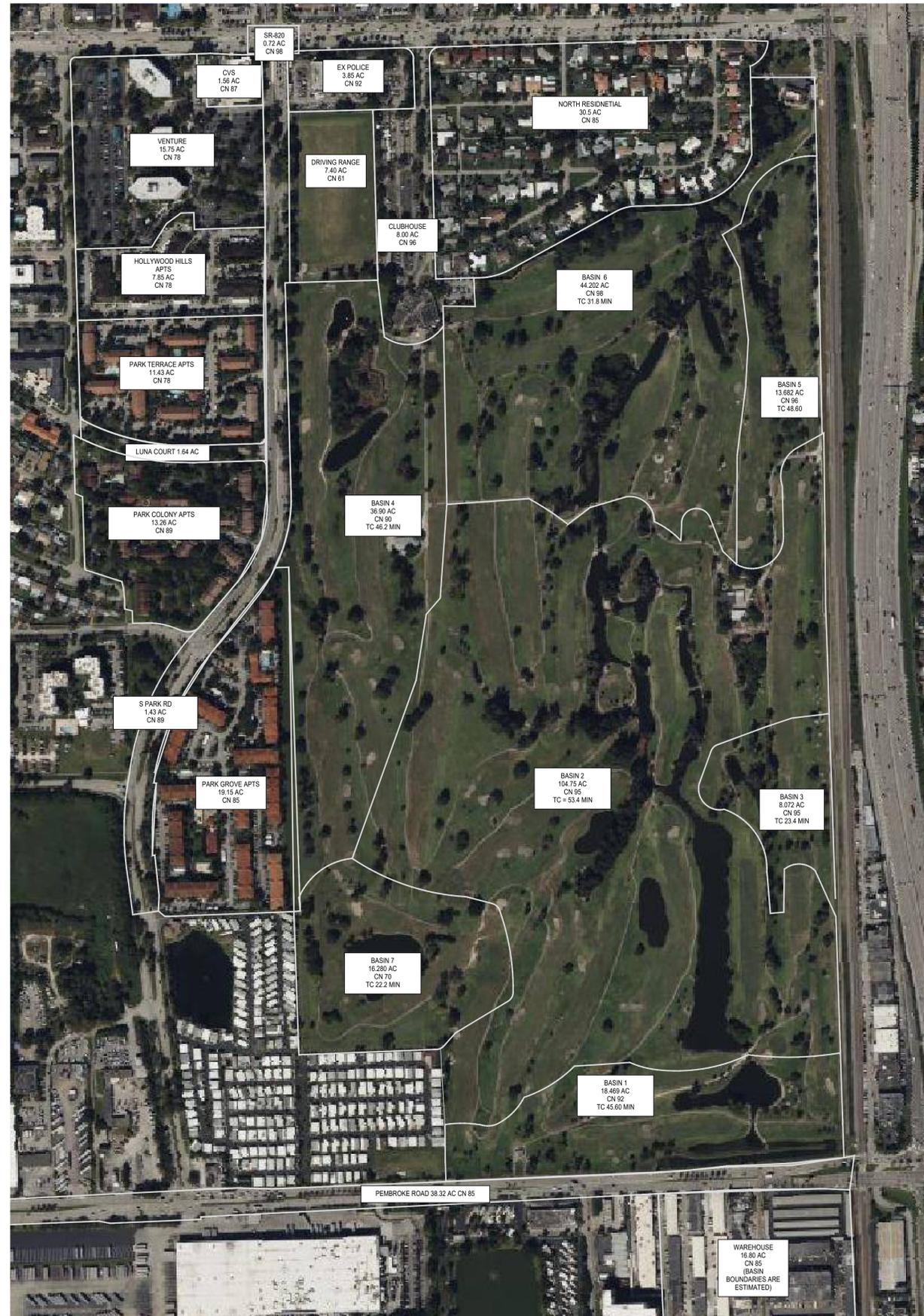
Project Name	Permitting Agency	Permit Number	Date of Issuance
Orangebrook Golf Course	South Florida Water Management District	06-01955-S	05/12/2004
Hollywood Hills Apartments	Broward County	SWM1995-065-0	08/24/1995
Venture Corporate Center	South Florida Water Management District	06-00522-S	03/13/1984
Venture Corporate Center Phase 3	Broward County	1-17-51-42	04/22/1985
Park Colony	Broward County	3-14-51-42	04/18/1986
Park Colony	South Florida Water Management District	86-53	05/21/1986
Park Grove	South Florida Water Management District	06-02067-S	03/24/1995
Park Terrace	Broward County	SWM1996-137-0	11/21/1996
Park Terrace	South Florida Water Management District	06-01081-S	06/05/1989
CVS	SWM2011-04802	SWM2011-048-2	12/16/2016



Project Name Orangebrook Golf Course
Project Number 23-0504
Date Updated 19-Dec-24

Pre Versus Post Stage Comparison			
Node Name	Sim Name	Pre Max Stage [ft NAVD]	Post Max Stage [ft NAVD]
Golf Course	10 Year 1 Day	3.58	4.57
Driving Range	10 Year 1 Day	3.59	3.52
Isolated Lake System	10 Year 1 Day	3.58	3.5
Park Colony	10 Year 1 Day	6.69	6.68
Park Grove	10 Year 1 Day	5.01	4.96
Venture	10 Year 1 Day	6.35	6.35
Golf Course	100 Year 3Day	6.11	6.08
Driving Range	100 Year 3Day	6.11	6.08
Isolated Lake System	100 Year 3Day	6.11	6.08
Park Colony	100 Year 3Day	7.23	7.27
Park Grove	100 Year 3Day	6.1	6.09
Venture	100 Year 3Day	7.05	7.06
Golf Course	25 Year 3 Day	4.08	5.11
Driving Range	25 Year 3 Day	4.08	4
Isolated Lake System	25 Year 3 Day	4.08	4
Park Colony	25 Year 3 Day	6.87	6.86
Park Grove	25 Year 3 Day	5.26	5.21
Venture	25 Year 3 Day	6.7	6.7

Offsite Discharge Comparison		
Sim Name	Pre Max Total Outflow [cfs]	Post Max Total Outflow [cfs]
10 Year 1 Day	177.68	161.52
25 Year 3 Day	175.79	174.5



BTE REF DATE: 12.11.24

#	DATE	REVISIONS

SEAL:

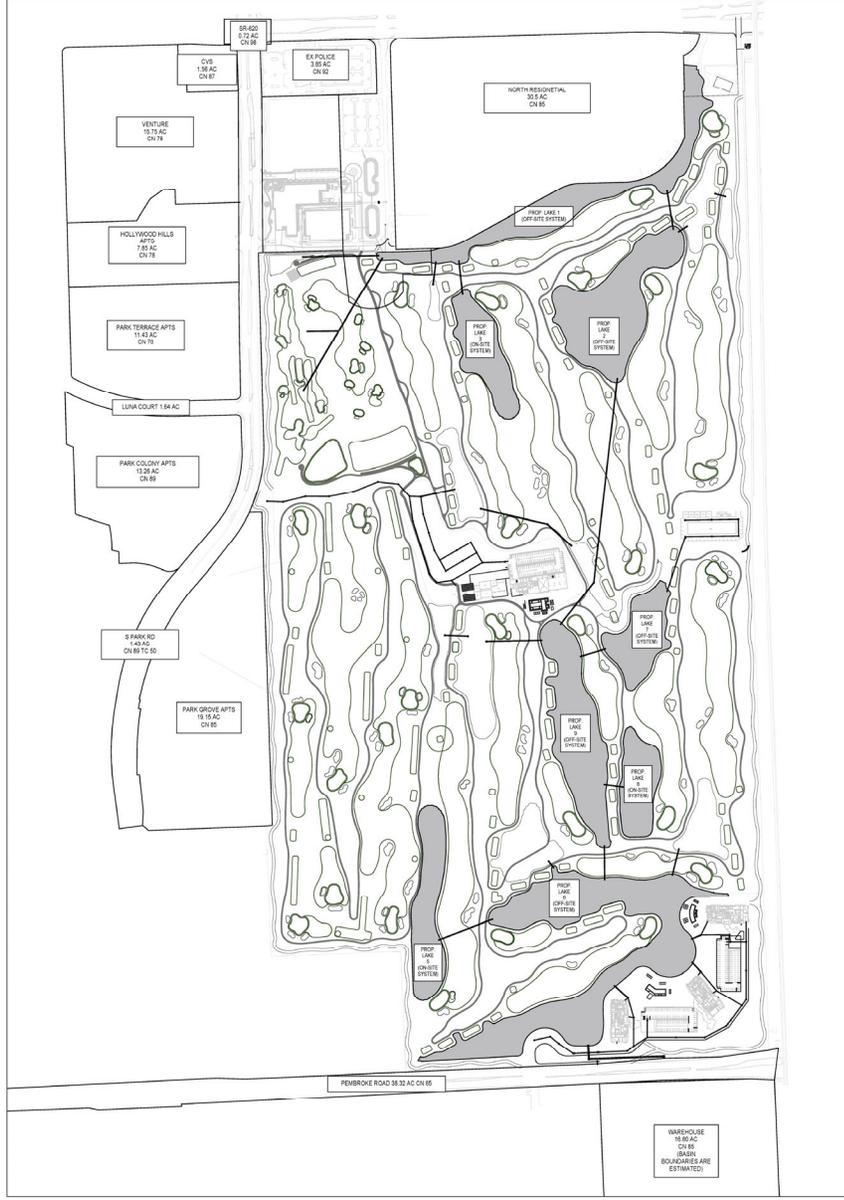
PRE DEVELOPMENT DRAINAGE MAP
**ORANGEBROOK
 REDEVELOPMENT**
 HOLLYWOOD, FL

**Botek Thurlow
 Engineering, Inc.**
 1409 NW 24th Avenue, Suite 100, Ft. Lauderdale, FL 33309
 www.botekthurlow-eng.com P: 954-568-8888 F: 954-568-9777

BTE PROJECT #:
 23-0504

PROJECT DATE:
 10.31.24

SHEET #:
EX-3



#	DATE	REVISIONS

SEAL:

POST DEVELOPMENT DRAINAGE PLAN

ORANGEBROOK REDEVELOPMENT
HOLLYWOOD, FL

Botek Thurlow Engineering, Inc.
1400 NW 30th Avenue, Suite 100, Ft. Lauderdale, FL 33309
www.botekthurlowengineering.com | 954.366.0750

BTE PROJECT #
23-0504

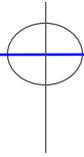
PROJECT DATE:
10.31.24

SHEET #
EX-4



BTE REF DATE: 12.11.24

ORANGEBROOK GOLF COURSE
EXHIBIT 5
PRE DEVELOPMENT CALCULATIONS



Pre Development Curve Number Calculation

Project Name Orangebrook Golf Course
Project Number 23-0504
Date Updated 19-Dec-24

Basin 1		
Area Table		
Site Area	18.469	Ac
Building Area	0.000	Ac
Pavement Area	1.847	Ac
Pervious Area	11.133	Ac
Lake Area	5.489	Ac

Soil Storage Table		
Average Site Grade	4.50	NAVD
Control Elevation	2.5	NAVD
Soil Type	Flatwood	
Available Soil Storage (S)	0.90	in
SCS Curve Number, CN	92	CN

Basin 2		
Area Table		
Site Area	104.750	Ac
Building Area	0.000	Ac
Pavement Area	10.475	Ac
Pervious Area	63.386	Ac
Lake Area	30.889	Ac

Soil Storage Table		
Average Site Grade	4.00	NAVD
Control Elevation	2.5	NAVD
Average depth to Water Table	1.50	ft
Soil Type	Flatwood	
Soil Storage Under Pervious Area	0.94	in
Available Soil Storage (S)	0.57	in
SCS Curve Number, CN	95	CN

Basin 3		
Area Table		
Site Area	8.072	Ac
Building Area	0.000	Ac
Pavement Area	0.807	Ac
Pervious Area	4.237	Ac
Lake Area	3.028	Ac

Soil Storage Table		
Average Site Grade	4.00	NAVD
Control Elevation	2.5	NAVD
Average depth to Water Table	1.50	ft
Soil Type	Flatwood	
Soil Storage Under Pervious Area	0.94	in
Available Soil Storage (S)	0.49	in
SCS Curve Number, CN	95	CN

Basin 4		
Area Table		
Site Area	36.900	Ac
Building Area	0.000	Ac
Pavement Area	3.690	Ac
Pervious Area	28.151	Ac
Lake Area	5.059	Ac

Soil Storage Table		
Average Site Grade	4.50	NAVD
Control Elevation	2.5	NAVD
Average depth to Water Table	2.00	ft
Soil Type	Flatwood	
Soil Storage Under Pervious Area	1.50	in
Available Soil Storage (S)	1.14	in
SCS Curve Number, CN	90	CN

Basin 5		
Area Table		
Site Area	13.682	Ac
Building Area	0.000	Ac
Pavement Area	1.368	Ac
Pervious Area	5.569	Ac
Lake Area	6.745	Ac

Soil Storage Table		
Average Site Grade	4.00	NAVD
Control Elevation	2.5	NAVD
Soil Type	Flatwood	
Available Soil Storage (S)	0.38	in
SCS Curve Number, CN	96	CN

Basin 6		
Area Table		
Site Area	44.202	Ac
Building Area	0.000	Ac
Pavement Area	4.420	Ac
Pervious Area	18.963	Ac
Lake Area	20.819	Ac

Soil Storage Table		
Average Site Grade	3.50	NAVD
Control Elevation	2.5	NAVD
Average depth to Water Table	1.00	ft
Soil Type	Flatwood	
Soil Storage Under Pervious Area	0.38	in
Available Soil Storage (S)	0.16	in
SCS Curve Number, CN	98	CN

Basin 7		
Area Table		
Site Area	16.280	Ac
Building Area	0.000	Ac
Pavement Area	1.628	Ac
Pervious Area	12.775	Ac
Lake Area	1.877	Ac

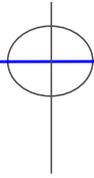
Soil Storage Table		
Average Site Grade	6.00	NAVD
Control Elevation	2.5	NAVD
Average depth to Water Table	3.50	ft
Soil Type	Flatwood	
Soil Storage Under Pervious Area	5.40	in
Available Soil Storage (S)	4.24	in
SCS Curve Number, CN	70	CN

Node Max Conditions [Pre 2.5 WSWT]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Basin 1	10 Year 1 Day	0.00	3.76	-0.0084	161.95	74.12	401033
Basin 2	10 Year 1 Day	0.00	3.73	-0.0074	467.78	99.67	2091578
Basin 3	10 Year 1 Day	0.00	3.73	-0.0034	45.83	4.59	217705
Basin 4	10 Year 1 Day	0.00	4.12	-0.0037	215.78	47.71	833366
Basin 5	10 Year 1 Day	0.00	3.59	-0.0038	73.75	8.83	345659
Basin 6	10 Year 1 Day	0.00	3.58	-0.0166	534.42	177.68	1292294
Basin 7	10 Year 1 Day	0.00	5.03	0.0010	62.37	1.14	228660
C-10 Canal	10 Year 1 Day	0.00	4.00	0.0001	177.68	0.00	0
Driving Range	10 Year 1 Day	0.00	3.59	0.0007	22.60	13.13	29185
Park Colony	10 Year 1 Day	0.00	6.69	-0.0010	86.36	7.94	196790
Park Grove	10 Year 1 Day	0.00	5.01	0.0010	120.87	42.80	112873
Venture	10 Year 1 Day	0.00	6.35	0.0010	207.33	5.72	890163
Basin 1	100 Year 3 Day	0.00	6.11	0.0010	221.68	91.40	632999
Basin 2	100 Year 3 Day	0.00	6.11	0.0010	652.46	39.81	4096272
Basin 3	100 Year 3 Day	0.00	6.11	0.0010	55.30	0.00	295326
Basin 4	100 Year 3 Day	0.00	6.12	0.0009	276.43	16.78	1547445
Basin 5	100 Year 3 Day	0.00	6.11	0.0010	89.06	0.19	551295
Basin 6	100 Year 3 Day	0.00	6.11	0.0009	610.52	146.71	1850435
Basin 7	100 Year 3 Day	0.00	6.11	0.0008	96.78	57.64	709157
C-10 Canal	100 Year 3 Day	0.00	4.00	0.0014	0.00	0.00	0
Driving Range	100 Year 3 Day	0.00	6.11	0.0010	41.48	33.03	29185
Park Colony	100 Year 3 Day	0.00	7.23	0.0010	98.01	7.96	297026
Park Grove	100 Year 3 Day	0.00	6.11	0.0010	142.28	31.16	485044
Venture	100 Year 3 Day	0.00	7.05	0.0010	264.85	6.94	1030630
Basin 1	25 Year 3 Day	0.00	4.23	-0.0084	174.97	76.94	456562
Basin 2	25 Year 3 Day	0.00	4.19	-0.0074	487.33	105.11	2424456
Basin 3	25 Year 3 Day	0.00	4.20	-0.0034	46.12	4.59	241989
Basin 4	25 Year 3 Day	0.00	4.50	-0.0037	223.50	44.74	1022738
Basin 5	25 Year 3 Day	0.00	4.08	-0.0038	74.83	9.77	372754
Basin 6	25 Year 3 Day	0.00	4.08	-0.0207	505.58	175.79	1456899

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Basin 7	25 Year 3 Day	0.00	5.22	0.0010	73.72	28.47	323468
C-10 Canal	25 Year 3 Day	0.00	4.00	0.0004	175.79	0.00	0
Driving Range	25 Year 3 Day	0.00	4.08	0.0005	30.71	24.52	29185
Park Colony	25 Year 3 Day	0.00	6.87	-0.0010	77.39	8.19	230044
Park Grove	25 Year 3 Day	0.00	5.26	0.0010	111.83	41.36	175531
Venture	25 Year 3 Day	0.00	6.70	0.0005	205.78	6.78	1030630

ORANGEBROOK GOLF COURSE
EXHIBIT 6
POST DEVELOPMENT CALCULATIONS



Post Development Curve Number Calculation

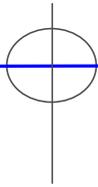
Project Name Orangebrok Golf Course
Project Number 23-0504
Date Updated 19-Dec-24

Isolated Lake Basin		
Area Table		
Site Area	38.000	Ac
Building Area	0.000	Ac
Pavement Area	0.000	Ac
Pervious Area	2.000	Ac
Lake Area	36.000	Ac
Soil Storage Table		
Average Site Grade	5	NAVD
Control Elevation	2.5	NAVD
Soil Type	Flatwood	
Soil Storage Under Pervious Area	2.775	in
Available Soil Storage (S)	0.15	in
SCS Curve Number, CN	99	CN

Golf Course		
Area Table		
Site Area	191.490	Ac
Building Area	0.000	Ac
Pavement Area	19.149	Ac
Pervious Area	161.171	Ac
Lake Area	11.170	Ac
Soil Storage Table		
Average Site Grade	5	NAVD
Control Elevation	2.5	NAVD
Soil Type	Flatwood	
Soil Storage Under Pervious Area	2.775	in
Available Soil Storage (S)	2.34	in
SCS Curve Number, CN	81	CN

Clubhouse/Hotel		
Area Table		
Site Area	7.330	Ac
Building Area	1.780	Ac
Pavement Area	2.775	Ac
Pervious Area	2.775	Ac
Lake Area	0.000	Ac
Soil Storage Table		
Average Site Grade	5.5	NAVD
Control Elevation	2.5	NAVD
Average depth to Water Table	3	ft
Soil Type	Flatwood	
Soil Storage Under Pervious Area	4.05	in
Available Soil Storage (S)	1.53	in
SCS Curve Number, CN	87	CN
Development Parameters		
Garage Area (6.0-7.0 ft NAVD)	0.80	ac
Parking (5-6.75 ft NAVD)	1.98	ac
Pervious (4.5-6.5 ft NAVD)	2.78	ac
FFE = 7.0 ft NAVD		

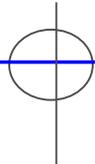
Residential		
Area Table		
Site Area	11.180	Ac
Building Area	2.240	Ac
Pavement Area	5.390	Ac
Pervious Area	3.550	Ac
Lake Area		Ac
Soil Storage Table		
Average Site Grade	5.5	NAVD
Control Elevation	2.5	NAVD
Average depth to Water Table	3	ft
Soil Type	Flatwood	
Soil Storage Under Pervious Area	4.05	in
Available Soil Storage (S)	1.29	in
SCS Curve Number, CN	89	CN
Development Parameters		
Garage Area (6.0-7.0 ft NAVD)	1.41	ac
Parking (5-6.75 ft NAVD)	3.98	ac
Pervious (4.5-6.5 ft NAVD)	3.55	ac
FFE = 7.0 ft NAVD		



Golf Course Water Quality Calculations

Project Name Orangebrook Golf Course
Project Number 23-0504
Date Updated 19-Dec-24

Golf Course Basin		
Area Table		
Site Area	191.49	Ac
Building Area	0.00	Ac
Pavement Area	19.15	Ac
Pervious Area	161.17	Ac
Lake Area	11.17	Ac
Required Water Quality		
1" Over the Site	15.96	Ac-ft
Site Area for Water Quality	180.32	Ac
%Impervious	0.12	
2.5" x %Imp	0.30	in
Required Water Quality Volume	4.74	Ac-in
Provided Water Quality		
Lake Area	11.170	Ac
Required Retention Depth	1.43	ft
Required Weir Elevation	3.93	ft NAVD



Botek Thurlow Engineering, Inc.

Civil Engineers

Water Quality Calculations

Project Name Orangebrook - Clubhouse/Hotel Development
Project Number 23-0504
Date Updated 19-Dec-24

1) Itemized Proposed Site Areas

Site Area	7.33	Acre
Building Area	1.78	Acre
Pervious Area	2.78	Acre
Impervious Area	2.78	Acre

2) Proposed Trench Properties

Trench Width (W)	8.00	ft
Trench Height	4.00	ft
Bottom of Trench	0.50	NAVD
Water Table	2.50	NAVD
Top of Trench	4.50	NAVD
Hydraulic Conductivity (K)	1.00E-04	CFS/ft ² -ft of head

3) Volume Treated

a) First one inch of runoff

Total Site Area = 7.33-Acre
 V = 0.61-Ac-ft

b) 2.5 x Impervious

% Impervious = 50.0%
 V = 2.5 x %Imp x Tot-Area= 0.76-Ac-ft

**Design Volume= 0.76-Ac-ft via 2.5 x Impervious
 or 9.16-Ac-inches**

4) Input Values

H₂ = 2.00-ft
 D_s = 2.00-ft
 D_u = 2.00-ft
 W = 8.00-ft
 K = 1.00E-04*
 V = 9.16-Ac-inches

5) Min. Length of Trench Required

L (min) = 1824 Feet

6) Max Trench Storage Credit

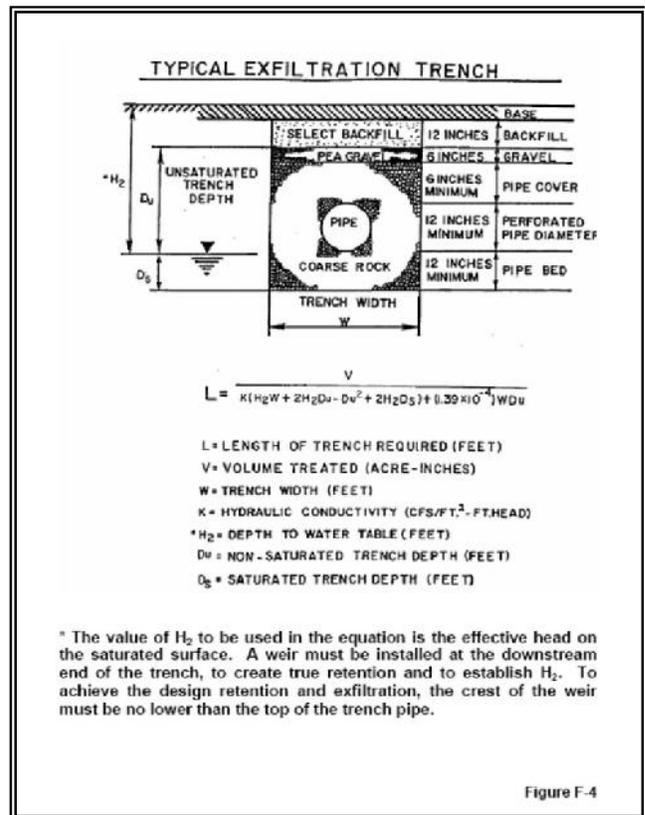
V (max credit)= 1.95-Ac-ft
 or 23.46-Ac-inches

L (max credit) = 4669 Feet

7) Site Design Trench Provided

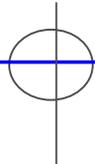
L (Provided) = 1825 Feet

V (Provided) = 0.76 Ac-ft



CHECKS

D_u > D_s : OK
 Width < 2 x Height : OK



Botek Thurlow Engineering, Inc.

Civil Engineers

Water Quality Calculations

Project Name Orangebrook - Residential Development
Project Number 23-0504
Date Updated 19-Dec-24

1) Itemized Proposed Site Areas

Site Area	11.18	Acre
Building Area	2.24	Acre
Pervious Area	3.55	Acre
Impervious Area	5.39	Acre

2) Proposed Trench Properties

Trench Width (W)	8.00	ft
Trench Height	4.00	ft
Bottom of Trench	0.50	NAVD
Water Table	2.50	NAVD
Top of Trench	4.50	NAVD
Hydraulic Conductivity (K)	1.00E-04	CFS/ft ² -ft of head

3) Volume Treated

a) First one inch of runoff

Total Site Area = 11.18-Acre
 V = 0.93-Ac-ft

b) 2.5 x Impervious

% Impervious = 60.3%
 V = 2.5 x %Imp x Tot-Area= 1.40-Ac-ft

**Design Volume= 1.40-Ac-ft via 2.5 x Impervious
 or 16.85-Ac-inches**

4) Input Values

H₂ = 2.00-ft
 D_s = 2.00-ft
 D_u = 2.00-ft
 W = 8.00-ft
 K = 1.00E-04*
 V = 16.85-Ac-inches

5) Min. Length of Trench Required

L (min) = 3354 Feet

6) Max Trench Storage Credit

V (max credit)= 2.98-Ac-ft
 or 35.78-Ac-inches

L (max credit) = 7121 Feet

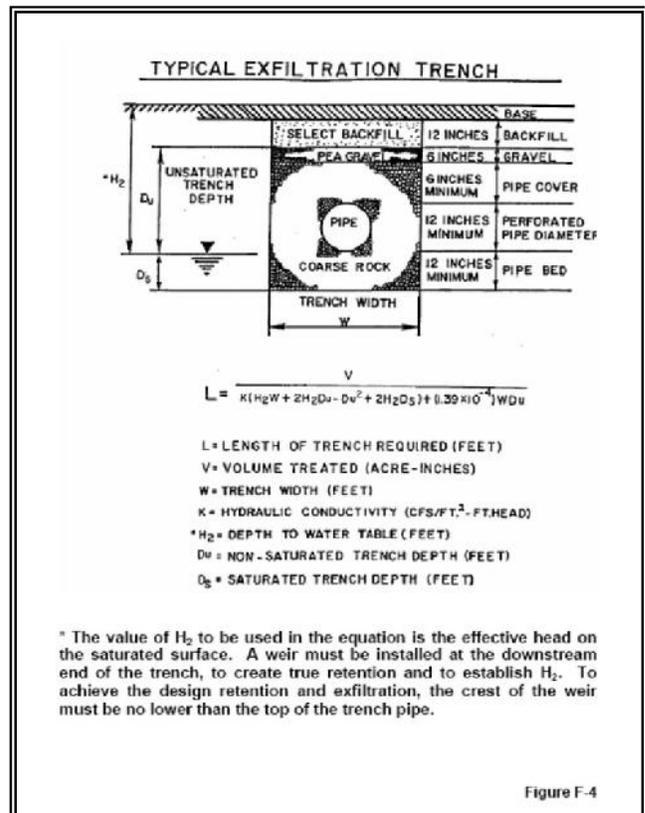
7) Site Design Trench Provided

L (Provided) = 3355 Feet

V (Provided) = 1.40 Ac-ft

CHECKS

Du > Ds : OK
 Width < 2 x Height : OK



Node Max Conditions [Post Two Basins 2.5]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
C-10 Canal	10 Year 1 Day	0.00	4.00	0.0004	161.52	0.00	0
Driving Range	10 Year 1 Day	0.00	3.52	-0.0008	22.60	12.78	29185
Golf Course	10 Year 1 Day	0.00	4.57	0.0010	438.90	0.00	5566825
Isolated Lake System	10 Year 1 Day	0.00	3.50	-0.0211	755.71	161.52	1655280
Park Colony	10 Year 1 Day	0.00	6.68	-0.0010	86.36	8.25	195369
Park Grove	10 Year 1 Day	0.00	4.96	0.0010	120.87	45.31	109541
Venture	10 Year 1 Day	0.00	6.35	0.0010	207.34	5.72	889961
C-10 Canal	100 Year 3 Day	0.00	4.00	0.0014	0.00	0.00	0
Driving Range	100 Year 3 Day	0.00	6.08	0.0010	41.48	38.65	29185
Golf Course	100 Year 3 Day	0.00	6.08	0.0010	1412.21	0.00	8344446
Isolated Lake System	100 Year 3 Day	0.00	6.08	0.0010	870.66	748.43	1655280
Park Colony	100 Year 3 Day	0.00	7.27	0.0010	98.00	8.09	304830
Park Grove	100 Year 3 Day	0.00	6.09	0.0010	142.27	28.56	479123
Venture	100 Year 3 Day	0.00	7.06	0.0010	264.84	6.71	1030630
C-10 Canal	25 Year 3 Day	0.00	4.00	0.0004	174.63	0.00	0
Driving Range	25 Year 3 Day	0.00	4.00	0.0008	30.72	24.22	29185
Golf Course	25 Year 3 Day	0.00	5.11	0.0008	525.85	0.00	7695503
Isolated Lake System	25 Year 3 Day	0.00	4.00	-0.0203	713.86	174.63	1655280
Park Colony	25 Year 3 Day	0.00	6.86	-0.0010	77.40	8.43	227855
Park Grove	25 Year 3 Day	0.00	5.21	-0.0010	111.83	43.84	156817
Venture	25 Year 3 Day	0.00	6.70	0.0005	205.79	6.78	1030630

ATTACHMENT 14.B.

Complete Cities Planning Group, LLC

200 S. Andrews Avenue, Ste 504
Fort Lauderdale, FL 33301
Tel 954 372-6767

www.completecities.net

February 11, 2025



Dawn Teetsel, Director of Planning
Broward County Planning Council
115 S. Andrews Ave., Room 307
Fort Lauderdale, FL 33301

RE: Supplemental Response to Resilient Environment Department (RED) Comments on
PC 24-8, Orangebrook Golf and Country Club

Dear Ms. Teetsel:

The Resilient Environment Department (RED) reviewed our second round of responses to its comments and requested additional information. Accordingly, we provided a preliminary stormwater drainage report ("report") with preliminary drainage calculations ("calculations"), which is currently under review. The report supplants the qualitative responses provided before the it was completed. The drainage engineer and I have corresponded with Greg Mount on the report, and Mr. Mount requested that I reply to the individual comments from the last RED review. The RED comments from its last review are as follows:

1. The applicant notes a commitment to provide as much additional stormwater storage as is possible to improve drainage for adjacent areas and to implement the drainage recommendations. Unfortunately, this statement does not provide adequate information upon which to provide an evaluation of performance.

Response: the report utilizing the required 2070 groundwater elevation data was completed in December 2024 and provided to your office. It indicates sufficient storage capacity for the existing development that drains into the golf course plus the amendment sites. However, the City's goal of accommodating additional offsite stormwater storage may not be feasible without compromising the City's specifications for the championship golf course design.

2. The applicant states, "It must be emphasized that the amendment site is part of Priority Planning Area solution, and not an impact that has to be mitigated." The applicant has not provided sufficient evidence to support this statement.

Response: as indicated by the calculations, the City's objective to create surplus storage may need to be tempered in order to achieve its specifications for the golf course redesign and public amenities.

3. The applicant states that a canal to the north will be widened. It is not clear what canal is being referenced or what additional storage is proposed to be gained.

Response: please consult the report in lieu of the qualitative reference above.

4. The applicant states the "residential amendment site" includes 6 acres of water in its 15.1 acres of net area to provide stormwater storage. It is not clear what is current vs. proposed. It is not clear if the 6 acres represents a net gain or simply the total. Additionally, it is not clear what level of storage is proposed under the net condition once future conditions are accounted for. A tabular representation of current vs. proposed storage areas and capacity for proposed storage is requested.

Response: please consult the report in lieu of the response above.

5. The applicant states the overlay of the PPA leaves two residential towers unaffected and only one predominantly affected with the remaining of the lake and open space. Application of the PPA is relevant to the entirety of the area concluded in the proposed site amendment, not just the structures, affecting water storage capacity and performance of stormwater features needed to serve the portion of the site proposed for development as well as reduced storage in undeveloped areas that will contribute to overall site conditions.

Response: acknowledged.

Please contact me with any questions.

Sincerely,



Jeff Katims, AICP
Principal

ATTACHMENT 15



RESILIENT ENVIRONMENT DEPARTMENT

115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6613 • FAX 954-357-8655

To: Ms. Barbara Blake-Boy, Executive Director, Broward County Planning Council

From: Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director,
Resilient Environment Department

Date: 03/07/2025

Re: Response to Resilient Environment Department (RED) Comments on PC 24-8,
Orangebrook Golf and Country Club

On August 16, 2024, the Resilience Unit of the Resilient Environment Department provided comments regarding the need to address more recent versions of adopted maps and standards (PPA and future conditions groundwater) given that 46% of project area for the land use plan amendment (LUPA) application submitted by Complete Cities Planning Group lies within the Priority Planning Area (PPA) for sea level rise (ref. redevelopment of the Orangebrook Golf and Country Club).

On October 29, 2024, the Resilience Unit of the Resilient Environment Department received an unsatisfactory response to the August 14, 2024, comments and on November 22, 2024, requested additional project details and updated technical information.

On December 27, 2024, the Resilience Unit of the Resilient Environment Department received a response to the November 22, 2024, request for information. Additional follow-up responses from the applicant were subsequently received in the form of a supplemental response, dated February 11, 2025.

In summation, staff noted that the applicant's original submittal provided drainage calculations based on the Future Conditions Groundwater Table Map 2060 (Plate WM2.2). At that time, the applicant indicated their intent to generate additional storage via site development to provide a community-based solution by improving drainage conditions for adjacent areas. However, after staff clarified that Plate WM2.2 did not provide the governing groundwater condition applicable to site development and the applicant was requested to provide an updated response based on the Future Conditions Groundwater Table Map 2070 (Plate WM2.3). The applicant's supplemental responses dated December 27, and February 11, 2025, were to address this request.

Based on the revised submittal, the applicant has provided adequate demonstration of their ability to meet existing future conditions planning requirements as part of site development. However, the applicant has determined their prior commitment to provide drainage improvements that provide a community-based solution is no longer feasible.

Policy CC 3.10 of the County's Comprehensive Plan states:

"Broward County, in cooperation with its municipalities and appropriate local agencies, shall evaluate water and storm water management operation strategies in the context of sea level rise, in order to lessen negative impacts to open spaces, wetland mitigation areas, and natural systems; improve the ability of these systems to adapt to climate change; and optimize the ability of these systems to create additional benefits to the County's residents and visitors."

While the applicant has provided demonstration of planned site development in accordance with the County's existing future conditions planning requirements, consistent with Policy CC 3.10, the applicant is urged to work with the City to consider opportunities to enhance water storage and drainage, as part of site development and golf course design, to provide a community-based solution given the site's location within the County's designated Priority Planning Area for sea level rise.

The Resilience Unit of the Resilient Environment Department recommends approval of PC 24-8.

SITE ASSESSMENT REPORT

**Orangebrook Golf and Country Club
400 Entrada Drive
Hollywood, Florida 33021**

Prepared For:

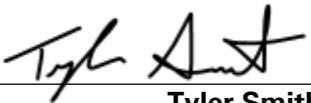
**Resilient Environment Department Environmental Engineering and
Permitting Division
1 N. University Drive, Mailbox 201
Plantation, Florida 33324**

On Behalf Of:

**City of Hollywood
P.O. Box 229045
Hollywood, Florida 33022-9045**

Prepared By:

**Langan Engineering and Environmental Services, Inc.
110 E. Broward Boulevard, Suite 1500
Fort Lauderdale, Florida 33301
FBPE Registry No. 00006601**



**Tyler Smith
Senior Staff Engineer**



**Joseph Barger
Project Scientist**

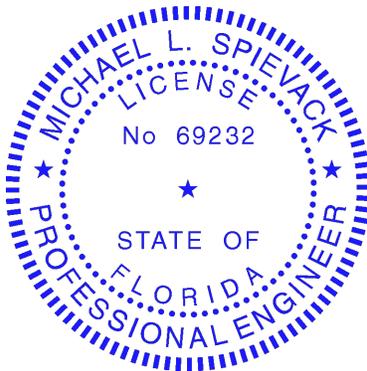


**Michael L. Spievack, P.E.
Senior Project Manager**

LANGAN

**27 June 2023
330096701**

I, Michael L. Spievack, P.E. #69232, certify that I currently hold an active license in the State of Florida and am competent through education or experience to provide the engineering service contained in this Site Assessment Report. I further certify that in my professional judgment, this report meets the requirements of Chapter 62-780, Florida Administrative Code and was prepared by me or under my responsible charge. Moreover, I certify that Langan Engineering and Environmental Services Inc. holds FBPE Registry No 6601 to provide the engineering service.



Michael L. Spievack, P.E.
Florida License No. 69232

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY MICHAEL L. SPIEVACK,
P.E. ON 06/30/2023.

PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

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1.0 INTRODUCTION

Langan Engineering and Environmental Services, Inc. (Langan) has prepared this Site Assessment Report (SAR) on behalf of the City of Hollywood (the property owner) for Orangebrook Golf and Country Club, located at 400 Entrada Drive in Hollywood, Florida (the Site). This SAR was prepared to summarize the soil and groundwater testing conducted at the Site in accordance with Rule 62-780.600, Florida Administrative Code (FAC).

2.0 BACKGROUND

The approximately 290-acre Site is comprised of three contiguous parcels identified by the Broward County Property Appraiser as parcels 514217030040, 514217050010 and 514208010300. The Site is currently owned by the City of Hollywood Department of Community and Economic Development and is operated as the Orangebrook Golf and Country Club and Hollywood Police Headquarters. The Site is developed with a police headquarters, clubhouse, parking lots, maintenance facilities, driving range, and two 18-hole golf courses, known as the East and West Courses. A United States Geological Survey (USGS) Site Location Map is included as **Figure 1**.

In 2021 and 2022, Langan performed a pre-redevelopment soil and groundwater assessment for the northwestern 16 acres of the 400 Entrada Drive parcel (Broward County folio number 514217050010), which contains the Hollywood Police Headquarters and the Orangebrook Golf & Country Club Driving Range and Driving Range parking lot. The assessment discovered soil and groundwater contamination within the parcel, which was reported in the *City of Hollywood New Police Headquarters SAR*, dated 10 March 2022, prepared by Langan. A summary of the findings for the City of Hollywood New Police Headquarters pertinent to this report is below:

- Soil analytical data show concentrations of arsenic generally exceeded the soil cleanup target level (SCTL) in the upper two feet of soil across the proposed project area. Three soil borings advanced within the driving range tee area, located near the southern boundary of the project area and the northern Site boundary contained concentrations of arsenic above the Direct Exposure Commercial/Industrial (DEC/I) SCTL. In addition, concentrations of dieldrin and chromium exceed the Leachability Based on Groundwater Criteria (LBGC) SCTL in soil samples collected from the driving range tee area. Synthetic Precipitation Leachate Procedure (SPLP) analysis of the dieldrin and chromium soil samples shows that dieldrin concentrations in the resulting leachate are below the groundwater cleanup target level (GCTL), but the resulting chromium leachate shows concentrations above the GCTL at two locations within the driving range tee area.
- The groundwater analytical data shows arsenic is the only contaminant with concentrations above the GCTL in the vicinity of the driving range tees, just north of the northern Site boundary.

Due to the presence of these contaminants, Rule 62-780.600, FAC, requires an assessment also to be conducted for the Orangebrook Golf and Country Club.

From 29 November through 16 December 2022, Langan implemented a site assessment at the Site to characterize the soil and groundwater based on the historical uses. Because the northwestern 16 acres of the 400 Entrada Drive parcel (Broward County folio number 514217050010) were previously assessed in the *City of Hollywood New Police Headquarters SAR* and subsequent addenda, further investigation of these areas was not performed and, for the purposes of this SAR, is not considered part of the Site. A summary of our Site assessment activities and an analysis of the laboratory analytical data are provided below in Sections 5.0 and 6.0, respectively.

3.0 SITE DESCRIPTION

3.1 Site Description

The approximately 290-acre Site consists of three contiguous parcels owned by the City of Hollywood Department of Community and Economic Development, and identified by the Broward County Property Appraisers as follows:

- Parcel ID No. 514217030040, located at South Park Road;
- Parcel ID No. 514217050010, located at 400 Entrada Road; and
- Parcel ID No. 514208010300, located at 3250 Hollywood Boulevard

The Site is developed with the Hollywood Police Headquarters, a driving range, a clubhouse, parking lots, maintenance facilities, and two 18-hole golf courses known as the East and West Courses.

The Site is bordered to the north by Hollywood Boulevard, to the east by Entrada Drive, to the south by West Pembroke Road, and the west by South Park Road. Commercial businesses (e.g., shops and restaurants) and residential communities are located to the north; Tri Rail railroad tracks and commercial businesses are located to the east; commercial and industrial businesses to the south; and residential communities are located west of the Site. A Site & Vicinity Map is included as **Figure 2**.

3.2 Historical Land Use and Adjoining Land Uses

Historical aerial photographs indicate that much of the Site was developed as the Orangebrook Golf & Country Club before 1940 and contained a clubhouse and golf course. Between 1940 and 1958, the eastern and southern boundaries of the Site were developed and incorporated into the Orangebrook Golf & Country Club, and the northwestern portion of the Site was converted into the Orangebrook Golf & Country Club Driving Range. In the mid-1970s, the present-day City of Hollywood Police Headquarters was developed north of the driving range. Since the mid-1970s, the Site has generally remained unchanged. The historical uses of the adjoining land are summarized below:

- The north-adjoining area was agricultural land from at least 1940 through 1952. Between 1952 and 1958, the north-adjoining areas were developed with a residential community. Development of commercial structures across Hollywood Boulevard began in approximately the mid-1960s. The north-adjoining properties have generally remained unchanged since the mid-1960s.

- The east-adjointing area has been developed with a railroad since at least 1952. Between 1952 and 1969, land to the east of the railroad tracks was developed with commercial buildings. The east-adjointing properties have generally remained unchanged since 1969.
- The south-adjointing area was undeveloped or agricultural land until at least 1969, except for West Pembroke Road, which is depicted running along the southern boundary of the Site since at least 1961. Between 1961 and 1969, the southwest adjoining properties were developed with a residential community. The areas south of West Pembroke Road were later developed with industrial/commercial structures between 1969 and 1980. The area has generally remained unchanged since 1980.
- The west-adjointing area was agricultural in use from at least 1940 through 1961. This area was vacant from approximately the mid-1960s through the mid-1980s when development of the present-day commercial and residential structures began.

3.3 Current and Projected Uses of Land and Groundwater

The northwestern corner of the Site is occupied by the City of Hollywood Police Headquarters, the Orangebrook Golf & Country Club Driving Range, and parking areas. The remainder of the Site is occupied with the Orangebrook Golf and Country Club, which is developed with a clubhouse, two 18-hole golf courses, maintenance sheds, golf cart storage sheds, and parking areas.

The City of Hollywood is proposing to redevelop the northwestern portion of the West Course, just south of the existing driving range, to include the relocation of stormwater from the adjoining properties through the excavation and installation of up to a five-acre stormwater management lake. Additionally, the City of Hollywood is considering redeveloping the golf course to include the following features:

- The Site will be redeveloped with two new golf courses – a Challenge Course (18 holes; 36 acres) on the northern part of the Site and a Championship Course (18 holes; 156 acres) on the southern part of the Site;
- A new clubhouse and hotel (approximately five acres) on the north-central part of the Site (new golf course holes will be constructed in the location of the existing clubhouse);
- A new driving range, practice putting green, and a 9-hole short course (approximately 17 acres total) on the northwestern part of the Site;
- A new maintenance facility (approximately two acres) on the eastern part of the Site, just north of the existing maintenance facility;
- A proposed 10-acre residential development on the southeastern part of the Site; and
- A park/jogging trail (approximately 17.5 acres total) along the perimeter of the Site.

As of the date of this report, projected uses and their locations on the Site have not been finalized.

Currently, groundwater is not being used for drinking water or irrigation. Water for the clubhouse is supplied by the local utility department. The irrigation water for the golf course is sourced from a lake near the southwestern boundary of the Site.

3.4 Human and Ecological Receptors

Potential human receptors include the golfers and groundskeepers.

As mentioned in Section 3.3 above, human exposure to groundwater is negligible because the groundwater at the Site is not and will not be used for drinking water or irrigation. All potable water is and will be supplied by the local utility department. In the event dewatering is required as part of construction, appropriate permits will be requested from the Division and the work will be performed in accordance with approved restrictions, if any.

According to the National Wetlands Inventory (NWI) mapper, the existing on-Site ponds are freshwater ponds. The northeastern boundary of the Site is transected with an estuarine and deep marine water habitat, which transitions into several riverine segments that interconnect several of the ponds along the eastern portion of the Site. Additionally, a 1.06-acre freshwater emergent wetland is depicted near the southeastern boundary of the Site. The NWI map is included in **Appendix A**.

3.5 Physical Setting

This section includes a brief overview of the physiographic, geological, hydrogeological, and topographic conditions.

3.5.1 Physiography

According to the USGS "Biscayne Aquifer of Dade and Broward Counties, Florida, Florida Geological Survey, Report of Investigations No. 17," the Site is located in or near the Atlantic Coastal Ridge Physiographic Province. This Province represents the highest ground in Broward County and acts as a natural barrier to drainage of the interior, except where breached by shallow sloughs or rivers.

3.5.2 Geology

According to the USGS, "Biscayne Aquifer of Dade and Broward Counties, Report of Investigations No. 17," southeastern Florida is underlain by alternating sequences of cemented and uncemented sedimentary deposits consisting of quartz and calcareous sands, limestone, and sandstone, which overlie the Mesozoic Age igneous basement rocks. These sediments were deposited from the Miocene to the Pleistocene Epochs (25 million years to 0.01 million years ago).

The primary geologic formations in Broward County are the Pamlico Sand Formation, the Miami Oolite Formation, the Anastasia Formation, the Key Largo limestone, the Fort Thompson Formation, the Tamiami Formation, and the Hawthorn Formation. The first formation encountered is the Pamlico Sand, which consists of a pale-orange to brown quartz sand that ranges from coarse- to fine-grained in particle size. Within the Pamlico Sand Formation, localized zones of organic and fine-grained soils may be encountered. The next formation encountered is the Miami Oolite, which is typically a white to yellowish massive

cross-bedded oolitic limestone containing varying amounts of sand, usually in solution cavities. The next formations encountered are the Anastasia, the Key Largo, and the Fort Thompson formations. The Anastasia comprises layers of coquina, sand, and calcareous sandstone. The Key Largo contains highly porous coralline limestone. The Fort Thompson consists of pale-orange to yellow-brown, mottled, well-cemented limestone and is interbedded with lenses of shelly sandy micrite. The Tamiami formation consists of a partially cemented, gray sandy shelly limestone at the top and a fine- to very fine-grained shelly quartz sand, with increasing silt and clay content toward the bottom. The Hawthorn Formation is composed of clay.

The lithology at the Site was generally observed to consist of zero to two feet of sand, organic topsoil or silt fill underlain with native sand, limerock gravel, limestone, and/or dark brown muck to the termination of the borings at six feet below land surface (bls).

3.5.3 Hydrogeology

The Pamlico Sand, Miami Oolite Formation, the Anastasia Formation, the Key Largo limestone, and the Fort Thompson Formation compose the Biscayne Aquifer, which is the primary source of drinking water in southeastern Florida. According to the USGS, the Biscayne Aquifer is unconfined and recharged by local rainfall, and the regional hydraulic gradient is toward the southeast, but can be influenced seasonal variations and by canals, surface water bodies and pumping wells.

The regional groundwater flow gradient in South Florida is flat and flow is expected to be generally towards the east-southeast towards the Atlantic Ocean but can vary by season and be influenced by nearby bodies of water or pumping wells. The end of a canal system transects the Site through a series of interconnecting freshwater ponds. Additionally, the City of Hollywood wellfield is approximately 1,500 feet north-northwest of the Site near the intersection of Hollywood Boulevard and North Park Road. The Hollywood Water Treatment Plant and several other water supply production wells are located approximately 2,000 feet northwest of the Site.

During the site assessment, the groundwater table was observed from approximately 0.84 feet below top of casing (btoc) at a low drainage area within the fairway at Hole 11 on the East Course to 7.95 feet btoc within the green at Hole 1 on the West Course.

3.5.4 Topography

According to the *Orangebrook Golf and Country Club ALTA/NSPS Land Title Survey* dated 16 September 2022, prepared by Langan, the average elevation for the Site is approximately +5 feet, North American Vertical Datum 1988 (NAVD); however, the elevations vary from +1 NAVD to +12 feet NAVD due to Site features. The Site generally slopes towards the series of interconnected ponds located on the eastern portion of the Site.

4.0 POTABLE WELL SURVEY

Langan reviewed the Florida Department of Environmental Protection (FDEP) electronic database for permitted Public Water Supply (PWS) wells present within the surrounding area. Our search identified 14 PWS wells and three PWS plants present within a one-mile radius of the Site. The closest PWS well is approximately 1,500 feet north-northwest of the Site (PWS ID No. 4060642). According to FDEP, this is an active community-use water supply well. The closest PWS plant is the City of Hollywood Water Treatment Plant approximately 2,000 feet northwest of the Site (Plant ID No. 4). Langan did not identify non-community, limited use, or private potable wells registered with the State of Florida within a one-mile radius of the Site.

Langan reviewed the Florida Department of Health (FDOH) EH Water Well Surveillance Map to search for any private drinking water wells within a one-mile radius of the Site. The FDOH search yielded similar results as the FDEP search described above; however, the southern boundary of the Site is within a Delineated Zone (Zone ID No. 6993684) for chromium and lead. As such, any new potable water well must be permitted in accordance with Rule 62-524, FAC.

According to the Broward County Wellfield Map, dated 8 April 2022, the northwestern boundary of the Site, which includes the Hollywood Police Headquarters and the Orangebrook Golf & Country Club Driving Range, is within a Floridan Aquifer Protection Zone.

The FDEP potable well survey information, the FDOH map and the Broward County Wellfield Map are included in **Appendix A**.

5.0 SITE ASSESSMENT

This section summarizes the November and December 2022 site assessment activities. A Sample Location Map is included as **Figure 3**.

5.1 Methodology

Langan conducted assessment field activities according to the FDEP Standard Operating Procedures (rev. January 2017, eff. April 2018). Langan contracted Enviroprobe Service, Inc. (Enviroprobe) of Deerfield, Florida, licensed water well drillers, to provide drilling services and Eurofins Environment Testing (Eurofins) of Houston, Texas, a National Environmental Laboratory Accreditation Program (NELAP)-certified laboratory, to provide analytical services. All soil and groundwater samples for laboratory analysis were collected with clean, laboratory-supplied containers and the samples were placed in coolers with ice and submitted the samples under chain-of-custody procedures to the laboratory.

5.2 Soil Assessment

From 29 November 2022 through 13 December 2022, Enviroprobe advanced 89 soil borings under Langan supervision in six distinct assessment areas based on the historical or proposed use of the Site:

- (1) East Course - tees, greens and fairways;

- (2) West Course - tees, greens and fairways;
- (3) Maintenance Sheds;
- (4) Golf Cart Storage;
- (5) Clubhouse; and
- (6) Proposed stormwater management lake.

To characterize the soil within the assessment areas, each soil boring was advanced using a track-mounted Geoprobe rig[®]. The driller advanced a five-foot-long stainless-steel macro-core sampling rod containing an acetate sleeve into the ground, retrieved the rod and cut open the sleeve to expose the soil core. Langan collected discrete soil samples from the land surface to six inches bls, six inches to two feet bls, and each additional two-foot interval to six feet bls; however, the discrete samples from the two feet to four feet bls and four feet to six feet bls were placed on hold pending the results of the shallower samples. The soil boring logs are included in **Appendix B**.

The discrete samples were collected in laboratory-supplied containers, which we placed in ice-filled coolers. The coolers were transferred to the laboratory under chain-of-custody procedures. Soil samples collected from each of the six assessment areas were analyzed for the following parameters:

- Arsenic, chromium, and copper by United States Environmental Protection Agency (EPA) Method 6020;
- Organochlorine pesticides by EPA Method 8081; and
- Select samples were analyzed for chlorinated herbicides via EPA Method 8151.

In addition, samples collected from the maintenance shed and golf cart storage areas (SB-MA-01 through SB-MA-06 and SB-GCS-01 through SB-GCS-05) were analyzed for the following parameters:

- Cadmium and lead via EPA Method 6020;
- Volatile organic compounds (VOC) via EPA Method 8260;
- Polycyclic aromatic hydrocarbons (PAH) via EPA Method 8270; and
- Total recoverable petroleum hydrocarbons (TRPH) via FL-PRO Method.

Due to the presence of an older transformer within the maintenance shed area two samples were also analyzed for polychlorinated biphenyls (PCB) via EPA Method 8082A. The soil sample locations are shown on **Figure 3**.

5.3 Groundwater Assessment

Between 29 November and 13 December 2022, Langan instructed the driller to install monitoring wells in each of the assessment areas (25 monitoring wells in total) using hollow-stem auger drilling methodology with a Geoprobe rig[®] to approximately 13 to 15 feet bls. The driller inserted a two-inch-diameter, schedule 40 polyvinyl chloride (PVC) pipe consisting of ten feet of 0.01-inch slotted screen with a prepacked 20/30-grain silica sand filter surrounding the screened interval and approximately 1.5 feet of 30/65 silica sand above the screened interval. The wells were completed with a grout seal, flush-mounted steel manhole cover, concrete well pad and locking well plug. **Appendix C** contains the monitoring well construction logs.

After installation, the monitoring wells were developed with a peristaltic pump and high-density polyethylene tubing (HDPE) to remove sediment and promote hydraulic communication with the surrounding aquifer. The developed groundwater was containerized in 55-gallon drums. All drums remain on-Site, pending transport by a licensed waste hauler to an approved disposal facility. Manifests will be forwarded to the Division upon receipt.

On 15 and 16 December 2022, Langan collected groundwater samples from each of the 25 installed monitoring wells plus one additional monitoring well on the southern boundary of the Orangebrook Golf & Country Club Driving Range, MW-DR-14 (26 samples total). Before sampling the wells, Langan measured the depth of the groundwater table in each well. The groundwater table was observed from approximately 0.84 feet btoc to 7.95 btoc. The water level measurements and well depths were used to calculate the purge volumes on the FDEP groundwater sampling log before purging the wells with a low-flow peristaltic pump and HDPE tubing. Langan monitored the water quality parameters (pH, conductivity, turbidity, dissolved oxygen, and temperature) with a YSI Pro Plus meter and a Hach 2100Q turbidity meter periodically until the values stabilized within FDEP-acceptable ranges before collecting the groundwater samples. Langan collected the samples in laboratory-supplied containers, immediately placed the containers on ice in coolers and transferred the coolers to the laboratory under chain-of-custody procedures. Groundwater samples collected from each of the six assessment areas were analyzed for the following parameters:

- Arsenic, chromium, and copper by EPA Method 6020;
- Organochlorine pesticides by EPA Method 8081; and
- Select samples were analyzed for chlorinated herbicides via EPA Method 8151.

The samples collected from the maintenance sheds and golf cart storage (MW-CH-01, MW-GCS-01 through MW-GCS-03, MW-MS-01 through MW-MS-03 and ME-6E-01) were also analyzed for the following parameters:

- Arsenic, cadmium, copper, chromium, and lead via EPA Method 6020;
- VOC via EPA Method 8260;
- PAH via EPA Method 8270; and
- TRPH via FL-PRO Method.

The groundwater sampling and equipment calibration logs are included in **Appendix D**. Well construction details are provided on **Table 1**. Monitoring well locations are shown on **Figure 3**. The top of casing and depth to water elevations are summarized in **Table 2**.

In accordance with Section K of *Monitoring Well Design, Installation and Placement* (FDEP, 2005), Langan collected the purged water in five-gallon buckets and then spread the water over an impervious surface to evaporate.

6.0 DATA EVALUATION

Langan compared laboratory analytical data to the SCTL and GCTL outlined in Chapter 62-777, FAC. Langan reviewed the laboratory reports to evaluate that method detection limits did not exceed cleanup target levels, surrogate recoveries were within acceptable limits, and the laboratory properly flagged the data.

6.1 Soil Data Evaluation

Arsenic

Laboratory analysis of the soil samples collected during site assessment activities reported concentrations of arsenic above the DER SCTL of 2.1 milligrams per kilogram (mg/kg) in 106 out of 205 samples collected and above the DEC/I SCTL of 12 mg/kg in 27 additional samples, ranging from 13 mg/kg (SB-7E-01[2-4] and SB-18E-01[2-4]) to 85 mg/kg (SB-7E-02 [2-4]).

105 of the 133 samples with concentrations of arsenic in excess of the DER SCTL or DEC/I SCTL were collected from the tees, greens and fairways areas, with 53 of the samples collected from the East Course and 52 collected from the West Course.

All the boring locations with concentrations of arsenic in excess of an SCTL, except for SB-2W-01 (0.5-2), were vertically delineated as laboratory analysis of the vertical delineation samples did not detect arsenic above the SCTL or Site topography indicated the vertical delineation sample intervals are within the smear zone. Vertical delineation sample SB-2W-01 (2-4) is believed to be above the smear zone; however, a vertical delineation sample was not analyzed.

Due to the elevated concentrations of arsenic reported, Langan requested the laboratory to further evaluate 65 samples using the SPLP and analyze the resulting leachate by EPA Method 6020. The laboratory reported concentrations of arsenic above the GCTL of 10 micrograms per liter ($\mu\text{g/L}$) in 30 samples, ranging from 11 $\mu\text{g/L}$ (SB-9W-01 [0-0.5]) to 240 $\mu\text{g/L}$ (SB-GCS-04 [0-0.5]). The analytical results demonstrated that arsenic has the potential to leach from the soil at concentrations above the GCTL in these 30 samples.

Chlordane

The laboratory reported concentrations of chlordane in excess of the DER SCTL of 2.8 mg/kg in three out of 186 samples collected, ranging from 4.2 mg/kg (SB-GCS-04 [0-0.5]) to 6.9 mg/kg (SB-17E-03 [0.5-2]). Two of the three samples with concentrations of chlordane were collected from the East Course and the third was collected from the golf cart storage area.

Laboratory analysis did not detect chlordane above the SCTL in vertical delineation samples SB-GCS-04 (0.5-2) and SB-3E-03 (0.5-2); therefore, chlordane was vertically delineated at these locations. Based on Site topography and the collected depth to water measurement in the monitoring well close to SB-17E-03 (MW-17E-01), the vertical delineation sample interval is within the smear zone. Therefore, all chlordane SCTL exceedances are vertically delineated. None of the samples contained concentrations of chlordane in excess of its LBGC or DEC/I SCTLs.

Chromium

The laboratory reported concentrations of chromium in excess of the LBGC SCTL of 38 mg/kg, in 10 of 181 samples, ranging from 44 mg/kg (SB-9E-01 [0-0.5]) to 140 mg/kg (SB-17E-03 [0.5-2]). None of the samples contained concentrations of chromium in excess of the DER or DEC/I SCTL.

All 10 samples were collected from the tees, greens and fairways areas, with six samples collected from the East Course and four samples collected from the West Course. Laboratory analysis did not detect chromium above the SCTL in all vertical delineation samples, except for SB-9E-02 (0.5-2) and SB-17E-03 (0.5-2). However, based on Site topography and the collected depth to water measurements in the monitoring wells close to these boring locations (MW-7E-01 and MW-17E-01), the vertical delineation sample intervals are within the smear zone; therefore, all chromium exceedances are vertically delineated.

Due to the concentrations of chromium in excess of the LBGC SCTL, Langan requested the laboratory to further evaluate 11 samples using the SPLP and analyze the resulting leachate by EPA Method 6020. The laboratory reported concentrations of chromium below the GCTL of 100 µg/L in all 11 samples. The analytical results demonstrated that chromium does not have the potential to leach from the soil at concentrations above the GCTL.

Dieldrin

The laboratory reported concentrations of dieldrin in excess of the LBGC SCTL of 0.002 mg/kg in six out of 187 samples analyzed for dieldrin, ranging from 0.0028 mg/kg (SB-1E-03 [0.5-2]) to 0.62 mg/kg (SB-GCS-04 [0-0.5]).

In addition, one sample was reported with a concentration in excess of the DER SCTL of 0.06 mg/kg, 0.08 mg/kg (SB-17E-03 [0.5-2]), and another sample, SB-GCS-04 (0-0.5), was reported with a concentration in excess of the DEC/I SCTL of 0.3 mg/kg. Laboratory analysis did not detect dieldrin above the DER or DEC/I SCTL in any of the vertical delineation samples; therefore, dieldrin is vertically delineated at these locations. Vertical delineation sample SB-17E-03 (2-4) was not analyzed; however, based on Site topography and the collected depth to water measurement in the monitoring well close to this boring location (MW-17E-01), the vertical delineation interval is within the smear zone. As such, all dieldrin SCTL exceedances are vertically delineated.

Due to the elevated concentrations of dieldrin reported, Langan requested the laboratory to further evaluate six samples using the SPLP and analyze the resulting leachate by EPA Method 8081. The laboratory reported concentrations of dieldrin above the GCTL of 0.002 µg/L in five of the six samples, ranging from 0.0046 µg/L (SB-2W-01 [0-0.5]) to 2.1 µg/L (SB-GCS-04 [0-0.5]). The analytical results demonstrated that dieldrin has the potential to leach from the soil at concentrations above the GCTL in these five samples.

Heptachlor Epoxide

None of the 186 samples analyzed for heptachlor epoxide reported concentrations above the SCTLs. One sample, SB-17E-03 (0.5-2), was reported with a concentration of

heptachlor epoxide equal to the DER SCTL of 0.1 mg/kg; however, the FDEP does not consider values equal to the DER SCTL to exceed the DER SCTL.

Benzo(a)pyrene

The laboratory reported a concentration of benzo(a)pyrene in excess of the DER SCTL of 0.1 mg/kg in one of the 25 samples analyzed for PAHs, SB-MA-06 (0.5-2) – 0.19 mg/kg. None of the 25 samples analyzed for PAHs contained concentrations of benzo(a)pyrene in excess of the LBGC SCTL or DEC/I SCTL. SB-MA-06 (0.5-2) was collected along the western boundary of the maintenance shed area.

A vertical delineation sample was not analyzed to vertically delineate SB-MA-06 (0.5-2); however, based on Site topography and the depth to groundwater measurement collected at a monitoring well close to the boring (MW-MS-03), the vertical delineation interval is within the smear zone. As such, this exceedance is vertically delineated.

Benzo(a)pyrene TEQ

Laboratory analysis reported concentrations of benzo(a)pyrene toxicity equivalent quotient (TEQ) in excess of the DER SCTL of 0.1 mg/kg in two of the 25 samples analyzed for PAH – 0.2 mg/kg (SB-MA-02 [0-0.5]) and 0.4 (SB-MA-06 [0.5-2]). Both samples were collected from the maintenance shed area. Laboratory analysis did not detect benzo(a)pyrene TEQ above the DER or DEC/I SCTL in vertical delineation sample SB-MA-02 (0.5-2); therefore, benzo(a)pyrene TEQ is vertically delineated at this location. A vertical delineation sample was not analyzed at SB-MA-06; however, based on Site topography and the depth to groundwater measurement collected in proximity to this boring (MW-MS-03), the vertical delineation interval is within the smear zone. As such, both exceedances are vertically delineated.

The soil analytical data is summarized in **Table 3A through 3H** and **Figures 4A through 4I**. **Appendix E** contains the soil laboratory analytical reports, chains-of-custody and benzo(a)pyrene conversion tables.

6.2 Statistical Analyses

Langan performed a 95% Upper Confidence Limit (UCL) analysis using the FDEP-recommended software, ProUCL 5.1, to evaluate if the 95% UCL of the mean exceeds an SCTL for chlordane, benzo(a)pyrene and benzo(a)pyrene TEQ. We note that the 95% UCL analysis was not performed for concentrations of arsenic or dieldrin, which exceed the DER SCTL and the DEC/I SCTL, because these concentrations do not exceed the calculated Site-Specific Alternative SCTL (ASCTL) as discussed below in Section 7 of this report.

The 95% UCL analyses were only performed for the assessment area and interval for which a contaminant was reported in excess of the DER or DEC/I SCTL. The 95% UCL calculations are discussed below.

Chlordane

- East Course - Fairways, Tees, and Greens
 - The zero-to-six-inch interval has a 95% UCL of 1.135 mg/kg, which is below the DER SCTL of 2.8 mg/kg.
 - The six-inch to two-foot interval has a 95% UCL of 1.328 mg/kg, which is below the DER SCTL of 2.8 mg/kg.
- Golf Cart Storage and Maintenance Areas
 - The zero-to-six-inch interval has a 95% UCL of 4.18 mg/kg, which is above the DER SCTL of 2.8 mg/kg, but below the DEC/I SCTL of 14 mg/kg.

Benzo(a)pyrene

- Golf Cart Storage and Maintenance Areas
 - The six-inch to two-foot interval has a 95% UCL of 0.0986 mg/kg, which is below the DER SCTL of 0.1 mg/kg.

Benzo(a)pyrene TEQ

- Golf Cart Storage and Maintenance Areas
 - The zero-to-six-inch interval has a 95% UCL of 0.125 mg/kg, which is equal to the DER SCTL of 0.1 mg/kg.
 - The six-inch to two-foot interval has a 95% UCL of 0.205 mg/kg, which is above the DER SCTL of 0.1 mg/kg but below the DEC/I SCTL of 0.7 mg/kg.

As outlined above, the 95% UCL concentrations for chlordane, benzo(a)pyrene and benzo(a)pyrene TEQ are below the DEC/I SCTL. Only chlordane exceeds the DER SCTL in the upper six inches of soil at the Golf Cart Storage and Maintenance Area.

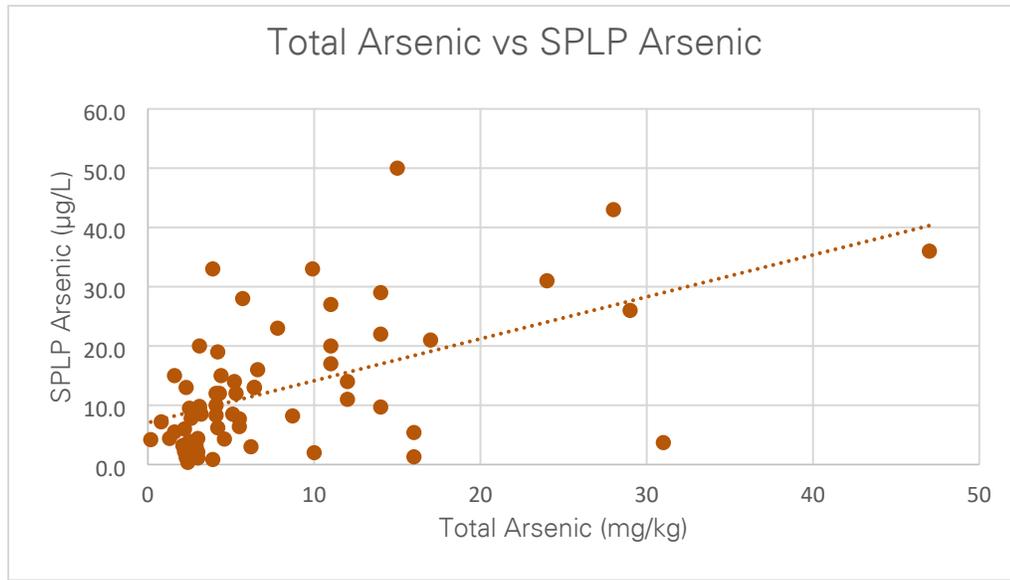
The 95% UCL calculations are included as **Appendix F**.

6.3 SPLP Evaluation

Arsenic

SPLP analysis of 65 soil samples with concentrations of total arsenic ranging from 0.17 mg/kg to 47 mg/kg detected leachate arsenic above the GCTL of 10 µg/L in 30 samples, ranging from 11 µg/L to 240 µg/L. The SPLP results in descending order of total arsenic are shown in **Table 4**.

According to the FDEP's *Guidance for Determining Leachability by Analysis of SPLP Results*, dated 2009, a best-fit line should be drawn through the data and the corresponding total arsenic value that intercepts the best-fit line at the arsenic GCTL represents the site-specific leachability value. Langan analyzed the above data without the outlier, 240 µg/L, and determined a best-fit line to follow a linear trendline.



However, the correlation coefficient for the linear trendline was determined to be 0.54. As the correlation coefficient is not within the range of 0.8 to 1.0, the lowest contaminant concentration having a corresponding SPLP value that is above the GCTL will be designated as the alternative leachability-based soil cleanup level. The analytical data show the alternative leachability-based soil cleanup level to be 1.6 mg/kg. The total arsenic vs SPLP arsenic concentrations are shown in the graph above.

6.4 Groundwater Data Evaluation

The groundwater analytical data is summarized in **Tables 5A through 5E** and **Figure 5. Appendix G** contains the laboratory analytical reports and chains-of-custody.

Arsenic

The laboratory reported concentrations of arsenic in excess of the GCTL of 10 µg/L in 12 monitoring wells, ranging from 13 µg/L (MW-14E-01) to 85 µg/L (MW-9W-01). In addition, one monitoring well was reported with a concentration of arsenic in excess of the NADC SCTL of 100 µg/L – 4,400 µg/L (MW-GCS-02). Of these 13 exceedances, four of the monitoring wells (MW-7E-01, MW-15E-01, MW-9W-01, and MW-GCS-02) were also in excess of the Freshwater Surface Water Criteria (FSW) SCTL of 50 µg/L. These monitoring wells are located near on-Site freshwater ponds, with the exception of MW-GCS-02.

The arsenic exceedances were generally reported within the tees, greens, and fairways areas, with five exceedances within monitoring wells on the East Course and three exceedances within monitoring wells on the West Course; however, arsenic was detected at a concentration in excess of the GCTL within each assessment area in at least one monitoring well.

Chromium

The laboratory reported concentrations of chromium in excess of the FSW GCTL of 4.2 µg/L in one monitoring well – 4.7 µg/L (MW-4E-01). MW-4E-01 is located within the West

Course fairways and near one of the on-Site ponds at the southeastern boundary of the Site. This location is also within the Delineated Zone (Zone ID No. 6993684), which identifies chromium as a contaminant of concern. As such, the chromium concentration observed within MW-4E-01 could originate from an off-Site source.

6.5 Groundwater Flow Direction

Langan's Land Survey team conducted a top of casing survey measuring the elevation of the tops of the wells to their relative topography. On 15 December 2022, Langan collected depth to water readings for the Site to determine groundwater flow direction. However, based on the data collected, the groundwater flow at the Site was flat and groundwater flow direction could be not discerned. The groundwater flow map is provided as **Figure 6**.

7.0 SITE-SPECIFIC ALTERNATIVE CLEANUP TARGET LEVELS

Langan calculated a Site-specific alternative soil cleanup target level (ASCTL) for those compounds in soil that exceed the DEC/I SCTL, including arsenic and dieldrin, based on the potential exposure to the impacted soil of a golf course worker. Langan based our AGCTL calculations on the FDEP *Technical Report: Development of Cleanup Target Levels* (FDEP 2005), except for exposure frequency. Our ASCTL calculations used the standard input values from the FDEP Technical Report for workers at a commercial site and used an ingestion rate of 100 mg/kg for an outdoor worker per the EPA *Supplemental Guidance for Developing Soil Screening Levels for Superfund Sites*, dated December 2002.

The golf course is well-manicured, and most of the Site is covered with grass. Therefore, golfers are not exposed to impacted soil beneath the grass cover. There is a potential that groundskeepers may be exposed to impacted soil during maintenance activities, which disturbs the soil. Based on the information provided by the City of Hollywood, the groundskeepers disturb the grass cover and dig into the top six inches of soil approximately 7 hours per week to replace cups on the greens. Using this information, Langan determined the weekly exposure to be equivalent to 15.16 days per year exposure frequency. The golfers do not disturb the grass cover and therefore, are not exposed to impacted soil below the surface; therefore, the ASCTL protective of the worker is applicable to a site-specific scenario.

Based on the frequency of exposure of 15.16 days per year, Langan calculated a site-specific ASCTL for arsenic of 101 mg/kg and for dieldrin of 3 mg/kg for golf course workers only. If the final conceptual Site redevelopment plan includes the additional features that are proposed in **Section 3.3** above, such as the 10-acre residential development and the perimeter park/jogging trail, the ASCTL will only apply to areas of the Site that will be used as a golf course. Our proposed ASCTL will not apply to residential and recreational areas of the Site, if constructed.

The ASCTL calculations are provided in **Appendix H**.

8.0 CONCLUSIONS

From 29 November 2022 through 13 December 2022, Langan conducted site assessment activities. The site assessment included collecting soil and groundwater samples to assess soil and groundwater from the historical use of the Site as a golf course. Both soil and groundwater samples were collected throughout the Site in six assessment areas, including East Course - tees, greens and fairways; West Course - tees, greens and fairways; maintenance sheds; golf cart storage; clubhouse; and proposed stormwater management area. Based on the site assessment activities completed, Langan provides the following conclusions:

Soil – Arsenic

Concentrations of arsenic generally exceed the SCTL in the upper two feet of soil at various locations throughout the Site; however, concentrations in excess of the SCTL were reported up to four feet bls or the smear zone.

- The concentrations of arsenic in excess of the SCTL were generally confined to the East and West Courses. Arsenic was reported in excess of the DER SCTL in 106 out of the 205 samples analyzed for arsenic and in excess of the DEC/I SCTL in 27 additional samples. Out of the 133 samples with concentrations of arsenic in excess of the SCTL, 106 of them were collected from the tees, greens, and fairways.
- A total of 27 samples were reported with concentrations of arsenic in excess of the DEC/I SCTL, 26 of them were collected from the tees, greens and fairways. The other sample with a concentration of arsenic in excess of the DEC/I GCTL was collected from the proposed stormwater management area, which has historically been used as part of the West Course.
- All of the borings with concentrations of arsenic were vertically delineated except for SB-2W-01.
- There is no correlation between total arsenic and SPLP arsenic; therefore, the lowest contaminant concentration having a corresponding SPLP value that is above the GCTL will be designated as the alternative leachability-based soil cleanup level. The analytical data show the alternative leachability-based soil cleanup level to be 1.6 mg/kg.
- Langan calculated an ASCTL for arsenic based on the potential exposure to the impacted soil of a golf course groundskeeper. The ASCTL was determined to be 101 mg/kg. None of the samples collected at the Site reported a concentration of arsenic in excess of the ASCTL.

Soil - Benzo(a)pyrene

Concentrations of benzo(a)pyrene exceed the DER SCTL in one sample (SB-MA-06[0.5-2]) collected from the maintenance area. A 95% UCL performed for benzo(a)pyrene at the sample interval with report reported exceedance within the golf cart storage and maintenance areas revealed the areas have a 95% UCL below the DER SCTL but below the DEC/I SCTL. In addition, as the vertical delineation interval is within the smear zone, this boring is vertically delineated.

Soil - Benzo(a)pyrene TEQ

Concentrations of benzo(a)pyrene TEQ exceed the DER SCTL in two samples (SB-MA-02 [0.0-0.5] and SB-MA-06 [0.5-2]) collected from different depth intervals within the maintenance areas. A 95% UCL performed for benzo(a)pyrene TEQ at both sample intervals with reported exceedances within the golf cart storage and maintenance areas revealed a 95% UCL above the DER SCTL but below the DEC/I SCTL for only the six-inch to two-foot interval. Both borings were vertically delineated.

Soil – Chlordane

Concentrations of chlordane exceed the DER SCTL in three samples (SB-GCS-04 [0.5-2], SB-3E-03 [0.5-2], and SB-17E-03 [0.5-2]) collected from the East Course and golf cart storage area. A 95% UCL performed in these assessment areas and depth intervals revealed the East Course has a 95% UCL below the DER SCTL, but the golf cart storage area has a 95% UCL above the DER SCTL. However, all three boring locations were vertically delineated.

Soil – Chromium

Concentrations of chromium exceed the LBGC SCTL in 10 samples collected from the East and West Courses. SPLP analysis of these 10 samples demonstrated that chromium does not have the potential to leach from the soil at concentrations above the GCTL. In addition, all 10 samples were vertically delineated.

Soil – Dieldrin

Concentrations of dieldrin exceed the LBGC SCTL in four soil samples collected from the East and West Courses, and in two samples collected in the golf cart storage area. SPLP analysis of these samples demonstrated that dieldrin has the potential to leach from the soil at concentrations above the GCTL in five of the six locations. In addition, dieldrin was reported above the DER SCTL in one sample within the East Course (SB-17E-03) and above the DEC/I SCTL in one sample within golf cart storage (SB-GCS-04). Langan calculated an ASCTL for dieldrin based on the potential exposure to the impacted soil of a golf course groundskeeper. The ASCTL was determined to be 3 mg/kg. None of the samples collected at the Site reported a concentration of dieldrin in excess of the ASCTL. In addition, all concentrations of dieldrin in excess of the SCTL are delineated.

Groundwater – Arsenic

The groundwater analytical results reported concentrations of arsenic in excess of the GCTL in 12 monitoring wells, with eight of the monitoring wells being installed within the East and West Courses. In addition, four monitoring wells (MW-7E-01, MW-15E-01, MW-9W-01, and MW-GCS-02) were reported with concentrations of arsenic in excess of the FSW GCTL.

Groundwater – Chromium

Concentrations of chromium were reported in excess of the FSW GCTL in one monitoring well, MW-4E-01. Monitoring well MW-4E-01 is located on the southeastern portion of the Site and within Delineated Zone ID No. 6993684, which identifies chromium as a contaminant of concern. As such, the presence of chromium of this well could be from an off-Site source.

8.0 RECOMMENDATIONS

Based on the findings presented above, Langan provides the following recommendations:

- Pursuing No Further Action with Conditions (NFAC) closure under Rule 62-780.680, FAC, Risk Management Option III, by implementing a declaration of restrictive covenant (DRC) running with the land, including institutional controls restricting the Site to commercial land use and restricting the use of on-Site groundwater.
- Applying the Site-specific ASCTL of 101 mg/kg for arsenic and 3 mg/kg for dieldrin to areas of the Site that will continue to operate as a golf course. The ASCTL was calculated based on the potential exposure to the impacted soil by a golf course worker, including approximately seven hours per week by a groundskeeper to maintain/replace the cups on the greens. This ASCTL will not apply to future residential or recreational areas of the Site, if constructed.
- Implementing a supplemental soil and groundwater assessment at the locations shown on **Figure 7** and described below:
 - Vertical delineation of SB-2W-01 (0.5-2) for arsenic;
 - Installation of deep monitoring wells in the vicinity of MW-GCS-02 (if the concentration of 4,700 mg/kg is confirmed to be above the GCTL and NADC), MW-9W-01 and MW-7E-01 and MW-5W-01 for laboratory analysis of arsenic; and
 - The advancement of soil borings along on the northern, western, and southern property boundaries and the collection of soil samples for laboratory analysis of arsenic.
- No additional assessment for arsenic is recommended along the eastern property boundary due to the adjoining railroad corridor, which utilizes railroad ties treated with arsenic based preservatives.
- Upon approval of the site assessment, implementing a groundwater monitoring plan (MOP) to monitor stability of arsenic in groundwater for conditional closure.
- Prior to redevelopment, submitting a Soil Management Plan (SMP) outlining proper soil handling protocols and relocation of hotspot areas, if required under impervious area or two feet of clean fill.

9.0 REFERENCES

- FDEP Standard Operating Procedures (FDEP SOP) (rev. January 2017, eff. April 2018).
- Florida Department of Environmental Protection Oculus database: <http://depedms.dep.state.fl.us/Oculus/servlet/login>.
- Biscayne Aquifer of Dade and Broward Counties, Melvin C. Schroeder, Howard Klein, and Nevin D. Hoy (USGS Report of Investigations No. 17, 1958).
- Broward County Department of Regulatory and Economic Resources database: <https://dpep.broward.org/Enviros/>
- Contaminated Site Cleanup Criteria, Chapter 62-780, F.A.C.
- Contaminated Site Cleanup Target Levels, Chapter 62-777, F.A.C.
- FDEP Guidance for the Selection of Analytical Methods and for the Evaluation of Practical Quantitation Limits, dated 12 October 2004.

- FDEP Guidance for Determining Leachability by Analysis of SPLP Results, dated June 2009
- Scott, T. M., Campbell, K. M. , Rupert, F. R. , Arthur, J. D. , Missimer, T. M. , Lloyd, J. M. , Yon, J. W. , and Duncan, J. G. , 2001, Geologic Map of the State of Florida, Florida Geological Survey & Florida Department of Environmental Protection, Map Series 146.

\\langan.com\data\FTL\data7\330096701\Project Data\Discipline\Environmental\Reports\2023-02 SAR_Final\2023-06-27
Orangebrook Golf & Country Club SAR.docx

ATTACHMENT 17



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM



DATE: July 31, 2024

TO: Dawn Teetsel, Director of Planning, Broward County Planning Council

FROM: David Vanlandingham, P.E., Director, Environmental Permitting Division

EC: Lenny Vialpando, P.E., Director, Resilient Environment Department

RE: **PC 24-8 Orangebrook Golf and Country Club – Land Use Plan Amendment
EPD Site No. NF-2155B; 400 Entrada St., Hollywood**

DAVID
VANLANDINGHAM
M

Digitally signed by DAVID
VANLANDINGHAM
Date: 2024.07.31 08:55:32
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The Environmental Permitting Division (EPD) has reviewed the *Application for Amendment to the City of Hollywood Beach and Broward County Land Use Plans* (hereinafter “LUPA Application”), submitted to the Broward County Planning Council by the Complete Cities Planning Group for Orangebrook Golf and Country Club (Orangebrook). The LUPA Application contains email correspondence as Exhibit N between Ayden Environmental and EPD that discusses environmental contamination identified at Orangebrook. This Memorandum affirms EPD’s position that a Phase I and/or Phase II Environmental Site Assessment is not needed to satisfy Policy 2.5.5 of Broward County’s Land Use Policy, as contamination assessment documentation has already been supplied to EPD which meets that purpose.

A Site Assessment Report dated June 27, 2023, and prepared by Langan Engineering was received by EPD on June 30, 2023. The SAR identifies arsenic, chlordane, polynuclear aromatic hydrocarbon, and chromium contamination in soils and arsenic and chromium in groundwater at Orangebrook. In reviewing this information, EPD determined that further assessment is necessary to meet the requirements of Chapter 62-780, Florida Administrative Code. A SAR Addendum is due August 1, 2024; the current proposed strategies for completing cleanup at Orangebrook include engineering controls and deed restrictions. These cleanup strategies must be commensurate with future land uses.

The City of Hollywood currently holds Environmental Assessment and Remediation License No. 1430 with EPD for the purposes of conducting and completing the necessary cleanup. This License may be modified, and/or additional Licenses may be issued, for portions of Orangebrook should another entity be responsible for continuing assessment and cleanup.

If you have any questions regarding this Memorandum, please contact me directly at (954) 519-1478 or dvanlandingham@broward.org.

ATTACHMENT 18.A.

BrowardNext - Broward County Land Use Plan Policies “Parks/Conservation”

Planning Council Staff Review Comments Regarding Proposed Amendment PC 24-8 City of Hollywood

POLICY 2.5.4 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan (BCLUP) 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.

Planning Council Staff Comment

The subject site is 23.7 gross acres in size consisting of two (2) parcels currently designated as Recreation and Open Space and utilized as a golf course. The proposed amendment would change the land use designation to 16.6 acres of Irregular (45.2) Residential and 7.1 acres of Commercial Recreation, with a net impact of 750 dwelling units, 175 hotel rooms, a new clubhouse and a reduction of 23.7 acres of recreation and open space use. It is noted that the overall golf course is approximately 260 acres, and **the remaining +/- 236 acres will continue to function as a golf course and will remain designated as Recreation and Open Space.** The 260-acre public golf course, including the proposed 23.7-acre amendment area, is currently and will continue to be owned by the City of Hollywood.

The redevelopment of the 23.7-acre amendment area within the municipally owned facility is being accomplished with a public-private partnership (P3) to revitalize the Orangebrook Golf and Country Club. The P3 will finance the public golf course improvements, including but not limited to, renovating the entire golf course and driving range, constructing a new resort hotel, replacing the clubhouse and accessory buildings, creating a multi-mile greenway trail and upgrading the signage and parking lot, as well as providing stormwater improvements to meet existing future groundwater conditions. These new amenities will qualify the golf course as a PGA tournament eligible course. See Attachments 12-15.

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 5.6 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 to be counted towards satisfying open space requirements; however, golf course acreage may satisfy no more than 25% of the total Community and Regional Park requirement.

The City's 2050 projected population (170,821) requires approximately 512.46 acres of parks; therefore, up to 128.1 acres of golf courses can be used for the City's parks and open space requirement. It is noted that the 25% maximum amount of golf course acreage of 128.1 acres will continue to be available to be counted by the City, as approximately 578.7 acres of golf course will remain in the City. Therefore, although the proposed land use plan amendment decreases golf course acreage by 23.7 acres, the City's park inventory in this regard will remain unchanged. See Attachment 1. It is further noted that this municipally owned golf course will continue to operate with 36 holes and will be improved with a new clubhouse and hotel facility. See Attachment 18.B. for a conceptual site plan.

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.

Planning Council Staff Comment

The subject amendment site is primarily surrounded by the remaining golf course use, as well as single- and multi-family residential developments and warehouse uses. The amendment site is 23.7 acres, of which 16.6 acres is proposed for residential use and the remaining 7.1 acres is proposed for commercial recreation to allow for a hotel and clubhouse use to complement the existing golf course. The applicant has indicated that the proposed amendment will not diminish the functioning or capacity of the golf course which will continue to be 36 holes, and the P3 improvements will expand and enhance the open space to serve both golfers and non-golfers with new amenities including the multi-mile greenway trail, clubhouse and hotel.

b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.

Planning Council Staff Comment

The BCRED report identifies the proposed amendment area is designated on the Priority Planning Areas for Sea Level Rise Map and that the change in recharge capacity resulting from the proposed amendment is expected to be minor. See Attachments 11 and 13. The applicant has indicated that the initial intention of the P3 agreement to redesign the golf course was to provide excess stormwater capacity that would contribute to a community-wide drainage solution. However, based on the 2070 Future Conditions Groundwater Table Map, the redesigned golf course will be unable to provide the contemplated surplus of stormwater storage. Additional information submitted by the applicant requiring finished floor elevations to 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, indicate the proposed amendment area will be able to maintain its existing and future stormwater storage capacity needs. Design elements that

have been incorporated into the site plan to address flood mitigation and resiliency, including the addition of 6 acres of water for the proposed residential development, widening of an existing canal at the north end of the golf course and redesign of the remaining golf course, further indicate the proposed amendment will be able to accommodate stormwater storage. See Attachments 12 and 14.

The BCRED has identified that the applicant's prior commitment to provide drainage improvements that deliver a community-based solution is not feasible, however, the information provided adequately demonstrates the ability of the proposed amendment to meet existing future conditions requirements. The BCRED urges the applicant to continue consideration of opportunities to enhance stormwater infrastructure throughout the development process. See Attachment 15.

c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.

Planning Council Staff Comment

The applicant has confirmed that the redevelopment of the amendment area will meet all applicable standards enforced by regulating agencies to ensure the protection of natural resources, including any potential onsite wetlands and potential mitigation for said wetlands, as well as remediation of the contaminated soil resulting from the existing golf course use. The applicant has identified that existing trees throughout the amendment site will be integrated into the development sites, relocated or replaced with comparable canopy, as appropriate. See Attachments 12 and 14.

Further, the applicant has indicated that the project design will maximize open space, predominantly to accommodate stormwater storage, by maximizing vertically to minimize building footprints. In addition, the remaining +/- 236-acres of the existing golf course acreage will continue to be pervious open space and stormwater storage. See Attachment 12.

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.

Planning Council Staff Comment

The proposed amendment area includes lands currently used as a golf course, which have a high potential for arsenic contamination. In this regard, the applicant has provided the required environmental assessment, specifically a Site Assessment Report. See Attachment 16 for a summary. The Broward County Environmental Permitting Division (BCEPD) report indicates that the provided environmental assessment satisfies the requirements of BCLUP Policy 2.5.5(d). The BCEPD also acknowledges that the required Environmental Assessment and Remediation (EAR) License has been issued to the City of Hollywood. 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 17.

The applicant has acknowledged the remediation requirements and that BCEPD must be satisfied prior to issuing environmental approvals for construction. See Attachment 12.

e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

Planning Council Staff Comment

The applicant has indicated that the proposed Commercial Recreation parcel will continue to function as golf course accessory uses including a new clubhouse and hotel. In addition, the remaining +/- 236 acres of existing Recreation and Open Space will maintain this designation and continue to operate as a public golf course. The Residential parcel will be a standalone development with golf course frontage on two sides. In addition to the new clubhouse, hotel and championship course redesign, the golf course upgrade will include a multi-mile recreational path that will generally follow the perimeter of the golf course while also bisecting the course with connections to the new clubhouse and hotel and to both the east and west sides of the path. This configuration will enable the existing and future residents to access the recreational path via pedestrian and bicycle connections within the golf course and to surrounding areas. See Attachment 18.B.

ATTACHMENT 19

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



July 25, 2023

Dawn Teetsel, Director of Planning
Broward County Planning Council
115 S. Andrews Avenue, Room 307
Fort Lauderdale, FL 33301



RE: PC24-8 (Orangebrook) Land Use Plan Amendment

Dear Ms. Teetsel:

The Town has received email notification of the above referenced Land Use Plan Amendment. Our office has reviewed the application and has the following comments:

- The proposed land use (residential) is not compatible with the existing industrial uses within the Town of Pembroke Park to the south. Although separated by an FDOT arterial roadway, the applicant and City of Hollywood should make efforts to properly buffer/screen the proposed residential area from the existing industrial uses.
- The Long-Term Peak Hour level of service for Pembroke Road east of SR 7 goes from a level of service "C" to a level of service "F". The applicant and the City of Hollywood should make efforts to mitigate the adverse impacts to the level of service of Pembroke Road through proper signal timing and possible improvements to the entrance/intersection of the proposed residential property.

If you have any questions or need additional information, please contact the Planning and Zoning Division at (954) 966-4600 or MVonderMeulen@keithteam.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Vonder Meulen".

Michael Vonder Meulen, AICP
Town Planning Consultant

CC: Chandler Williamson, Town Manager

ATTACHMENT 20



Complete Cities Planning Group

200 S. Andrews Avenue, Ste 504

Fort Lauderdale, FL 33301

Tel 954 372-6767

Jeff@CompleteCities.net

December 19, 2025

Dawn Teetsel, Director of Planning
Broward County Planning Council
115 S. Andrews Ave., Room 307
Fort Lauderdale, FL 33301



RE: Public Outreach for Orangebrook Golf and Country Club Land Use Plan
Amendment, PC 24-8

Dear Ms. Teetsel:

Please consider this letter as a supplement to our application for the purpose of detailing the public outreach efforts by the City of Hollywood and developer as joint applicants (“Applicants”) for the above-captioned amendment.

On July 13, 2023, prior to filing the application for amendment, the City Commission held a special meeting with public input for the consideration of the then-proposed Public Private Partnership (P3) agreement. The agreement includes a City lease to the developer for residential development and construction of a new clubhouse and hotel on the golf course. Both prior to and following that meeting, the developer engaged with various civic groups and residents, including the following dates/times:

- 4/28/23 10:30-11:30
- 6/9/23 10:30-11:30
- 6/23/23 10:30-11:30
- 7/25/23 10:00 - 11:00
- 8/29/23 3:00 - 4:00
- 9/19/23 3:00 - 4:00
- 11/15/23 3:30 - 4:30
- 1/15/24 3:00 - 4:00
- 5/9/24 2:00 - 3:00
- 12/18/24 3:00 - 4:00
- 5/13/25 3:30 - 4:30

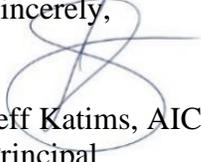
On September 9, 2024, Applicants held a virtual meeting to inform area residents about the project and receive feedback. Signs noticing the meeting were posted around the golf course perimeter, and notices were mailed to surrounding property owners.

Letter to Dawn Teetsel
December 19, 2025

On November 12, 2025, Applicants held a full-day open house for interested parties to learn about the project. The open house was noticed by mail to surrounding property owners and by signs posted around the golf course perimeter (see attachment).

The project includes substantial public benefits, including redesign of the golf course, a nature trail around the golf course, a new clubhouse, upgraded stormwater management, and hero housing. Public feedback has been positive, and we look forward to bringing these benefits to the community.

Sincerely,



Jeff Katims, AICP, CNU-A
Principal

ATTACHMENT 21



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

August 22, 2024



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

Thru: Dan West, Director
Parks and Recreation Division

West, Dan

Digitally signed by West,
Dan
Date: 2024.08.26
12:00:17 -04'00'

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

Briggs, Linda

Digitally signed by Briggs,
Linda
Date: 2024.08.26 11:36:41
-04'00'

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 24-8 (Orangebrook Golf Course) City of Hollywood

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for Orangebrook Golf Course in the City of Hollywood.

Our comment is as follows:

PC 24-7 Regional park impact fees will be required, as permitted by law, for the additional 750 dwelling units planned for this project. While we are cognizant of the pressure to construct more housing, it is continually concerning to see land designated as recreation and open space developed for housing. The intent of the development code was for more recreation and open space to be designated as more housing units are developed, not less.

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

ATTACHMENT 22



WATER MANAGEMENT DIVISION / PUBLIC WORKS
2555 West Copans Road, Pompano Beach, Florida (954) 831-0751

July 30, 2024



Dawn Teetsel, Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

via email: dteetsel@broward.org

SUBJECT: Orangebook Golf Course
Land Use Plan Amendment PC 24-8

Dear Ms. Teetsel:

The information in the above-captioned proposed land use plan amendment (LUPA) for drainage is essentially correct. However, I would offer these comments for clarification.

D.2. The amendment site is under the permitting jurisdiction of South Florida Water Management District and Broward County Environmental Engineering. However, the local drainage district and drainage system operator is the City of Hollywood.

D.6. Verification for this item should come from the City of Hollywood.

Our office has no objection to this LUPA.

Sincerely,

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

Susan Juncosa, Natural Resources Specialist
Water and Wastewater Services/**WATER MANAGEMENT DIVISION**
2555 West Copans Road, Pompano Beach FL 33069
OFFICE: (954) 831-0778 MOBILE: (954) – 551-3506
E-MAIL: sjuncosa@broward.org FAX: (954) 831-3285