



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]

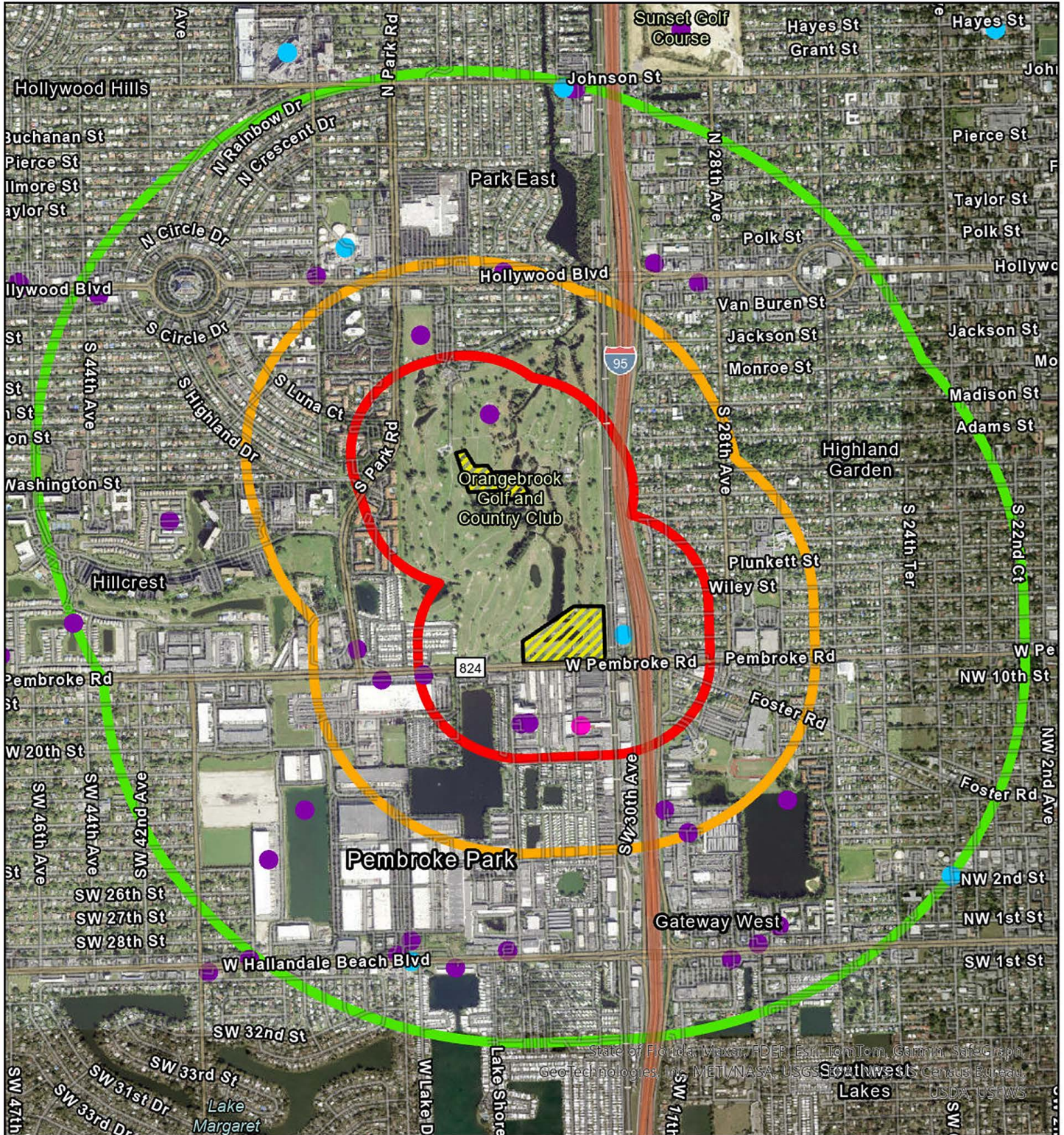
The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water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

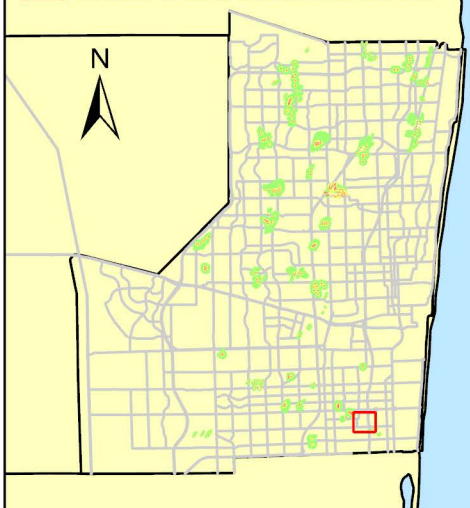
Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Soprema Acquisition Company	1904 SW 31ST AVE, Pembroke Park, FL 33009	2952 - Asphalt Felts and Coatings	Hazardous Material 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)



State of Florida, Maxar, BCPA, BCGIS

Urban Broward County
Location of Land Use Amendment Site



0 0.1 0.2 Miles

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

Prepared by: PDurius

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

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.

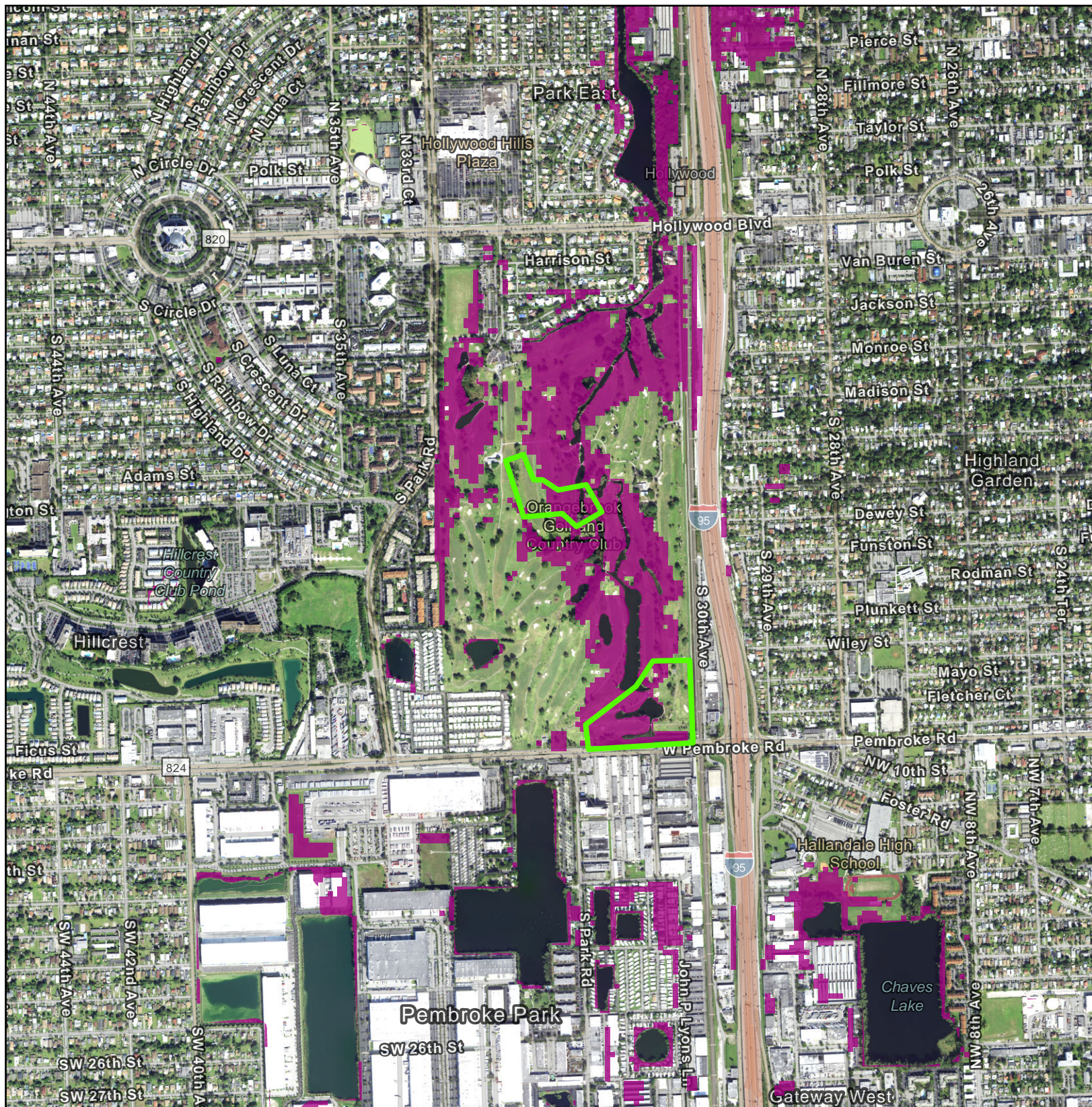
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Completed by: Linda Sunderland, PWS
RED / Environmental Permitting Division

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



**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)

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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 an increase of 72.9 percent impervious surface on the property, which is the equivalent of an increase of 17.27 acres of impervious surface 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).



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

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.



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

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

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.



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



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

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. Cuniff, AICP, Planning Section Supervisor at 954-357-5657 or hcuniff@broward.org.

cc: Darby Delsalle, AICP, Assistant Director, Urban Planning Division
Heather Cuniff, 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



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

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

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 2
DRAFT
TRAFFIC ANALYSIS - Peak
PC 24-8

Prepared: July 26, 2024

INTRODUCTORY INFORMATION

Jurisdiction: City of Hollywood

Size: Approximately 23.7 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation:	Recreation and Open Space
Potential Development:	Public golf course
Trip Generation Rate:	"ITE Equation (430) Golf Course"*
Total P.M. Peak Hour Trips:	9 peak hour trips

Potential Trips - Proposed Land Use Designations

Proposed Designations:	16.6 acres of Irregular (45.2) Residential 7.1 acres of Commercial Recreation
Potential Development:	750 dwelling units 175 room hotel with 15,000 square foot country club
Trip Generation Rates:	"ITE Equation (222) Multifamily Housing (High-Rise)" "ITE Equation (310) Hotel"
Total P.M. Peak Hour Trips:	300 + 105 = 405 peak hour trips

<u>Net P.M. Peak Hour Trips</u>	<u>+ 396 peak hour trips</u>
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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.

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual – 11th Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.