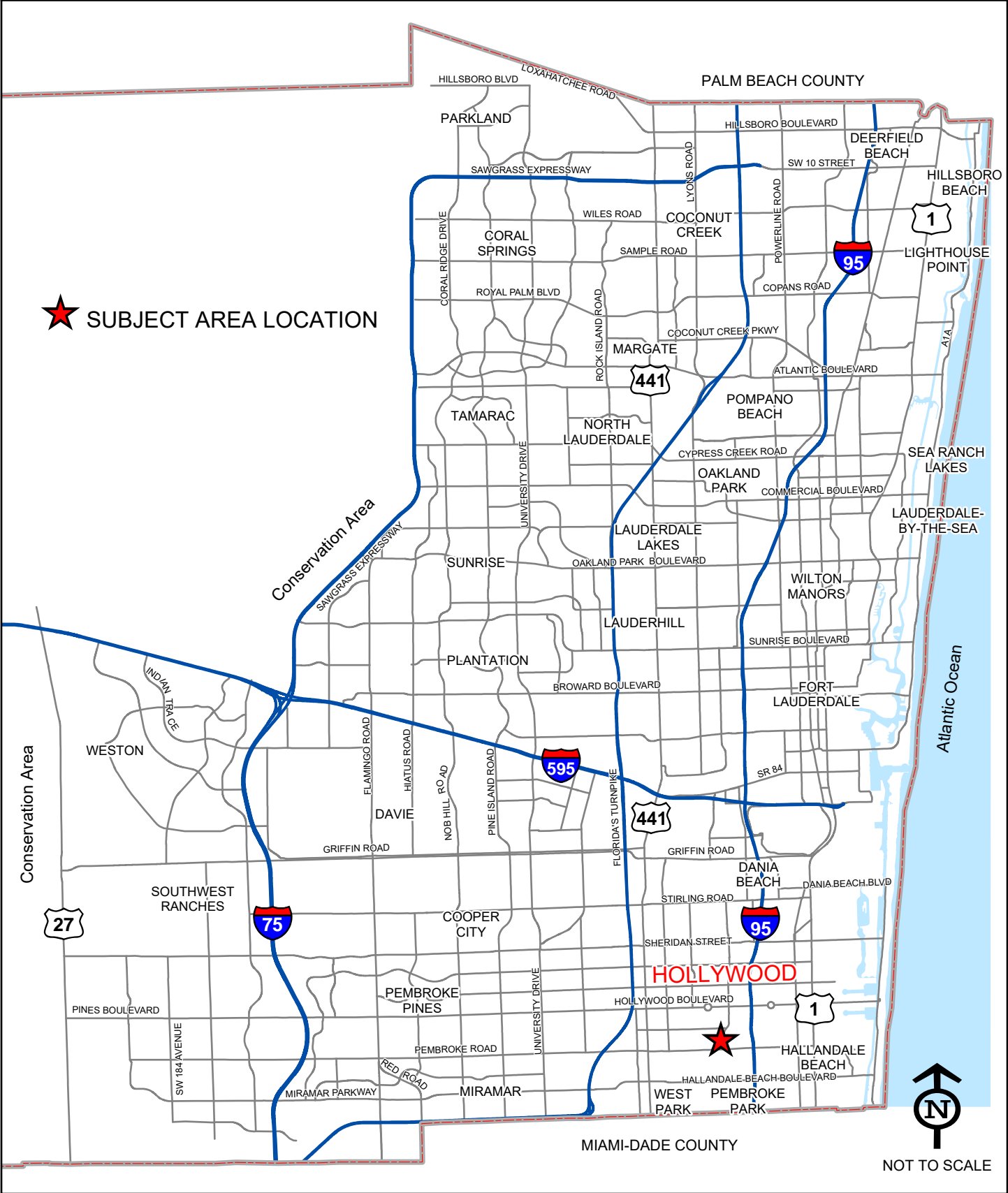


BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
GENERALIZED LOCATION MAP
AMENDMENT PC 24-7



NOT TO SCALE

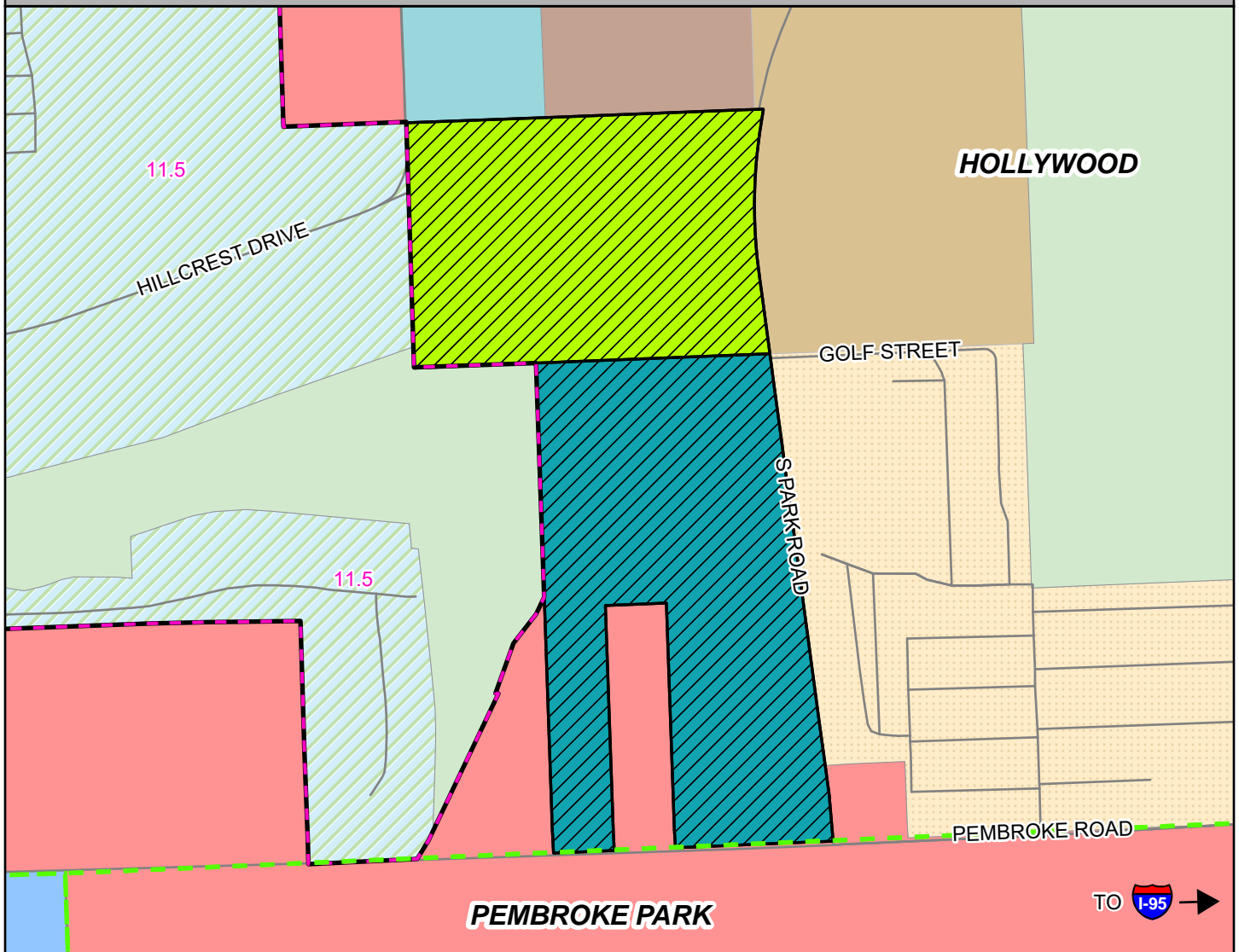
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 24-7



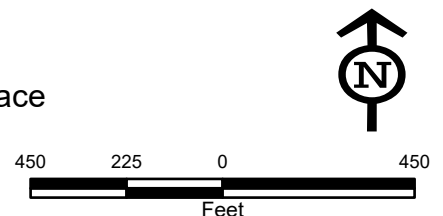
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 24-7

Current Land Uses: 14.8 acres of Commercial Recreation and 19.2 acres of Community

Gross Acres: Approximately 34.2 acres



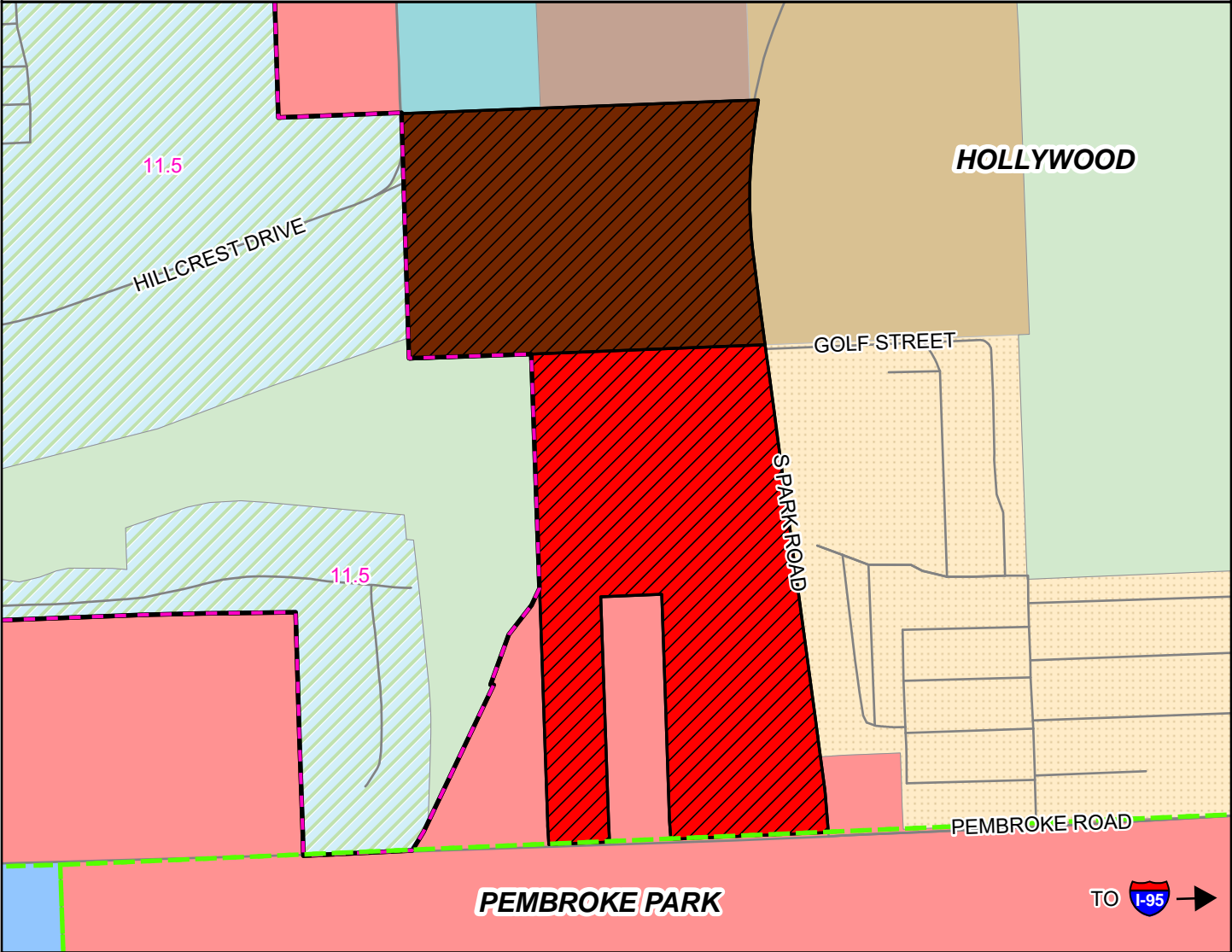
- | | |
|------------------------------|---------------------------|
| Site | Irregular Residential |
| Municipal Boundary | Activity Center |
| Dashed-Line Area | Commerce |
| Medium (16) Residential | Recreation and Open Space |
| Medium-High (25) Residential | Commercial Recreation |
| High (50) Residential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



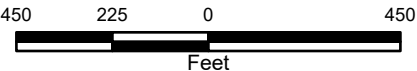
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 24-7

Proposed Land Uses: 14.8 acres of High (50) Residential and 19.2 acres of Commerce

Gross Acres: Approximately 34.2 acres



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



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 24-7
(HOLLYWOOD)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

October 15, 2024

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval subject to the applicant’s voluntary commitment to restrict 15% of the proposed dwelling units as affordable housing units at the “moderate-income” level or below (up to 120% of median income) for a minimum of 30 years. See Attachment 9.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, the applicant’s confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with a residential use is recognized. See Attachments 7 and 8.

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

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

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

October 15, 2024

(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 (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

October 24, 2024

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 12-0: Abramson, Brunson, DiGiorgio, Fisher, Hardin, Horland, Newbold, Railey, Rosenof, Werthman, Zeman and Gomez)

III. County Commission Final Action

December 10, 2024

Approved per Planning Council public hearing recommendation.

INTRODUCTION AND APPLICANT'S RATIONALE

- 11 - 1

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

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

B. Planned Uses:	North: Community, High (50) Residential and Medium-High (25) Residential
	East: Medium-High (25) Residential, Medium (16) Residential and Commerce
	South: Commerce and Recreation and Open Space
	West: Commerce, Recreation and Open Space within a Dashed-Line Area and Irregular (11.5) Residential within a Dashed-Line Area

VI. Applicant/Petitioner

A. Applicant:	Park Road Development, LLC
B. Agent:	Pedro Gassant, Esquire, Holland & Knight, LLP
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: "The purpose of the land use plan amendment is to implement a mixed-use development for the property which will include a new City owned and operated Public Works Department offices and maintenance facility, as well as private residential and commercial development.

The Applicant/Developer was the successful proposer when the City of Hollywood issued a Request for Proposals in 2018 for redevelopment of the Property which was historically used as a landfill and for Public Works operations. Designated a brownfield, the Applicant/Developer and the City entered into a Public/Private Partnership ("P3") to redevelop the site into an asset for the community. This land use plan amendment is the first step in implementing the P3 agreed to by the City and Applicant.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

The proposed "High (50) Residential" and "Commerce" future land use designations are consistent with the Broward County Land Use Plan ("BCLUP"), including Strategy TR-1 (prioritizing new development and redevelopment including reference to the major transit corridors), Strategy MM- 2 (recognizing the linkages between transportation and housing), and Strategy EP-4 (providing recreation and open space that is compatible to the area and meets the needs of residents and visitors).

The property is ideally located for a mixed-use project of this type as it supports, provides, and integrates a range of residential uses (housing options) and non-residential uses (including employment-based uses) within a defined setting that will enhance the opportunities to utilize and achieve the aforementioned strategies. In addition, the increase in development can be supported by the area's existing public infrastructure including water, wastewater, transportation, parks and recreation facilities, stormwater, etc."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-7

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

II. Transportation & Mobility

The proposed amendment from the Community and Commercial Recreation land use categories to the Commerce and High (50) Residential land use categories is projected to **increase** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 212 p.m. peak hour trips. The Broward Metropolitan Planning Organization (MPO) Year 2045 Transportation Plan model analysis distribution of the additional p.m. peak hour trips indicates that the proposed amendment is projected to **significantly** impact the following roadway segment:

- An additional **113 p.m. peak hour trips (4.3% of capacity) on South Park Road, between Hollywood Boulevard and Pembroke Road.**

However, this link is projected to operate at an acceptable level of service (LOS) “D,” with or without the subject amendment. Therefore, the proposed amendment **is not projected to adversely impact** the operating conditions of the regional transportation network. See Attachment 2.

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. Planning Council staff utilizes this significance threshold for several reasons, including a) per Policy 2.14.9 of the BrowardNext – Broward County Land Use Plan, 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, b) 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, and c) recognition that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County traffic concurrency mitigation provisions, which is assessed at the plat/site planning stage.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

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

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

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service as well as community bus service, is provided within a quarter mile of the proposed amendment site. In addition, the BCT report identifies planned Transportation Surtax transit improvements to the county routes serving the amendment site such as shorter headways, increased span of service, and new service types. The BCT report also recognizes that increasing residential opportunities along existing transit routes will support the utilization of mass transit. Further, the BCT staff identifies that any proposed development will be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. The BCT report notes that existing or future bus stops located adjacent to or within the amendment site will be addressed during the development review process. See Attachment 3.

The Broward County Urban Planning Division (BCUPD) report recommends that redevelopment of the amendment site incorporate Complete Streets enhancements on-site, along adjacent roadways and connecting to site entrances. The BCUPD recommends wide, connected sidewalks, pedestrian-scale lighting, benches, playgrounds, covered breezeways, bicycle parking and lockers, and electric vehicle charging stations, as well as enhancing bicycle and pedestrian connections to future bus stops and the provision of safe circulation routes and school crossings for pedestrians and bicycles. See Attachment 4. The applicant has indicated it will consider implementing complete street recommendations during its site plan review process. See Attachment 8.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 22 additional students into Broward County Public Schools, consisting of 7 elementary school students, 11 middle school students and 4 high school students. The report further states that Orange Brook 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 six (6) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 5.

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

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-7

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 6.

II. Wetlands

The BCRED report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed amendment is not expected to have a negative impact on wetland resources. The BCRED report also identifies that any surface disturbing activities may require an Environmental Resource License. See Attachment 6. The applicant has indicated that it will ensure that all required licenses be obtained prior to engaging in any site disturbing activities. See Attachment 8.

III. Climate Resiliency & Sea Level Rise

The BCRED report states that projects within the proposed amendment area will require a Surface Water Management License which must meet permitted criteria for pre-vs-post analysis including for parking lot protection, attenuation and flood protection. The BCRED report also identifies the applicability of the future conditions map series in the redevelopment of the area for finished floor elevations, the current wet season water table and the future groundwater table elevations. See Attachment 6. The BCRED report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. However, BCRED staff encourages applicants to consider incorporating sea level rise and flood protection mitigation strategies in the redevelopment of the proposed amendment site, demonstrating that the project will not increase saltwater intrusion or areawide flooding, will not adversely impact groundwater quality, environmentally sensitive lands, or neighboring residential and non-residential developments, and that the subsequent development will be served by adequate stormwater management and drainage facilities. The BCRED also recommends incorporating strategies and recommended actions of the Broward County and Regional Climate Action Plans, including Healthy Community, Transportation, Natural Systems, Public Health and Sustainable Communities. See Attachment 6. The applicant will consider the recommended strategies and actions for implementation of the Broward County and Regional Climate Action Plans throughout the application, design, permitting and construction processes. See Attachment 8.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources

Contaminated Sites: The Broward County Environmental Permitting Division (BCEPD) report identifies that the proposed amendment site includes lands historically used as a landfill, incinerator and public works operation. Contamination related to metals such as lead, copper, nickel, arsenic and chromium have been well documented. In order to provide economic incentives for cleanup and redevelopment, the subject site has been designated Brownfield Area. As such, the proposed development will require an assessment and cleanup with either the Florida Department of Environmental Protection (FDEP) or the BCEPD in compliance with the applicable cleanup criteria of Chapter 62-780 of the Florida Administrative Code or with Section 27-356(d) of the Broward County Code prior to any site development. See Attachment 7. The applicant recognizes that site assessments, permits, cleanup and other authorizations must occur prior to development of the amendment site. See Attachment 8.

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 6. The applicant has acknowledged and indicated that it will obtain approval from the BCEPD prior to dewatering at the amendment site. See Attachment 8.

Tree Canopy: The BCRED report states that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Hollywood. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. See Attachment 6. The applicant has indicated it will comply with the City's tree preservation regulations. See Attachment 8.

Vegetation: The BCRED report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6. The applicant will remove all invasive vegetation as required. See Attachment 8.

Water Recharge: The BCRED report indicates that the proposed amendment could potentially result in no net change of impervious area. However, BCRED recommends that the proposed redevelopment 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 fulfilling the goal of water recharge into the aquifer. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

The applicant has indicated that they will consider designs that seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity. See Attachment 8.

Air Quality: The BCRED report states that the proposed amendment will have a moderate impact on air quality and recommends that the development include measures to support alternative methods of transportation, such as transit, ridesharing, alternative fuel vehicles and bicycle and pedestrian amenities. See Attachment 6.

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 6.

V. Historical/Cultural Resources

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

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-7

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 740 dwelling units to be permitted by the BCLUP. In this regard, a voluntary commitment was submitted to designate at least 15% of the total number of dwelling units as moderate-income affordable housing (up to 120% of median income) for a period of 30 years. Therefore, the proposed amendment is in compliance with Policy 2.16.2. See Attachment 4. The applicant has submitted a draft Declaration of Restrictive Covenants to memorialize its voluntary commitment regarding affordable housing. See Attachment 9.

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.

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.

The proposed amendment site is located adjacent to the Town of Pembroke Park. As such, Planning Council staff solicited comments from the adjacent municipality. The Town reviewed the proposed amendment and requests that the applicant and City of Hollywood mitigate any adverse impacts to Pembroke Road through proper signal timing and intersection improvements. See Attachment 10. Planning Council staff traffic analysis indicates no significant or adverse impacts to Pembroke Road. See Attachment 2.

The applicant held one (1) community meeting for homeowner's associations within proximity to the amendment site to present the proposed development plan. See Attachment 11 for a summary.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information (continued)

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 53 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-7

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Community and Commercial Recreation to Commerce and High (50) Residential would result in the addition of 19.4 acres of commerce use and 740 dwelling units. It is noted that the applicant is dedicating 15% of the proposed dwelling units as **affordable housing** at the moderate-income level or below (up to 120% of median income) for a period of 30 years. The applicant submitted a draft Declaration of Restrictive Covenants reflecting this commitment. See Attachment 9. Further, the applicant has indicated that in addition to the proposed mixed-income residential, the redevelopment of the property is a public-private partnership that will include new municipal offices and facilities as well as commercial development. Notably, redevelopment of the site will also include remediation of the existing brownfield resulting from the City’s former landfill use on a portion of the amendment site.

Development of the amendment site with a higher density multi-family residential use will serve to promote the transportation and housing connection recognized by the BCLUP and provide additional opportunities for employment and access to community services. The proposed amendment site is located in proximity to existing transit services, which the Transportation Surtax may further expand in the future, as well as primary transportation corridors, including Pembroke Road and Interstate 95. The amendment site is generally surrounded by single-family and multi-family residential, a hospital, offices, warehouses and retail uses.

Planning Council staff’s analysis finds the following:

- Based on information available, 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. See Attachment 1.
- Regarding anticipated impacts to the **regional transportation network**, the proposed amendment is projected to increase the net number of p.m. peak hour vehicle trips on the regional transportation network by approximately 212 p.m. peak hour trips. The Broward Metropolitan Planning Organization (MPO) Year 2045 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates a **significant impact** to South Park Road, between Hollywood Boulevard and Pembroke Road. However, this link is projected to operate at an acceptable level of service (LOS) “D,” with or without the subject amendment. Therefore, the proposed amendment is not projected to adversely impact the operating conditions of the regional transportation network. See Attachment 2.

PLANNING ANALYSIS (continued)

- Regarding impacts to **public schools**, the School Board of Broward County staff report states that the proposed amendment site is located within School District Planning Area “1,” which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.
- Concerning impacts to **natural resources**, the Broward County Environmental Permitting Division (BCEPD) report identifies that the proposed amendment site includes lands historically used as a landfill, incinerator and public works operation, and is contaminated with metals such as lead, copper, nickel, arsenic and chromium. As such, the subject site has been designated a Brownfield Area and will require an assessment and cleanup with either the Florida Department of Environmental Protection (FDEP) or the BCEPD prior to any site development. See Attachment 7. The applicant recognizes that site assessments, permits, cleanup and other authorizations must occur prior to development of the amendment site. See Attachment 8.

In conclusion, 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 subject to the applicant’s affordable housing voluntary commitment.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-7

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of September 2024
2. Broward County Planning Council Traffic Analysis of August 27, 2024
3. Broward County Transit Division Report of August 15, 2024
4. Broward County Urban Planning Division Report of August 12, 2024
5. School Board of Broward County Consistency Review Report of August 7, 2024
6. Broward County Resilient Environment Department Report of August 14, 2024
7.
 - A. Broward County, Environmental Permitting Division Report of July 23, 2024
 - B. Broward County, AYDEN Environmental Report of July 2, 2024
8. Email correspondence from Pedro Gassant, Holland & Knight, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated September 26, 2024
9. Draft Declaration of Restrictive Covenants
10. Email Correspondence from Michael Vonder Meulen, AICP, Town Planning Consultant, Town of Pembroke Park, dated July 25, 2024
11. Community Outreach Meeting Summary provided by the Applicant
12. Broward County Parks and Recreation Division Report of August 15, 2024
13. Broward County Water Management Division Report of July 23, 2024

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 24-7

Prepared: September 2024

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, 0.1 gpd per square foot for commerce and commercial recreation uses and 0.2 gpd per square foot for community uses. The proposed amendment will result in a net increase of 0.18 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, 0.1 gpd per square foot for commerce and commercial recreation uses and 0.2 gpd per square foot for community uses. The proposed amendment will result in a net increase of 0.15 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, USA 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 current 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, 1 pound per 100 square feet for commercial recreation and community uses, and 4 pounds per 100 square feet for commerce uses. The amendment will result in a net increase in demand of 10,926 pounds per day or 5.5 tons per day (tpd) 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 may be required prior to any construction.

PARKS AND OPEN SPACE

The City of Hollywood has 746.23 acres in its parks and open space inventory. The 2045 projected population (180,453) requires approximately 541.36 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net 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 of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 24-7

Prepared: August 27, 2024

INTRODUCTORY INFORMATION

Jurisdiction: City of Hollywood

Size: Approximately 34.2 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designations

Current Designations: 19.4 acres of Community
14.8 acres of Commercial Recreation

Potential Development: 194,000 square feet of community use
148,000 square feet of commercial recreation use

Trip Generation Rate: “ITE Equation (730) Government Office Building”*
“ITE Equation (495) Recreational Community Center”

Total P.M. Peak Hour Trips: $619 + 374 = 993$ peak hour trips

Potential Trips – Proposed Land Use Designations

Proposed Designations: 19.4 acres of Commerce
14.8 acres of High (50) Residential

Potential Development: 194,000 square feet of commercial use
740 dwelling units

Trip Generation Rate: “ITE Equation (820) Shopping Center”
“ITE Equation (222) Multifamily Housing (High-Rise)”

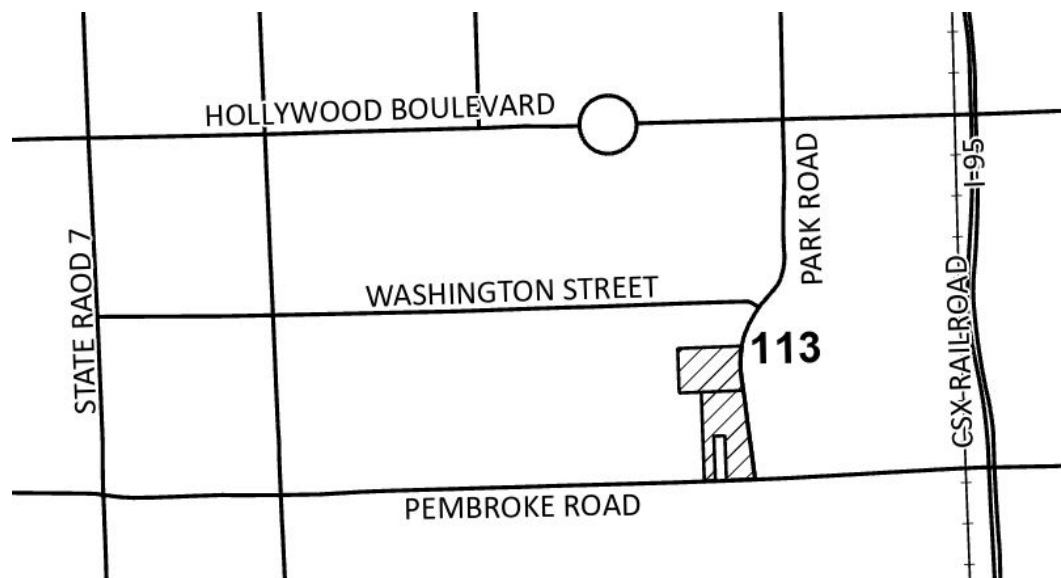
Total P.M. Peak Hour Trips: $909 + 296 = 1,205$ peak hour trips

Net P.M. Peak Hour Trips **+ 212 peak hour trips**

*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.

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. Park Road	Pembroke Road to Hollywood Boulevard	2,318	2,628	D

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

Roadway	Segment	Volume	Capacity	LOS
1. Park Road	Pembroke Road to Hollywood Boulevard	2,431	2,628	D

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 212 p.m. peak hour trips at the long-term 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 MPO model analysis distribution indicates that the proposed amendment would significantly impact one (1) roadway segment, Park Road, between Pembroke Road and Hollywood Boulevard, which is currently operating at and projected to operate at an acceptable level of service (LOS) “D” with or without the additional trips generated by the proposed amendment.

ATTACHMENT 3



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 15, 2024

Huda Ashwas, Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – Park Road, Hollywood, FL - Transit
Verification Letter

Dear Ms. Ashwas,

Broward County Transit (BCT) has reviewed your correspondence dated July 17, 2024, regarding the proposed LUPA for Park Road, folio IDs 514220000040, 514220000140, 514220000170, 514220000150, in 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 Routes 5, 15, 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 SATURDAY SUNDAY	5:36 A.M. – 10:25 P.M. 6:45 A.M. – 10:06 P.M. 8:00 A.M. – 8:53 P.M.	46 Minutes 49 Minutes 62 Minutes
BCT Route 15	WEEKDAY	5:50 A.M. – 10:09 A.M. 2:50 P.M. – 7:09 P.M.	65 Minutes
Hallandale Beach 3 - Route 733	WEEKDAY SATURDAY	7:00 A.M. – 7:01 P.M. 7:00 A.M. – 7:03 P.M.	36 Minutes 36 Minutes

BCT can accommodate additional transit demand generated by the amendment site with fixed route bus services as shown above.

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 services like Light Rail Transit (LRT), Bus Rapid Transit (BRT), High Frequency Bus (HFB), Commuter Rail, and Demand-Response. The development of subject property will support the utilization of transit services by increasing the residential opportunities and availability and access to these 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

ATTACHMENT 4



DATE: August 12, 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: 2024.08.15
16:22:18 -04'00'

SUBJECT: *PC 24-7: Park Road Development (Hollywood)*

The Broward County Urban Planning Division (UPD) staff reviewed proposed amendment PC 24-7. The proposed amendment site is in the City of Hollywood involving approximately 34.2 acres currently designated as Community and Commercial Recreation uses. The amendment proposes:

Current Designation: 19.4 Acres Community
14.8 Acres Commercial Recreation

Proposed Designation: 19.4 Acres Commerce
14.8 Acres High (50) Residential

Estimated Net Effect: Reduction of 14.8 Acres Commercial Recreation
Reduction of 19.4 Acres Community
Addition of 19.4 Acres Commerce
Addition of 740 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]

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 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 740 dwelling units. Therefore, Policy 2.16.2 applies to this project.

The applicant did not submit a current affordable housing analysis for the City of Hollywood with this application. However, according to the application, this request aligns with BCLUP strategies supporting sustainable funding sources to develop and/or rehabilitate affordable housing and with local comprehensive plan strategies ensuring a sufficient supply of affordable housing in the City of Hollywood.

The UPD staff notes that, 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 CRA collects from its annual TIF levied against the County. The County, in turn, will pay to the City an amount not to exceed 25% of the annual TIF amount for that year. It further states that the County agreed to pay to the City, in addition to any TIF amounts described above, \$1,849,373 at or soon after execution of the agreement and another \$1,750,000 in ten (10) equal installments (total \$17.5M) starting in 2027. All proceeds will go towards the City of Hollywood's affordable housing efforts.

Although the proposed BCLUP amendment permits up to 740 dwelling units, the applicant states that a maximum of 630 dwelling units will be constructed on this site and has committed to set aside 15% of the proposed 630 total units (or 95 units) as moderate income affordable housing (up to 120% AMI) for at least 30 years. The applicant is advised that the voluntary commitment limiting development to 630 dwelling units and designating 15% of the proposed units as affordable housing is subject to the execution and recordation of a separate agreement with Broward County, acceptable to the County Attorney's Office, which restricts 95 of the proposed 630 dwelling units as affordable housing units (up to 120% AMI) for a period of 30 years. Based on this, the UPD staff finds that this application is consistent with BCLUP Policy 2.16.2. and Administrative Rules Document, Article 5.

Redevelopment Analysis

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

Intergovernmental Coordination

The site 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 is generally located north of Pembroke Road in the southwest corner of South Park Road and Hillcrest Drive in Hollywood. The southern portion of the subject site is anticipated to contain the commercial portion of the mixed-use project. The residential uses will be on the northern portion, which is 0.25 miles from Pembroke Road and the bus routes. There are sidewalks on all sides of the subject site, but no bicycle facilities. Generally, the subject site is well served by transit (bus and rail), as well as near freeway interchanges.

School Proximity: Orange Brook Elementary is within walking distance and located on Washington Street, 0.8 miles west from northwest point of the subject site. Both McNicol Middle School and Hallandale High School are less accessible by foot or bicycle. They are both located east of I-95 and likelihood is that school bus transport is provided. McNicol MS is about 1.25 miles east of the subject site’s residential area, while Hallandale HS is an additional 0.25 miles south of the middle school. If no bus is provided, students must cross at least one major road in addition to crossing at least one freeway ramp intersection and going under I-95 at the underpass. 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 is located on Pembroke Rd less than half a mile west of the southern portion of the subject site. The back entrance to Memorial Regional Hospital South is across Hillcrest Drive from the northern edge of the subject property. The nearest library is Hollywood Branch at Hollywood Circle, two miles away and on the east side of I-95. The nearest retail centers are located one mile north of the site on Hollywood Boulevard, which include a Publix, Target and Walgreens.

Transit Service: The subject site is within comfortable walking distance (0.25 miles or less) of two bus routes that provide 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 operates with approximately 60-minute headways during the P.M. peak period. The southwestern most portion of the subject site abuts the Pembroke Road on the north side where there is a bus stop for BCT Route 5.
- *BCT Route 15* bus service zig zags north to south linking the Fort Lauderdale Airport Tri-Rail and County Line Road and SW 52nd Avenue, with additional stops at Fort Lauderdale Airport Tri-Rail, Stirling Road and US 441, Hollywood Boulevard and N 56th Avenue, Pembroke Road and SW 40th Avenue, Hallandale Beach Boulevard and SW 52nd Avenue, County Line Road and SW 52nd Avenue. Within proximity of the subject site, BCT Route 15 operates along South Park Road between Washington Street and Pembroke Road where it heads west and then again south. Route 15 operates with approximately 65-minute headways during the P.M. peak period and stops at the Memorial Regional South Hospital on Washington Street near the corner with South Park Road.

The nearest Tri-Rail commuter rail station is within 1.25 miles to the north on Hollywood Boulevard at I-95. Tri-Rail currently provides bicycle parking at some of its stations, as well as allows bicycles and smaller micro-mobility vehicles on the trains.

Parks: Earl Crawford Park, a passive park with walkways, is almost directly across from the northeastern corner of the site at Hillcrest Drive and South Park Road. It is the only park within a mile of the subject site. Other recreational opportunities are provided at the Orange Brook Elementary School, which may not be open to the public.

Broward County Staff Complete Streets Comments

The Application includes a conceptual site plan that shows building and parking locations, as well as some sidewalks. 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. Enhancing safe mobility options

has been found to get more people to choose active forms of mobility to travel short distances (a mile or less), while reducing avoidable crashes.

- Consider building a safe, continuous sidewalk or similar direct connection between the proposed residential buildings and the non-residential uses that will be built on the site. Plans show perimeter sidewalks around the residential buildings and a few connections to external sidewalks, but there are observable gaps in the concept plan between the onsite residential and non-residential uses. Adding more connections to external perimeter sidewalk would enhance connectivity to transit and off-site sidewalks for longer trips. Extending the sidewalks south to and through the non-residential portion of the project would also enhance connectivity. These features could reduce potential conflicts with non-resident vehicles.
- Consider connecting the parking garage to residential buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements and incentivize parking garage use, mitigating demand for closer in parking space.
- Include non-glare pedestrian-scale lighting, shade elements, and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.
- Collaborate with the City of Hollywood to increase safety at crossings in general and school crossings in particular, at the northern edge of the site on Hillcrest Drive.
- Collaborate with the City of Hollywood to provide more benches and play areas for young children, and additional lighting as needed, at the Earl Crawford Park. The park provides some opportunities for passive recreation, but no playgrounds nor facilities (fountains, bathrooms). Surrounding multifamily residential development would also benefit from these enhancements.
- Consider providing onsite EV charging for residents and employees.
- Consider providing building residents 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).

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

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

LAND USE

SBBC-3485-2022

County No:PC 24-7

Folio #: 514220000040, 514220000140, 514220040010, 514220000170, 514220000150

Park Road Land Use Plan Amendment

August 7, 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 CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
Date: August 7, 2024		Units Permitted	0	Units Proposed	740
Name: Park Road Land Use Plan Amendment		NET CHANGE (UNITS):		Existing Land Use:	Utilities and Commercial
SBBC Project Number: SBBC-3485-2022				Proposed Land Use:	High Residential (50)
County Project Number:		<u>Students</u>	<u>Permitted</u>	<u>Proposed</u>	<u>NET CHANGE</u>
Municipality Project Number:		Elem	0	7	7
Owner/Developer: City of Hollywood		Mid	0	11	11
Jurisdiction: Hollywood		High	0	4	4
		Total	0	22	22
				Current Zoning	Government Use
				Proposed Zoning:	Planned Development
				Section:	
				Township:	
				Range:	

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	
Orange Brook Elementary	830	913	684	-229		74.9%	
Mcnicol Middle	1,319	1,450	617	-833	-37	42.6%	
Hallandale High	1,819	1,819	1,048	-771	-30	57.6%	

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Orange Brook Elementary	684	-229	74.9%	697	675	676	672	666
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

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 1 - Elementary	18,745	11,674	-7,071	10,357	10,142	9,931	9,718	9,508
Area 1 - Middle	7,298	4,106	-3,192	3,638	3,567	3,496	3,424	3,352
Area 1 - High	9,074	7,047	-2,027	6,910	6,872	6,835	6,797	6,759

* See comments for additional Impacted Planning Area information

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	381	-244	381	381	381
Bridge Prep Academy Of Hollywood Hills	500	351	-149	351	351	351
Championship Acad Of Distinction @ Hollywood	600	332	-268	332	332	332
Paragon Academy Of Technology	500	138	-362	138	138	138
Somerset Academy East	500	187	-313	187	187	187
South Broward Montessori Charter School	348	165	-183	165	165	165

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information

School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

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

School(s)	Description of Capacity Additions
Orange Brook Elementary	There are no capacity additions scheduled in the ADEFP that will 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.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 6 - 10)

Capacity Additions for Planning Area 1	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 34.21-acre site is generally located north of Pembroke Road between S Park Road and S 37th Avenue in the City of Hollywood. The current land use designations for the site are Utilities and Commercial Recreation, which allows no residential units. The applicant proposes to change the land use designation to Activity Center to allow 740 high-rise residential units, which are anticipated to generate an additional 22 students (7 elementary, 11 middle, and 4 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2023/24 to 2027/28). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2023/24 school year are Orange Brook 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.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-3485-2022

Reviewed By:

8/7/2024

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

ATTACHMENT 6



RED Environmental Comments
PC 24-7
Page 1

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

For: Broward County Planning Council

Applicant: Park Road Development, LLC

Amendment No.: PC 24-7

Jurisdiction: City of Hollywood

Size: Approximately 34.2 acres

Existing Use: Municipal facilities and vacant

Current Land Use Designation: 19.4 acres of Community
14.8 acres of Commercial Recreation

Proposed Land Use Designation: 19.4 acres of Commerce
14.8 acres of High (50) Residential

Estimated Net Effect: **Reduction** of 14.8 acres of commercial recreation uses
Reduction of 19.4 acres of community uses
Addition of 19.4 acres of commerce uses
Addition of 740 dwelling units
[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]

Location: In Section 20, Township 51 South, Range 42 East; generally located on the northwest corner of Pembroke Road and South Park Road.

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).

Please see attached memo related to contamination issues at this Brownfield Area.

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 7/26/24)

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 no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

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 \(invasive.org\)](https://www.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. 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 seventeen (17) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the seventeen (17) facilities, ten (10) are hazardous material facilities, two (2) are storage tank facilities, and five (5) are facilities that have both hazardous materials and storage tanks. (PD 07/22/2024)

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 07/22/2024)

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 07/22/2024)

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 **212 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 are **no (0)** air permitted facilities located within half a mile of the proposed amendment site, meaning that there are no nearby facilities with any air quality complaints nor any facilities in the area with existing or potential odor or noise problems. (AR 8/12/24)

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. (7/19/2024)

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 7/19/2024)

<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.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with 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, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas within the PPA and states that Broward County shall 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.

The Resilient Environment Department asks that the Applicant strongly consider CCAP Actions not limited to Healthy Community (HC-26, HC-30, HC-31, HC-34), Transportation (T-46, T-50, T-54), and Natural Systems (NS-104, 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 Applicant should note that the groundwater maps have recently been updated and there is a new future conditions groundwater map (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation) that would need to be considered for the development of the stormwater management system.

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 85 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 no change of impervious surface on the property.

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

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: Park Road Development, LLC

Amendment No.: PC 24-7

Jurisdiction: City of Hollywood

Size: Approximately 34.2 acres

Existing Use: Municipal facilities and vacant

Current Land Use Designation: 19.4 acres of Community
14.8 acres of Commercial Recreation

Proposed Land Use Designation: 19.4 acres of Commerce
14.8 acres of High (50) Residential

Estimated Net Effect: Reduction of 14.8 acres of commercial recreation uses
Reduction of 19.4 acres of community uses
Addition of 19.4 acres of commerce uses
Addition of 740 dwelling units
[Zero (0) dwelling units currently permitted by the Broward
County Land Use Plan]

Location: In Section 20, Township 51 South, Range 42 East; generally located on the northwest corner of Pembroke Road and South Park Road.

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?* No

B. *Describe extent (i.e. percent) of wetlands present on subject property.*

C. *Describe the characteristics and quality of wetlands present on subject property.*

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? Yes*

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 no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

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.org/invasive.org).

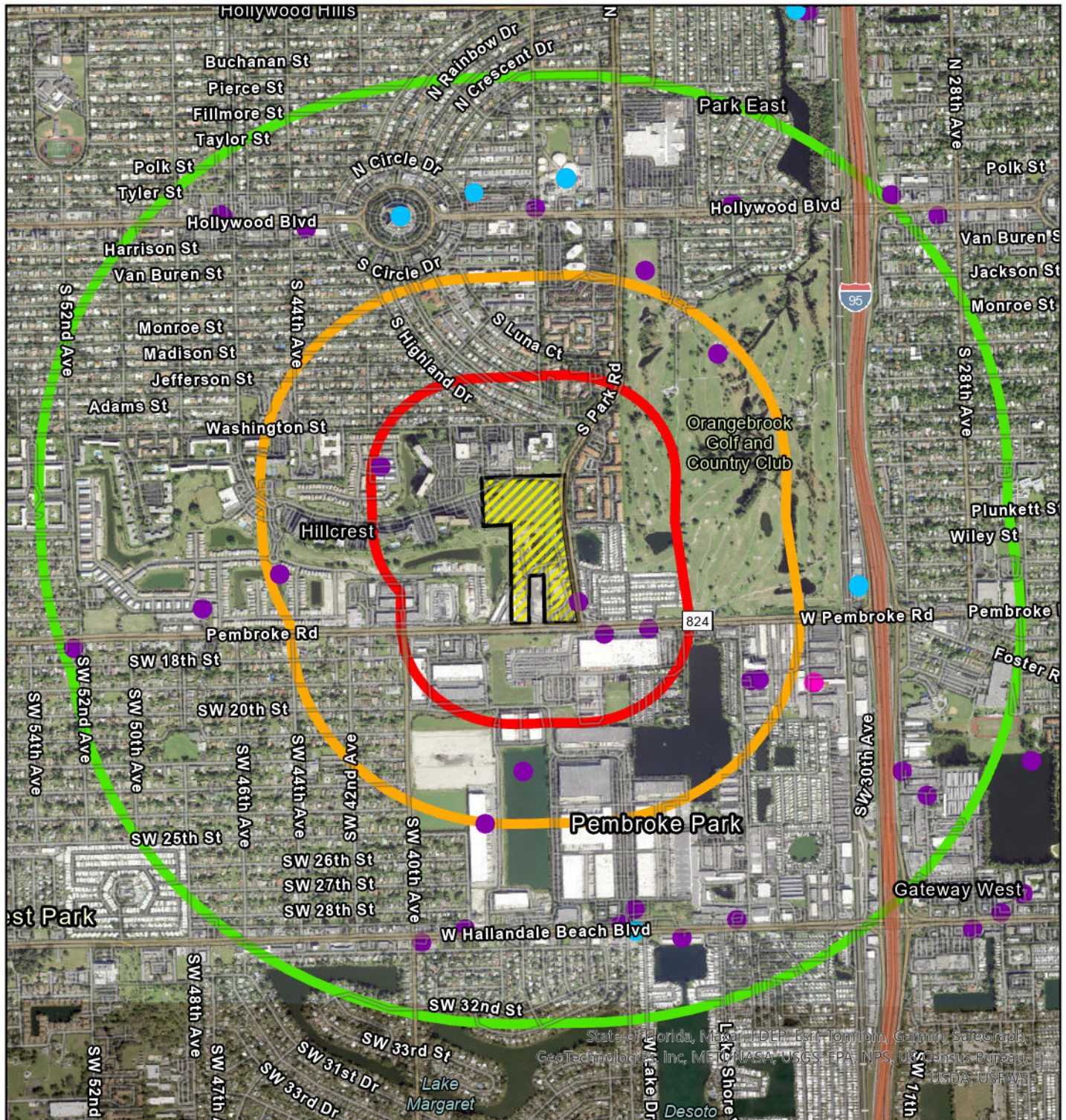
Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental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

Completed by:

Linda Sunderland PWS

Environmental Program Supervisor

Broward County Land Use Plan Proposed Amendment 24-7



Legend

- Air Sites
- Contaminated Sites
- Solid Waste Facilities
- Proposed Site
- Quarter Mile Buffer
- Half Mile Buffer
- Full 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 7/25/24
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
Verizon Wireless - Hillcrest East	4200 HILLCREST DR, Hollywood, FL 33021	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
Coca-Cola Beverages Florida, LLC	3350 PEMBROKE RD, Pembroke Park, FL 33021	7538 - General Automotive Repair Shops	Hazardous Material
Memorial Regional Hospital South	3600 WASHINGTON ST, Hollywood, FL 33021	8062 - General Medical and Surgical Hospitals	Hazardous Material and Storage Tank
Sprint-Pembroke Park Cable Head	3924 PEMBROKE RD, Pembroke Park, FL 33023	4813 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material and Storage Tank
Bavarian Euro Performance	3929 PEMBROKE RD, Hollywood, FL 33021	7538 - General Automotive Repair Shops	Hazardous Material
Town of Pembroke Park Lift Station #19	3350 PEMBROKE RD, Pembroke Park, FL 33009	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
German Vehicles Service, Inc.	3841 PEMBROKE RD, Hollywood, FL 33021	7538 - General Automotive Repair Shops	Hazardous Material
Joe Dimaggio Children's Hospital	1005 N 35TH AVE, Hollywood, FL 33021	8062 - General Medical and Surgical Hospitals	Hazardous Material and Storage Tank
South Park Marathon/South Park Auto Repair	3325 PEMBROKE RD, Hollywood, FL 33021	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank
WKIS Main Transmitter Plant	3324 PEMBROKE RD, Pembroke Park, FL 33021	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Storage Tank
Hillcrest East No. 27, Inc.	3850 WASHINGTON ST, Hollywood, FL 33021	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
RM Auto Care Mobile Service	3973 PEMBROKE RD, Hollywood, FL 33021	7538 - General Automotive Repair Shops	Hazardous Material
City of Hollywood - Fleet Management	1600 S PARK RD, Hollywood, FL 33021	7538 - General Automotive Repair Shops	Hazardous Material and Storage Tank

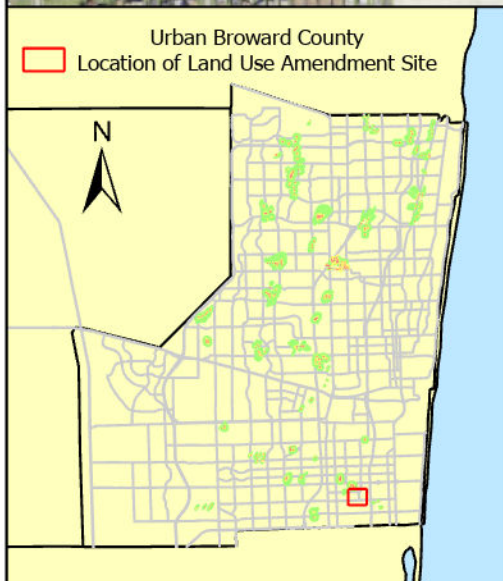
PC24-7 City of Hollywood (Park Road)

Auto Tech Japan	3625 PEMBROKE RD, #C-9, Hollywood, FL 33021	7538 - General Automotive Repair Shops	Hazardous Material
Racetrac - Pembroke Park #102	3996 PEMBROKE RD, Pembroke Park, FL 33020-8127	5541 - Gasoline Service Stations	Storage Tank
Hillcrest East No. 26, Inc.	4001 HILLCREST DR, Hollywood, FL 33021-7960	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
Broward County WWS Hollywood Interconnect (I3B8)	1600 S PARK RD, Hollywood, FL 33021	4941 - Water Supply	Hazardous Material

PC24-7 (Park Road) City of Hollywood



State of Florida, Maxar, Microsoft



Urban Broward County
Location of Land Use Amendment Site

0 0.1 0.2 Miles

Prepared on: 7/22/2024 10:39 AM

Prepared by: PDURIUS

Land Use Amendment Legend

ZONE

Wellfield Zone 1

Wellfield Zone 2

Wellfield Zone 3

★ SARA Title III Facility

0.25 Mile Buffer

Proposed Amendment Site

▲ Hazardous Material Facility

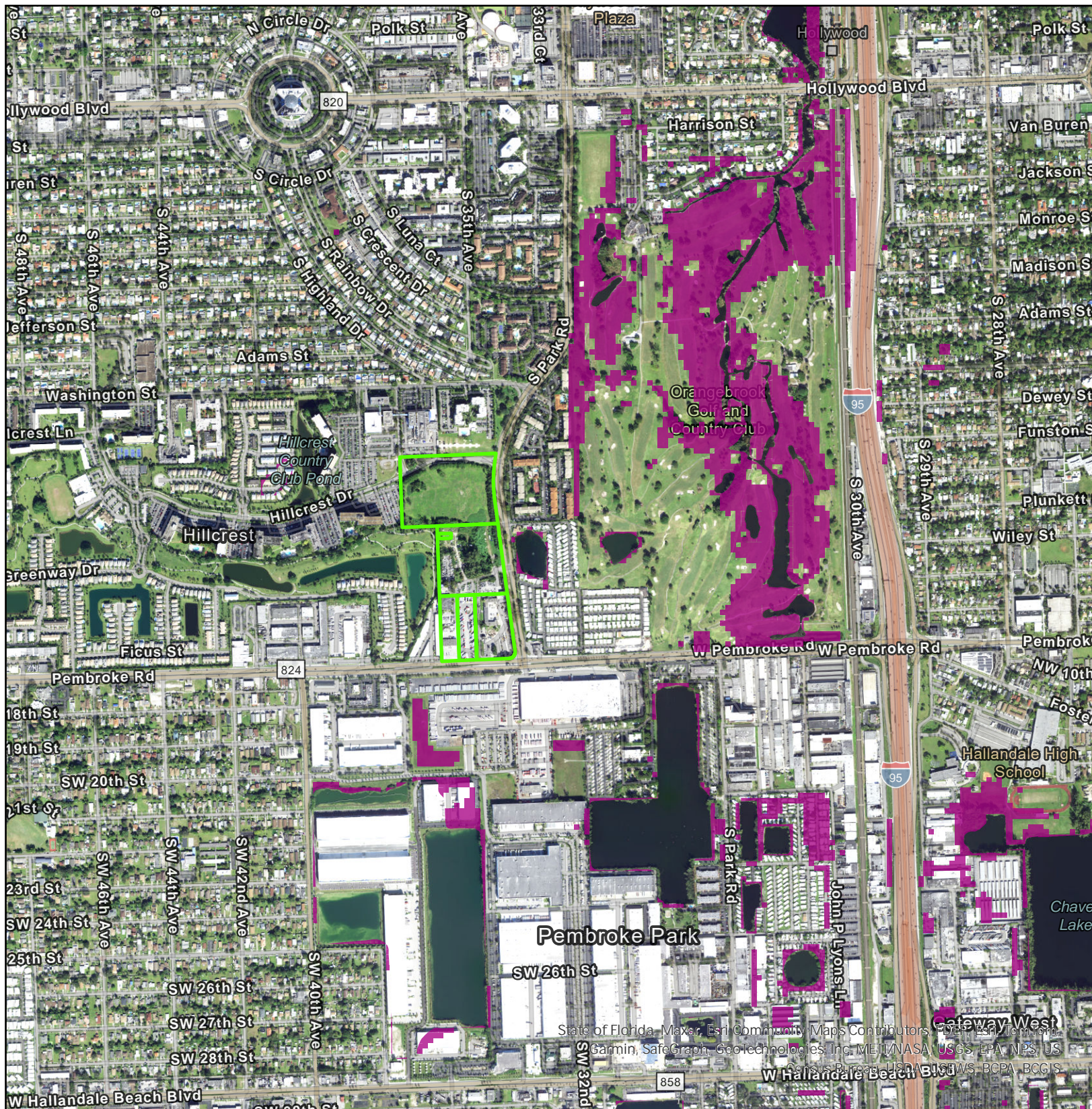
Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual 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 Land Use Plan

Proposed Amendment PC 24-7

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 (24-7 is located outside of a Priority Planning Area)

0 0.15 0.3 Miles

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

I. Information about the Proposed Amendment

For: Broward County Planning Council

Applicant: Park Road Development, LLC

Amendment No.: PC 24-7

Jurisdiction: City of Hollywood

Size: Approximately 34.2 acres

Existing Use: Municipal facilities and vacant

Current Land Use Designation: 19.4 acres of Community
14.8 acres of Commercial Recreation

Proposed Land Use Designation: 19.4 acres of Commerce
14.8 acres of High (50) Residential

Estimated Net Effect: Reduction of 14.8 acres of commercial recreation uses
Reduction of 19.4 acres of community uses
Addition of 19.4 acres of commerce uses
Addition of 740 dwelling units
[Zero (0) dwelling units currently permitted by the
Broward County Land Use Plan]

Location: In Section 20, Township 51 South, Range 42 East; generally located on the northwest corner of Pembroke Road and South Park Road.

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 85 percent or equal to 29.07 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 85 percent or equal to 29.07 acres.

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

No significant impacts to water recharge.

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 85 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 no change of impervious surface on the property.

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 new 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 and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Prepared by: Monica Pogonon, Broward County Natural Resources Division (08/14/2024).



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

ATTACHMENT 7.A.



MEMORANDUM

DATE: July 23, 2024

TO: Huda Ashwas, Planner, Broward County Planning Council

FROM: David Vanlandingham, P.E., Director, Environmental Permitting Division

EC: Lenny Vialpando, P.E., Director, Resilient Environment Department
Dawn Teetsel, Director of Planning, Broward County Planning Council

RE: **PC 24-7 (Park Road) City of Hollywood – Land Use Plan Amendment**
Former Hollywood Incinerator Ash Dump (HIAD)
ERIC_10269; Brownfield Area BF061102000

DAVID
VANLANDINGHAM
M

Digitally signed by DAVID
VANLANDINGHAM
Date: 2024.07.23 15:17:28
+04'00'

The Environmental Permitting Division has reviewed the *Site Development Process Memorandum* (a.k.a. “Environmental Analysis”), prepared by AYDEN Environmental and submitted with the referenced Land Use Plan Amendment Application to the Broward County Planning Council. The Division agrees with the historical narrative and contamination characterization summary provided by the Environmental Analysis.

Contamination related to metals such as lead, copper, nickel, arsenic, and chromium has been well documented at the Hollywood Incinerator Ash Dump (HIAD) since the United State Environmental Protection Agency began site assessment investigations in 1985. The Florida Department of Environmental Protection (FDEP) currently has jurisdictional oversight of any assessment and cleanup activities at the HIAD. Since 2005, Broward County has been in discussion with the FDEP and the City of Hollywood regarding future cleanup and redevelopment of the HIAD.

On July 13, 2011, the City of Hollywood designated an area of 30.72 acres encompassing the HIAD as a Brownfield Area to provide economic and liability protection incentives for potential cleanup and redevelopment. The applicant for this specific Land Use Amendment, Mr. Eric Metz for Park Road Development, LLC, has been meeting with me and other representatives of EPD since October 2020 to discuss the potential redevelopment of this site for multi-family residential purposes. The redevelopment of this site will likely require further assessment, contaminated soil management, and engineering controls paired with deed restrictions as allowed by the applicable cleanup criteria of Chapter 62-780, Florida Administrative Code. Other special permitting considerations, as noted in the Environmental Analysis, will be applicable to the project for stormwater and landfill gas management.

The applicant may choose to move forward with assessment and cleanup either with the FDEP or Broward County EPD possessing jurisdictional oversight. For Broward County EPD to have jurisdiction, the applicant would need to voluntarily obtain an Environmental Assessment and Remediation License under Section 27-356(d), Broward County Code. The applicant may also execute a Brownfield Site Rehabilitation Agreement with Broward County EPD, as the delegated Local Program, to access financial and liability incentives related to the Brownfield Program; the FDEP has no objection to this course of action.

If you have any questions regarding this Memo, please contact me directly at (954) 519-1478 or dvanlandingham@broward.org.

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Tim Ryan • Michael Udine
www.broward.org

**SITE DEVELOPMENT PROCESS MEMORANDUM****Hollywood Park Road, Hollywood, Florida****TO: Eric Metz: Manager, Park Road Development, LLC****Date: July 2, 2024****Re: Anticipated Environmental Remedial Approach**

This memorandum presents a summary of the anticipated environmental remediation steps needed to satisfy Broward County and FDEP concerns related to existing environmental issues prior to the anticipated development of the former Hollywood Incinerator / Ash Dump facility and current City Public Works compound located at 1600 Park Road, Hollywood, Florida (the "Site").

The Hollywood Park Road Redevelopment project comprises five parcels (North, Middle, West, Southeast, and Southwest) that encompass 30.73 acres. Most of the North, West, and Middle Parcels were a rock quarry that was used by the City of Hollywood for disposal of general trash and for ash from a municipal incinerator on the two southern parcels. The North, West, and Middle Parcels are currently unused. The Southeast and Southwest Parcels are currently used by the City of Hollywood Department of Public Works for vehicle fleet storage, maintenance and fueling.

The historical use of these parcels as an uncontrolled landfill and for public works operations has caused the soil and groundwater to be affected by various contaminants. The Florida Department of Environmental Protection and the City of Hollywood have designated the Site to be a Brownfield Site.

Groundwater: Due diligence activities conducted by Ayden Environmental (Ayden) during the past year have verified prior groundwater assessment efforts onsite with the documented presence of metals (arsenic and lead) within the northern portion of the Site (former landfill). A total of 13 shallow groundwater monitoring wells (MWs) and 2 intermediate groundwater MWs were installed across the Site to evaluate current groundwater quality (**Sheet 1**). Groundwater samples were collected from these 15 MWs during 4 quarterly events in December 2020, March 2021, June 2021, and September 2021. **Table 1** summarizes the December 2020 event, while **Table 2** summarizes the metals exceedances across the four quarters of groundwater monitoring.

On February 1, 2022, Ayden conducted an evaluation of groundwater quality proximal to the operating City of Hollywood fueling station located along the eastern side of the Site. Seven existing MWs were sampled for petroleum products at that time. The results identified potential petroleum impacts. Due to doubts as to the viability and quality

of the existing MWs, Ayden installed three replacement MWs associated with the fueling station underground storage tanks and sampled those new MWs on February 17, 2022. The existing and newly installed MWs are depicted on **Sheet 2**. No detectable concentrations of petroleum constituents were detected during the confirmatory sampling event.

Landfill Vapor: Soil vapor testing was completed on June 14, 2021, by Ayden across the Site with elevated levels of landfill gas (methane) documented within the central portion of the former landfill (North parcel). **Sheet 3** depicts the 10 vapor test wells installed at the Site and their respective methane concentrations which confirm elevated methane within the former landfill interior at V-6 and V-7 above the 5 percent by volume management criteria.

Soil: In September and November 2021, Ayden conducted soil sampling along the northern and southern edges of the previously documented solid waste landfill located onsite. Ayden also evaluated specific areas of the Site central region and portions of the southern Site boundaries for the suitability to locate stormwater pond locations within the proposed Site development plan. **Sheet 4** depicts the seven areas where Ayden focused their soil sampling effort. **Sheets 5-11** identify the soil boring (SB) locations within each sampling area. In addition to solid waste documented by Ayden and prior investigations in the North, West, and Middle Parcels beneath the existing landfill cap at thicknesses varying between 2-15 ft, Ayden documented elevated concentrations of metals (arsenic, chromium, and lead) and residual petroleum impacts in the soil primarily within the northern portion of the Site. Applicable Residential Direct Exposure Soil Cleanup Target Levels (R-SCTLs) were exceeded for material within the northern portion of the Site primarily beneath the two ft engineering cap for the former landfill. The City Public Works land use portion of the Site did not identify soil impacts in excess of applicable Commercial SCTLs (C-SCTLs). **Table 3** through **Table 10** summarize the constituents detected during this effort for Areas 1 through Area 7, respectively. Ayden also evaluates the unsaturated soil at nine areas of concern (AOCs) identified by prior consultants associated with former City public works operations at the Site. These include former septic tanks and vehicle wash areas. **Table 11** summarizes the results of this testing which did not identify any constituents of concern (COCs) at any of the former AOCs onsite.

Proposed Land Use: The most recent development plan (**Sheet 12 – June 4, 2024**) intends on multi-story residential structures within the North and West Parcels. The Middle Parcel will be lined dry retention for Site stormwater. The Southeast Parcel will be a convenience store and bank. The Southwest Parcel will be the City of Hollywood Public Works facility.

Proposed Remedial Approach: Within the proposed residential portion of the Site (the North and West Parcels), the proposed structures would be built above the existing landfill utilizing an additional layer of clean fill on top of the existing engineering cap. This would allow the documented soil impacts to remain in place with no access. Contaminated soil and solid waste would only be encountered during structural foundation work and that material would be screened of solid waste and characterized for onsite use or offsite disposal depending on the analytical results. All solid waste

encountered would be transported offsite for disposal. Groundwater use would be prohibited, and all stormwaters would be collected and transported to the central dry retention areas of the Site. All building foundations would be constructed with vapor collection and control systems to protect public health and safety from potential explosion hazards associated with methane gas.

The proposed dry retention areas for the Site would be within the Center Parcel and would be lined, preventing leaching into the underlying soils. Any stormwater overflow from these dry retention areas would be directed to the onsite surface water body within the Southeast Parcel. All soils generated during the construction of the dry retention areas would be screened of solid waste and characterized for onsite use or offsite disposal depending on the analytical results. All solid waste encountered would be transported offsite for disposal.

The North, West and Center Parcels would be deed restricted with a comprehensive system of engineering controls. Groundwater use would be prohibited, and all stormwaters would be collected and discharged to the Center Parcel dry retention area. The Southeast and Southwest Parcels would be deed restricted for Commercial use only and not require any additional soil remedial efforts. Groundwater use would be prohibited, and all stormwaters would be collected and discharged to onsite exfiltration trenches within these parcels of the Site already in place for the current City operations.



LEGEND

● MONITORING WELL LOCATION



DATE: NOVEMBER 2022
PROJECT NO.: 17-009
SHEET 2 OF 12

**HAIID FUEL STATION MONITORING WELL
LOCATION MAP**
17101 SW 200th St,
Miami, FL 33187

SHEET
2

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



DATE: NOVEMBER 2022

PROJECT NO.: 17-009

SHEET 3 OF 12

VAPOR WELL LOCATION MAP

FORMER HOLLYWOOD ASH DUMP
HOLLYWOOD, FL

SHEET

3

AYDEN Environmental



AYDEN Environmental

DATE: NOVEMBER 2022

PROJECT NO.: 17-009

SHEET 4 OF 12

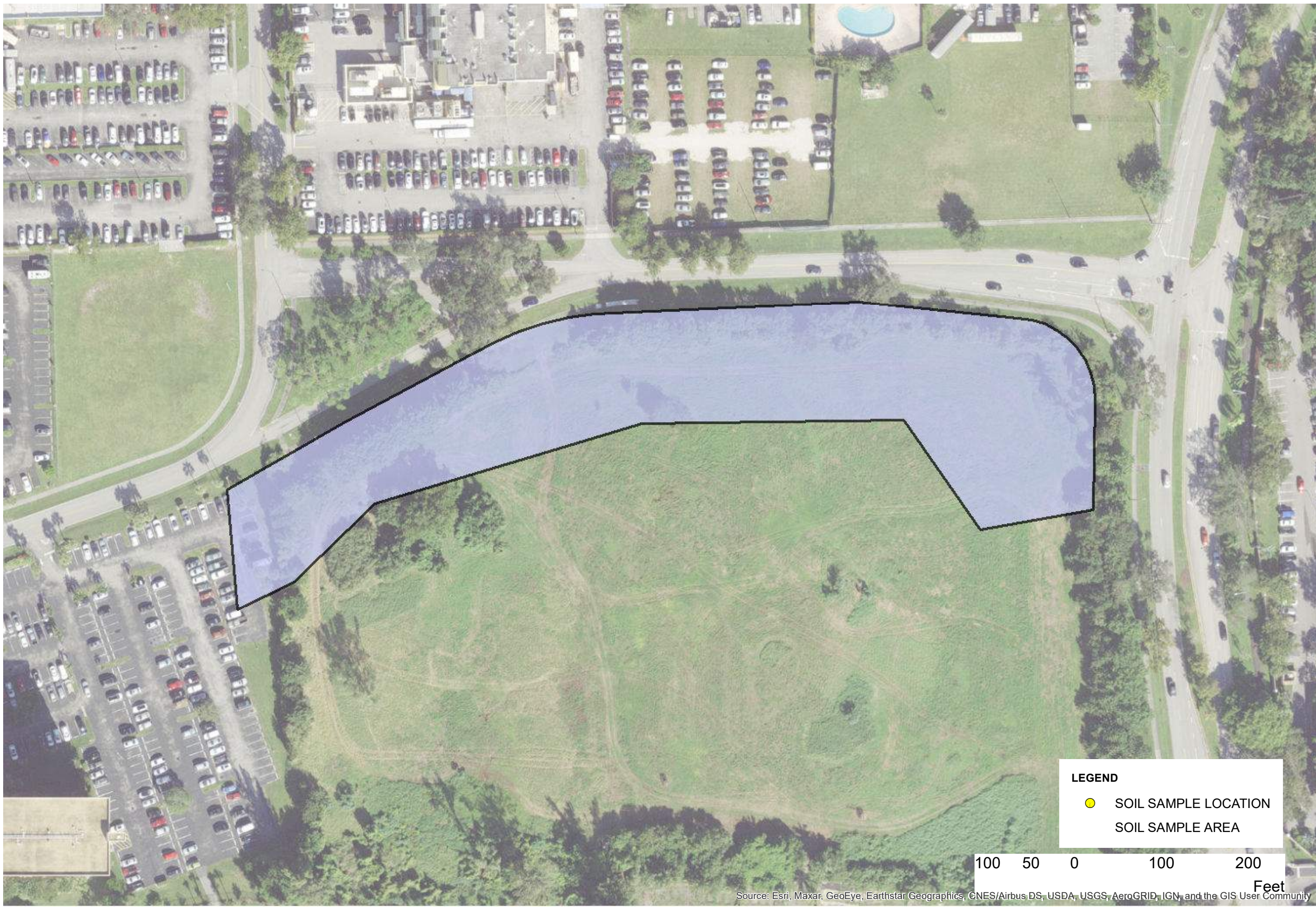
SOIL SAMPLE LOCATION MAP

17101 SW 200th St,
Miami, FL 33187

SHEET

4

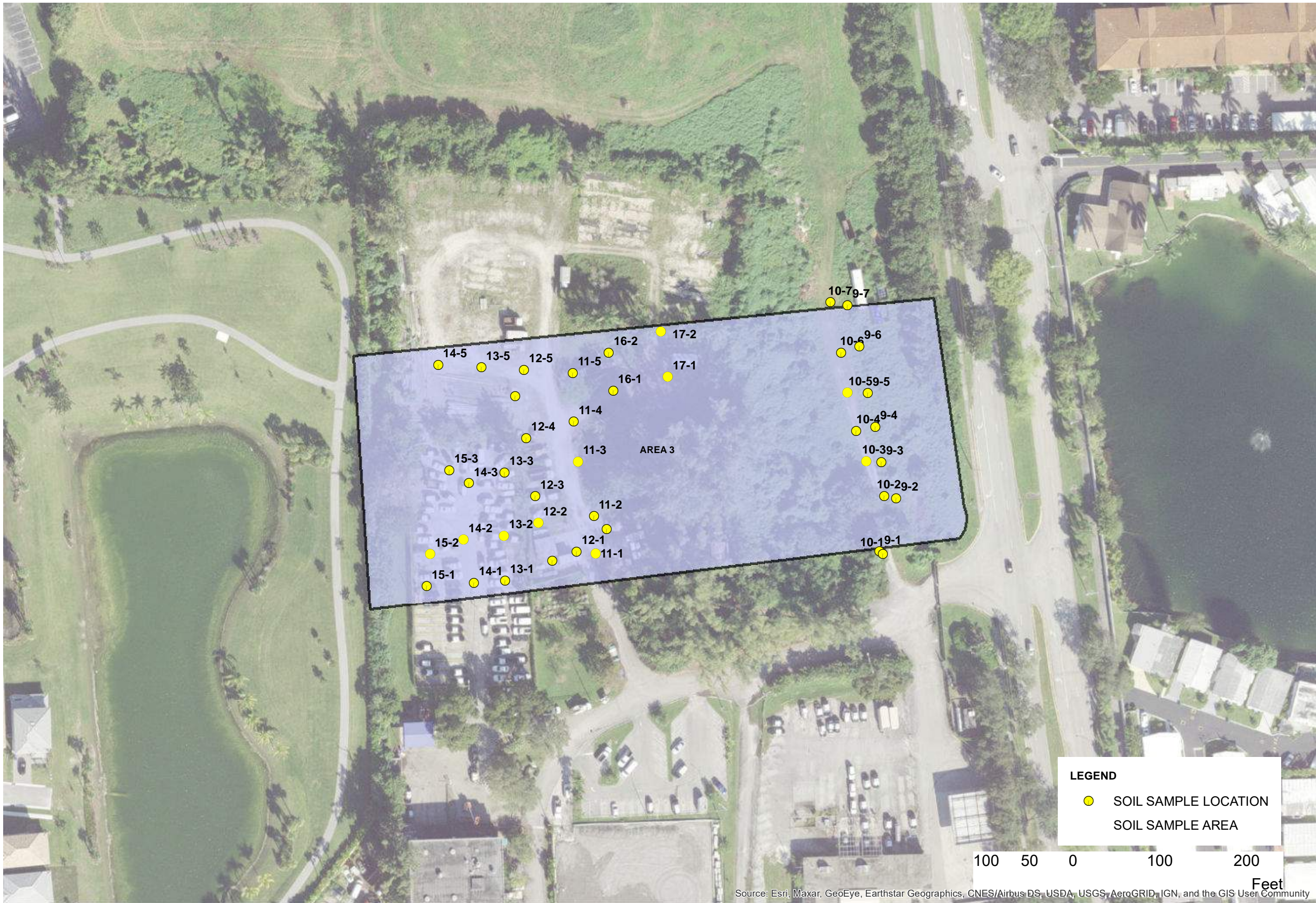




DATE NOVEMBER 2022
PROJECT NO.: 17-009
SHEET 6 OF 12

**SOIL SAMPLE LOCATION
AREA 2**
17101 SW 200th St,
Miami, FL 33187

SHEET
6



AYDEN Environmental

DATE: NOVEMBER 2022

PROJECT NO.: 17-009

SHEET 7 OF 12

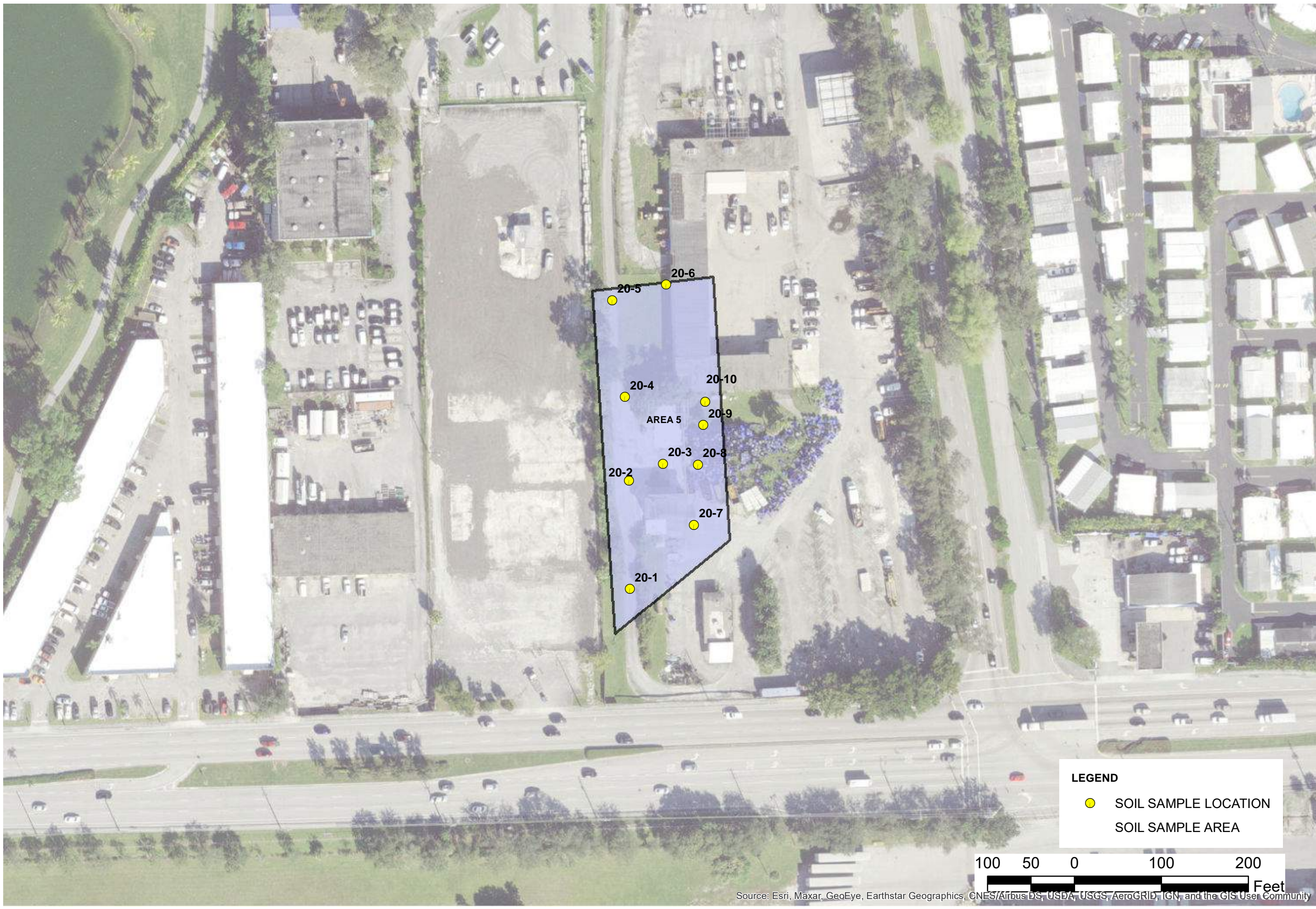
SOIL SAMPLE LOCATION
AREA 3

17101 SW 200th St,
Miami, FL 33187

SHEET

7





LEGEND

● SOIL SAMPLE LOCATION

SOIL SAMPLE AREA



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

DATE: NOVEMBER 2022

PROJECT NO.: 17-009

SHEET 9 OF 12

SOIL SAMPLE LOCATION
AREA 5

17101 SW 200th St,
Miami, FL 33187

SHEET

9



AYDEN Environmental

DATE: NOVEMBER 2022

PROJECT NO.: 17-009

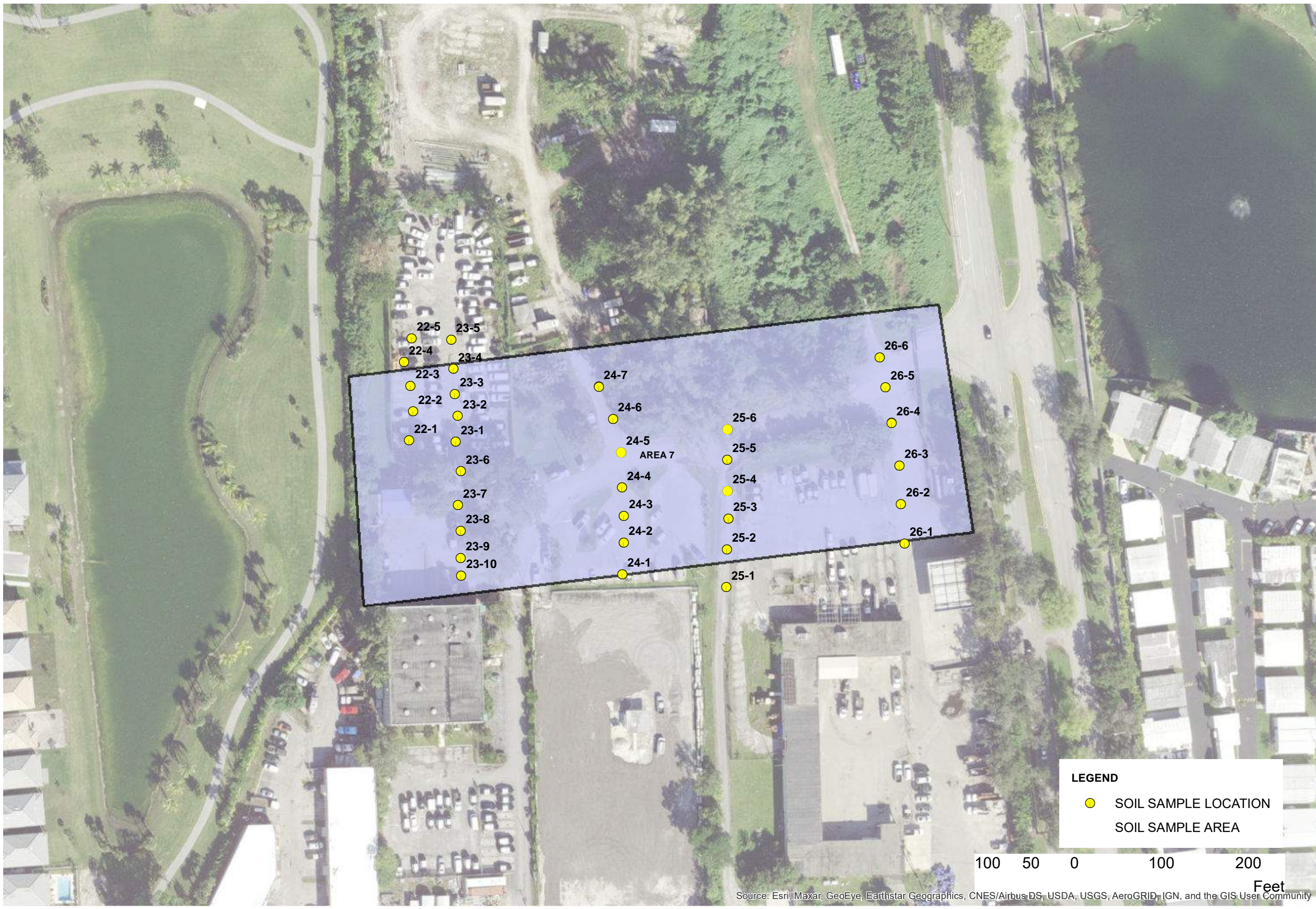
SHEET 10 OF 12

SOIL SAMPLE LOCATION
AREA 6

17101 SW 200th St,
Miami, FL 33187

SHEET

10



LEGEND

● SOIL SAMPLE LOCATION

SOIL SAMPLE AREA



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PARK ROAD | CONCEPTUAL SITE PLAN



Table 1: HAID Groundwater Analytical Data (December 20, 2020)

[illegible]

Table 2: HAID Groundwater Analytical Data - Metals

December 20, 2020	GCTLs	DW-1	DW-2	SW-1	SW-2	SW-3	SW-4	SW-5	SW-6	SW-7	SW-8	SW-9	SW-10	SW-11	SW-12
Metals EPA 6010															
Arsenic	10	<7.1U	<7.1	<7.1	<7.1	10.1	<7.1	49.3	26.2	<7.1	<7.1	<7.1	<7.1	<7.1	<7.1
Cadmium	5	<0.33U	<0.33	<0.33	<0.33	0.75 I	0.34 I	0.41 I	8.0	0.39 I	1.9	<0.33	<0.33	0.59 I	0.76 I
Chromium	100	5.8	6.5	6.3	6.3	60.7	55.0	51.2	85.1	43.0	30.5	9.3	21.2	88.0	74.0
Lead	15	20.4	8.2 I	21.6	11.4	98.2	252	225	944	50.0	275	<4.6	6.9 I	44.3	42.7

March 18, 2021	GCTLs	DW-1	DW-2	SW-1	SW-2	SW-3	SW-4	SW-5	SW-6	SW-7	SW-8	SW-9	SW-10	SW-11	SW-12
Metals EPA 6010															
Arsenic	10	7.1U	7.1U	7.1U	7.1U	7.1U	7.1U	7.1U	7.1U	7.1U	7.1U	7.1U	7.1U	7.1U	7.1U
Cadmium	5	NS	NS	NS	NS	NS	NS	NS	0.33U	NS	NS	NS	NS	NS	NS
Chromium	100	4.6 I	2.7 I	2.5 I	1.7U	1.7U	10.1	1.7U	2.8 I	6.1	26.6	1.7U	4.0 I	33.8	18.6
Lead	15	11.2	6.1 I	4.6U	4.6U	4.6U	37.5	4.6U	4.6U	4.6U	9.9 I	4.6U	4.6U	10.7	4.6U

June 13-14, 2021	GCTLs	DW-1	DW-2	SW-1	SW-2	SW-3	SW-4	SW-5	SW-6	SW-7	SW-8	SW-9	SW-10	SW-11	SW-12
Metals EPA 6010															
Arsenic	10	7.1U	7.1U	MW Destroyed	7.1U	7.1U	7.1U	256	7.1U	169	146	7.1U	7.1U	7.1U	7.1U
Cadmium	5	NS	NS		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Chromium	100	1.7U	5.8		1.7U	7.8	19.8	4.0 I	1.7U	2.2 I	2.0 I	1.7U	1.7U	1.7U	1.7U
Lead	15	4.6U	4.6U		4.6U	18.5	94.7	8.4 I	4.6U	4.6 U	4.6U	4.6U	4.6U	4.6U	4.6U

Sept 13-14, 2021	GCTLs	DW-1	DW-2	SW-1	SW-2	SW-3	SW-4	SW-5	SW-6	SW-7	SW-8	SW-9	SW-10	SW-11	SW-12	SW-13
Metals EPA 6010																
Arsenic	10	4.8 I	3.5 I	3.4U	10.4	4.6 I	163/55.5*	356/70.1*	13.2	10.2/13.3*	3.4U	5.5 I	3.4U	3.4U	3.4U	8.3 I
Cadmium	5	NS	NS	NS	NS	NS	NS	NS	1.5	NS	NS	NS	NS	NS	NS	0.33U
Chromium	100	5.5	2.1 I	4.2 I	5.1	3.4 I	9.2	2.0 I	5.4	4.0 I	22.8	16.3	1.7U	1.7U	1.7U	6.9
Lead	15	4.6U	4.6U	5.5 I	12.2	4.6U	26.7/1.3*	4.6U	46.2/29.9*	8.5 I	435/43.4*	253/0.22U*	4.6U	4.6U	4.6U	4.8 I

Notes:

* wells resampled for target analytes on October 6, 2021

ug/l - micrograms per liter

U - The reported value is below the laboratory MDL

The value preceding the U is the method detection limit for that compound

I indicates the concentration is between the laboratory MDL and practical quantitation limit (QL)

GCTL - Groundwater Cleanup Target Level per Chapter 62-777, F.A.C.

Red entry signifies concentrations exceeding applicable GCTL

-- Not sampled for targeted analyte

Table 3: HAID Soil Analytical Data - Area 1

[illegible]

Table 4: HAID Soil Analytical Data - Area 2

	R-SCTL	C/I-SCTL	L-SCTL	1-2A	1-5C	2-2B	2-4D	3-3B	3-4F	4-2F	4-4C	5-1B	5-3D	5-4F	6-2G	6-4B	7-1B	7-3D	8-1D	8-1G	8-3D	8-5B
Metals EPA 6010																						
Arsenic	2.1	12	**	0.69	2.9	1.1	0.44 I	4	12.2	1	2.5	3.9	2.9	2.6	9.8	10.8	0.86	7.5	8.1	1.8	0.81	3.5
Barium	120	130000	1600		18.6				80.8			686		59.4	135					23.6		
Cadmium	82	1700	7.5		0.24				1			0.034U		1.2	3.6					0.41		
Chromium	210	470	38		2.6				63.3			6		14.3	47.2					3.9		
Lead	400	1400	**	26	12.6	12.9	13.2	31.9	292	15.8	119	4.2	14.9	136	588	942	9.6	277	396	171	6.3	81.3
Selenium	440	11000	5.2		2.2				0.54U			1.4		2.5U	4.5U					0.34U		
Silver	410	8200	17		0.059U				1.3			0.076U		0.65	0.66					0.077 I		
Mercury EPA 7470																						
Mercury	3	17	2.1		0.022				0.44			0.0085 I		0.13	0.35					0.023		
SVOCs EPA 8270																						
Acenaphthene	2400	20000	2.1		0.020U				0.044 I			0.022U		0.020U	0.022U					0.017U		
Anthracene	21000	300000	2500		0.0058U				0.0074 I			0.0063U		0.0057U	0.011 I					0.0049U		
Benzo(a)anthracene	#	#	0.8		0.0057U				0.073			0.0062U		0.017 I	0.044 I					0.0092 I		
Benzo(a)pyrene	0.1	0.7	8		0.011U				0.08			0.011U		0.016 I	0.053					0.0090U		
Benzo(b)fluoranthene	#	#	2.4		0.011U				0.12			0.012U		0.024 I	0.069					0.0096U		
Benzo(g,h,i)perylene	2500	52000	32000		0.011U				0.054			0.012U		0.013 I	0.043 I					0.0091U		
Benzo(k)fluoranthene	#	#	24		0.011U				0.049			0.012U		0.015 I	0.028 I					0.0096U		
Chrysene	#	#	77		0.0057U				0.1			0.0062U		0.018 I	0.052					0.0059 I		
Dibenz(a,h)anthracene	#	#	0.7		0.0099U				0.016 I			0.011U		0.0097U	0.011U					0.0083U		
Fluoranthene	3200	59000	1200		0.014U				0.12			0.015U		0.034 I	0.085					0.012U		
Indeno(1,2,3-cd)pyrene	#	#	6.6		0.0098U				0.049 I			0.011U		0.011 I	0.032 I					0.0082U		
Naphthalene	55	300	1.2		0.015U				0.017U			0.016U		0.017 I	0.017 I					0.013U		
Phenanthrene	2200	36000	250		0.0061U				0.037 I			0.0066U		0.035 I	0.037 I					0.0051U		
Pyrene	2400	45000	880		0.0057U				0.11			0.0062U		0.037 I	0.074					0.011 I		
Total Benzo(a)pyrene Eq.	0.1	0.7	8		0.0114				0.1208			0.0125		0.0285	0.0733					0.0101		
PRO by FL-PRO																						
Petroleum Range Organics	460	2700	340		6.5U				384			7.1U		173	228					72.6		
Dioxines / Furans EPA Method 8290																						
Total 2,3,7,8-TCDD	0.000007	0.00003	0.003												Pending					Pending		

Table 5: HAID Soil Analytical Data - Area 3 Nursery

	R-SCTL	C/I-SCTL	L-SCTL	12-5A	12-5B	13-5A	13-5B	16-1B	16-2B	17-1B	17-2B
Metals EPA 6010											
Arsenic	2.1	12	**	1.4	2.7	1.2	4.7	1.2	4.7	1.5	4.4
Barium	120	130000	1600		7.5					7.7	
Cadmium	82	1700	7.5		0.13					0.16	
Chromium	210	470	38		4					4.1	
Lead	400	1400	**	15.8	32.1	24.9	258	21.8	33.4	24.1	474
Selenium	440	11000	5.2		0.42U					0.39U	
Silver	410	8200	17		0.22 I					0.056U	
Mercury EPA 7470											
Mercury	3	17	2.1		0.027					0.19	
SVOCs EPA 8270											
Acenaphthylene	1800	20000	27		0.0058U					0.011 I	
Anthracene	21000	300000	2500		0.0077 I					0.041	
Benzo(a)anthracene	#	#	0.8		0.053					0.079	
Benzo(a)pyrene	0.1	0.7	8		0.064					0.049	
Benzo(b)fluoranthene	#	#	2.4		0.087					0.076	
Benzo(g,h,i)perylene	2500	52000	32000		0.051					0.031 I	
Benzo(k)fluoranthene	#	#	24		0.041					0.041	
Chrysene	#	#	77		0.073					0.084	
Dibenz(a,h)anthracene	#	#	0.7		0.013 I					0.0084U	
Fluoranthene	3200	59000	1200		0.12					0.26	
Fluorene	2600	33000	160		0.013U					0.048	
Indeno(1,2,3-cd)pyrene	#	#	6.6		0.039					0.029 I	
Phenanthrene	2200	36000	250		0.049					0.24	
Pyrene	2400	45000	880		0.11					0.18	
Total Benzo(a)pyrene Eq.	0.1	0.7	8		0.0954					0.0721	
PRO by FL-PRO											
Petroleum Range Organics	460	2700	340		89.5					0.56U	
OCP Pesticides by EPA 8081											
4,4'-DDD	4.2	22	5.8				0.00061 I		0.007	0.0015 I	0.0038 I
4,4'-DDE	2.9	15	18				0.009		0.083	0.0076	0.031
4,4'-DDT	2.9	15	11				0.00022U		0.00031 I	0.00035 I	0.0016 I
Chlordane (Technical)	2.8	14	9.6				0.012U	0.039	0.023 I	0.031 I	0.2
Dieldrin	0.06	0.3	0.002				0.00015U		0.00048 I	0.00037 I	0.0042 I
Heptachlor epoxide	0.1	0.5	0.6				0.00017U		0.00015U	0.00016U	0.0027 I
Methoxychlor	420	8800	160				0.00059U		0.00061 I	0.00054U	0.00063U

Table 6: HAID Soil Analytical Data - Area 3 SW Corner

	R-SCTL	C/I-SCTL	L-SCTL	11-1B	11-2B	12-1B	12-3B	13-1B	13-1C	13-3B	15-1B	15-3C
Metals EPA 6010												
Arsenic	2.1	12	**	2.8	2.4	1.5	1.4	0.39 l	3.8	12	1.3	5.5
Barium	120	130000	1600		38.2				57.8			164
Cadmium	82	1700	7.5		1.2				0.75			1.5
Chromium	210	470	38		9.9				7.5			38.0
Lead	400	1400	**	96.2	96.2	43.5	14.9	48.3	135	777	209	730
Selenium	440	11000	5.2		0.54U				0.41U			1.8
Silver	410	8200	17		0.52				0.54			1.6
Mercury EPA 7470												
Mercury	3	17	2.1		0.18				0.099			0.35
SVOCs EPA 8270												
1-Methylnaphthalene	200	1800	3.1		0.015U				0.030 l			0.0086 l
2-Methylnaphthalene	210	2100	8.5		0.014U				0.036 l			0.016 l
Acenaphthene	2400	20000	2.1		0.042U				0.14			0.018U
Acenaphthylene	1800	20000	27		0.014U				0.030 l			0.0061U
Anthracene	21000	300000	2500		0.030 l				0.052			0.0060 l
Benzo(a)anthracene	#	#	8		0.090				0.11			0.033 l
Benzo(a)pyrene	0.1	0.7	8		0.077 l				0.083			0.033 l
Benzo(b)fluoranthene	#	#	2.4		0.11				0.15			0.054
Benzo(g,h,i)perylene	2500	52000	32000		0.031 l				0.042			0.019 l
Benzo(k)fluoranthene	#	#	24		0.040 l				0.058			0.015 l
Chrysene	#	#	77		0.080 l				0.12			0.040
Dibenz(a,h)anthracene	#	#	0.7		0.020U				0.0090U			0.0089U
Fluoranthene	3200	59000	1200		0.17				0.28			0.037 l
Fluorene	2600	33000	160		0.031U				0.082			0.014U
Indeno(1,2,3-cd)pyrene	#	#	6.6		0.032 l				0.036 l			0.015 l
Naphthalene	55	300	1.2		0.031U				0.042			0.022 l
Phenanthrene	2200	36000	250		0.13				0.15			0.021 l
Pyrene	2400	45000	880		0.15				0.28			0.041
Total Benzo(a)pyrene Eq.	0.1	0.7	8		0.1107				0.1178			0.0478
PRO by FL-PRO												
Petroleum Range Organics	460	2700	340		18.8				142			175
OCP Pesticides by EPA 8081												
4,4'-DDD	4.2	22	5.8	0.0033 l					0.010			
4,4'-DDE	2.9	15	18	0.014					0.019			
4,4'-DDT	2.9	15	11	0.00021U					0.0025 l			
Chlordane (Technical)	2.8	14	9.6	0.012U					0.051			
PCBs EPA 8082												
PCB-1016 (Aroclor 1016)	0.5	2.6	17	0.021U							0.0098U	
PCB-1221 (Aroclor 1221)				0.045U						0.021U		
PCB-1232 (Aroclor 1232)				0.047U						0.022U		
PCB-1242 (Aroclor 1242)				0.052U						0.024U		
PCB-1248 (Aroclor 1248)				0.026U						0.012U		
PCB-1254 (Aroclor 1254)				0.038U						0.028 l		
PCB-1260 (Aroclor 1260)				0.028U							0.017 l	

Table 7: HAID Soil Analytical Data - Area 3 Transfer Station

	R-SCTL	C/I-SCTL	L-SCTL	10-1A	10-1B	10-1C	10-2B	10-3B	10-3C	10-4A	10-4B	10-6A	10-7A	9-1A	9-1B	9-1C	9-2C	9-2D	9-3B	9-4B	9-5A	9-5C	9-5D	9-6B	9-7A
Metals EPA 6010																									
Arsenic	2.1	12	**	1.3	2.2	2.1	1.6	0.58	5.6	10.3	0.89	1.3U	4	2.1	3.1	1.9	1.8	1.2	0.8	1.3	2.6	1.6 I	2.2	1.1U	1.4 I
Barium	120	130000	1600		17.4			25.6		31.5		36.6	23.8			17.2				55.3		23.6		44.7	
Cadmium	82	1700	7.5		0.45			0.023U		0.29		0.13U	0.19			0.6				0.82		0.13U		0.35	
Chromium	210	470	38		7.4			5.7		15.9		5.2	8.1			6.4				11.4		1.8		3.4	
Lead	400	1400	**	8.1	56.6	78.7	27.6	15.1	47.7	88.8	34.1	21.8	17.6	32.2	28.9	51.1	22.6	39.2	31.8	57	4.2	5.5	50.5	25.1	54.7
Selenium	440	11000	5.2		0.48U			1.2		2.1		0.38U	2.7			0.46U				0.49U		2.0U		1.7U	
Silver	410	8200	17		0.071U			0.051U		0.056U		0.056U	0.077U			0.077 I				0.072U		0.29U		0.25U	
Mercury EPA 7470																									
Mercury	3	17	2.1		0.14			0.095		0.21		0.032	0.054			0.17				1.8		0.0098		0.042	
SVOCs EPA 8270																									
1-Methylnaphthalene	200	1800	3.1		0.031U			0.0061U		0.0064U						0.035U				0.28 I				0.0058U	
2-Methylnaphthalene	210	2100	8.5		0.029U			0.0063 I		0.0060U						0.033U				0.4				0.0055U	
Acenaphthene	2400	20000	2.1		0.089U			0.022 I		0.018U						0.10U				0.24 I				0.017U	
Anthracene	21000	300000	2500		0.25			0.043		0.010 I						0.029U				0.037 I				0.0048U	
Benzo(a)anthracene	#	#	0.8		0.65			0.14		0.073						0.056 I				0.14 I				0.024 I	
Benzo(a)pyrene	0.1	0.7	8		0.55			0.13		0.086						0.071 I				0.11 I				0.019 I	
Benzo(b)fluoranthene	#	#	2.4		0.77			0.18		0.12						0.064 I				0.16 I				0.032 I	
Benzo(g,h,i)perylene	2500	52000	32000		0.3			0.056		0.075						0.056 I				0.062U				0.010 I	
Benzo(k)fluoranthene	#	#	24		0.34			0.072		0.055						0.056U				0.083 I				0.0094U	
Chrysene	#	#	77		0.59			0.13		0.093						0.050 I				0.15 I				0.021 I	
Dibenz(a,h)anthracene	#	#	0.7		0.043U			0.0085U		0.017 I						0.049U				0.057U				0.0081U	
Fluoranthene	3200	59000	1200		1.5			0.27		0.14						0.073 I				0.25				0.038	
Indeno(1,2,3-cd)pyrene	#	#	6.6		0.26			0.056		0.063						0.048U				0.056U				0.010 I	
Phenanthrene	2200	36000	250		1.3			0.18		0.04						0.030U				0.17 I				0.016 I	
Pyrene	2400	45000	880		1.2			0.23		0.12						0.087 I				0.21 I				0.037	
Total Benzo(a)pyrene Eq.	0.1	0.7	8		0.7435			0.1727		0.1292						0.1102				0.1723				0.0269	
PRO by FL-PRO																									
Petroleum Range Organics	460	2700	340		275			161		79.4						456				793				5.4U	

Table 8: HAID Soil Analytical Data - Area 4

	R-SCTL	C/I-SCTL	L-SCTL	19-1B	19-2B	19-2F	19-3B	19-4B	19-4F	19-5B
Metals EPA 6010										
Arsenic	2.1	12	**	0.24U	1.6	0.25U		0.33U	0.23U	0.26U
Barium	120	130000	1600		44.7			34.5		
Cadmium	82	1700	7.5		0.6			0.16U		
Chromium	210	470	38		10			1.3		
Lead	400	1400	**	0.63	76.7	0.48 I		2.4	0.5	3.9
Selenium	440	11000	5.2		1.5			2.8		
Silver	410	8200	17		0.88			0.36U		
Mercury EPA 7470										
Mercury	3	17	2.1		0.025			0.076		
SVOCs EPA 8270										
Benzo(a)anthracene	#	#	0.8		0.0048U			0.0069 I		
Targeted Analytes	Various	Various	Various		ND			ND		
PRO by FL-PRO										
Petroleum Range Organics	460	2700	340		5.5U	5.2U		29.6	5.5U	
OCP Pesticides by EPA 8081										
4,4'-DDE	2.9	15	18				0.000075 I			
4,4'-DDT	2.9	15	11				0.00012 I			
Dieldrin	0.06	0.3	0.002				0.0011 I			

Table 9: HAID Soil Analytical Data - Area 5

	R-SCTL	C/I-SCTL	L-SCTL	20-1B	20-1C	20-2B	20-2E	20-2I	20-3B	20-3E	20-3G	20-7A	20-8B	20-9A	20-10B
Metals EPA 6010															
Arsenic	2.1	12	**	0.25U	0.32 I	1.6	0.24U	0.31U	0.52 I	0.65	0.31U	0.35U	0.94	1.6	0.25 I
Barium	120	130000	1600	2.7			2.9				1.6	5.6			5
Cadmium	82	1700	7.5	0.025U			0.024U				0.031U	0.035U			0.073
Chromium	210	470	38	2.9			4.9				1.7	4.6			3.8
Lead	400	1400	**	2.7	0.030 I	2	1.2	0.53 I	6.5	5.2	8.6	7.3	3.4	30	16
Selenium	440	11000	5.2	1.1			1.1				0.46U	2.8			0.67 I
Silver	410	8200	17	0.055U			0.052U				0.068U	0.077U			0.053U
Mercury EPA 7470															
Mercury	3	17	2.1	0.0079 I			0.0062 I				0.014	0.025			0.018
SVOCs EPA 8270															
Acenaphthene	2400	20000	2.1	0.017U			0.032U				0.016U	0.19 I			0.016U
Anthracene	21000	300000	2500	0.0050U			0.0092U				0.0047U	0.96			0.0046U
Benzo(a)anthracene	#	#	0.8	0.018 I			0.0090U				0.0046U	4.5			0.024 I
Benzo(a)pyrene	0.1	0.7	8	0.013 I			0.017U				0.0086U	3.7			0.028 I
Benzo(b)fluoranthene	#	#	2.4	0.021 I			0.018U				0.0093U	4.9			0.042
Benzo(g,h,i)perylene	2500	52000	32000	0.0092U			0.017U				0.0087U	2.5			0.017 I
Benzo(k)fluoranthene	#	#	24	0.0097U			0.018U				0.0093U	2.2			0.022 I
Chrysene	#	#	77	0.012 I			0.0090U				0.0046U	4.6			0.023 I
Dibenz(a,h)anthracene	#	#	0.7	0.0084U			0.016U				0.0080U	0.68			0.0079U
Fluoranthene	3200	59000	1200	0.028 I			0.022U				0.011U	8.8			0.044
Fluorene	2600	33000	160	0.013U			0.024U				0.012U	0.14 I			0.012U
Indeno(1,2,3-cd)pyrene	#	#	6.6	0.0083U			0.015U				0.0079U	2.2			0.014 I
Phenanthrene	2200	36000	250	0.012 I			0.0096U				0.0049U	2.4			0.021 I
Pyrene	2400	45000	880	0.023 I			0.0090U				0.0046 I	7.6			0.044
Total Benzo(a)pyrene Eq.	0.1	0.7	8	0.0216			0.0187				0.0094	5.5666			0.0402
PRO by FL-PRO															
Petroleum Range Organics	460	2700	340	5.5U			5.3U	5.2U			14.9	265			23.7
Dioxines / Furans EPA Method 8290															
Total 2,3,7,8-TCDD Equivalence	0.000007	0.00003	0.003	1.3E-07			1.20E-08				4.20E-07		4.50E-06		

Table 10: HAID Soil Analytical Data - Area 6

Metals EPA 6010													
Arsenic	2.1	12	**	0.24U	0.69	1.3	0.24U	0.29U	0.25U	0.38U	1	0.28U	1.2U
Barium	120	130000	1600	2.7				0.77	0.90				2.2 I
Cadmium	82	1700	7.5	0.024U				0.029U	0.025U				0.024U
Chromium	210	470	38	2.4				1.5	0.78				2.1
Lead	400	1400	**	1.2	2.1	2.7	0.44 I	0.71	0.40 I	0.38U	0.54 I	0.48 I	0.24U
Mercury EPA 7470													
Mercury	3	17	2.1	0.0091 I				0.0048U	0.0046U				0.017
SVOCs EPA 8270													
Benzo(a)anthracene	#	#	0.8	0.0073 I				0.0046U	0.0046U				0.0045U
Pyrene	2400	45000	880	0.0064 I				0.0046U	0.0046U				0.0045U
Targeted Analytes	Various	Various	Various	ND				ND	ND				ND
PRO by FL-PRO													
Petroleum Range Organics	460	2700	340	5.4U			5.5U	5.3U	5.3U				5.1U

Table 11: HAID Soil Analytical Data - Area 7

	R-SCTL	C/I-SCTL	L-SCTL	22-1D	22-3B	23-10C	23-1C	23-2B	23-6B	23-8C	23-9D	24-1D	24-2B	24-3B	24-4E	24-6C	25-1B	25-3D	25-4C	25-6D	26-1B	26-1E	26-2C	26-3B	26-4D	26-6B	
Metals EPA 6010																											
Arsenic	2.1	12	**	5.2	45.3	0.79	5.1	0.25 U	0.27 I	1.6	1.0	0.32 U	0.35 I	1.6	4.0	2.7	5.5	2.1	1.7	2.8	0.99	1.6	5.9	1.2	6.3	5.2	
Chromium	210	470	38	37.5	104	3.6	27.1	2.4	2.8	8.5	5.3	1.4	2.6	8.1	17.1	17.4	24.7	13.1	5.4	8.6	4.3	14.9	11.2	6.6	13.9	4.5	
Lead	400	1400	**	453	2960	12.7	363	4.8	4.3	206	38.6	6.6	2.6	26.1	1530	343	289	145	31.1	53.8	12.2	94.1	102	30.1	170	42.1	
SVOCs EPA 8270																											
1-Methylnaphthalene	200	1800	3.1	0.0078U	0.0078U	0.0062U	0.0057U	0.0059U	0.0060U	0.0060U	0.0060U	0.0061U	0.0062U	0.0064U	0.0066U	0.0064U	0.0068U	0.0078 I	0.0060U	0.0065U	0.0060U	0.0062U	0.0067U	0.0060U	0.039U	0.0064U	
2-Methylnaphthalene	210	2100	8.5	0.0074U	0.0074U	0.0059U	0.0054U	0.0055U	0.0057U	0.0057U	0.0057U	0.0058U	0.0059U	0.0060U	0.0063U	0.0061U	0.012 I	0.013 I	0.0057U	0.0061U	0.0057U	0.0059U	0.0078 I	0.0057U	0.037U	0.0060U	
Acenaphthene	2400	20000	2.1	0.022U	0.022U	0.018U	0.016U	0.017U	0.017U	0.017U	0.017U	0.017U	0.018U	0.018U	0.019U	0.018U	0.019U	0.019U	0.017U	0.018U	0.017U	0.018U	0.019U	0.017U	0.11U	0.018U	
Acenaphthylene	1800	20000	27	0.0074U	0.0074U	0.0059U	0.0054U	0.0055U	0.0057U	0.0057U	0.0057U	0.0058U	0.0059U	0.0060U	0.0063U	0.0061U	0.0065U	0.0063U	0.0057U	0.0061U	0.0057U	0.0059U	0.0064U	0.0057U	0.037U	0.0060U	
Anthracene	21000	300000	2500	0.0064U	0.0064U	0.0051U	0.0047U	0.0048U	0.0049U	0.0050U	0.0049U	0.0050U	0.0082 I	0.0052U	0.0054U	0.016 I	0.0070 I	0.0054U	0.016 I	0.0053U	0.0050U	0.0065 I	0.0060 I	0.0049U	0.032U	0.0052U	
Benzo(a)anthracene	#	#	0.8	0.0063U	0.0081 I	0.010 I	0.0046U	0.0047U	0.0048U	0.0049U	0.0048U	0.0049U	0.0050U	0.021 I	0.019 I	0.011 I	0.060	0.0056 I	0.082	0.0077 I	0.0049U	0.024 I	0.032 I	0.0054 I	0.031U	0.019 I	
Benzo(a)pyrene	0.1	0.7	8	0.012U	0.012U	0.0093U	0.0086U	0.0088U	0.0090U	0.0091U	0.0090U	0.0091U	0.19	0.022 I	0.014 I	0.011 I	0.053	0.010U	0.078	0.0097U	0.0091U	0.024 I	0.031 I	0.0090U	0.058U	0.016 I	
Benzo(b)fluoranthene	#	#	2.4	0.013U	0.013U	0.011 I	0.0092U	0.0094U	0.0097U	0.0097U	0.0097U	0.0098U	0.14	0.038 I	0.020 I	0.010U	0.077	0.011U	0.10	0.010U	0.0097U	0.039	0.042	0.011 I	0.063U	0.019 I	
Benzo(g,h,i)perylene	2500	52000	32000	0.012U	0.012U	0.0094U	0.0087U	0.0089U	0.0091U	0.0092U	0.0091U	0.0092U	0.12	0.010 I	0.010U	0.0097U	0.010U	0.010U	0.045	0.012 I	0.0092U	0.012 I	0.021 I	0.0091U	0.059U	0.013 I	
Benzo(k)fluoranthene	#	#	24	0.013U	0.013U	0.0099U	0.0092U	0.0094U	0.0097U	0.0097U	0.0097U	0.0098U	0.027 I	0.014 I	0.011U	0.010U	0.033 I	0.011U	0.048	0.010U	0.0097U	0.015 I	0.019 I	0.0096U	0.063U	0.010U	
Chrysene	#	#	77	0.0063U	0.0063U	0.0057 I	0.0046U	0.0047U	0.0048U	0.0049U	0.0048U	0.0049U	0.0050U	0.024 I	0.014 I	0.0099 I	0.059	0.0053U	0.10	0.0090 I	0.0049U	0.031 I	0.028 I	0.0071 I	0.031U	0.017 I	
Dibenz(a,h)anthracene	#	#	0.7	0.011U	0.011U	0.0086U	0.0080U	0.0082U	0.0084U	0.0084U	0.0084U	0.0085U	0.0086U	0.0088U	0.0092U	0.0089U	0.0095U	0.0092U	0.016 I	0.0090U	0.0084U	0.0087U	0.0094U	0.0083U	0.054U	0.0089U	
Fluoranthene	3200	59000	1200	0.015U	0.015U	0.012U	0.011U	0.012U	0.012U	0.012U	0.012U	0.012U	0.012U	0.038 I	0.031 I	0.015 I	0.073	0.013U	0.26	0.013U	0.012U	0.040	0.057	0.012U	0.076U	0.024 I	
Fluorene	2600	33000	160	0.017U	0.017U	0.013U	0.012U	0.013U	0.013U	0.013U	0.013U	0.013U	0.013U	0.014U	0.014U	0.014U	0.015U	0.014U	0.013U	0.014U	0.013U	0.013U	0.014U	0.013U	0.083U	0.014U	
Indeno(1,2,3-cd)pyrene	#	#	6.6	0.011U	0.011U	0.0085U	0.0079U	0.0081U	0.0083U	0.0083U	0.0083U	0.0084U	0.094	0.011 I	0.0091U	0.0088U	0.019 I	0.0091U	0.041	0.0089U	0.0083U	0.012 I	0.0092U	0.0082U	0.053U	0.010 I	
Naphthalene	55	300	1.2	0.023 I	0.017U	0.013U	0.012U	0.013U	0.013U	0.013U	0.013U	0.013U	0.013U	0.014U	0.014U	0.014U	0.029 I	0.014U	0.013U	0.014U	0.013U	0.013U	0.014U	0.013U	0.083U	0.014U	
Phenanthrene	2200	36000	250	0.012 I	0.0088 I	0.0053U	0.0049U	0.0050U	0.0052U	0.0052U	0.0052U	0.0052U	0.0053U	0.018 I	0.018 I	0.0057 I	0.023 I	0.0068 I	0.097	0.0092 I	0.0052U	0.023 I	0.026 I	0.0051U	0.033U	0.0073 I	
Pyrene	2400	45000	880	0.0063U	0.0075 I	0.0050U	0.0046U	0.0047U	0.0048U	0.0049U	0.0048U	0.0049U	0.079	0.038 I	0.025 I	0.015 I	0.069	0.0087 I	0.21	0.013 I	0.0097 I	0.038	0.054	0.013 I	0.031U	0.025 I	
Total Benzo(a)pyrene Eq.	0.1	0.7	8	NC	NC	0.0115	NC	NC	NC	NC	NC	NC	0.218	0.0336	0.023	0.0175	0.0737	NC	0.1169	NC	0.0371	NC	0.0438	0.0108	NC	0.0253	

Table 12: HAID Soil Analytical Data - South Parcel AOCs

Location and Sample ID	R-SCTL	C/I-SCTL	L-SCTL	CW-1B	Cen-Rec ST-1B	Cen-Rec ST-2C	Garage ST-1B	Garage ST- 2C	Garage ST- 3B	Garage ST- 4C	Garage WP-2A	TW-1E
AOC Type				Car Wash	Septic	Septic	Septic	Septic	Septic	Septic	Wash Pad	Truck Wash
Metals EPA 6010												
Arsenic	2.1	12	**	0.27U	0.25U	0.26U	0.25U	0.29U	0.27U	0.32U	0.28U	0.33U
Barium	120	130000	1600	0.9	0.55	0.54	0.58	0.63	0.74	0.76	0.50 l	1.4
Cadmium	82	1700	7.5	0.027U	0.025U	0.026U	0.025U	0.029U	0.027U	0.032U	0.028U	0.033U
Chromium	210	470	38	2.5	1.2	1.2	1.3	1.3	1.9	1.7	1.1	4.1
Lead	400	1400	**	0.68	0.49 l	0.44 l	0.45 l	0.55 l	0.63	0.60 l	0.40 l	1.1
Mercury EPA 7470												
Mercury	3	17	2.1	0.0095	0.043	0.032	0.042	0.014	0.0081 l	0.0095 l	0.0070 l	0.011 l
VOCs EPA 8260												
Tetrachloroethene	8.8	18	0.03	0.0019 l	0.0026 l	0.0024 l	0.0024 l	0.0026 l	0.0017 l	0.0040 l	0.0017 l	0.0021 l
Targeted Analytes	Various	Various	Various	ND	ND	ND	ND	ND	ND	ND	ND	ND
SVOCs EPA 8270												
Targeted Analytes	Various	Various	Various	ND	ND	ND	ND	ND	ND	ND	ND	ND
PRO by FL-PRO												
Petroleum Range Organics	460	2700	340	5.3U	5.3U	5.3U	5.3U	5.3U	5.3U	6.6U	5.3U	6.5U



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Pedro.gassant@hklaw.com

September 26, 2024

Ms. Barbara Blake Boy
Executive Director
Broward County Planning Council
115 South Andrews Avenue
Fort Lauderdale, FL 3301

Re: City of Hollywood Land Use Plan Amendment/ Broward County Land Use Plan Amendment PC 24-7 (the “Application”)/ Park Road Development, LLC’s Acknowledgment and Responses

Dear Blake Boy:

We received agency comments for the above referenced Application on August 27, 2024. Please see below responses to relevant comments:

Broward County Resilient Environment Department (RED)

1. Environmental Permitting:

Response: Comments acknowledged. The Applicant acknowledges that it will not dewater the site before submitting and receiving approval from the Environmental Permitting Division (EPD) of a certified dewatering plan.

2. Wetland Comment:

Response: Comments acknowledged. Applicant will remove all invasive vegetation and acknowledges that other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code may require an Environmental Resource License prior to engaging in site disturbing activities.

3. Upland Resources:

Response: The Applicant will comply with the tree preservation regulations of the City of Hollywood.

4. Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas:

Response: The Applicant will consider CCAP Actions relating to Healthy Community, Transportation, Natural Systems, RCAP Recommendations and Strategies not limited to Public Health, Sustainable Communities and Transportation through the application, design, permitting and construction process.

5. Water:

Response: The Applicant will consider staff's suggestions concerning maximizing open space or providing other alternatives to offset impacts on recharge capacity on the Property.

6. Natural Resources Division:

Response: The Applicant will consider air quality measures or provisions that support alternative methods of transportation, such as considering programs to provide ridesharing, alternative fuel vehicles, bike storage facilities, and considering the use of pedestrian friendly designs, which will include native tree shaded areas.

Broward County Environmental Permitting Division

1. Brownfield:

Response: The Applicant recognizes that it will have to go through a process to permit the development of the property and that such processes may include site assessments, permits, cleanup and other authorizations.

Urban Planning Division:

1. Complete Streets

Response: The Applicant will consider implementing the complete street policies contemplated in Policy 2.19.1, Policy 3.6.2, Policy 3.6.5 and Policy 3.6.6.

We believe that the above is responsive to the agency comments. Should you have any questions or concerns regarding the above, please feel free to contact me directly at 305.789.7430.

Sincerely,

A handwritten signature in blue ink, appearing to read 'P. Gassant', with a stylized flourish at the end.

Pedro Gassant, Esq.

Cc: Eric Metz

ATTACHMENT 9

Return to: (enclose self-addressed stamped envelope)

Pedro Gassant, Esq.
Holland & Knight, LLP
515 East Las Olas Blvd, Suite 1200
Fort Lauderdale, FL 33301



This Instrument Prepared By:

Pedro Gassant, Esq.
Holland & Knight, LLP
515 East Las Olas, Blvd, Suite 1200
Fort Lauderdale, FL 33301

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") made this ___ of ___, 2024, by, PARK ROAD DEVELOPMENT, LLC, a Florida limited liability company, having an address of 1930 Harrison Street, Suite #204, Hollywood, Fl, 33020 (the "Declarant"), shall be for the benefit of BROWARD COUNTY, a political subdivision of the State of Florida, with a post office address at 115 South Andrews Avenue, Fort Lauderdale, FL 33301, its successors and assigns, and the City of Hollywood Florida, with a post office address of P.O. Box 229045, Hollywood Fl, 33020.

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of approximately 34.2 gross acres located in the City of Hollywood (the "City"), located west of South Park Road and north of Pembroke Road at 1600 S. Park Road, within the corporate limits of the City and Broward County, Florida ("County"), and more particularly described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, Declarant has submitted its application to the City (Application No. 23-ZIPD-86) and to the County (Broward County Planning Council Application No.24-7) for a land use plan amendment, to change the existing land use designations for the Property from its current designation of "Utilities" (south portion of the Property) and "Commercial Recreation" (north portion of the Property) to "High (50) Residential" Density (north portion of the Property) and "Commerce" (south portion of the Property) on the Broward County Land Use Map. Similarly, the Declarant seeks to amend the land use designations of the Property from "Utilities" (south portion of the Property) and Open Spaces/Recreation (north portion of the Property) to "High (50) Residential" Density (north portion of the Property) and General Business (south portion of the Property) on the City of Hollywood Future land use map; and

WHEREAS, the Property is being developed as a mix of governmental, commercial and residential uses, subject to the affordable housing restrictions, as set forth in this Declaration. Declarant reserves the right to convert rental apartments, or a portion thereof, to a condominium or other fee simple ownership structure in the future, subject to the affordable housing restrictions as set forth in this Declaration; and

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

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Declarant hereby declares that the Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with such Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such Property or any part thereof, their heirs, successors and assigns.

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

2. Property Development. Declarant hereby declares the following:

(a) Fifteen (15) percent of the residential units constructed on the Property (as set forth on the final master development plan approved by the City) shall be affordable as defined in the Broward County Comprehensive Plan and as further restricted by this Declaration ("Affordable Housing Units"). If fifteen (15) percent of the actual residential units to be constructed on the Property does not yield a whole number of Affordable Housing Units, the partial number of Affordable Housing Units yielded shall be rounded up to the next whole number;

(b) Upon issuance of each final certificate of occupancy for any structure containing residential units, Declarant shall record a Notice of Designation of Affordable Housing Units (an "Affordable Housing Notice") corresponding to such Affordable Housing Units located within the building covered by such certificate of occupancy, the form of which Affordable Housing Notice is set forth on Exhibit "B" attached hereto and incorporated herein; provided, however, with respect to Affordable Housing Units offered for rent, Declarant shall retain the right to modify which units within any structure shall be an Affordable Housing Unit so long as at all times following issuance of a final certificate of occupancy for any structure containing residential units there is a minimum of fifteen (15) percent of Affordable Housing Units designated and a revised Affordable Housing Notice is recorded identifying all then designated Affordable Housing Units.

3. Affordable Housing Units Offered For Sale. In the event of a sale of an Affordable Housing Unit or 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 nonresidential purpose, other than home-based businesses when permitted by applicable law; 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 the United States Department of Housing and Urban Development ("HUD") 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 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 Instrument No. .

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 City and 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 the homes offices when permitted by applicable zoning regulations; and

(b) All Affordable Housing Units shall be rented 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. 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 request written certification that the criteria in 4(b) has been satisfied from the City of Hollywood or from an agent designated by the City for the purpose of providing such certifications. Said owner of an Affordable Housing Unit offered for rent shall not be required to comply with this provision if the City does not approve or deny the request within thirty (30) days of said owner's request.

5. Recordation and Effective Date.

(a) This Declaration shall not become effective (the "Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Public 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.

(b) Once recorded, this Declaration shall run with the Property for the sole benefit of County and City 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. As used herein, "Final Approval" shall mean final approval and adoption of the County 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.

(c) From and after such time as any Affordable Housing Unit is conveyed by Declarant to a third-party purchaser, 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.

6. 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; thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the City or the County, or the necessity to record any instrument in the Public Records of Broward County, Florida.

a. Amendments. This Declaration shall not be modified, amended, released or terminated 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, termination or release and approved in writing by the County and City. Any modification, amendment, termination or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.

b. 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 agree that the County and/or City (upon a written request from the County and/or City, as applicable) may withhold further permits and approvals with respect to the Property. The County and the City are the beneficiaries of these covenants and restrictions, and as such, the County and the City 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.

c. Waiver. Any failure of the County or City 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 Broward County, Florida.

d. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part thereof 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. ·

7. 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.

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

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

[Signature page follows]

EXHIBIT "A"

Legal Description of Property

A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCE **AT** THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 87°30'19" WEST ON THE SOUTH LINE OF SAID NORTHWEST 1/4 FOR 1,340.22 FEET TO THE SOUTHWEST CORNER OF **THE** SOUTHEAST 1/4 OF SAID NORTHWEST 1/4, ALSO BEING A POINT ON THE SOUTHERLY EXTENSION OF AN EAST **LINE OF** TRACT OS-11 OF "HILLCREST COUNTRY CLUB SOUTH", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 125, **OF** THE PUBLIC RECORDS **OF** SAID COUNTY; THENCE NORTH 02°01'27" WEST ON THE WEST **LINE OF THE** SOUTHEAST 1 / 4 OF SAID NORTHWEST 1/4 ANO ON SAID SOUTHERLY EXTENSION 50.00 **FEET TO A** POINT ON THE NORTHERLY RIGHT-OF-WAY **LINE OF** PEMBROKE ROAD (**STATE** ROAD NO. 824) AS SHOWN ON **STATE** OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT **OF** WAY MAP, SECTION 86018-2501 ANO THE POINT **OF** BEGINNING; THENCE CONTINUE NORTH 02°01'27" WEST ON SAID **WEST LINE**, SAID SOUTHERLY EXTENSION ANO SAID EAST LINE 1,297.02 **FEET TO THE** NORTHWEST CORNER OF **THE** SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20, ALSO BEING A NORTHEAST CORNER OF SAID TRACT OS-11; THENCE SOUTH 87°40'46" WEST ON A NORTH LINE OF SAID TRACT OS-11, ALSO BEING **THE** SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 FOR 334.55 FEET **TO A** NORTHWEST CORNER **OF** SAID **TRACT** OS-11, ALSO BEING A **POINT** ON THE SOUTHERLY EXTENSION OF THE **EAST LINE OF** BLOCK 8 OF "HILLWOOD **SECTION THREE**", ACCORDING **TO** THE PLAT THEREOF, RECORDED IN **PLAT** BOOK 69, PAGE 10, **OF** SAID PUBLIC RECORDS; THENCE NORTH 02°00'44" WEST ON SAID SOUTHERLY EXTENSION, SAID **EAST LINE** AND ITS NORTHERLY EXTENSION 674.59 **FEET TO A** POINT ON THE WESTERLY EXTENSION OF **THE** SOUTH LINE OF BLOCKS B ANO C **OF** "ORANGEBROOKE HILLS", ACCORDING TO **THE** PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE 29, OF SAID PUBLIC RECORDS; THENCE NORTH 87°45'54" EAST ON SAID WESTERLY EXTENSION AND SAID SOUTH LINE 922.43 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY **LINE OF** SOUTH PARK ROAD, A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 79°35'07" EAST; THENCE SOUTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE AND ON **THE** ARC **OF** SAID CURVE **TO THE** LEFT, WITH A RADIUS **OF** 1,440.00 FEET, A CENTRAL ANGLE OF 18°06'31", FOR AN ARC DISTANCE OF 455.12 FEET TO A POINT OF TANGENCY; THENCE **SOUTH** 04°41'39" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE 1,456.73 **FEET TO A** **POINT** OF CURVATURE OF A CIRCULAR CURVE CONCAVE **NORTHWESTERLY**; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE **TO THE RIGHT, WITH** A RADIUS **OF** 60.00 FEET, A CENTRAL ANGLE OF 95°11'49", FOR AN ARC DISTANCE OF 99.69 **FEET TO A** **POINT** OF TANGENCY ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD (**STATE** ROAD NO. 824); THENCE SOUTH 87°30'19" WEST ON SAID NORTH RIGHT-OF-WAY **LINE** 310.27 **FEET**; THENCE NORTH 02°02'13" WEST 623.10 **FEET TO A** **POINT** ON **THE** NORTH LINE OF **THE** SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20; THENCE SOUTH 87°36'04" WEST ON SAID NORTH LINE 167.34 FEET; THENCE SOUTH 02°01'52" EAST 623.38 FEET **TO A** POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY **LINE OF** PEMBROKE ROAD (**STATE** ROAD NO. 824); THENCE SOUTH 87°30'19" WEST ON SAID NORTH RIGHT-OF-WAY LINE 168.31 FEET **TO THE** **POINT** OF BEGINNING.

SAID LANDS LYING ANO BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 1,340,527 SQUARE **FEET** (30.7743 **ACRES**), MORE OR LESS.

EXHIBIT "B"

Return recorded copy to:

Pedro Gassant, Esq
Holland & Knight, LLP
515 East Las Olas Blvd, Suite 1200
Fort Lauderdale, FL 33301

Document prepared by:

Pedro Gassant, Esq
Holland & Knight, LLP
515 East Las Olas Blvd, Suite 1200
Fort Lauderdale, FL 33301

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 Instrument No. _____ of the public 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 lease 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 the median annual adjusted gross income from Broward County, adjusted for family size; and (b) the renter or purchaser of the Affordable Housing Unit shall have monthly rental or mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and (c) if the Affordable Housing Unit is sold, excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price.

Unit Address: _____ .

and/or Unit Number:

The restriction period of the foregoing designation is thirty (30) years, unless modified by a subsequent document, from the recordation of this Notice against the applicable Affordable Housing Unit ("Restriction Period").

WITNESSES:

By: _____

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, by means of ____ physical
presence or ____ online notarization, this ____ day of _____, 2024, by
_____, as _____, of Park Road Development on behalf
of the corporation/partnership. He or she is:
____ personally known to me, or
____ produced identification. Type of identification produced _____.

NOTARY PUBLIC:

(Seal)

My commission expires:

Print Name:

ATTACHMENT 10

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023

954.966.4600 • www.tppfl.gov



July 25, 2023

Huda Ashwas, Planner
Broward County Planning Council
115 S. Andrews Avenue, Room 307
Fort Lauderdale, FL 33301



RE: PC24-7 (Park Road) Land Use Plan Amendment

Dear Ms. Ashwas:

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 (commerce) is consistent with the existing land use (commerce) within the Town of Pembroke Park.
- 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 intersection improvements to Pembroke Road and Park Road.

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,

Michael Vonder Meulen, AICP
Town Planning Consultant

CC: Chandler Williamson, Town Manager

Holland & Knight



701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Pedro Gassant
+1 305-789-7430
Pedro.Gassant@hklaw.com

June 11, 2024 (via email)

Cameron Palmer, Principal Planner
Division of Planning and Urban Design
City of Hollywood
2600 Hollywood Blvd. Rm 315
Hollywood, FL 33020

Re: Community Meeting for Land Use Amendment, Rezoning and Master
Development Plan Approval for Park Road Development

Dear Mr. Palmer

On behalf of Park Road Development, LLC ("Developer"), please accept this summary of the community meeting regarding the proposed land use amendment, rezoning and proposed master development plan for a mixed-used project comprising 100,000 square feet of government office space, 45,000 square feet of general office space, 35,000 square feet of general retail space, and 630 residential units proposed at 1600 S. Park Road in Hollywood, Fl. The community meeting regarding this project was held on June 10, 2024 and was focused specifically on the Land Use amendment and the rezoning to Planned Development.

Attached hereto as Attachment 1 is the notice which was sent regarding this community meeting. Attached hereto as Attachment 2 is the list of organizations and property owners invited to attend the June 10, 2024, community meeting, as well as the certification regarding the invitees. In addition, we have attached Attachment 3, which is the presentation made by the Applicant and its representatives. Attachment 4 is a list of those who attended the meeting.

The attendees raised a number of questions/comments regarding the project. Attachment 5 to this letter is a list of questions/comments raised and responses provided.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "P. Gassant", written over a light blue circular stamp.

Atlanta | Austin | Birmingham | Boston | Century City | Charlotte | Chattanooga | Chicago | Dallas | Denver | Fort Lauderdale
Houston | Jacksonville | Los Angeles | Miami | Nashville | New York | Orange County | Orlando | Philadelphia | Portland | Richmond
San Francisco | Stamford | Tallahassee | Tampa | Tysons | Washington, D.C. | West Palm Beach

Algiers | Bogotá | London | Mexico City | Monterrey

Pedro Gassant, Esq.

cc: Mr. Louis Birdman (via email w/encl.)
Mr. Eric Metz (via email w/encl.)

#503876019_v1

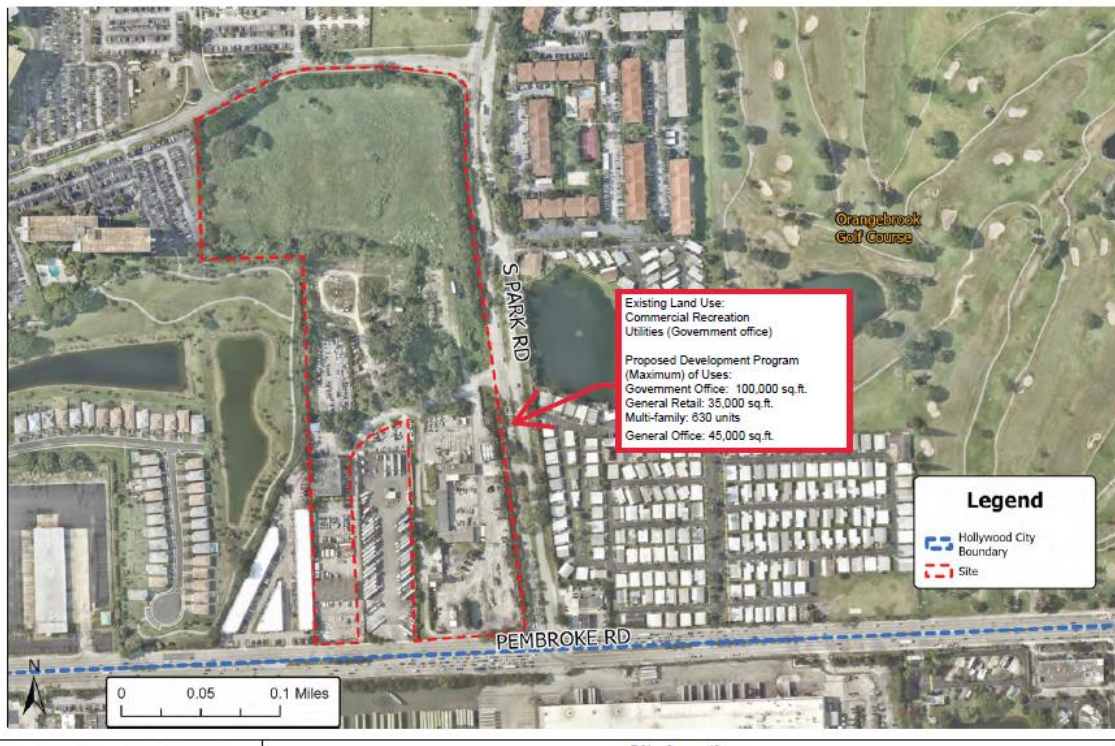
ATTACHMENT 1

Community Meeting Invitation

Park Road Development, LLC (the “Applicant”) are inviting you to attend a community meeting to discuss an application submitted by the Applicant for a Land Use Amendment for the Subject Property (described below) and an application submitted by the Applicant to the City of Hollywood for Planned Development Master Plan approval. This meeting is being held to discuss the land use designation and zoning proposed for the property identified in the location map below, which contemplates a development that will comprise a horizontal mixed-use development of residential, commercial and office space. All interested parties are encouraged to participate in this meeting. Representatives of the Applicants and the project team will be available during the meeting to present the proposed plan and address questions.

Subject Property Location Map

***Address: 1600 S. Park Road
Hollywood, FL 33020***



COMMUNITY MEETING DETAILS

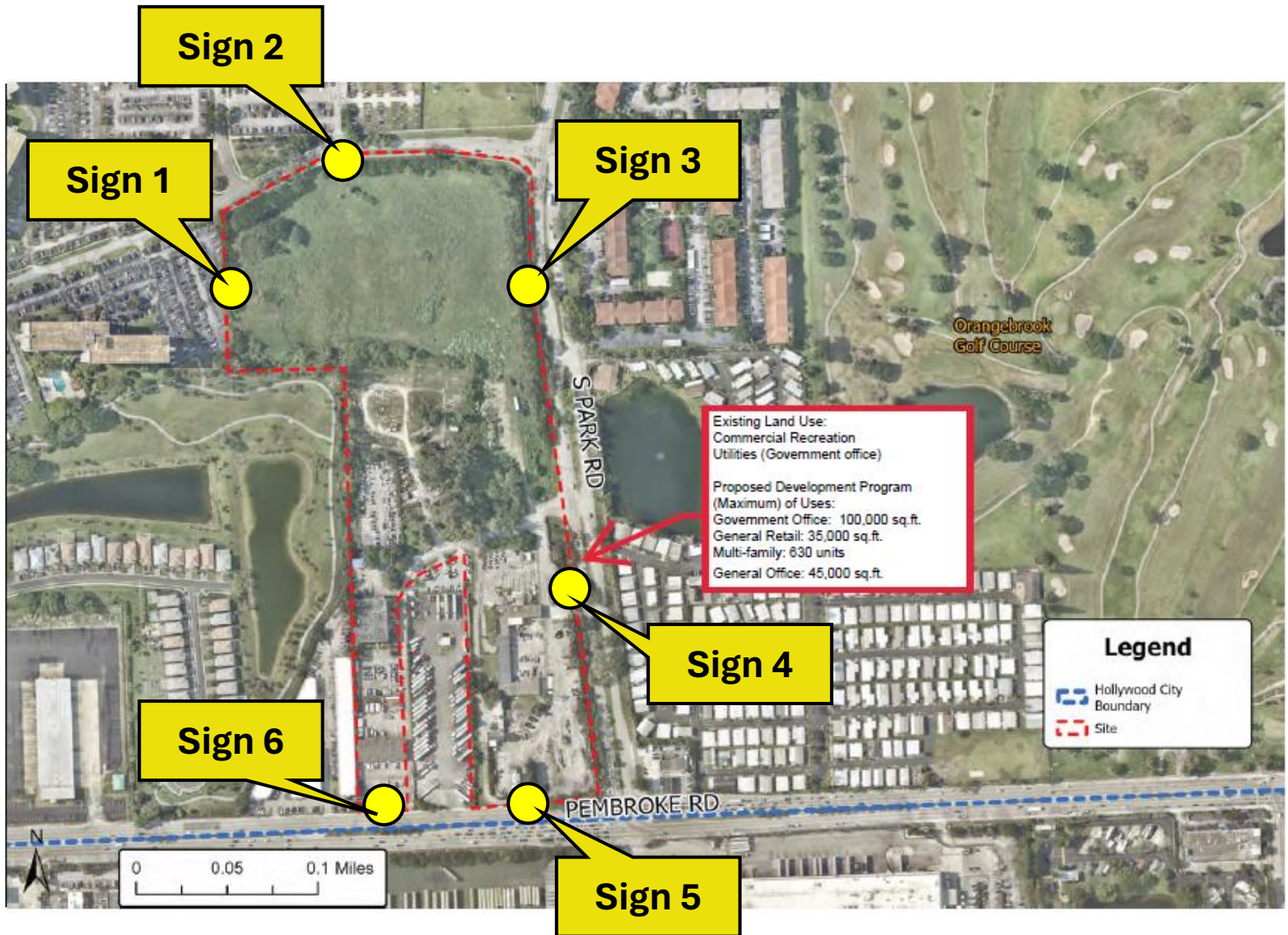
Meeting Date & Time: June 10, 2024, 6:00 PM

Meeting Location: 2600 Hollywood Blvd, Hollywood, FL 33020 Room 219

PROJECT SUMMARY

This development proposes a horizontal mixed-use development of 145,000 square feet of office, 35,000 square feet of commercial and 630 multifamily residential units.

1600 S Park Rd Postings



Sign 1



Sign 2



Sign 3



Sign 4



Sign 5



Sign 6



ATTACHMENT 2

CERTIFICATION LETTER

City of Hollywood

Date: June 10, 2024

Applicant: Park Road Development, LLC

Legal Description: Lot 2 Block 1 and portion of Block 3 of Hollywood Golf Heights Plat as recorded in Plat Book 11 Page 13 of the Public Records of Broward County, Florida and un-platted portions of land in Section 20 Township 51 Range 42.

Address or General Location: 1600 S. Park Road

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supply by the Broward County Property Appraisers Office as of May 25, 2024, and Planning Department.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed May 25, 2024, for the June 10, 2024, community meeting.


Finally, this letter certifies that the site was posted with 10 public notice signs that meet the City of Hollywood notification regulations. The signs were posted May 25, 2024.

Thank You,

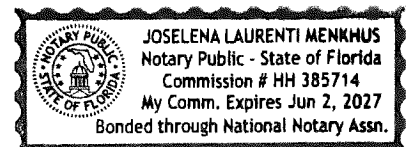


Eric Metz

Sworn and subscribed before me this 11 day of ^{by means of physical presence} June, 2024. He is personally known to me.



Signature of Notary



FOLIO_NUMB	NAME
514219183620	REPSOLE LLC
514219183630	TRAVEL WORLD WIDE INC
514219183640	FOLEY,PETER & SUSAN
514219183650	MAKHMUDOV,TALEKH TALEKHOVICH
514219183660	AMEN,FELIPE MOISES ARTEAGATUMBACO,ROXANA
514219183670	KORDOS,MICHAEL G &ALCANTARA-KORDOS,MARIA A
514219183680	GRIMM,STAR V & PAUL J. III
514219183690	MARROCCO,CHERILYNMARROCCO,MICHAEL
514219183700	FURDUI,VEACESLAV
514219183710	ATTAR COHEN,ESTHER DENISERODRIGUEZ GAMBARO,MARTIN ANDRES
514219183720	CARSELLO,CHRISTINA M
514219183730	SINGH,SUNIL
514219183740	ZAMUDIO,KATHERINE PAOLA
514219183750	TAN,FREDERICK HUNG LIANHYDE,MARK DENNIS
514219183760	CHAPARRO MONTANEZ,IVAN A
514219183770	LE,NGA THI H/ELE,MONG MY THI
514219183790	MOKROPOULO,EDOUARDVERENITCH,VIKTORYIA
514219183800	GALAN,ERIK & OLGA
514219183810	SABINO,STEFANO H & VIOLET S C
514219183820	BELMONTI,BRIAN J & MINDY L
514219183830	VERA,JAIME LUIS
514219183840	POE,CAPRIE
514219183850	DE LA ROTTA SOTO,JORGE ENRIQUEBOTERO MEJIA,MONIQUE
514219183860	COLE-ECCLES,DENISE
514219183870	ROMERO,CHRISTOPHER JROSA,BEZAYDA E
514219183880	PATEL,AVANI H/EPATEL,MANDAKINI A
514219183890	CERDA,RUBEN D ORTIZECHAVARRIA,CAROLINA Y

514219184970	PARKVIEW AT HILLCREST HOA INC
514219185030	PARKVIEW AT HILLCREST HOA INC
514219185070	PARKVIEW AT HILLCREST HOA INC
514219185080	PARKVIEW AT HILLCREST HOA INC
514219185130	PARKVIEW AT HILLCREST HOA INC
514219185280	HILLCREST COMMUNITY DEVELOPMENTDISTRICT %SPECIAL DISTRICT SVCS
514219270072	HARWIN-TOBIN 3701 LLC
514220000040	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514220000050	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS
514220000080	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS
514220000110	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514220000122	PEMBROKE FIVE Y LLC
514220000140	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514220000150	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514220000160	SCOZAK REALTY INC
514220000170	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514220000190	THETIKA INVESTMENTS LLC
514220000220	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514220000230	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514220000240	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY

514220000360	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514220000420	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514220000460	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514220000560	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS
514220000590	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS
514220040010	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514220040020	ORANGEBROOK MOBILE HOME ESTATES%MR STEVEN ADLER
514220040030	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514220060010	SOUTH BROWARD HOSPITAL DISTRICTATTN: PROPERTY MANAGEMENT
514220060011	AW MEMORIAL SOUTH LLC%IAW FLORIDA MOB MEMBER LLC
514220060012	439 9TH STREET ASSOCIATES LLCFMC 3702 WASHINGTON LP
514220060013	SOUTH BROWARD HOSPITAL DISTRICTATTN: PROPERTY MANAGEMENT
514220060014	SOUTH BROWARD HOSPITAL DISTRICTATTN: PROPERTY MANAGEMENT
514220060021	SOUTH BROWARD HOSPITAL DISTRICTATTN: PROPERTY MANAGEMENT
514220060030	AUTOMATIC INVESTMENTS SOUTH INC
514220060040	WINDSOR HOLLYWOOD LLC% MAXX PROPERTIES
514220060041	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514220060042	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514220060043	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV

514220060050	WINDSOR HOLLYWOOD LLC
514220140010	WINDSOR HOLLYWOOD LLC
514220140011	PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE
514220150010	COCA-COLA BEVERAGES FLORIDA LLC
514220150020	PUBLIC LAND% TOWN OF PEMBROKE PARK
514220160010	PEMBROKE COMMERCE CTR ASSN INC%PROLOGIS
514220160014	SPRINT COMMUNICATIONS CO LP
514220160016	FF LANDLORD #3 LLC% DONNIE POWELL
514220160023	PUBLIC LAND% TOWN OF PEMBROKE PARK
514220210010	DOSTALY,KERVIENS & CARMEN Z
514220210020	GOLOSHCHAPOV,DMYTROHOLOSHCHAPOVA,MARYNA
514220210030	PARKVIEW AT HILLCREST HOA INC
514220220010	CPI ORANGEBROOK OWNER LLC
514220AB0010	KLEIN,DONALD
514220AB0020	PICKETT,DINAHDINAH PICKETT REV TR
514220AB0030	DE LA TORRE,ALEXANDRA
514220AB0040	WAGNER,ANGELAWAGNER,DAN
514220AB0050	PERDOMO,MYRIAM
514220AB0060	ABRAHAMOFF,COLBY J
514220AB0070	KAUPAS,PATRICIA
514220AB0080	MEDEIROS,DAVID A H/EMARQUES,ADRIANA GONCALVES
514220AB0090	SANDOVAL,CINDY
514220AB0100	HERD,CLAUDIA H/EWEIL,MICHAEL A
514220AB0110	CAMPOS,ALVARO
514220AB0130	WOJACK,ALFRED H/EWOJACK,GENEVIEVE

514220AB0140	TASHO,ANASTAS
514220AB0150	RUGG,MAURA
514220AB0160	MAGGIO,MARITZA
514220AB0170	FLORES,MARICRUZ H/EROMERO,JOSE
514220AB0180	REYNOLDS-SAAD,BARBARASAAD,SABET M
514220AB0190	RAINWATER,CHERYL D
514220AB0200	PEREIRA,NICHOLAS LORENZO
514220AB0210	MARTOS,LUCAS
514220AB0220	KORNER,BEBE MARCELLOKORNER,ANTONIO SORIN
514220AB0230	MARTI,GLORIA
514220AB0240	LEBEDEVA,VALENTINA
514220AB0250	HENRIQUEZ,CASANDRA RCASANDRA R HENRIQUEZ REV TR
514220AB0260	HURTIG,JILL & STEVEN
514220AB0270	SILAGHI,STELA
514220AB0280	HELLNER,HANNAHELLNER,SYLTA MARIE
514220AB0290	MONTEALEGRE,ANGELICA
514220AB0300	NINCEVIC,ANTE TONI & MIMOZA
514220AB0310	MUKHA,MARIA H/EMUKHA,VITALY H/E ETAL
514220AB0320	TREVISAN,ALAN
514220AB0330	OLIVERI,DEBRA
514220AB0340	MARTINEZ,INGRID H/EMARTI,GLORIA
514220AB0350	PEREZ,JUAN OROPESA
514220AB0360	SERBANESCU,GEORGE MIHAI H/ESERBANESCU,ARUNA
514220AB0370	SOUCY,PHYLLIS
514220AB0380	SUISSA,ABRAHAM & RACHEL
514220AB0390	BURKE,GERARD A & MONIQUE
514220AB0400	ALBERTINI,HERIBERTO L
514220AB0410	AFANADOR,ESTELA

514220AB0420	FEDERELLA,MICHELLE
514220AB0430	EVERING,DAVID J
514220AB0440	NATALE,PAUL
514220AB0450	BROWN,SAMANTHA
514220AB0460	MARTINEZ,DAYANA
514220AB0470	DINARI,HARRIET
514220AB0480	WILLIAMS,MICHAEL LEE H/ECARVAJAL ANGULO,KATRIN
514220AB0490	IDELER,MARKKIRSCH,CASEY
514220AB0500	PENA,JESUS AUGUSTOPENA,JESUS & PENA,REBECA
514220AB0510	MORRELL LIV TRMORRELL,M & MORRELL,R TRS
514220AB0520	TORO,JOHN DIYANG,XIAO JIAN
514220AB0530	DEFORTE,WILLIAM
514220AB0540	HOCHMAN,ANNSTREITER,NANCY & BLUMENTHAL,SUE
514220AB0550	PARISI,RAMON P & ELIANA Y
514220AB0560	WORTMAN,HAINERICH & MARCELLE
514220AB0570	GONZALEZ RIVERO,HERMELINDARIVERO,ANDRES
514220AB0580	ORIAS,NATALIA
514220AB0590	PAGAN,HARRY & BARBARA J
514220AB0600	ARCHAMBAULT,JEANRICHER,CHANTAL
514220AB0610	GOENNENWEIN-SIMON,LISETTE
514220AB0620	HINDS,YVETTE
514220AB0630	KRUPNYAK,LILIANA S
514220AB0640	PERLSTEIN,HARRY LOUIS
514220AB0650	IUHASZ,ADALBERT
514220AB0660	RESTO,TRIANA M
514220AB0670	CAVIC,GORDANA
514220AB0680	LAWSON,MARGARET ANN H/ELAWSON,DAONALD L
514220AB0690	BAEZ,RAFAEL & DULCE M

514220AB0700	WEPNER,CHARLESWEPNER,LINDA
514220AB0710	HERNANDEZ,MARGARITA
514220AB0720	BURGOS RIOS,ALVARO
514220AB0730	GUZMAN,LUISA FERNANDA
514220AB0740	ARTHUZO,FREDERICO F
514220AB0750	SCHWARTZ,CAROL
514220AB0760	OLTMANN,PHYLLIS
514220AB0770	BIANCHINO,MARIA
514220AB0780	LAWRENCE A ZUCKER LIV TRZUCKER,L & HENRY,J TRUSTEES
514220AB0790	PINEDA MARCOS,LIESSER ARMANDO
514220AB0800	OLIVA,KIM MIRIAM
514220AB0810	OROZCO-CARVAJAL,ILSEN H/ECARVAJAL,LUCY
514220AB0820	CLEMENT,DANIELTREMBLAY,LOUISE
514220AB0830	LIAN,JIE
514220AB0840	DELVA,FRANCE M & JEAN CLAUDE
514220AB0850	ROMERO,SANDRA L
514220AB0860	HEIDARI,ELHAM H/EHEIDARI,KARAMAT
514220AB0870	GANDERO,CHRISTOPHER GEORGE
514220AB0880	ROMAN,JOSE P
514220AB0890	RON-VIVAS,SORAYA
514220AB0900	GALVIS,LUIS FELIPE
514220AB0910	CANNIZZARO,WILLIAM M
514220AB0920	LUGO,SARA
514220AB0930	AJOKU,YURI
514220AB0940	STANGER,RHODA H/ESTANGER,CARY B
514220AB0950	LUZAN,ANDREIVORONINA,MARIIA
514220AB0960	KOROTAEV,KONSTANTIN & ELENA
514220AB0970	PUIU,ELISABETA H/EGARBA,R

514220AB0980	URALOVA,YULYA
514220AB0990	REINGOLD,DOUGLASS JAY
514220AB1000	MARSET,ELIZABETH
514220AB1010	LOVAS,WILLIAM
514220AB1020	PAGHETE,ALEXANDRE
514220AB1030	ARONSKY,SHARON
514220AB1040	ODZE,NEIL
514220AB1050	FEIGEN-NOVAK,JACQUELINE
514220AB1060	NADELMAN,ADRIANA
514220AB1070	VARASTEANU,EUGEN & LILIANA
514220AB1080	LAWSON,DONALD LDONALD L LAWSON REV TR
514220AB1090	FLORES,GLADYS P
514220AB1100	OBRAZTSOV,ALEKSANDRAOBRAZTSOV,EVGENY
514220AB1110	ROY,GINETTE
514220AB1120	DE OCA,LEOBEL MONTES
514220AB1130	PACCILLI,JENNIFER LPACCILLI,CHRISTOPHER J
514220AB1140	GARCIA,FRANCISCO XKUDELINA,NATALIA
514220AB1150	FERRARA,DEBRA
514220AB1160	FERRARA,CARMELA
514220AB1170	MONTALVO,JEDIDIAH
514220AB1180	GIGLIO,LAURA ANN & MICHAEL
514220AB1190	ELLEN SUE MASON REV TRMASON,ELLEN SUE TRS
514220AB1200	MARINAY,MAGALY & JOSE VICTOR
514220AB1210	LUBARDA,GORDANA
514220AB1220	JOSEPH,BILIENE
514220AB1230	HEARN,SARA
514220AB1240	LIMARDO,LORI
514220AB1250	KAWA,ORSULA

514220AB1260	KORNER,MARCELLO & MINONDA
514220AB1270	RICHELIEU,JESSYCA M
514220AB1280	BERTRAND,DANIELLEBERTRAND,VANESSA
514220AB1290	NAVARRETE,AMED JESUS
514220AB1300	STEELE,CLAUDIA TARAZONA
514220AB1310	SHELKOVNIKOVA,NIKA
514220AB1320	KRAMER,LAURA
514220AB1330	SPEISMAN,CINDY & PAUL
514220AB1340	BEDOYA,CESARCARRERO,GUSTAVO
514220AB1350	DUGGAN,LISA Y
514220AB1360	WILSON,JAMES BARUE
514220AB1370	MENDOZA,ANNIE M H/EMENDOZA,LUIS A & MENDOZA,MARIBEL
514220AB1380	ZAPATA,MARIA ELENA H/ECORZO,PAOLA ALEJANDRA
514220AB1390	MIRONOVA,OLESYA S
514220AB1400	SPEAKMAN,DOUG J
514220AB1410	FRANKLIN,DORIS
514220AB1420	VIAU,CAROLINE
514220AB1430	GARVIN,GINA S
514220AB1440	PELI,GENNIFER VIVIAN H/EPETERS,JULIANA
514220AB1450	ARGUELLES,ANA TERESA
514220AB1460	CURRO,ROBERTROBERT CURRO REV TR ETAL
514220AB1470	DASCALU,LUMINITA
514220AB1480	HALL-JENNINGS,LORENEJENNINGS,THOMAS C III
514220AB1490	SAPADIN,RANDALLCOPPOLA-SAPADIN,PHYLLIS
514220AB1500	SHAFIR,MARIA & SEMYON
514220AB1510	KAPLAN,MICHAEL
514220AB1520	VOSKRESENSKAYA,TATYANAVOSKRENSKY,SERGEY
514220AB1530	HALSTEAD,BARRONE

514220AB1540	SHAWN URMAN 2021 IRREV TR
514220AB1550	LEMME,ANTHONY ALEXANDER
514220AB1560	MASSIAH,SHELLONA A
514220AB1570	ADLER,HELENE
514220AB1580	FEIJOO,YOLVI
514220AB1590	OSADCHYY,OLEG H/EOSADCHA,ANASTASIYA
514220AB1600	CHEN,JESSICA CHING YEE
514220AB1610	RUBINOV,MICHAEL H/EDAVYDOVA,YELENA
514220AB1620	PEREZ,EFRAIN
514220AB1630	HUSSAIN,SELIMA
514220AB1640	HENRY,SUSAN
514220AB1650	LAWRENCE H BARTELTSEN LIV TRWILLIAM J HEVERT LIV TR
514220AB1660	KARDYS FAM LIV TRKARDYS,JACK C & DIANE R TRS
514220AB1670	SANTANIELLO,ANDREANA TERESACARRASQUERO,JOSE VICENTE
514220AB1680	JORGE,JULIANLUMPKIN,MASKIM
514220AB1690	SPECTOR,JAMES & CARLA
514220AB1700	VETAN,IONEL & MARIA
514220AB1710	GLANTZIS,GEORGE E
514220AB1720	PEREZPALMA,YURI & MONICA
514220AB1730	FOX,KENNETH R
514220AB1740	SOKHO,SERGEY
514220AB1750	BRANDFON,VIRGINIA
514220AB1760	SZABO,STEVEN
514220AB1770	BROWN,CLARA
514220AB1780	VEHBIU,MIRJANHALILI,IRIS
514220AB1790	ROY,MAURICELAMONTAGNE,LOUISE
514220AB1800	ANIDJAR,IANANIDJAR,JANNINE ETAL
514220AB1810	ADA ARMAS REV TR

514220AB1820	PATTON,ANNA
514220AB1830	HENRIQUEZ,JOHNHENRIQUEZ,KAREN
514220AB1840	REVILLA NEGRETE,FRANCISCO JAVIER
514220AB1850	LATORRE,LUIS
514220AB1860	SYRIANI,RENATA
514220AB1870	GARCIA,JORGE & ANGIE
514220AB1880	PIKER,VALERY H/EPIKER,ERIC
514220AB1890	SIMU,ADAMITA D & LYDIA J
514220AB1900	FREEMAN,MALINDA EST
514220AB1910	BOUCHER,THOMAS DWAYNE JR
514220AB1920	TIGER,EDWARD M
514220AB1930	LEVY,ROSAROSA LEVY LIV TR
514220AB1940	FLYNN,JOHN G
514220AB1950	LEWIS,DIONNE
514220AB1960	ROCK,SONDRA
514220AB1970	ORTIZ,ANALYSIA C H/EORTIZ,ANGEL G & ANNABELLA F
514220AB1980	PELOBELLO,AILENE A & RUSSELL S
514220AB1990	HERMOZA,JORGE LUISCRUZ HERMOZA,MIRIAM
514220AB2000	SAROCHAR,LILIANA
514220AB2010	LISS,SARA
514220AB2020	KITZIS,INNA
514220AB2030	MEHTA,SARAYU H/EMEHTA,PRAKASH K
514220AB2040	PERALTA HARASIUNK,MANUELA M H/EPERALTA,ANA LUCIA ETAL
514220AB2050	MENGARI,VALERIA
514220AB2060	GOLDSTEIN,DEBORAHGOLDSTEIN,ELIZABETH
514220AB2070	SOKOLOV,EVGENY
514220AB2080	ALTHOFF,WILLIAM H/EALTHOFF,ELIZABETH
514220AB2090	MIRANDA,LEONARDO H/EBARRIENTOS,L ETAL

514220AB2100	GOLDEN-JOHNSTON,DEBORAH
514220AB2110	ALPERT,SONDRA
514220AB2120	ALPERT,RICHARD
514220AB2130	KRAMER,MARILYN H/EKRAMER,DEANNA
514220AB2140	EDWARDS,SABRINA
514220AB2150	DE LEON,JORGE G
514220AB2160	LECLERC,DENISTHERIAULT,CHANTALE
514220AB2170	KIRMAZ,ALEKSANDR & NATALYA
514220AB2180	MURRAY,LINUS JR
514220AB2190	HANGA,OVIDIU DAN &PAIU,VIRGINIA RALUCA
514220AB2200	HEARN,SARA
514220AB2210	LAVIETES,BARBARA A
514220AB2220	POLITO,CONNY E
514220AB2230	THERRIEN,MICHELMICHEL THERRIEN REV TR
514220AB2240	TORRES,MONICA
514220AB2250	WILKENS,FREDERICK RFREDERICK R WILKENS 2008 REV TR
514220AB2260	ANNA JAKSA TRJAKSA,ANNA TRS
514220AB2270	WEINBERGER,LEOPOLD
514220AB2280	ALEXE,ILEANA
514220AB2290	HASKELL,EVAN C
514220AB2300	CHOLETTE,SYLVIE
514220AB2310	MORRISSETTE,JEAN CLAUDE
514220AB2320	PARKER,STANLEY LSTANLEY L PARKER LIV TR
514220AB2330	FAIFER,CLAUDINE H/EMUSKAT,LEONORE PERLA
514220AB2340	STEVENS,PATRICIAWARD,CAROLINE & CORBIN,JOHN T
514220AB2350	OJEDA,JORGE REMONQUINTERO,ANAYVIS
514220AB2360	PIERRE,EDDY PIERRE
514220AC0010	ZUNIGA,MADELINE

514220AC0020	SHUSTER,MEREDITH
514220AC0030	VENA,DEBORAH
514220AC0040	RUTH PRINE REV TR
514220AC0050	ATLAS,CAROL ACAROL A ATLAS REV TR
514220AC0060	TUST,JOHN M & ARLEN CJOHN & ARLEN TUST LIV TR
514220AC0070	VIDAL,RODOLFO & IRIS JANE
514220AC0080	POWELL,RONALD
514220AC0090	ALVAREZ,RICHARD & FATIMA
514220AC0100	ROTH,MARK S & FRANCES SROTH FAM REV TR
514220AC0110	SOROKA,BEATRIZ S H/ESOROKA,RICARDO S
514220AC0120	FUNDORA,JUAN MANUEL H/ERODRIGUEZ,MARCIA
514220AC0130	VILLALBA,JOSE MIGUELFRANCO PEREZ,ANA CECILIA
514220AC0140	PORTALES,JOSE D
514220AC0150	MOSQUERA DE URGUIA,FLORA ELIGIA
514220AC0160	FERNANDER,MAUDMAUD FERNANDER TR ETAL
514220AC0170	MANGINELLI,JOHN MJOHN M MANGINELLI REV TR
514220AC0180	ABAKUMOVA,OLGA V
514220AC0190	IMPOSIMATO,FELIX
514220AC0200	MELGAREJO,EDNA
514220AC0210	COLDEN,VONCEIA
514220AC0220	QUISPE,EDWIN WILFREDOVEREAU VEGA,SANDRA CECILIA
514220AC0230	LEW,MARIO H/EDOLGIN LEW,LISA S
514220AC0240	LUZON,CAROL ANNWARREN,ROXANNA R
514220AC0250	BALTAZAR,NORMA I & RAMON E
514220AC0260	SEID,NORMA
514220AC0270	CHAMIZO,ORLANDO
514220AC0280	ORTEGA,LENIN JOSEWATSON,MARINA VLADIMIROVNA
514220AC0290	MORDIA,TERENCE G

514220AC0300	VARGAS,JUAN & EMMA
514220AC0310	SABANOVIC,FADIL & SENADA
514220AC0320	HERNANDEZ,MILAGROS
514220AC0330	BROWNSTEIN,JUDY
514220AC0340	BLOOMQUIST,WAYNE & ROSANNABLOOMQUIST,BRADEN
514220AC0350	DIAZ,NORA C
514220AC0360	VILORIO,JANET
514220AC0370	PAQUET,GILBERT & GILBERTE
514220AC0380	LEVINE,FREDRIC NFREDRIC N LEVINE REV TR
514220AC0390	KAUFF,ANN H/ESTROMFELD,LINDA
514220AC0400	CHARITON,ELLEN
514220AC0410	PARNIS,SYLVIA
514220AC0420	GABBOLA,ENRICO FRANK
514220AC0430	PRILUTSKY,SIMON
514220AC0440	MASTAN,CLAUDIU S &MASTAN,LUMINITA L
514220AC0450	RADER,JUDITH
514220AC0460	MOQUETE,JOSE D
514220AC0470	MORIYAMA,TAKESHI & TAMIE T
514220AC0480	MAIS-COLLINS,NESRENE M
514220AC0490	TOPANA,OVIDIU
514220AC0500	ELGAMAL,FOUAD RAFIC MOHAMEDELHOSARY,TOMADER AHMED MOHAMED
514220AC0510	MINTZ,CHIFRE DIK
514220AC0520	VAISMAN,JOANNAESKENAZI,JOSE
514220AC0530	STERLING,BARBARA
514220AC0540	FIELDS,NANCY
514220AC0550	PARRA,AMANDA
514220AC0560	SALPINO,ANTHONY OVALLETUTTI-SALPINO FAMILY REV TR
514220AC0570	GAVRILIU,MINODORA MARIA

514220AC0580	HUNTLEY,PETER & AUBRY,DIANEHUNTLEY,JASON & HUNTLEY,NATHALIE
514220AC0590	PHYLLIS B & SAUL S FEDER REV TR
514220AC0600	BARBU,LIDIA & VASILEVASILE & LIDIA BARBU REV TR
514220AC0610	BORSIC,ALADAR A & ANA L
514220AC0620	YANAI,TSUYOSHI
514220AC0630	BARCENAS,BARBARA & STEIN,LUISLUIS STEIN & B BARCENAS IRREV TR
514220AC0640	ARAGUNDI,LOLALOLA ARAGUNDI REV LIV TR
514220AC0650	MIRANDA,ANTONIO RMIRANDA,MARISVEL
514220AC0660	HUTCHINSON,RAQUEL H/EHUTCHINSON,THOMAS
514220AC0670	BARR,FLORENCE
514220AC0680	STEINER,DIANE
514220AC0690	MATEOS,MARTHA
514220AC0700	ILJAZI,MEMEDI
514220AC0710	POLLOCK,LINDA
514220AC0720	FIGUEROA,HELLENPUELLES,JORGE
514220AC0730	JOSEPH,KENNARD
514220AC0740	WILLIAM & JUDITH MOCKLER TRMOCKLER,RYAN MICHAEL TRSTEE ETAL
514220AC0750	CASTELLANOS,ELIDA
514220AC0760	HUDSON,MARIA
514220AC0770	BUIS,JUSTIN R
514220AC0780	DAVID,STEVEN
514220AC0790	NIKOLIC,DRAGOLJUB
514220AC0800	COLEBROOKE,KENNETH S
514220AC0810	PEREZ,JOHN JOSEPH & NINA
514220AC0820	CLARK-SAVIO,SUSAN R
514220AC0830	ZAPATEIRO,MARCELA
514220AC0840	CARDONA,BLANCA I
514220AC0850	GORDON,LEOVERTURE & DONALIE C H

514220AC0860	MARTIN,CARLOS C
514220AC0870	LAPIN,IDA H/ELAPIN KIRSCHBAUM,REGINA
514220AC0880	PHILLIPS,MARIA LUISA
514220AC0890	GATICA ORDENES,ALDO ELIASD'AGOSTINI LOPEZ,MAGALY G DEL C
514220AC0900	VILLAGRA,CLAUDIO H/ECONCINO,AIDA
514220AC0910	RACCIATTI,ELIZABETHELIZABETH L RACCIATTI IRREV TR
514220AC0920	FOGEL,LAURA J
514220AC0930	ARISTIZABAL,MARGARITAMARGARITA ARISTIZABAL LIV TR
514220AC0940	LAVINE,HILDA A H/EALONSO,JOHN CARL
514220AC0950	THERLONGE,JOSEPHTHERLONGE,MARIE
514220AC0960	CAPELLA,CARLOS J ALVARADO
514220AC0970	PELAY,MARIA L
514220AC0980	DE LA VIEZ,WILLIAM
514220AC0990	PIOTROVSKY,WALENTYNA
514220AC1000	CARDENAS,ISABEL
514220AC1010	BERMAN,DMITRY
514220AC1020	DOHERTY,BRIAN PDOHERTY,GLORIA O
514220AC1030	MADERA,MARITZA J
514220AC1040	HERNANDEZ,JAIME MADAMES,OMAR I
514220AC1050	VINOKUROVA,KRISTINA
514220AC1060	BUTTERWORTH,WILLIAM G
514220AC1070	SUAREZ,MANUEL E
514220AC1080	WINICK,RANDALL WARDLAVERGNE WINICK TR
514220AC1090	ARSHAVSKY,MIKHAILBELENITSKY,VICTORIA
514220AC1100	GOLDSMAN,EVA S H/EGOLDSMAN,GENE
514220AC1110	DELGROSSO,LISA
514220AC1120	HOLTZMAN,LYNN NIKI H/EHOLTZMAN-DAVIS,MELISSA ETAL
514220AC1130	TREGLIA,LOUIS J

514220AC1140	MELAMETH,JACQUES
514220AC1150	SOUCY,GENEVIEVE
514220AC1160	DENNERY,SIMONE
514220AC1170	RUBIN,BRUCERUBIN,ROSLYN
514220AC1180	BUECHNER,IRENEBUECHNER,KLAUS M
514220AC1190	BELLAMY,WILMA
514220AC1200	BRUNETTO,SHARON YVETTEBRUNETTO,MARIA TERESA
514220AC1210	HART,JANET
514220AC1220	TIMMONS,GERALD EGODERT,RICHARD J
514220AC1230	GLASSER,MORTON P
514220AC1240	NOVAK,MARGARET H
514220AC1250	MEHU,NAAMA
514220AC1260	CACHON,ANA K
514220AC1270	MANter,DANIEL AMANter,MARLENE
514220AC1280	KROTOWSKI,HARRY
514220AC1290	QUINTERO,JAIR0 &CARDENAS,MARTHA L
514220AC1300	ORTIZ,AIDA H/EORTIZ,LEONOR
514220AC1310	RAYMOND,LAURAVILLATORO,CLAUDIA
514220AC1320	FRALICK,MARGUERITELEE,JADA SHELBY
514220AC1330	NEWMAN,MICHAEL & KIMBERLY
514220AC1340	KAGAN,LEONIDSTRELTSOVA,SVETLANA
514220AC1350	DE ROSA,JOYCEJOYCE DE ROSA REV TR
514220AC1360	BROWN,SUZANNE R H/ESAULICH,MICHAEL
514220AC1370	NEWMAN,KIMBERLY & MICHAEL
514220AC1380	NOVAK,KARL E
514220AC1390	HARTENSTINE,NEIL
514220AC1400	WILLIAMS,LUCY O
514220AC1410	MELO,RAMONA

514220AC1420	BIJOU,JEAN ROBERT
514220AC1430	OSPINA,GUSTAVO ADOLFO
514220AC1440	GOLYAND,ALLA H/EGOLYAND,STANLEY
514220AC1450	MACKENZIE,MARK EDWARDVELEZ,CARLOS
514220AC1460	WHITNER,WILLIAM J
514220AC1470	ANNICHARICO,STEVEN
514220AC1480	BENDECK,MARIA DEL CARMEN
514220AC1490	RITCHIE,KENNETH W
514220AC1500	DAYAN,EVELYN
514220AC1510	GIACALONE,ANGELOTURNER,ELLIS EDWARD
514220AC1520	GAGNON,JEAN
514220AC1530	JOFRE,JORGE MANUEL
514220AC1540	ALESHIN,LARISA
514220AC1550	ASHWAL,EVA
514220AC1560	DIAZ,MIRTA K
514220AC1570	FERNANDEZ,NELLY
514220AC1580	GONZALEZ SALAZAR,MARTHA NELLY
514220AC1590	SAVLOFF,ALEJANDRO H/EJULIA P SAVLOFF REV LIV TR ETAL
514220AC1600	WALSH,RYAN JOSEPHWALSH,RUTH
514220AC1610	GOLTSIN,ARNOLD & RAISA
514220AC1620	SCHEINER,HERBERT
514220AC1630	KIM,HYUNG HEUMLEE,SUNG HEE & KIM,JENNIFER H
514220AD0010	TORRES,MARIA
514220AD0020	ASAN,MARTHA
514220AD0030	MITCHELL,EDWARD
514220AD0040	THOMAS,EARL
514220AD0050	SHARABY,MARGARET
514220AD0060	NUNEZ,JOSE BFRIAS DE NUNEZ,YOSMERY C

514220AD0070	DANEK,PATRICIA HELENA
514220AD0080	CONNERY,MARY ANNE
514220AD0090	RIVERA,ROSARIO
514220AD0100	ZUK,CHRISTOPHERCHRISTOPHER J ZUK REV LIV TR
514220AD0110	MILLER,DONALD
514220AD0120	EFROS,MARIE I
514220AD0130	BENOWIAT,DENISE
514220AD0140	MENDOZA,BIENVENIDA LMENDOZA,LUIS R
514220AD0150	SPAZIANI,PLACIDO ENRICO
514220AD0160	RAMIREZ,IVAN G
514220AD0170	PALTA,WILDER
514220AD0180	GARCIA,JOSE & JOSEPHINE
514220AD0190	MANDELSTEIN,BARBARA JBARBARA J MANDELSTEIN TR
514220AD0200	BOSCAN,CARLOS ABOSCAN,DEISY M
514220AD0210	GURST,LYNNE
514220AD0220	AZLOR,SUSANA
514220AD0230	ROBINSON,DUDLEY W II & JUDITH A
514220AD0240	KATUSA,NIKOLA H/EKATUSA,NIRIS
514220AD0250	BROOKS,CARL ABROOKS,LEE A
514220AD0260	GABRIEL,MARTHA
514220AD0270	GARCIA,HENRY
514220AD0280	SOBEL,SHERRIE H/EPRESS,JULIE
514220AD0290	ZELLIN,ROSEMARIE EST
514220AD0300	WOJACK,GENEVIEVEGENEVIEVE WOJACK FAM TR
514220AD0310	MARTIN,NUBIA
514220AD0320	ARANGO,ESTHER COSORIO,MARIANA ETAL
514220AD0330	VENANCIO,LUCIA
514220AD0340	DONA,IRMA GABRIELALAYNE,JEFFREY SCOTT

514220AD0350	BLAIR,BUNDI B & SYLVIA R
514220AD0360	CAIRO,MARCIA M
514220AD0370	FERGUSON,CALVIN
514220AD0380	ARNOLD,JACQUELINEMARYON B ARNOLD TR
514220AD0390	GOLDSTEIN,ELIAS H/EGOLDSTEIN,RUBEN ALEJANDRO
514220AD0400	KALLASTU,SIRJE
514220AD0410	HUNTER,RICHARD
514220AD0420	LAWRENCE,WILLIAM J JRWARREN,DENNIS E
514220AD0430	CICCARIELLO,SALVATORE
514220AD0440	WEISZ,MARILYN
514220AD0450	VORONINA,NATALIAVORONIN,VADIM
514220AD0460	JADOO,GAJENDRA H/EPADIA,CHANU
514220AD0470	GUTMAN,ALEJANDRO A
514220AD0480	DEPAROLESA,MARIA
514220AD0490	SAMA,SUNITA A
514220AD0500	SHAW,BETTY
514220AD0510	MOLINA,MARIO R & RUBEY F
514220AD0520	MOHAMED,KHALEEF
514220AD0530	NAVARRERA LEON,EDUARDO
514220AD0540	PASCUAL,CRISTOBALINA E
514220AD0550	ORMSTON,ANDREA J H/EORMSTON,ROBERT ELLIOT
514220AD0560	HARROW,DREW
514220AD0570	LOFTUS,JULIA
514220AD0580	ZOMARO,CATALINA H/EZOMARO,CLAUDIA V ETAL
514220AD0590	HERNANDEZ,CLARA
514220AD0600	BROOKS,LORRAINE
514220AD0610	PATRICIA PROTZMANN TRPROTZMANN,PATRICIA TRSTEE
514220AD0620	FERREIRA,SERGIO AUREOFERREIRA,MARCIA E

514220AD0630	RODRIGUEZ,NORMA H/EBERG,WILLIAM & BERG,KAREN
514220AD0640	CHALFIN,SUSAN M
514220AD0650	ZVEREVA,RAISA ROMANOVNAZVEREV,VASILY
514220AD0660	PRESS,IRA MIRA M PRESS LIV TR
514220AD0670	MAERZ,PETER J & BAER,ALYSSAMAERZ & BAER FAMILY REV TR
514220AD0680	PERVAN,VERA F
514220AD0690	VERGEL,DANIA O & JUAN A
514220AD0700	RUTHERFORD,JUNE FRANCES
514220AD0710	WAGNER,GERRI A
514220AD0720	POLLARD,SUSAN JPOLLARD,RICHARD A
514220AD0730	CHISLOV,SERGEY & ELENA
514220AD0740	PONOMAREVA,EKATERINA H/EPONOMAREVA,ELENA
514220AD0750	GALINDO,IRIS MARLENE
514220AD0760	ZAPATA,ELSY
514220AD0770	DOMINGUEZ,BERNA
514220AD0780	GREER,NARVELL & KATHERINA
514220AD0790	ROMERO,LIGIA
514220AD0800	SALTOS,ERWIN FABIANSALTOS,GLADYS ESTHER
514220AD0810	BRYAN,YVONNE
514220AD0820	SCHAMACH,ROBERT J
514220AD0830	MORGAN,SUSAN
514220AD0840	JOHNSON,HELEN A
514220AD0850	SOLTE,SARA LYNN
514220AD0860	OLKINITSKY,JOSEF & VERA
514220AD0870	CHEN,YANGLUCE,DAVID
514220AD0880	MAK,BING
514220AD0890	FRANCO,ALTAGRACIA & NICANOR
514220AD0900	MARLIN,KEVIN

514220AD0910	MIZRAHI,SHULAMIT H/EMIZRAHI,DAVID & MIZRAHI,A
514220AD0920	ORTEGA-CUBAS,MARIACUBAS,LUIS C
514220AD0930	CADENA,INES J
514220AD0940	BLANCO,BEATRIZ
514220AD0950	RUBAJA,EDUARDO
514220AD0960	LI,XIN
514220AD0970	KARLIN,GABRIELROSEN,ANDREA & KARLIN,MICHAEL A
514220AD0980	GARCIA,SONIA
514220AD0990	KLAGGE,JANET ZETTLER
514220AD1000	GONZALES,YANENT
514220AD1010	GINSBERG,MARC A
514220AD1020	BUCHMAN,DAVID EST
514220AD1030	DESROSIERS,NICOLELEMAIRE,YVAN
514220AD1040	WRIGHT,ELLEN
514220AD1050	CASTRILLON,SEBASTIAN
514220AD1060	CIOBOTARU,ALEXANDRU H/ECURUMI,VERONICA
514220AD1070	KRAMER,F S
514220AD1080	FISHMAN,ELIA H/EFISHMAN,DANIEL
514220AD1090	VEGA VASQUEZ,IVAN H/EGONZALES VILCHEZ,MIRIAM CAROLINA
514220AD1100	GREGORI,NINEL
514220AD1110	SEIDNER,ARLENE
514220AD1120	RIVERA,ANTONIO A
514220AD1130	RODRIGUEZ,IRMA A
514220AD1140	DEPAOLA,ONA
514220AD1150	JAFFE,ALLISON
514220AD1160	ABOUSAEEEDI,HOSSEIN
514220AD1170	SALPINO,THERESA
514220AD1180	LORUSSO,RAUL ARTURO

514220AD1190	DOWNS,COSTEN & OLGA
514220AD1200	RAYMONDO,DANADANA RAYMONDO REV TR
514220AD1210	FREEHLING,THOMAS A
514220AD1220	HOLMES,YVONNE V
514220AD1230	JIMENEZ,ROBERTSANCHEZ,JORGE S
514220AD1240	CORBITT,DONNA M
514220AD1250	TORRES,LEONARD H/EVILLA HINCAPIE,GLORIA PATRICIA
514220AD1260	EIBESCHITZ,RANDEE
514220AD1270	REYES,MONICA B
514220AD1280	FOSTER,SCOTT S
514220AD1290	WEISS,JOAN S
514220AD1300	EFFRON,CANDACE W
514220AD1310	STIVARIUS,JANE
514220AD1320	DINUNZIO,MARY LDINUNZIO,LOUISE
514220AD1330	SANDERS-HELBIG,CORINNESANDERS,ANN & HELBIG,CLAUDE
514220AD1340	DE PASQUALE,CONCETTA H/EDE PASQUALE,DANE ETAL
514220AD1350	DANA RAYMONDO REV LIV TRRAYMONDO,DANA TRSTEE
514220AD1360	CRESPO,LAURA
514220AD1370	SHEINKIN,JOHANNA
514220AD1380	WEINBERG,CAROLYN
514220AD1390	DELPRETE,CARL JDELPRETE,ANGELA
514220AD1400	SHUMKLER,IZABELLA
514220AD1410	PICCOLO,ANITA H/EORLOWSKY,SCOTT
514220AD1420	LI,HONG
514220AD1430	DEMSKI,OLEG
514220AD1440	HERNANDEZ,LESLIE VIRGINIAREYNA LEDEZMA,ARELYS M
514220AD1450	BALLICA,MURAT & LUCILLE
514220AD1460	SEIFERTH,FLORENCE MARIA

514220AD1470	PETROPOULOS,CONSTANTIN & DOROTHY
514220AD1480	PEREZ,HECTOR F
514220AD1490	ZALUT,STEPHEN
514220AD1500	RAMOS,JOSE AGARCIA,MIRIAM R
514220AD1510	ABRAHAM,CECELIA K
514220AD1520	CICERO,ELIZABETH
514220AD1530	BEAUPRE,DAVID PBEAUPRE,MAUREEN WINSLOW
514220AD1540	GERARDO,SHARON LEE & ADRIAN P
514220AD1550	SANDLER,PEDRO
514220AD1560	CANCEL,THEODOREASTACIO-CANCEL,JOSIE
514220AD1570	NOCCO,MARYELLENNOCCO,LAUREN
514220AD1580	PRUS,EDUARDO FABIAN
514220AD1590	SHIELS,BRIAN H
514220AD1600	DOBRY,SARA
514220AD1610	ACOSTA,MIRTA GUIOMAR
514220AD1620	FLOYD,GREGORY JAMES
514220AD1630	RIVERA,BRUNILDAWRIGHT,ERNEST III
514220AD1640	FIELD,CHERYLL A
514220AD1650	GOLDBERG,SUE H/EGOLDBERG,SCOTT & BEHRENS,JILL
514220AD1660	BARRERA,ANDREW
514220AD1670	PRIGMORE,LESLEY & SHARON
514220AD1680	WOLDER,BARRY E
514220AD1690	WEISSMAN,CAROLINE M H/EJOEL & CAROLINE WEISSMAN REV TR
514220AD1700	VASQUEZ,MARIA TERESALEVINE,PATRICIA & LEVINE,JEFFREY
514220AD1710	DAIGNEAULT,GUYLAMOTHE,LORRAINE
514220AD1720	GOZLAN,MALI
514220AD1730	HIBBERT,GALE
514220AD1740	FREDERICK,GABRIELA M

514220AD1750	HASIMI,KRISANTHI
514220AD1760	CONRAD,LARRY D
514220AD1770	BERRY,MARIAWILLIAMSON,TOMAS EDUARDO
514220AD1780	RODRIGUEZ,ANGELA
514220AD1790	MEDEIROS,ROMANA
514220AD1800	ORDONEZ,ALVARO
514220AD1810	ARDEN,FERN
514220AD1820	BECK,MARY E
514220AD1830	MELOTTI,JOANNE E
514220AD1840	DAVIS,FRANCIS G JR & ANGELA CITY OF HOLLYWOOD DEPT. OF PLANNING & DEVELOPMENT SERVICES PO BOX 229045 HOLLYWOOD FL 33022-9045

ADDRESS_LI	CITY	STATE	ZIP	ZIP4
8 THE GREEN STE A	DOVER	DE	19901	
3701 GREENWAY DR	HOLLYWOOD	FL	33021	
3695 GREENWAY DR	HOLLYWOOD	FL	33021	
3685 GREENWAY DR	HOLLYWOOD	FL	33021	
1504 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1518 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1526 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1548 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1576 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1596 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1612 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1636 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1654 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1668 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1682 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1694 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1685 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1675 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1665 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1645 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1625 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1605 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1595 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1573 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1541 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1515 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1503 TRAILHEAD TER	HOLLYWOOD	FL	33021	

4600 HIILLCREST DR	HOLLYWOOD	FL	33021	
4600 HIILLCREST DR	HOLLYWOOD	FL	33021	
4600 HIILLCREST DR	HOLLYWOOD	FL	33021	
4600 HIILLCREST DR	HOLLYWOOD	FL	33021	
4600 HIILLCREST DR	HOLLYWOOD	FL	33021	
8785 SW 165 AVE #200	MIAMI	FL	33193	
1101 BEN TOBIN DR	HOLLYWOOD	FL	33021	
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801
115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421
696 NE 125 ST	NORTH MIAMI	FL	33161	
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
2550 MIAMI RD	FORT LAUDERDALE	FL	33316	3974
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
4151 SW 131 AVE	DAVIE	FL	33330	
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421

3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421
115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801
115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
12629 NEW BRITTANY BLVD #16	FORT MYERS	FL	33907	
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
3111 STIRLING RD	FORT LAUDERDALE	FL	33312	6566
2001 ROSS AVE, STE 3400	DALLAS	TX	75201	
4045 SHERIDAN AVE STE 221	MIAMI BEACH	FL	33140	
3111 STIRLING RD	FORT LAUDERDALE	FL	33312	6566
3111 STIRLING RD	FORT LAUDERDALE	FL	33312	6566
3111 STIRLING RD	FORT LAUDERDALE	FL	33312	6566
315 N FEDERAL HWY	HOLLYWOOD	FL	33020	4616
2 MANHATTANVILLE RD STE 401	PURCHASE	NY	10577	2118
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807

2 MANHATTANVILLE RD STE 401	PURCHASE	NY	10577	2118
2 MANHATTANVILLE RD STE 401	PURCHASE	NY	10577	2118
2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	4807
10117 PRINCESS PALM AVE STE 100	TAMPA	FL	33610	8303
3150 SW 52 AVE	PEMBROKE PARK	FL	33023	5413
1800 WAZEE ST #500	DENVER	CO	80202	
PO BOX 12913	SHAWNEE MISSION	KS	66282	2913
17800 NW MIAMI CT	MIAMI	FL	33160	
3150 SW 52 AVE	PEMBROKE PARK	FL	33023	5413
1695 TRAILHEAD TER	HOLLYWOOD	FL	33021	
1705 TRAILHEAD TER	HOLLYWOOD	FL	33021	
4600 HILLCREST DR	HOLLYWOOD	FL	33021	
12629 NEW BRITTANY BLVD #16	FORT MYERS	FL	33907	
3800 HILLCREST DR #101	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #102	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #103	HOLLYWOOD	FL	33021	
8220 N NEW ENGLAND AVENUE	NILES	IL	60714	
3800 HILLCREST DRIVE #106	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #108	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #110	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #112	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR UNIT 114	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #116	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #117	HOLLYWOOD	FL	33021	
3800 HILLCREST DR UNIT 119	HOLLYWOOD	FL	33021	7937

3800 HILLCREST DR APT 120	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #121	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR APT 122	HOLLYWOOD	FL	33021	
3800 HILLCREST DR UNIT 123	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #201	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #202	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #203	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR # 204	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #206	HOLLYWOOD	FL	33021	
3800 HILLCREST DR UNIT 208	HOLLYWOOD	FL	33021	7937
2576 WILBURN TER	NORTH PORT	FL	34288	
3800 HILLCREST DR #211	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #212	HOLLYWOOD	FL	33021	
3800 HILLCREST DR # 214	HOLLYWOOD	FL	33021	
3800 HILLCREST DR # 215	HOLLYWOOD	FL	33021	
3800 HILLCREST DR UNIT 216	HOLLYWOOD	FL	33021	
3800 HILLCREST DR APT 217	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #218	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #219	HOLLYWOOD	FL	33021	7937
32 HARVEST POINTE LN	CUTCHOGUE	NY	11935	2345
3800 HILLCREST DR #221	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR APT 222	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DRIVE #223	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #301	HOLLYWOOD	FL	33021	
3800 HILLCREST DR APT 302	HOLLYWOOD	FL	33021	
3800 HILLCREST DR APT 303	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR UNIT 304	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #305	HOLLYWOOD	FL	33021	7937

3800 HILLCREST DR #306	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #307	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR # 308	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #309	HOLLYWOOD	FL	33021	7976
3800 HILLCREST DR #310	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #311	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #312	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #314	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #315	HOLLYWOOD	FL	33021	
16 REGENCY CT	MONROE TWP	NJ	08831	2548
3800 HILLCREST DR UNIT 317	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #318	HOLLYWOOD	FL	33021	
33 JAMES ST	NEW CITY	NY	10956	
3800 HILLCREST DR #320	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DRIVE #321	HOLLYWOOD	FL	33021	
4225 WINE COUNTRY CT	NAPA	CA	94558	
3800 HILLCREST DR APT 323	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #401	HOLLYWOOD	FL	33021	7976
2873 DICKSON	*MONTREAL QC	CA	H1N 2	J6
600 THREE ISLANDS BLVD #204	HALLANDALE BEACH	FL	33009	
3800 HILLCREST DR #404	HOLLYWOOD	FL	33021	
3800 HILLCREST DR UNIT 405	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR APT 406	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR APT 407	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #408	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #409	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #410	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #411	HOLLYWOOD	FL	33021	7937

200 PARK RD #B7	BAYONNE	NJ	07002	
3800 HILLCREST DR #414	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #415	HOLLYWOOD	FL	33021	
3800 HILLCREST DR # 416	HOLLYWOOD	FL	33021	
3800 HILLCREST DR APT 417	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR APT 418	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #419	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR # 420	HOLLYWOOD	FL	33021	7937
1054 SOUTH RIMWOOD DR	ANAHEIM	CA	92807	
3800 HILLCREST DR #422	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #423	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #501	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #502	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR #503	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #504	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #505	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #506	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #507	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #508	HOLLYWOOD	FL	33021	
3800 HILLCREST DR APT 509	HOLLYWOOD	FL	33021	7937
3800 HILLCREST DR # 510	HOLLYWOOD	FL	33021	
3800 HILLCREST DR # 511	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #512	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #514	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #515	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #516	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #517	HOLLYWOOD	FL	33021	
3800 HILLCREST DR APT 518	HOLLYWOOD	FL	33021	7938

3800 HILLCREST DR #519	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #520	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #521	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #522	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR UNIT 523	HOLLYWOOD	FL	33021	
3800 HILLCREST DR UNIT 601	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #602	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #603	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR UNIT 604	HOLLYWOOD	FL	33021	
3800 HILLCREST DR APT. 605	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #606	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #607	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #608	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #609	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #610	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #611	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #612	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR UNIT 614	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #615	HOLLYWOOD	FL	33021	7938
149 E INLET DR	PALM BEACH	FL	33480	
3800 HILLCREST DR #617	HOLLYWOOD	FL	33021	
12 BOTANY LN	STONY BROOK	NY	11790	
3800 HILLCREST DR #619	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #620	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR # 621	HOLLYWOOD	FL	33021	
3800 HILLCREST DR # 622	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #623	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #701	HOLLYWOOD	FL	33021	7938

3800 HILLCREST DR # 702	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #703	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #704	HOLLYWOOD	FL	33021	
3800 HILLCREST DR # 705	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #706	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #707	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #708	HOLLYWOOD	FL	33021	
24 SALT CREEK AVE	*RICHMOND HILL ON CA		L4S 1	R2
3800 HILLCREST DRIVE #710	HOLLYWOOD	FL	33021	
3800 HILLCREST DR 711	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #712	HOLLYWOOD	FL	33021	7976
3800 HILLCREST DR #714	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #715	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #716	HOLLYWOOD	FL	33021	
3800 HILLCREST DR UNIT 717	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #718	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #719	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #720	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #721	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #722	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #723	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR #801	HOLLYWOOD	FL	33021	7938
5110 N BRANCH AVE	TAMPA	FL	33603	
99 HILLSIDE AVE APT 12J	NEW YORK	NY	10040	2721
3800 HILLCREST DR #804	HOLLYWOOD	FL	33021	
1955 NW 112 AVE	CORAL SPRINGS	FL	33071	
3800 HILLCREST DR #806	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR UNIT 807	HOLLYWOOD	FL	33021	

3800 HILLCREST DR UNIT 809	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #810	HOLLYWOOD	FL	33021	
3800 HILLCREST DR UNIT 811	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DR UNIT 812	HOLLYWOOD	FL	33021	7938
PO BOX 816682	HOLLYWOOD	FL	33081	
3800 HILLCREST DR #815	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #816-8	HOLLYWOOD	FL	33021	
3800 HILLCREST DR UNIT 819	HOLLYWOOD	FL	33021	7938
170 AVENUE C APT 17B	NEW YORK	NY	10009	4263
3800 HILLCREST DR #821	HOLLYWOOD	FL	33021	7938
3800 HILLCREST DRIVE #822	HOLLYWOOD	FL	33021	
63 CARRIAGE PL	EDISON	NJ	08820	
3800 HILLCREST DR #901	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #902	HOLLYWOOD	FL	33021	7939
3800 HILLCREST DR #903	HOLLYWOOD	FL	33021	
3800 HILLCREST DR UNIT 904	HOLLYWOOD	FL	33021	
3800 HILLCREST DR # 905	HOLLYWOOD	FL	33021	
2525 BATCHELDER ST #6B	BROOKLYN	NY	11235	
3800 HILLCREST DR #907	HOLLYWOOD	FL	33021	7939
3800 HILLCREST DR #910	HOLLYWOOD	FL	33021	7939
3800 HILLCREST DR #911	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #912	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #914	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #915	HOLLYWOOD	FL	33021	
3800 HILLCREST DR APT 916	HOLLYWOOD	FL	33021	7939
847 RANG TOUT DE JOIE	*WOBURN QC	CA	G0Y 1	R0
3800 HILLCREST DR #920	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #921	HOLLYWOOD	FL	33021	7939

3800 HILLCREST DR #922	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #923	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1001	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1002	HOLLYWOOD	FL	33021	7939
3800 HILLCREST DR # 1003	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1004	HOLLYWOOD	FL	33021	7976
3800 HILLCREST DR #1005	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1006	HOLLYWOOD	FL	33021	7939
3800 HILLCREST DR #1007	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1010	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1011	HOLLYWOOD	FL	33021	7939
3800 HILLCREST DR APT 1012	HOLLYWOOD	FL	33021	7939
3800 HILLSCREST DR #1014	HOLLYWOOD	FL	33021	7939
3800 HILLCREST DR #1015	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1016	HOLLYWOOD	FL	33021	7976
3800 HILLCREST DR #1019	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1020	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1021	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR UNIT 1022	HOLLYWOOD	FL	33021	7940
424 91 ST	SURFSIDE	FL	33154	3127
3800 HILLCREST DR UNIT 1101	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1102	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR #1103	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1104	HOLLYWOOD	FL	33021	7940
136 SEAMAN AVE	ROCKVILLE CENTRE NY		11570	
3800 HILLCREST DR #1106	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1107	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR APT 1110	HOLLYWOOD	FL	33021	7940

3800 HILLCREST DR #1111	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR UNIT 1112	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR # 1114	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR #1115	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR #1116	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1119	HOLLYWOOD	FL	33021	
95 RUE DE CHAMBORD	*LEVIS QC	CA	G6J 2	B1
3800 HILLCREST DR APT 1121	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR APT 1122	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR APT 1123	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR UNIT 201	HOLLYWOOD	FL	33021	
3800 HILLCREST DR APT 1202	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR UNIT 1203	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR #1204	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR #1205	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1207	HOLLYWOOD	FL	33021	
5881 PTE TREMBLE RD	PEARL BEACH	MI	48001	
24 5 AVE STE 827	NEW YORK	NY	10011	
3800 HILLCREST DR #1211	HOLLYWOOD	FL	33021	
3800 HILLCREST DR #1212	HOLLYWOOD	FL	33021	
309 MAJOR MCKENZIE RD E 317	*RICHMOND HILL ON CA		L4C 9	V5
899 RUE BERGERON	*SAINTE-THERESE Q CA		J7E 4	W5
3800 HILLCREST DR #1216	HOLLYWOOD	FL	33021	
3800 HILLCREST DR UNIT 1219	HOLLYWOOD	FL	33021	7940
5709 SW 19 ST	WEST PARK	FL	33023	
3800 HILLCREST DR # 1222	HOLLYWOOD	FL	33021	7940
3800 HILLCREST DR #1223	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #102	HOLLYWOOD	FL	33021	

4001 HILLCREST DR # 106	HOLLYWOOD	FL	33021	
4001 HILLCREST DR # 108	HOLLYWOOD	FL	33021	
385 REEDYVILLE RD	SPENCER	WV	25276	8691
4001 HILLCREST DR #112	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #114	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #115	HOLLYWOOD	FL	33021	7924
4001 HILLCREST DR #117	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #201	HOLLYWOOD	FL	33021	7924
4001 HILLCREST DR # 202	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #203	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #206	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #208	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #209	HOLLYWOOD	FL	33021	7924
4001 HILLCREST DR #210	HOLLYWOOD	FL	33021	
4001 HILLCREST DR APT 211	HOLLYWOOD	FL	33021	
4001 HILLCREST DR # 212	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #214	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #215	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #216	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #217	HOLLYWOOD	FL	33021	7924
4001 HILLCREST DR #301	HOLLYWOOD	FL	33021	7924
4001 HILLCREST DR APT 302	HOLLYWOOD	FL	33021	7924
6522 PEACEHAVEN DR	CHARLOTTE	NC	28214	
4001 HILLCREST DR #305	HOLLYWOOD	FL	33021	
4001 HILLCREST DR # 306	HOLLYWOOD	FL	33021	
4001 HILLCREST DR UNIT 307	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #308	HOLLYWOOD	FL	33021	7924
4001 HILLCREST DR # 309	HOLLYWOOD	FL	33021	

4001 HILLCREST DR # 310	HOLLYWOOD	FL	33021	
1580 6 ST	WEST BABYLON	NY	11704	
4001 HILLCREST DR APT 312	HOLLYWOOD	FL	33021	7924
4001 HILLCREST DR #314	HOLLYWOOD	FL	33021	
14716-30A AVE	*SURREY BC	CA	V4P 3	E6
4001 HILLCREST DR APT 316	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #317	HOLLYWOOD	FL	33021	7924
4001 HILLCREST DR #401	HOLLYWOOD	FL	33021	7924
4001 HILLCREST DR #402-4	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #403	HOLLYWOOD	FL	33021	7960
4001 HILLCREST DR #405	HOLLYWOOD	FL	33021	7924
4001 HILLCREST DR UNIT 406	HOLLYWOOD	FL	33021	7924
3000 BRONX PARK E APT GR K	BRONX	NY	10467	
4001 HILLCREST DR #408-26	HOLLYWOOD	FL	33021	7960
4001 HILLCREST DR APT 409	HOLLYWOOD	FL	33021	7924
4001 HILLCREST DR #410	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #411	HOLLYWOOD	FL	33021	
4001 HILLCREST DR APT 412	HOLLYWOOD	FL	33021	7925
4001 HILLCREST DR #414	HOLLYWOOD	FL	33021	
1833 S OCEAN DR #1001	HALLANDALE BEACH	FL	33009	
4001 HILLCREST DR #416	HOLLYWOOD	FL	33021	7925
4001 HILLCREST DR #417	HOLLYWOOD	FL	33021	
3241 N 36 ST	HOLLYWOOD	FL	33021	2633
4001 HILLCREST DR #502-4	HOLLYWOOD	FL	33021	7960
4001 HILLCREST DR #503	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #505	HOLLYWOOD	FL	33021	7925
4001 HILLCREST DR UNIT 506	HOLLYWOOD	FL	33021	7925
4001 HILLCREST DR #507-26	HOLLYWOOD	FL	33021	7960

1754 JACQUES LEMAISTRE AVE	*MONTREAL QC	CA	H2M 2	C6
4001 HILLCREST DR UNIT 509	HOLLYWOOD	FL	33021	7925
4001 HILLCREST DR #510	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #511	HOLLYWOOD	FL	33021	7925
4001 HILLCREST DR #512	HOLLYWOOD	FL	33021	7925
4001 HILLCREST DR #514	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #515	HOLLYWOOD	FL	33021	
4001 HILLCREST DR UNIT 517	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #601	HOLLYWOOD	FL	33021	7925
4001 HILLCREST DRIVE #602	HOLLYWOOD	FL	33021	
4001 HILLCREST DR UNIT 603	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #605	HOLLYWOOD	FL	33021	
11291 PATRICK CT	FRANKFORT	IL	60423	
4001 HILLCREST DR UNIT 607	HOLLYWOOD	FL	33021	7925
4001 HILLCREST DR #608	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #609	HOLLYWOOD	FL	33021	
34 SIMPSON RD	BRIARCLIFF MANOR	NY	10510	
4001 HILLCREST DR #611	HOLLYWOOD	FL	33021	
4001 HILLCREST DR UNIT 612	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #614	HOLLYWOOD	FL	33021	
4001 HILLCREST DR # 615	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #616	HOLLYWOOD	FL	33021	
4001 HILLCREST DR APT 617	HOLLYWOOD	FL	33021	7925
21 DREYER AVE	STATEN ISLAND	NY	10314	
4001 HILLCREST DR #702	HOLLYWOOD	FL	33021	7925
61-33 160 ST	FRESH MEADOWS	NY	11365	
4001 HILLCREST DR #705	HOLLYWOOD	FL	33021	7926
4001 HILLCREST DR #706	HOLLYWOOD	FL	33021	7926

4001 HILLCREST DR #707	HOLLYWOOD	FL	33021	7926
4001 HILLCREST DR #708	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #709	HOLLYWOOD	FL	33021	
PETEN 317 LAS COUDES	*SANTIAGO	CL	7591	100
4001 HILLCREST DR APT 711	HOLLYWOOD	FL	33021	7926
4001 HILLCREST DR #712	HOLLYWOOD	FL	33021	7926
20075 NE 21 AVE	MIAMI	FL	33179	2823
10276 HIDDEN SPRINGS CT	BOCA RATON	FL	33498	
4001 HILLCREST DR APT 717	HOLLYWOOD	FL	33021	7926
4001 HILLCREST DR #801-3	HOLLYWOOD	FL	33021	
4001 HILLCREST DR UNIT 804	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #805	HOLLYWOOD	FL	33021	7926
4001 HILLCREST DR #806	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #807	HOLLYWOOD	FL	33021	7926
4001 HILLCREST DR #808	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #809	HOLLYWOOD	FL	33021	7926
4001 HILLCREST DR #810	HOLLYWOOD	FL	33021	7926
4001 HILLCREST DR #811	HOLLYWOOD	FL	33021	
83-20 98 ST #4J	WOODHAVEN	NY	11421	
4001 HILLCREST DR UNIT 814	HOLLYWOOD	FL	33021	7926
4001 HILLCREST DR #815	HOLLYWOOD	FL	33021	7926
4001 HILLCREST DR #816	HOLLYWOOD	FL	33021	
4001 HILLCREST DR UNIT 817	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #901-3	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #902	HOLLYWOOD	FL	33021	7926
4001 HILLCREST DR UNIT 905	HOLLYWOOD	FL	33021	7926
4001 HILLCREST DR APT 906	HOLLYWOOD	FL	33021	7926
14 MULBERRY LN # 14	AVON	CT	06001	4525

4001 HILLCREST DR #908	HOLLYWOOD	FL	33021	7926
89 CHEMIN DU LAC A L'OURS	*ST-HIPPOLYTE QC	CA	J8A 3	J2
4001 HILLCREST DR #910	HOLLYWOOD	FL	33021	
16 SAMANTHAS WAY	PITTSFORD	NY	14534	
1 OLD MILL DR SUITE GPH4	*TORONTO ON	CA	M6S 0	A1
4001 HILLCREST DR UNIT 914	HOLLYWOOD	FL	33021	
4001 HILLCREST DR UNIT 915	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR #916	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR #917	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #1001	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR #1002	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR #1005	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #1006	HOLLYWOOD	FL	33021	7977
4001 HILLCREST DR #1007	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR #1008	HOLLYWOOD	FL	33021	7927
9136 LIMETREE LN	PEMBROKE PINES	FL	33024	4608
4001 HILLCREST DR #1010	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #1011	HOLLYWOOD	FL	33020	
4001 HILLCREST DR #1012	HOLLYWOOD	FL	33021	
4001 HILLSCREST DR #1014	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR #1015	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR APT 1016	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR #1017	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #1101	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #1102	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR UNIT 1105	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #1106	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR #1107	HOLLYWOOD	FL	33021	7927

4001 HILLCREST DR #1108	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #1109	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR APT 1110	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR #1111	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #1112	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR #1114	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #1115	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR UNIT 1116	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR UNIT 1117	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR #PH1-3	HOLLYWOOD	FL	33021	
350 PRINCE ARTHUR WEST UNIT 2506	*MONTREAL QC	CA	H2X 3	R4
4001 HILLCREST DR #PH5	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #1206	HOLLYWOOD	FL	33021	7960
4001 HILLCREST DR #1207	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #1208	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #1209	HOLLYWOOD	FL	33021	
4001 HILLCREST DR PH 1210	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #PH11	HOLLYWOOD	FL	33021	
4001 HILLCREST DR #PH12	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR PH14-16	HOLLYWOOD	FL	33021	7960
4001 HILLCREST DR #1215	HOLLYWOOD	FL	33021	7927
4001 HILLCREST DR #1217	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #102	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #104	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #106	HOLLYWOOD	FL	33021	
2 LEWARD LANE	BRONX	NY	10464	
3850 WASHINGTON ST # 110	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST APT 112	HOLLYWOOD	FL	33021	

3850 WASHINGTON ST #114	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #115	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #116	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #117	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #201	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST # 202	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #203	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #204	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #206	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #208	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST APT 209	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #210	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #211	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #212	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST APT 214	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #215	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #216	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST # 217	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST UNIT 301	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #302	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #303	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST 304	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST APT 305	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #306	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #307	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #308	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #309	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #310	HOLLYWOOD	FL	33021	

3850 WASHINGTON ST #311	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST # 312	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #314	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #315	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #316	HOLLYWOOD	FL	33021	7300
3850 WASHINGTON ST #317	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #401	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #402	HOLLYWOOD	FL	33021	
204-80 BERLIOZ	*VERDUN QC	CA	H3E 1	N9
3850 WASHINGTON ST #404	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #405	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #406	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #407	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #408	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #409	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST APT 410	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #411	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST # 412	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #414	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #415	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #416	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST UNIT 417	HOLLYWOOD	FL	33021	7354
3850 WASHINGTON ST #501	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST #502	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #503	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST #504	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST #505	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST #506	HOLLYWOOD	FL	33021	

3850 WASHINGTON ST #507	HOLLYWOOD	FL	33021	
8 ROBBIE CT	MORGANVILLE	NJ	07751	
2840 LONG WAY	EASTON	PA	18040	
3850 WASHINGTON ST #510	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #511	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST UNIT #512	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST #514	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #515	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #516	HOLLYWOOD	FL	33021	
202 DIAMOND SPRING DR	MONROE	NJ	08821	
3850 WASHINGTON ST # 601	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #602	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #603	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST UNIT 604	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #605	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST APT 606	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST APT 607	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST #608	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST APT 609	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST #610	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST UNIT 611	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST #612	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST APT 614	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST APT 615	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST #616	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #617	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST APT 701	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST #702	HOLLYWOOD	FL	33021	7355

3850 WASHINGTON ST APT 703	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #704	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST #705	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #706	HOLLYWOOD	FL	33021	7355
3850 WASHINGTON ST #707	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #708	HOLLYWOOD	FL	33021	
317 SUNNYSIDE AVE	*OTTAWA ON	CA	K1S 0	R9
3850 WASHINGTON ST #710	HOLLYWOOD	FL	33021	7355
18 PARKLAND LN	ACTON	MA	01720	3401
3850 WASHINGTON ST #712	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #714	HOLLYWOOD	FL	33021	7355
210 SANTA MONICA BLVD APT 407	SANTA MONICA	CA	90401	2278
3850 WASHINGTON ST #716	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #717	HOLLYWOOD	FL	33021	7355
4920 MONROE ST	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #802	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST # 803	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #804	HOLLYWOOD	FL	33021	7356
3850 WASHINGTON ST #805	HOLLYWOOD	FL	33021	
1419 CECILIA AVE	CORAL GABLES	FL	33114	
3850 WASHINGTON ST #807	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #808	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #809	HOLLYWOOD	FL	33021	7356
3850 WASHINGTON ST #810	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #811	HOLLYWOOD	FL	33021	7356
3850 WASHINGTON ST #812	HOLLYWOOD	FL	33021	7356
3850 WASHINGTON ST #814	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #815	HOLLYWOOD	FL	33021	7356

3850 WASHINGTON ST #816	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #817	HOLLYWOOD	FL	33021	7356
PO BOX 220197	HOLLYWOOD	FL	33022	0197
3850 WASHINGTON ST #902	HOLLYWOOD	FL	33021	7300
3850 WASHINGTON ST #903	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #904	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #905	HOLLYWOOD	FL	33021	7356
3850 WASHINGTON ST #906	HOLLYWOOD	FL	33021	
3129 S OCEAN DR #107	HALLANDALE BEACH	FL	33009	
3850 WASHINGTON ST #908	HOLLYWOOD	FL	33021	7356
3850 WASHINGTON ST #909	HOLLYWOOD	FL	33021	7300
3850 WASHINGTON ST #910	HOLLYWOOD	FL	33021	7356
3850 WASHINGTON ST #911	HOLLYWOOD	FL	33021	7356
3850 WASHINGTON ST APT 912	HOLLYWOOD	FL	33021	7356
1637 RUE GRATTON	*LAVAL QC	CA	H7W 2	X7
3850 WASHINGTON ST UNIT 915	HOLLYWOOD	FL	33021	7356
3850 WASHINGTON ST #817	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #917	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #1001	HOLLYWOOD	FL	33021	7356
3850 WASHINGTON ST APT 1002	HOLLYWOOD	FL	33021	7356
59 SCHOOLSIDE DR	SCOTT TOWNSHIP	PA	18433	
3850 WASHINGTON ST #1004	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST APT 1005	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #1006	HOLLYWOOD	FL	33021	7356
3850 WASHINGTON ST #1007	HOLLYWOOD	FL	33021	7356
3850 WASHINGTON ST #1008	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #1009	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST # 1010	HOLLYWOOD	FL	33021	

3850 WASHINGTON ST #1011	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #1012	HOLLYWOOD	FL	33021	7357
1345 SW 4 CT	FORT LAUDERDALE	FL	33312	
3850 WASHINGTON ST #1015	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #1016	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #1017	HOLLYWOOD	FL	33021	7357
3850 WASHINGTON ST #1101	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #1102	HOLLYWOOD	FL	33021	7357
3850 WASHINGTON ST #1103	HOLLYWOOD	FL	33021	
120 DEHAVEN DR #428	YONKERS	NY	10703	
2250 BRIGHAM ST #1B	BROOKLYN	NY	11229	6121
3850 WASHINGTON STREET #1106	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #1107	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #1108	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #1109	HOLLYWOOD	FL	33021	7357
3850 WASHINGTON ST #1110	HOLLYWOOD	FL	33021	7357
3850 WASHINGTON ST #1111	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST # 1112	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST APT 1114	HOLLYWOOD	FL	33021	7357
3850 WASHINGTON ST #1115	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST APT 1116	HOLLYWOOD	FL	33021	
2953 CARLYLE RD	WANTAGH	NY	11793	
3850 WASHINGTON ST #1201	HOLLYWOOD	FL	33021	7357
3850 WASHINGTON ST #PH-2	HOLLYWOOD	FL	33021	7300
3685 RUE LABELLE	*SAINT HUBERT QC	CA	J3Y 8	A2
3850 WASHINGTON ST #1204	HOLLYWOOD	FL	33021	7357
3850 WASHINGTON ST #1205	HOLLYWOOD	FL	33021	7357
5765 PARKSTONE CROSSING DR	JACKSONVILLE	FL	32258	

3850 WASHINGTON ST #1207	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST # PH-8	HOLLYWOOD	FL	33021	7300
3850 WASHINGTON ST APT. 1209	HOLLYWOOD	FL	33021	
3850 WASHINGTOIN ST #PH10	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #PH11	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #PH12	HOLLYWOOD	FL	33021	
15 W 84 ST	NEW YORK	NY	10024	
3850 WASHINGTON ST #PH15	HOLLYWOOD	FL	33021	7300
3850 WASHINGTON ST #PH-16	HOLLYWOOD	FL	33021	
3850 WASHINGTON ST #PH17	HOLLYWOOD	FL	33021	7357

LEGAL

HILLCREST COUNTRY CLUB SOUTH183-125 BLOT 362AKA:
PARKVIEW AT HILLCREST
HILLCREST COUNTRY CLUB SOUTH183-125 BLOT 363AKA:
PARKVIEW AT HILLCREST
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PARKVIEW AT HILLCREST
HILLCREST COUNTRY CLUB SOUTH183-125 BLOT 388AKA:
PARKVIEW AT HILLCREST
HILLCREST COUNTRY CLUB SOUTH183-125 BLOT 389AKA:
PARKVIEW AT HILLCREST

HILLCREST COUNTRY CLUB SOUTH183-125 BTR RAKA:
PARKVIEW AT HILLCREST

HILLCREST COUNTRY CLUB SOUTH183-125 BTR OS-6AKA:
PARKVIEW AT HILLCREST

HILLCREST COUNTRY CLUB SOUTH183-125 BTR OS-10AKA:
PARKVIEW AT HILLCREST

HILLCREST COUNTRY CLUB SOUTH183-125 BTR OS-11AKA:
PARKVIEW AT HILLCREST

HILLCREST COUNTRY CLUB SOUTH183-125 BTR OS-16AKA:
PARKVIEW AT HILLCREST

HILLCREST COUNTRY CLUB SOUTH183-125 BTR W-6AKA:
PARKVIEW AT HILLCREST

HILLWOOD SEC THREE 69-10 BPOR BLK 9 DESC AS BEG NE
COR BLK9,S 95.47,SW ALG CUR 151.84,SWLY111.23,N
242.63,ELY 190 TO POBLESS N 30 FOR RD

20-51-42SW1/4 OF NE1/4 OF NW1/4 LYINGW OF RD R/W & E1/2
OF SE1/4 OFNW1/4 OF NW1/4

20-51-42N 35 OF W1/2 OF E1/2 OF SW1/4SEC 20 AND N 35 OF
NE1/4 OFNW1/4 OF SW 1/4 SEC 20

20-51-42N 35 OF NE1/4 OF NE1/4 OF SW1/4SEC 20

20-51-42S 15 OF N 50 OF N 50 OF NW1/4OF NE1/4 OF SW1/4 AND
THE S 15OF N 50 OF NE1/4 OF NW1/4 OFSW1/4 SEC
20AKA:PARCEL 159

20-51-42COMM AT SE COR OF SW1/4 OF NW1/4NLY 50 TO
POB,CONT NLY 653.5,SW 51.20,SW 102,SW 146,SE 8.76,SW 446
TO PT ON N/R/W/L OFPEMBROKE RD,E 340 TO POB

20-51-42NW1/4 OF SE1/4 OF NW1/4 LESSLOT 2 BLK 1
HOLLYWOOD GOLF HTS &LESS PT LOT 11 BLK 3
HOLLYWOODGOLF HTS LYING THEREIN & LESSRD R/W & PT OF
NE1/4 OF SE1/4OF NW1/4 LYING W OF RD R/W ASDISC IN OR
1553/55

20-51-42E1/2 OF SW1/4 OF SE1/4 OF NW1/4LESS S 50 FOR RD &
W1/2 OF SE1/4OF SE1/4 OF NW1/4 LESS PT LYINGE OF E/L S 34
AVE & LESS S 50FOR RD R/W

20-51-42E1/2 OF W1/2 OF SW1/4 OF SE1/4OF NW1/4 LESS S 50
FOR RD

20-51-42W1/2 OF W1/2 OF SW1/4 OF SE1/4OF NW1/4 LESS S 50
FOR RD

20-51-42N 160 OF S 210 OF W1/2 OF SE1/4OF SE1/4 OF NW1/4
LYING E OF E/LS 34 AVE LESS E 30 & LESS PAR124 DESC IN OR
20378/78 FOR R/W

20-51-42S 15 OF N 50 OF NE1/4 OF NE1/4OF SW1/4 SEC
20AKA:PARCEL NO.163

20-51-42PART OF SW1/4 SEC 20 DESC AS:COMM SW COR SEC
20,N 2671.52,NE494.57,SE 50 TO POB,NE 507.45,SE7.98,WLY
7.39,WLY 500.08 TO POBAND PART OF SW1/4 SEC 20 DESC
ASCOMM SW COR SEC 20,N 2671.52,NE17.30,SE 40.25 TO
POB,SW 24.05,N 17.02,NE 17.02,NE 17.08 TO POBAKA:PARCEL
123.1R

20-51-42PART OF SW1/4 SEC 20 DESC AS:COMM AT SW COR
SEC 20,N 2671.52,NE 1002.02,S 50 TO POB,S 7.98,ELY 492.67,NE
613.44,NLY 11.43,N4.13,SW 1104.60 TO POBAKA:PARCEL NO 125

20-51-42PART OF NE1/4 OF SW1/4 AND THENW1/4 OF SE1/4 SEC
20 DESC AS:COMM AT FOUND R R SPIKE IN SWCOR SEC 20,N
2671.52,NE 2132.72SE 50 TO POB,SE 1.89,SLY 13.68,NE
54.43,ELY 400.11,ELY 400.11,SW 855.87 TO POBAKA:PARCEL NO
126

20-51-42 PART OF NE1/4 OF NE 1/4OF SW 1/4 SEC 20 DESC
AS:COMM NWCOR OF SW 1/4 SEC 20,NE 2106.62,SE 50 TO
POB,NE 26.10,SE 1.89,SLY 13.68,SW 26.12,NLY 11.43,NW4.13 TO
POBAKA: PARCEL NO.138

20-51-42 POR OF S/2 SEC 20 DESCAS:COMM AT NW COR OF SW
1/4 SEC20,NE 1710.15,SE 65.62 TO POB,NE333.73,SW 10.66,SE
4.46,SW277.65,NW 50 TO POB

MEEKINS BAMMAN PLAT 163-4 BPOR PARCEL A DESC AS:COMM
AT NECOR PAR A,WLY 7.39,WLY 89.55 TOPOB,S 12,WLY
9.23,NWLY 14.28,ELY1.88 TO POB

MEEKINS BAMMAN PLAT 163-4 BPOR PARCEL A DESC AS:COMM
AT NECOR PAR A,WLY 7.39,WLY 91.43 TOPOB,SWLY 14.28,WLY
13.54,N 12,ELY 21.10 TO POB

HOLLYWOOD GOLF HEIGHTS 11-13 BLOT 2 BLK 1

HOLLYWOOD GOLF HEIGHTS 11-13 BLOT 11 LYING E OF RD
R/W BLK 3

HOLLYWOOD GOLF HEIGHTS 11-13 BLOT 11 LYING W OF RD
R/W BLK 3

ORANGEBROOK HILLS 68-29 BBLK A LESS N 411

ORANGEBROOK HILLS 68-29 BN 191.53 OF TRACT A

ORANGEBROOK HILLS 68-29 BPART OF BLK A DESC'D AS,COMM
ATSE COR BLK A,NLY ALG E/L 296.68TO POB,WLY PARA WITH
N/L 126.55,NLY PARA WITH W/L 155.89,ELY126.52 TO PT ON
E/L,SLY ALG SAMEFOR 155.89 TO POB

ORANGEBROOK HILLS 68-29 BTHE N 411 LESS N 191.53 &
LESSE 126.55 OF BLK A

ORANGEBROOK HILLS 68-29 BPOR BLK A DESC AS E 126.55OF
S 63.58 OF N 411 OF SAID TR

ORANGEBROOK HILLS 68-29 BBLK B LESS E 96.08

ORANGEBROOK HILLS 68-29 BBLK B E 96.08 & BLK CFKA:
ALVARADO TOWERS CONDO

ORANGEBROOK HILLS 68-29 BALL BLK D,LESS BEG AT SW COR
OFBLK D,E 53.30,NELY 649.11,CONTNELY 100.29 TO PT ON N/L
BLK D,WLY 390.59,WLY & SLY ARC DIST39.05,SLY 617.81 TO
POBAKA:PART OF REFERENCE #56 PROPERTY

ORANGEBROOK HILLS 68-29 BPT OF BLK D DESC AS,COMM
ATSW COR BLK D,NLY 229.43 TO POB,NELY ARC DIST 305.12 TO
P/R/C,NLY & WLY 177.39 TO P/C/C,WLYARC DIST 59.81,SWLY
ARC DIST39.05,SLY 388.38 TO POB AKA PAR5 OF OR 7022/817

ORANGEBROOK HILLS 68-29 BPOR BLK D DESC AS:BEG SW
COR BLKD,N 299.43 ALG W/L,NELY 305.12TO PI ON CUR,NWLY
177.39,WLY59.81,E 390.59,SWLY 749.40,W53.30 TO
POBAKA:PARK ROAD R/W PARCEL 1 (REV)

20-51-42POR NW1/4 OF SEC 20 DESC AS:COMM NE COR OF
NW1/4 OF SAIDSEC,W 710,S 672.64 M/L ALGS 35 AVE CENTER
LINE,E 25 TO POBE 10,E 53.40,SLY 333.74,N 109.19NLY 128.02,N
94.99 TO POB

ORANGEBROOK HILLS 68-29 BALL BLK EAKA:PART OF
REFERENCE #56 PROPERTY
PARK LANE PLAZA 131-16 BPARCEL A
PARK LANE PLAZA 131-16 BR/W PER PLAT FOR PERPETUAL
USE OF PUBLIC
COCA-COLA PLAT 162-21 BPARCEL A

COCA-COLA PLAT 162-21 BR/W DEDICATED PER PLAT 162-21 B
MEEKINS BAMMAN PLAT 163-4 BPARCEL A LESS PORS DESC
IN OR'S 30082/782;30398/527,30398/533 & 30398/539 & LESS OR
31079/1378 & LESS POR IN OR 32249/508, LESS OR 34367/679 &
OR 36083/759

MEEKINS BAMMAN PLAT 163-4 BA POR OF PAR A DESC AS: BEG
AT NE COR SAID PAR A: S 358.92, W 29.85 TO P/C, NWLY AN ARC
DIST OF 55.70; WLY & NLY AN ARC DIST OF 60.90 TO P/T; N
234.76, NW 13.78 TO P/C; NELY AN ARC DIST 20.48, ELY AN ARC
DIST 91.43; ELY AN ARC DIST OF 7.43 TO POBLESS PT DESC'D IN
OR 31079/946

MEEKINS BAMMAN PLAT 163-4 BPORTION PARCEL A DESC
AS: COMM AT NE COR OF PAR A, WLY 7.43, NWLY 127.24, S 12 TO
POB, CONT S 99.87, SE 41.19, SE 41.45, SE 69.40, SELY 54.18, SE
17.01, W 176.68, N 317.49 ELY 140.07 TO POB

MEEKINS BAMMAN PLAT 163-4 BRIGHT OF WAYS DEDICATED
PER PLAT 163-4 B

HILLCREST COUNTRY CLUB SOUTH RE PLAT 3 183-365 BLOT
1 CAKA: PARKVIEW AT HILLCREST

HILLCREST COUNTRY CLUB SOUTH RE PLAT 3 183-365 BLOT
2 CAKA: PARKVIEW AT HILLCREST

HILLCREST COUNTRY CLUB SOUTH RE PLAT 3 183-365 BPARCEL
CAKA: PARKVIEW AT HILLCREST

ORANGEBROOK ESTATES 183-510 BPARCEL A

HILLCREST EAST NO.25 CONDO UNIT 101 PER CDO BK/PG:
6230/28

HILLCREST EAST NO.25 CONDO UNIT 102 PER CDO BK/PG:
6230/28

HILLCREST EAST NO.25 CONDO UNIT 103 PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDO UNIT 104 PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDO UNIT 106 PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDO UNIT 108 PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDO UNIT 110 PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDO UNIT 112 PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDO UNIT 114 PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDO UNIT 116 & 118 PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDO UNIT 117 PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDO UNIT 119 PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 519PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 520PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 521PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 522PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 523PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 601PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 602PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 603PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 604PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 605PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 618PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 619PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 620PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 621PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 622PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 623PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 701PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 702PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 703PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 704PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 705PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 706PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 707PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 708PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 709PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 710PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 711PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 712PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 714PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 715PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 717PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 718PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 719PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 720PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 721PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 722PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 723PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 801PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 802PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 803PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 805PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 806 & 808PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 807PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 809PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 810PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 811PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 812PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 814PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 815 & 817PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 816 & 818PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 819PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 820PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 821PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 823PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 901PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 902PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 903PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 904PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 905PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 906 & 908PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 907 & 909PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 910PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 911PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 912PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 914PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 915 & 917PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 916 & 918PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 919PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 920PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 921PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 922PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 923PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1001PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1002PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1003PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1004PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1005PER CDO BK/PG:
6230/28
HILLCREST EAST NO.25 CONDOUNIT 1006 & 1008PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1007 & 1009PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1010PER CDO BK/PG:
6230/28
HILLCREST EAST NO.25 CONDOUNIT 1011PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1012PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1014PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1015 & 1017PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1016 & 1018PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1019PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1022PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1023PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1101PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1102PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1103PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1104PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1105PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1106 & 1108PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1107 & 1109PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1110PER CDO BK/PG:
6230/28

HILLCREST EAST NO.25 CONDOUNIT 1111PER CDO BK/PG:
6230/28
HILLCREST EAST NO.25 CONDOUNIT 1112PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1114PER CDO BK/PG:
6230/28
HILLCREST EAST NO.25 CONDOUNIT 1115 & 1117PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1116 & 1118PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1119PER CDO BK/PG:
6230/28
HILLCREST EAST NO.25 CONDOUNIT 1120PER CDO BK/PG:
6230/28
HILLCREST EAST NO.25 CONDOUNIT 1121PER CDO BK/PG:
6230/28
HILLCREST EAST NO.25 CONDOUNIT 1122PER CDO BK/PG:
6230/28
HILLCREST EAST NO.25 CONDOUNIT 1123PER CDO BK/PG:
6230/28
HILLCREST EAST NO.25 CONDOUNIT 1201PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1202PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1203PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1204 & 1206PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1205PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1207 & 1209PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1208PER CDO BK/PG:
6230/28
HILLCREST EAST NO.25 CONDOUNIT 1210PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1211PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1212PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1214PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1215 & 1217PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1216 & 1218PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1219 & 1221PER CDO
BK/PG: 6230/28
HILLCREST EAST NO.25 CONDOUNIT 1220PER CDO BK/PG:
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HILLCREST EAST NO.25 CONDOUNIT 1222PER CDO BK/PG:
6230/28
HILLCREST EAST NO.25 CONDOUNIT 1223PER CDO BK/PG:
6230/28
HILLCREST EAST NO.26 CONDOUNIT 102/104PER CDO BK/PG:
8444/17

HILLCREST EAST NO.26 CONDOUNIT 106PER CDO BK/PG:
8444/17
HILLCREST EAST NO.26 CONDOUNIT 108PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 110PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 112PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 114/116PER CDO BK/PG:
8444/17
HILLCREST EAST NO.26 CONDOUNIT 115PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 117PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 201PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 202/204PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 203PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 206PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 208PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 209PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 211PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 212PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 214PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 215PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 216PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 217PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 301PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 302/304PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 303PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 305PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 306PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 307PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 309PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 310PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 311PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 312PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 314PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 315PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 317PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 401PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 402/404PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 403PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 407PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 408PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 409PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 410PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 411PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 412PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 414PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 415PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 416PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 417PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 501PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 502/504PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 503PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 505PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 506PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 508PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 509PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 510PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 511PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 512PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 514/516PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 515PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 602/604PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 609PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 702/704PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 703PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 705PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 706PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 707PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 708PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 709PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 710PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 711PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 712PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 714/716PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 715PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 717PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 801/803PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 802/804PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 805PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 806PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 807PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 808PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 809PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 810PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 811PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 816PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 817PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 901/903PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 902/904PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 905PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 906PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 907PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 908PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 909PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 910PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 911PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 912PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 914PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 916PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 917PER CDO BK/PG:
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HILLCREST EAST NO.26 CONDOUNIT 1001/1003PER CDO BK/PG:
8444/17
HILLCREST EAST NO.26 CONDOUNIT 1002/1004PER CDO BK/PG:
8444/17
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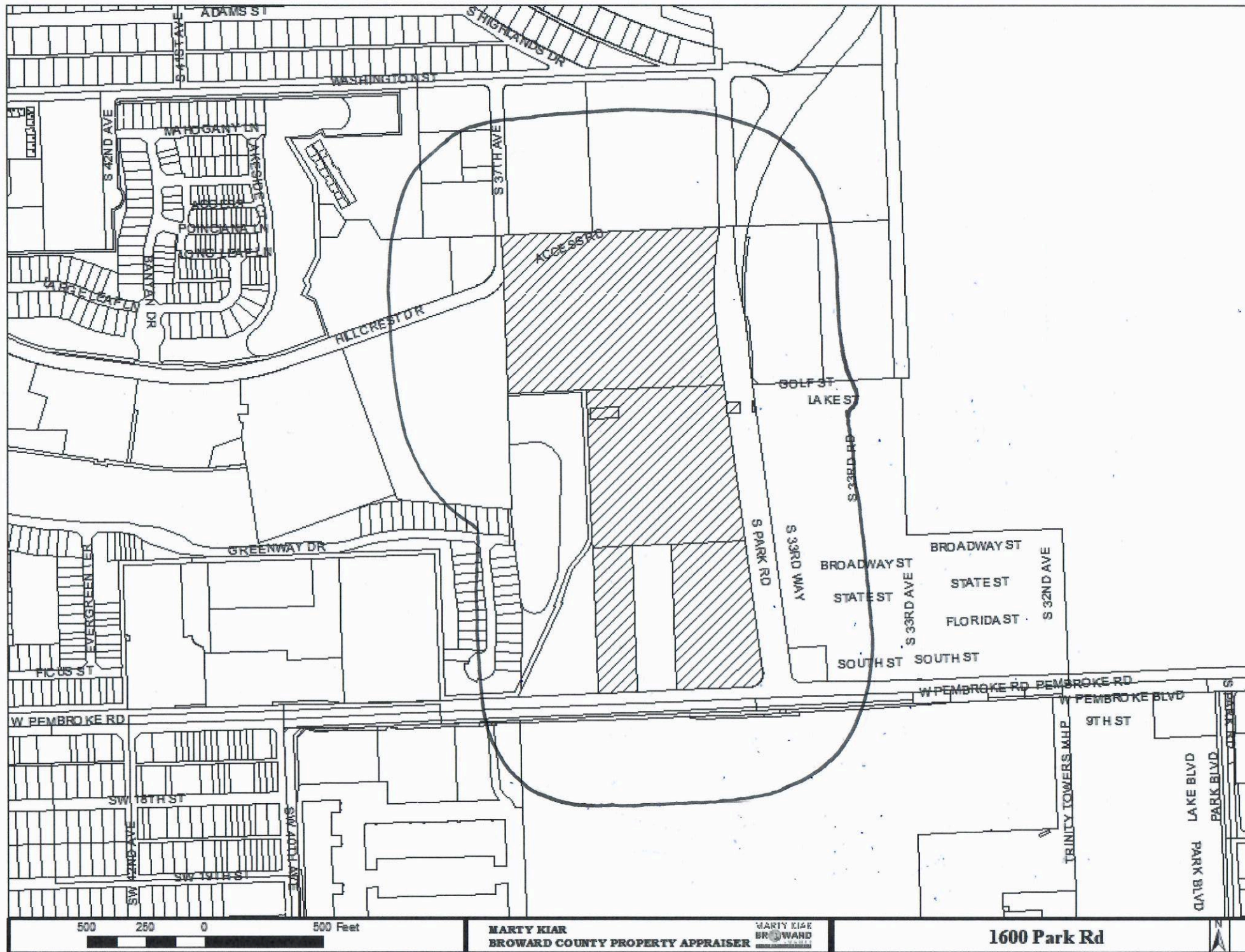
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ATTACHMENT 3



PARK ROAD

PEDRO GASSANT, LOUIS BIRDMAN & ERIC METZ
HOLLAND & KNIGHT AND REPRESENTATIVES OF PARK ROAD DEVELOPMENT, LLC

PARK ROAD | SITE

LOCATION - CITY OF HOLLYWOOD



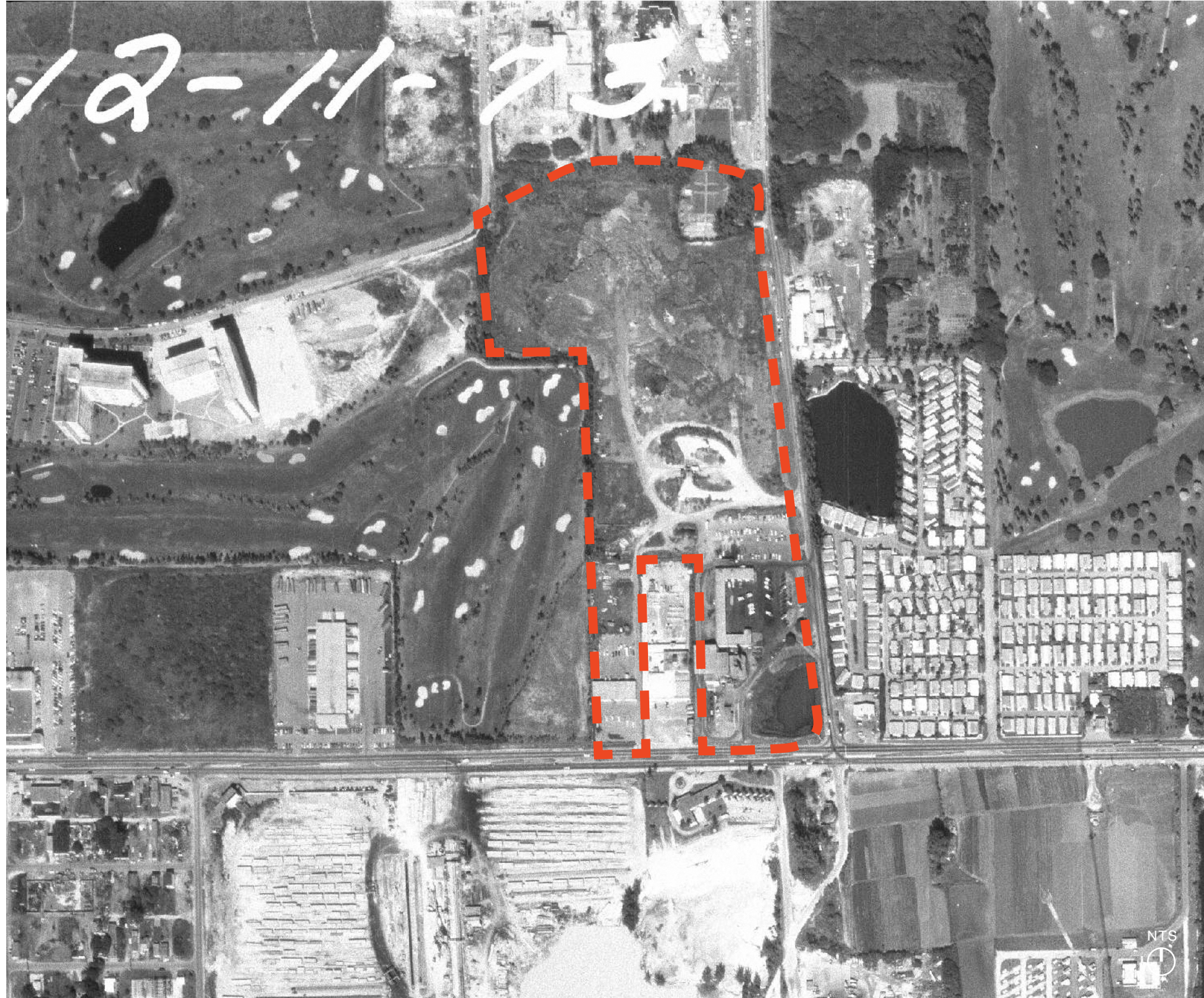
PARK ROAD | 1958



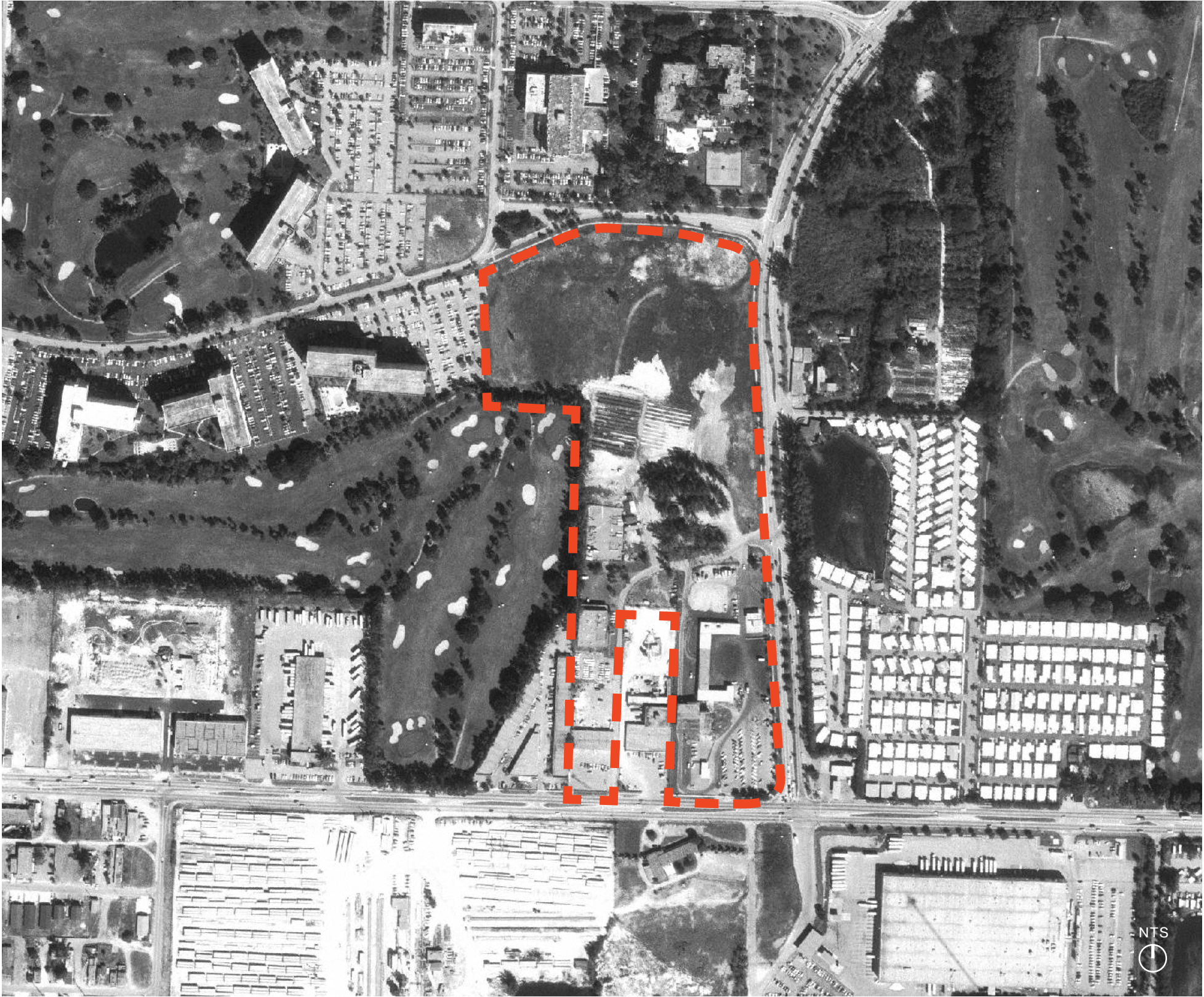
PARK ROAD | 1968



PARK ROAD | 1973



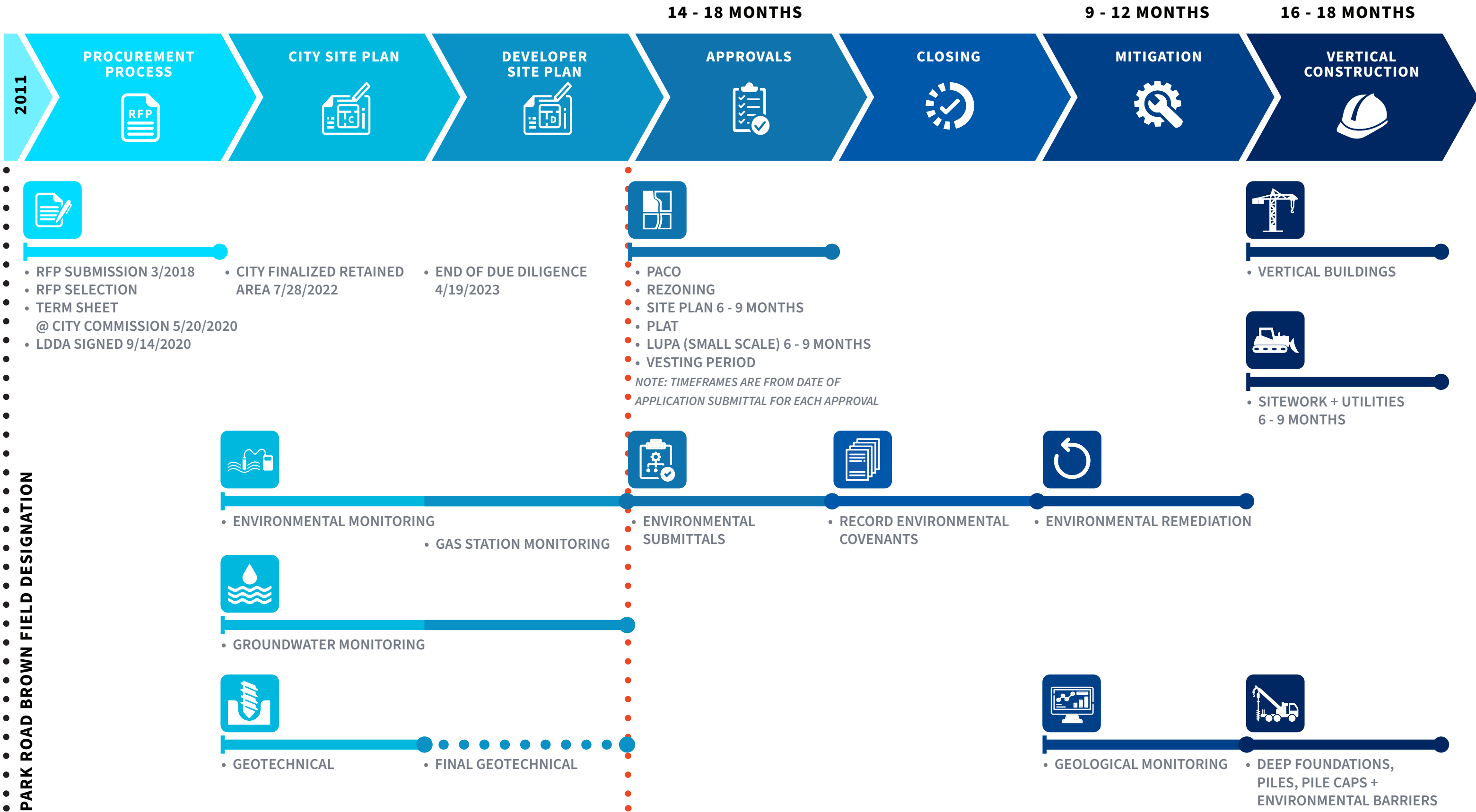
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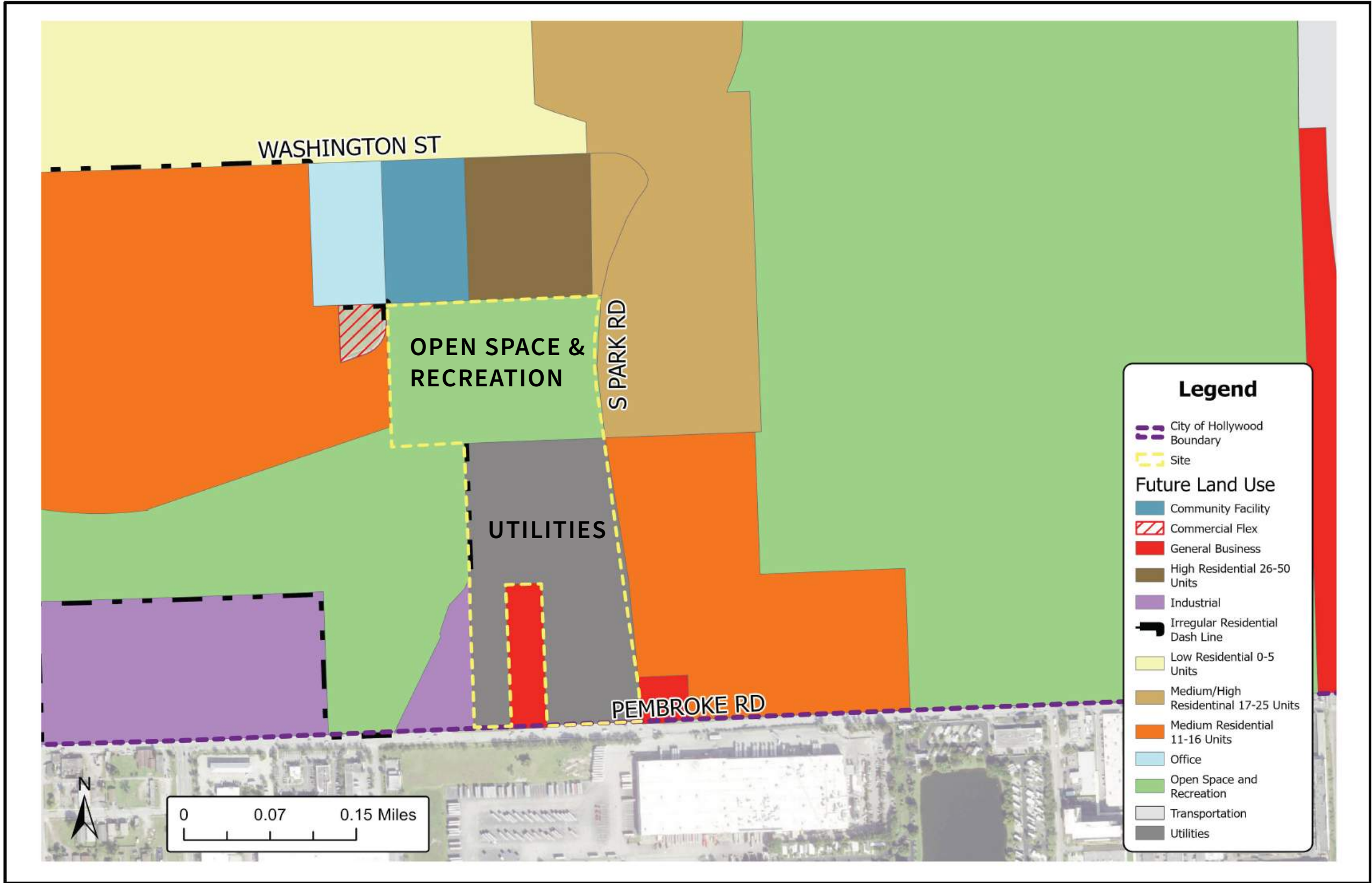
PARK ROAD | 2021



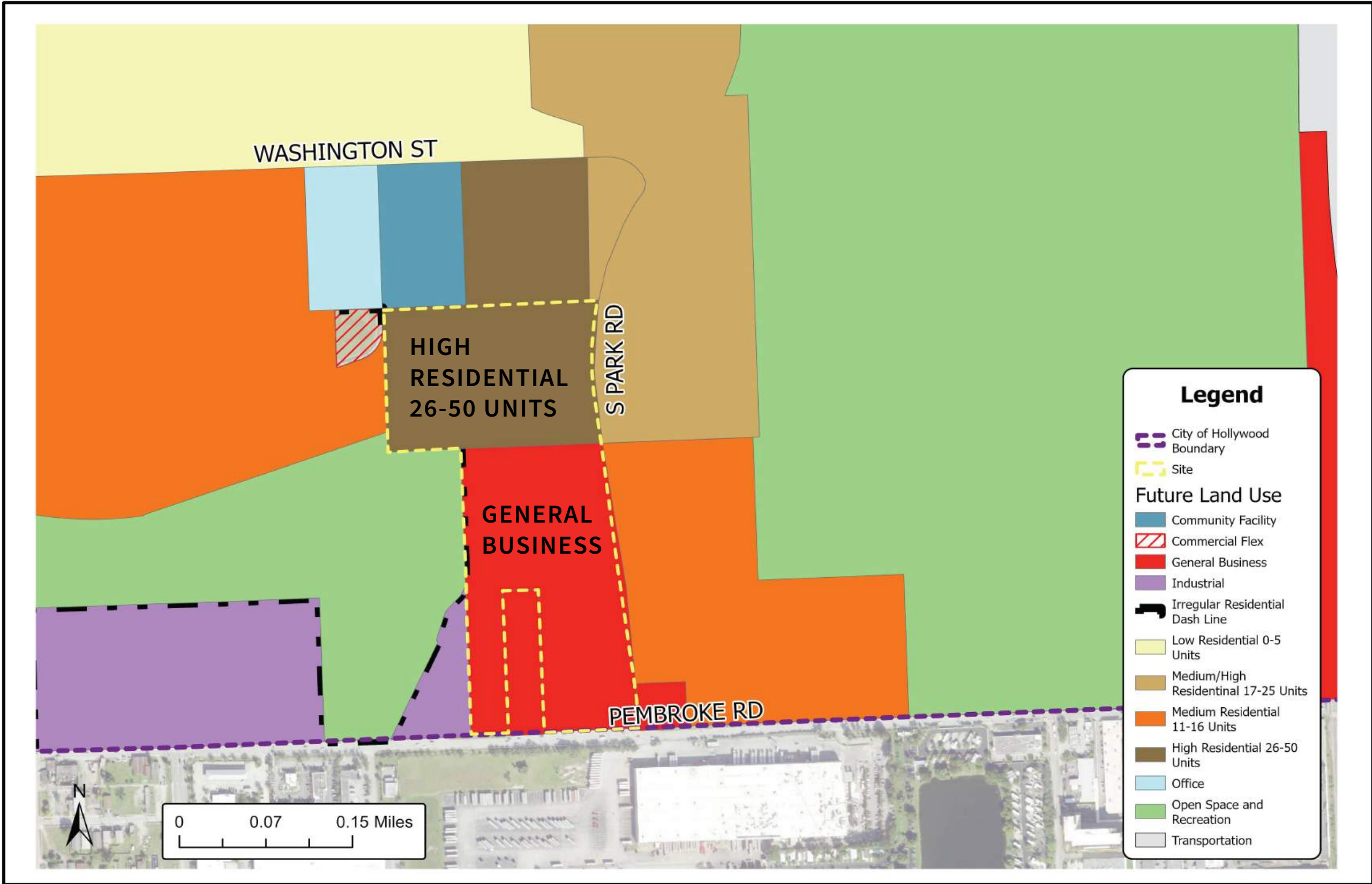
PARK ROAD | PROJECT HISTORY



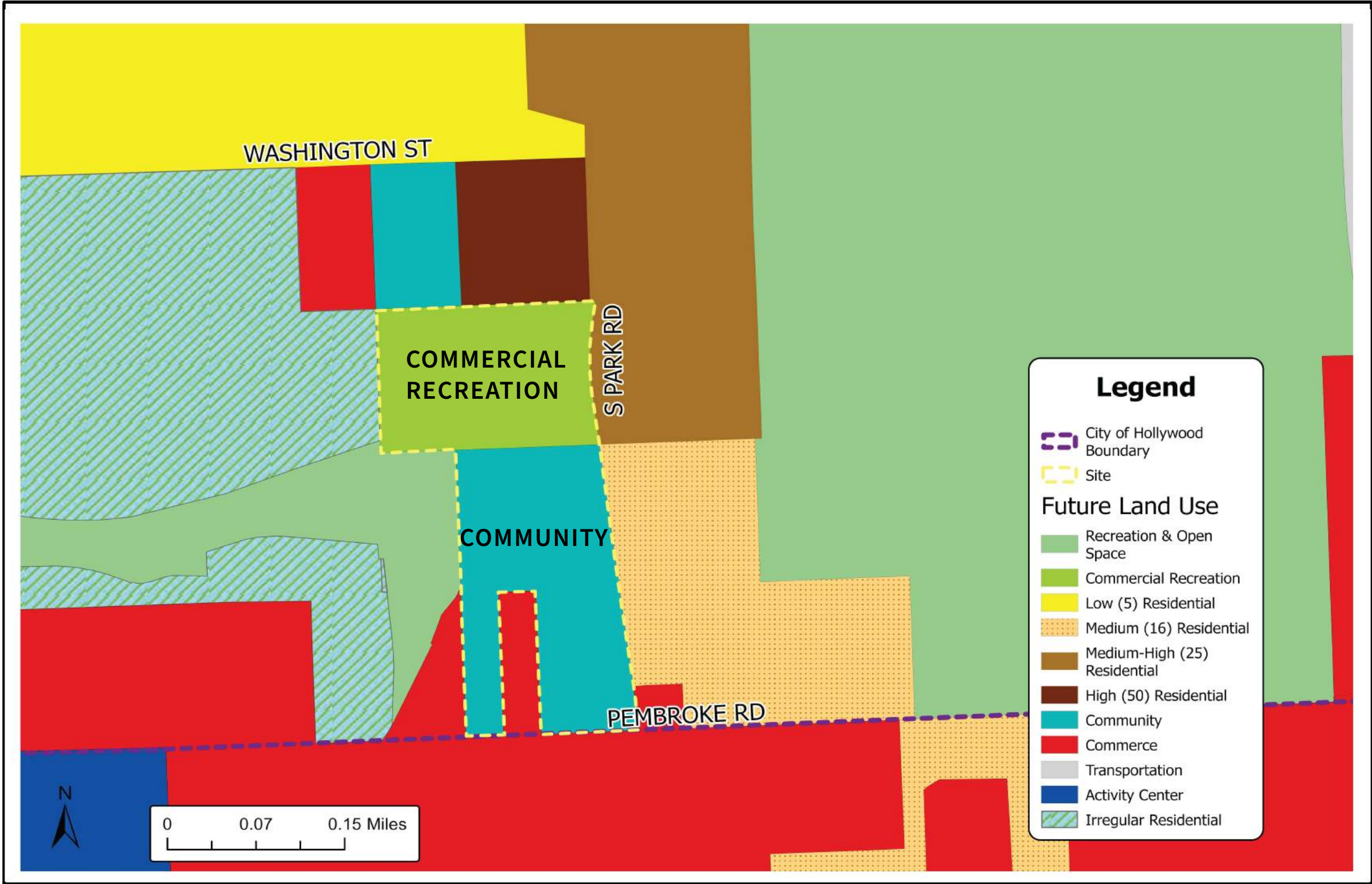
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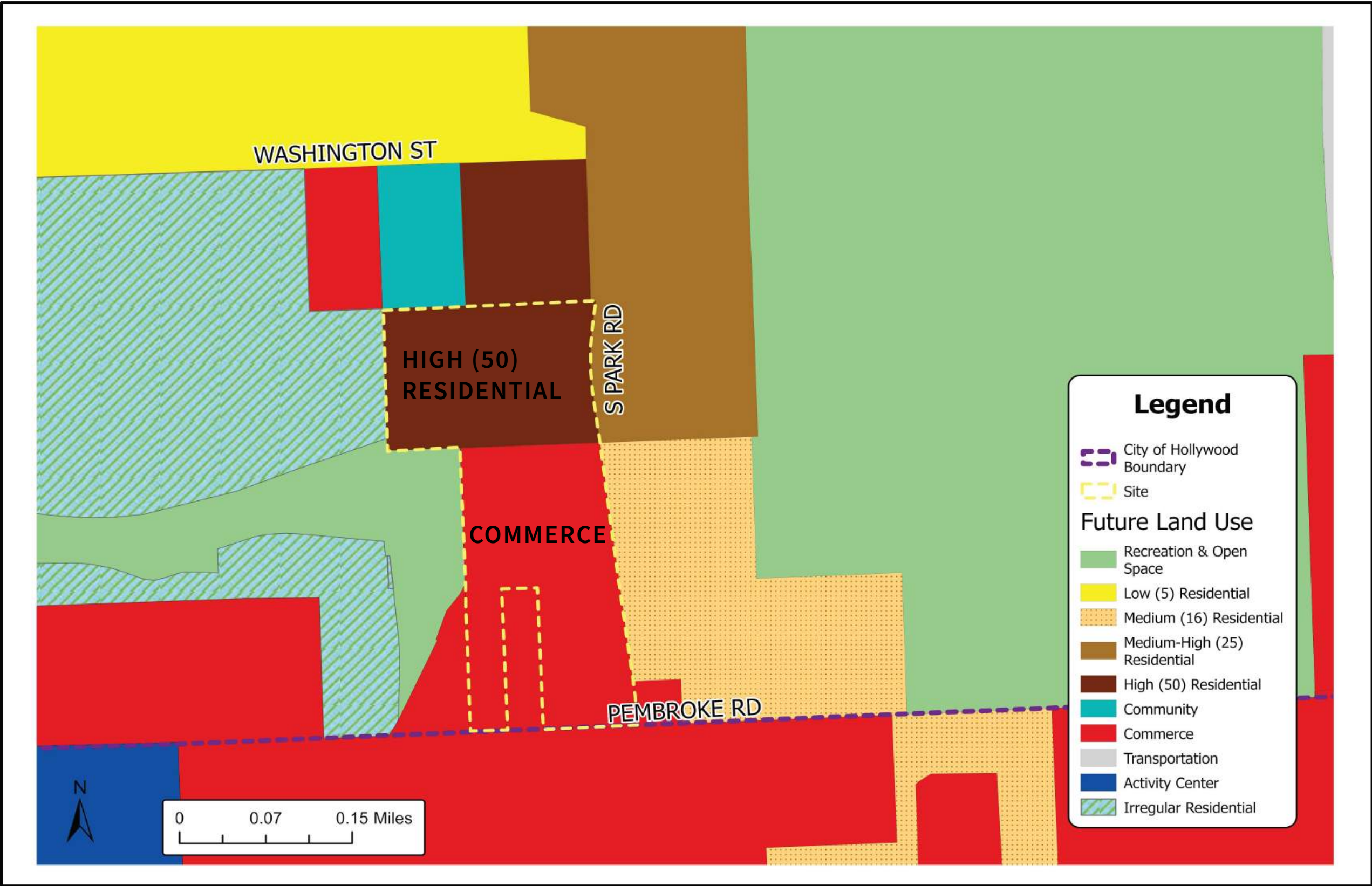
PARK ROAD | PROPOSED CITY LAND USE



PARK ROAD | EXISTING COUNTY LAND USE



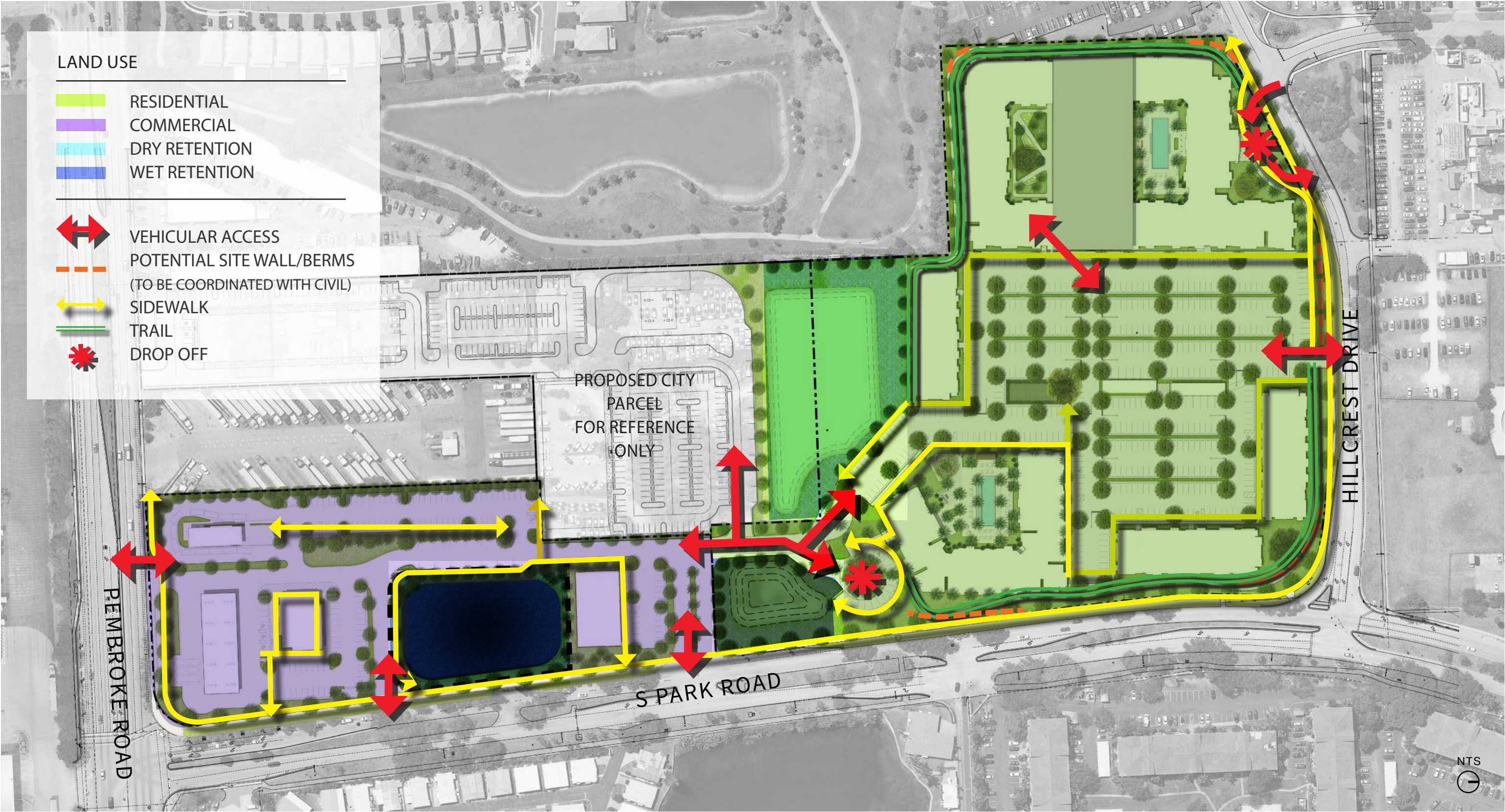
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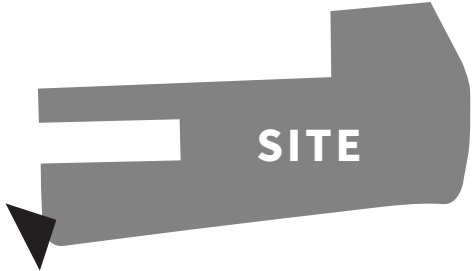
PARK ROAD | CONCEPTUAL SITE PLAN



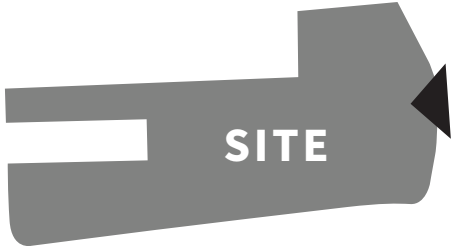
PARK ROAD | CIRCULATION & LAND USE DIAGRAM



PARK ROAD | CONCEPTUAL RENDERING

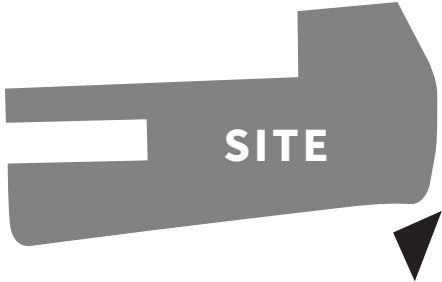


PARK ROAD | CONCEPTUAL RENDERING



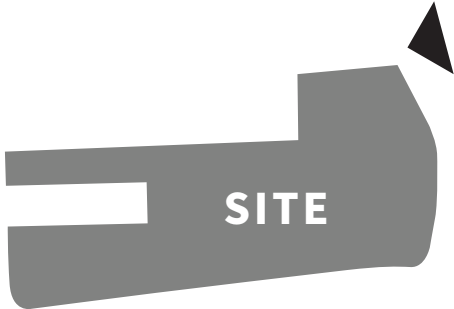
PARK ROAD | CONCEPTUAL RENDERING

VIEW FROM SOUTH PARK ROAD



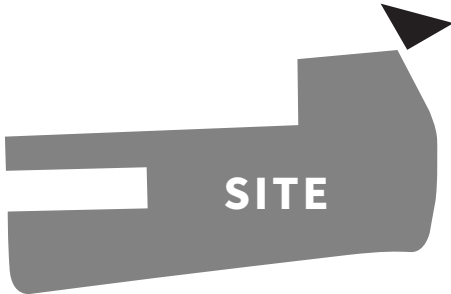
PARK ROAD | CONCEPTUAL RENDERING

VIEW FROM HILLCREST DRIVE AND SOUTH PARK ROAD INTERSECTION



PARK ROAD | CONCEPTUAL RENDERING

VIEW FROM HILLCREST DRIVE



PARK ROAD | CONCEPTUAL RENDERING

COMMERCIAL - RESTAURANT



PARK ROAD | CONCEPTUAL RENDERING

COMMERCIAL - CONVENIENCE STORE



PARK ROAD | CONCEPTUAL RENDERING

COMMERCIAL - OFFICE BUILDING



PARK ROAD | BENEFITS

ENVIRONMENTAL



REMEDIATED BROWNFIELD SITE
WITH ALL COSTS PAID FOR BY
DEVELOPER, NOT THE CITY



REVAMPED STREETScape ALONG
PARK ROAD, HILLCREST DRIVE,
AND PEMBROKE ROAD



STORMWATER RETENTION
OPPORTUNITIES

COMMUNITY



SIDEWALKS, LANDSCAPING,
AND NEW CONNECTIVITY FOR
THE ENTIRE COMMUNITY



ADDITIONAL MEDICAL / DOCTOR
SERVICES WITH MEDICAL
OFFICE BUILDING



NEW RETAIL AMENITIES
FOR THE LOCAL AREA

ECONOMIC



INCREASED TAX BASE



ENABLE THE CITY TO INCREASE
PUBLIC WORKS' SERVICES TO
BENEFIT THE ENTIRE CITY



NEW HOUSING OPPORTUNITIES
IN A DEVELOPED COMMUNITY

Holland & Knight

PEDRO GASSANT, ESQ.
PARTNER | HOLLAND & KNIGHT LLP
305-789-7430
PEDRO.GASSANT@HKLAW.COM

ATTACHMENT 4

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Helen Cherwin	954 218-2002	helencherwin@gmail.com
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Reuber	786-299-7802	Reuber R 23@hotmail.com
Ken WATKINS	305-614-3100	WATKINS@CITICOM

ATTACHMENT 5

COMMUNITY MEETING CITY OF HOLLYWOOD

PARK ROAD DEVELOPMENT (Land Use Amendment, Re-Zoning)

June 10, 2024 at 6:00 p.m.

City Hall, Hollywood Fl,
26000 Hollywood Blvd
Hollywood, Fl, 33020

Key Subject Areas of Questions: Entrances to the Development/ Height / Containing Parking within Park Road Site

1. **Question: Is the northwest building the one that is closest to Building 25? Is that the view from the Hillcrest side?**

Response: Yes. The northwest building on the rendering is the closest building to Building 25. It's approximately 400 feet distance from the edge of Building 25 to our property line. The distance from our property line to building 25 is larger than a football field. There is quite a bit of distance before you even get to our building.

2. **Question: Where is the entrance for cars to the parking garage?**

Response: The primary entrance is the entrance shown from South Park Road and from there will enter the garage.

3. **Question: There is also a loop for drop off and pick up?**

Response: Yes, there is a loop for drop off and pick up towards the northwest of the property. However, you cannot get to the parking garage from the drop off and pick up area.

4. **Question: How many stories are the residential buildings and will that change?**

Response: Currently, we have the buildings at five and six stories for the residential buildings. Our PD, however, is seeking up to 100 feet.

5. **Comment: "Can color be added to the buildings?"**

Response: There is already color and texture at the base. We can add some additional color.

6. **Question: You said that "for the moment" the Buildings are 5 and 6 stories? Does that mean it will change?**

Response: The buildings vary in height---some are 5 and some are 6 stories---the max height is 100 feet but we do not think we will exceed that height. The site plan we developed is for 5 and 6 story buildings. To the extent that anything changes, we would come back before you and inform you of the change.

7. **Question: The narrowest part of the tallest building in Hillcrest has 24 apartments. That building has 12 floors with 24 apartment on each floor. How will you keep people out of the parking lot?**

Response: We are going to have a master plan. There will be more than enough parking to accommodate our residents on-site. Anyone who violates that would be subject to trespass, subject to towing. It is highly unlikely they would park outside of our property to park on neighboring property and be subject to towing.

8. **Comment: “No one is enforcing trespass, but someone will find that it is more convenient to park in our area.”**

Response: They will risk getting their car towed. We do not anticipate it being a real issue. There are trails we are providing and great landscaping. We are providing a variety of internal amenities so we don’t anticipate that any of our residents will need to use your greenspace and we are providing a fence on our property.

9. **Comment: “Look at our trail in that corner. There was a naked homeless man who had been there from midnight to 7 a.m. I want to know that you have a plan in the areas to stop this.**

Response: That is a challenge in many places. There will be a fence to protect our property from trespassers.

10. **Question: Will be there an entrance to the residential area by Building 25?**

Response: No.

11. **Question: How many parking spaces?**

Response: Over 1,000 are currently contemplated.

12. **Question: On the commercial side---will that have two gas stations? The City gas station and your gas station?**

Response: Yes. As currently contemplated, there will be two gas stations. The city will have its own exclusive gas station.

13. **Question: When can we expect the next meeting?**

Response: The next meeting is tomorrow, June 11, 2024, before the Planning and Development Board (“PDB”).

14. **Question: I saw the original plan and the number of units had doubled? Why is that?**

Response: There is a lot of confusion on this. The city put out an Request For Proposal to the general public and development community to come forth with ideas. Only 4 or 8 developers came forward with a plan. The number of units that were initially proposed was never a maximum but was intended to be a minimum number of units. The number that we proposed was provided before we were able to engage in substantial due diligence for the property. Upon further diligence of the site, it became clear that to develop the property with residential uses, we would need costly construction techniques. In addition, our initial proposal was submitted around 2018. That proposal included a substantial amount of commercial on the northern portion of the site. Since 2018, we have seen the impact of the pandemic and it has changed things in the commercial space. As a result, we had to reduce the commercial space contemplated. In addition, the City, as part of our negotiations requested that we increase the number of residential units that we would be

developing. Although our RFP proposed 330, the City requested that we have at least around 450. This was part of a very public process that resulted in us obtaining a signed agreement with the City. We also had to take into account the site conditions that we learned of during diligence concerning the geotechnical for the property. As a result of this information, we developed the residential buildings on the perimeter to avoid other complicated areas of the site. In addition, we wanted to work with a more contemporary urban design and have parking internalized. Our issue was how to drain the site. That is what created the green area. The dry retention area acts as a bathtub. That portion of the site is the clean part of the site; moving water to where it was historically clean. It is due to all of these reasons that we increased the number of residential units.

15. Question: Are the units going to be rental or condo?

Response: The development is Multi-family residential and it could be for rent or for sale. It is currently contemplated for rent, but it may not always be for rent.

16. Question: How will you fill in the contaminated area?

Response: It will be capped with clean fill, a building, or slab or capped with a parking area; all areas are being covered with something. Most of what was there was ash — 40 feet of ash deposited in the 50's, and since that time it naturally compressed. The buildings would be supported on pilings. If the buildings were in the middle we would need a lot more piles, much different than supporting at the edge. This site is not like "Love Canal" ---no chemical and toxic things were dumped on the site; mostly geo-technical issues vs. biohazardous issues. Not things like you would find on an industrial site. Over the last years we did a lot of ground water testing. We have tremendous amount of data we have on ground water and we are aware of no contamination of ground water. The capping process we are putting together will be part of a remedial action plan (RAP) that will be approved and regulated by the County's environmental department.

17. Question: What is the cost to clean the site? 10 to 15 million dollars? Is that pretty accurate?

Response: The cost of foundation for the building on a site of this size, that number can grow. Just in earthwork alone it can be an excess of 5 to 7 million dollars. We are working under a plan put that will be put in place. The uses we are proposing are probably in the range of 15 to 20 million dollars, of extra work that we have to perform because of the conditions site. We do not know the exact number, but we do not anticipate that it will be less than \$15 million; it is likely to be more.

18. Question: Do you own the land?

Response: The city owns the land—we are under contract. We are purchasing the land. That is the agreement we entered into.

19. Question: Will the City continue to have a public works site?

Response. Yes. We will not own the public works site. The city wanted to retain that part. There was a lot of back and forth in terms of defining the boundaries, we had to a lot of due diligence, and it took us a while to get that "L" shaped area. Its roughly 6 acres, and then there is drainage associated with it. We have to manage our own surface water and we needed a master surface water management plan to accommodate the public works site.

20. Question: How many buildings in the development?

Response: 6 buildings on the multifamily side, 3 buildings on the commercial side, and the city has a few buildings.

21. Question: Is there an aerial further west?

Response: We will prepare a rendering to show elevation and the west view.

22. Question: Where are the entrances to the development?

Response: There are a few entrances, but Hillcrest Drive will not be the main entrance.

23. Question: Can you make a personal guarantee there won't be more than 6 stories?

Response: I can promise you that it will not be more than 100 feet, unless we come back and amend our PD. However, we currently think it is very unlikely that we will over 75 feet.

24. Question; What is the process for this development to be approved? Will there be another public participation meeting?

Response: Given that we will require land use, zoning, platting and site plan approval. We think at best that we are looking at an approval timeline of the end of the first quarter of 2025 from an entitlement standpoint. That will not include the remediation of the site and then the vertical construction.

25. Question: Can you tell us about the "environmental agency" Langan? Are they working with EPA? Are they a contractor?

Response: Langan is a consulting engineering firm with a set of prescribed standards. We have used them before. They are a very large and reputable firm.

26. Question: Tell us about what will happen to the tanks on the public works site?

Response: Those belong to the City. They are for emergencies such as hurricane, so city can rely on its own fuel supply. Those will be moved to a different area.



ATTACHMENT 12

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 15, 2024



To: Huda Ashwas, Planner
Broward County Planning Council

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

Digitally signed by West,
Dan
Date: 2024.08.20
14:19:47 -04'00'

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

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 24-7 (Park Road) City of Hollywood

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan Amendment for Park Road 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 740 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 commercial recreation 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 13

WATER MANAGEMENT DIVISION / PUBLIC WORKS
2555 West Copans Road, Pompano Beach, Florida (954) 831-0751



July 23, 2024

Huda Ashwas, Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

via email: hashwas@broward.org

SUBJECT: (Park Road) City of Hollywood
Land Use Plan Amendment PC 24-7

Dear Ms. Ashwas:

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

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa, Natural 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