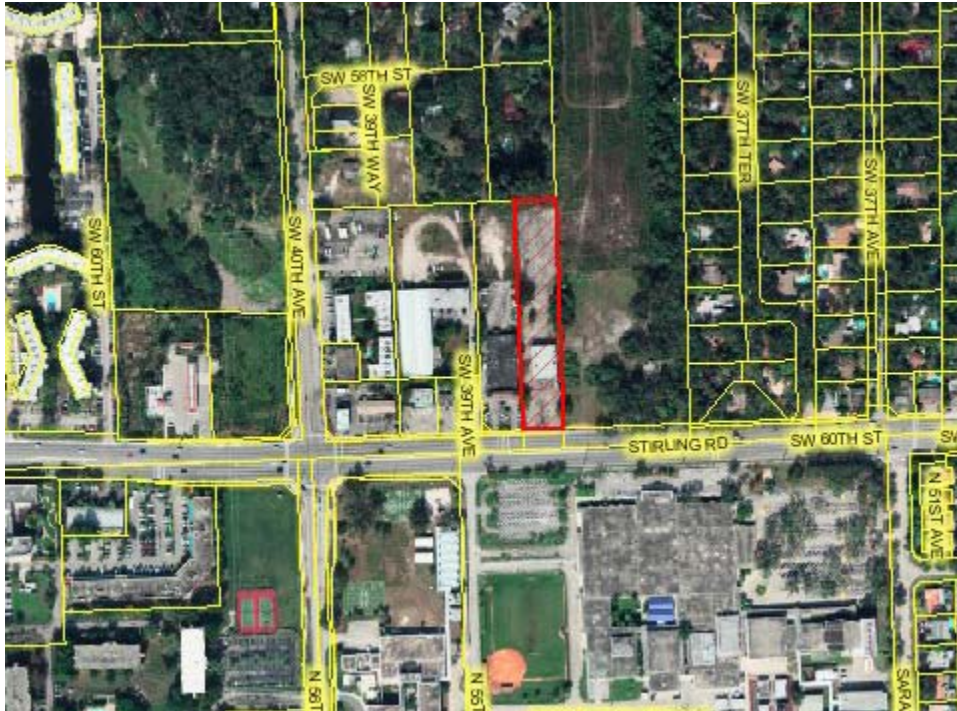


**APPLICATION FOR AMENDMENT TO THE  
CITY OF HOLLYWOOD AND  
BROWARD COUNTY LAND USE PLAN**

**3861 STIRLING ROAD**

**HOLLYWOOD, FL**



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## TABLE OF CONTENTS

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	Page
I. TRANSMITTAL INFORMATION	1
II. LOCAL GOVERNMENT INFORMATION	1
III. APPLICANT INFORMATION	2
IV. AMENDMENT SITE DESCRIPTION	3
V. EXISTING AND PROPOSED USES	4
VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES	5
VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES	20
VIII. AFFORDABLE HOUSING	22
IX. LAND USE COMPATIBILITY	22
X. HURRICANE EVACUATION ANALYSIS	22
XI. REDEVELOPMENT ANALYSIS	22
XII. INTERGOVERNMENTAL COORDINATION	22
XIII. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN	23
XIV. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN	23
XV. POPULATION PROJECTIONS	24
XVI. ADDITIONAL SUPPORT DOCUMENTS	24
XVII. PUBLIC EDUCATION ANALYSIS	24
XVIII. PLAN AMENDMENT COPIES	26

**EXHIBITS**

Survey	1
Water & Wastewater Correspondence	2
Drainage Correspondence	3
Solid Waste Correspondence	4
Mass Transit Correspondence	5
Traffic	6

**MAPS**

Location Map	A
Current Future Land Use	B
Proposed Future Land Use	C

I. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

**To be provided.**

- B. Date local governing body held transmittal public hearing.

**To be provided.**

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

**The amendment site is not located in an Area of Critical State Concern or part of a joint planning agreement.**

- D. Whether the amendment is one of the following:
- \* Development of Regional Impact
  - \* Small scale development activity (per Florida Statutes)
  - \* Emergency (please describe on separate page)
  - \* Other amendments which may be submitted without regard to FL statutory limits regarding submittals (Brownfield amendments, etc.).

**The subject site qualifies as a small-scale development.**

II. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case number.

**To be determined.**

- B. Proposed month of adoption of local land use plan amendment.

**August 2010.**

- C. Name, title, address, telephone, facsimile number and email of the local government contact.

**City of Hollywood**  
**2600 Hollywood Boulevard, Room 315**  
**Hollywood, FL 33022-9045**  
**Phone: 954-921-3471 Fax: 954-921-3347**  
**Email: [jepstein@hollywoodfl.org](mailto:jepstein@hollywoodfl.org)**  
**Contact: Jaye Epstein, AICP**

- D. Summary minutes from the local planning agency and local government public hearings on the transmittal of the Broward County Land Use Plan amendment.

**To be provided.**

- E. Description of public notification procedures followed for the amendment by the local government.

**Newspaper publication per Chapter 163, F.S.**

III. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and email of the applicant.

**Keith Poliakoff**  
**Becker and Poliakoff, PA**  
**3111 Stirling Road**  
**Fort Lauderdale, FL 33312**  
**phone: 987-4183 fax: 985-6814**  
**E: [kpoliakoff@becker-poliakoff.com](mailto:kpoliakoff@becker-poliakoff.com)**

- B. Name, title, address, telephone, facsimile number and email of the agent.

**Keith Poliakoff**  
**Becker and Poliakoff, PA**  
**3111 Stirling Road**  
**Fort Lauderdale, FL 33312**  
**phone: 987-4183 fax: 985-6814**  
**E: [kpoliakoff@becker-poliakoff.com](mailto:kpoliakoff@becker-poliakoff.com)**

- C. Name, title, address, telephone, facsimile number and email of the property owner.

**The Polish American Club of Hollywood Florida Inc.  
3861 Stirling Road  
Hollywood, FL 33312**

- D. Planning Council fee for processing the amendment in accordance with the attached Exhibit C, "Fee Schedule for Amendments to the Broward County Land Use Plan and Local Land Use Elements."

**To be provided.**

- E. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

**The amendment site is bound by Stirling Road to the south and is just east of S.W. 40<sup>th</sup> Avenue. The subject site is located in the City of Hollywood but is bordered by the City of Dania Beach on the north, east and west. The owner would like to develop a Kosher Market on the site and is therefore requesting a land use change to General Business (GBUS) to support the commercial use. A commercial use would be compatible with the commercial use existing to the west and community facility use existing to the south of the subject site.**

**The subject site currently has a land use designation of LRES (Low 0-5 Residential) on the City Plan and Med High (25) Residential on the County Plan. The subject site is zoned AD (Limited Agricultural District) and C-3 (Medium Intensity Commercial District). The site contains the Polish American Club and related parking. This Application requests a Land Use Plan Amendment to General Business. The proposed change will not adversely influence living conditions in the neighborhood as the site will be developed per the City's Code. The development of the site as a market will serve the nearby residents.**

IV. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

**The amendment site contains approximately 1.7 gross acres. The amendment site is generally located on the east side of S.W. 40<sup>th</sup> Avenue on the north side of Stirling Road. See Map A: Location Map**

- B. Sealed survey, including legal description of the area proposed to be amended.

**Please see Exhibit 1.**

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)

**Please see Map A: Location Map.**

V. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

**The subject site is currently designated LRES (Low Residential 0-5 d.u./ac) on the City's Land Use Plan and Medium High (25) Residential on the County's Land Use Plan. The proposed designation is GBUS (General Business). Please see Map B: Current Future Land Use and Map C: Proposed Future Land Use.**

- B. Current land use designations for the adjacent properties.

**Please see Map B: Current Future Land Use.**

- C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

**Flexibility provisions have not been used for adjacent areas.**

- D. Existing use of amendment site and adjacent areas.

**The subject site is the Polics Americana Club. To the east is vacant land , to the west is commercial use and to the south is Hollywood Hills High School.**

- E. Proposed use of the amendment site including proposed square footage\* for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MU-R amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

**The subject site is planned to be developed with commercial use. The proposed land use designation is GBUS (General Business). The maximum development allowable under the proposed designation is 1.7 acres x 10,000 s.f. per acre =**

**17,000 s.f. of commercial use.**

- F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.

**The amendment site consists of 1.7 acres designated Low (0-5 d.u./ac) Residential on the City of Hollywood Land Use Plan and Medium (25) High Residential on the County’s Land Use Plan.**

**The maximum allowable development under the City’s current land use plan is 8 dwelling units (1.7 acres x 5 d.u./ac). The maximum allowable development under the County’s current land use plan is 42 dwelling units (1.7 acres x 25 d.u./ac).**

VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Sanitary Sewer Analysis

- 1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

**The amendment site is not currently or proposed to be served by septic tanks.**

- 2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

<b>HOLLYWOOD SOUTHERN REGIONAL WASTEWATER TREATMENT PLANT</b>	
Current Plant Capacity	48.75 MGD
Current + Committed Plant Demand	39.09 MGD
Planned Plant Capacity	60.00 MGD
Source: Broward County Wastewater Treatment Plant , City of Hollywood comprehensive Plan	



- Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot\* or dwelling unit.

SANITARY SEWER IMPACT CITY*		
Use	Generation Rate/Calculation	Total
CURRENT Low (0-5) Residential	8 d.u. x 300 GPD/du	= 2,400 GPD
PROPOSED General Business	17,000 s.f. x .10 GPD/sf	= 1,700 GPD
*Per City 's Existing Land Use Designation LRES(0-5) Source: City of Hollywood Comprehensive Plan p. US-15		<b>Net Change: = -700 GPD</b>

SANITARY SEWER IMPACT COUNTY*		
Use	Generation Rate/Calculation	Total
CURRENT Med (25) Residential	42 d.u. x 250 GPD/du	= 10,500 GPD
PROPOSED General Business	17,000 s.f. x .10 GPD/sf	= 1,700 GPD
*Per County's Existing Land Use Designation Med(25) Res Source: City of Hollywood Comprehensive Plan p. US-15		<b>Net Change: = -8,800 GPD</b>

- Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

PROJECTED PLANT CAPACITY AND DEMAND HOLLYWOOD SOUTHERN REGIONAL WASTEWATER TREATMENT PLANT		
	2015	2020
Projected Plant Capacity	60 MGD	60 MGD
Projected Plant Demand	51.8 MGD	55.5 MGD
Planned Plant Expansions	Undergoing expansion to 60 MGD.	
Funding Sources	Previously budgeted, Undergoing	
Source: City of Hollywood comprehensive Plan		

5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

**See Exhibit 2: Water and Wastewater Correspondence and below:**

**Name:** Albert L. Perez, P.E.  
**Agency:** City of Hollywood Department of Public Utilities  
**Position:** Director  
**Ph:** 954-967-4455  
**Address:** PO Box 229045, Hollywood, 33022

**B. Potable Water Analysis**

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

**The City of Hollywood Water Treatment Plant serves the subject site. Potable water needs for current and future populations served by the Plant will be met through the long term. The Plant’s current Consumptive Water Use Permit expires April 10, 2028. The permit permits an allocation of 14,373 Million Gallons annually to serve the Hollywood Service Area through 2028 with a projected population of 213,141, as well as the City of Dania Beach and Broward County 3A/3B/3C 2028 service area population of 76,074. Withdrawals are from the Biscayne Aquifer via 16 existing withdrawal facilities and from the Floridan aquifer system via 6 existing and 17 proposed withdrawal facilities, as well as untreated water from the Biscayne aquifer that is provided by Broward County’s South Regional Brian Piccolo Park wellfield.**

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

<b>PROJECTED PLANT CAPACITY AND DEMAND City of Hollywood Water Treatment Plant</b>	
Current Plant Capacity	48.5 MGD
Current + Committed Plant Demand	19.64 MGD
SFWMD Permitted Withdrawal	39.4 MGD
Expiration Date of SFWMD Permit	04/10/2028
Source: Consumptive Use Permit - Water Use Staff Review Summary 04/10/2008.	

- Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

Hollywood Wellfields	
Wellfield Permitted Capacity	Florida Wellfield – 8.68 MGD Biscayne Chaminade – 15 MGD <u>Biscayne South – 9.8 MGD</u> 33.48 MGD
Committed Capacity	26.22 MGD
Remaining Capacity	7.26 MGD
Expiration Date of Permit	04/10/28
Source: Consumptive Use Permit - Water Use Staff Review Summary 04/10/2008.	

- Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per sq. ft\* or d.u.

POTABLE WATER IMPACT CITY*		
Use	Generation Rate/Calculation	Total
CURRENT Low (0-5) Residential	8 d.u. x 350 GPD/du	= 2,800 GPD
PROPOSED General Business	17,000 sq.ft. x .10 GPD/sq.ft.	= 1,700 GPD
*Per City 's Existing Land Use Designation LRES(0-5) Source: City of Hollywood Comprehensive Plan p. UW-19		<b>Net Change: = - 1,100 GPD</b>

POTABLE WATER IMPACT COUNTY*		
Use	Generation Rate/Calculation	Total
CURRENT Med (25) Residential	42 d.u. x 1.5 pph x 100 GPD/capita	= 6,300 GPD
PROPOSED General Business	17,000 sq.ft. x .10 GPD/sq.ft.	= 1,700 GPD
*Per County's Existing Land Use Designation Med(25) Res Source: City of Hollywood Comprehensive Plan p. UW-19		<b>Net Change: = -4,600 GPD</b>

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

<b>POTABLE WATER PROJECTED CAPACITY AND DEMAND</b>		
	<b>2015</b>	<b>2028</b>
Projected Plant Capacity	48.5 MGD	55.3 MGD
Projected Plant Demand	21.58 MGD	26.22 MGD
Planned Plant Expansions	Expansion to 55.3 MGD	
Planned Wellfield Expansions	N/A	
Year and Funding Sources	N/A	
Source: Consumptive Use Permit - Water Use Staff Review Summary 04/10/2008.		

6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

**See Exhibit 2: Water and Wastewater Correspondence and below:**

**Name:** Albert L. Perez, P.E.  
**Agency:** City of Hollywood Department of Public Utilities  
**Position:** Director  
**Ph:** 954-967-4455  
**Address:** PO Box 229045, Hollywood, 33022

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

**The level of service standard for the City’s drainage service areas are based on the SFBC, City’s Codes and Ordinances, and standards and criteria for water management works from other regulatory authorities having jurisdiction. The minimum standards are as flows:**

**Private Property**

**Retain on property and dispose of ½ inch of storm runoff during any 5**

minute period.

**Single Family**

Maintain minimum of 30% pervious area on the site.

**Road Protection**

Residential streets with rights-of-way not greater than fifty (50) feet wide shall have crown elevations no lower than the elevation for the respective area depicted on the ten (10) year – 3 day “Flood Criteria Map”. Rights-of-way greater than fifty (50) feet wide shall have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten (10) year “Flood Criteria Map”.

**Buildings**

To have the lowest floor elevation lower than the elevation for the respective area depicted in the FEMA “100 Year Flood Elevation Map”.

**Off Site Discharge**

Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.

**Storm Sewers**

The Design frequency minimum for storm sewers shall be the three-year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.

**Flood Plain**

Calculated flood elevations based on 10-year Routing year and 100 year return frequency rainfall of 3 day duration shall not exceed the corresponding elevations of the 10-year and 100-year Flood Criteria Maps.

**Antecedent Water**

The antecedent water level shall be considered as the higher elevation of either the control level elevation or the elevation depicted on the map “Average Wet Season Water Levels.”

**On Site Storage**

Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus offsite discharge occurring during design rainfall.

**Best Management**

Prior to discharge to surface or ground water, BMP’s will be used to reduce pollutant discharge.

2. Identify the drainage district and drainage systems serving the amendment area.

**All new development will be required to provide drainage improvements that will meet today's adopted level of service and retain drainage on site 100% .**

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

**All improvements required to meet the adopted level of service will be installed in conjunction with new development.**

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

**A Basin Surface Water Management Plan has not been approved by or application for approval submitted to the South Florida Water Management District.**

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

**Development of the site will be required to meet the drainage standards of the City and the South Florida Water Management District. The amendment site will meet the adopted level of service when development of the site is complete and will comply with Broward County Surface Water Management requirements of Chapter 27 Article V Sec. 27-191 through 27-202 of the Broward County Code.**

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

See **Exhibit 3: Drainage Correspondence** and below:

**Correspondent Information**

**Name:** James Rusnak  
**Agency:** City of Hollywood Public Utilities  
**Position:** Engineer  
**Ph:** 954-921-3302 **Fax:** 954-921-3089  
**Address:** PO Box 229045, Hollywood 33022

D. **Solid Waste**

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

**The adopted level of service for solid waste in the City is 8.9 lbs/capita/day.**

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current plus committed demand on landfill/plant capacity, and planned landfill/plant capacity.

**The City has entered into an inter-local agreement with Broward County for solid waste disposal service. All Service Refuse provides solid waste collection throughout the Cities. The subject site is located in Broward County's Southern Service Area and is served by the County's resource recovery facility at 440 SR7 in Fort Lauderdale and the Broward County Interim Contingency Landfill. The current capacity at the resource recovery facilities is 1.6 million tons per year. In addition, the Broward Interim Contingency (BIC) Landfill has a capacity of 4,500,000 cubic yards. Each resource recovery facility is expandable by 33%. A third resource recovery facility location is reserved at the BIC Landfill. The current demand is 1.095 million tons per year at the resource recovery facilities and 80,000 – 100,000 tons per year at BIC. There are no current plans for expansion. There are no plans through the year 2020 for expansion of existing facilities.**

<b>Landfill/plant capacity:</b> <ul style="list-style-type: none"> <li>• 1.6 million tons/year (2 waste to energy facilities @ 2,250 tons/day/facility)</li> <li>• 4,500,000 cubic yards at BIC Landfill</li> <li>• CDSL back up capacity, as needed</li> </ul>
<b>Current Demand:</b> <ul style="list-style-type: none"> <li>• 1.095 million tons per year at Wheelabrator facilities</li> <li>• 80,000-100,000 tons / year at BIC Landfill</li> </ul>
<b>Committed Capacity:</b> <ul style="list-style-type: none"> <li>• 1.095 mil. tons / year at Wheelabrator; none at BIC; none at CDSL</li> </ul>
<b>Source: Broward County Solid Waste</b>

3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

SOLID WASTE IMPACT CITY*		
Use	Generation Rate/Calculation	Total
CURRENT Low (0-5) Residential	8 d.u. x 8.9 Lbs/day	= 71 Lbs/day
PROPOSED General Business	17,000 s.f. x 9 Lbs/100 s.f./day	= 1,530 Lbs/day
<small>*Per City 's Existing Land Use Designation LRES(0-5) Source: City of Hollywood Comprehensive Plan p. USW-5</small>		<b>Net Change: = + 1,459 GPD</b>

SOLID WASTE IMPACT COUNTY*		
Use	Generation Rate/Calculation	Total
CURRENT Med (25) Residential	42 d.u. x 8.9 Lbs/day	= 374 Lbs/day
PROPOSED General Business	17,000 s.f. x 9 Lbs/100 s.f./day	= 1,530 Lbs/day
<small>*Per County's Existing Land Use Designation Med(25) Res Source: City of Hollywood Comprehensive Plan p. USW-5</small>		<b>Net Change: = +1,156 Lbs/day</b>



4. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**See Exhibit 4: Solid Waste Correspondence and below:**

**Name: Michael J. Serra**  
**Agency: Broward County Solid Waste Operations Divisions**  
**Position: SPC III, Project Management & Engineering Section**  
**Ph: 954-765-4202 Fax: 954-577-2392**  
**Address: 1 N. University Drive, #400, Plantation, 33324**

**E. Recreation and Open Space Analysis**

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

**The adopted level of service for recreation and open space in the City is 3 acres per one thousand residents.**

2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

Name	Type	Acreage
Oak Lake Park	Neighborhood	9.73
Oakridge Park	Community	30
Orangebrook Golf course	Community	257
John U Lloyd State Beach	Regional	339.09
TY Park	Regional	148.36
		<b>Total 784.18</b>

3. Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

<b>PARK IMPACT CITY*</b>		
<b>Use</b>	<b>Generation Rate/Calculation</b>	<b>Total</b>
CURRENT Low (0-5) Residential	8 d.u. x 3pph x 3ac/1,000	= .072 acres
PROPOSED General Business	Not applicable	= 0 acres
*Per City 's Existing Land Use Designation LRES(0-5) Source: City of Hollywood Comprehensive Plan		<b>Net Change: = - .072 acres</b>

<b>PARK IMPACT COUNTY*</b>		
<b>Use</b>	<b>Generation Rate/Calculation</b>	<b>Total</b>
CURRENT Med (25) Residential	42 d.u. x 1.5pph x 3 ac/1,000	= .189 acres
PROPOSED General Business	Not applicable	= 0 acres
*Per County's Existing Land Use Designation Med(25) Res Source: City of Hollywood Comprehensive Plan		<b>Net Change: = - .189 acres</b>

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

<b>Planning Horizon</b>	<b>Population</b>	<b>Need</b>	<b>Surplus/Deficit</b>
2015 (short)	159,974	480	+154
2025 (long)	182,616	548	+86

Source: City of Hollywood Comprehensive Plan p. RO-17

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

The project site is located on the north side of Stirling Road, east of 56<sup>th</sup>/40<sup>th</sup> Avenue, in the City of Hollywood, Florida. The current land-use designation for the project site is AD – Limited Agricultural Area and C3 – Medium Density Commercial District on the city land-use plan, with approximately two-thirds of the property identified as C3. The project site is approximately 1.7 acres in size. There is an approximately 7,500-square-foot building within the amendment property. Based on the city’s zoning, the property could contain up to eight dwelling units of residential housing at present. The proposed land-use designation is General Business/Commercial and, for the purposes of this analysis, it was assumed that a maximum of 17,000 square feet of retail development could be located on the property.

City of Hollywood and Broward County Planning Council Land Use Plan Amendments (LUPA) must examine all roadway segments where the project trips are equal to, or exceed, three percent of the capacity of the roadway. Therefore, a trip generation analysis was performed, for daily and PM peak-hour traffic conditions, which compared the existing, approved land uses to the proposed land uses. The results of this analysis are summarized in Table 1 and Table 2, respectively. Appropriate rates and/or equations were utilized from the Institute of Transportation Engineers’ (ITE) *Trip Generation* manual, 8th Edition, based on criteria outlined in the ITE *Trip Generation Handbook*. Results from the trip generation analyses indicate that the proposed development is expected to generate an additional 649 daily trips and an additional 57 PM peak-hour trips.

Trip distribution for the project site was based on existing turning-movement counts at the intersection of 46<sup>th</sup> Avenue and Stirling Road, which were obtained from Broward County. The turning-movement counts were only used to determine the split in east-west traffic on Stirling Road adjacent to the project site. The project-related trips will enter/exit the site via a driveway connection to Stirling Road. A review of the turning-movement counts revealed that slightly more traffic travels on Stirling Road in a westbound direction than in an eastbound direction during the day. Therefore, project trips were distributed with 47.5% to/from the west and 52.5% to/from the east. Note that the segment of Stirling Road between the project site and 46<sup>th</sup> Avenue will have 100% of the project

traffic on it since all eastbound traffic is required to go past the site and make a U-turn at the intersection of Stirling Road and 46<sup>th</sup> Avenue. The turning-movement counts and the trip distribution percentages calculated from them are attached in Appendix H. Project trip assignment was then calculated based on the distribution and the trip generation for the site.

Trip assignment analyses were performed for daily and PM peak-hour conditions, summarized in Table 3 and Table 4, respectively, to determine the roadway segments with a minimum of three percent significance. As shown in Tables 3 and 4, none of the adjacent roadway segments meets or exceeds three percent of the studied roadways' capacity.

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long range planning horizons. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

Link capacity analyses were performed for the short term (2015) and the long term (2030) planning horizons for the major links within the study area. Table 5 summarizes the number of lanes, adopted LOS "D" service volume, daily traffic and the LOS for 2015 and 2030. Table 6 summarizes the number of lanes, adopted LOS "D" service volume, peak-hour traffic and the LOS for 2015 and 2030. Year 2015 traffic volumes were calculated using a linear interpolation between Year 2007 traffic volumes and Year 2030 traffic volumes obtained from the Broward County MPO's *Roadway Capacity and Level of Service Analysis for Years 2007 and 2030*. Note that Year 2030 peak-hour traffic volumes are not provided in the county report. However, separate tables are available at the MPO's website that provide both the daily and peak-hour volumes. It was these volumes that were employed in this analysis.

Results of the daily and PM peak-hour link analyses indicate that all but one roadway segment is expected to operate at an acceptable Level of Service D without the inclusion of the project. However, 56<sup>th</sup> Avenue between Sheridan Street and Stirling Road is expected to operate at an unacceptable Level of Service F even without the addition of the project.

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change

for the short (5 year) and long range planning horizons.

As previously mentioned, trip generation analyses were performed for daily and PM peak-hour traffic conditions for the existing and proposed uses on the project site and are summarized in Tables 1 and 2, respectively. Appropriate rates and/or equations were utilized from the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 8th Edition, based on criteria outlined in the *ITE Trip Generation Handbook*.

Results from the trip generation analyses indicate that the proposed development is expected to generate 649 net new total daily trips and 57 net new total PM peak-hour trips in addition to the daily and PM peak-hour trips generated by the existing development on the site.

As previously mentioned, trip distribution for the project site was calculated from existing turning-movement counts obtained from Broward County. Project trip assignment was then calculated based on the distribution and the trip generation for the site. Daily and peak-hour link capacity analyses were performed for the short term (2015) and the long term (2030) planning horizons with the addition of project traffic and are summarized in Table 7 and Table 8, respectively.

Results of the daily and PM peak-hour link analyses indicate that all studied roadway segments' levels of service are unchanged by the addition of project traffic.

4. Provide any transportation studies relating to this amendment, as desired.

**The information provided in response to the preceding three items constitutes the entirety of the traffic analysis for this LUPA.**

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

**Broward County Transit routes 15 and 16 currently serve this site. There is no local shuttle in the area.**

***Broward County Transit:***

**Route 15 – This route runs north/south between County Line Road at SW 52<sup>nd</sup> Avenue and the Fort Lauderdale/Hollywood Airport Tri-rail Station.**

The route runs along 56<sup>th</sup> Avenue between Hollywood Boulevard and Stirling Road. At Stirling Road, the route goes west to SR 7/US 441 before proceeding north/south again. Route 15 operates seven days a week with 45-minute headways during the weekdays and on Saturdays. Sunday's headways are 90 minutes. The service runs from 5:40 AM to 10:05 PM on weekdays and Saturdays, and 10:15 AM to 7:05 PM on Sundays.

**Route 16** – This route runs east/west along Stirling Road between the Pembroke Lakes Mall and the City of Dania Beach City Hall. The route operates seven days a week with 30-minute headways during the morning and afternoon peak hours and with 60-minute headways during off-peak hours on weekdays. The route operates with 60-minute headways on Saturdays and Sundays. The service runs from 6:00 AM to 10:20 PM on weekdays, 6:00 AM to 9:50 PM on Saturdays, and 10:0 AM to 6:50 PM on Sundays.

***Broward County Transit Development Plan FY 2009-2018***

**Route 15** – The Transit Development Plan calls for an increase in the frequency of service for this route in 2016.

**Route 16** – The Transit Development Plan does not contain any recommendations for this route.

***Broward County 2030 Long Range Transportation Plan***

**Route 15** – The 2030 Cost Feasible Plan calls for improvements in headways along this route. Weekday headways are specified as 30 minutes, while weekend headways are merely noted at being improved.

**Route 16** – There are no improvements identified in the 2030 plan for this route.

2. Quantify the change in demand resulting from this amendment.

**Table 9** summarizes the change in Mass-Transit demand for daily conditions.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

See **Exhibit 6: Mass Transit Correspondence** and below:

Name: John Ramos  
Agency: Service and Capital Planning, Broward County  
Transportation Department  
Ph: 954-3357-8450 Fax: 978-1189  
Address: 1100 Park Central South, # 3500, Pompano Bch, 33064

4. Describe how the proposed amendment furthers or supports mass transit use.

**The proposed land use designation will enhance and support the utilization of mass transit by developing within an area served by existing mass transit. The proposed land use, General Business/Commercial, will increase traffic to/from the site—particularly employee traffic—and that new employee traffic is expected to rely much more heavily on mass transit.**

VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment=s impact on natural and historic resources.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

**A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City Comprehensive Plan indicates that no natural or historical resources are located on or adjacent to the site.**

- B. Archaeological sites listed on the Florida Master Site File.

**A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City Comprehensive Plan indicates that no archeological sites are located on or adjacent to the site.**

- C. Wetlands

**The Broward County Land Use Plan Map Series does not indicate any wetlands existing on the subject site and the applicant is not aware of any wetlands existing on the subject site.**

- D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.

**A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular concern affecting the subject site.**

- E. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

**There are no endangered or threatened species or species of special concern known to inhabit the subject site.**

- F. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

**There are no plants listed on the Regulated Plant Index known to inhabit the site.**

- G. Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the protected zone and any provisions, which will be made to protect the wellfield

**The subject site is not located within a wellfield zone.**

- H. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to mitigate the area’s natural features

**Typical alteration of soils for construction are anticipated. During construction, best management practices will be employed for the site.**

- I. Beach Access – Indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.

**The subject site is not ocean front.**



VIII. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

**Not applicable.**

IX. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

**The proposed commercial use of the subject site is compatible with the surrounding area. Commercial use presently exists to the west. The development of the site as a market will serve the nearby residents. Development of the site will meet the City's Code which will further ensure compatibility of the site with surrounding uses.**

X. HURRICANE EVACUATION ANALYSIS

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Agency.

**The amendment site is not located in a Hurricane Evacuation Zone.**

XI. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified Redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

**The amendment site is not located within a redevelopment area.**

XII. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

**The amendment site is adjacent to the City of Dania Beach.**

XIII. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE COUNTY LAND USE PLAN

**GOAL 2.00.00:** Provide a complete range of convenient and accessible commercial facilities sufficient to serve Broward County's resident and tourist population.

**Policy 2.01.01** Permit those land uses within designated commercial areas which are identified in the Commercial Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

**Objective 2.04.00:** Provide a sufficient level of commercial development to accommodate the population and economy of Broward County while ensuring that the planned level of service on the regional road network is achieved and maintained.

**Policy 2.04.02:** The land use plans of local government's shall contain commercial land use policies which form the basis for those land development codes and regulations that are necessary to protect adjacent residential uses.

**Policy 2.04.03:** Local governments shall employ their local land use plans and zoning ordinances to establish different intensities of commercial development compatible with adjacent and surrounding land uses.

XIV. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN

**OBJECTIVE 1:** Coordinate future land uses with available public facilities, soil conditions, topography, natural resources, and endangered species.

**OBJECTIVE 6:** Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.

**Policy 6.6:** Create and expand, where appropriate, commercial and industrial zones to increase tax revenues.

**Policy 8.10:** The City shall consider the individual and cumulative impacts of land use plan amendments on historic resources and on the existing and planned transportation facilities.

**Policy 8.12:** The compatibility of existing and future land uses shall be a primary

**consideration in the review and approval of amendments to the Broward County and City land use plans.**

XV. POPULATION PROJECTIONS

- A. Population projections for the 20 year planning horizon (indicate year).

Planning Horizon	Population
2015 (short)	159,974
2025 (long)	182,616

Source: City of Hollywood Comprehensive Plan p. RO-17

- B. Population projections resulting from proposed land use (if applicable).

**Not applicable. The approval of the proposed land use would result in a net reduction of population.**

- C. Using population projections for the 20 yr planning horizon, demonstrate the effect of the amendment on the land needed to accommodate projected population.

**The approval of the proposed land use would result in a net reduction of population.**

XVI. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.

**N/A.**

- B. Any proposed voluntary mitigation or draft agreements.

**N/A.**

XVII. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. The applicant is encouraged to contact the School Board staff to discuss these issues as soon as possible.

- A. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

**Elementary: Stirling Elementary**

**Middle:** Attucks Middle  
**High School:** Hollywood Hills High

- B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

School	20th Day Enrollment	Permanent Capacity	Over + Under (-)
Stirling Elementary	653	701	-48
Attucks Middle	848	1227	-379
Hollywood Hills High	2017	2214	-197
Source: School Board of Broward County: District Educational Facilities, 20 <sup>th</sup> Day Enrollment 9.18.09			

- C. Identify the additional student demand resulting from this amendment - calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.

PARK IMPACT CITY*		
Use	Generation Rate/Calculation	Total
CURRENT Low (0-5) Res. 8 d.u.	Elementary 8 x .225 Middle 8 x .113 High 8 x .129	= 2 students = 1 students = 1 students
PROPOSED General Business	Not applicable	= 0 students
*Per City 's Existing Land Use Designation LRES(0-5) Source: City of Hollywood Comprehensive Plan		<b>Net Change: = - 4 students</b>

PARK IMPACT COUNTY*		
Use	Generation Rate/Calculation	Total
CURRENT Med (25) Res. 42 d.u.	Elementary 42 x .027 Middle 42 x .011 High 42 x .008	= 1 student = 1 student = 1 student
PROPOSED General Business	Not applicable	= 0 acres
*Per County's Existing Land Use Designation Med(25) Res Source: School Board of Broward County		<b>Net Change: = - 3 students</b>

- D. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.

**The School District's *District Educational Facilities Plan 2010-2013* shows no planned capacity improvements for the schools serving the subject site.**

- E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

**Not applicable.**

XVIII. PLAN AMENDMENT COPIES

- A. 15 copies for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

**To be provided with transmittal.**

- B. 10 copies of the corresponding local land use plan amendment application, if transmitting concurrent to DCA, including transmittal letter from municipality to DCA.

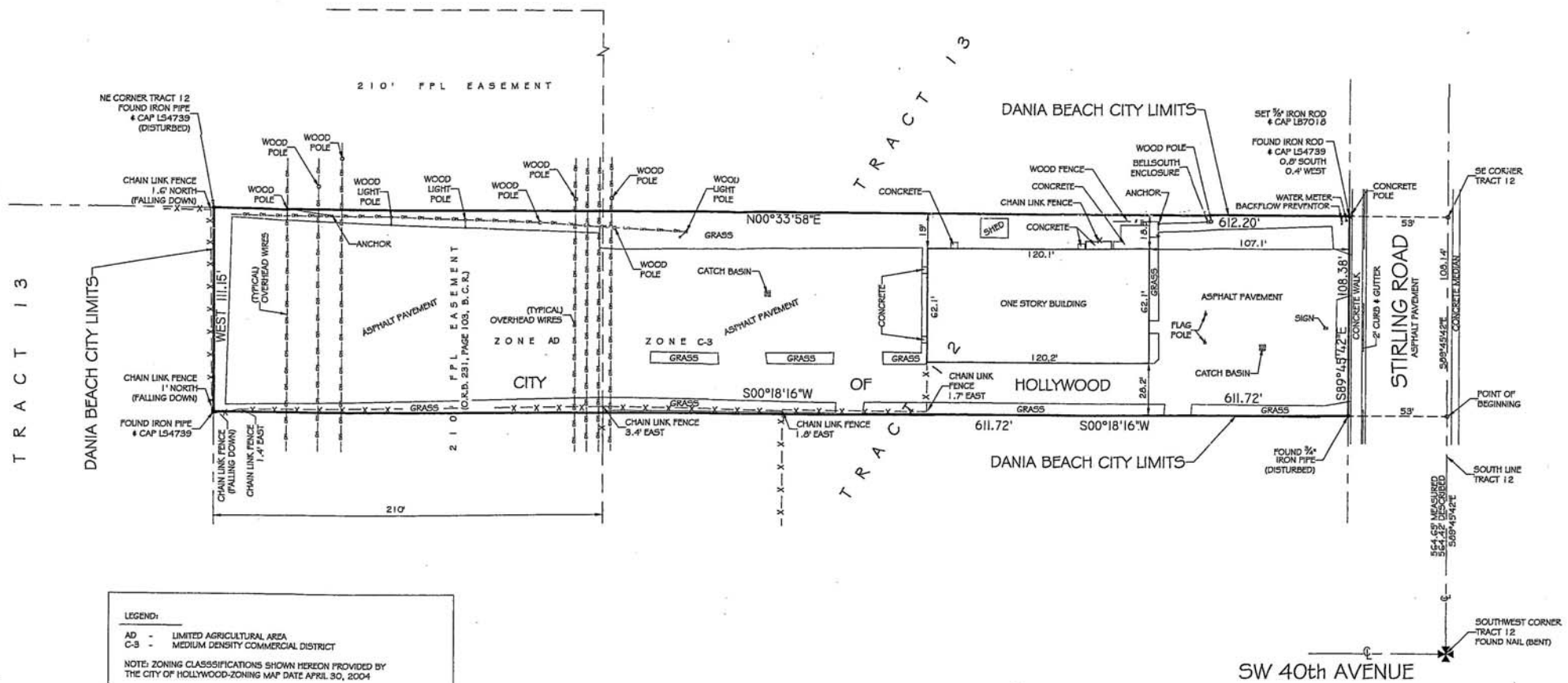
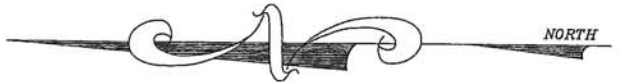
**To be provided with transmittal.**

## EXHIBITS

**Exhibit 1**  
**Survey**

**DESCRIPTION:**

THAT PART OF TRACT 12, BLOCK 3, OF THE "SUBDIVISION OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:  
 FROM THE SOUTHWEST CORNER OF SAID TRACT 12, RUN ON AN ASSUMED BEARING OF SOUTH 89°45'42" EAST ALONG THE SOUTH LINE OF SAID TRACT 12, A DISTANCE OF 564.42 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°45'42" EAST ALONG SAID LINE 108.14 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 12; THENCE NORTH 00°33'58" EAST ALONG THE EAST LINE OF SAID TRACT 12, A DISTANCE OF 665.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12; THENCE DUE WEST ALONG THE NORTH LINE OF SAID TRACT 12, A DISTANCE OF 111.15 FEET; THENCE SOUTH 00°18'16" WEST 664.72 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 53 FEET THEREOF.  
 SAID LANDS BEING LOCATED IN BROWARD COUNTY, FLORIDA.



**LEGEND:**  
 AD - LIMITED AGRICULTURAL AREA  
 C-3 - MEDIUM DENSITY COMMERCIAL DISTRICT  
 NOTE: ZONING CLASSIFICATIONS SHOWN HEREON PROVIDED BY THE CITY OF HOLLYWOOD-ZONING MAP DATE APRIL 30, 2004

**NOTES**  
 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.  
 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.  
 3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.  
 4) NORTH ARROW RELATIVE TO ASSUMED BEARING OF 569°45'42" E ALONG THE CENTRELINE OF STIRLING ROAD.

FEMA FLOOD INSURANCE RATE MAP COMMUNITY NO.		REVISION		DATE	BY
CITY OF HOLLYWOOD					
BROWARD COUNTY, FLORIDA					
PANEL NO.	SUFFIX	ZONE	FIRM DATE	BASE ELEV. (LOWEST)	AVG. ELEV. (FLR. ELEV. GSD.)
N/A	N/A	N/A	N/A	N/A	N/A

JOB #:			DATE:			DRAWN BY:		
RN7406			3/25/09			KAM		
SCALE:			FILE No.:			CHECKED BY:		
1" = 40'						SKS		

*Signature of Stephen K. Seelye*

**GIBBS LAND SURVEYORS**  
 2131 HOLLYWOOD BOULEVARD, SUITE 204  
 HOLLYWOOD, FL 33020 (954) 923-7666  
 LICENSED BUSINESS NO. 7018



**Exhibit 2**  
**Water & Wastewater Correspondence**

**Leigh Robinson Kerr**  
**& Associates, Inc.**

Member, American Institute of Certified Planners

February 16, 2010

**Albert L. Perez, P.E.**  
Director  
City of Hollywood Department of Public Utilities  
PO Box 229045  
Hollywood, 33022

**Re: 3861 Stirling Road LUPA – Water & Wastewater**

Mr. Perez:

My office is preparing an application for a land use plan amendment to the City of Hollywood Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on water and wastewater.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

Thank you for your assistance in this matter.

Sincerely,

  
Kelly Ray  
Planner

Enclosures

## Exhibit 3 Drainage Correspondence

### Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

February 16, 2010

James Rusnak  
Engineer  
City of Hollywood Public Utilities  
PO Box 229045, Hollywood 33022

Re: 3861 Stirling Road LUPA – Drainage


Mr. Rusnak:

My office is preparing an application for a land use plan amendment to the City of Hollywood Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on drainage.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

Thank you for your assistance in this matter.

Sincerely,

  
Kelly Ray  
Planner

Enclosures

**Exhibit 4**  
**Solid Waste correspondence**

**Leigh Robinson Kerr**  
**& Associates, Inc.**

Member, American Institute of Certified Planners

February 16, 2010

Michael J. Serra  
Broward County Solid Waste Operations Divisions  
SPC III, Project Management & Engineering Section  
1 N. University Drive, #400  
Plantation, 33324

Re: 3861 Stirling Road LUPA – Solid Waste

Mr. Serra:

My office is preparing an application for a land use plan amendment to the City of Hollywood Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on solid waste.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

Thank you for your assistance in this matter.

Sincerely,

  
Kelly Ray  
Planner

Enclosures

**Exhibit 5**  
**Mass Transit Correspondence**

**Leigh Robinson Kerr**  
**& Associates, Inc.**

Member, American Institute of Certified Planners

February 12, 2010

John Ramos  
Broward County Transportation Department  
Service and Capital Planning  
1100 Park Central South, Suite 3500  
Pompano Beach, FL 33064

**Re: 3861 Stirling Road LUPA – Mass Transit**

Mr. Ramos:

My office is preparing an application for a land use plan amendment to the City of Hollywood Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on mass transit.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

Thank you for your assistance in this matter.

Sincerely,

  
Kelly Ray  
Planner

Enclosures

**Exhibit 6**  
**Traffic**

**Table 1**  
**Daily Trip Generation**  
**3861 Stirling Road LUPA**

Land Use	ITE Code	Intensity	Trip Generation Rate <sup>(1)</sup>	Total Trips		Internal Trips		External Trips		Pass-by Trips		New Trips	
				In	Out	In	Out	In	Out	In	Out	In	Out
<b>Existing Use</b>													
Single Family Home	210	8,000 D.U.	$\ln(T) = 0.92 \ln(X) + 2.71$ (50/50)	51	102	0	0	51	102	0	0.0%	51	102
<b>Subtotal</b>				51	102	0	0	51	102	0	0.0%	51	102
<b>Proposed Use</b>													
Shopping Center (Retail)	820	17,000 SF	$\ln(T) = 0.65 \ln(X) + 5.83$ (50/50)	1,073	2,146	0	0	1,073	2,146	1,395	65.0%	376	751
<b>Subtotal</b>				1,073	2,146	0	0	1,073	2,146	1,395		376	751
<b>Net Difference</b>				1,022	2,044	0	0	1,022	2,044	1,395		325	649

<sup>(1)</sup>Trip generation rate obtained from ITE Trip Generation manual, 8th Edition.

**Table 2**  
**Peak Hour Trip Generation**  
**3861 Stirling Road LUPA**

Land Use	ITE Code	Intensity	Trip Generation Rate <sup>(1)</sup>	Total Trips		Internal Trips		External Trips		Pass-by Trips		New Trips	
				In	Out	In	Out	In	Out	In	Out	In	Out
<b>Existing Use</b>													
Single Family Home	210	8,000 D.U.	$\ln(T) = 0.90 \ln(X) + 0.51$ (63/37)	7	11	0	0	7	11	0	0.0%	7	11
<b>Subtotal</b>				7	11	0	0	7	11	0	0.0%	7	11
<b>Proposed Use</b>													
Shopping Center (Retail)	820	17,000 SF	$\ln(T) = 0.67 \ln(X) + 3.37$ (49/51)	95	194	0	0	95	194	126	65.0%	33	68
<b>Subtotal</b>				95	194	0	0	95	194	126		33	68
<b>Net Difference</b>				88	183	0	0	88	183	126		26	57

<sup>(1)</sup>Trip generation rate obtained from ITE Trip Generation manual, 8th Edition.

**Table 3  
Daily Project Assignment  
3861 Stirling Road LUPA**

Roadway	Link	Num. Lanes	LOS "D" Capacity	Project Dist.	325 In 324 Out	Project Traffic to Capacity	Project Traffic >3%
<b>North/South</b>							
<b>56th/40th Avenue</b>	N. of Sheridan St.	2L	10,000	13.00%	84	0.84%	No
	N. of Stirling Road	2L	10000	12.00%	78	0.78%	No
<b>SW 46th Avenue</b>	N. of Sheridan St.	4LD	21,700	15.00%	97	0.45%	No
<b>East/West</b>							
<b>Stirling Road</b>	E. of SR 7	6LD	49,200	22.50%	146	0.30%	No
	E. of 56th/40th Avenue	6LD	49,200	47.50%	308	0.63%	No
	E. of Project Site	6LD	49,200	100.00%	649	1.32%	No
	E. of 46th Avenue	6LD	49,200	37.50%	243	0.49%	No

**Table 4  
PM Peak Hour Project Assignment  
3861 Stirling Road LUPA**

Roadway	Link	Num. Lanes	LOS "D" Capacity	Project Dist.	26 In 31 Out	Project Traffic to Capacity	Project Traffic >3%
<b>North/South</b>							
<b>56th/40th Avenue</b>	N. of Sheridan St.	2L	950	13.00%	7	0.78%	No
	N. of Stirling Road	2L	950	12.00%	7	0.72%	No
<b>SW 46th Avenue</b>	N. of Sheridan St.	4LD	2,070	15.00%	9	0.41%	No
<b>East/West</b>							
<b>Stirling Road</b>	E. of SR 7	6LD	4,680	22.50%	13	0.27%	No
	E. of 56th/40th Avenue	6LD	4,680	47.50%	27	0.58%	No
	E. of Project Site	6LD	4,680	100.00%	57	1.22%	No
	E. of 46th Avenue	6LD	4,680	37.50%	21	0.46%	No

**Table 5**  
**Short Term (2015) and Long Term Daily Capacity Analysis Without Project Traffic**  
**3861 Stirling Road LUPA**

Roadway	Link	Num. Lanes	LOS "D" Capacity	2015 Traffic	2015 LOS	Num. Lanes	LOS "D" Capacity	2030 Traffic	2030 LOS
<b>North/South</b>									
<b>56th/40th Avenue</b>	N. of Sheridan St.	2L	10,000	12,990	F	2L	10,000	16,632	F
	N. of Stirling Road	2L	10000	7,946	D	2L	10000	9,078	D
<b>SW 46th Avenue</b>	N. of Sheridan St.	4LD	21,700	14,028	D	4LD	21,700	20,928	D
<b>East/West</b>									
<b>Stirling Road</b>	E. of SR 7	6LD	49,200	43,262	D	6LD	49,200	47,502	D
	E. of 56th/40th Avenue	6LD	49,200	43,262	D	6LD	49,200	47,502	D
	E. of Project Site	6LD	49,200	43,262	D	6LD	49,200	47,502	D
	E. of 46th Avenue	6LD	49,200	43,262	D	6LD	49,200	47,502	D

**Table 6**  
**Short Term (2015) and Long Term PM Peak Hour Capacity Analysis Without Project Traffic**  
**3861 Stirling Road LUPA**

Roadway	Link	Num. Lanes	LOS "D" Capacity	2015 Traffic	2015 LOS	Num. Lanes	LOS "D" Capacity	2030 Traffic	2030 LOS
<b>North/South</b>									
<b>56th/40th Avenue</b>	N. of Sheridan St.	2L	950	1,208	F	2L	950	1,580	F
	N. of Stirling Road	2L	950	831	D	2L	950	862	D
<b>SW 46th Avenue</b>	N. of Sheridan St.	4LD	2,070	1,537	D	4LD	2,070	1,988	D
<b>East/West</b>									
<b>Stirling Road</b>	E. of SR 7	6LD	4,680	3,976	D	6LD	4,680	4,513	D
	E. of 56th/40th Avenue	6LD	4,680	3,976	D	6LD	4,680	4,513	D
	E. of Project Site	6LD	4,680	3,976	D	6LD	4,680	4,513	D
	E. of 46th Avenue	6LD	4,680	3,976	D	6LD	4,680	4,513	D



**Table 7**  
**Short Term (2015) and Long Term Daily Capacity Analysis With Project Traffic**  
**3861 Stirling Road LUPA**

Roadway	Link	lum. Lane	LOS "D" Capacity	2015 Traffic	2015 LOS	Num. Lanes	LOS "D" Capacity	2030 Traffic	2030 LOS
<b>North/South</b>									
<b>56th/40th Avenue</b>	N. of Sheridan St.	2L	10,000	13,074	F	2L	10,000	16,716	F
	N. of Stirling Road	2L	10000	8,024	D	2L	10000	9,156	D
<b>SW 46th Avenue</b>	N. of Sheridan St.	4LD	21,700	14,125	D	4LD	21,700	21,025	D
<b>East/West</b>									
<b>Stirling Road</b>	E. of SR 7	6LD	49,200	43,408	D	6LD	49,200	47,648	D
	E. of 56th/40th Avenue	6LD	49,200	43,570	D	6LD	49,200	47,810	D
	E. of Project Site	6LD	49,200	43,911	D	6LD	49,200	48,151	D
	E. of 46th Avenue	6LD	49,200	43,505	D	6LD	49,200	47,745	D

**Table 8**  
**Short Term (2015) and Long Term PM Peak Hour Capacity Analysis With Project Traffic**  
**3861 Stirling Road LUPA**

Roadway	Link	lum. Lane	LOS "D" Capacity	2015 Traffic	2015 LOS	Num. Lanes	LOS "D" Capacity	2030 Traffic	2030 LOS
<b>North/South</b>									
<b>56th/40th Avenue</b>	N. of Sheridan St.	2L	950	1,215	F	2L	950	1,587	F
	N. of Stirling Road	2L	950	838	D	2L	950	869	D
<b>SW 46th Avenue</b>	N. of Sheridan St.	4LD	2,070	1,546	D	4LD	2,070	1,997	D
<b>East/West</b>									
<b>Stirling Road</b>	E. of SR 7	6LD	4,680	3,989	D	6LD	4,680	4,526	D
	E. of 56th/40th Avenue	6LD	4,680	4,003	D	6LD	4,680	4,540	D
	E. of Project Site	6LD	4,680	4,033	D	6LD	4,680	4,570	D
	E. of 46th Avenue	6LD	4,680	3,997	D	6LD	4,680	4,534	D

**Table 9**  
**Mass Transit Demand**  
**3861 Stirling Road LUPA**

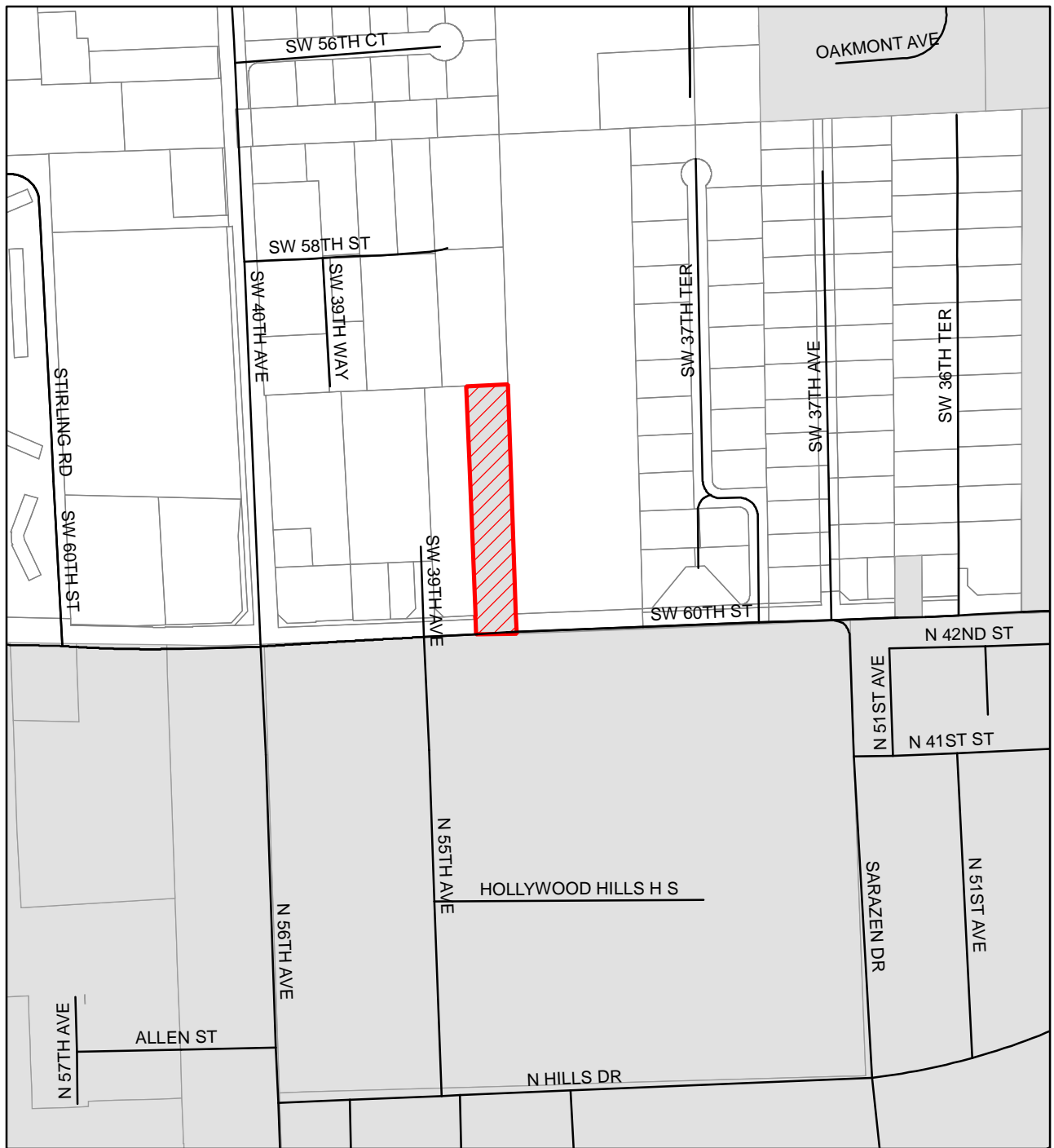
Change in Mass Transit Demand				
Permitted Use:	102	X 1.23%	=	1 Trips
Proposed Use:	751	X 1.23%	=	9 Trips
Change in Demand			=	8 Trips

**46th Avenue at Stirling Road**




TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL
07:00	21	0	33	0	0	0	0	163	15	26	112	0	370
07:15	19	0	70	0	0	0	0	213	11	43	147	0	503
07:30	42	0	97	0	0	0	0	286	33	49	206	0	713
07:45	65	0	104	0	0	0	0	336	32	43	210	0	790
<b>Sub-total</b>	<b>147</b>	<b>0</b>	<b>304</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>998</b>	<b>91</b>	<b>161</b>	<b>675</b>	<b>0</b>	<b>2,376</b>
08:00	49	0	121	0	0	0	0	439	32	44	213	0	898
08:15	44	0	80	0	0	0	0	302	50	46	249	0	771
08:30	49	0	58	0	0	0	0	463	55	42	210	0	877
08:45	72	0	59	0	0	0	0	566	47	38	188	0	970
<b>Sub-total</b>	<b>214</b>	<b>0</b>	<b>318</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,770</b>	<b>184</b>	<b>170</b>	<b>860</b>	<b>0</b>	<b>3,516</b>
11:00	24	0	21	0	0	0	0	196	23	28	173	0	465
11:15	26	0	25	0	0	0	0	207	28	35	198	0	519
11:30	43	0	51	0	0	0	0	195	24	39	216	0	568
11:45	33	0	45	0	0	0	0	229	38	61	246	0	652
<b>Sub-total</b>	<b>126</b>	<b>0</b>	<b>142</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>827</b>	<b>113</b>	<b>163</b>	<b>833</b>	<b>0</b>	<b>2,204</b>
12:00	39	0	45	0	0	0	0	192	32	55	198	0	561
12:15	33	0	54	0	0	0	0	188	41	59	239	0	614
12:30	42	0	52	0	0	0	0	258	43	50	258	0	703
12:45	54	0	60	0	0	0	0	231	36	52	283	0	716
<b>Sub-total</b>	<b>168</b>	<b>0</b>	<b>211</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>869</b>	<b>152</b>	<b>216</b>	<b>978</b>	<b>0</b>	<b>2,594</b>
16:00	50	0	45	0	0	0	0	239	48	58	328	0	768
16:15	61	0	53	0	0	0	0	212	34	68	361	0	789
16:30	67	0	33	0	0	0	0	175	36	71	297	0	679
16:45	53	0	24	0	0	0	0	237	36	80	400	0	830
<b>Sub-total</b>	<b>231</b>	<b>0</b>	<b>155</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>863</b>	<b>154</b>	<b>277</b>	<b>1,386</b>	<b>0</b>	<b>3,066</b>
17:00	85	0	43	0	0	0	0	210	37	104	363	0	842
17:15	100	0	53	0	0	0	0	209	49	110	539	0	1,060
17:30	62	0	43	0	0	0	0	228	30	102	423	0	888
17:45	75	0	31	0	0	0	0	161	39	93	447	0	846
<b>Sub-total</b>	<b>322</b>	<b>0</b>	<b>170</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>808</b>	<b>155</b>	<b>409</b>	<b>1,772</b>	<b>0</b>	<b>3,636</b>
<b>TOTAL</b>	<b>1,208</b>	<b>0</b>	<b>1,300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,135</b>	<b>849</b>	<b>1,396</b>	<b>6,504</b>	<b>0</b>	<b>17,392</b>

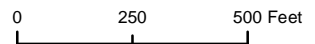


MAPS



**Legend**

-  Subject Site
-  City of Hollywood
-  City of Dania Beach



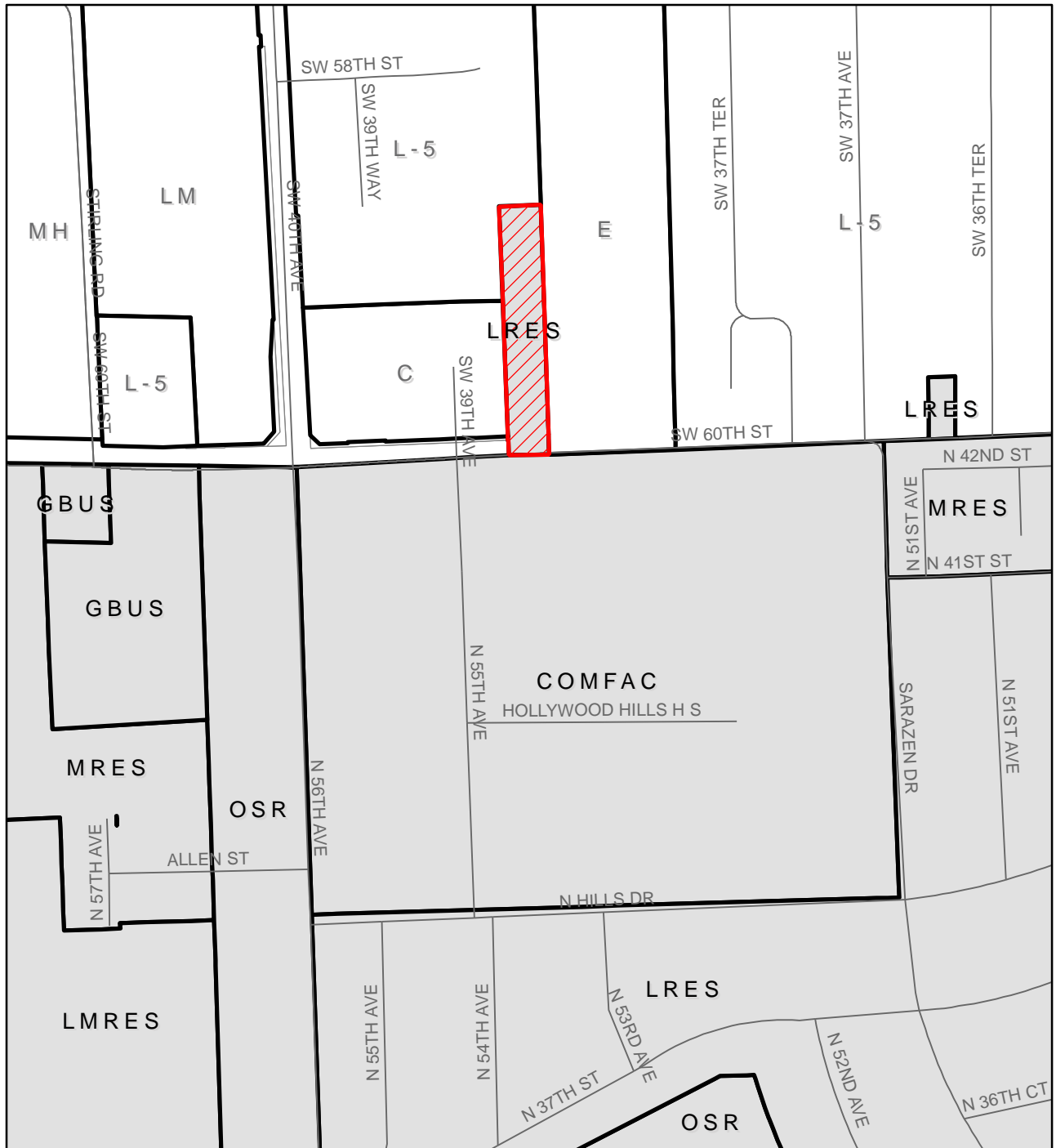
**MAP A - LOCATION MAP**  
**3861 STIRLING ROAD**



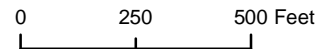
Prepared: 02/12/10




Source: City of Hollywood GIS, City of Dania Beach GIS

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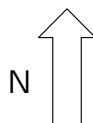


MH: Medium High (25 du/ac) Res  
 L-5: Low (5 du/ac) Res  
 C: Commercial  
 E: Estate Res  
 LRES: Low (0-5) Res  
 GBUS: General Business  
 MRES: Medium (11-16) Res  
 LMRES: Low (6-10) Res  
 OSR: Open Space & Recreation  
 COM FAC: Community Facility



-  Subject Site
-  City of Hollywood
-  City of Dania Beach

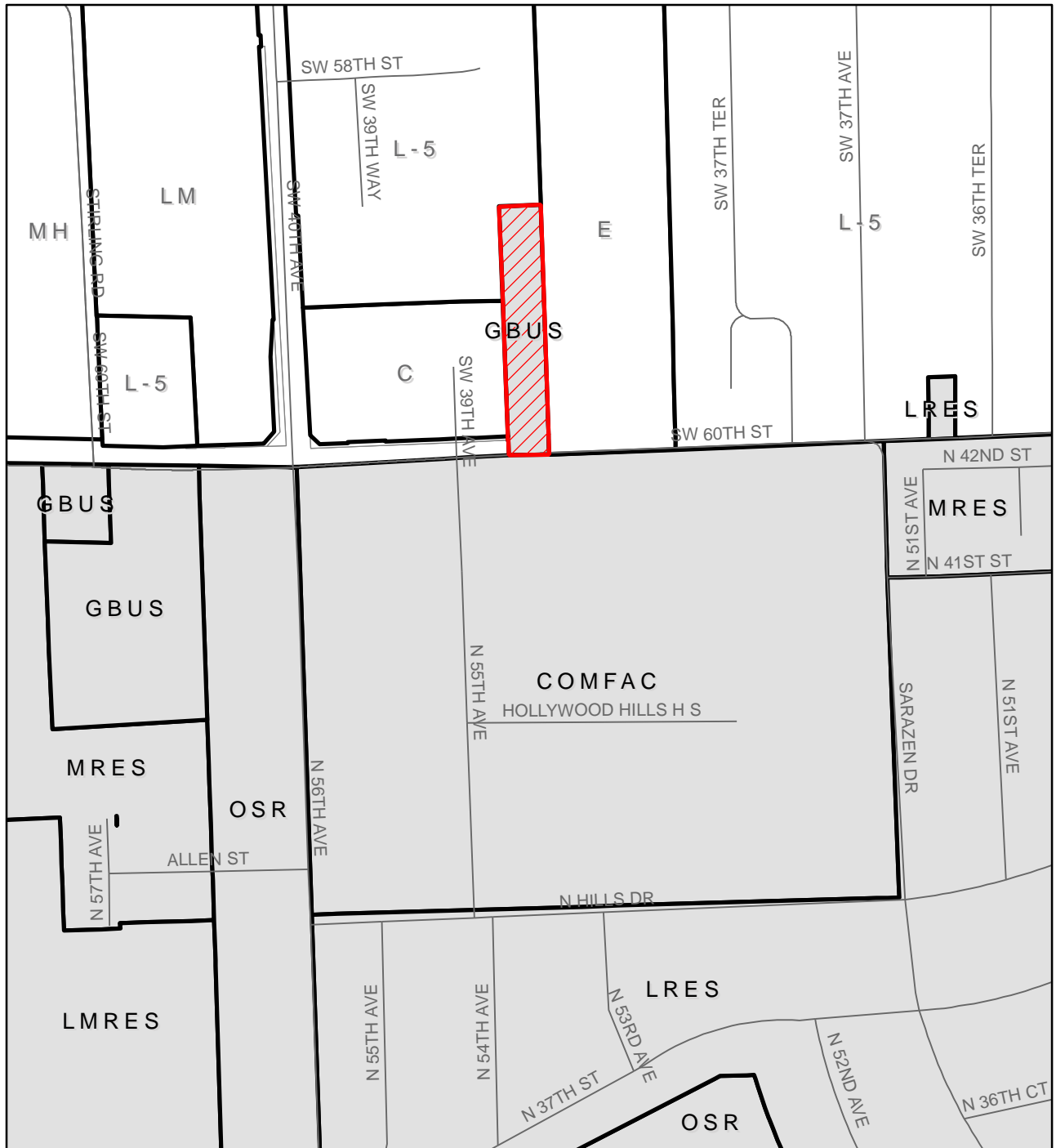
**MAP B - CURRENT FUTURE LAND USE**  
**3861 STIRLING ROAD**



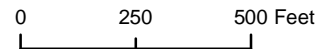
Prepared: 02/12/10




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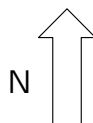
MH: Medium High (25 du/ac) Res  
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-  Subject Site
-  City of Hollywood
-  City of Dania Beach

**MAP C - PROPOSED FUTURE LAND USE**

**3861 STIRLING ROAD**



Prepared: 02/12/10

Source: City of Hollywood GIS, City of Dania Beach GIS

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