

EXHIBIT 2

BROWARD COUNTY LAND USE PLAN  
GENERALIZED LOCATION MAP  
AMENDMENT PC 14-4



MAP 1  
AERIAL PHOTOGRAPH  
AMENDMENT PC 14-4

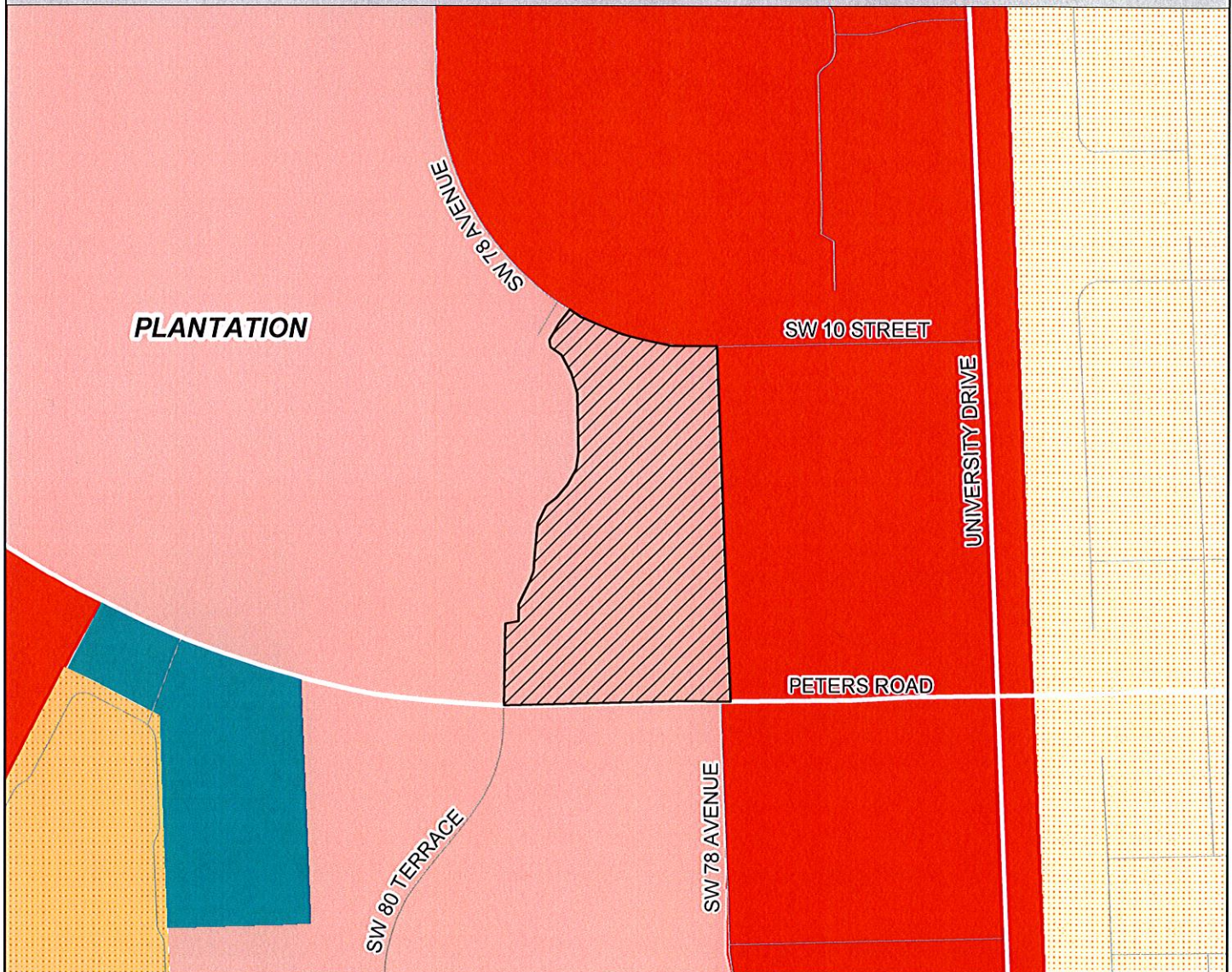


**MAP 2**  
**BROWARD COUNTY LAND USE PLAN**  
**CURRENT FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 14-4**

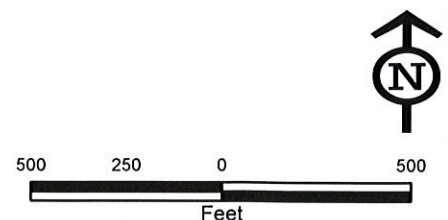
**Current Land Use:** OFFICE PARK

**Proposed Land Use:** 9.4 ACRES OF OFFICE PARK AND 4.9 ACRES OF IRREGULAR RESIDENTIAL ALL WITHIN A "DASHED-LINE AREA" WITH AN OVERALL DENSITY OF 20.1 UNITS PER ACRE

**Acreage:** Approximately 14.3 Acres



- |                         |                      |             |
|-------------------------|----------------------|-------------|
| Low (3) Residential     | Commercial           | Office Park |
| Medium (16) Residential | Community Facilities | Site        |

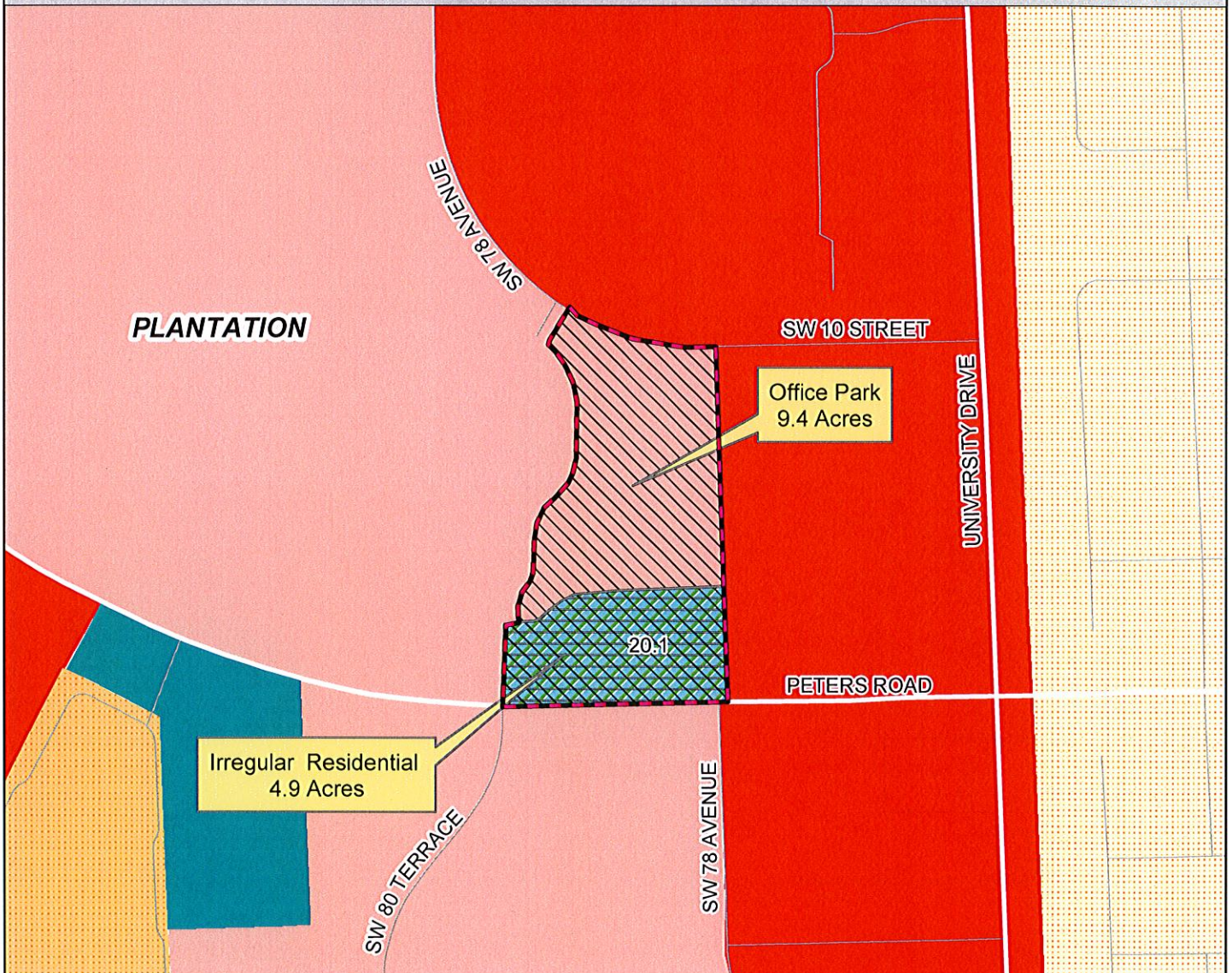


**MAP 3**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 14-4**

**Current Land Use:** OFFICE PARK

**Proposed Land Use:** 9.4 ACRES OF OFFICE PARK AND 4.9 ACRES OF IRREGULAR RESIDENTIAL ALL WITHIN A "DASHED-LINE AREA" WITH AN OVERALL DENSITY OF 20.1 UNITS PER ACRE

**Acreage:** Approximately 14.3 Acres



Low (3)  
Residential

Commercial

Dashed-line  
Area

Office  
Park

Site

Medium (16)  
Residential

Community  
Facilities

Irregular  
Residential

500 250 0 500  
Feet



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 14-4**  
**(PLANTATION)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*March 18, 2014*

Planning Council staff recommends **denial** of the proposed amendment, as it is not consistent with the goals, objectives and policies of the Broward County Land Use Plan (BCLUP), specifically:

Policy 1.07.07  
(summarized)

For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

Section IV.(B)

"Permitted Uses Permitted in Future Land Use Categories: Residential Use – Residential Density" describes the areas appropriate for designation as a "Dashed-Line Area" as "selected Developments of Regional Impact, planned unit developments and partially completed large scale developments."

Planning Council staff recognizes that the location of the proposed residential development would be appropriate for higher density residential uses, and therefore would make an alternative recommendation that the proposed amendment be changed to include only the vacant 4.9 gross acres site intended for the residential use, to be amended from "Office Park" to "High (50) Residential," allowing for a total of 245 dwelling units on the site.

However, as the proposed amendment has not yet been deemed to meet BCLUP Policy 1.07.07 regarding affordable housing, should the Planning Council decide to make a positive transmittal recommendation for either residential scenario (4.9 acres of Irregular (20.1) Residential within a "Dashed-Line Area" or 4.9 acres of High (50) Residential), Planning Council staff would suggest that said recommendation be subject to the resolution of the issue of consistency with BCLUP Policy 1.07.07 regarding the affordable housing, prior to the Planning Council's second public hearing.

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

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

**March 18, 2014**

**Update: March 27, 2014:** The City of Plantation has provided additional information regarding the City's methods and programs to achieve and/or maintain a sufficient supply of affordable housing. Broward County Planning and Redevelopment staff has reviewed the submitted information, and found that it satisfactorily demonstrates compliance with Policy 1.07.07. See Attachment 14.

**II. Planning Council Transmittal Recommendation**

**March 27, 2014**

Planning Council staff recommended approval of the proposed amendment as presented (from 14.3 acres of "Office Park" to 9.4 acres of Office Park within a "Dashed-Line Area" and 4.9 acres of Irregular (20.1) Residential within a "Dashed-Line Area"), understanding that the Council reserves the right to approve or reject any future "Dashed-Line Area" proposals based on its merits or lack thereof. (Vote of the board; Unanimous: 17-0; Aronson, Bascombe, Blattner, Bocard, de Jesus, DuBose, Furr, Good, Graham, Hobby, Kaplan, Long, Mack, Ryan, Steffens, Stermer and Castro)

## **INTRODUCTION AND APPLICANT'S RATIONALE**

- \* "Dashed-Line Area" means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

## **INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

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

B. *Planned Uses:*                      *North:* Commercial  
    *East:* Commercial  
    *South:* Office Park  
    *West:* Office Park

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

A. *Applicant:*                              Stiles Development Company

B. *Agents:*                                Leigh Robinson Kerr & Associates, Inc. and Doumar,  
    Allsworth, Laystrom & Voigt

C. *Property Owners:*                    Duke Crossroads Building 4 LLC and Duke  
    Crossroads 5 LLC

### **VII. Recommendation of Local Governing Body:**

The City of Plantation recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in June of 2014.

### **VIII. Applicant's Rationale**

The applicant states: "The applicant is requesting a change in land use designation from Office Park on the City and County Land Use Plans to Office Park and Residential all within a Dashed Line Area with an overall density of 20.1 dwelling units per acre. The subject site is located in the City's Midtown District and the proposed development implements the Plantation Midtown Conceptual plan that ensures the highest quality development, a safe environment, an appropriate mix of uses, and a functional circulation system. A companion local plan amendment is also being processed by the City."

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 14-4**

**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, solid waste services, drainage, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Plantation adopted its 10-year Water Supply Facilities Work Plan in 2008.

*II. Transportation*

The proposed amendment from the “Office Park” land use category to the “Office Park and Irregular (20.1) Residential within a Dashed-Line Area” land use category 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 72 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment would not impact the operating conditions of the regional transportation network.

It is noted that Planning Council staff utilizes, as per Policy 12.01.11 of the 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.

For the subject amendment PC 14-4, the additional impact is estimated at 2.48% of capacity for the link of Peters Road, between Pine Island Road and University Drive. Planning Council staff utilizes this significance threshold for several reasons, including a) 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, b) the 3% significance threshold is consistent with other regional-level professional traffic analysis methodologies utilized by other planning agencies, and c) 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.

Planning Council staff notes that for informational purposes, Peters Road, between Pine Island Road and University Drive, is currently operating at and projected to continue operating at level of service (LOS) “D,” with or without the subject amendment.

## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation (continued)**

In addition, the Broward County Transit Division (BCT) staff report states that current and future fixed-route county bus service is provided to the proposed amendment site. See Attachment 3.

### **III. Public Schools**

The Broward County School Board staff report states that the proposed amendment would generate 13 additional students into Broward County Public Schools, consisting of 8 elementary school students, 3 middle school students and 2 high school students. The report further states Seminole Middle and South Plantation High schools are operating within the adopted LOS of 100% of permanent capacity in the 2013/2014 school year and Tropical Elementary School is operating above the adopted LOS of 100% of permanent capacity in the 2013/2014 school year (101.2%). One charter school, Imagine School – Plantation, is located within a two-mile radius of the proposed amendment site. See Attachment 4.

The School Board staff report also states that after incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years, Seminole Middle and South Plantation High schools are expected to continue to operate within the adopted LOS of 100% through the 2015/2016 school year, and Tropical Elementary School is projected to operate above the adopted LOS of 100% through the 2014/2015 school year (104.2%). In addition, the School Board report indicates that there are no planned improvements for the affected elementary, middle and high schools in the currently adopted 5-year School Board District Educational Facilities Plan or the 10-year School Board District Educational Facilities Plan. See Attachment 4.

Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "D," which is anticipated to have sufficient excess capacity to support the additional students generated by the residential dwelling units proposed by this amendment. In addition, the proposed additional 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 4.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 14-4**

**REVIEW OF NATURAL RESOURCES**

*I. Designated Protected/Regulated Areas*

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites do not exist within the boundaries of the proposed amendment site. See Attachment 5.

*II. Wetlands*

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Any creation of new or filling of existing surface waters will require a license. See Attachment 5.

*III. Sea Level Rise*

The EPGMD 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. See Attachment 5.

*IV. Other Natural Resources*

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Plantation if trees are to be removed or relocated. 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 5.

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 5.

**REVIEW OF NATURAL RESOURCES (continued)**

V. Historical/Cultural Resources

The Broward County Historical Commission report states that no historical or archaeological resources exist within the boundaries of the proposed amendment site. See Attachment 6.

**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 14-4**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 1.07.07, as it proposes 287 additional residential units to be permitted by the BCLUP. The Broward County Planning and Redevelopment Division (PRD) report requested that the City of Plantation provide a current, professionally accepted affordable housing study, report or information which establishes how the City's methods and programs will achieve and/or maintain a sufficient supply of affordable housing. See Attachment 7.

The applicant conducted an affordable housing analysis for the City of Plantation, and submitted same to the City for its consideration. Concurrently, the applicant submitted correspondence voluntarily committing to provide that 15% of the project dwelling units will be affordable, or, at the applicant's option, pay a fee equal to 1% of the construction cost of the market rate units. The correspondence states that these voluntary commitments would only be in the event that the City does not submit its affordable housing report, or in the event that said report does not meet the County's standards. See Attachment 8.

The City of Plantation subsequently reviewed the affordable housing analysis submitted to them by the applicant, and has endorsed its findings and transmitted said analysis by Resolution No. 11842 to Broward County. See Attachments 9 and 10. It is noted that the City has not endorsed the applicant's correspondence regarding a voluntary commitment to set aside 15% of the dwelling units as affordable or pay an in-lieu of fee.

An updated Broward County Planning and Redevelopment Division report notes the following:

- 1) The submitted affordable housing analysis demonstrates that the City's current affordable housing stock comprises a significant portion of the City's total housing stock; and
- 2) the proposed amendment is not in compliance with Policy 1.07.07 until such time that the City identifies its specific methods and programs to maintain a sufficient supply of affordable housing. See Attachment 11.

**Planning Council staff notes that as of the writing of this report, compliance with Policy 1.07.07 regarding the provision of affordable housing has not been resolved.**

## **OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)**

### **I. Affordable Housing (continued)**

**Update: March 27, 2014:** The City of Plantation has provided additional information regarding the City's methods and programs to achieve and/or maintain a sufficient supply of affordable housing. Broward County Planning and Redevelopment staff has reviewed the submitted information, and found that it satisfactorily demonstrates compliance with Policy 1.07.07. See Attachment 14.

### **II. Broward County Land Use Plan Goals, Objectives and Policies**

Based on the information available, the proposed amendment may **not** be considered consistent with the Broward County Land Use Plan:

<b><u>Policy 1.07.07</u></b> (summarized)	For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.
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**Update: March 27, 2014:** The City of Plantation has provided additional information regarding the City's methods and programs to achieve and/or maintain a sufficient supply of affordable housing. Broward County Planning and Redevelopment staff has reviewed the submitted information, and found that it satisfactorily demonstrates compliance with Policy 1.07.07. See Attachment 14.

<b><u>Section IV.(B)</u></b>	"Permitted Uses Permitted in Future Land Use Categories: Residential Use – Residential Density" describes the areas appropriate for designation as a "Dashed-Line Area" as "selected Developments of Regional Impact, planned unit developments and partially completed large scale developments.
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### **III. Other Pertinent Information**

Planning Council staff notes that this proposed amendment site includes 9.4 gross acres that was developed in 2001 with an office building and associated parking.

**SECTION VI**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 14-4**

**PLANNING ANALYSIS**

Planning Council staff's analysis also finds the following:

1. Based on information available, adequate **potable water plant capacity and supply, and sanitary sewer, solid waste and drainage capacity and park acreage** will be available to serve the proposed land use. Further, no adverse impacts to **natural or cultural resources** were identified. In addition, our analysis finds that the proposed amendment is not projected to adversely impact the operating conditions of the **regional transportation network**. See Attachment 2.
2. Regarding impacts to **public schools**, the Broward County School Board staff report indicates that the proposed amendment would generate 13 additional students into Broward County Public Schools, consisting of 8 elementary school students, 3 middle school students and 2 high school students. However, the report states that Planning Area "D" is anticipated to have sufficient excess capacity to support the students generated by the proposed amendment. See Attachment 4.
3. **Planning Council staff notes that as of the writing of this report, compliance with Policy 1.07.07 regarding the provision of affordable housing has not been resolved,** as the updated Broward County Planning and Redevelopment Division report notes the following:
  - The submitted affordable housing analysis demonstrates that the City's current affordable housing stock comprises a significant portion of the City's total housing stock; and
  - the proposed amendment is not in compliance with Policy 1.07.07 until such time that the City identifies its specific methods and programs to maintain a sufficient supply of affordable housing. See Attachment 11.

**Update: March 27, 2014:** The City of Plantation has provided additional information regarding the City's methods and programs to achieve and/or maintain a sufficient supply of affordable housing. Broward County Planning and Redevelopment staff has reviewed the submitted information, and found that it satisfactorily demonstrates compliance with Policy 1.07.07. See Attachment 14.

### **PLANNING ANALYSIS (continued)**

Our analysis finds that the proposed land use designations of “Office Park within a Dashed-Line Area” and “Irregular (20.1) Residential within a Dashed-Line Area” would be generally compatible with surrounding existing and future land uses. To the north and east are retail developments designated “Commercial.” To the south and west are office and hotel uses designated “Office Park.”

However, Planning Council staff finds that the proposed amendment **is not consistent** with the Residential Density provisions found in Section IV. (Plan Implementation Requirements) of the Broward County Land Use Plan. Section IV.(B) “Permitted Uses Permitted in Future Land Use Categories: Residential Use – Residential Density” which describes the areas appropriate for designation as a “Dashed-Line Area” as “selected Developments of Regional Impact, planned unit developments and partially completed large scale developments.

A Planning Council staff review of existing “Dashed-Line Areas” reveals that there are 36 areas within Broward County designated as “Dashed-Line Areas,” ranging in size from 67.5 to 9,583.9 gross acres. Further, there is only one such area less than 100 acres within the BCLUP, and only five such areas less than 200 acres.

Planning Council staff analysis of the 36 designated “Dashed-Line Areas” indicates that in no instance does the effective density within the residentially designated portion of any current “Dashed-Line Area” exceed 24.2 dwelling units per acre. This amendment proposes 287 dwelling units to be constructed on the vacant 4.9 acre area, resulting in an effective density of 58.6 dwelling units per acre, which exceeds the maximum density permitted by the Broward County Land Use Plan for residential land uses.

While Planning Council staff recognizes that the site is directly adjacent to transit and appropriate for higher densities, it is staff’s opinion that the transmittal/adoption of the proposed amendment would be precedent setting and could result in the unintended consequence of piecemeal redevelopment of small non-residential sites with large surface parking areas within Plantation and throughout the County, without an overall comprehensive plan. Understanding that the site is located within the City of Plantation’s “Midtown District Master Plan and Overlay,” it could be suggested that the City propose a mixed-use area in the future in which higher densities could be accommodated.

In conclusion, Planning Council staff finds that the proposed amendment is not consistent with the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be **denied**.

As an alternative to denial, Planning Council staff would recommend that the proposed amendment be changed to include only the vacant 4.9 gross acres site intended for the residential use, to be amended from “Office Park” to “High (50) Residential,” allowing for a total of 245 dwelling units on the site.

**PLANNING ANALYSIS (continued)**

Should the Planning Council decide to make a positive transmittal recommendation including residential uses, Planning Council staff would suggest that the said recommendation be subject to the resolution of the issue of consistency with BCLUP Policy 1.07.07 regarding the provision of affordable housing, prior to the Planning Council's second public hearing.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 14-4**

**ATTACHMENTS**

1. Broward County Planning Council Supplemental Report of December 19, 2013
2. Broward County Planning Council Traffic Analysis of December 11, 2013
3. Broward County Transit Division Report of December 16, 2013
4. School Board of Broward County Consistency Review Report of January 13, 2014
5. Broward County Environmental Protection and Growth Management Department Report of January 6, 2014
6. Broward County Historical Commission Report of December 22, 2013
7. Broward County Planning and Redevelopment Division Report of January 7, 2014
8. Correspondence from Leigh R. Kerr, AICP, President, Leigh Robinson Kerr & Associates, Inc., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated January 30, 2014
9. Affordable Housing Analysis for the City of Plantation, prepared by Miami Economic Associates, Inc., dated February 2014
10. City of Plantation Resolution No. 11842
11. Broward County Planning and Redevelopment Division Report of March 12, 2014
12. Broward County Parks and Recreation Division Report of December 17, 2013
13. Broward County Water Management Division Report of January 6, 2014

**Update: March 27, 2014:**

14. Updated Broward County Planning and Redevelopment Division Report of March 21, 2014

# **ATTACHMENT 1**

## **BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES**

### **BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 14-4**

Prepared: December 19, 2013

#### ***POTABLE WATER***

The proposed amendment site will be served by the City of Plantation Central and East Water Treatment Plants, which have a current capacity of 24.0 million gallons per day (mgd). The current and committed demand on the treatment plants is 12.84 mgd, with 11.16 mgd available. The City of Plantation wellfields serving the amendment site have a combined permitted withdrawal of 17.4 mgd, with 4.56 mgd available for water withdrawal, which expires on May 13, 2024. Planning Council staff utilized a level of service of 0.2 gallons per day (gpd) per square foot for office use and 350 gpd per dwelling unit for residential uses. The amendment will result in a net increase in demand of 0.09 mgd. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment area.

#### ***SANITARY SEWER***

The proposed amendment site will be served by the City of Plantation Regional Wastewater Treatment Plant, which has a current capacity of 17.5 mgd. The current and committed demand on the treatment plant is 12.91 mgd, with 4.59 mgd available. Planning Council staff utilized a level of service of 0.2 gpd per square foot for office use and 275 gpd per dwelling unit for residential uses. The amendment will result in a net increase in demand of 0.07 mgd. Sufficient sanitary sewer capacity is available to serve the proposed amendment area.

#### ***SOLID WASTE***

The proposed amendment site will be served by the North and South Broward County Wheelabrator Facilities, which have a combined capacity of 1.6 million tons per year and a demand of 1.1 million tons per year. Planning Council staff utilized a level of service of 1 pound per 100 square feet of office use and 8.9 pounds per dwelling unit per day for residential uses. The proposed amendment will result in a net increase in demand of 2,064 pounds per day or 376.7 tons per year. Sufficient solid waste capacity will be available to serve the proposed amendment area.

#### ***DRAINAGE***

The proposed amendment site is located within the jurisdiction of the Old Plantation Water Control District. A surface water management license from Old Plantation Water Control District will be required prior to any construction.

#### ***PARKS AND OPEN SPACE***

The City of Plantation has 525.23 acres in its parks and open space inventory. The projected population requires approximately 389.8 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendment will result in an increase of 2.14 acres to the projected demand for local parks. The City of Plantation 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 PC 14-4

Prepared: December 11, 2013

#### **INTRODUCTORY INFORMATION**

Jurisdiction: Plantation

Size: Approximately 14.3 acres

#### **TRIPS ANALYSIS**

##### **Potential Trips - Current Land Use Designation**

Current Designation:	Office Park
Potential Development:	143,000 square feet of office park use
Trip Generation Rate:	"ITE Equation (710) General Office Building"
Total P.M. Peak Hour Trips:	239 peak hour trips

##### **Potential Trips - Proposed Land Use Designations**

Proposed Designations:	9.4 acres of Office Park within a "Dashed-Line Area"** 4.9 acres of Irregular (20.1) Residential within a "Dashed-Line Area"
Potential Development:	94,000 square feet of office park use 287 multi-family dwelling units
Trip Generation Rates:	"ITE Equation (710) General Office Building" "ITE Equation (223) Mid-Rise Apartment"
Total P.M. Peak Hour Trips:	184 + 127 = 311 peak hour trips

<b><u>Net P.M. Peak Hour Trips</u></b>	<b><u>+ 72 p.m. peak hour trips</u></b>
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#### **PLANNING COMMENTS**

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 72 p.m. peak hour trips at the long-term planning horizon.

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

\*\* "Dashed-Line Area" means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

# ATTACHMENT 3



Transportation Department  
**Transit Division** – Service and Capital Planning  
One University Drive, Plantation, FL 33324, Room 2401B

December 16, 2013

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301



RE: Land Use Plan Amendment to Broward County Land Use Plan, PC 14-4

Dear Ms. Barbara Blake Boy:

Broward County Transit (BCT) has reviewed your correspondence dated December 6, 2013 regarding Land Use Plan Amendment PC 14-4 located in the City of Plantation, for current and planned bus service. This amendment site and the surrounding areas are currently provided by BCT Routes 2, University Breeze, and 30. Please see the following table for detailed information:

BCT ROUTE	DAYS OF SERVICE	HOURS OF SERVICE A.M. – P.M	SERVICE FREQUENCY
2	Weekday Saturday Sunday	5:00a - 12:25x 5:20a - 12:20x 7:55a - 8:50p	20/30 Min 30 Minutes 60 Minutes
University Breeze	Weekday Peak Only	5:30a - 9:35a 3:30p – 8:05p	30 Minutes 35 Minutes
30	Weekday Saturday Sunday	5:30a – 10:35p 6:00a – 10:35p 9:30a - 7:50p	20 Minutes 30 Minutes 45 Minutes

Future fixed-route bus services including weekday frequency, weekday and weekend span of service, premium rapid bus are specified in the Broward County Transit Development Plan (TDP) and Broward MPO 2035 Long Range Transportation Plan (LRTP). Please call or email me at 954-357-8450 / [jramos@broward.org](mailto:jramos@broward.org) if you require any additional information.

Sincerely,

John A. Ramos, Senior Planner  
Service and Capital Planning

Broward County Board of County Commissioners

Sue Gunzburger • Dale V.C. Holness • Kristin D. Jacobs • Chip LaMarca • Ilene Lieberman • Stacy Ritter • John E. Rodstrom, Jr. • Barbara Sharief • Lois Wexler  
[www.broward.org](http://www.broward.org)

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

LAND USE  
SBBC-1350-2013  
County No: PC 14-4  
Crossroads Residences

January 13, 2014



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](http://www.browardschools.com)

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: January 13, 2014	Units Permitted 0 Units Proposed 287	Existing Land Use: Office Park
Name: Crossroads Residences	NET CHANGE (UNITS): 287	Proposed Land Use: Resid. w/i dashed line
SBBC Project Number: SBBC-1350-2013	Students Permitted Proposed NET CHANGE	Current Zoning OP-P
County Project Number: PC 14-4	Elem 0 8 8	Proposed Zoning: SPI-3
Municipality Project Number: PP12-0025	Mid 0 3 3	Section: 09
Owner/Developer: Duke Crossroads, LLC	High 0 2 2	Township: 50
Jurisdiction: Plantation	Total 0 13 13	Range: 41

### SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Tropical Elementary	932	932	943	11	1	101.2%
Seminole Middle	1,436	1,436	1,138	-298	-13	79.2%
South Plantation High	2,778	2,778	2,422	-356	-14	87.2%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				14/15	15/16	16/17	17/18	18/19
Tropical Elementary	943	11	101.2%	961	971	945	968	967
Seminole Middle	1,138	-298	79.2%	1,122	1,075	1,110	1,135	1,118
South Plantation High	2,422	-356	87.2%	2,380	2,425	2,336	2,239	2,237

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 enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

\*The first Monday following Labor Day

## 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	18/19	19/20	20/21	21/22	22/23
Area D - Elementary	18,389	15,404	-2,985	17,664	17,797	17,931	18,065	18,199
Area D - Middle	9,062	7,507	-1,555	8,450	8,430	8,411	8,392	8,372
Area D - High	14,305	12,107	-2,198	12,341	12,437	12,533	12,629	12,725

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2013-14 Contract Permanent Capacity	2013-14 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				14/15	15/16	16/17
Imagine School-plantation	1,340	301	-1,039	301	301	301

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

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

School(s)	Description of Improvements
Tropical Elementary	None
Seminole Middle	None
South Plantation High	None

**PLANNED IMPROVEMENTS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN**  
(Years 6 - 10)

Improvements for Planning Area D	
School Level	Comments
Elementary	None
Middle	None
High	None

## Comments

Information contained in the application indicates that the approximately 14.3 acres site is generally located on the north side of Peters Road between University Drive and Peters Road in the City of Plantation. The current land use designation for the site is Office Park, which currently allows no residential units on the site. The applicant proposes to change the land use designation for 4.9 acres of the site to Irregular (20.1) Residential to allow a total of 287 mid rise residential units. The development as proposed is anticipated to generate 13 (8 elementary, 3 middle, and 2 high school) additional students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Five-Year Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) 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 2013-14 school year are Tropical Elementary, Seminole Middle, and South Plantation High. Based on the District's Public School Concurrency Planning Document, Seminole Middle and South Plantation High Schools are currently operating below the adopted LOS of 100% of their capacities in the 2013-14 school year but Tropical Elementary School is currently operating above the adopted LOS of 100% (at 101.2%) of its capacity in the 2013-14 school. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2013-14 – 2015-16), Seminole Middle and South Plantation High Schools are expected to operate below the adopted LOS of 100% through the 2015-16 school year but Tropical Elementary School is expected to operate above the adopted LOS of 100% (at 104.2%) through the 2015-16 school. It should be noted that the permanent school capacity or Florida Inventory of School Houses (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 2013-14 – 2017-18. 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 school located within a two-mile radius of the site in the 2013-14 school year is depicted herein.

Capital Improvements scheduled in the long range section (2018-19 to 2022-23) of the Five-Year Adopted DEFP FY 2013-14 – 2017-18 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 "D" and the elementary, middle and high schools currently serving Planning Area "D" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "D" 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-1350-2013

Reviewed By:

  
Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

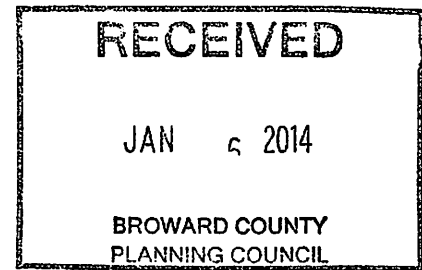
01/13/2014  
Date

## ATTACHMENT 5

EP&GMD COMMENTS

PC 14- 4

Page 1



### **ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT**

**For:** Broward County Planning Council

**Applicant:** Stiles Development Company

**Amendment No.:** PC 14 - 4

**Jurisdiction:** Plantation      **Size:** Approximately 14.3 acres

**Existing Use:** Office uses and vacant

**Current Land Use Designation:** Office Park

**Proposed Land Use Designation:** 9.4 acres of Office Park within a "Dashed-Line Area"  
4.9 acres of Irregular (20.1) Residential within a  
"Dashed-Line Area"

**Location:** Section: 9    Township: 50 South    Range: 41 East; generally located west  
of University Drive, between Peters Road and Southwest 10 Street.

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

### **ANALYSIS AND FINDINGS:**

#### **DEVELOPMENT & ENVIRONMENTAL REGULATION DIVISION**

**Wetlands** - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 09.05.01, 09.05.06, 09.05.08, 09.05.09, 09.05.13, 09.05.17 09.05.18]

There are no wetlands within the footprint of the proposed project. Any creation of new surface water area may require a license.

## EP&GMD COMMENTS

PC 14- 4

Page 2

**Upland Resources (including Tree Preservation and Greenways)** - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 01.06.02, 05.03.02, 05.03.04, 05.03.05, 09.01.06, 09.01.08, 09.01.09, 09.01.10]

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 Plantation. 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

**Marine and Riverine Resources** - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 05.03.02, 06.01.04, 06.01.05, 06.01.06, 09.02.06, 09.03.01, 09.03.02, 09.03.05, 09.03.06, 09.03.07, 09.03.08, 09.03.09, 09.03.10, 09.03.11, 09.04.02]

The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

## **POLLUTION PREVENTION, REMEDIATION AND AIR QUALITY DIVISION**

**Air Quality** - [CP Policy 13.1.15, BCLUP Policy 09.14.03] The preliminary traffic analysis indicates that the proposed amendment would result in an increase by 72 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. There are air permitted facilities within this area, however, there are no existing or potential odor or noise concerns. Due to the attraction of mobile sources to commercial areas, if the applicant incurs the construction of parking facilities, the Broward County Code of Ordinances, Parking Facility Rule might be applicable.

The Air Quality Division 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 Division 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. SJS 12/30/13.

## EP&GMD COMMENTS

PC 14- 4

Page 3

**Wellfield Protection** - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 09.02.01, 09.02.03, 09.02.05] The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (LA 1-2-2014)

**Solid Waste** - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 01.04.04, 08.01.11, 08.01.13, 08.01.14, 08.01.15] There are no active solid waste facilities located within one mile of the amendment site. There are no inactive solid waste facilities located within one-quarter mile of the site. (LA 1/2/2014)

**Contaminated Sites** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The list of known contaminated sites (from PPRAQD's GIS Database of Contaminated Locations in Broward County) has been reviewed. No listed contaminated site was found on or adjacent to the proposed amendment location. There are approximately two (2) active contaminated sites found in close proximity to the proposed amendment location. JC Cleaners is located at 1585 S UNIVERSITY DR, Plantation 33324. It is listed in the Drycleaning Solvent Cleanup Program with chlorinated contamination. Exxon Jacaranda is located at 1301 S UNIVERSITY DR, Plantation 33324. It is listed in the state funded program with gasoline and petroleum contamination. (LA 1/2/2014)

**SARA TITLE III (Community Right to Know)** - [CP Policy 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The list of known SARA Title III facilities (from PPRAQD's GIS Database of SARA Title III Facilities in Broward County) has been reviewed. There are no SARA Title III facilities on or adjacent to the proposed amendment site. (LA 1/2/2014)

**Hazardous Material Facilities** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The list of known hazardous material facilities and storage tank facilities (from PPRAQD's GIS Database of Hazardous Material Facilities in Broward County) has been reviewed. There is one (1) known storage tank facility and two (2) known hazardous material facilities adjacent to the proposed amendment site. There are four (4) known storage tank facilities and four (4) known hazardous material facilities in close proximity to the proposed amendment site. (LA 1/2/2014)

## NATURAL RESOURCES PLANNING & MANAGEMENT DIVISION:

**Specially Designated Areas** - [ CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 09.01.01, 09.01.02, 09.01.03, 09.01.04, 09.01.05, 09.01.06, 09.01.11] 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.

**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. The Inventory may be accessed at <http://gis.broward.org/flex/ProtectedNaturalLands/> and provides information regarding the ownership and management for each of the Protected Natural Lands.

**Priority Planning Areas for Sea Level Rise** – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies A.03.04, A.03.05, A.03.06, A.03.07, 9.07.02, 9.09.04, 12.01.13]

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 over the next 50 years. 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, Policies A.03.05, 9.07.02, and 9.09.04 do not apply to the review of this project.

**NatureScape Program** – [CP Policies 4.4.8, 13.3.5, 13.3.7; BCLUP A.02.01] – Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans.

**Surface Water Management** - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 08.01.18, 08.01.19, 09.04.01, 09.04.02, 09.07.01, 09.07.03, 09.09.01, 09.09.02, 09.09.04, 09.10.02]

The proposed amendment site is located within the jurisdiction of the Old Plantation Water Control District. Successful compliance with the criteria established for the District should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management license from the Old Plantation Water Control District will be required prior to any construction.

The proposed amendment site is located within the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area, Flood Zone AH, with a base flood elevation of 7 NGVD. A minimum elevation of 8 feet, NGVD, as found on the Broward County 100-Year Flood Maps will prevail in those areas where jurisdictionally appropriate.

**Water Recharge** - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 06.01.01, 06.01.03]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net increase in the volume of water available for recharge. The recharge capacity resulting from development under the proposed designation would be insignificant. This 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. See the attached Water Recharge Questionnaire.

**BROWARD COUNTY PLANNING COUNCIL**

**WATER RECHARGE QUESTIONNAIRE**

**as completed by**

**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. *Amendment No.:*** PC 14 - 04
- B. *Municipality:*** Plantation
- C. *Applicant:*** Stiles Development Company

***II. Site Characteristics***

- A. *Size:*** Approximately 14.3 acres
- B. *Location:*** Section: 9 Township: 50 South Range: 41 East; generally located west of University Drive, between Peters Road and Southwest 10 Street.
- C. *Existing Use:*** Office uses and vacant

***III. Broward County Land Use Plan Designation***

- A. *Current Land Use Designation:*** Office Park
- B. *Proposed Land Use Designation:*** 9.4 acres of Office Park within a “Dashed-Line Area” & 4.9 acres of Irregular (20.1) Residential within a “Dashed-Line Area”

***IV. Water Recharge Review***

- A. *Describe the general impacts of the current land use designation on water recharge:***  
The current land use designation Office Park. A typical value for an impervious area produced by this type of development is approximately eighty-five percent.

***B. Describe the general impacts of the proposed land use designation on water recharge:***

- C.*** The proposed land use designation is 9.4 acres of Office Park within a “Dashed-Line Area” & 4.9 acres of Irregular (20.1) Residential within a “Dashed-Line Area”. A typical value for an impervious area produced by this type of development is approximately eighty-two percent.

***V. Impact of Change in Land Use Designation***

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net increase in the volume of water available for recharge.

***VI. Comments***

By: \_\_\_\_\_ Date \_\_\_\_\_

Asif Ali

Natural Resources Planning and Management Division

**BROWARD COUNTY PLANNING COUNCIL**

**WETLAND RESOURCE QUESTIONNAIRE**

**as completed by the**

**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. *Amendment No.:*** PC 14 -04
- B. *Municipality:*** Plantation
- C. *Project Name:*** Stiles Development

***II. Site Characteristics***

- A. *Size:*** Approximately 14.3 acres
- B. *Location:*** Section: 9 Township: 50 South Range:  
41 East; generally located west of  
University Drive, between Peters Road and  
Southwest 10 Street.
- C. *Existing Use:*** Office uses and vacant

***III. Broward County Land Use Plan Designation***

- A. *Current Designation:*** Office Park
- B. *Proposed Designation:*** 9.4 acres of Office Park within a  
"Dashed-Line Area"  
4.9 acres of Irregular (20.1)  
Residential within a "Dashed-Line  
Area"

**IV. 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?***

***If yes, at what stage in the process is the application?***

- 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? .***

***If yes, what is the mitigation requirement for the property?***

**V. Comments**

There are no wetlands within the footprint of the proposed project. Any creation of new surface water area(s) may require a license.

Completed by: Linda Sunderland, NRS IV  
Aquatic & Wetland Resources Manager

## ATTACHMENT 6



Our Best.  
Nothing Less.

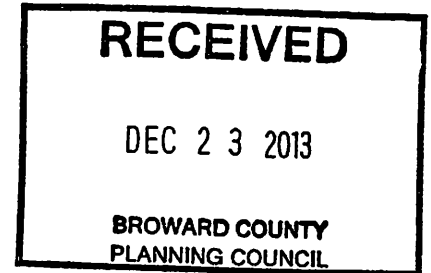
### LIBRARIES DIVISION • Historical Commission

301 Harmon (S.W. 13th) Avenue • Fort Lauderdale, Florida 33312 • 954-357-5553 • FAX 954-357-5522

December 22, 2013

Pete Schwarz

Broward County Development and Environmental Regulation Division  
One North University Drive, Building A  
Plantation, Florida 33324



**Re: Broward County Land Use Plan, Proposed Amendment PC 14-4  
Crossroads Residences, City of Plantation, Broward County, Florida**

Dear Pete Schwarz:

I have had an opportunity to review materials relative to **proposed Land Use Plan Amendment PC 14-4, Crossroads at Residences, City of Plantation, Broward County, Florida.**

A review of archive materials including current and historic aerial photography, topographical maps, Broward County Land Use maps, and the Florida Master Site File (FMSF) indicates that no historical or archaeological cultural resources have been previously recorded within the proposed land use plan amendment. Additionally, no archaeological zones or areas considered sensitive for archaeological materials are located within the proposed land use plan amendment.

Based on available information, the proposed land use plan is not anticipated to impact any significant historic or archaeological resources. Therefore, the Broward County Historical Commission has no objections to the proposed land use plan amendment.

If, in the event, any archaeological features or artifacts are discovered during the course of development, the Broward County Office of Planning *shall* be notified within twenty four (24) hours of the discovery and sufficient time provided to allow proper recordation, recovery, or preservation of the find (Broward Co. Florida Ord. 92-38).

If, in the event, any unmarked human burial remains are discovered, then work in the vicinity of the burial find is to halt immediately until a determination can be made, in accordance with Florida State Statutes, Chapter 872, by either the state archaeologist or the county medical examiner as to jurisdiction, custody, and disposition of the remains. Should this occur, this office is to be contacted immediately to facilitate the coordination of the find.

Broward County Board of County Commissioners

Sue Gunzburger • Dale V.C. Holness • Kristin Jacobs • Martin David Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler  
[www.broward.org](http://www.broward.org)

If you have any questions regarding these comments or would like additional information please contact me at the Broward County Historical Commission by telephone: (954) 357-5506, or email: [mdefelice@broward.org](mailto:mdefelice@broward.org).

Sincerely,  
Matthew DeFelice, County Archaeologist

Ec: Laura Connors, Associate Director, Libraries Division  
Peggy Davis, Manager, Libraries Division, Historical Commission  
David Baber, Historic Preservation Coordinator, Libraries Division

## ATTACHMENT 7



Environmental Protection and Growth Management Department  
**PLANNING AND REDEVELOPMENT DIVISION**

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655


RECEIVED

JAN 7 2014

BROWARD COUNTY  
PLANNING COUNCIL

DATE: January 7, 2014

TO: Barbara Blake Boy, Executive Director  
Broward County Planning Council

FROM: Henry Sniezek, Director   
Planning and Redevelopment Division

SUBJECT: Broward County Land Use Plan  
*Review of Proposed Amendment – Plantation PC 14-4*

The Broward County Planning and Redevelopment Division (PRD) staff has reviewed proposed amendment PC 14-4. The subject site is located in Plantation involving approximately 14.3 acres. The amendment proposes:

*Current Designations:* Office Park

*Proposed Designation:* 9.4 acres of Office Park  
within a "Dashed-Line Area"  
4.9 acres of Irregular (20.1) Residential  
within a "Dashed-Line Area"

*Estimated Net Effect:* Reduction of 4.9 acres of Office Park use  
Addition of 287 dwelling units

### Item 8 - Affordable Housing

Amendments which 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 1.07.07. Policy 1.07.07 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The net effect of the amendment will be an addition of 287 residential units; thus, Policy 1.07.07 applies.

The application states that the City of Plantation meets the requirements of the Broward County Land Use Plan Policy 1.07.07 by utilizing a combination of Policies 1.07.07 (b), (c), and (j), to address affordable housing. The application also states that the City's Comprehensive Plan contains several objectives and policies that relate to the provision of affordable housing.

To determine whether the proposed amendment is consistent with BCLUP Policy 1.07.07, we respectfully request the city to submit a current, professionally-accepted, affordable housing study, report, or information, which establishes how the municipality's methods and programs will achieve and/or maintain a sufficient supply of affordable housing.

It is recommended that the estimate and assessment consist of the existing and projected supply of affordable housing within the local government compared with the estimated supply of affordable housing needed to achieve or maintain a sufficient supply. It should also demonstrate how its chosen affordable housing strategy will satisfactorily achieve and/or maintain a sufficient supply consistent with the local government's planning horizon.

Item 10 - Hurricane Evacuation Analysis

The amendment site is not located in a Hurricane Evacuation Zone based on the Broward County Land Use Plan's "Natural Resource Map Series Eastern Broward County: Hurricane Evacuation Zones".

Item 11 – Redevelopment Analysis

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

Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property.

If you have any questions, please contact Glenn Amoruso, Principal Planner, of the Planning and Redevelopment Division staff at 954-357-6679 or [gamoruso@broward.org](mailto:gamoruso@broward.org)

HS/am  
cc: File

Attachment

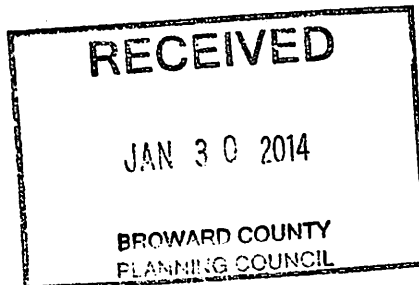
## ATTACHMENT 8

# Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

January 30, 2014

Ms. Barbara Blake Boy  
Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301



Re: Crossroads Residences (PC 14-4) – Affordable Housing

Dear Barbara,

We have checked with the City of Plantation and it looks like their report may not be submitted to you until the middle of next week. In the interest of proceeding forward at our transmittal hearing, the Applicant voluntarily commits to provide that 15% of the project housing units will be affordable or, at the Applicant's option, Applicant will pay a fee equal to 1% of the construction cost of the market rate units in the event the City of Plantation does not submit its affordable housing report or the report, as submitted, does not meet empirical County standards by the date of our final adoption hearing.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

Leigh R. Kerr, AICP  
President

cc: Mr. C. William Laystrom, Jr., Esquire

---

• Planning • Zoning • Land Use • Expert Testimony •

808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301

Phone (954) 467-6308 Fax (954) 467-6309

lkerr808@bellsouth.net

Established 1985

# **ATTACHMENT 9**

RECEIVED  
CITY OF PLANTATION

FEB 18 2014

PLANNING, ZONING &  
ECONOMIC DEVELOPMENT

## **Affordable Housing Analysis City of Plantation, Florida**

Prepared by:

**Miami Economic Associates, Inc.**

**February, 2014**

**Miami Economic  
Associates, Inc.**

February 16, 2014

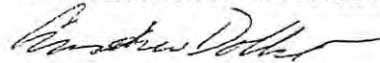
Mr. Larry Leeds  
Director, Planning and Zoning  
City of Plantation  
Plantation, Florida

Dear Mr. Leeds:

Accompanying this letter, please find the results of the analysis that Miami Economic Associates, Inc. (MEAI) performed to quantify: 1) the extent to which affordably-priced housing currently exists within the Plantation; and 2) the need for affordably-priced housing within the City. The attached report consists of a two page executive summary of our findings followed by a fuller discussion of the sources and methodology we employed in our analysis as well its results.

We have appreciated the opportunity to perform the analysis presented in the accompanying report. Please do not hesitate to call us if you have questions about its contents.

Sincerely,  
Miami Economic Associates, Inc.



Andrew Dolkart  
President.

## Table of Contents

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## Executive Summary

- The City of Plantation currently contains 9,141 rental units for which cash rent is charged and 29,312 single-family and condominium units.<sup>1</sup> Mobile home units are not included in these figures. As shown in Table 1 below, Miami Economic Associates, Inc. (MEAI) estimates that nearly 62 percent of these 38,453 units, or 23,755 of them, are currently affordably-priced for moderate income households. Included among the affordably-priced units are 7,135, or approximately 18 percent of total affordable units, that are affordably-priced for very low and low income households.

**Table 1**  
**Current Inventory of Affordably Priced Housing Units**  
**City of Plantation**  
**2013**

Unit Type	Total	Affordably Priced	Percent
Rental	9,141	7,412	81.1
Single-Family/Condominiums	29,312	16,343	55.7
<b>Total</b>	<b>38,453</b>	<b>23,755</b>	<b>61.8</b>

Source: U.S. Census Bureau, 2010; Broward County Property Appraiser, Plantation Tax Roll, 2013, Miami Economic Associates, Inc.

- The Shimberg Center for Housing Studies at the University of Florida, which has historically been considered a leading authority on affordable housing needs within the State of Florida estimates, as shown in Table 2, that in 2010, there were approximately 2,467 cost-burdened very low and low income households within the City of Plantation. It expects that number to increase minimally to 2,508 in 2015.

**Table 2**  
**Shimberg Center's Estimate of**  
**Cost-burdened Low and Very Low Income Households<sup>2</sup>**  
**City of Plantation**  
**2010 - 2015**

Tenure	2010	2015
Renters	1,251	1,268
Owners	1,216	1,240
<b>Total</b>	<b>2,467</b>	<b>2,508</b>

Source: Shimberg Center for Housing Studies, University of Florida; Miami Economic Associates, Inc.

- Shimberg's above estimate of cost-burdened very low and low income households in Plantation in 2010 as a percentage of such households countywide in Broward, somewhat more than 5 percent, is relatively consistent with the City's proportion of total households countywide. The following additional points should also be noted:

<sup>1</sup> MEAI analyzed the City's single-family and condominium units utilizing the City's current tax roll. It is not possible to determine from that source whether a unit is occupied by the owner or another party on a rental basis. Accordingly, units may have been included our analysis of rental property as well as of single-family and condominium units. However, it is believed that the number of single-family and condominium units within Plantation being occupied by renters is small.

<sup>2</sup> Households with incomes under \$50,000. The Area Median Income in Broward County is currently \$61,700. As a result, households defined as low income can earn up to \$49,360 (See Table 3 on page 3).

- o Based on a review of the listings compiled on Zillow.com on December 4, 2013, MEAI estimates that there are currently 529 vacant rental units and 1,070 single-family homes and condominium for sale within the City of Plantation affordably-priced for very low, low and moderate income households. The vacant units just referred to include 167 rental units and 849 single-family homes and condominiums affordably-priced for very low and low income households. Accordingly, a portion of the cost-burdened very low and low income households within Plantation could have potentially bettered their situation within the City.
- o Further review of Zillow.com on December 4, 2013 showed within the zip codes that surround the City of Plantation within a 10-mile radius, there were 3,183 vacant rental units and 4,877 single-family houses and condominiums for sale affordably-priced for very low, low and moderate income households including 1,033 rental units and 3,703 for sale units being offered at prices affordable to very low and low income households.<sup>3</sup> According to data compiled by the U.S. Census Bureau, less than 25 percent of Plantation residents over the age of 16 years of age actually work within the City. Therefore, cost-burdened households currently residing within the City may find more affordable housing outside the City, which in some instances may also enable them to reduce their commutation time and transportation costs. A shorter commute may also increase the likelihood that Broward Transit becomes a practical, very low-cost alternative to automobile ownership.
- o The U.S. Census Bureau also estimates that over 34 percent of all very low and low income households within the City of Plantation in 2012 were headed by people 65 years of age or older. Measuring the spending capacity of retirement age households for shelter based on current year income is not entirely appropriate since many live by drawing down on accumulated assets to defray current expenses or with the assistance of children and/or charitable and faith-based organizations. Further, they may be living in residences that did not burden them in their younger days and are reluctant to move to more affordable quarters as a matter of dignity and/or nostalgia or in the belief that the sacrifice they are making to maintain their residences will be beneficial to their estates

In summary, nearly 62 percent of the available housing supply within the City of Plantation is affordably-priced for very low, low and moderate income housing with 18 percent affordably-priced for very low and low income households. Notwithstanding, the Shimberg Center estimates the City contains nearly 2,500 cost-burdened very low and low income households. Given the age profile of very low and low income households within Plantation, this estimate may be overstated. Further, opportunities appear to exist for at least a portion of these households to relocate to more affordable units within the City. Affordable housing opportunities also exist outside the City for those who live in the City but do not work within the City, allowing more affordable housing choices and a potentially shorter commute thus reducing transportation costs.

The materials that follow outline the affordable housing analysis MEAI conducted with respect to the City of Plantation in greater detail.

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<sup>3</sup> The zip codes referenced include 33301, 33304 – 33305, 33309, 33311 – 33312, 33314 – 33316, 33319, 33321, 33325 – 33326, 33328, 33330 – 33331, 33334, 33351, 33021, 33023 – 33026, 33028, 33063, 33066, 33068 – 33069, 33071.

## Affordable Housing Analysis City of Plantation

The bulleted paragraphs that follow outline the results of the affordable housing analysis that MEAI performed with respect to the City of Plantation. Our analysis sought to quantify: 1) the extent to which affordably-priced housing is currently exists within Plantation; and 2) the need for such housing within the City.

- The term "Affordable Housing" relates to shelter that is accessible to households of very low, low and moderate income at a cost that does not exceed 30 percent of their income. Table 3 defines the terms "very low", "low" and "moderate" income as income ranges relative to Area Median Income, which according to the U.S. Department of Housing and Urban Development is currently \$61,700 in Broward County. It also shows the income range associated with each of those terms.

**Table 3  
Housing Income Categories**

<b>Income Category</b>	<b>Definition</b>	<b>Income Threshold Range</b>
Very Low Income	Up to 50% of median	<= \$30,850
Low Income	50 – 80% of median	\$ 30,850 – 49,360
Moderate Income	80 – 120% of median	\$ 49,361 – 74,050

Source: U.S. Department of Housing and Urban Development; Miami Economic Associates, Inc.

- Table 4 shows the amount of rent that households of very low, low and moderate income can afford to pay after allowance is made for the utility charges that are included in their rents. The Table also shows the price of the homes that very, low and moderate income households can afford in today's interest rate environment while keeping their expenditures on mortgage interest and principal, real estate taxes and liability and mortgage insurance under 30 percent of their incomes. The price ranges associated with for-sale housing assume a 5 percent down payment. Further information regarding how these threshold amounts were calculated can be found in the Appendices 1 and 2 to this letter.

**Table 4  
Affordable Housing Threshold Amounts**

<b>Income Category</b>	<b>Monthly Rent</b>	<b>Home Price</b>
Very Low Income	<= \$703	<=\$115,480
Low Income	\$704 – 1,151	\$115,481 – \$178,392
Moderate Income	\$1,152 – 1,756	\$178,393 – \$262,275

Source: Miami Economic Associates, Inc.

### Affordable Housing Inventory

- Information obtained from the U.S. Census Bureau with respect to rental units and the Broward County Property Appraiser with respect to single-family home and condominiums indicates that the City of Plantation currently contains 9,141 rental units for which cash rent

is charged and 29,312 single-family and condominium units.<sup>4</sup> Mobile home units are not included in these figures. As shown in Table 5 below, MEAI estimates that 23,755 of these 38,453 units --- nearly 62 percent --- are affordably-priced for moderate income households. Included among the 23,755 units just referred to are 7,135 units, or 18.6 percent of the total number of units, that are affordably-priced for very low and low income households.

**Table 5**  
**Current Inventory of Affordably Priced Housing Units**  
**City of Plantation**  
**2013**

<b>Unit Type</b>	<b>Units</b>	<b>Percent</b>
<b>Rental</b>		
Very Low Income Units	124	1.3
Low Income Units	2,696	29.5
Moderate Income Units	4,592	50.2
Subtotal	7,412	81.0
Other Units	1,729	19.0
Total Rental Units	9,141	100.0
<b>Single-family/Condominiums</b>		
Very Low Income Units	6,195	21.1
Low Income Units	5,315	18.1
Moderate Income Units	4,833	16.5
Subtotal	16,243	55.7
Other Units	12,969	44.3
Total Single-family/Condominiums	29,312	100.0
<b>Total Units</b>	<b>38,453</b>	<b>100.0</b>

Source: U.S. Census Bureau, 2010; Broward County Property Appraiser, Plantation Tax Roll, 2013, Miami Economic Associates, Inc.

#### Rental Housing

Table 5 provides the distribution of the 9,141 rental units requiring cash rent within the City of Plantation by gross rent based on data compiled by the U.S. Census Bureau in 2010. The analysis assumes that rental rates have increased in Plantation at a rate of 5.0 annually in the approximately 2.5 year period between April 2010 and December 2013, when the analysis was performed. This assumed rate of increase considerably exceeds the general rate of inflation experienced within that same period. Finally, the analysis assumes that the rental units that existed in 2010 still exist and continue to be in rental tenure. In this regard it is noted that there has essentially been no condominium conversion activity within Plantation specifically and Broward County generally during the period since 2010. The cumulative percent figures are based on units for which cash rent was paid

<sup>4</sup> MEAI analyzed the City's single-family and condominium units utilizing the City's current tax roll. It is not possible to determine from that source whether a unit is occupied by the owner or another party on a rental basis. Accordingly, units may have been included in our analysis of rental property as well as of single-family and condominium units. However, it is believed that the number of single-family and condominium units within Plantation being occupied by renters is small.

**Table 6**  
**Distribution of Rental Units by Gross Rent**  
**City of Plantation**  
**2013**

<b>Gross Rent</b>	<b>Number</b>	<b>Percent</b>
<b>Very Low Income Units</b>		
Less than \$200	0	0.0
\$200 – 299	13	0.1
\$300 – 499	13	0.1
\$500 – 703	98	1.1
Subtotal	124	1.3
<b>Low Income Units</b>		
\$704 – 999	1,179	12.9
\$1,000 – 1,151	1,517	16.6
Subtotal	2,696	29.5
<b>Moderate Income Units</b>		
\$1,152 – 1,499	3,474	38.0
\$1,500 – 1,756	1,118	12.2
Subtotal	4,592	50.2
<b>Other Units</b>		
\$1,757 or more	1,729	19.0
<b>Total</b>	<b>9,141</b>	<b>100.0</b>

Source: U.S. Census Bureau, 2010; Miami Economic Associates, Inc.

Based on the information presented in the table, MEAI estimates that 81 percent of the units requiring cash rent, or a total of 7,412, would be affordable for households of moderate income. Approximately 2,820, or 30.8 percent, would be affordable for very low and low income households.

A review of the listings on Zillow.com on December 4, 2013, for available vacant rental units within the census tracts that are comprised either totally or substantially by portions of the City of Plantation showed that there were 529 units being offered at rents affordable to households of very low (5 units), low (167 units) and moderate income households.<sup>5</sup> It should be noted that Zillow.com may not be aware of all available units at any given time.

#### Single-Family/Condominium Units

MEAI's primary source for estimating the current inventory of affordably priced single-family and condominium units in Plantation was the City's current tax roll compiled by the Broward Property Appraiser. The constitutional standard for assessing property in Florida is 100 percent of market value. Notwithstanding that, the term "market value" does not appear on the tax roll that MEAI reviewed. Rather, three other values are shown, which are as follows:

- Just Value
- Save our Home Value

<sup>5</sup> The zip code areas reviewed included 33313, 33317, 33322, 33323 and 33324.

- Taxable Value

With respect to the value information shown on the tax roll, neither the Save Our Home nor the taxable value are relevant since the former artificially caps the appreciation rate of homestead property at 3 percent while the property remains in the hands of a specific owner while taxable value takes into consideration various exemptions such as those for Homestead and Disability. Accordingly, the starting point for MEAI's analysis was Just Value.

Table 7 shows the distribution of the 29,312 single-family and condominium units in the City of Plantation by Just Value based on the City's current tax roll. The tax roll includes single-family and condominium units within the City regardless of whether they are actually occupied by the owner or not. It is, therefore, possible that some of the units shown in Table 4 may be rented to others, hence included in the rental inventory discussed previously. It is, however, believed that the percentage of single-family and condominium units within the City of Plantation being occupied by renters is small. In reviewing the table, it should be remembered that very low income households in 2013 in the current interest rate environment can afford units priced up to \$115,480 while low income households can afford units priced up to \$178,392. The upper limit of price for moderate income households is \$262,275.

**Table 7**  
**Distribution of Single-Family/Condominium Units by Just Value**  
**City of Plantation**  
**2013**

Income Category	Just Value	Single-Family	Condo-miniums	Total Units	Percent
Very Low Income	Less than \$115,480	2,350	8,167	10,517	35.9
Low Income	\$115,481 – 178,292	3,586	950	4,536	15.5
Moderate Income	\$178,393 - 262,275	7,311	69	7,380	25.2
Other	\$262,276 or more	6,879	0	6,879	23.4
<b>Total</b>		<b>20,126</b>	<b>9,186</b>	<b>29,312</b>	<b>100.0</b>

Source: Broward Property Appraiser, Plantation Tax Roll, 2013; Miami Economic Associates, Inc.

In order to determine the extent to which Just Value actually mirrors market value, MEAI reviewed data on the approximately 510 transactions involving single-family and condominium units in Plantation during the 3<sup>rd</sup> Quarter of 2013 to compare the actual sales price recorded to Just Value. That analysis showed that market value for single-family homes exceeded Just Value on average by approximately 133 percent and exceeded the Just Value of condominium units on average by approximately 164 percent. Table 8 provides the distribution of the single-family and condominium units on Plantation's current tax roll after Just Value was adjusted to reflect the discrepancy noted between that value estimate and market. In terms of market value, 21.1 percent of the single-family and condominium units in the City of Plantation are affordably-priced for households of very low income while low income households could afford over 39 percent and moderate income households could afford nearly 56 percent.

**Table 8**  
**Distribution of Single-Family/Condominium Units by Market Value**  
**City of Plantation**  
**2013**

Income Category	Just Value	Single-Family	Condo-miniums	Total Units	Percent
Very Low Income	Less than \$115,480	177	6,018	6,195	21.1
Low Income	\$115,481 – 178,292	3,422	1,893	5,315	18.1
Moderate Income	\$178,393 - 262,275	3,723	1,110	4,833	16.5
Other	\$262,276 or more	12,804	165	12,969	44.3
<b>Total</b>		<b>20,126</b>	<b>9,186</b>	<b>29,312</b>	<b>100.0</b>

Source: Broward Property Appraiser, Plantation Tax Roll, 2013; Miami Economic Associates, Inc.

- A review of the listings on Zillow.com as of December 4, 2013, for single-family homes and condominiums for sale within the census tracts that are comprised either totally or substantially by portions of the City of Plantation showed that there were 1,070 units being offered at prices affordable to households of very low (614 units), low (849 units) and moderate income households. It should again be noted that Zillow.com may not be aware of all the appropriately priced units on the market at any given time.

#### **Need for Affordably-Priced Housing**

- Table 9, based on data compiled by the U.S. Census Bureau in 2012, indicates that at the time 11,473 households, inclusive of 4,702 renter-households and 6,771 owner-households, claimed they were paying more than 30 percent of their income for shelter, hence were "cost-burdened." At the time this data was compiled, those claiming to be cost-burdened represented approximately more than 61 percent of the all affordable housing-income eligible households within the City. Further, those claiming to be cost-burdened among very low and low income households, i.e. those essentially earning less than \$50,000, represented more than 77 percent.

**Table 9**  
**Cost-Burden Households by Tenure**  
**Affordable-housing Income Eligible Households**  
**City of Plantation**  
**2012**

Income	Renters	Owners	Total
Less than \$20,000	1,413	2,012	3,412
\$20,000 – 34,999	1,727	1,482	3,209
\$35,000 – 49,999	1,256	1,548	2,804
\$50,000 – 74,999	306	1,729	2,035
<b>Total</b>	<b>4,702</b>	<b>6,771</b>	<b>11,473</b>

Source: U.S. Census Bureau, 2012; Miami Economic Associates, Inc.

- The U.S. Census Bureau's information regarding cost-burdened very low and low income households differs sharply with information developed by the Shimberg Center for Housing Studies at the University of Florida, which has historically been considered a leading authority on affordable housing needs within the State of Florida. As shown in Table 10, it

estimated that in 2010, there were approximately 2,467 cost-burdened very low and low income households in Plantation, a number the Shimberg Center expected would increase minimally to 2,508 in 2015. Clearly, this estimate is significantly below the Census Bureau's estimate for 2012 of 9,425 cost-burdened households with incomes less than \$50,000. It should also be noted that the Shimberg's estimate of cost-burdened very low and low income households in Plantation in 2010 as a percentage of such households countywide in Broward, somewhat more than 5 percent, is relatively consistent with the City's proportion of total households countywide.

**Table 10**  
**Shimberg Center's Estimate of**  
**Cost-burdened Low and Very Low Income Households<sup>6</sup>**  
**2010 - 2015**

<b>Tenure</b>	<b>2010</b>	<b>2015</b>
<b>Renters</b>	1,251	1,268
<b>Owners</b>	1,216	1,240
<b>Total</b>	<b>2,467</b>	<b>2,508</b>

Source: Shimberg Center for Housing Studies, University of Florida; Miami Economic Associates, Inc.

- In considering the Shimberg Center's estimate of cost-burdened very low and low income households in the City of Plantation, the following points should be noted:
  - Based on a review of the listings compiled on Zillow.com on December 4, 2013, MEAI estimates that there are currently 529 vacant rental units and 1,070 single-family homes and condominiums for sale within the City of Plantation affordably-priced for very low, low and moderate income households, including 167 rental units and 849 single-family homes and condominiums affordably-priced for very low and low income households. Accordingly, a portion of the cost-burdened very low and low income households within Plantation could have potentially bettered their situation within the City.
  - Further review of Zillow.com on December 4, 2013 showed within the zip codes that surround the City of Plantation within a 10-mile radius, there were 3,183 vacant rental units and 4,877 single-family houses and condominiums for sale affordably-priced for very low, low and moderate income households including 1,033 rental units and 3,703 for sale units being offered at prices affordable to very low and low income households.<sup>7</sup> According to data compiled by the U.S. Census Bureau, less than 25 percent of Plantation residents over the age of 16 years of age actually work within the City. Affordable housing opportunities outside the City also exist for those who live in the City but do not work within the City, allowing more affordable housing choices and a potentially shorter commute thus reducing transportation costs..
  - The U.S. Census Bureau also estimates that over 34 percent of all very low and low income households within the City of Plantation in 2012 were headed by people 65 years of age or older. Measuring the spending capacity of retirement age households for shelter based on current year income is not entirely appropriate since many live

<sup>6</sup> Households with incomes under \$50,000.

<sup>7</sup> The zip codes referenced include 33301, 33304 – 33305, 33309, 33311 – 33312, 33314 – 33316, 33319, 33321, 33325 – 33326, 33328, 33330 – 33331, 33334, 33351, 33021, 33023 – 33026, 33028, 33063, 33066, 33068 – 33069, 33071.

by drawing down on accumulated assets to defray current expenses or with the assistance of children and/or charitable and faith-based organizations. Further, they may be living in residences that did not burden them in their younger days and are reluctant to move to more affordable quarters as a matter of dignity and/or nostalgia or in the belief that the sacrifice they are making to maintain their residences will be beneficial to their estate.

- o The analysis performed by the Shimberg Center for Affordable Housing expects the number of cost-burdened very low and low income households within the City of Plantation to increase by fewer than 500 during the 20-year period from 2010 through 2030. MEAI believes that the amount of growth to be significantly less because, as the Center states in the description of the methodology used in its analysis, that estimate is based on past growth trends that do not take it account the availability or lack thereof of developable land. Plantation is a substantially built-out community.

## **Conclusion**

In summary, nearly 62 percent of the available housing supply within the City of Plantation is affordably-priced for very low, low and moderate income housing with 18 percent affordably-priced for very low and low income households. Notwithstanding, the Shimberg Center estimates the City contains nearly 2,500 cost-burdened very low and low income households. Given the age profile of very low and low income households within Plantation, this estimate may be overstated. Further, opportunities appear to exist for at least a portion of these households to relocate to more affordable units within the City. Affordable housing opportunities outside the City also exist for those who live in the City but do not work within the City, allowing more affordable housing choices and potentially shorter commute thus reducing transportation costs. A shorter commute may also increase the likelihood that Broward Transit becomes a practical, very low-cost alternative to automobile ownership.

## **Appendix 1**

**APPENDIX 1**  
**CALCULATION OF MONTHLY RENT THRESHOLD AMOUNTS**  
**CITY OF PLANTATION**

<u>Income</u>	<u>Monthly Housing Cost Threshold</u>	<u>Utility Allowance</u>	<u>Monthly Housing Rent Threshold</u>
<u>Very Low Income</u>			
\$16,203*	\$405	\$65	\$340
\$18,750	\$469	\$65	\$404
\$21,250	\$531	\$68	\$463
\$23,750	\$594	\$68	\$526
\$26,250	\$656	\$68	\$588
\$28,750	\$719	\$68	\$651
\$30,850	\$771	\$68	\$703
 <u>Low Income</u>			
\$33,250	\$831	\$83	\$748
\$35,750	\$894	\$83	\$811
\$38,250	\$956	\$83	\$873
\$40,750	\$1,019	\$83	\$936
\$43,250	\$1,081	\$83	\$998
\$45,750	\$1,144	\$83	\$1,061
\$48,250	\$1,206	\$83	\$1,123
\$49,360	\$1,234	\$83	\$1,151
 <u>Moderate Income</u>			
\$51,750	\$1,294	\$95	\$1,199
\$54,250	\$1,356	\$95	\$1,261
\$56,750	\$1,419	\$95	\$1,324
\$59,250	\$1,481	\$95	\$1,386
\$61,750	\$1,544	\$95	\$1,449
\$64,250	\$1,606	\$95	\$1,511
\$66,750	\$1,669	\$95	\$1,574
\$69,250	\$1,731	\$95	\$1,636
\$71,750	\$1,794	\$95	\$1,699
\$74,040	\$1,851	\$95	\$1,756

Source: Miami Economic Associates, Inc. based on data obtained from the U.S. Department of Housing and Urban Development and Broward County Housing Authority

**APPENDIX 1**  
**CALCULATION OF UTILITY ALLOWANCES BY UNIT TYPE \***  
**CITY OF PLANTATION**

	<u>Efficiency</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>
A/C	11	13	17	21
Cooking (incl. microwave)	9	9	10	10
Refrigerator	6	6	6	6
Water Heater	12	12	15	16
Other Electric	14	15	16	17
Water	4	4	6	8
Sewer	<u>9</u>	<u>9</u>	<u>13</u>	<u>17</u>
<b>Total</b>	<b><u>65</u></b>	<b><u>68</u></b>	<b><u>83</u></b>	<b><u>95</u></b>

Source: Miami Economic Associates, Inc. based on data obtained from the Broward County  
Housing Authority

## **Appendix 2**

**APPENDIX 2  
CALCULATION OF AFFORDABLE HOME PRICE THRESHOLD AMOUNT  
CITY of PLANTATION**

The amount that a household can afford to pay for a home is dependent on the amount of money it has to pay debt service on the mortgage it requires to acquire the home. This amount is equal to 30 percent of household income less the cost to insure the home and the real estate taxes levied against. However, insurance cost and real estate taxes are a function of home value. Given the interrelationship between these various numbers, it is possible to set up an algebraic equation that solves for value and then, on a derivative basis, enables insurance cost and real estate taxes to be calculated. The equation is as follows:

$$.95X = AHC - REtaxes - PropIns. - MortIns./Debt Service Constant$$

In this equation:

**X** = Home Value

**.95X** = Mortgage Amount (The analysis assumes a 95% mortgage.)

**AHC** = Affordable Housing Cost (30% of household income)

Note: For the purpose of this analysis, AHC at the upper end of each income range is as follows:

	<u>Monthly</u>	<u>Annual</u>
Very Low Income	\$771	\$9,255
Low Income	\$1,234	\$14,808
Moderate Income	\$1,851	\$22,212

$$REtaxes = .0150263 (X - \$50,000) + .0074800 (X - \$25,000)$$

Note: The total millage rate in the City of Plantation, inclusive of the levies of all taxing authorities, is 22.5063/\$1,000 of taxable value. Of this amount, 7.4800/\$1,000 of taxable value is levied by the Broward County Public School District. The taxable value for the purpose of this analysis assumes that the home qualifies for the \$50,000 Homestead Exemption with respect to all taxing jurisdictions with the exception of the School District and for a \$25,000 Homestead Exemption with respect to the School District.

$$PropIns. = .012X$$

Note: The insurance rate in Miami-Dade County is \$15/\$1,000 of insured value. The analysis assumes that the insured value is 80 percent of the home value, making the effective rate \$12/\$1,000 of Home Value.

$$MortIns. = .008X$$

Note: The cost of private mortgage insurance approximates 0.8 percent of Home Value, according to mortgage brokers interviewed.

**Debt Service Constant = .0507**

Note: The analysis assumes a 30-year mortgage at an interest rate of 4.5 percent. The pay rate on such a mortgage, inclusive of interest and loan amortization, would be 5.07 percent.

The following is the computation done for Very Low Income Households:

$$\begin{aligned}.95X &= \$9,255 - .0150263(X - \$50,000) - .0074800(X - \$25,000) - .012X - .008X / .0507 \\ .95X &= \$9,225 - .0150263X + \$751 - .0074800X + 187 - .012X - .008X / .0507 \\ .04576X &= \$9,255 - .0150263 + \$751 - .0074800X + 187 - .012X - .008X \\ .04576X &= \$10,193 - .0150263X - .0074800X - .012X - .008X \\ .04576X + .0150263X + .0074800X + .012X + .008X &= \$10,193 \\ .0882663X &= \$10,193 \\ X &= \$115,480\end{aligned}$$

Based on the value of \$81,048, the monthly amounts for real estate taxes and insurance are calculated as follows:

$$\text{Monthly Real Estate Taxes} = \{.0150263(\$115,480 - \$50,000) + .0074800(\$115,480 - \$25,000)\} / 12 = \$138$$

$$\text{Monthly Property Insurance} = (.012 * \$115,480) / 12 = \$115$$

$$\text{Monthly Mortgage Insurance} = (.008 * \$115,480) / 12 = \$77$$

The computations done for Low Income and Moderate Income households are as follows:

	<u>Low Income</u>	<u>Moderate Income</u>
Value	$.0882663X = \$14,808 + \$751 + \$187$ $X = \$178,392$	$.0882663X = \$22,212 + \$751 + \$187$ $X = \$262,275$
RE taxes (Monthly)	\$256	\$414
Property Insurance (Monthly)	\$178	\$262
Mortgage Insurance (Monthly)	\$119	\$175

Source: Miami Economic Associates based on data obtained from the Broward County Property Appraiser and the National Association of Realtors.

# ATTACHMENT 10

RESOLUTION NO. 11842

A RESOLUTION APPROVING AN AFFORDABLE HOUSING ANALYSIS ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF BY REFERENCE, PROVIDING FINDINGS; PROVIDING A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE THEREFOR.

---

*Whereas*, Broward County Land Use Plan Policy 1.07.07 mandates municipalities conduct and submit to the County an affordable housing analysis.

*Whereas*, the City of Plantation City Council approved on first reading a privately-initiated Future Land Use Map Amendment from "Office" to "Dashed Line/Irregular Residential Density" (PP13-0022) for property generally located on the NE corner of Peter's Road and SW 80 Terrace to allow the construction of a 287-unit apartment building;

*Whereas*, the City is required to comply with Broward County Future Land Use Plan Policy 1.07.07 to approve future land use plan amendments adding residential units;

*Whereas*, the applicant of Amendment No. PP13-0022 sought the services of Miami Economic Associates, Inc. to complete an affordable housing analysis;

*Whereas*, the draft "Affordable Housing Analysis" attached hereto as Exhibit "A" has been reviewed by the City's Planning Staff, and when approved by this Resolution, shall represent the City's assessment of available affordable housing within its municipal boundaries.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA THAT:

**SECTION 1:** The foregoing recitals are approved.

**SECTION 2:** That certain draft Exhibit "A" "Affordable Housing Analysis" is approved, and when finalized and accepted by Staff, shall be provided to Broward County to satisfy the requirements of Broward County Land Use Plan Policy 1.07.07.

**SECTION 3:** The following conclusions seem evident by the draft Exhibit "A" Affordable Housing Analysis:

- A. The City currently has an adequate inventory of housing stock to service its low and very low income households.
  - a. Based on data from the U.S. Census Bureau in 2012 as represented in Table 9, there are 9405 low and very low income households in Plantation; whereas, the City's current inventory of low and very low income dwelling units as set forth in Table 5 is 14,330 dwelling units.
  - b. Based on the estimate of low and very low income households for Plantation according to the Shimberg Center for Housing Studies of the University of Florida, there will be 2508 low and very low income households in Plantation in 2015; whereas, the City's current inventory of low and very low income dwelling units as set forth in Table 5 is 14,330 dwelling units.
  - c. Therefore, based on either method of estimating demand, the City's housing stock is more than sufficient to meet the need of the City's low and very low income households.
- B. The City currently has an adequate inventory of housing stock to service its moderate income households.

- a. Based on data from the U.S. Census Bureau in 2012 as represented in Table 9, there are 2035 moderate income households in Plantation; whereas, the City's current inventory of moderate income dwelling units as set forth in Table 5 is 9425 dwelling units.
- b. Therefore, based on the above, the City's housing stock is more than sufficient to meet the need of the City's moderate income households.


**SECTION 4:** Should Broward County determine that the development application(s) identified herein must nevertheless provide for affordable housing using one or more of the methods described in Broward County Land Use Plan Policy 1.07.07, the City shall not approve such development application(s) until the City of Plantation's governing body approves the method proposed to be utilized to accomplish same, and further agrees to enforce same as a condition of building permit issuance (assuming that this further assurance as to enforcement is requested or required by Broward County).

**SECTION 5:** Should any section, paragraph, sentence, clause, or phrase, or other part of the Resolution be held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

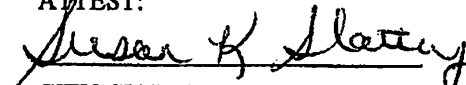
**SECTION 6:** This Resolution shall take effect immediately upon passage by the City Council and signature by the Mayor.

PASSED AND ADOPTED by the City Council this 26 day of February, 2014.

SIGNED by the Mayor this 27 day of February, 2014.

  
MAYOR

ATTEST:

  
CITY CLERK

APPROVED AS TO FORM ONLY      DATE

DEPT. OK: \_\_\_\_\_

ADMN. OK: \_\_\_\_\_

ATTY. OK: \_\_\_\_\_

# ATTACHMENT 11



Environmental Protection and Growth Management Department  
**PLANNING AND REDEVELOPMENT DIVISION**

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • Telephone 954-357-6666 • FAX 954-357-6521 • 954-765-4948

DATE: March 12, 2014

**RECEIVED**

TO: Barbara Blake Boy, Executive Director  
Broward County Planning Council

MAR 12 2014

FROM: Henry Sniezek, Director  
Planning and Redevelopment Division

**BROWARD COUNTY  
PLANNING COUNCIL**

SUBJECT: Broward County Land Use Plan  
*Updated Comments Regarding Item 8 – Plantation PC 14-4*

The Broward County Planning and Redevelopment Division staff has reviewed the affordable housing analysis submitted by the city of Plantation dated February 16, 2014 (attached) for amendment PC 14-4.

## Item 8 - Affordable Housing

*Amendments which 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 1.07.07. Policy 1.07.07 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The net effect of the amendment will be an addition of 287 residential units; thus, Policy 1.07.07 applies.*

In our original comments dated January 7, 2014, we requested the city to submit a current, professionally-accepted, affordable housing study, report, or information, which establishes how the municipality's methods and programs will achieve and/or maintain a sufficient supply of affordable housing.

In response, the city submitted an affordable housing analysis which demonstrates that the city's current affordable housing stock comprises a significant portion of the city's total housing stock. However, the city did not identify the municipality's specific methods and programs to maintain a sufficient supply of affordable housing.

Therefore, as of this writing, staff cannot find that the proposed amendment is in compliance with Policy 1.07.07 until such time the city identifies the municipality's specific methods and programs to maintain a sufficient supply of affordable housing.

If you have any questions, please contact Maribel Feliciano, Planning Administrator, of the Planning and Redevelopment Division staff at 954-519-1424 or [mfeliciano@broward.org](mailto:mfeliciano@broward.org).

/

cc: Ralph Stone, Director  
Broward County Housing Finance and Community Development Division

Attachment – City of Plantation Resolution 11842 and Affordable Housing Analysis

## ATTACHMENT 12



### **PARKS AND RECREATION DIVISION • Administrative Offices**

950 N.W. 38<sup>th</sup> 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 Parks and Recreation Agencies (CAPRA)*

## MEMORANDUM

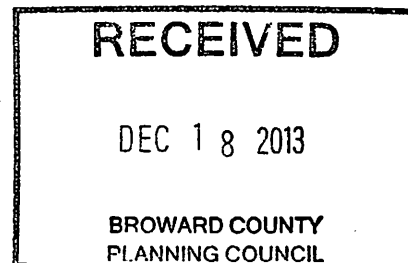
December 17, 2013

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

Thru:  Dan West, Director  
Parks and Recreation Division

From: John R. Fiore, Associate Planner  
Parks and Recreation Division

Re: Land Use Plan Amendment Comments  
March 20, 2014 Meeting



The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing at their March 2014 meeting. Our Comments are as follows:

**PC 14-4** No objections. However, regional park impact fees will be required at the time of platting, replatting, or a note on the face of the plat, to reflect the regional park impact fees to be paid for the 287 residential units proposed in this land use amendment.

If you or your staff has any question on our comments, please call me at 954-357-8133.

Broward County Board of County Commissioners

Sue Gunzhur • Dale V.C. Holness • Kristin Jacobs • Martin David Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler  
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

## ATTACHMENT 13



Public Works Department - Water and Wastewater Services

### **WATER MANAGEMENT DIVISION**

2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-0751 • FAX 954-831-3285

## MEMORANDUM

January 6, 2014

TO: Barbara Blake Boy  
Executive Director Broward County Planning Council

FROM: Joe Heilman  
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT  
PC 14-4



I have reviewed the information in the package for the referenced Land Use Plan Amendment. The drainage information in the package is generally correct.

- PC 14-4: No objection

Our office has no objections or comments for this amendment.

Respectfully,

A handwritten signature in black ink, appearing to be "JHeilman", written over a light blue horizontal line.

Joe Heilman  
Natural Resource Specialist II  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office:(954)-831-0764  
Fax:(954) 831-3285  
E-mail: JHeilman@Broward.org



## ATTACHMENT 14

RECEIVED

MAR 21 2014

BROWARD COUNTY  
PLANNING COUNCIL

Environmental Protection and Growth Management Department

### PLANNING AND ENVIRONMENTAL REGULATION DIVISION

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • Telephone 954-357-6666 • FAX 954-357-6521 • 954-519-1412

DATE: March 21, 2014

TO: Barbara Blake Boy, Executive Director  
Broward County Planning Council

FROM: Henry Sniezek, Director  
Planning and Redevelopment Division

SUBJECT: Broward County Land Use Plan  
Second Update to Comments Regarding Item 8 (Affordable Housing) – Plantation PC 14-4

Broward County staff has reviewed additional information submitted by the City of Plantation concerning "methods to maintain the supply of affordable housing," dated March 19, 2014.

#### Item 8 - Affordable Housing

*Amendments which 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 1.07.07. Policy 1.07.07 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The net effect of the amendment will be an addition of 287 residential units; thus, Policy 1.07.07 applies.*

In our most recent comments, dated March 12, 2014, we requested the city to submit additional information describing the municipality's methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

In response, the city submitted the attached information describing the affordable housing programs and policies which the city utilizes.

In light of the previously submitted and reviewed affordable housing analysis which demonstrates that the city's current affordable housing stock comprises a significant portion of the city's total housing stock, it is felt that the city's described affordable housing methods, programs and policies demonstrate compliance with Policy 1.07.07.

If you have any questions, please contact Maribel Feliciano, Planning Administrator, of the Planning and Redevelopment Division staff at 954-519-1424 or [mfeliciano@broward.org](mailto:mfeliciano@broward.org).

/

cc: Ralph Stone, Director  
Broward County Housing Finance and Community Development Division

Attachment – City of Plantation Affordable Housing Programs and Methods

**OFFICE OF THE MAYOR**  
Diane Veltri Bendekovic,  
Mayor

**PLANNING, ZONING &  
ECONOMIC DEVELOPMENT**  
Laurence Leeds, AICP, Director



**CITY COUNCIL**  
Dr. Robert A. Levy, President  
Lynn Stoner, President Pro-Tem  
Jerry Fadgen  
Ron Jacobs  
Chris Zimmerman, AIA

March 19, 2014

Mr. Henry Snizek, Director  
Planning and Redevelopment Division  
Environmental and Growth Management Department  
One North University Drive, Suite 102-A  
Plantation, Florida 33324

Subject: Broward County Land Use Plan Amendment – Plantation PC 14-4

Dear Mr. Snizek:

Attached please find the City's *Supplement to Affordable Housing Analysis – Programs and Methods to Maintain the Supply of Affordable Housing*.

This supplemental information is in response to your March 12, 2014 memo to Barbara Blake Boy requiring further information from the City to support the amendment request.

Please contact me if you have any questions.

Sincerely,

Laurence Leeds, Director

Copy: Barbara Blake Boy, Executive Director, Broward County Planning Council  
Ralph Stone, Director, Broward County Housing Finance and Community  
Development Division

## City of Plantation

### Supplement to Affordable Housing Analysis

#### Programs and Methods to Maintain the Supply of Affordable Housing

March 19, 2014

- Neighborhood Stabilization Program: The City of Plantation receives funds from the Department of Housing and Urban Development (HUD) for the Neighborhood Stabilization Program (NSP). NSP funds the acquisition of foreclosed homes where title has vested in a mortgagee. NSP serves to provide local governments with a source of funding to help them respond to rising foreclosures and declining property values. HUD allocated approximately \$3.2 million to the City of Plantation. In accordance with NSP Guidelines, the City set aside 25% of the funds for very low-income households.

The goal of NSP is to acquire, rehabilitate, and resell or rent single and multi-family homes within the City. The City initially focused on “for-sale” foreclosed and abandoned single-family homes. This City expanded the program to include for-sale multi-family units and single-family rentals. NSP rehabilitation and occupancy of abandoned single-family homes has become particularly useful in leading to rehabilitation of other homes on the same block as the NSP home. To date, twenty homes have been sold, rented, are under contract or undergoing rehabilitation. Congress has not approved additional NSP funding at this time. However, the City is exploring making NSP program income available for other housing programs such as first time homebuyer or minor home repair.

- Community Development Block Grant: The City of Plantation provides health and safety minor home repairs to owner-occupied homes within the City limits. The Minor Home Repair Program provides income-qualified residents funds to repair and correct health, safety, and building code violations in their homes. This includes but is not limited to, damaged roofs, damaged or non-compliant windows and exterior doors, water heaters as well as plumbing or electrical code violations.

Since 2008, 40 low-to-moderate income City households have seen their homes made safe and brought into code compliance. In FY 2013-2014, the City has improved or has contracts pending to improve, an additional 13 dwelling units. The City continues to promote this program, and is in the process of reprogramming HOME funds for minor home repair. When approved, \$500,000 or more will be available for both minor home repair and first time homebuyer assistance. Finally, the City will continue to make available minor repair funding from its current and future annual CDBG allocations. This ongoing program is the cornerstone of maintaining the supply of single-family homes occupied by very low, low, and moderate-income families.

- State Housing Initiative Partnership (SHIP) Program. In prior years, the City has allocated SHIP Program funding to assist very low and low-to-moderate income residents with both purchase assistance and minor home repair. The City will continue to participate in this program as funds become available.

In the long term, the *Housing Element of the Comprehensive Plan* includes but is not limited to the following Objectives and Policies supporting the ongoing application of CDBG, HOME, NSP\*\*, and SHIP\* housing programs.

- Policy 1.1.3                      Continue to operate a site plan and plat review process that assures project "quality control" yet is not so lengthy or otherwise arduous so that it adds to housing costs. The City will continue to expedite applications for workforce and affordable housing.
- OBJECTIVE 1.2                Continue to implement two City programs to address deferred housing maintenance trends evident in the City's oldest neighborhoods east of the Florida Turnpike. The City shall continue accepting CDBG and SHIP funds and has chosen minor home repair, weatherization and handicap assistance from a menu of program strategies to offer to participants. (Ord. No. 2146. 2/18/98)
- Policy 1.2.1                    Enforce the housing code in order to achieve correction of substandard housing conditions, and utilize the dilapidated building ordinance, Code Enforcement Board and Code Enforcement Officers to assure that existing structures meet code standards.
- Policy 1.2.2                    The City shall continue to work with neighborhood associations in eastern Plantation (Flex Zone 73) to develop conservation goals, peer pressure and neighborhood "confidence building" programs modeled on the Neighborhood Housing Service program's national experience. The City will continue to directly market the minor home repair and weatherization assistance programs offered through CDBG and SHIP. Churches, neighborhood association officers, and civic activists shall be routinely contacted and provided information. (Ord. No. 2146, 2/18/98)
- Policy 1.7.2                    Continue to develop and expand homeownership opportunities, including but not limited to Purchase Assistance Programs funded through SHIP and HOME.
- Policy 1.7.7                    Apply to Broward County Planning Council to collapse flex zone boundaries to enable flex unit utilization in defined receiving areas throughout the City.

\*\*Pending approval by HUD

\*Pending approval of additional funding by the Florida Legislature.