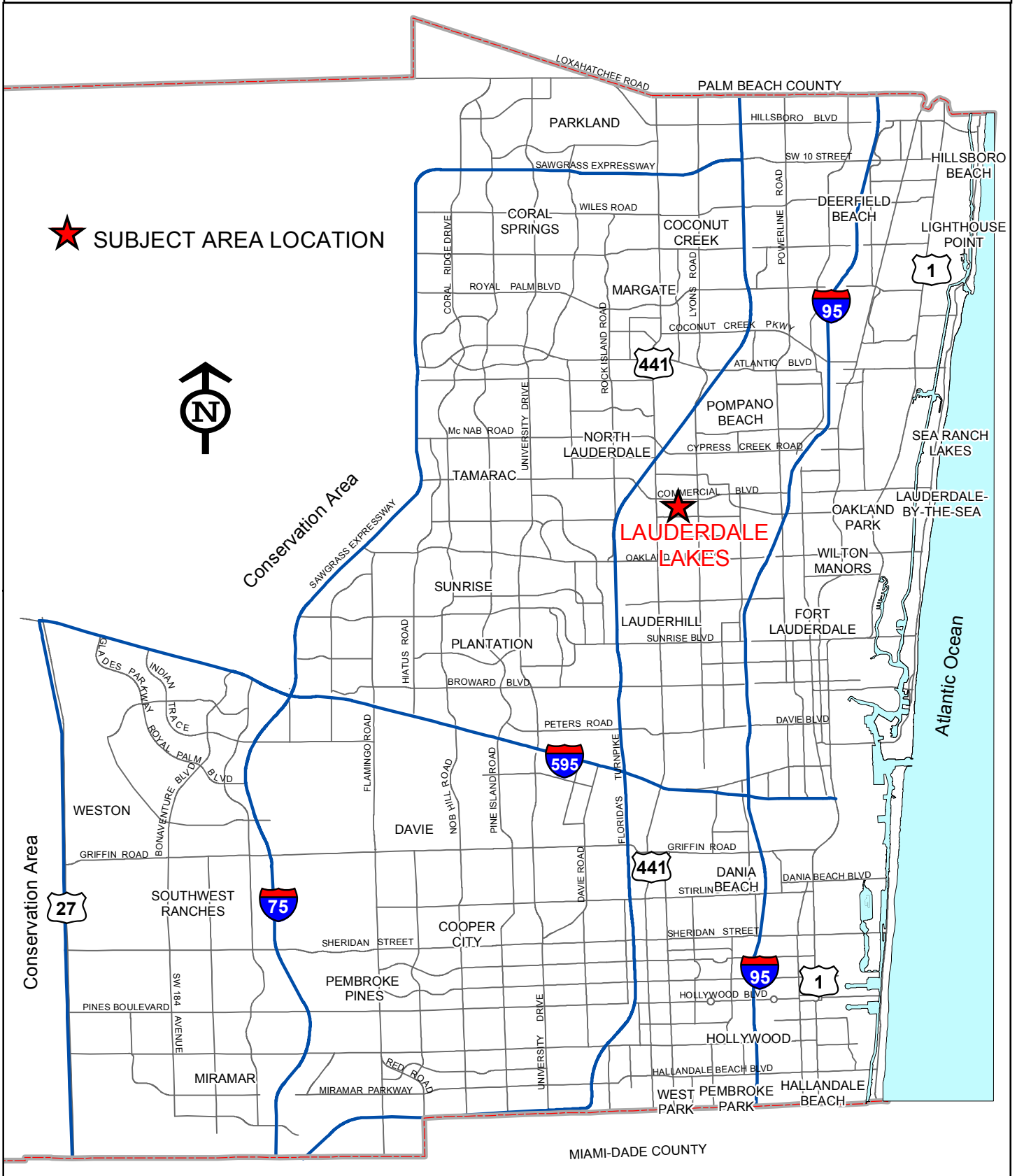
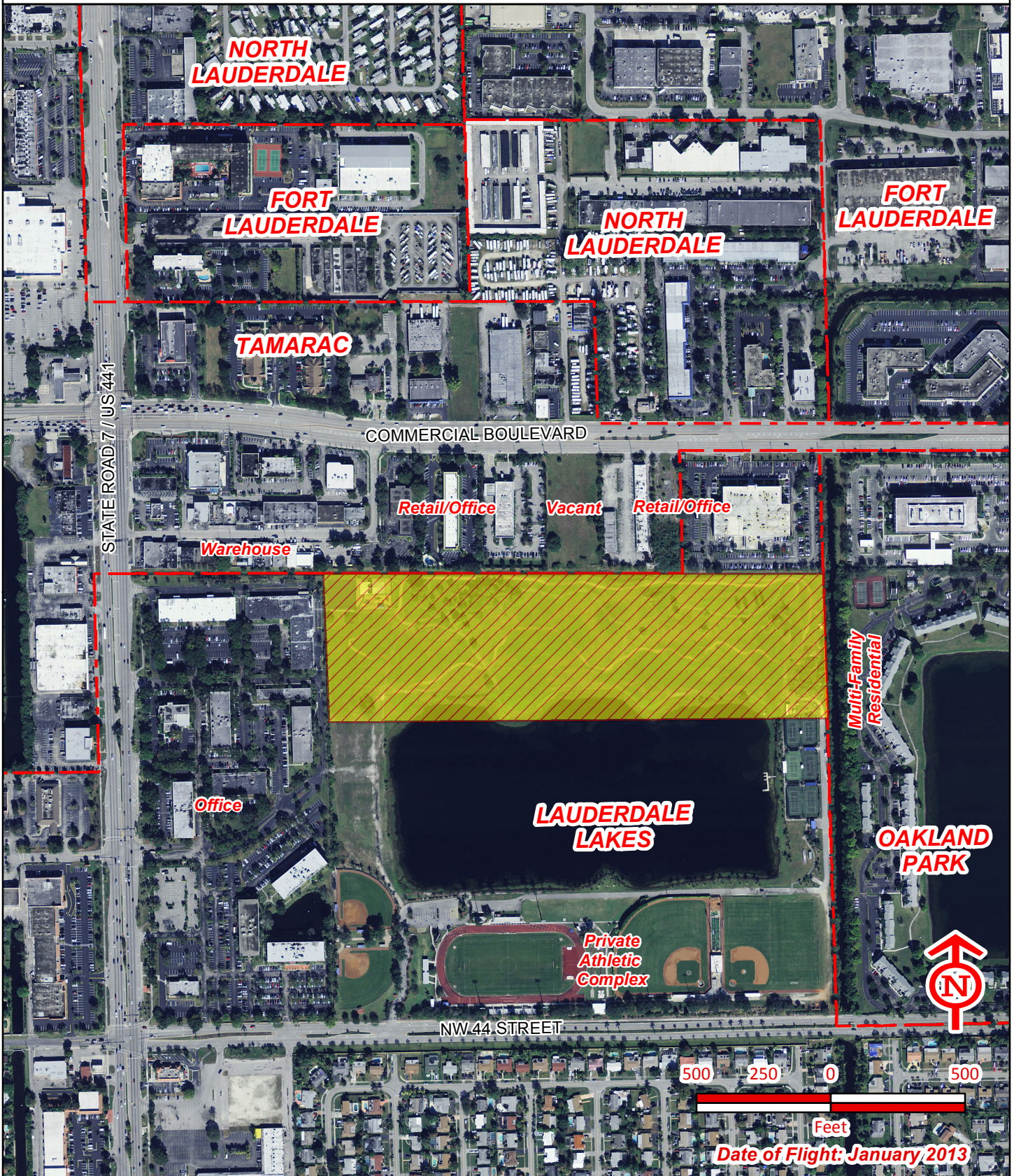


EXHIBIT 2

BROWARD COUNTY LAND USE PLAN  
GENERALIZED LOCATION MAP  
AMENDMENT PC 14-6



MAP 1  
AERIAL PHOTOGRAPH  
AMENDMENT PC 14-6

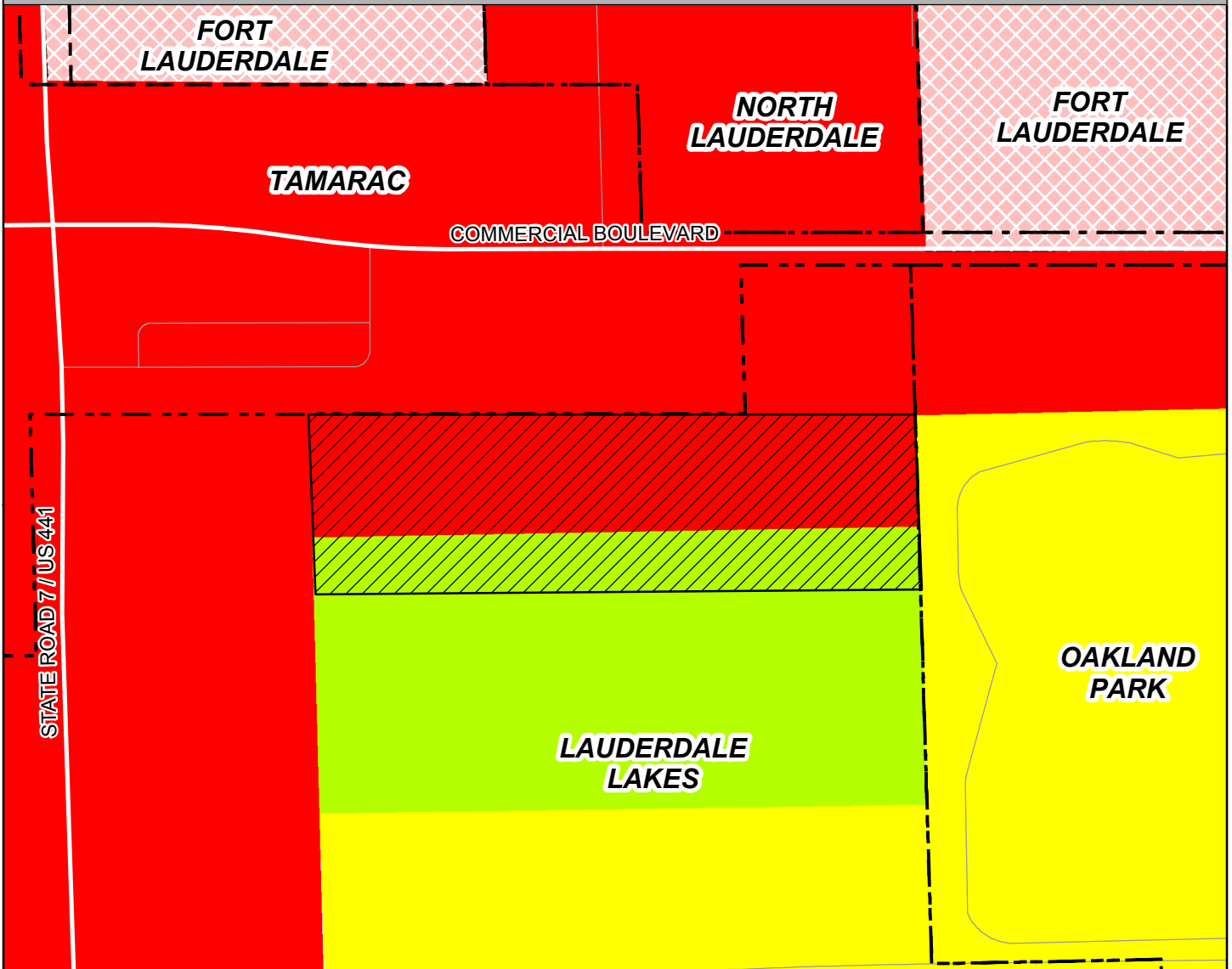



**MAP 2  
BROWARD COUNTY LAND USE PLAN  
FUTURE LAND USE DESIGNATIONS  
AMENDMENT PC 14-6**


**Current Land Uses:** 16.9 ACRES OF COMMERCIAL AND 7.3 ACRES OF COMMERCIAL RECREATION

**Proposed Land Use:** MEDIUM-HIGH (25) RESIDENTIAL

**Acreeage:** Approximately 24.2 Acres





 Low (5) Residential

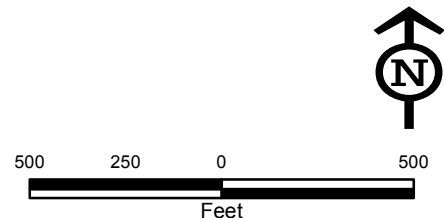
 Commercial Recreation

 Site

 Commercial

 Employment Center-High

 Municipal Boundary



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 14-6**  
**(CITY OF LAUDERDALE LAKES)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

- I. Planning Council Staff Transmittal Recommendation March 18, 2014
- Planning Council staff finds that the proposed amendment is generally consistent with the goals, objectives and policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.
- II. Planning Council Transmittal Recommendation March 27, 2014
- Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 17-0; Aronson, Bascombe, Blattner, Boccard, de Jesus, DuBose, Furr, Good, Graham, Hobby, Kaplan, Long, Mack, Ryan, Steffens, Stermer and Castro)
- III. County Commission Transmittal Recommendation April 22, 2014
- Approval per Planning Council transmittal recommendation.
- IV. Summary of State of Florida Review Agency Comments May 28, 2014
- The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.
- V. Planning Council Staff Final Recommendation June 17, 2014
- It is recommended that the proposed amendment to the Broward County Land Use Plan be approved.
- VI. Planning Council Final Recommendation June 26, 2014
- Approval per Planning Council staff final recommendation. (Vote of the board; Unanimous: 13-0; Aronson, Blattner, Boccard, DuBose, Furr, Good, Graham, Hobby, Kaplan, Kiar, Lazarow, Mack and Castro)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 14-6**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Lauderdale Lakes
- II. County Commission District: District 9
- III. Site Characteristics
- A. Size: Approximately 24.2 acres
- B. Location: In Section 18, Township 49 South, Range 42 East; generally located south of Commercial Boulevard and east of State Road 7/U.S. 441.
- C. Existing Use: Private recreation
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 16.9 acres of Commercial  
7.3 acres of Commercial Recreation
- B. Proposed Designation: Medium-High (25) Residential
- C. Estimated Net Effect: Addition of 605 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]  
Reduction of 16.9 acres of commercial use and 7.3 acres of commercial recreation use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Warehouse, retail/office and vacant  
*East:* Multi-family residential  
*South:* Private athletic complex  
*West:* Office
- B. Planned Uses: *North:* Commercial  
*East:* Low (5) Residential  
*South:* Commercial Recreation  
*West:* Commercial

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

VI. Applicant/Petitioner

- A. *Applicant:* Jason Robertson, American Land Ventures, LLC
- B. *Agent:* Leigh R. Kerr, AICP, Leigh Robinson Kerr & Associates, Inc.
- C. *Property Owner:* Coral Ridge Presbyterian Church

VII. Recommendation of Local Governing Body:

The City of Lauderdale Lakes recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in July of 2014.

VIII. Applicant's Rationale

The applicant states: "The applicant is requesting an amendment to Medium Multi-Family Residential (up to 25 du/ac). The amendment site is currently vacant and consists of 24.2 gross acres. The proposed land use would permit a maximum of 605 dwelling units.

The amendment site is conveniently situated east of SR7/441 and south of Commercial Boulevard. The proposed land use will also provide residents convenient access to nearby employment centers and commercial uses. The development of the site supports the city and county's goals of discouraging urban sprawl and promoting infill development where public services and facilities exist."

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 14-6**

**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 Lauderdale Lakes adopted its 10-year Water Supply Facilities Work Plan on October 26, 2010.

*II. Transportation*

The proposed amendment from the “Commercial” and “Commercial Recreation” land use categories to the “Medium-High (25) Residential” land use category is projected to decrease the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 465 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment would not impact the operating conditions of the regional transportation network.

In addition, the Broward County Transit Division 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 148 additional students into Broward County Public Schools, consisting of 73 elementary school students, 33 middle school students and 42 high school students. The report further states that Park Lakes Elementary, Lauderdale Lakes Middle and Boyd H. Anderson High schools are all under-enrolled in the 2013/2014 school year, and are anticipated to operate below the adopted level of service (LOS) of 100% of gross capacity through the 2015/2016 school year. In addition, the School Board report indicates that there are six (6) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 4.

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

*III. Public Schools (continued)*

The School Board report indicates that there are no planned short-term (1-5 years) or long-term (5-10 years) improvements in the adopted District Educational Facilities Plan for the affected elementary, middle and high schools. See Attachment 4.

Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "C," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 4.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 14-6**

**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. Therefore, the proposed land use designation is not expected to have a negative impact on wetland resources. See Attachment 5.

*III. Sea Level Rise*

The EPGMD report states 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 Broward County 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 recommendations are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. See Attachment 5.

In addition, the 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 known archaeological or historical cultural resources exist within the boundaries of the proposed amendment site. See Attachment 6.

**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 14-6**

**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 605 additional residential units to be permitted by the BCLUP. The Broward County Planning and Redevelopment Division (PRD) report indicates that the information submitted by the applicant to address Policy 1.07.07 is considered incomplete or out of date and respectfully requests that the City of Lauderdale Lakes submit best available data and professionally accepted data and analysis to demonstrate the City's current and projected affordable housing stock. See Attachment 7.

The City of Lauderdale Lakes submitted an updated affordable housing assessment. Based on the updated assessment, the PRD has issued a revised report to state that the City has provided sufficient data and analysis to meet the requirements of Policy 1.07.07. See Attachment 8.

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

The proposed amendment is felt to be generally consistent with the goals, objectives and policies of the Broward County Land Use Plan.

*III. Other Pertinent Information*

The proposed amendment is located adjacent to the cities of Tamarac and Oakland Park. Planning Council staff solicited comments from said adjacent municipalities. No comments from either city have been received as of this writing.

**Update: March 27, 2014:** The City of Oakland Park provided comments regarding the proposed amendment. See Attachment 11. The City of Lauderdale Lakes has provided a response. See Attachment 12.

**SECTION VI**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 14-6**

**PLANNING ANALYSIS**

Our analysis finds that the proposed land use designation of “Medium-High (25) Residential” would be generally compatible with surrounding existing and future land uses. To the north is office, retail and warehouse developments, as well as a vacant lands, designated “Commercial.” To the east is a multi-family residential development designated “Low (5) Residential.” To the south is a private athletic complex designated “Commercial Recreation.” To the west is office development designated “Commercial.” On reliance that the municipal code requirements regarding buffering and setbacks will be implemented, it is felt that the interface between the proposed medium-high density residential land use and the adjacent developed commercial and commercial recreation land uses can be adequately addressed.

Planning Council staff’s analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. 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. Further, no adverse impacts to **natural resources** or **cultural resources** were identified. See Attachments 5 and 6.

Concerning impacts to **public schools**, the Broward County School Board staff report indicates that the proposed amendment would generate 148 additional students into Broward County Public Schools, consisting of 73 elementary school students, 33 middle school students and 42 high school students. However, the report states that Planning Area “C” is anticipated to have sufficient excess capacity to support the students generated by the proposed amendment. See Attachment 4.

Concerning **affordable housing**, the Broward County Planning and Redevelopment Division (PRD) report indicates that the information submitted by the applicant to address Policy 1.07.07 is considered incomplete or out of date and respectfully requests that the City of Lauderdale Lakes submit best available data and professionally accepted data and analysis to demonstrate the City’s current and projected affordable housing stock. See Attachment 7. The City of Lauderdale Lakes submitted an updated affordable housing assessment. The PRD has issued a revised report to state that the City has provided sufficient data and analysis to meet the requirements of Policy 1.07.07. See Attachment 8.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the goals, objectives and policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 14-6**

**ATTACHMENTS**

1. Broward County Planning Council Supplemental Report of March 3, 2014
2. Broward County Planning Council Traffic Analysis of January 3, 2014
3. Broward County Transit Division Report of February 18, 2014
4. School Board of Broward County Consistency Review Report of February 4, 2014
5. Broward County Environmental Protection and Growth Management Department Report of January 30, 2014
6. Broward County Historical Commission Report of January 28, 2014
7. Broward County Planning and Redevelopment Division Report of February 3, 2014
8. **Updated Comments:** Broward County Planning and Redevelopment Division Report of March 11, 2014
9. Broward County Parks and Recreation Division Report of January 8, 2014
10. Broward County Water Management Division Report of January 23, 2014

**Update: March 27, 2014:**

11. Correspondence from John Stunson, City Manager, City of Oakland Park, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated March 20, 2014
12. Correspondence from Fernando Leiva, AICP, Assoc. AIA, Development Services Manager/Principal Planner, City of Lauderdale Lakes, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated March 25, 2014

# ATTACHMENT 1

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

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 14-6

Prepared: March 3, 2014

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

The proposed amendment site will be served by the Broward County 1A Water Treatment Plant, which has a current capacity of 16 million gallons per day (mgd). The current and committed demand on the treatment plant is 10.0 mgd, with 6.0 mgd available. The wellfield serving the amendment site has a permitted withdrawal capacity of 13.9 mgd, with 3.9 mgd available for water withdrawal, which expires on April 10, 2028. The amendment will result in a net increase in demand of 0.11 mgd per dwelling unit. Planning Council staff utilized level of service of 225 gallons per day (gpd) per dwelling unit for residential uses and 154 gpd per one thousand square feet for commercial uses. 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 Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The current and committed demand is 70.84 mgd, with 24.16 mgd available. The amendment will result in a net increase in demand of 0.13 mgd. Planning Council staff utilized level of service of 250 gpd per dwelling unit for residential uses and 0.1 gpd per square foot for commercial uses. Sufficient sanitary sewer capacity is available to serve the proposed amendment area.

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

The proposed amendment site will be served by Waste Management, Inc. for solid waste disposal service. Waste Management, Inc. collects and transports the City's solid waste to the North and South Broward County Wheelabrator Facilities for processing, which have a combined capacity of 1.6 million tons per year and a demand of 1.1 million tons per year. The proposed amendment will result in a net decrease in demand of 3,065 pounds per day, or 559.4 tons per year. Planning Council staff utilized level of service of 8.9 pounds per dwelling unit per day for residential uses and 5 pounds per one hundred square feet per day for commercial uses. 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 Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management license from EPGMD will be required prior to any construction.

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

The City of Lauderdale Lakes has 117.82 acres in its parks and open space inventory. The projected population requires approximately 109.73 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will result in an increase of 4.92 acres on the projected demand for local parks. The City of Lauderdale Lakes 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 14-6**

Prepared: January 3, 2014

**INTRODUCTORY INFORMATION**

Jurisdiction:     Lauderdale Lakes  
  
Size:                Approximately 24.2 acres

**TRIPS ANALYSIS**

**Potential Trips - Current Land Use Designation**

Current Designations:           16.9 acres of Commercial  
  7.3 acres of Commercial Recreation  
  
Allowable Development:        169,000 square feet of commercial use  
  73,000 square feet of commercial recreation use  
  
Trip Generation Rates:         "ITE Equation (820) Shopping Center"\*  
  "ITE Equation (435) Multi-purpose Recreation Facility"  
  
Total P.M. Peak Hour Trips:    852 + 18 = 870 peak hour trips

**Potential Trips - Proposed Land Use Designation**

Proposed Designation:         Medium-High (25) Residential  
  
Potential Development:        605 multi-family dwelling units  
  
Trip Generation Rate:         "ITE Equation (220) Apartment"  
  
Total P.M. Peak Hour Trips:    405 peak hour trips

**Net P.M. Peak Hour Trips**                    -465 peak hour trips

**PLANNING COMMENTS**

The proposed amendment will not impact the operating conditions of the regional roadway network, as it will result in fewer vehicles per day generated (approximately 465 fewer p.m. peak hour trips) than the development allowed under the current land use designation.

\*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.



ATTACHMENT 3

Transportation Department
Transit Division – Service and Capital Planning
1 North University Drive, 3400A, Plantation, Florida 33324

February 18, 2014

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

RECEIVED

FEB 18 2014

BROWARD COUNTY
PLANNING COUNCIL

RE: Land Use Plan Amendment to Broward County Land Use Plan, PC 14-6
Headway, Lauderdale Lakes

Dear Ms. Barbara Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated January 6, 2014 regarding the Headway Land Use Plan Amendment, PC 14-6 for current and planned bus service. Currently, there are two fixed route bus service on Commercial Boulevard (SR 870), BCT Routes 11 and 55 and two fixed route bus service on US 441 (SR 7), BCT Routes 18 and 441 Breeze. Please see the following table for detailed information:

Table with 4 columns: BCT ROUTE, DAYS OF SERVICE, HOURS OF SERVICE A.M. – P.M., SERVICE FREQUENCY. Rows include routes 11, 55, 18, and 441 Breeze with their respective service days and frequencies.

Future fixed-route bus services including route extensions, weekday and weekend span of service, and premium high capacity transit improvements are specified in the Broward County Transit Development Plan (TDP) and Broward MPO 2035 Long Range Transportation Plan (LRTP). If you should have any questions, please contact John Ramos at jramos@broward.org or (954) 357-8450 or Noemi Hew at nhew@broward.org or (954) 357-8380.

Thank you.

Cc: John Ramos, Senior Planner, Broward County Transportation Department

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

LAND USE  
SBBC-1494-2014  
County No: PC 14-6  
Headway

February 4, 2014

**RECEIVED**

FEB 5 2014

BROWARD COUNTY  
PLANNING COUNCIL



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)

ATTACHMENT 4

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
<b>Date:</b> February 4, 2014	Units Permitted: 0      Units Proposed: 605	Existing Land Use: Commercial & Comm.
<b>Name:</b> Headway	<b>NET CHANGE (UNITS):</b> 605	Proposed Land Use: Medium MF (25) Res.
<b>SBBC Project Number:</b> SBBC-1494-2014	<b>Students Permitted</b> <b>Proposed</b> <b>NET CHANGE</b>	Current Zoning: CF
<b>County Project Number:</b> PC 14-6	Elem                      0                      73                      73	Proposed Zoning: TBD
<b>Municipality Project Number:</b> 01-LU-13	Mid                        0                        33                        33	Section: 18
<b>Owner/Developer:</b> Coral Ridge Presbyterian Church	High                      0                      42                      42	Township: 49
<b>Jurisdiction:</b> Lauderdale Lakes	Total                    0                    148                    148	Range: 42

### 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
Park Lakes Elementary	1,304	1,304	1,148	-156	-8	88.0%
Lauderdale Lakes Middle	1,258	1,258	1,029	-229	-10	81.8%
Anderson, Boyd H. High	2,900	2,900	1,833	-1,067	-42	63.2%

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
Park Lakes Elementary	1,148	-156	88.0%	1,147	1,176	1,147	1,143	1,118
Lauderdale Lakes Middle	1,029	-229	81.8%	1,054	1,061	1,087	1,081	1,072
Anderson, Boyd H. High	1,839	-1,061	63.4%	1,838	1,845	1,906	1,971	1,961

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 C - Elementary	19,536	16,060	-3,476	14,960	15,150	15,340	15,530	15,720
Area C - Middle	11,262	8,407	-2,855	7,874	7,971	8,067	8,164	8,260
Area C - High	11,170	8,330	-2,840	7,121	7,110	7,100	7,089	7,079

## 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
Central Charter School Es	630	1,054	424	1,054	1,054	1,054
Imagine At N Lauderdale	700	457	-243	457	457	457
Kathleen C Wright Leadership Academy	436	249	-187	249	249	249
N.e.w. Generation Prep. High School Of Perf. Arts	800	194	-606	194	194	194
Pathways Academy K-8 Center	808	266	-542	266	266	266
Suned High	550	437	-113	437	437	437

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
Park Lakes Elementary	None
Lauderdale Lakes Middle	None
Anderson, Boyd H. High	None

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

<b>Improvements for Planning Area C</b>	
School Level	Comments
Elementary	None
Middle	None
High	None

## Comments

Information contained in the application indicates that the approximately 24.2 acres site is generally located on the east side of State Road 7 between Commercial Boulevard and NW 44th Street in the City of Lauderdale Lakes. The current land use designations for the site are Commercial and Commercial Recreation, which currently allows no residential units on the site. The applicant proposes to change the land use designation for the site to Medium-High (25) Residential to allow a total of 605 garden apartment (all there or more bedroom) residential units. The development as proposed is anticipated to generate 148 (73 elementary, 33 middle, and 42 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 Park Lakes Elementary, Lauderdale Lakes Middle, and Boyd Anderson High. Based on the District's Public School Concurrency Planning Document, all the schools are currently operating below the adopted LOS of 100% of their capacities in the 2013-14 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2013-14 – 2015-16), all the schools are expected to operate below the adopted LOS of 100% through the 2015-16 school year. 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 schools located within a two-mile radius of the site in the 2013-14 school year are 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 "C" and the elementary, middle and high schools currently serving Planning Area "C" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "C" 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-1494-2014

2/4/2014  
Date

Reviewed By:

  
Signature

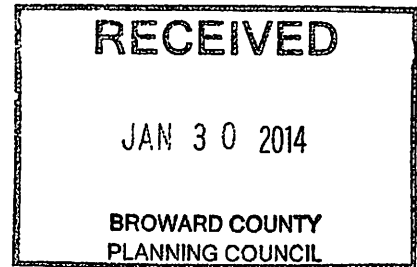
Mohammed Rasheduzzaman, AICP

Name

Planner

Title

**ATTACHMENT 5**



EP&GMD COMMENTS

PC 14- 6

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:** Jason Robertson, American Land Ventures, LLC

**Amendment No.:** PC 14 - 6

**Jurisdiction:** Lauderdale Lakes      **Size:** Approximately 24.2 acres

**Existing Use:** Private Recreation

**Current Land Use Designation:** 16.9 acres of Commercial  
7.3 acres of Commercial Recreation

**Proposed Land Use Designation:** Medium-High (25) Residential

**Location:** Section: 18    Township: 49 South    Range: 42 East; generally located south of Commercial Boulevard and east of State Road 7/US441.

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]

No wetlands on site. However, any work in, on, over or under jurisdictional surface water may require a license from this Program.

## EP&GMD COMMENTS

PC 14- 6

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**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 Chapter 27, Article XIV of the Broward County Code of Ordinances, titled Tree Preservation and Abuse Ordinance. A Tree Removal License will be required for the removal or relocation of trees on the site. 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 -465 PM peak hour trips per day compared to trips associated with the current land use 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 minimal impact on air quality. There are no existing or potential odor/noise problems in the area. SJS 01/10/14

**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 1/16/2014)

**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

## EP&GMD COMMENTS

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the site. *(LA 1/16/2014)*

**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 is one (1) active contaminated site found in close proximity to the proposed amendment location. FCE #2833 is located at 5001 N. State Road 7, Tamarac, FL 33319. It is listed in a non-funded program with gasoline contamination.

**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 1/16/2014)*

**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 are no known hazardous material facilities adjacent to the proposed amendment site. There is one (1) known storage tank facility and four (4) known hazardous material facilities in close proximity to the proposed amendment site. *(LA 1/16/2014)*

### **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.

## EP&GMD COMMENTS

PC 14- 6

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**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 Broward County. Successful compliance with the criteria established by the County should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management license from Broward County's Surface Water Management Program 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 8 NGVD. A minimum elevation of 9 feet, NGVD, as found on the Broward County 100-Year Flood Maps will prevail in those areas where jurisdictionally appropriate.

EP&GMD COMMENTS

PC 14- 6

Page 5

**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 decrease in the volume of water available for recharge. The recharge capacity resulting from development under the proposed designation would be minor. 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 - 06
- B. Municipality:*** Lauderdale Lakes
- C. Applicant:*** Jason Robertson, American Land Ventures, LLC

***II. Site Characteristics***

- A. Size:*** Approximately

***Location:*** In Section 18, Township 49 South, Range 42 East; generally located south of Commercial Boulevard and east of State Road 7/U.S 441

- B. Existing Use:*** Private Recreation

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

- A. Current Land Use Designation:*** 16.9 acres Commercial  
7.3 acres of Commercial Recreation

- B. Proposed Land Use Designation:*** Medium-High (25) Residential

***IV. Water Recharge Review***

- A. Describe the general impacts of the current land use designation on water recharge:***

The current land use designation is 16.9 acres Commercial and 7.3 acres Commercial Recreation. A typical value for an impervious area produced by this type of development is approximately seventy-five percent.

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

The proposed land use designation is 24.2 acres of Medium-High Residential. A typical value for an impervious area produced by this type of development is approximately eighty 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 decrease in the volume of water available for recharge.

***VI. Comments***

By: \_\_\_\_\_ Date 1/21/2014  
Maena Angelotti  
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 -06
- B. **Municipality:** Lauderdale Lakes
- C. **Project Name:** Jason Robertson, American Land Ventures, LLC

**II. Site Characteristics**

- A. **Size:** Approximately 24.2 acres
- B. **Location:** Section: 18 Township: 49 South Range: 42  
East; generally located south of Commercial Boulevard  
and east of State Road 7/US441.
- C. **Existing Use:** Private Recreation

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

- A. **Current Designation:** 16.9 acres of Commercial  
7.3 acres of Commercial Recreation
- B. **Proposed Designation:** Medium-High (25) Residential

**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**

No wetlands on site. However, any work in, on, over or under jurisdictional surface water may require a license from this Program.

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

January 28, 2014

Dawn Teetsel
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 14-6
Headway, City of Lauderdale Lakes, Broward County, Florida

Dear Dawn Teetsel:

I have had an opportunity to review materials relative to proposed amendment PC 14-6 Headway, City of Lauderdale Lakes, 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.

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

DATE: February 3, 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 – Lauderdale Lakes PC 14-6*

**RECEIVED**  
FEB 3 2014  
**BROWARD COUNTY  
PLANNING COUNCIL**

The Broward County Planning and Redevelopment Division (PRD) staff has reviewed proposed amendment PC 14-6. The subject site is located in Lauderdale Lakes involving approximately 24.2 acres. The amendment proposes:

*Current Designations: 16.9 acres of Commercial  
7.3 acres of Commercial Recreation*

*Proposed Designation: Medium-High (25) Residential*

*Estimated Net Effect: Reduction of 16.9 acres of commercial use and 7.3 acres of commercial recreation use  
Addition of 605 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]*

### 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 605 residential units; thus, Policy 1.07.07 applies.

The applicant submitted information indicating that 34% of the county's affordable housing stock is located in Lauderdale Lakes. However, the information submitted to demonstrate this was incomplete or can be considered out of date. We respectfully request the city to submit best available and professionally accepted data and analysis to demonstrate that the city's current and projected affordable housing stock will comprise a substantial and sufficient portion of the city's total housing stock, such as the 34% referenced by the city.

Barbara Blake-Boy, Broward County Planning Council  
PC 14-6 Lauderdale Lakes  
Page 2  
February 3, 2014

**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 (CRA).

**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 Maribel Feliciano, Planning Administrator of the Planning and Redevelopment Division staff at 954-519-1424 or [mfeliciano@broward.org](mailto:mfeliciano@broward.org)

HS/am  
cc: File

Attachment

## ATTACHMENT 8



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 11, 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  
*Updated Comments Regarding Item 8 – Lauderdale Lakes PC 14-6*

**RECEIVED**

MAR 11 2014

**BROWARD COUNTY  
PLANNING COUNCIL**

The Broward County Planning and Redevelopment Division (PRD) staff has reviewed the revised Lauderdale Lakes Affordable Housing Study dated February 29, 2014 (attached) for amendment PC 14-6.

### **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 605 residential units; thus, Policy 1.07.07 applies.*

In the original application, the applicant submitted information stating that up to 34% of the county's affordable housing stock is located in Lauderdale Lakes. However, the information submitted to demonstrate this was incomplete and considered out of date. After having received County staff comments requesting an update of the submitted data, the city provided more recent and professionally accepted data and analysis (Attachment A) which demonstrates that the city's current and anticipated affordable housing stock comprises a substantial portion of the city's total housing stock. In addition, the city notes that the city participates in the HUD Neighborhood Stabilization Program, has a city sponsored Minor Home Repair Program, and has adopted a Town Center zoning district that promotes a variety of affordable housing opportunities in proximity to accessible transit. Therefore, staff finds that the data and analysis provided in the updated report are sufficient to meet the requirements of Policy 1.07.07.

**Page 2 of 2**

**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 - An Affordable Housing Market Assessment in the City of Lauderdale Lakes, Florida**

# **An Affordable Housing Market Assessment in the City of Lauderdale Lakes, Florida**

February 28, 2014



## **Report Commission**

This report was commissioned in order to satisfy Broward County Land Use Plan Policy 1.07.07 for projects that are proposed in the City of Lauderdale Lakes, Broward County, Florida. That policy requires that “For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.”

The City of Lauderdale Lakes has adopted a Comprehensive Plan pursuant to Rule 9J-5.010 of the Florida Administrative Code. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies that are supported through a companion document containing data, inventory, and analysis.

As part of a land use plan amendment Application, the Broward County Planning Councils requires interim updates of the existing supply and demand for affordable housing and the strategies to be utilized to meet the expected needs.

This report estimates the current (2013) demand and projects (to 2018) the future demand for various housing needs.

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

## **Executive Summary**

By more than one measure, nearly all of the Residential properties within the City of Lauderdale Lakes are classified into the Very Low, Low, and Moderate Median Household Income categories. The preponderance of affordable housing within the City, coupled with the various homestead exemptions provided for under Florida law, has placed significant financial pressure on the municipality, resulting in the highest property tax rate of any municipality in Broward County. There is not a shortage of affordable housing in the City. There will not be a shortage in the future.

The wide availability of affordable housing within the City attracts households that have a lower household median income than the County average. The City's Median Household Income is projected to grow by about 13.7% between the study years of 2013-2018. While housing prices are also projected to increase during that same period, the amount of housing stock for the Very Low Income category is projected to grow even more, while the Low and Moderate Income categories will slightly decline. Even with the decline, the City is expected to have an extremely high percentage of affordable housing to total housing in 2018.

The City currently has a surplus of affordable housing units in each of the affordable housing categories studied. The City in 2018 is projected to have a surplus of affordable housing units in each of the affordable housing categories studied, even with the projected population increase.

A high percentage of the City's housing stock is rented (32.8%) or vacant (21%). The number of vacant units is expected to decrease by 2018.

The percentage of household income devoted to HUD market rate rents is very high across each of the studied income categories, though this will decrease notably by 2018.

The City has developed several programs to assist residents with home ownership or home maintenance while producing planning elements that encourage additional residential development.



## **Methodology**

This study examines current housing conditions within the City of Lauderdale Lakes, Florida (“the City”), which is generally stated for calendar year 2013 and projected to calendar year 2018.

The major forecasts and analysis of the data focused on median income, employment growth, population growth, and housing stocks. Median income provides the basis for several benchmarks and assumptions. The City defines three measures of household income, each tied to the median income for the City. Generally, these projections are based upon the 2013 data sets directly, but, in some instances, they are modified by interpolation of the data sets in order to match point breaks in income or housing values. Data used for 2013 comes from many sources, but much of it updates information provided by the 2010 Census. Some of the information has been taken from paid subscription services that include data that results from surveys more recently undertaken. There are many available data sets available for review and we have utilized several in the preparation of the assessment. Generally, the various data sets are benchmarked or compared to one another and judgment must be used in choosing one source over another. However, we did not generally find meaningful differences in the various information sources that would result in consequential differences.

## Sources and Uses of Data

In preparing this assessment of affordable housing in the City, we have relied upon several authoritative and reliable sources of data and projections. Some of these sources are available within the public domain and are without cost to the user and others are subscribed to through commercial entities. All are considered very reliable. In all cases, however, a substantial amount of the data stems from the Decennial Census, the most recent of which was conducted in 2010. Forecasts and extrapolations of this data are based largely upon historical events. It is important to keep in mind any changes that have or are likely to occur in any geographic area that may affect these projections. For example, if a large tract of formerly agricultural property is being considered for 10,000 new homes where none existed previously, a demographer likely would not have considered that in a projection if they were unaware of it. In using these sources of data, we consider them as a baseline and must consider any modifications that may need to be made. In this instance, we are not aware of any significant changes that are likely to occur within the City that weren't accounted for in the 2010 census.

The following table summarizes the sources and uses of the various data sets that were utilized in the study:

(continued on next page)



**Table 1**  
**Sources and Uses of Data**

<p align="center">Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, University of Florida</p>	<p>Household Demographic Data; Population Projections; Affordable Housing Needs Summary; Rental Market Study (Broward County), 2013; Housing Supply datasets; HUD CHAS 2009-2011; Population and Demographic datasets; Workforce Housing datasets. (Note: this source draws heavily from the 2010 Census and the American Community Surveys of the U.S. Census Bureau)</p>	<p>Benchmarking of other datasets for population projections, demographic estimates and projections, and housing supply information; Market rates paid for home ownership and rental properties; Evaluation of workforce housing data and projections and affordable housing needs summary.</p>
<p align="center">Esri®</p>	<p align="center">ArcGIS; Esri Business Analyst; Esri Community Analyst</p>	<p>Population estimates, demographic estimates and projections; employment statistics and projections; median income estimates and projections; community and market profile information; household income statistics; business summary information; housing profiles; household expenditures and projections; age profile information ;site maps and details; graphical depictions of data for analysis purposes; Benchmarking with other data sets</p>
<p align="center">Zillow</p>	<p>Real Estate Listings; Zestimate® home values and Rent Zestimates®; Zillow Rentals</p>	<p>Houses for Sale; Estimates of Homes For Sales; Listings of Homes for Sale; Types of Homes for Sale; Benchmarking other datasets.</p>
<p>Broward County Property Appraiser</p>	<p>2013 Lauderdale Lakes real estate folio information; Millage Rate Table</p>	<p>Estimates of Just Value (to determine market value); sale history information; dwelling unit counts; number of units by market value break points; number of dwelling unites; land use code/property type; benchmarking to other housing data sets.</p>
<p>Housing and Urban Development</p>	<p>HUD User System, FY2014 Median Family Income Documentation System; Fair Market Rent Documentation System</p>	<p>Median family income benchmarking; fair market rental rates;</p>
<p>City of Lauderdale Lakes</p>	<p align="center">Comprehensive Plan</p>	<p>Definitions; benchmarking; past data projections</p>

## Median Household Income Estimates and Projections

One of the most important of the estimates or projections in the assessment of affordable housing is that involving median household income. Median income is the amount which divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. The medians are based on all households and individuals 15 years old and over with income. Household incomes are not the same as family incomes as family incomes include only households where two or more persons are related through blood, marriage, or adoption. *This assessment utilizes median household income estimates and projections.* Median Household Income is almost always derived from the most recent U.S. Census. The latest U.S. Census was conducted in 2010. For purposes of this assessment, we have used the Household Median Income estimates and projections developed by Esri for 2013 and 2018. We have chosen this subscribed source because we believe it to be developed in more detail than other sources. As detailed in an Esri® White Paper, *Methodology Statement: 2013/2018 Esri US Demographic Updates*,

“Esri's forecast base is the income that was reported in the 2007–2011 American Community Survey. To estimate income for households, Esri evaluates an extensive list of sources for household income trends that includes both federal and proprietary sources. The review of national surveys includes the Bureau of Economic Analysis's local personal income series, the Current Population Survey, and the Bureau of Labor Statistics' Consumer Price Index. Esri's updates emphasize the use of time series data from household surveys to establish a base trend line.

After forecasting the state income distributions, household income is estimated for counties and then block groups. Esri's income forecasts are uniquely designed to distinguish local variation, changes in income inequality, and urbanicity as differentiators of income growth. The model correlates the characteristics of households at the block group level with changes in income. This stratification identifies several different patterns of change by household type that are applied to forecast trends in income. Modeling links the current income change to all households with similar socioeconomic characteristics. Areas with small household bases or missing base data, where the model is unable to capture the local variation, are forecast with another level of modeling to capture change in income by strata (a group of areas classified by their socio-demographic characteristics). Separate forecasts of the change in income by strata are aggregated to compose the income distributions. Median income for 2013 and 2018 is calculated from the distributions using linear or Pareto interpolation. Average income is computed from aggregate household income.

Household income reported by age of householder is updated to be consistent with the 2013/2018 distributions of household income and age of householder. To update the age distribution of householders, the ratio of householders by age to the population by age in 2010 is updated to

2013/2018 and applied to the current age distributions. After the targets are set, the base distributions of household income by age of householder by block group are fitted to current distributions of households by income and by age of householder.

Esri uses the definition of money income used by the Census Bureau. For each person 15 years of age or older, money income received in the preceding calendar year is summed from earnings, unemployment compensation, Social Security, Supplemental Security Income, public assistance, veterans' payments, survivor benefits, disability benefits, pension or retirement income, interest, dividends, rent, royalties, estates and trusts, educational assistance, alimony, child support, financial assistance from outside the household, and other income.”

Esri’s estimate and projection of both the 2013 and 2018 Median Household Income are shown in the following table:

**Table 2**  
**Estimate and Projection of Median Household Income, City of Lauderdale Lakes, Florida**

	2013	2018
Esri® Estimate and Projection	30,147	34,276

We note here that the U.S. Census American Community Survey (2008-2012) estimates the Median Household Income for the City at \$35,667, while the Shimberg Center estimates it at \$62,600 (this amount is for a family of four and for the metropolitan area). Neither provides a projection. It is important to note that the Median Household Income in Lauderdale Lakes is 57% of that of the metropolitan area of which it is a part. Much of the reason for this disparity is most likely the result of the tremendous amount of affordable housing located within the City and its attraction for households of lesser means. The ACA and Shimberg estimates are for 2012 while the Esri® estimate is for 2013. The U.S. Department of Housing and Urban Development estimates that the fiscal year 2014 Area Median Family Income for all of Broward County is \$61,841.<sup>1</sup> The Esri® estimate is more conservative than ACS, Shimberg, or HUD. The HUD dataset is for the whole of Broward County. Using the higher ACS, Shimberg or HUD estimates (which are derived from the ACS) would project less affordable housing needs than the Esri® estimates and the resulting projection. This would happen because the definitions used for the various levels of

<sup>1</sup> U.S. Department of Housing and Urban Development, Median Family Income Calculation, Broward County, Florida, Fiscal Year 2014 (as provided through the HUD User System, FY 2014 Median Family Income Documentation System, [http://www.huduser.org/portal/datasets/il/il2014/select\\_Geography.odn](http://www.huduser.org/portal/datasets/il/il2014/select_Geography.odn))



low income or affordable housing would be higher under the ACS, Shimberg, or HUD models because they would begin from a higher Median Household Income estimate.

(continued on next page)



## **Affordable Housing Criteria**

In the Housing Element its Comprehensive Plan, Volume 1, the City of Lauderdale Lakes uses certain definitions of affordable housing and other definitions of households. For the purpose of defining “affordable housing”, the City includes the categories of Very Low, Low, and Moderate income households. The relevant definitions taken from the City’s Comprehensive Plan are itemized below:

1. **Affordable Housing.** Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons. For purposes of this document, affordable housing is related to very low, low, and moderate income households.
  
2. **Low Income Person:** means one or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for the county. While occupying a rental unit, a Low Income Person’s annual anticipated gross income may increase to an amount not to exceed 140 percent of 80 percent of the applicable median income adjusted for family size.
  
3. **Moderate Income Person:** One or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Moderate Income Person’s annual anticipated gross income may increase to an amount not to exceed 140 percent of 120 percent of the applicable median income adjusted for family size.
  
4. **Very Low Income Person:** One or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Very Low-Income Person’s annual anticipated gross income may

increase to an amount not to exceed 140 percent of 50 percent of the applicable median income adjusted for family size.

5. Low Income Families: “lower income families” as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term “families” includes “households.”

The Broward County Land Development Code §5-201 defines Affordable Housing as “*Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the households.*”

Using these definitions, and basing our calculations on the estimates and projections of Median Household Income from the previous section of this report, we developed the estimates of Median Household Income in the various categories, of which Very Low, Low, and Moderate Income are used by Broward County, which are essentially synonymous with the same terms employed by the City.

**Table 3**  
**Calculations of Median Household Incomes In The City of Lauderdale Lakes, Florida**  
**Various Defined Categories**  
**Estimated 2013 and Projected 2018**

Year	Median Household Income	Very Low Income (50% of Median)	Low Income (80% of Median)	Moderate Income (120% of Median)
2013	30,147	15,074	24,118	36,176
2018	34,276	17,138	27,421	41,131

## Calculations of Housing Costs For Home Ownership

Having calculated the various categories derived from the estimated and projected Median Household Income, we can then calculate the Maximum Monthly Shelter Expenditures (calculated at 30% of the Median Household Income for each defined category) as well as the Maximum Home Price.

The U.S. Department of Housing and Urban Development sets 30 percent of household income as the reasonable limit to spend for housing.<sup>2</sup> The Florida Department of Economic Opportunity and the Florida Housing Finance Corporation have also adopted this limit. The average annual shelter expenditures for Lauderdale Lakes households in 2013 were estimated to be \$9,316.34, or 23.6% of the Median Household Income.<sup>3</sup> For the purposes of this assessment, we have used the 30% threshold.

Property taxes in the City of Lauderdale Lakes for fiscal year 2014 are 26.7880 mills, or 2.6788% of the taxable value of real property.<sup>4</sup> Lauderdale Lakes has the highest property taxes in Broward County, most likely because it has one of the smallest property tax bases per capita. Florida's Constitution allows for \$50,000 of homestead exemptions to be subtracted from the assessed value. For first-time homebuyers, the assessed value is the "just value" for property tax purposes. Property taxes, then, are calculated for the purposes of this study, based upon these facts.

Average 30-year fixed-rate mortgages, with a 20% down payment and no mortgage insurance at the time of this report for buyers with good to very good credit were 4.28%.<sup>5</sup>

One-year Treasury notes were yielding .102% while 5-year Treasury notes were yielding 1.467%. The spread between maturities is 1.365. Adding this spread to the stated 30-year fixed-rate

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<sup>2</sup> Source: 24 CFR Part 92.252

<sup>3</sup> Source: Esri Household Budget Expenditures series, 2013, City of Lauderdale Lakes, Florida

<sup>4</sup> Source: Broward County Property Appraiser 2013 Final Millage Rate Table, <http://bcpa.net/2013TaxRollInfo.asp>

<sup>5</sup> Source: Freddie Mac, February 13, 2014

mortgage rate noted above, the 2018 interest rate for the mortgage would be estimated at 5.645%. It should be noted here, because it is important, that the increased interest rate results in more mortgage interest. This reduces the price of a home that can be purchased under these assumptions. Simply stated, interest rates are expected to be higher in 2018 than in 2013. This would ordinarily mean that assuming 30% of median income is available for housing expenses, someone in 2018 would have to purchase a cheaper home than someone of the same income in 2013. This is mitigated in this assessment because of median incomes are projected to rise. We have incorporated both variables in our analysis.

Using the estimates and projections of Extremely Low, Very Low, Low, Moderate, and Workforce Incomes used by the City of Lauderdale Lakes, and three of those same definitions used by Broward County, and as developed in the prior table, we have calculated the Maximum Home Prices (as calculated using the above) and Maximum Monthly Shelter Expenditures for each quintile of Median Household Income:

**Table 4**  
**Estimates of Maximum Home Prices and Maximum Monthly Shelter Expenditures**  
**2013 and 2018**

Year	Median Household Income	Very Low Income (50% of Median)	Low Income (80% of Median)	Moderate Income (120% of Median)
<b>2013</b>	30,147	15,074	24,118	36,176
Maximum Monthly Shelter Expense (30% of Income)	754	377	603	904
Maximum Home Price	109,993	39,883	86,069	136,245
<b>2018</b>	34,276	17,138	27,421	41,131
Maximum Monthly Shelter Expense (30% of Income)	857	428	686	1,028
Maximum Home Price	116,917	46,648	92,646	143,456

## Population Estimates

The City of Lauderdale Lakes is expected to grow more slowly than anticipated in prior studies. We have reviewed projections made by the Shimberg Center and by Esri®. Ultimately, we relied upon the Esri® estimates as they have projected higher population counts than Shimberg. This was viewed as a more conservative estimate for the purpose of this analysis as it would tend to result in higher demand for housing. The following table summarizes the population estimates from the various sources:

**Table 5  
Estimates of Population**

Source	Year			
<b>Esri®</b>	<b>2000</b>	<b>2010</b>	<b>2013</b>	<b>2018</b>
	30,971	32,593	32,745	34,424
<b>Shimberg Center</b>	<b>2000</b>	<b>2010</b>	<b>2012</b>	<b>2020</b>
	31,705	32,593	33,169	33,206
<b>City of Lauderdale Lakes (Broward County Estimates)</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
	NA	36,890	42,244	46,944

The Esri® estimates were then used in evaluating the future demand for housing in 2018. From this source, then, we would expect the population to increase by 1,679 people.

## Current and Projected Employment, 2013 – 2018

The City of Lauderdale Lakes has 1,497 businesses employing 9,339 employees as of 2013. Based upon the estimated population of 32,745, the Employee/Residential Population Ratio is .29.<sup>6</sup> The projected 2018 population of the City is 34,424. Extrapolating from this population projection, we estimate that the City will have 1,600 businesses employing 9,983 employees.

Accordingly, we estimate that the number of employees in the City of Lauderdale Lakes will increase by 644 by 2018.

The number of people who live in the City who are employed is estimated to be 15,108<sup>7</sup> in 2013. Using the Dun & Bradstreet 53,999 employment number for employers within the City, we deduce that 5,769 residents work somewhere other than in the City.

*Because this employment estimate has been derived from the population estimate, we will assume that the population growth, already very conservative for the purposes of this assessment, need not be also increased for employment growth. Since the ratio of employed persons working within the city to the total employed is 62%, we can assume employment growth will add only 400 persons of the 1,679 total increase by 2018.*

The chart on the following page details the 2013 estimates of employment, as provided by Dun & Bradstreet:

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<sup>6</sup> Source: Copyright 2013 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2013.

<sup>7</sup> Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



Lauderdale Lakes  
Lauderdale Lakes  
city, FL (1239525)

Geography: Place

**Data for all businesses in area**

Total Businesses:  
Total Employees:  
Total Residential Population:  
Employee/Residential Population Ratio:

**Lauderdale Lakes city, FL...**

1,497  
9,339  
32,745  
0.29

	Businesses		Employees	
	Number	Percent	Number	Percent
<b>by SIC Codes</b>				
Agriculture & Mining	20	1.3%	58	0.6%
Construction	85	5.7%	277	3.0%
Manufacturing	28	1.9%	146	1.6%
Transportation	73	4.9%	239	2.6%
Communication	10	0.7%	22	0.2%
Utility	4	0.3%	40	0.4%
Wholesale Trade	66	4.4%	247	2.6%
<b>Retail Trade Summary</b>	<b>252</b>	<b>16.8%</b>	<b>1,631</b>	<b>17.5%</b>
Home Improvement	10	0.7%	26	0.3%
General Merchandise Stores	7	0.5%	520	5.6%
Food Stores	36	2.4%	147	1.6%
Auto Dealers, Gas Stations, Auto Aftermarket	26	1.7%	108	1.2%
Apparel & Accessory Stores	32	2.1%	219	2.3%
Furniture & Home Furnishings	31	2.1%	88	0.9%
Eating & Drinking Places	49	3.3%	243	2.6%
Miscellaneous Retail	61	4.1%	280	3.0%
<b>Finance, Insurance, Real Estate Summary</b>	<b>122</b>	<b>8.1%</b>	<b>557</b>	<b>6.0%</b>
Banks, Savings & Lending Institutions	17	1.1%	180	1.9%
Securities Brokers	6	0.4%	18	0.2%
Insurance Carriers & Agents	20	1.3%	86	0.9%
Real Estate, Holding, Other Investment Offices	79	5.3%	273	2.9%
<b>Services Summary</b>	<b>823</b>	<b>55.0%</b>	<b>5,468</b>	<b>58.6%</b>
Hotels & Lodging	0	0.0%	0	0.0%
Automotive Services	48	3.2%	165	1.8%
Motion Pictures & Amusements	32	2.1%	59	0.6%
Health Services	126	8.4%	1,879	20.1%
Legal Services	10	0.7%	18	0.2%
Education Institutions & Libraries	35	2.3%	757	8.1%
Other Services	572	38.2%	2,590	27.7%
<b>Government</b>	<b>14</b>	<b>0.9%</b>	<b>654</b>	<b>7.0%</b>
<b>Totals</b>	<b>1,497</b>	<b>100%</b>	<b>9,339</b>	<b>100%</b>

## Current and Projected Housing Stocks, 2013 – 2018

Values and availability of housing stock change over time and are subject to various market forces.

Using available market data<sup>8</sup> for the City of Lauderdale Lakes, we have calculated the amount of existing and projected housing stock as follows:

**Table 6**  
**Current and Projected Housing Stocks, Owner-Occupied Units**

Total	2013		2018		Difference
	Number	Percent	Number	Percent	
Total	6,950	100.0%	7,502	100.0%	552
<\$50,000	1,921	27.6%	1,957	26.1%	36
\$50,000-\$99,999	1,854	26.7%	1,479	19.7%	(375)
\$100,000-\$149,999	2,234	32.1%	1,938	25.8%	(296)
\$150,000-\$199,999	714	10.3%	1,502	20.0%	788
\$200,000-\$249,999	113	1.6%	308	4.1%	195
\$250,000-\$299,999	24	0.3%	86	1.1%	62
\$300,000-\$399,999	17	0.2%	48	0.6%	31
\$400,000-\$499,999	20	0.3%	69	0.9%	49
\$500,000-\$749,999	6	0.1%	23	0.3%	17
\$750,000-\$999,999	2	0.0%	10	0.1%	8
\$1,000,000+	45	0.6%	82	1.1%	37
Median Value	\$91,909		\$108,127		
Average Value	\$100,719		\$124,150		

Using Table 4, *Estimates of Maximum Home Prices and Maximum Monthly Shelter Expenditures 2013 and 2018*, we see from the 2018 projections of housing stocks that the Very Low Income will increase while and Low and Moderate Income housing stocks will likely decline, even considering the higher Median Family Income that is forecast. The forecast in housing stocks indicates that an additional 552 units will be constructed by 2018. Based upon the forecasted population increase of 552, this would average 3.04 persons per home, which we deem to be a very reasonable expectation.

<sup>8</sup> Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

Another measure of existing housing stocks can be derived from the Broward County Property Appraiser’s certified tax roll, which contains information about the “Just Value” of each property within the City. In Florida, 'Just Value' is legally synonymous with 'Market Value'. Just value is the price at which a property, if offered for sale in the open market, with a reasonable time for the seller to find a purchaser, would transfer for cash or its equivalent, under prevailing market conditions between parties who have knowledge of the uses to which the property may be put, both seeking to maximize their gains and neither being in a position to take advantage of the exigencies of the other.<sup>9</sup> In determining just value for assessment purposes, the Property Appraiser considers criteria in accordance with Florida Statutes 193.011. Because of these and other considerations, just value for assessment purposes may not precisely reflect the amount for which property might ultimately sell.

Using the Broward County Property Appraiser’s tax roll information<sup>10</sup>, we have counted the number of residential properties (excluding multi-family rental complexes, institutional residential, and vacant land) that existed in the City in 2013 within the various categories previously defined for Median Household Income. Using subscribed data sources<sup>11</sup>, we extrapolated the number of households within each category of income. We then also calculated the surplus or deficiency of the existing homes with the need (demand) for those homes using the Maximum Home Price for each category of Median Household Income (*Table 4, Estimates of Maximum Home Prices and Maximum Monthly Shelter Expenditures, 2013 and 2018*). We also reviewed current listing information for homes for sale within each of these categories<sup>12</sup> to gauge the current availability of homes at or below the Maximum Home Price for the category and thus developed the following table:

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<sup>9</sup> Florida Administrative Code 12D-1.002[2]

<sup>10</sup> Broward County Property Appraiser Tax Roll, 2013.

<sup>11</sup> Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2013 and 2018

<sup>12</sup> Zillow®, Zillow.com Homes For Sale, February 17, 2014.

**Table 7**  
**Estimated Housing Stocks Using Property Appraiser Estimates Of Just Value, 2013**  
**2013 Using Just Value From Property Appraiser Roll**

<b>Category</b>	<b>Income</b>	<b>Maximum Home Price</b>	<b>Number of Households With Incomes At Or Below</b>	<b>Number of Homes At Or Below Maxium Home Price</b>	<b>Surplus or (Deficiency)</b>
<b>Very Low Income (50% of Median)</b>	15,074	39,883	2,916	6,736	3,820
<b>Low Income (80% of Median)</b>	24,118	86,069	4,770	9,576	4,806
<b>Moderate Income (120% of Median)</b>	36,176	136,245	6,896	11,811	4,915
All Dwelling Units				20,786	

Table 7 includes a count of “dwelling units” as determined by the BCPA’s office. Dwelling unit is a term used in determining the applicability of City-levied fire assessments. A dwelling unit is not necessarily the same thing as household. A dwelling unit may include a residential occupancy in a non-residential use (particularly a mixed-use property). It may also include a “granny flat” or a converted structure being used as a residential occupancy. The dwelling unit may or may not conform to the City’s allowed use on a property. The number of dwelling units, so determined, is usually in excess of other “official” tallies of properties, but we have included the count here as a further illustration of overall supply.

Table 8 Forecasts the Housing Stock and Households by Income using the same methodology employed in Table 7 estimates but using the differentials provided in Table 6, *Current and Projected Housing Stocks, Owner-Occupied Units*:

**Table 8  
Forecasted Housing Stocks Using Property Appraiser Estimates Of Just Value, 2018**

**2018 Forecasted Housing Stock and Households By Income**

<b>Category</b>	<b>Income</b>	<b>Maximum Home Price</b>	<b>Number of Households With Incomes At Or Below</b>	<b>Number of Homes At Or Below Maximum Home Price</b>	<b>Surplus or (Deficiency)</b>
<b>Very Low Income (50% of Median)</b>	17,138	46,648	2,916	6,772	3,856
<b>Low Income (80% of Median)</b>	27,421	92,646	4,770	9,229	4,459
<b>Moderate Income (120% of Median)</b>	41,131	143,456	6,896	11,528	4,632
<b>All Dwelling Units</b>				<b>21,338</b>	

The differences between the property record counts provided through the BCPA tax roll and the estimates of units provided through the Census and Esri® are because the BCPA includes all housing units while the other tables provide for owner-occupied units. Because this assessment is gauging the potential for home ownership, the Census and Esri® are relied upon. The BCPA numbers are useful in judging the current supply.

More telling, however, is to look at all housing, not just the single-family units, in order to gauge the extent to which affordable housing has penetrated the total available housing within the City. To do this, we took all residential parcels classified by the BCPA as Residential (“R”) for fire services assessment purposes. We excluded vacant land in order to focus only on existing housing. We then used the Just Value for each parcel and divided that value by the number of assessable units for fire service. This is identical to the number of dwelling units on the parcel and is a highly reliable number to use. This math gives us the average value per dwelling unit on each parcel, which is a proxy for a multi-family unit under one ownership (e.g., apartment complex, duplex or triplex with one owner, etc.) The results are stark: Using this method, virtually all of the City’s housing (99%+) falls at or below the very low, low, or moderate income levels as they existed in FY2013. More than half (57%+) of these parcels so calculated are at or

below the Very Low Income level. Table 9 summarizes this view of affordable housing in the City:

**Table 9**  
**Estimated Percent of Housing By Income Group Using Proxy Method**

	Estimated Value of All Dwelling Units		
	Very Low Income	Low Income	Moderate Income
<b>Number of Parcels Within Category</b>	6,849	9,709	11,908
<b>Total Number of Parcels</b>	11,973	11,973	11,973
<b>Percent of All Parcels</b>	57%	81%	99%

Residential rental properties are not assessed in the same manner as owner-occupied properties. Rental properties are almost always assessed based upon a net income approach while owner-occupied properties are influenced or determined by recent sales of similar property within a similar area. This proxy method gives yet another approximation of all residential properties, whether owned or rented. Using this method, we see that nearly all of the developed residential properties would be classified as affordable to some degree. These numbers compare favorably with the prior tables, which reflected only owner-occupied residential properties.

The listings of homes for sale<sup>13</sup> in the Very Low Income, Low Income, and Moderate Income categories is an indication that demand for these homes is high. The supply of these homes is also greater than the number of households that could afford them, which is seemingly at odds with the listings. But, the City has a great number of condominiums and older homes where either the household income has grown while owners stayed in their homes or the retirees occupying many of the condominiums have lower incomes but have purchased the home they will occupy for most of their remaining life.

<sup>13</sup> Zillow®, Zillow.com Homes For Sale, February 27, 2014.

**Table 10**  
**Supply of Housing For Sale By Median Household Income Category**


**2013 Using Just Value From Property Appraiser Roll**

<b>Category</b>	<b>Income</b>	<b>Maximum Home Price</b>	<b>Number of Households With Incomes At Or Below</b>	<b>Number of Homes At Or Below Maxium Home Price</b>	<b>Homes For Sale</b>
<b>Very Low Income (50% of Median)</b>	15,074	39,883	2,916	6,736	35
<b>Low Income (80% of Median)</b>	24,118	86,069	4,770	9,576	198
<b>Moderate Income (120% of Median)</b>	36,176	136,245	6,896	11,811	277
All Dwelling Units				<b>20,786</b>	

## Rental Housing Supply and Demand

The 2010 Census tallied 13,777 rental units with the City, which was 22.3% of all units counted. The estimate for 2013 indicated that 24.3% of the housing stock<sup>14</sup> was occupied by renters:

**Table 11**  
**Lauderdale Lakes Housing Profile**

		<div style="background-color: #cccccc; padding: 2px;">Housing Profile</div>					
		Lauderdale Lakes City, FL Lauderdale Lakes city, FL (1239525) Geography: Place					
<b>Population</b>		<b>Households</b>					
2010 Total Population	32,593	2013 Median Household Income		\$30,147			
2013 Total Population	32,745	2018 Median Household Income		\$34,273			
2018 Total Population	34,424	2013-2018 Annual Rate		2.60%			
2013-2018 Annual Rate	1.01%						
<b>Housing Units by Occupancy Status and Tenure</b>		<b>Census 2010</b>		<b>2013</b>		<b>2018</b>	
		<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Total Housing Units		15,000	100.0%	15,057	100.0%	15,401	100.0%
Occupied		11,891	79.3%	11,895	79.0%	12,476	81.0%
Owner		7,152	47.7%	6,950	46.2%	7,502	48.7%
Renter		4,739	31.6%	4,945	32.8%	4,974	32.3%
Vacant		3,109	20.7%	3,162	21.0%	2,925	19.0%
<b>Total</b>				<b>2013</b>		<b>2018</b>	
				<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Total				6,950	100.0%	7,502	100.0%
<\$50,000				1,921	27.6%	1,957	26.1%
\$50,000-\$99,999				1,854	26.7%	1,479	19.7%
\$100,000-\$149,999				2,234	32.1%	1,938	25.8%
\$150,000-\$199,999				714	10.3%	1,502	20.0%
\$200,000-\$249,999				113	1.6%	308	4.1%
\$250,000-\$299,999				24	0.3%	86	1.1%
\$300,000-\$399,999				17	0.2%	48	0.6%
\$400,000-\$499,999				20	0.3%	69	0.9%
\$500,000-\$749,999				6	0.1%	23	0.3%
\$750,000-\$999,999				2	0.0%	10	0.1%
\$1,000,000+				45	0.6%	82	1.1%
Median Value				\$91,909		\$108,127	
Average Value				\$100,719		\$124,150	

<sup>14</sup> Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

The Shimberg Center used the American Community Survey Data from 2007-2011 to estimate the number of households by the amount of rent paid<sup>15</sup>. Using the estimates of projected rental units identified in Table 11, we developed the following:

**Table 12**  
**Estimates of The Number Of Households By Rent Paid**

Households By Monthly Rent Paid									
	<\$200	\$200-\$299	\$300-\$499	\$500-\$749	\$750-\$999	\$1,000-\$1,499	\$1,500 or More	No Cash Rent	Total
<b>2011</b>	94	157	113	262	1,507	1,857	244	123	4,357
<b>2013 Estimated</b>	107	178	128	297	1,710	2,108	277	140	4,945
<b>2018 Forecasted</b>	107	179	129	299	1,720	2,120	279	140	4,974

The growth in rental units between 2013 and 2018 is forecasted to increase by about 29 units in total, or less than 1% of estimated rental stock in 2013. The supply in 2018 for rental housing appears to be essential that which currently exists.

The forecasts we have relied upon assume that vacant residential units<sup>16</sup> will decline by 2018. The decline in vacant units is assumed to satisfy some of the growing demand in both ownership and rental occupancies. Vacant housing units over time are noted below:

**Table 13**  
**Vacant Housing Units**

	Year		
	2010	2013	2018
Actual Vacant Units	3,109	3,162	2,925
Percent of Total Units	20.70%	21.00%	19.00%

<sup>15</sup> Florida Housing Data Clearinghouse, Shimberg Center For Housing Studies, University of Florida. Lauderdale Lakes Profile.

<sup>16</sup> Source: U.S. Census, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

Broward County vacancy rates were 15.3% in 2010 and estimated to be 15.5% in 2013 and forecast to be 13.7% in 2018.<sup>17</sup> For 2013, the City’s residential unit vacancy rate was 35% greater than the County, indicating at first glance that affordable units are available.

Rental housing has experienced noticeable fluctuations across all sizes of rental property. Using information from the U.S. Department of Housing and Urban Development (HUD), we prepared the following historical and current data (Fiscal Years 2007-2014)<sup>18</sup> on local rents for various size rental units and projected forward up to and including Fiscal Year 2018:

**Table 14**  
**Historical HUD Fair Market Rents**

<b>HUD Fair Market Rents</b>											
<b>Unit Type/Number of Bedrooms</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>
<b>Efficiency</b>	784	908	977	1,010	956	883	748	792	793	794	795
<b>1</b>	877	1,016	1,092	1,130	1,069	988	973	992	1,011	1,030	1,049
<b>2</b>	1,054	1,221	1,313	1,358	1,285	1,187	1,236	1,260	1,295	1,331	1,369
<b>3</b>	1,458	1,689	1,816	1,878	1,777	1,642	1,763	1,797	1,857	1,918	1,982
<b>4</b>	1,851	2,144	2,306	2,385	2,256	2,084	2,189	2,232	2,298	2,365	2,435

From 2007 to 2014, rents on Efficiency rental units increased about 0.15% annually, while 1-bedroom rental units increased by less than 2% per annum. All other rental units increased by about 3% annually. The growth factor in rents for 2015-2018 used these historical growth rates in the projections for each year. This table indicates that rents were increasing through 2010 and then decreased through 2013. They have begun to edge upwards, but relative to median incomes they have become more affordable:

<sup>17</sup> Ibid.

<sup>18</sup> U.S. Department of Housing and Urban Development, Fair Market Rent Documentation System, Fort Lauderdale, Florida, HUD Metro FMR area, FY2007-2014.

**Table 15**  
**Changes In HUD Market Rents As Percent of Median Income**

<b>HUD Fair Market Rents As Percent Of Median Income</b>			
<b>Unit Type/Number of Bedrooms</b>	<b>2010</b>	<b>2013</b>	<b>2018</b>
<b>Efficiency</b>	1,010	748	795
<b>% of Median Income</b>	45%	30%	28%
<b>1</b>	1,130	973	1,049
<b>% of Median Income</b>	50%	39%	37%
<b>2</b>	1,358	1,236	1,369
<b>% of Median Income</b>	61%	49%	48%
<b>3</b>	1,878	1,763	1,982
<b>% of Median Income</b>	84%	70%	69%
<b>4</b>	2,385	2,189	2,435
<b>% of Median Income</b>	106%	87%	85%

**Rents are in U.S. Dollars Per Month**

Relative to the rest of Broward County, the percent of income required to maintain market rents in the metropolitan area is much higher in Lauderdale Lakes than the average in the area. The City attracts lower income households because of its large stock of housing at the low end. As noted before, this tends to require a higher tax rate for the City. What the City is demonstrably short of is housing at the higher end. Interestingly, rents at the low end have trended downward and are beginning to climb back up, but they are forecast to be lower in 2018 than in 2010. Rents in the middle and at the higher end have been trending up and will be higher in 2018 than they were in 2010, after having declined through 2013 before beginning to rise again in 2014. We speculate that the economic conditions, particularly relatively

high unemployment, resulted in less household income, which, in turn, put downward pressure on rental pricing.

## **Addressing The Demand For The High Costs Of Housing**

The City of Lauderdale Lakes receives funds from the Department of Housing and Urban Development (HUD) for the Neighborhood Stabilization Program (NSP). The NSP, sponsored by HUD, provides for funding of acquisitions of properties upon which the mortgages have been foreclosed and title to which is vested in the mortgagee institution. The NSP serves to provide local governments with a source of funding to help them respond to rising foreclosures and declining property values. Approximately \$1.8 million was allocated to Broward County on behalf of the City of Lauderdale Lakes. The established goal of the NSP program was to acquire, rehabilitate, and resale single-family homes within the City of Lauderdale Lakes. The acquisition of single-family homes by qualified families ultimately leads to improvement in the values of other properties in the neighborhood because of the inherent pride which home ownership instills. To date, eighteen homes are either sold or under contract. Exhibit C shows the location of low, moderate and middle-income household properties within the City, which have recently received home purchase and rehabilitation assistance.

The City of Lauderdale Lakes provides health and safety minor home repairs to owner-occupied homes within the City limits. The Minor Home Repair Program is designed to provide assistance to eligible low-to-moderate income residents that are experiencing conditions in the home that pose a threat to the safety, health and welfare of household occupants. The objective of the program is to address and eradicate conditions in and around the home. Areas of historical concern include leaky roofs, non-compliance (broken, unstable, single-pane, un-shuttered) windows and dilapidated exterior doors).

The City of Lauderdale Lakes promotes the need and availability of housing at affordable price ranges including the creation of the Town Center zoning district that continues to grow an innovative economy; supports a mixed use development and a range of housing densities, increases access to transit to a larger number of residents, and provides rich cultural opportunities. The Town Center zoning district promotes a wide variety of housing types and prices, including row housing, townhomes, multi-family, and duplexes not available within other zoning districts in the City. Since 2002, the City of Lauderdale Lakes has worked with several major developers to provide hundreds of affordable housing units within the

Community Redevelopment Area and about 70 tax-credit apartment units are currently pending on a 3.5 acre site located approximately 500 feet east of N SR 7 on the north side of Oakland Park Boulevard.

Attaining affordable housing in the City has not traditionally been an issue. In fact, past estimates reported that the City provides at least 34 percent of all the affordable housing units in the County. The data above illustrates that the City will gain an additional 734 households earning less than 80 percent of AMI, which for a family of four now equates to \$56,950 in Broward County. The City, as well as other municipalities, must provide for all its residents, thus the continued preservation of existing units is vital for the City, as strategies are pursued to attract market rate and mixed income housing developments. The City provides more than a “fair share” of affordable housing units and other cities must begin to introduce affordable housing units to serve the regions residents. Lauderdale Lakes is seeking to increase the availability of units which can be targeted to individuals of various incomes, particularly those of incomes greater than 80 percent of AMI (moderate income +) and provide for workforce and essential service personnel, such as teachers, police and fire fighters.

Notwithstanding the need to introduce mixed income units, the City will continue to provide for its low income residents and continue to assist low income buyers in purchasing appropriately priced units, thus being able to serve existing and future low income residents. In addition, the City will continue to support regional coordination and implementation efforts to provide housing for residents in the County.

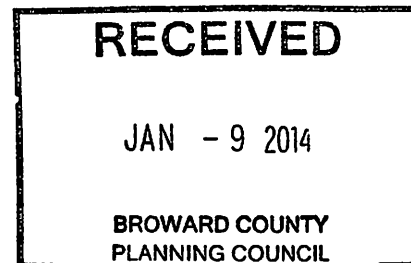
The greater housing issue facing the City, however, will not be the preservation of existing units, but the attraction of higher income residents and mixed housing developments to achieve a more economically diverse community. The City will need to continue the aggressive marketing effort which is already underway by the Community Redevelopment Agency (CRA). The City’s current marketing strategy utilizes ideals contained in the City’s Citizen’s Master Plan and the Community Redevelopment Plan. Both plans encourage the development of higher cost housing which would provide an increased tax base and provide revitalization to distressed neighborhoods. Locating higher cost/market rate housing in the City also encourages existing residents to purchase higher priced homes within the City, without locating out of the area.

During the redevelopment process it is essential that higher rate units are introduced while preserving the cultural integrity of the city, i.e. working with the community residents to rebuild and revitalize without mass displacement of residents and gentrification.

Thus far, 473 apartments have been approved for development in the City's Town Center. These apartments are part of a mixed-use development, Bella Vista, which includes commercial and retail uses, a Broward County Public Library facility and a community center facility on the second floor of the library.



ATTACHMENT 9



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

January 8, 2014

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

Thru: <sup>DAN</sup> 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.

**PC 14-5** No objections. However, regional park impact fees will be required at the time of replatting, or a note on the face of the plat, to reflect the regional park impact fees to be paid for the 262 residential units proposed in this land use amendment.

**PC 14-6** No objections. However, regional park impact fees will be required at the time of replatting, or a note on the face of the plat, to reflect the regional park impact fees to be paid for the 605 residential units proposed in this land use amendment.

**PCT 14-2** No objections to the changes proposed in the Text Amendment.

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

ATTACHMENT 10



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 23, 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 14-6



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 14-6: No objection

Our office has no objections or comments for this amendment.

Respectfully,

A handwritten signature in black ink, appearing to be "Joe Heilman", written in a cursive style.

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 11

RECEIVED

MAR 24 2014

BROWARD COUNTY  
PLANNING COUNCIL



3650 N.E. 12th Avenue • Oakland Park, Florida 33334 • 954.630.4200 • www.oaklandparkfl.org

March 20, 2014

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

**RE: Proposed Amendment to the City of Lauderdale Lakes' Comprehensive Plan and Broward County's Land Use Plan for property south of W. commercial Blvd. and east of State Road 7/U.S. 441 (Headway Office Park Plat); Case #PC 14-6.**

Dear Ms. Blake Boy:

This letter is in response to the public notice that was sent to the City of Oakland Park regarding the proposed land use plan amendment for the parcel located in the Headway Office Park Plat within the City of Lauderdale Lakes. While the City of Oakland Park understands the land use designation for this parcel must be changed to accommodate the proposed residential development, it is imperative that the City of Lauderdale Lakes and Broward County maintain the goal of reducing any possible negative impacts from the proposed development with the future land use plan, zoning and all other land development regulations.

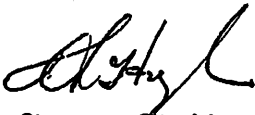
As a part of the review of the land use plan amendment, we request that the City of Lauderdale Lakes, Broward County Planning Council and the proposed residential developer ensure the following concerns are addressed:

- Further analysis by Lauderdale Lakes, the County and FDOT of the traffic impacts on adjacent roadways such as NW 44 Street, W. Commercial Boulevard, NW 31 Avenue and W. Prospect Road.
- That all proposed development traffic impacts be identified, mitigated with planned roadway improvements and formally addressed prior to site development plan approval and the issuance of Certificates of Occupancy (COs) for new building construction.
- Examination of the access and vehicular/pedestrian circulation and connectivity to W. Commercial Boulevard and NW 44 Street which will be utilized by the residential development's residents and visitors.

- Consideration of the additional demand for public safety officers and other public safety services are a part of the review and deliberation of the land use plan amendment.
- The City of Oakland Park's respectful request to participate on the City of Lauderdale Lakes' Development Review Committee (DRC) in order to monitor and add input on the proposed plans.

Thank you for your consideration in this matter.

Sincerely,



*JN* John Stunson, City Manager  
City of Oakland Park

CC: Harris Hamid, P.E., Director of Engineering & Community Development

## ATTACHMENT 12



**City of Lauderdale Lakes**  
**Public Works and Development Services Department**  
4300 NW 36th Street • Lauderdale Lakes, Florida 33319-5599  
(954) 535-2480 • Fax (954) 731-5309

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March 25, 2014

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

**RECEIVED**

MAR 25 2014

Re: Headway Land Use Plan Amendment (PC 14-6)

BROWARD COUNTY  
PLANNING COUNCIL

Dear Ms. Blake Boy,

Thank you for forwarding some written concerns regarding the above-referenced proposed amendment to the City of Lauderdale Lakes' Comprehensive Plan and Broward County's Land Use Plan. All of the comments provided by the City of Oakland Park were addressed by the City in its staff report and recommended conditions of approval. In addition, we offer the following responses to said comments.

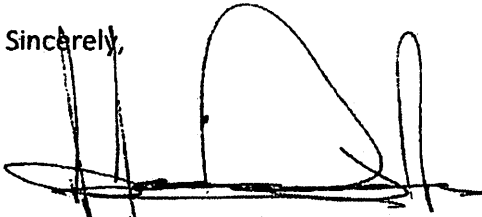
- Per the Broward County Planning Council report analyzing the traffic impacts on adjacent roadways, the proposed change in land use from Commercial and Commercial Recreation to Residential represents a net decrease in p.m. peak hour trips by 465 trips.
- The City of Lauderdale Lakes will continue to coordinate with the Petitioner, FDOT, the county and neighboring cities with regard to the proposed development's traffic impacts and access and vehicular/pedestrian circulation and connectivity to Commercial Boulevard and N.W. 44 Street.
- The applicant and the City will consider the potential demand for public safety officers and other public safety services as part of the review and deliberation of the land use plan amendment, rezoning and site plan review.
- The City of Oakland Park will be invited to participate in the City of Lauderdale Lakes' Development Review Committee (DRC) process in order to monitor and add input on the proposed project.

Ms. Blake Boy  
March 25, 2014  
Page 2 of 2

We trust the above adequately addresses the City of Oakland Park's concerns. Please note the Applicant would still need to complete the remaining steps for final site development plan approval. Upcoming zoning requests and associated timelines information will be made available to all interested cities and stakeholders shortly following the plan amendment adoption hearing.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fernando Leiva'. The signature is stylized with a large, rounded 'F' and a long, sweeping underline.

Fernando Leiva, AICP, Assoc. AIA  
Development Services Manager/Principal Planner

Cc: Mr. Jonathan Allen, City Manager