

Item #8 (2)

**ADDITIONAL MATERIAL
2:00 P.M. PUBLIC HEARING
AUGUST 12, 2014**

**SUBMITTED AT THE REQUEST OF
COMMISSIONER WEXLER**

Application for an amendment to the Broward County Land Use Plan
6901 West Sunrise Boulevard, Plantation, Florida 33313

B. AGENT: Emerson Allsworth, Attorney
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Fort Lauderdale, FL 33316
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C. PROPERTY OWNER: William M. Murphy
Sunrise Properties & Investments #13, 14, 15 LLC
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Plantation, FL 33313
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Fax: (954) 746-1861
Email: WMurphy50@aol.com

D. PLANNING COUNCIL FEE: Application Fee of \$12,146 was paid at time of submittal.

E. RATIONALE FOR AMENDMENT:

The amendment site is developed with a 50,000 square-foot building that has been vacant for the past several years. An industrial property of this size would typically be developed with one (1) or more buildings totaling at least three (3) times the size of the existing building, but the property owner has not been able to fully utilize the site, let alone lease the existing building, under the existing Industrial land use and zoning. Demand for industrial use at this location has been low throughout multiple real estate cycles, and will not be redeveloped in the foreseeable future for industrial use.

Broward County previously approved a land use change to residential in 2007, however, the residential real estate market crashed before the amendment could be adopted, and the industrial designation was retained, albeit without occupancy of the site. The residential real estate market has recovered, particularly the multiple-family rental market, corresponding to changing demographics, mortgage lending practices and the reduction in rental housing supply resulting from condominium conversions.

The property owner and the City of Plantation desire to see the property redeveloped. Redevelopment will only occur with residential use. Therefore, the property owner is requesting approval to change the future land use plan map designation of the amendment site from Industrial to Medium-High (25) Residential, for up to 300 mid-rise apartment units. The requested density will create an economy of scale that will allow for the provision of amenities and on-site services.

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5. EXISTING AND PROPOSED USES

A. CURRENT AND PROPOSED LOCAL AND BROWARD COUNTY LAND USE PLAN DESIGNATION FOR THE AMENDMENT SITE.

Amendment Site	City of Plantation Land Use Plan
Current:	Industrial
Proposed:	Residential Medium - High (25)

Amendment Site	Broward County Land Use Plan
Current:	Industrial
Proposed:	Residential Medium - High (25)

B. CURRENT LAND USE DESIGNATIONS FOR THE SURROUNDING PROPERTIES.

Surrounding Properties	Broward County Land Use Plan
North	Residential Low (5) and Industrial
East	Industrial
South	Community Facility
West	Commercial

C. INDICATE IF THE FLEXIBILITY PROVISIONS OF THE BROWARD COUNTY LAND USE PLAN HAVE BEEN USED TO REZONE ADJACENT AREAS.

Commercial over industrial flex has been used adjacent to the subject site.

D. EXISTING USE OF AMENDMENT SITE AND ADJACENT AREAS.

Location	Existing Use
Amendment Site	Vacant

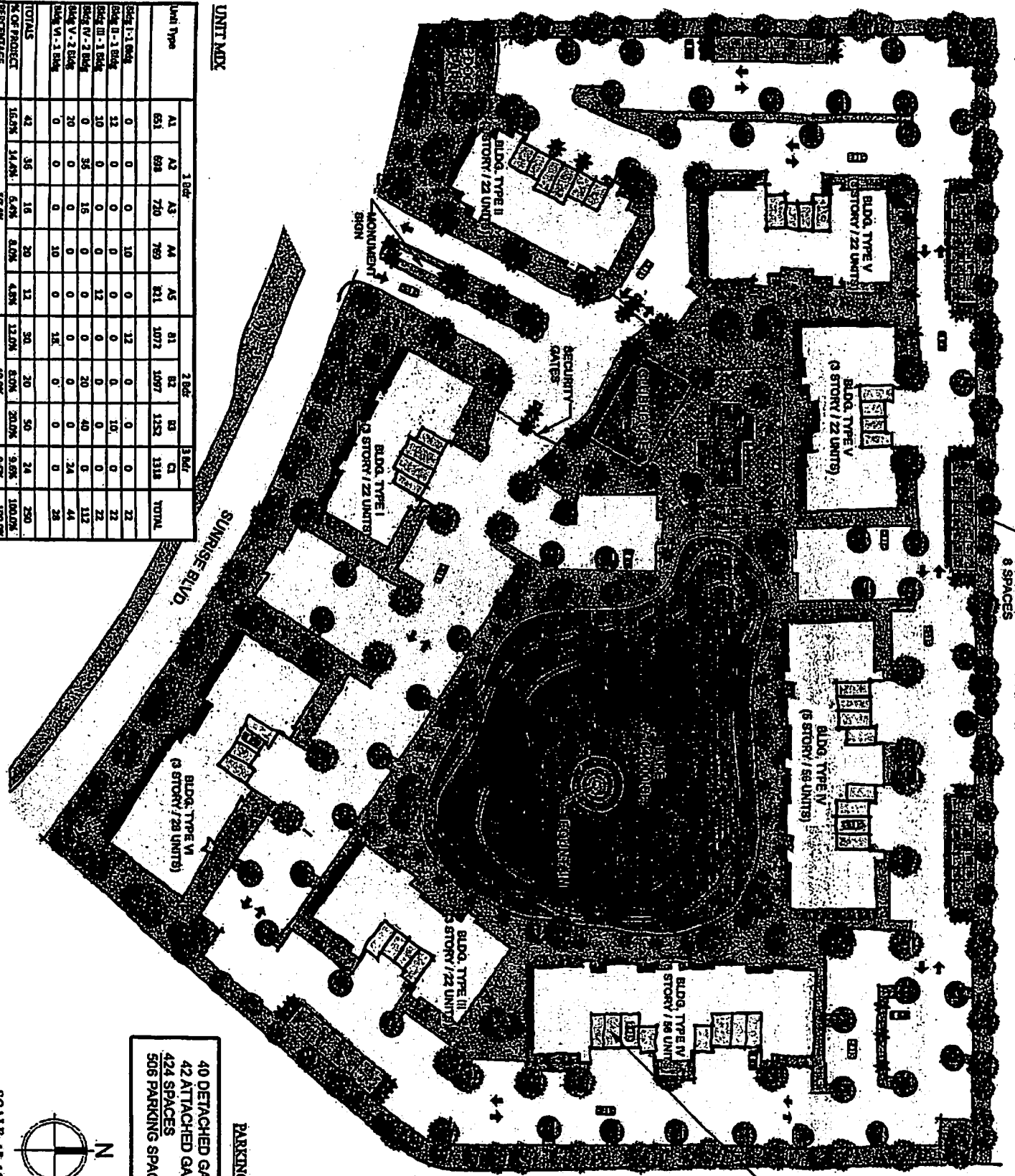
Adjacent Areas	Existing Use
North	Single Family Residential and Storage Yard
East	Plantation Technology Park
South	Plantation High School
West	Manor Care Health Services

E. PROPOSED USE OF THE AMENDMENT SITE INCLUDING SQUARE FOOTAGE AND/OR DWELLING UNIT COUNT PROPOSED FOR EACH PARCEL

Up to 300 mid-rise apartment units. Applicant will voluntarily restrict development on the amendment site by restrictive covenant.

Unit Type	1 Bdr					2 Bdr					3 Bdr		TOTAL
	A1	A2	A3	A4	A5	B1	B2	B3	B4	C1	C2		
604 I - 1 Bdr	0	0	0	0	0	12	0	0	0	0	0	22	
604 II - 1 Bdr	12	0	0	0	0	0	0	16	0	0	0	22	
604 III - 1 Bdr	10	0	0	0	12	0	0	0	0	0	0	22	
604 IV - 2 Bdr	0	36	16	0	0	0	20	40	0	0	0	112	
604 V - 2 Bdr	20	0	0	0	0	0	0	0	24	0	0	44	
604 VI - 3 Bdr	0	0	0	10	0	12	0	0	0	0	0	28	
TOTALS	42	36	16	20	12	30	20	50	24	0	0	250	
% OF PROJECT	16.8%	14.4%	6.4%	8.0%	4.8%	12.0%	8.0%	20.0%	9.6%	0.0%	0.0%	100.0%	
PERCENTAGE			50.0%			40.0%			5.6%			100.0%	

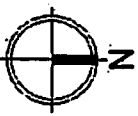
UNIT MIX



DETACHED GARAGE (TYP)
8 SPACES

ATTACHED GARAGE (TYP)
4 SPACES

PARKING COUNT:
40 DETACHED GARAGES
424 ATTACHED GARAGES
506 PARKING SPACES



SCALE: 1"=100'-0"

Proforma Assumptions
 Site Name: Broadstone Plantation
 Address: Fort Lauderdale, FL
 Date Printed: 8/12/2014

Unit Type	Quantity	Description	Fraction of Total	Target Net Area (SF)	Total Area (SF)	Today's Stabilized Rent	Rent per SF	Income
Beds/Baths								
A3	84	1 BR/1 BA	33.6%	720	60,480	\$1,000	\$1.39	\$84,000
A4	20	1 BR/1 BA	8.0%	789	15,380	\$1,040	\$1.35	\$20,800
A5	12	1 BR/1 BA	4.8%	821	9,862	\$1,100	\$1.34	\$13,200
B1	40	2 BR/2 BA	16.0%	1,072	42,880	\$1,200	\$1.12	\$48,000
B2	20	2 BR/2 BA	8.0%	1,097	21,940	\$1,220	\$1.11	\$24,400
B3	50	2 BR/2 BA	20.0%	1,252	62,600	\$1,340	\$1.07	\$67,000
C1	24	3 BR/3 BA	9.6%	1,381	33,144	\$1,480	\$1.07	\$35,520
			0.0%		0	\$0	\$0.00	\$0
Total/Average	250		100.0%	985	246,276	\$1,172	\$1.19	\$292,920