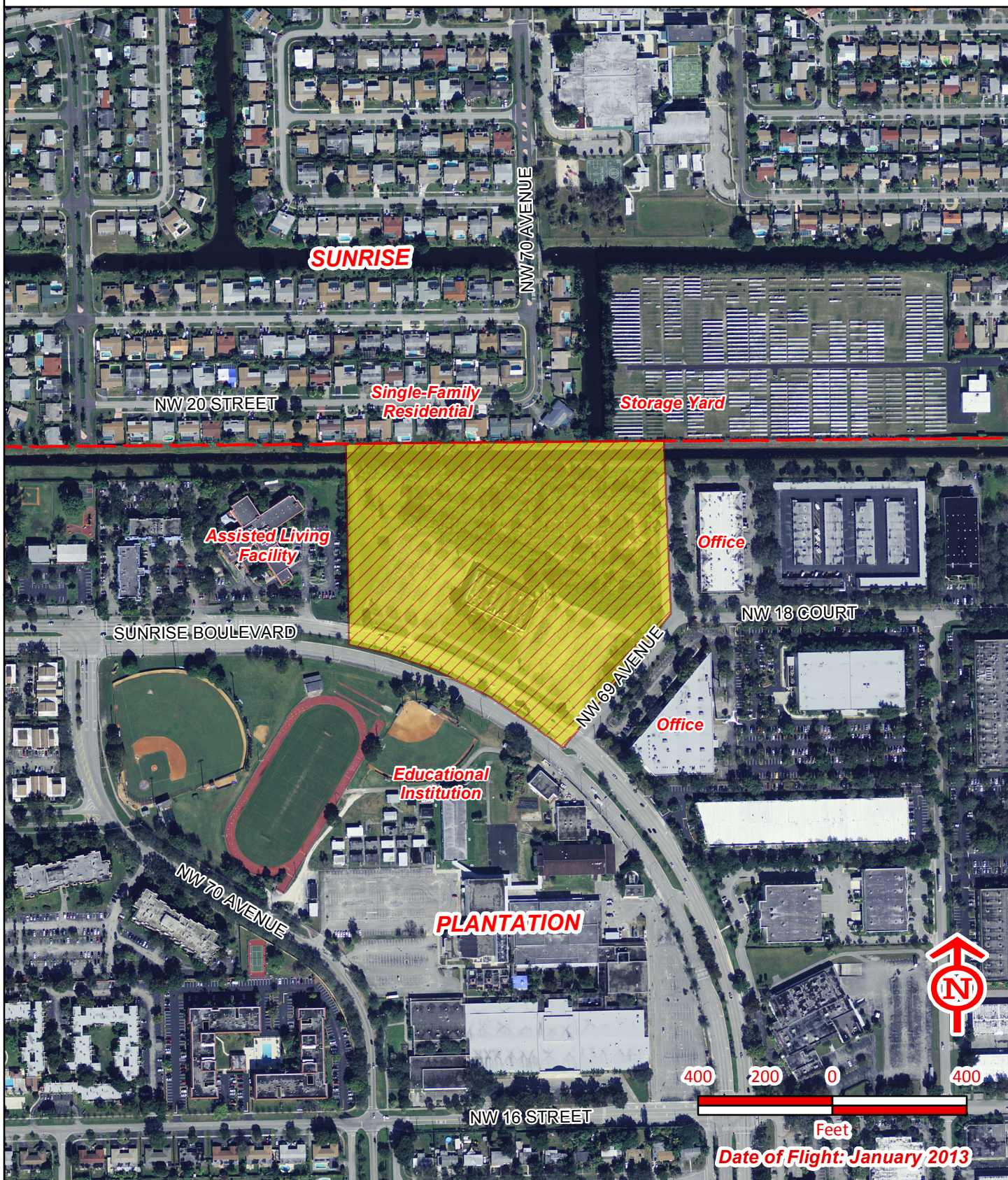


MAP 1
AERIAL PHOTOGRAPH
AMENDMENT PC 14-8

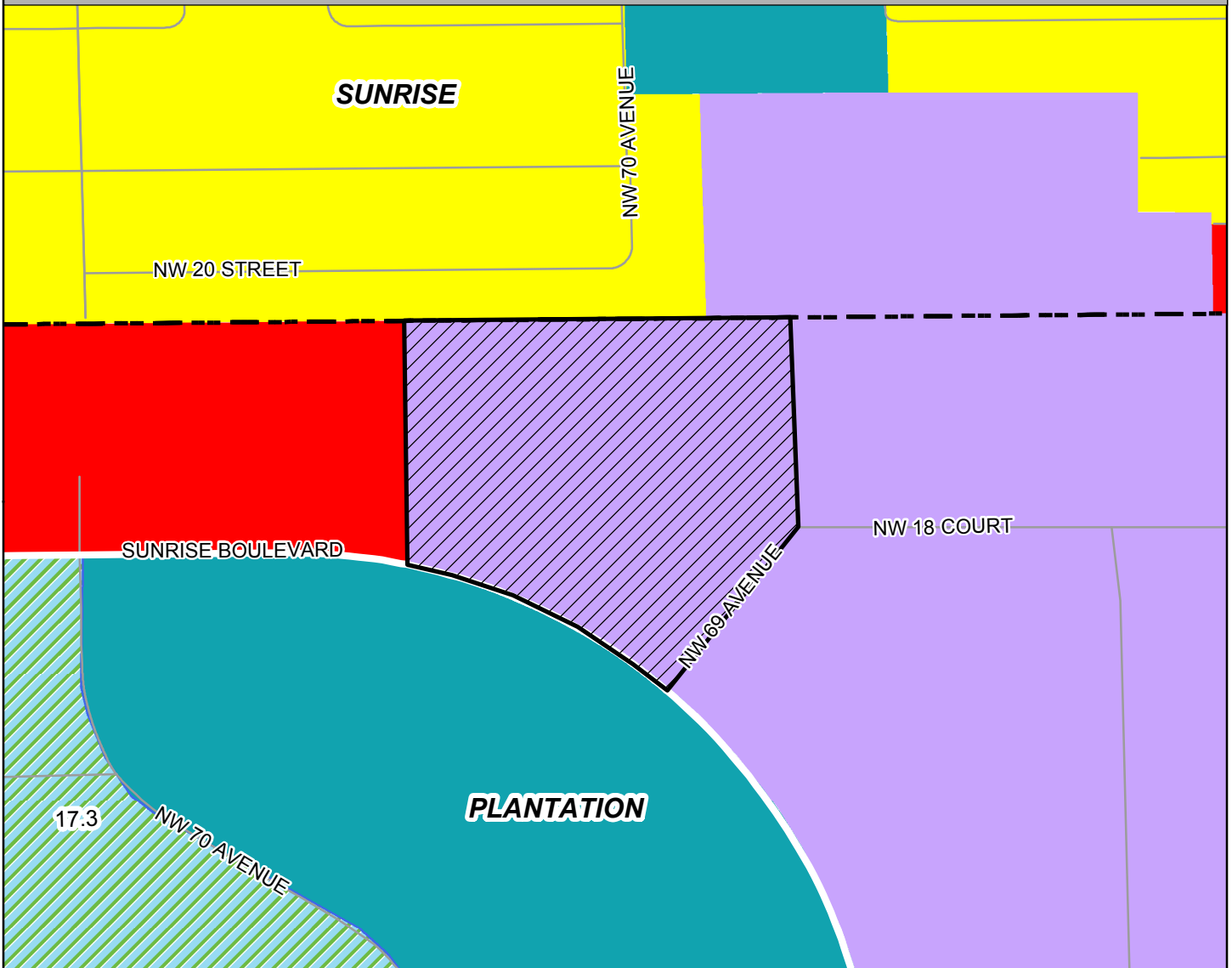



**MAP 2
BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 14-8**

Current Land Use: INDUSTRIAL


Proposed Land Use: MEDIUM-HIGH (25) RESIDENTIAL

Acreage: Approximately 16.0 Acres



 Low (5) Residential

 Industrial

 Community Facilities

 Municipal Boundary

 Irregular Residential

 Commercial

 Site



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 14-8
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

June 17, 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. Further, the applicant's commitment regarding a Phase I Reconnaissance Survey of the undeveloped portions of the amendment site is recognized. See Attachment 7.

II. Planning Council Transmittal Recommendation

June 26, 2014

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 13-0; Aronson, Blattner, Bocard, DuBose, Furr, Good, Graham, Hobby, Kaplan, Kiar, Lazarow, Mack and Castro)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 14-8

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Plantation
- II. County Commission District: District 1
- III. Site Characteristics
- A. Size: Approximately 16.0 acres
- B. Location: In Section 34, Township 49 South, Range 41 East; generally located on the northwest corner of Northwest 69 Avenue and West Sunrise Boulevard.
- C. Existing Use: Vacant office
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Industrial
- B. Proposed Designation: Medium-High (25) Residential
- C. Estimated Net Effect: Reduction of 16.0 acres of industrial use
Addition of 400 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Single-family residential and storage yard
East: Office
South: Educational institution
West: Assisted living facility
- B. Planned Uses: *North:* Low (5) Residential and Industrial
East: Industrial
South: Community Facilities
West: Commercial

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* The Mellgren Planning Group, Inc.
- B. *Agent:* Doumar, Allsworth, Laystrom, Voigt, Wachs, Adair & Bosack, LLP
- C. *Property Owners:* Sunrise Properties & Investments #13, 14 & 15, LLC

VII. Recommendation of Local Governing Body:

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

VIII. Applicant's Rationale

The applicant states: "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."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 14-8

REVIEW OF PUBLIC FACILITIES AND SERVICES

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

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

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

II. Transportation

The proposed amendment from the “Industrial” land use category to the “Medium-High (25) Residential” land use category is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 95 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment would not impact the operating conditions of the regional transportation network.

It is noted that Planning Council staff utilizes, as per Policy 12.01.11 of the Broward County Land Use Plan, a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon.

For the subject amendment PC 14-8, the additional impact is estimated at 1.9% of capacity for the link of Sunrise Boulevard, between University Drive and Northwest 65 Avenue. Planning Council staff utilizes this significance threshold for several reasons, including a) recognition that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County traffic concurrency mitigation provisions, which is assessed at the plat/site planning stage, b) the 3% significance threshold is consistent with other regional-level professional traffic analysis methodologies utilized by other planning agencies, and c) the threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation (continued)

Planning Council staff notes that for informational purposes, Sunrise Boulevard, between University Drive and Northwest 65 Avenue, is currently operating at and projected to continue operating at level of service (LOS) "E," with or without the subject amendment.

In addition, the Broward County Transit Division (BCT) staff report states that current and future fixed-route county bus service is provided to the proposed amendment site. In addition, BCT staff notes that the existing bus stop at the amendment site needs improvements, including a sidewalk connection, bus shelter easement and bus landing pad. See Attachment 3. Planning Council staff notes that the referenced improvements will be considered at the plat or site plan phase of development.

III. Public Schools

The Broward County School Board staff report states that the proposed amendment would generate 98 additional students into Broward County Public Schools, consisting of 48 elementary school students, 22 middle school students and 28 high school students. The report further states that Mirror Lake Elementary, Plantation Middle and Plantation 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 four (4) charter schools located within a two-mile radius of the proposed amendment site. The School Board report indicates that there is excess capacity at each of the four (4) Charter schools in the current school year. See Attachment 4.

In addition, the School Board report indicates that there are no planned improvements for the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 4.

Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "D," which is anticipated to have sufficient excess capacity to support the 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 14-8

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. See Attachment 5.

III. Sea Level Rise

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 5.

IV. Other Natural Resources

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Plantation if trees are to be removed or relocated. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. See Attachment 5.

It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 5.

REVIEW OF NATURAL RESOURCES (continued)

V. Historical/Cultural Resources

The Broward County Historical Commission (BCHC) report states that the amendment site contains no previously recorded archaeological resources, however, the amendment site does contain portions of an everglades tree island feature / hammock which has potential to contain intact archaeological deposits. The BCHC staff recommends a Phase I archaeological survey of the unimproved / undeveloped portions of the amendment site be conducted. See Attachment 6. The applicant has provided correspondence indicating that they will conduct a Phase I archaeological survey prior to development of the unimproved / undeveloped portions of the amendment site. See Attachment 7.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 14-8

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 400 additional residential units to be permitted by the BCLUP. The Broward County Planning and Redevelopment Division (PRD) staff report requested that the City of Plantation provide a current, professionally accepted affordable housing study, report or information which establishes how the City's methods and programs will achieve and/or maintain a sufficient supply of affordable housing. See Attachment 8. The applicant has provided additional information to the PRD staff, including an affordable housing analysis endorsed by the City of Plantation through Resolution Number 11842. See Attachment 9. The PRD staff have reviewed the submittal, and notes that the City's described affordable housing methods, programs and policies demonstrate compliance with Policy 1.07.07. See Attachment 10.

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

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

III. Other Pertinent Information

It is Planning Council staff's understanding that the proposed development will be deed-restricted for the City of Plantation, restricting the overall number of dwelling units to 300. However, this proposed amendment to the BCLUP was analyzed at the maximum development potential of 400 dwelling units.

Planning Council staff notes that the proposed amendment site was the subject of previous Broward County Land Use Plan amendments PC 07-17, which amended the land use designation from "Industrial" to "Low-Medium (10) Residential," in December 2007, and PC 08-15, which amended the land use designation from "Low-Medium (10) Residential" to "Industrial" in December 2008.

Comments regarding this amendment were solicited from the adjacent city of Sunrise. The City of Sunrise has not submitted comments as of this writing.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 14-8

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 a single-family residential development designated “Low (5) Residential” and a storage yard designated “Industrial.” To the east are office uses designated “Industrial.” To the south is an educational institution designated “Community Facilities.” To the west is an assisted living facility designated “Commercial.” As discussed in this report, it is felt that the interface between the proposed multi-family residential use and adjacent existing and planned commercial and industrial uses to the east, west and north can be adequately addressed, on reliance that city code requirements regarding buffering and setbacks will be implemented.

Planning Council staff’s analysis also finds that:

Adequate **potable water plant capacity and supply, and sanitary sewer, solid waste and drainage capacity and park acreage** will be available to serve the proposed land use. 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** were identified.

Concerning impacts to **cultural resources**, the Broward County Historical Commission (BCHC) report states that the proposed amendment site contains portions of an everglades tree island feature / hammock which has potential to contain intact archaeological deposits. The BCHC staff recommends a Phase I archaeological survey of the unimproved / undeveloped portions of the amendment site be conducted. See Attachment 6. The applicant has provided correspondence indicating that they will conduct a Phase I archaeological survey prior to development of the unimproved / undeveloped portions of the amendment site. See Attachment 7.

Regarding impacts to **public schools**, the Broward County School Board staff report indicates that the proposed amendment would generate 98 additional students into Broward County Public Schools, consisting of 48 elementary school students, 22 middle school students and 28 high school students. However, the report states that Planning Area “D” is anticipated to have sufficient excess capacity to support the students generated by the proposed amendment. See Attachment 4.

PLANNING ANALYSIS (continued)

Regarding **affordable housing**, the Broward County Planning and Redevelopment Division report states that the City of Plantation has provided documentation which details the City's affordable housing programs and projects, and notes that the City's described affordable housing methods, programs and policies demonstrate compliance with Policy 1.07.07. See Attachment 10.

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, recognizing the applicant's commitment regarding a Phase I Reconnaissance Survey of the undeveloped portions of the amendment site.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 14-8

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of May, 2014
2. Broward County Planning Council Traffic Analysis of March 19, 2014
3. Broward County Transit Division Report of April 8, 2014
4. School Board of Broward County Consistency Review Report of April 29, 2014
5. Broward County Environmental Protection and Growth Management Department Report of April 28, 2014
6. Broward County Historical Commission Report of April 17, 2014
7. Correspondence from Emerson Allsworth, Attorney, Doumar, Allsworth, Laystrom, Voigt, Wachs, Adair & Bosack, LLP, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated April 23, 2014
8. Broward County Planning and Redevelopment Division Report of May 1, 2014
9. Correspondence from Jeff Katims, AICP, The Mellgren Planning Group, to Henry Sniezek, Director, Broward County Planning and Redevelopment Division, dated May 20, 2014
10. Updated Broward County Planning and Redevelopment Division Report of June 2, 2014
11. Broward County Parks and Recreation Division Report of April 15, 2014
12. Broward County Water Management Division Report of April 21, 2014

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 14-8

Prepared: May, 2014

POTABLE WATER

The proposed amendment site will be served by the City of Plantation Central and East Water Treatment Plants, which have a current capacity of 24.0 million gallons per day (mgd). The current and committed demand on the treatment plants is 12.84 mgd, with 11.16 mgd available. The City of Plantation wellfields serving the amendment site have a combined permitted withdrawal of 17.4 mgd, with 4.56 mgd available for water withdrawal, which expires on May 13, 2024. Planning Council staff utilized a level of service of 0.2 gallons per day (gpd) per square foot for industrial uses and 350 gpd per dwelling unit for residential uses. The amendment will result in a net increase in demand of 0.11 mgd. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment area.

SANITARY SEWER

The proposed amendment site will be served by the City of Plantation Regional Wastewater Treatment Plant, which has a current capacity of 17.5 mgd. The current and committed demand on the treatment plant is 12.91 mgd, with 4.59 mgd available. Planning Council staff utilized a level of service of 0.2 gpd per square foot for industrial uses and 275 gpd per dwelling unit for residential uses. The amendment will result in a net increase in demand of 0.08 mgd. Sufficient sanitary sewer capacity is available to serve the proposed amendment area.

SOLID WASTE

The proposed amendment site will be served by the North and South Broward County Wheelabrator Facilities, which have a combined capacity of 1.6 million tons per year and a demand of 1.1 million tons per year. Planning Council staff utilized a level of service of 2 pounds per 100 square feet per day for industrial uses and 8.9 pounds per dwelling unit per day for residential uses. The proposed amendment will result in a net increase in demand of 360 pounds per day or 65.7 tons per year. Sufficient solid waste capacity will be available to serve the proposed amendment area.

DRAINAGE

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

PARKS AND OPEN SPACE

The City of Plantation has 525.23 acres in its parks and open space inventory. The projected population requires approximately 389.8 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendment will result in an increase of 2.96 acres to the projected demand for local parks. The City of Plantation continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS PC 14-8

Prepared: March 19, 2014

INTRODUCTORY INFORMATION

Jurisdiction: Plantation

Size: Approximately 16.0 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Industrial

Potential Development: 160,000 square feet of industrial use

Trip Generation Rate: "ITE Equation (110) General Light Industrial"*

Total P.M. Peak Hour Trips: 173 peak hour trips

Potential Trips - Proposed Land Use Designations

Proposed Designation: Medium-High (25) Residential

Potential Development: 400 multi-family dwelling units

Trip Generation Rate: "ITE Equation (220) Apartment"

Total P.M. Peak Hour Trips: 268 peak hour trips

Net P.M. Peak Hour Trips **+ 95 p.m. peak hour trips**

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 95 p.m. peak hour trips at the long-term planning horizon. For the subject amendment PC 14-8, the additional impact is estimated at 1.99% of capacity for the link of Sunrise Boulevard, between University Drive and Northwest 65 Avenue.

*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

RECEIVED

APR 14 2014

Transportation Department

Transit Division – Service and Capital Planning

One N. University Drive, Suite 3100A, Plantation, FL 33324 ♦ Phone: 954-357-8340 ♦ Fax: 954-357-8482

BROWARD COUNTY
PLANNING COUNCIL

April 8, 2014

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

RE: Land Use Plan Amendment to Broward County Land Use Plan, PC 14-8

Dear Ms. Barbara Blake Boy:

Broward County Transit (BCT) has reviewed your request dated April 2, 2014 regarding Land Use Plan Amendment PC 14-8 located in the City of Plantation Pines for current and planned bus service. Current fixed-route county bus service to the amendment site is currently provided by BCT Route 36. Please see the following table for detailed information:

BCT ROUTE	DAYS OF SERVICE	HOURS OF SERVICE A.M. – P.M	SERVICE FREQUENCY
36	Monday – Friday	5:00a - 12:00x	20 Minutes
	Saturday	5:40a - 12:00x	30 Minutes
	Sunday	7:20a - 9:00p	30 Minutes

Future fixed-route bus services including weekday & Saturday frequency, weekday & Sunday span of service, rapid bus, 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). This development is served by Broward County Transit Route 36 on an existing bus stop ID #3184 that needs improvements. It should be noted that because of the density consideration, there should be sidewalk connection from and to the amendment site and bus stop, 8 foot wide X 20 foot wide bus shelter easement, construction of an 8 foot wide x 40 foot long expanded sidewalk for the bus landing pad (design must extend to the face of the curb and gutter) on Sunrise Blvd. Please call me at 954-357-8450 if you require any additional information.

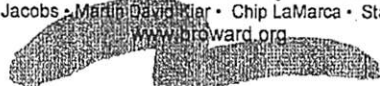
Sincerely,

John A. Ramos, Senior Planner
Service and Capital Planning

Broward County Board of County Commissioners

Sue Gunzburger • Dale V.C. Holness • Kristin D. Jacobs • Martin David Kier • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler

www.broward.org



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

LAND USE
SBBC-1557-2014
County No: PC 14-8
SOE Plat Land Use Plan Amendment

April 29, 2014



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

RECEIVED

APR 29 2014

**BROWARD COUNTY
PLANNING COUNCIL**

ATTACHMENT 4

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: April 29, 2014	Units Permitted: 0 Units Proposed: 400	Existing Land Use: Industrial
Name: SOE Plat Land Use Plan Amendment	NET CHANGE (UNITS): 400	Proposed Land Use: Residential 25 du/ac
SBBC Project Number: SBBC-1557-2014	Students Permitted Proposed NET CHANGE	Current Zoning: I-LP (Light Industrial)
County Project Number: PC 14-8	Elem 0 48 48	Proposed Zoning: RM-25 or PRD
Municipality Project Number: PP13-0030	Mid 0 22 22	Section: 34
Owner/Developer: Sunrise Properties & Investments #13, 14, 15 LLC	High 0 28 28	Township: 49
Jurisdiction: Plantation	Total 0 98 98	Range: 41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Mirror Lake Elementary	791	791	492	-299	-16	62.2%
Plantation Middle	1,504	1,504	960	-544	-24	63.8%
Plantation High	3,131	3,131	2,194	-937	-37	70.1%

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
Mirror Lake Elementary	492	-299	62.2%	489	510	517	524	517
Plantation Middle	960	-544	63.8%	966	963	1,013	1,049	1,016
Plantation High	2,224	-907	71.0%	2,203	2,192	2,236	2,218	2,277

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

*The first Monday following Labor Day

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	18/19	19/20	20/21	21/22	22/23
Area D - Elementary	18,407	15,404	-3,003	17,664	17,797	17,931	18,065	18,199
Area D - Middle	9,062	7,507	-1,555	8,450	8,430	8,411	8,392	8,372
Area D - High	14,306	12,107	-2,199	12,341	12,437	12,533	12,629	12,725

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2013-14 Contract Permanent Capacity	2013-14 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				14/15	15/16	16/17
Ben Gamla Charter Hallandale	900	29	-871	29	29	29
Ben Gamla Charter High	1,000	118	-882	118	118	118
Ben Gamla Charter South Broward	900	407	-493	407	407	407
Renaissance Charter School Of Plantation	1,504	870	-634	870	870	870

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
Mirror Lake Elementary	None
Plantation Middle	None
Plantation High	None

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

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

Comments

Information contained in the application indicates that the approximately 16-acre site is generally located on the north side of West Sunrise Boulevard and west of NW 69th Avenue in the City of Plantation. The current land use designation for the site is Industrial which allows no residential units on the site. The applicant proposes to change the land use designation to Medium-High (25) Residential to allow a total of 400 garden apartment (all three or more bedroom) residential units which are anticipated to generate a total 98 (48 elementary, 22 middle, and 28 high school) students for 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 Mirror Lake Elementary, Plantation Middle, and Plantation 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 "D" and the elementary, middle, and high schools currently serving Planning Area "D" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "D" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

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

PROJECT NUMBER: SBBC-1557-2014

4/29/14
Date

Reviewed By:


Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

APR 28 2014

BROWARD COUNTY
PLANNING COUNCIL

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

For: Broward County Planning Council

Applicant: Mellgren Planning Group, Inc.

Amendment No.: PC 14 - 8

Jurisdiction: Plantation **Size:** Approximately 16.0 acres

Existing Use: Vacant office

Current Land Use Designation: Industrial

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

Location: Section: 34 Township: 49 South Range: 41 East; generally located on the northwest corner of Northwest 69 Avenue and West Sunrise Boulevard.

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

ANALYSIS AND FINDINGS:

DEVELOPMENT & ENVIRONMENTAL REGULATION DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 09.05.01, 09.05.06, 09.05.08, 09.05.09, 09.05.13, 09.05.17 09.05.18] There are no wetlands on the property. Any work in water along the canal bank will require a license from the Aquatic & Wetland Resources Program.

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]

EP&GMD COMMENTS

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Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Plantation. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

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

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

POLLUTION PREVENTION, REMEDIATION AND AIR QUALITY DIVISION

Air Quality - [CP Policy 13.1.15, BCLUP Policy 09.14.03] The preliminary traffic analysis indicates that the proposed amendment would result in an increase by 95 PM peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a moderate impact on air quality. There are no air permitted facilities in this area, therefore, there are no existing or potential odor or noise concerns. Due to the attraction of mobile sources to commercial areas, if the applicant incurs the construction of parking facilities, the Broward County Code of Ordinances, Parking Facility Rule might be applicable.

The Air Quality Program recommends pro-active long term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas. SJS 4/7/14

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 4/17/2014)

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Solid Waste - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 01.04.04, 08.01.11, 08.01.13, 08.01.14, 08.01.15] There are no active solid waste facilities located within one mile of the amendment site. There are no inactive solid waste facilities located within one-quarter mile of the site. *(LA 4/17/2014)*

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, adjacent, or in close proximity to the proposed amendment location. *(LA 4/17/2014)*

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The list of known SARA Title III facilities (from PPRAQD's GIS Database of SARA Title III Facilities in Broward County) has been reviewed. There are no SARA Title III facilities on or adjacent to the proposed amendment site. *(LA 4/17/2014)*

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 three (3) known hazardous material facilities in close proximity to the proposed amendment site. *(LA 4/21/2014)*

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 provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>.

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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. NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat.

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

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

The proposed amendment site is located within the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area, Flood Zone AH, with a base flood elevation of 8 NGVD. A minimum elevation of 10 feet, NGVD, as found on the Broward County 100-Year Flood Maps will

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prevail in those areas where jurisdictionally appropriate.

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

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease change 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
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

I. Introductory Information

- A. *Amendment No.:*** PC 14 -8
- B. *Municipality:*** Plantation
- C. *Project Name:*** Mellgren Planning Group, Inc.

II. Site Characteristics

- A. *Size:*** Approximately 16.0 acres
- B. *Location:*** Section: 34 Township: 49 South Range: 41 East; generally located on the northwest corner of Northwest 69 Avenue and West Sunrise Boulevard.
- C. *Existing Use:*** Vacant office

III. Broward County Land Use Plan Designation

- A. *Current Designation:*** Industrial
- 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?*** No

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

Wetland Resource Questionnaire
PC 14-8

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: Any work in water along the canal bank will require a license from the Aquatic & Wetland Resources Program.

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

BROWARD COUNTY PLANNING COUNCIL

WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** PC 14 - 08
- B. *Municipality:*** Plantation
- C. *Applicant:*** *Mellgren Planning Group, Inc.*

II. Site Characteristics

- A. *Size:*** Approximately 16.0 acres

Location: Section: 34 Township: 49 South Range: 41 East; generally located on the northwest corner of Northwest 69 Avenue and West Sunrise Boulevard.

- B. *Existing Use:*** Vacant Office

III. Broward County Land Use Plan Designation

- A. *Current Land Use Designation:*** Industrial
- 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 16.0 acres Industrial. A typical value for an impervious area produced by this type of development is approximately seventy-two percent.

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

The proposed land use designation is 16.0 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. The decrease in 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.

VI. Comments

By: _____ Date 4/23/2013
Maena Angelotti
Natural Resources Planning and Management Division



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

April 17, 2014

RECEIVED

APR 17 2014

Pete Schwarz
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

**BROWARD COUNTY
PLANNING COUNCIL**

**Re: Broward County Historical Commission Review
Broward County Land Use Plan Amendment PC 14-8
City of Plantation, "Broward SOE Plat"**

Dear Mr. Schwarz:

I have had an opportunity to review materials relative to **Broward County Land Use Plan Amendment PC 14-8: City of Plantation "Broward COE Plat."**

A review of materials including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF) indicate the proposed amendment contains no previously recorded archaeological resources, however the amendment area contains portions of an everglades tree island feature / hammock which has potential contain intact archaeological deposits. Tree Island / hammock are generally described as a natural floral and topographic feature characterized by an elevated island that consists of both low-land and upland features. Lowland features are subject to partial periodic or seasonal inundation supporting wetland flora while upland features sustain tropical hardwoods. Such sites have been demonstrated to be used by humans during the Glades Period (500 B.C.E. to circa 1750) through the Seminole, Pioneer, and early pre-drainage historic era when such locations provided arable topography in an otherwise inundated Everglades environment.

The unimproved vegetated portions of the north are of the project site retains its natural topography. Aerial imagery from the 1940s through present indicates that this portion of the project site is situated in vicinity of several tree island features and may contain tree island elements.

Pursuant to Broward County Comprehensive Plan POLICY 9.08.05 which states: *Broward county and its local government shall consider the impacts of land use plan amendments on historic resources*; the Broward County Historical Commission recommends a Phase I level archeological survey of the unimproved / undeveloped portions of the amendment area. The purpose of the survey is to determine the presence or absence of significant archaeological deposits within the amendment area and to evaluate the impacts of the proposed development. This work should be conducted by a qualified professional per *36 CFR part 61 (as amended)* and shall be completed and submitted to the Broward County Historical Commission for review and comment.

In the event that archaeological features or artifacts are discovered during the course of the development, the Historical Commission *shall* be notified within twenty four (24) hours of the discovery and the discovery shall be reported pursuant to Broward County Code Ordinance 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.

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

LAW OFFICES
**DOUMAR, ALLSWORTH, LAYSTROM,
VOIGT, WACHS, ADAIR & BOSACK, LLP**

JOHN H. ADAIR, III, P.A.
EMERSON ALLSWORTH, P.A.
E. SCOTT ALLSWORTH, P.A.
MARK E. ALLSWORTH, P.A.
KAREY L. BOSACK, P.A.

† ALSO ADMITTED IN PENNSYLVANIA
* FORMERLY ADMITTED IN MICHIGAN

1177 SOUTHEAST THIRD AVENUE
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BENJAMIN R. DISHOWITZ, P.A.
RAYMOND A. DOUMAR, P.A.*
C. WILLIAM LAYSTROM, JR., P.A.
JOHN D. VOIGT, P.A.
JEFFREY S. WACHS, P.A.†

OF COUNSEL
JOHN W. PERLOFF, P.A.
JODIE SIEGEL, P.A.

RECEIVED

APR 24 2014

BROWARD COUNTY
PLANNING COUNCIL

April 23, 2014

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

Re: **Broward County Land Use Proposed Amendment
PC14-8 / SOE Plat**

Dear Ms. Boy,

This letter will confirm that we do hereby commit to perform a Phase I level archaeological survey of the unimproved/undeveloped portions of the amendment area to submit the same to you prior to any new building permit being requested for the subject property.

Please let me know if you need any additional information.

Very Truly Yours,



Emerson Allsworth
Attorney for Owner and Applicant

Cc: Jeff Katims – Michele Mellgren and Associated
William Murphy – Property Owner

ATTACHMENT 8




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: May 1, 2014

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

FROM: Henry Sniezek, Director
Planning and Redevelopment Division 

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Plantation PC 14-8

RECEIVED

MAY 2 2014

**BROWARD COUNTY
PLANNING COUNCIL**

The Broward County Planning and Redevelopment Division (PRD) staff has reviewed proposed amendment PC 14-8. The subject site is located in Plantation involving approximately 16.0 acres. The amendment proposes:

Current Designations: Industrial

Proposed Designation: Medium-High Residential

*Estimated Net Effect: Reduction of 16.0 acres of industrial use
Addition of 400 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 400 residential units; thus, Policy 1.07.07 applies.

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

To determine whether the proposed amendment is consistent with BCLUP Policy 1.07.07, we respectfully request the city to submit a current, professionally-accepted, affordable housing study, report, or information,

which establishes how the municipality's methods and programs will achieve and/or maintain a sufficient supply of affordable housing.

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

Item 10 - Hurricane Evacuation Analysis

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

Item 11 – Redevelopment Analysis

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

Item 12 – Intergovernmental Coordination

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

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

HS/mf

ATTACHMENT 9



*Professional Planning, Zoning
and Land Use Consulting Services*

Michele C. Mellgren, AICP
President

RECEIVED

May20, 2014

MAY 21 2014

Henry Sniezek, Director
Planning and Redevelopment Division
115 S. Andrews Avenue, Room 329K
Fort Lauderdale, FL 33301

**BROWARD COUNTY
PLANNING COUNCIL**

Re: Review of Proposed BCLUP Amendment No. PC 14-8, Plantation

Dear Mr. ^{Henry}~~Sniezek~~:

Attached please find a copy of Resolution No11842 adopted February 26, 2014 by the Plantation City Council approving the affordable housing analysis prepared by Miami Economic Associates, Inc. dated February 2014. In addition, I am attaching a memorandum from Plantation City Planner Larry Leeds dated March 19, 2014, describing the City's affordable housing strategies. These documents were delivered to the County and accepted by the County's Planning and Redevelopment Division on March 21, 2014. See attached Memorandum from the Planning and Redevelopment Division. Based upon this documentation, the City of Plantation is in compliance with Policy 1.07.07.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Katims', written over a horizontal line.

Jeff Katims, AICP, CNU-A
Senior Associate

Enclosures

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

Emerson Allsworth, Doumar, Allsworth, Laystrom, Voight, Wachs, Adair & Bosack, LLP

RECEIVED
CITY OF PLANTATION

FEB 18 2014

PLANNING, ZONING &
ECONOMIC DEVELOPMENT

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

Prepared by:

Miami Economic Associates, Inc.

February, 2014

**Miami Economic
Associates, Inc.**

February 16, 2014

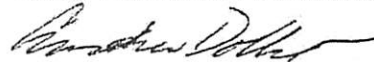
Mr. Larry Leeds
Director, Planning and Zoning
City of Plantation
Plantation, Florida

Dear Mr. Leeds:

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

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

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President.

Table of Contents

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Executive Summary	1
Affordable Housing Analysis	3
Affordable Housing Inventory	3
Need for Affordable Housing	7
Conclusion	9

Executive Summary

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

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

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

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

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

Table 2
Shimberg Center's Estimate of
Cost-burdened Low and Very Low Income Households²
City of Plantation
2010 - 2015

Tenure	2010	2015
Renters	1,251	1,268
Owners	1,216	1,240
Total	2,467	2,508

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

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

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

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

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

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

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

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

Affordable Housing Analysis City of Plantation

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

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

**Table 3
Housing Income Categories**

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

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

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

**Table 4
Affordable Housing Threshold Amounts**

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

Source: Miami Economic Associates, Inc.

Affordable Housing Inventory

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

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

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

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

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

Rental Housing

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

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

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

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

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

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

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

Single-Family/Condominium Units

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

- Just Value
- Save our Home Value

⁵ The zip code areas reviewed included 33313, 33317, 33322, 33323 and 33324.

- Taxable Value

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

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

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

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

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

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

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

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

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

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

Need for Affordably-Priced Housing

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

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

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

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

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

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

Table 10
Shimberg Center's Estimate of
Cost-burdened Low and Very Low Income Households⁶
2010 - 2015

Tenure	2010	2015
Renters	1,251	1,268
Owners	1,216	1,240
Total	2,467	2,508

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

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

⁶ Households with incomes under \$50,000.

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

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

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

Conclusion

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

Appendix 1

APPENDIX 1
CALCULATION OF MONTHLY RENT THRESHOLD AMOUNTS
CITY OF PLANTATION

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

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

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

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

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

Appendix 2

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

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

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

In this equation:

X = Home Value

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

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

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

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

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

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

$$PropIns. = .012X$$

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

$$MortIns. = .008X$$

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

Debt Service Constant = .0507

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

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

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

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

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

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

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

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

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

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

City of Plantation

Supplement to Affordable Housing Analysis

Programs and Methods to Maintain the Supply of Affordable Housing

March 19, 2014

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

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

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

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

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

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

Policy 1.1.3 Continue to operate a site plan and plat review process that assures project "quality control" yet is not so lengthy or otherwise arduous so that it adds to housing costs. The City will continue to expedite applications for workforce and affordable housing.

OBJECTIVE 1.2 Continue to implement two City programs to address deferred housing maintenance trends evident in the City's oldest neighborhoods east of the Florida Turnpike. The City shall continue accepting CDBG and SHIP funds and has chosen minor home repair, weatherization and handicap assistance from a menu of program strategies to offer to participants. (Ord. No. 2146. 2/18/98)

Policy 1.2.1 Enforce the housing code in order to achieve correction of substandard housing conditions, and utilize the dilapidated building ordinance, Code Enforcement Board and Code Enforcement Officers to assure that existing structures meet code standards.

Policy 1.2.2 The City shall continue to work with neighborhood associations in eastern Plantation (Flex Zone 73) to develop conservation goals, peer pressure and neighborhood "confidence building" programs modeled on the Neighborhood Housing Service program's national experience. The City will continue to directly market the minor home repair and weatherization assistance programs offered through CDBG and SHIP. Churches, neighborhood association officers, and civic activists shall be routinely contacted and provided information. (Ord. No. 2146, 2/18/98)

Policy 1.7.2 Continue to develop and expand homeownership opportunities, including but not limited to Purchase Assistance Programs funded through SHIP and HOME.

Policy 1.7.7 Apply to Broward County Planning Council to collapse flex zone boundaries to enable flex unit utilization in defined receiving areas throughout the City.

**Pending approval by HUD

*Pending approval of additional funding by the Florida Legislature.

RESOLUTION NO. 11842

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

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

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

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

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

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

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

SECTION 1: The foregoing recitals are approved.

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

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

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

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

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

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

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

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

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

Diane Pelti Bendekou
MAYOR

ATTEST:

Mason H. Slattery
CITY CLERK

APPROVED AS TO FORM ONLY DATE

DEPT. OK: _____

ADMN. OK: _____

ATTY. OK: _____

OFFICE OF THE MAYOR
Diane Veltri Bendekovic,
Mayor

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



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

*received
4/11/14
②*

March 19, 2014

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

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

Dear Mr. Sniezek:

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

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

Please contact me if you have any questions.

Sincerely,


Laurence Leeds, Director

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

City of Plantation

Supplement to Affordable Housing Analysis

Programs and Methods to Maintain the Supply of Affordable Housing

March 19, 2014

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

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

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

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

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

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

Policy 1.1.3 Continue to operate a site plan and plat review process that assures project "quality control" yet is not so lengthy or otherwise arduous so that it adds to housing costs. The City will continue to expedite applications for workforce and affordable housing.

OBJECTIVE 1.2 Continue to implement two City programs to address deferred housing maintenance trends evident in the City's oldest neighborhoods east of the Florida Turnpike. The City shall continue accepting CDBG and SHIP funds and has chosen minor home repair, weatherization and handicap assistance from a menu of program strategies to offer to participants. (Ord. No. 2146, 2/18/98)

Policy 1.2.1 Enforce the housing code in order to achieve correction of substandard housing conditions, and utilize the dilapidated building ordinance, Code Enforcement Board and Code Enforcement Officers to assure that existing structures meet code standards.

Policy 1.2.2 The City shall continue to work with neighborhood associations in eastern Plantation (Flex Zone 7B) to develop conservation goals, peer pressure and neighborhood "confidence building" programs modeled on the Neighborhood Housing Service program's national experience. The City will continue to directly market the minor home repair and weatherization assistance programs offered through CDBG and SHIP. Churches, neighborhood association officers, and civic activists shall be routinely contacted and provided information. (Ord. No. 2146, 2/18/98)

Policy 1.7.2 Continue to develop and expand homeownership opportunities, including but not limited to Purchase Assistance Programs funded through SHIP and HOME.

Policy 1.7.7 Apply to Broward County Planning Council to collapse flex zone boundaries to enable flex unit utilization in defined receiving areas throughout the City.

**Pending approval by HUD

*Pending approval of additional funding by the Florida Legislature.

RECEIVED

MAR 21 2014

BROWARD COUNTY
PLANNING COUNCIL



Environmental Protection and Growth Management Department
PLANNING AND ENVIRONMENTAL REGULATION DIVISION

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

DATE: March 21, 2014

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

FROM: Henry Sniezek, Director
Planning and Redevelopment Division

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

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

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 1.07.07. Policy 1.07.07 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The net effect of the amendment will be an addition of 287 residential units; thus, Policy 1.07.07 applies.

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

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

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

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

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

Attachment – City of Plantation Affordable Housing Programs and Methods



ATTACHMENT 10

RECEIVED

JUN 02 2014

BROWARD COUNTY
PLANNING COUNCIL

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: June 2, 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
Update to Comments Regarding Item 8 (Affordable Housing) – Plantation PC 14-8

Broward County staff has reviewed additional information submitted by the City of Plantation concerning affordable housing.

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 1.07.07. Policy 1.07.07 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The net effect of the amendment will be an addition of 287 residential units; thus, Policy 1.07.07 applies.

In our comments dated May 1, 2014, we requested the city to submit a current, professionally-accepted, affordable housing study, report, or information, which establishes how the municipality's methods and programs will achieve and/or maintain a sufficient supply of affordable housing.

In response, the city submitted an affordable housing analysis which demonstrates that the city's current affordable housing stock comprises a significant portion of the city's total housing stock. In addition, the city submitted information describing the affordable housing programs and policies which the city utilizes. Please see attached.

In light of the city's affordable housing analysis which demonstrates that the city's current affordable housing stock comprises a significant portion of the city's total housing stock, it is felt that the city's described affordable housing methods, programs and policies demonstrate compliance with Policy 1.07.07. Please note that the subject land use plan amendment application was submitted prior to the effective date of the Administrative Rules for Policy 1.07.07 adopted by the County Commission on April 22, 2014.

It is noted that the County's Housing Finance and Community Development Division staff reviewed the materials submitted by the city and indicated concerns regarding a lack of inventory to serve the existing low income rental population in Plantation and also a concern regarding the expanding "gap" for the median income family to purchase the median priced single family. This is partially offset by the inventory of lower priced condo units available in the city.

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.

/

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

Attachment – City of Plantation Resolution 11842 and Affordable Housing Analysis and Affordable Housing Programs and Methods

**SEE ATTACHMENT 9
FOR REFERENCED ATTACHMENT
TO THIS MEMORANDUM**

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APR 15 2014

BROWARD COUNTY
PLANNING COUNCIL



ATTACHMENT 11


PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991


*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

MEMORANDUM

April 15, 2014

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

Thru:  Dan West, Director
Parks and Recreation Division

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

Re: **Land Use Plan Amendment Comments**
June 19, 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 June 2014 meeting. Our comment is as follows:

PC 14-8 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 residential units which are proposed in this land use amendment, and voluntarily restricted by the developer to a maximum of 300 units.

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

Broward County Board of County Commissioners

Sue Gunzburger • Dale V.C. Holness • Kristin Jacobs • Martin David Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler
broward.org/parks • facebook.com/browardcountyparks • twitter.com/browardparks • youtube.com/browardcountyparks



ATTACHMENT 12

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

RECEIVED

APR 21 2014

**BROWARD COUNTY
PLANNING COUNCIL**

April 21, 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 14-8

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 14-8: No objection

Our office has no objections or comments for this amendment.

Respectfully,

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