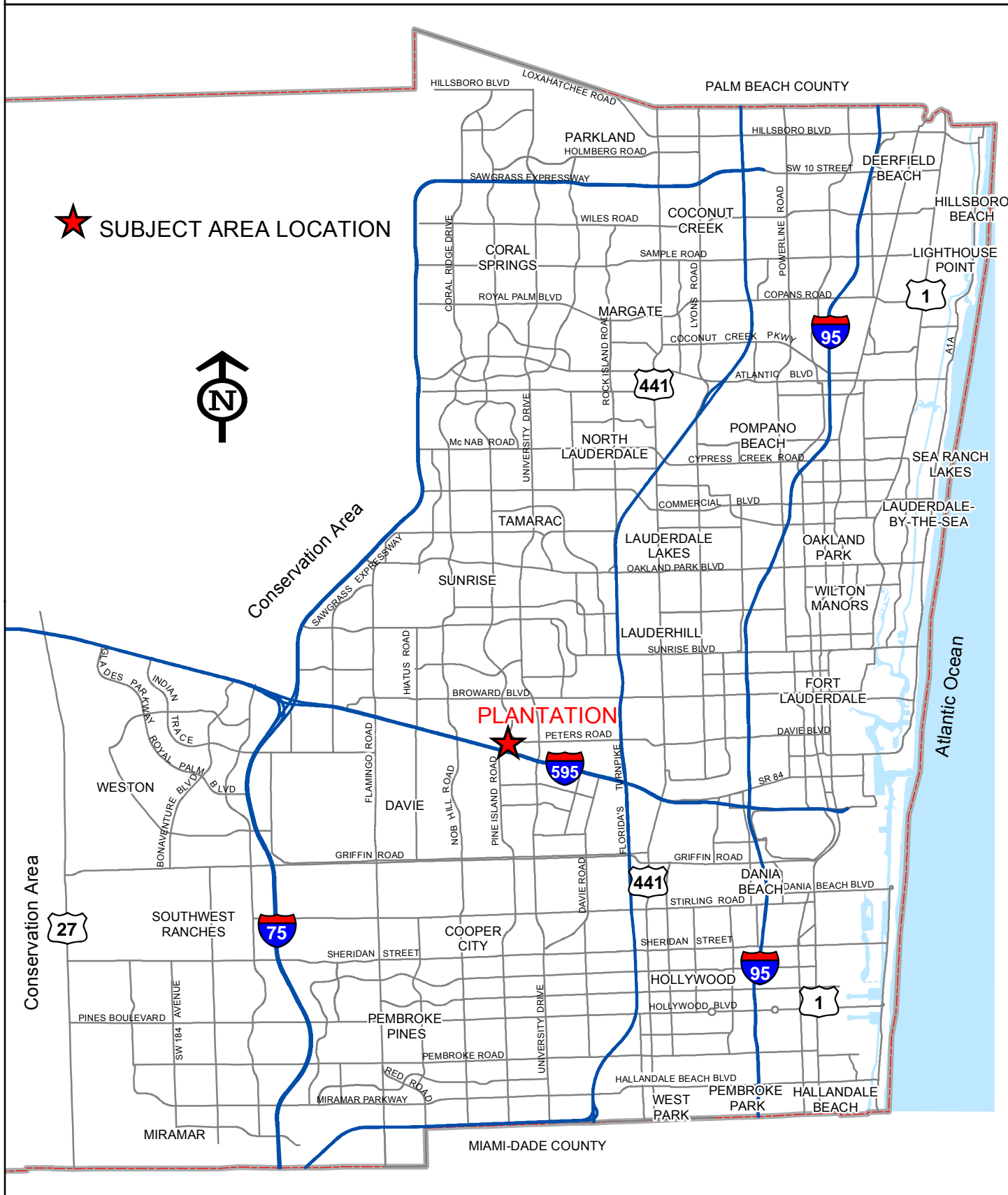
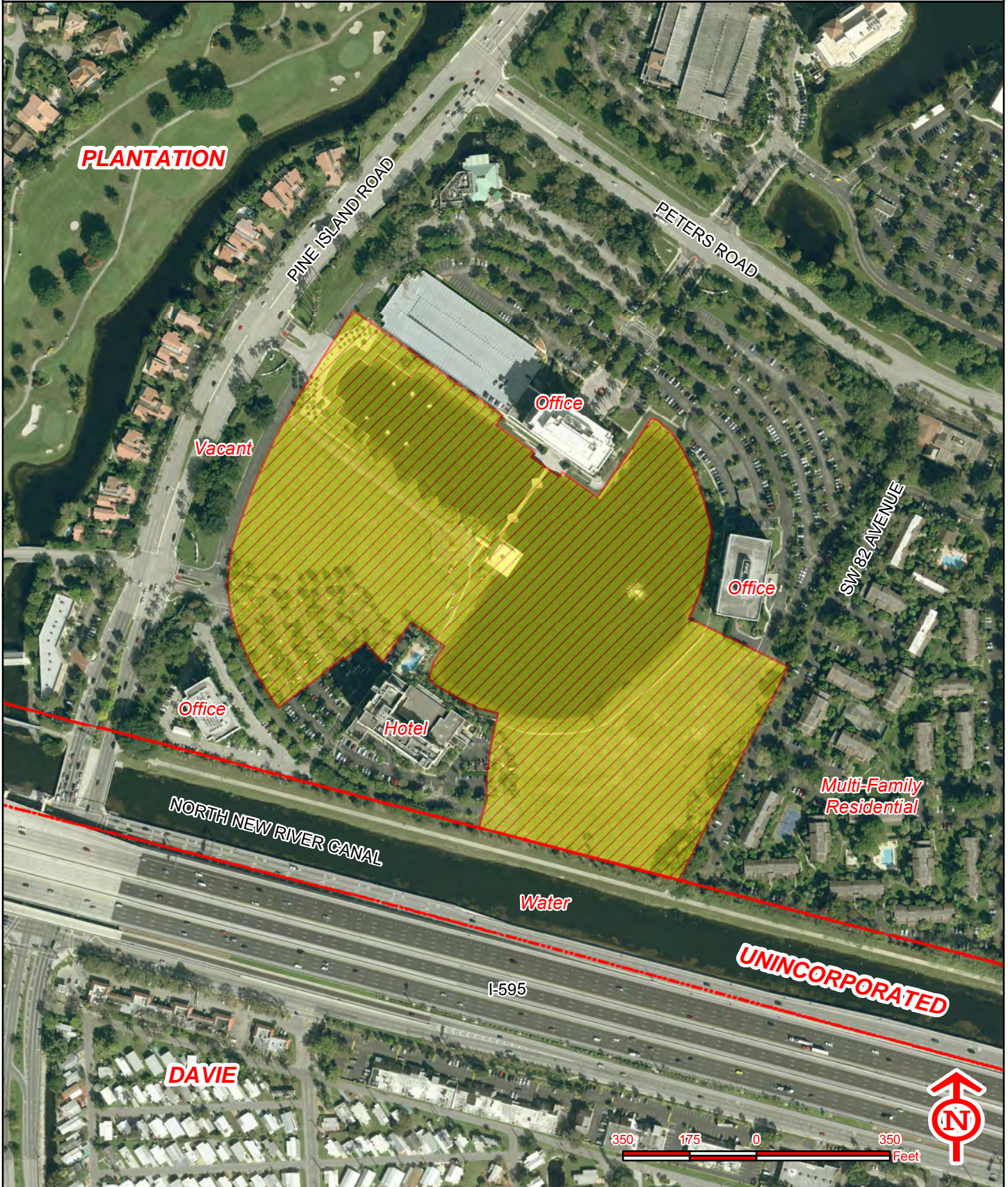


EXHIBIT 2

BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 17-7



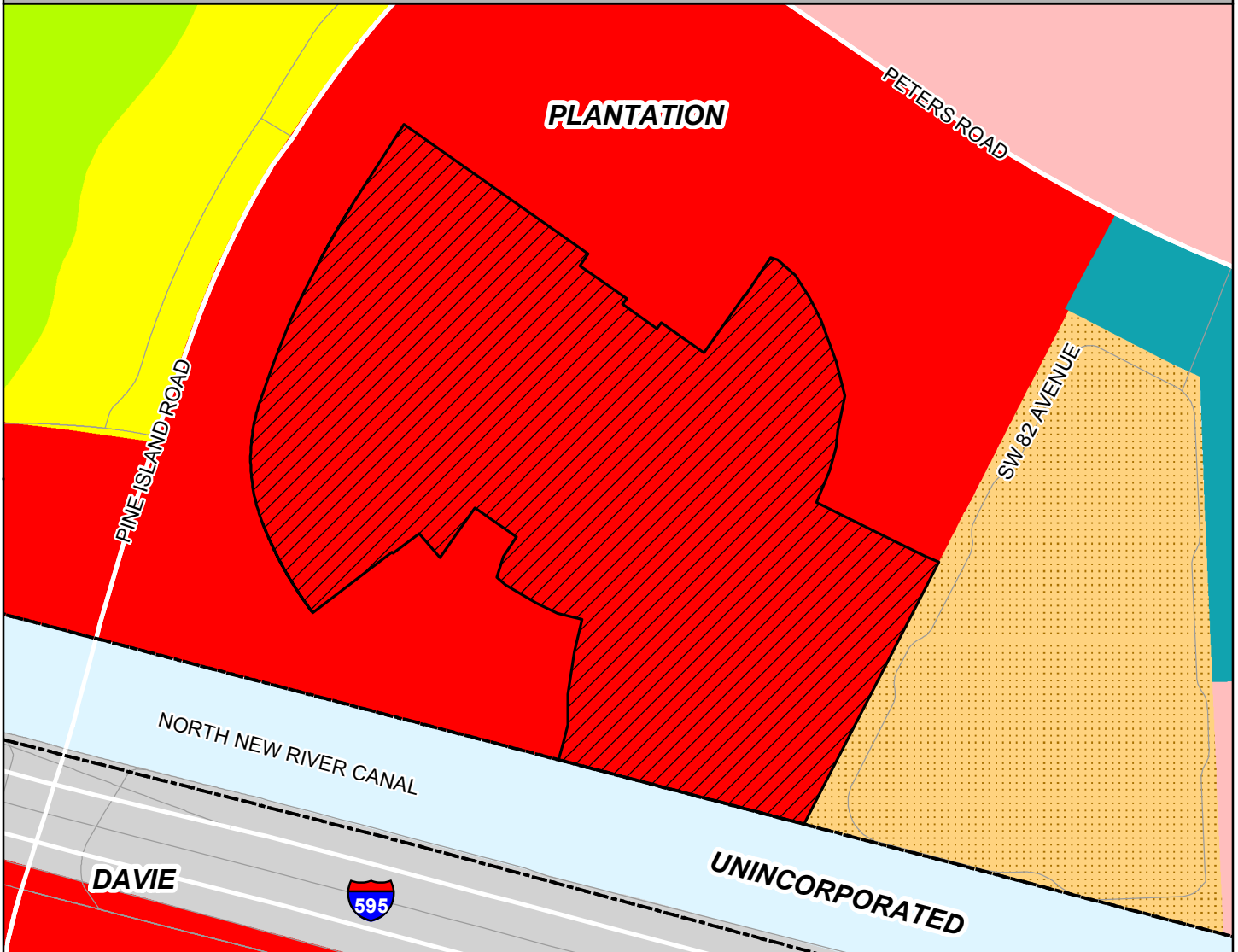
MAP 1
BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 17-7













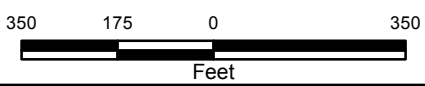
MAP 2
BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 17-7

Current Land Use: Commercial

Gross Acres: Approximately 26.26 Acres



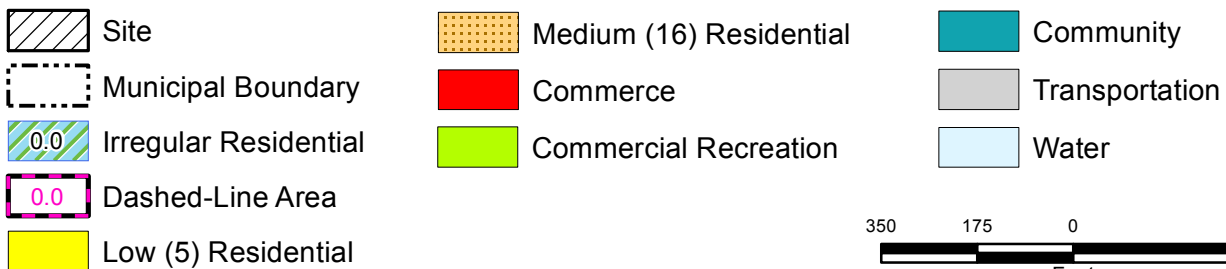
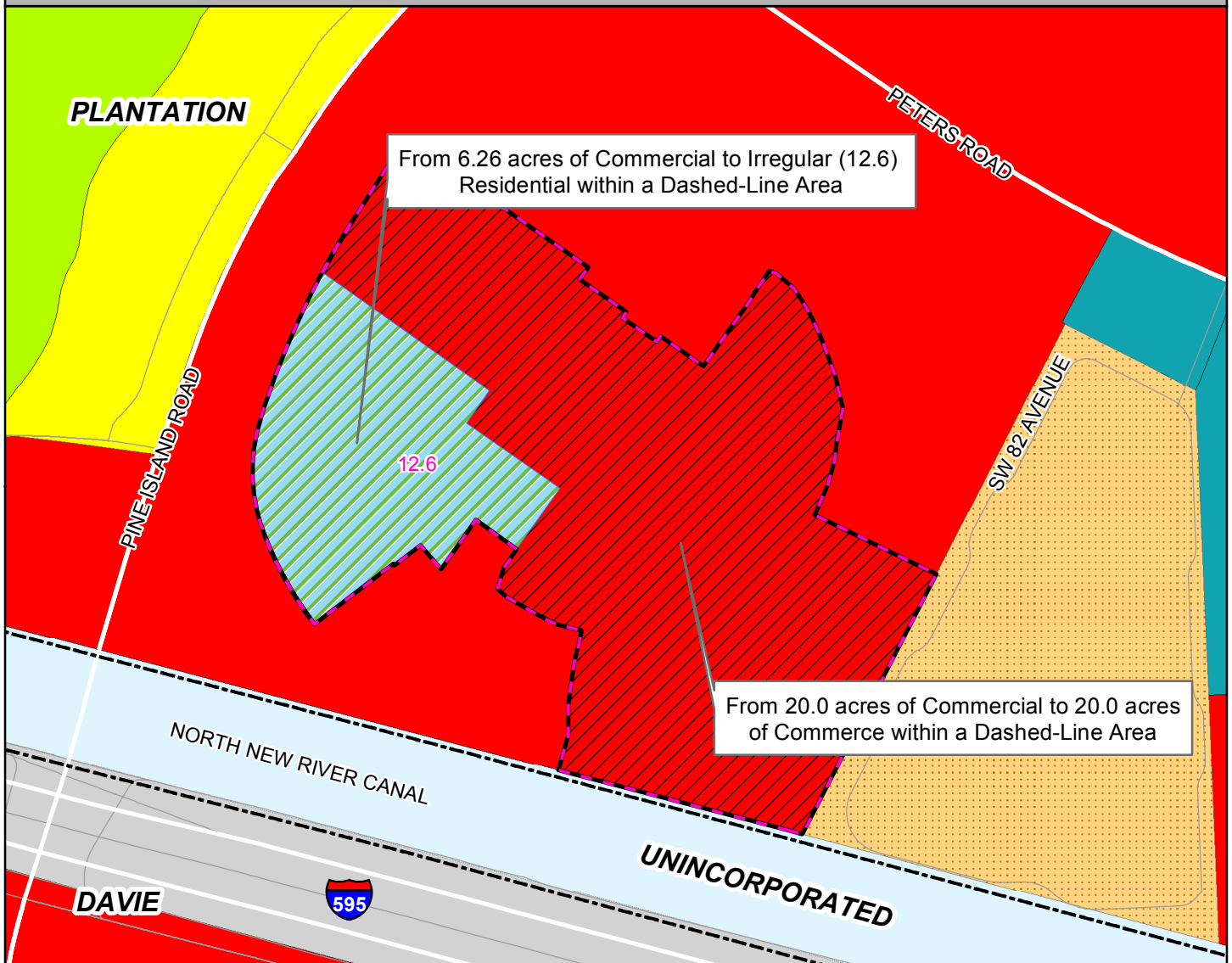
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|---|---|--|
|  Site |  Commercial |  Community Facilities |
|  Municipal Boundary |  Office Park |  Transportation |
|  Low (5) Residential |  Commercial Recreation |  Water |
|  Medium (16) Residential | | |



MAP 3
BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 17-7

Proposed Land Uses: Dashed-Line Area consisting of 20.0 Acres of Commerce and 6.26 acres of Irregular (12.6) Residential

Gross Acres: Approximately 26.26 Acres



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 17-7
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation February 14, 2017

(See May 16, 2017, Planning Council Staff Final Recommendation for Update)

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

Policy 1.07.07 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.
(summarized)

It is noted that it is generally Planning Council staff's practice to recommend denial of amendments that do not demonstrate compliance with the goals, objectives and policies of the BCLUP, regardless of whether the amendment is being presented for the Planning Council's first or second public hearing. The subject amendment is being presented for the Planning Council's first public hearing.

Further, as the proposed amendment has not yet been deemed to meet BCLUP Policy 1.07.07 regarding affordable housing, should the Planning Council decide to make a positive recommendation, Planning Council staff would suggest that said recommendation be subject to the resolution of the issue of consistency with BCLUP Policy 1.07.07 regarding the affordable housing, prior to the Planning Council's second public hearing.

- II. Planning Council Transmittal Recommendation February 23, 2017

Planning Council recommended approval of the proposed amendment subject to the resolution of the issue of consistency with BCLUP Policy 1.07.07 regarding affordable housing, prior to the Planning Council's second public hearing. (Vote of the board; Unanimous: 14-0; Blackwelder, Blattner, Castillo, DiGiorgio, Fink, Gomez, Good, Graham, Grosso, McColgan, Parness, Udine, Williams and Stermer)

RECOMMENDATIONS/ACTIONS (continued)

DATE

III. County Commission Transmittal Recommendation

March 28, 2017

Approval per Planning Council transmittal recommendation, recognizing the updated comments submitted by the Broward County Environmental Protection and Growth Management Department regarding affordable housing, including the applicant's voluntary commitment to pay \$250.00 per dwelling unit to Broward County to be used toward affordable housing programs that may improve rental opportunities for low income families. See Attachments 9 through 11.

Further, effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants proffered by the applicant, as an inducement for Broward County to favorably consider its application.

IV. Summary of State of Florida Review Agency Comments

May 2, 2017

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

V. Planning Council Staff Final Recommendation

May 16, 2017

Planning Council staff finds that the proposed amendment from 26.26 acres of Commercial to a Dashed-Line Area consisting of 20.0 acres of Commerce and 6.26 acres of Irregular (12.6) Residential is generally consistent with the policies of the updated Broward County Land Use Plan, BrowardNext, as adopted on April 25, 2017. Therefore, it is recommended that the proposed amendment be approved, subject to the applicant's voluntary contribution of \$250 per dwelling unit for affordable housing.

Planning Council staff notes that for a similar amendment located in the City of Plantation (PC 17-8), the Planning Council requested that the applicant submit an alternate payment plan for the affordable housing contribution, in lieu of the payment occurring at the time of building permit. Staff recommends that the alternate payment plan be rectified by the Council's second public hearing, to the satisfaction of the Planning Council.

Further, effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants proffered by the applicant, as an inducement for Broward County to favorably consider its application.

RECOMMENDATIONS/ACTIONS (continued)

DATE

V. Planning Council Staff Final Recommendation (continued)

May 16, 2017

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in Appendix 3 of the Administrative Rules Document: Broward County Land Use Plan. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

VI. Planning Council Final Recommendation

May 25, 2017

Approval per Planning Council staff final recommendation. (Vote of the board; Unanimous: 14-0; Blackwelder, Castillo, DiGiorgio, Ganz, Gomez, Good, Graham, Grosso, Rosenof, Rosenzweig, Ryan, Seiler, Williams and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-7

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Plantation
- II. County Commission District: District 5
- III. Site Characteristics
 - A. Size: Approximately 26.26 acres
 - B. Location: In Sections 9 and 16, Township 50 South, Range 41 East; generally located on the east side of Pine Island Road, between Peters Road and Interstate 595.
 - C. Existing Use: Vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Commercial
 - B. Proposed Designations: Dashed-Line Area* consisting of:
20.0 acres of Commerce
6.26 acres of Irregular (12.6) Residential
 - C. Estimated Net Effect: Addition of 330 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 6.26 acres of commercial use

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

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses:*
 - North:* Office
 - East:* Office and multi-family residential
 - South:* Water, hotel and office
 - West:* Vacant

- B. *Planned Uses:*
 - North:* Commercial
 - East:* Commercial and Medium (16) Residential
 - South:* Water and Commercial
 - West:* Commercial

VI. Applicant/Petitioner

- A. *Applicant:* MCRT Investments, LLC

- B. *Agents:* Leigh Robinson Kerr and Associates, Inc. and Doumar, Allsworth, Laystrom, Voigt, Wachs, Adair & Bosack, LLP

- C. *Property Owner:* PG-Plantation CS Four, LLC

VII. Recommendation of Local Governing Body:

The City of Plantation recommends approval of the proposed amendment. The City anticipates adopting the corresponding local amendment in June of 2017.

VIII. Applicant's Rationale

The applicant states: "The applicant is requesting a change in land use designation from Commercial on the City and County Land Use Plans to Commercial and Irregular Residential all within a Dashed Line Area with an overall density of 12.6 dwelling units per acre. The subject site is located in the City's Midtown District and the proposed development implements the Plantation Midtown Conceptual plan that ensures the highest quality development, a safe environment, a complimentary mix of uses, and a functional circulation system."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-7

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Drainage/Solid Waste/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 on February 25, 2015.

II. Transportation & Mobility

The proposed amendment from the Commercial land use category to the Irregular (12.6) Residential within a Dashed-Line Area and Commercial within a Dashed-Line Area land use categories 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 30 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment would not impact the operating conditions of the regional transportation network.

In addition, the Broward County Transit Division (BCT) staff report states that current and future fixed-route county bus service is provided to the proposed amendment site. The BCT staff recommends that any proposed development be designed to provide safe movement of pedestrians and bicycles, as well as connectivity to existing transit stop locations. See Attachment 3.

Further, the Broward County Planning and Development Management Division (PDMD) report states that Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks and notes that the subject site is currently served with internal sidewalks and walking paths. The PDMD staff recommends that the project include bicycle and pedestrian connections both inside and outside the development, and that amenities such as bicycle racks and shade trees are incorporated into the design. See Attachment 4.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 142 additional students into Broward County Public Schools, consisting of 64 elementary school students, 37 middle school students and 41 high school students.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools (continued)

The report further states that Tropical Elementary, Seminole Middle and South Plantation High schools are all under-enrolled in the 2016/2017 school year, and are anticipated to operate below the adopted level of service (LOS) of 100% of gross capacity through the 2018/2019 school year. In addition, the School Board report indicates that there is one (1) charter school located within a two-mile radius of the proposed amendment site. See Attachment 5.

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

Based on the School District's Seven Long Range Planning Areas, the proposed 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 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-7

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 6.

II. Wetlands

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. The proposed land use designation is not expected to have a negative impact on wetland resources. However, any filling of existing surface waters or excavation to create new surface waters may require a license. See Attachment 6.

III. Sea Level Rise

The EPGMD report states that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 6.

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 recommendations are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. In addition, the development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse impact on any known historical or archaeological resources, or areas of archaeological or paleontological sensitivity. See Attachment 4.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-7

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 330 additional residential units to be permitted by the BCLUP. The Broward County Planning and Development Management Division (PDMD) report indicates that staff received an “Affordable Housing Analysis” from the City conducted by Miami Economic Development Associates, Inc. The analysis utilized the methodology proposed by the County’s consultant, Meridian Appraisal Group, to estimate the supply of affordable housing within the City for the very-low, low, and moderate income bands, and also provided information regarding owner-occupied and renter housing. The information indicated that the City currently has a sufficient supply of affordable housing across all income bands for owner and renter housing, except for a deficit of 2,318 units for the very-low renter group.

The PDMD staff also notes that regarding the City’s affordable housing programs and policies includes the use of CDBG programs for a minor home repair program which has assisted 30 low-to-moderate income City households since 2010, and SHIP programs for purchase assistance and minor home repair which has assisted 20 low-to-moderate income City households since 2010. The City also references several policies of their Comprehensive Plan which are intended to promote affordable housing.

In order to make a final determination concerning the City’s compliance with Policy 1.07.07, the PDMD staff respectfully requests that the City indicate its plans, policies or results, if any, to improve the supply of very-low income housing units in the City, beyond the results reported from the CDBG and SHIP programs. See Attachment 4.

Update: March 28, 2017: The City of Plantation submitted additional information describing the City’s strategy to satisfactorily achieve and/or maintain a sufficient affordable housing supply. The Broward County staff has received and reviewed the additional information submitted by the City and finds that the City meets the requirements of Policy 1.07.07, including the applicant’s voluntary commitment to pay \$250 per dwelling unit towards the County’s affordable housing programs. See Attachments 9 through 11.

Update: May 25, 2017: A draft Declaration of Restrictive Covenants memorializing the proposed affordable housing commitment is included as Attachment 12.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

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

Planning Council staff finds that the proposed amendment is **not** consistent with the goals, objectives and policies of the Broward County Land Use, specifically:

Policy 1.07.07
(summarized)

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

Update: March 28, 2017: Based on the additional information submitted by the City of Plantation and the applicant, it is felt that Policy 1.07.07 has been met. See Attachments 9 through 11.

III. Other Pertinent Information – Dashed-Line Areas

Planning Council staff notes that the 26.26 acre amendment site includes 20.0 acres of vacant areas, waterbodies and parking areas that will retain its current Commercial land use designation. The remaining 6.26 acres will be developed with a maximum of 330 dwelling units. The commercially designated lands are included in the amendment area to be consistent with the definition of a Dashed-Line Area, which is defined as an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same. The "Residential Density" provisions of the BCLUP further describes the areas appropriate for designation as a Dashed-Line Area as "selected Developments of Regional Impact, planned unit developments and partially completed large scale developments."

A 2014 Planning Council staff review of existing Dashed-Line Areas revealed that there were 36 areas within Broward County designated as Dashed-Line Areas, ranging in size from 67.5 to 9,583.9 gross acres. Further, there was only one such area less than 100 acres within the BCLUP, and only five such areas less than 200 acres. The Planning Council staff analysis of the 36 designated Dashed-Line Areas also indicated that in no instance does the effective density within the residentially designated portion of any current Dashed-Line Area exceed 24.2 dwelling units per acre.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information – Dashed-Line Areas (continued)

Said review was the result of a similar Broward County Land Use Plan (BCLUP) amendment, PC 14-4, also in the City of Plantation, as it was the first proposed Dashed-Line Area totaling 14.3 gross acres, proposing 287 dwelling units to be constructed on a 4.9 acre area, resulting in an effective density of 58.6 dwelling units per acre.

The PC 14-4 amendment area also included an existing office building with associated surface parking that was to remain on the property.

Since the PC 14-4 amendment was not reflective of the typical Dashed-Line Area as identified by the study, and to address the potential precedent setting nature of the amendment that could result in the unintended consequence of piecemeal redevelopment of small non-residential sites with large surface parking areas within Plantation and throughout the County, without an overall comprehensive plan, Planning Council staff suggested, and continues to do so, that the City propose a mixed-use area in the future in which higher densities can be accommodated. It is noted that the BCLUP amendment PC 14-4 was recommended for approval by the Broward County Planning Council with an understanding that the Council reserves the right to approve or reject any future Dashed-Line Area proposals based on its merits or lack thereof. Said amendment was also approved as a Dashed-Line Area by the Broward County Commission.

Planning Council staff notes that recent BCLUP amendment PC 17-2, as well as an additional upcoming BCLUP amendment, both located in the City of Plantation, also propose new Dashed-Line Areas for non-residential sites with large surface parking areas.

Further, it is noted that the Broward County Planning Council staff sent 25 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-7

PLANNING ANALYSIS

Our analysis finds that the proposed land use designations of Commercial within a Dashed-Line Area and Irregular (12.6) Residential within a Dashed-Line Area would be generally compatible with surrounding existing and future land uses. To the north is an office complex designated Commercial. To the east is an office complex designated Commercial and a multi-family development designated Medium (16) Residential. To the south is a canal, hotel and office complex designated Commercial. To the west is a vacant area designated Commercial.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. In addition, our analysis finds that the proposed amendment is not projected to impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **natural or cultural resources** were identified. See Attachments 4 and 6.

Concerning impacts to **public schools**, the Broward County School Board staff report indicates that the proposed amendment would generate 142 additional students into Broward County Public Schools, consisting of 64 elementary school students, 37 middle school students and 41 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. 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 5.

Regarding **affordable housing**, the proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 1.07.07, as it proposes 330 additional residential units to be permitted by the BCLUP. The PDMD report indicates that in order to make a final determination concerning the City's compliance with Policy 1.07.07, County staff respectfully requests that the City indicate its plans, policies or results, if any, to improve the supply of very-low income housing units in the City, beyond the results reported. See Attachment 4.

In conclusion, Planning Council staff finds that the proposed amendment is **not** consistent with the goals, objectives and policies of the Broward County Land Use, specifically:

Policy 1.07.07
(summarized)

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

PLANNING ANALYSIS (continued)

Therefore, it is recommended that the proposed amendment be **denied**.

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

Update: March 28, 2017: Based on the additional information submitted by the City of Plantation and the applicant, it is felt that Policy 1.07.07 has been met. See Attachments 9 through 11.

Update: May 25, 2017: A draft Declaration of Restrictive Covenants memorializing the proposed affordable housing commitment is included as Attachment 12.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-7

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of December, 2016
2. Broward County Planning Council Traffic Analysis of December 5, 2016
3. Broward County Transit Division Report of December 14, 2016
4. Broward County Planning and Development Management Division Report of January 10, 2017
5. School Board of Broward County Consistency Review Report of December 22, 2016
6. Broward County Environmental Protection and Growth Management Department Report of January 4, 2017
7. Broward County Parks and Recreation Division Report of December 13, 2016
8. Broward County Water Management Division Report of January 6, 2017

Update: March 28, 2017:

9. Correspondence from Danny A. Holmes, AICP, Director, City of Plantation Planning, Zoning and Economic Development Department, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated February 21, 2017
10. Correspondence from C. William Laystrom, Jr., Esquire, Doumar, Allsworth, Laystrom, Voigt, Wachs & Adair, LLP, to Henry Sniezek, Director, Broward County Environmental Protection and Growth Management Department, dated March 20, 2017
11. Correspondence from Henry Sniezek, Director, Broward County Environmental Protection and Growth Management Department, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated March 24, 2017

Update: May 25, 2017:

12. Draft Declaration of Restrictive Covenants Regarding Affordable Housing

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 17-7

Prepared: December, 2016

POTABLE WATER

The proposed amendment site will be served by the Plantation Central and East Water Treatment Plants, which have a current combined capacity of 24 million gallons per day (mgd). The current and committed demand on the treatment plants is 13.28 mgd, with 10.8 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 17.24 mgd, with 4.04 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 commercial 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 site.

SANITARY SEWER

The proposed amendment site will be served by the 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 commercial 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 will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Waste Management, Inc. for solid waste disposal service. Waste Management, Inc. collects and transports the City's solid waste to the Broward County Wheelabrator waste-to-energy facility for processing. The Wheelabrator facility has a capacity of 2,250 tons per day (TPD). The current demand placed on this facility is 1,500 TPD, with 750 TPD available. Planning Council staff utilized a level of service of 5 pounds (lbs.) per 100 square feet per day for commercial uses and 8.9 lbs. per dwelling unit per day for residential uses. The proposed amendment will result in a net decrease in demand of 193.0 pounds per day or 35.22 tons per year. Sufficient solid waste capacity will be available to serve the proposed amendment site.

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 530.45 acres in its parks and open space inventory. The projected population requires approximately 291.12 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in an increase of 2.7 acres on 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 17-7

Prepared: December 5, 2016

INTRODUCTORY INFORMATION

Jurisdiction: City of Plantation

Size: Approximately 26.26 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Commercial

Potential Development: 262,600 square feet of commercial use

Trip Generation Rate: "ITE Equation (820) Shopping Center"*

Total P.M. Peak Hour Trips: 1,144 peak hour trips

Potential Trips - Proposed Land Use Designations

Proposed Designations: 20.0 acres of Commercial within a "Dashed-Line Area"**
6.26 acres of Irregular (12.6) Residential within a "Dashed-Line Area" permitting 330 dwelling units

Potential Development: 200,000 square feet of commercial use
330 dwelling units

Trip Generation Rates: "ITE Equation (820) Shopping Center"
"ITE Equation (220) Apartment"

Total P.M. Peak Hour Trips: 953 + 221 = 1,174 peak hour trips

Net P.M. Peak Hour Trips + 30 p.m. peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 30 p.m. peak hour trips at the long-range planning horizon.

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

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



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

December 14, 2016



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

RE: Proposed Amendment to Broward County Land Use Plan PC 17-7

Dear Ms. Blake Boy:

Broward County Transit (BCT) has reviewed your correspondence dated December 8, 2016 regarding the proposed Land Use Plan Amendment (LUPA) for the 26.26 acre Cornerstone Millcreek site located in the City of Plantation for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site is limited to BCT Route 30. Please refer to the following table for detailed information:

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT 30	Weekday	5:30a – 10:35p	20 Minutes
	Saturday	6:00a –10:35p	30 Minutes
	Sunday	9:30a –7:05p	45 minutes

Future fixed-route bus improvements including longer span of service and shorter headways are specified in the Broward County Transit Development Plan (TDP) and/or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Transit demand as a result of this proposal, as described in the LUPA application, is not expected to increase. Please be advised, BCT anticipates a gradual mode shift towards transit resulting in greater transit demand in the future. BCT can accommodate future transit demand with the existing and planned fixed-route bus service near the Amendment site.

Transit Division has no objections to this LUPA. BCT recommends that any proposed (re)development on the Amendment site is designed to provide safe movement for



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

pedestrians and bicycles including connectivity to transit stops near to the amendment site.

If I can be of further assistance on this matter please feel free to contact me by phone at (954) 357-8381 or email nsofoul@broward.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "N. Sofoul", is written over a light blue rectangular background.

Nicholas A. Sofoul, AICP
Senior Planner
Service and Capital Planning



ATTACHMENT 4

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: January 10, 2017
TO: Barbara Blake Boy, Executive Director
Broward County Planning Council
FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division
SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Plantation PC 17-7



The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 17-7. The subject site is located in Plantation involving approximately 26.26 acres. The amendment proposes:

- Current Designations:* Commercial
- Proposed Designation:* 20.0 acres of Commercial within “Dashed-Line Area”
6.26 acres of Irregular (12.6) Residential within a “Dashed-Line Area”
- Estimated Net Effect:* Reduction of 6.26 acres of commercial use
Addition of 330 dwelling units (Zero dwelling units currently permitted by the Broward County Land Use Plan)

Item 7 – Analysis of Natural and Historic Resources

- A. Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County’s archaeological consultant determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
 - 1. The subject property is located within City of Plantation, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.
Contact: Attn: Chief Administrator Officer
City of Plantation
400 Northwest 73rd Avenue
Plantation, Florida 33317
Tel.: (954) 797-2212

2. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

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 330 residential units; thus, Policy 1.07.07 applies.

On November 8, 2016, County staff received an "Affordable Housing Analysis" from the City conducted by Miami Economic Development Associates, Inc. The analysis utilized the methodology proposed by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing within the City for the very-low, low, and moderate income bands, and also provided information regarding owner-occupied and renter housing. The information indicated that the City currently has a sufficient supply of affordable housing across for all income bands and for owner and renter housing, except for a deficit of 2,318 units for the very-low renter group.

Regarding the City's affordable housing programs and policies, the City stated, in its November 8, 2016 submittal, the use of CDBG programs for a minor home repair program which has assisted 30 low-to-moderate income City households since 2010, and SHIP programs for purchase assistance and minor home repair which has assisted 20 low-to-moderate income City households since 2010. The City also references several Policies of their Comprehensive Plan which are intended to promote affordable housing.

In order to make a final determination concerning the City's compliance with Policy 1.07.07, County staff respectfully requests the City to indicate the City's plans, policies or results, if any, to improve the supply of very-low income housing units in the City, beyond the results reported from the CDBG and SHIP programs. For example, possibly Policy 1.1.3 has resulted in expedited plan reviews for very-low affordable projects, or Policy 1.2.1 has resulted in rehabilitated housing that may be available for very-low affordable housing. Possibly, the City's CRA has or contemplates a housing strategy targeting very low income persons, or the City may be considering adopting a resolution supporting a countywide approach to a dedicated funding source.

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 adjacent to the City of Planation on the north, east, and west sides. The south side is bound by the Unincorporated Area's North New River Canal, owned by the South Florida Water Management District. To the south of the canal is I-595 roadway corridor and then the Town of Davie.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The site is currently served with internal sidewalks and walking paths. A pedestrian bridge connects the office building on the north side of the proposed amendment site across a drainage pond that is enhanced by fountains. To the north, the site is served by Peters Road/SW 12th Street, a four-lane divided roadway that includes sidewalks on the north and south sides; the Transportation Element's Existing and Designed Bike Facilities and Greenways Map identifies a bike path in engineering drawings. To the west, the site is served by Pine Island Road, a six-lane divided roadway that includes a bike lane and sidewalk. It is recommended that the project include bicycle and pedestrian connections both inside and outside the development, and that amenities, such as bicycle racks and shade trees, are incorporated into the design.

If you have any questions, please contact Maribel Feliciano, Assistant Director of the Planning and Development Management Division at 954-519-1424 or mfeliciano@broward.org.

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Maribel Feliciano, Assistant Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division

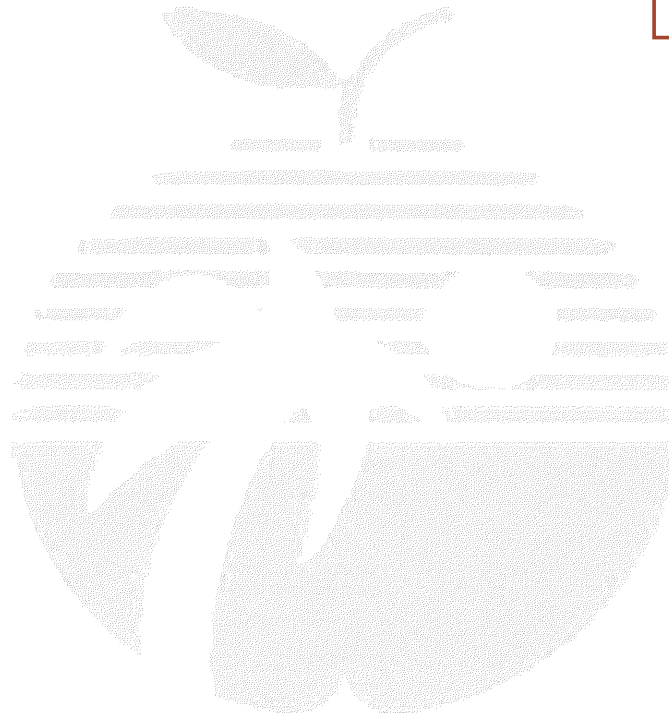
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ATTACHMENT 5

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

LAND USE
SBBC-2053-2016
County No: TBD
Cornerstone Millcreek

December 22, 2016



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

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: December 22, 2016	Units Permitted: 0 Units Proposed: 330	Existing Land Use: commercial
Name: Cornerstone Millcreek	NET CHANGE (UNITS): 330	Proposed Land Use: Commercial, Irregular
SBBC Project Number: SBBC-2053-2016	Students Permitted Proposed NET CHANGE	Current Zoning: B-7Q
County Project Number: TBD	Elem 0 64 64	Proposed Zoning: TBD
Municipality Project Number: PD16-0001	Mid 0 37 37	Section: 9, 16
Owner/Developer: Plantation CS Four LLC	High 0 41 41	Township: 50
Jurisdiction: Plantation	Total 0 142 142	Range: 41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Tropical Elementary	932	932	888	-44	-2	95.3%
Seminole Middle	1,436	1,436	1,177	-259	-11	82.0%
South Plantation High	2,779	2,779	2,292	-487	-19	82.5%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Tropical Elementary	888	-44	95.3%	856	833	847	861	847
Seminole Middle	1,177	-259	82.0%	1,151	1,147	1,142	1,138	1,133
South Plantation High	2,292	-487	82.5%	2,267	2,227	2,245	2,265	2,249

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
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

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	21/22	22/23	23/24	24/25	25/26
Area D - Elementary	18,309	16,516	-1,793	17,664	17,797	17,931	18,065	18,199
Area D - Middle	8,685	7,451	-1,234	8,450	8,430	8,411	8,392	8,372
Area D - High	14,044	12,425	-1,619	12,341	12,437	12,533	12,629	12,725

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
Imagine School- Plantation	1,340	343	-997	343	343	343

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
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

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

School(s)	Description of Capacity Additions
Tropical Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Seminole Middle	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
South Plantation High	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school

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

Capacity Additions for Planning Area D	
School Level	Comments
Elementary	None
Middle	None
High	None

*The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 26.2-acre site is generally located east of Pine Island Road between State Road 84 and Peters Road in the City of Plantation. Current land use designation for the site is Commercial. Current designation allows no residential units. The applicant proposes to change a portion (approximately 6.26 acres) of the site to Irregular (12.6 du/ac) Residential to allow 330 garden apartment (all three or more bedroom) residential units. The proposed change is anticipated to generate 142 additional students (64 elementary, 37 middle, and 41 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard 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 2016-17 school year are Tropical Elementary, Seminole Middle, and South Plantation High. Based on the District's Public School Concurrency Planning Document, all schools are operating below the adopted LOS of 100% of gross capacities in the 2016-17 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2016-17 – 2018-19), all the schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2018-19 school year. It should be noted that the 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 2016-17 – 2020-21. 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 subject site in the 2016-17 school year are depicted herein.

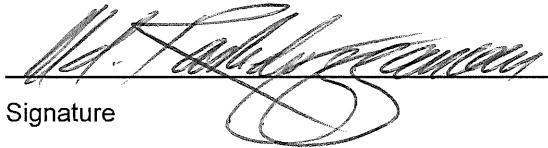
Capital Improvements scheduled in the long range section (2021-22 to 2025-26) of the currently Adopted DEFP Fiscal Years 2016-17 – 2020-21 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School 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-2053-2016

12 | 22 | 2016
Date

Reviewed By:


Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 6

EP&GMD COMMENTS
PC 17-7
Page 1

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

For: Broward County Planning Council

Applicant: MCRT Investments, LLC

Amendment No.: PC 17 - 7



Jurisdiction: Plantation **Size:** Approximately 26.26 acres

Existing Use: Parking lots and vacant

Current Land Use Designation: Commercial

Proposed Land Use Designation: 20.0 acres of commercial within a “Dashed-Line Area”
6.26 acres of Irregular (12.6) Residential within a “Dashed Line Area”

Location: Sections: 9 and 16 Township: 50 South Range: 41 East; generally located on the east side of Pine Island, between Peters Road and Interstate 595.

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

ANALYSIS AND FINDINGS:

ENVIRONMENTAL LICENSING AND BUILDING PERMITTING DIVISION

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

No wetlands on site. Any filling of existing surface waters or excavation to create new surface waters may require a license from the Aquatic and 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]

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.

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. (DL 12/27/2016)

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 30 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 10 air permitted facilities in this area and one in particular, Pinnacle Cleaners, has a citation from August that is still open. Norman Arrazola explained, and an email with his explanation is located in the file folder, that the citation was for not submitting an acceptable report in a timely manner. Only the groundwater has been impacted by the drycleaners solvent with no harmful odor issues. 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. (SMS 12/14/16)

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 restriction apply under Broward County's Wellfield Protection regulations. (NH121216)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] After a review of the Broward County Contaminated Sites GIS Database, EAR has no objection to the land use amendment as this is not a known contaminated site. However there are (4) four active contaminated site found adjacent or in close proximity (0.25 miles) to the proposed amendment location. As such, **any dewatering necessary for development would require a Dewatering Approval** from the Pollution Prevention Division. (NH121216)

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The Pollution Prevention Division (PPRD) GIS Database of SARA Title III Facilities in Broward County was reviewed. There are no SARA Title III facilities on or adjacent to the proposed amendment site. (NH121216)

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The review of the Pollution Prevention Division (PPD) GIS Database of Hazardous Material Facilities in Broward County indicates 4 known active Hazardous Material facilities and 2 Storage Tank facilities. (NH121216)

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE 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>.

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.

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 by the year 2060. 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, Policy A.03.05 and portions of policies 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, 19.4.11; BCLUP A.02.01] – NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at:
<http://www.broward.org/NaturalResources/NatureScape/Pages/Default.aspx>

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 Drainage District and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit is required from South Florida Water Management District. SFWMD Permit 06-00685 has been approved for the site.

EP&GMD COMMENTS

PC 17-7

Page 5

The proposed amendment site is located within the following Federal Emergency Management Agency (FEMA) flood insurance zones: 0.2 PCT Annual Chance of Flood Hazard, and the water body in the central part of the parcel is AE, the zone which corresponds with flood depths greater than 3feet, with a NAVD88 elevation of 6 feet.

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 moderate percentage of impervious area. The development resulting from the proposed land use designation would result in no net change in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be insignificant.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation. See the attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. ***Amendment No.:*** PC 17-7
- B. ***Municipality:*** Plantation
- C. ***Project Name:*** Cornerstone Millcreek

II. Site Characteristics

- A. ***Size:*** Approximately 26.26 acres
- B. ***Location:*** Sections: 9 and 16 Township: 50 South
Range: 41 East; generally located on the
east side of Pine Island, between Peters Road
and Interstate 595.
- C. ***Existing Use:*** Parking lots and vacant

III. Broward County Land Use Plan Designation

- A. ***Current Designation:*** Commercial
- B. ***Proposed Designation:*** 20.0 acres of commercial within a
"Dashed-Line Area"
6.26 acres of
Irregular (12.6) Residential within a
"Dashed-Line Area"

IV. Wetland Review

- A. ***Are wetlands present on subject property?*** no
- B. ***Describe extent (i.e. percent) of wetlands present on subject property.*** none
- C. ***Describe the characteristics and quality of wetlands present on subject property.*** none
- D. ***Is the property under review for an Environmental Resource License?***
- 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?*** unknown

Wetland Resource Questionnaire
PC 17-7

- V. **Comments:** Any filling of existing surface waters or excavation to create new surface waters may require a license from the Aquatic and Wetland Resources Program.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PC 17-7
- B. Municipality:*** Plantation
- C. Applicant:*** MCRT Investments, LLC

II. Site Characteristics

- A. Size:*** Approximately 26.26 acres
- B. Location:*** Sections: 9 and 16 Township: 50 South Range: 41 East;
generally located on the east side of Pine Island, between Peters Road and Interstate 595.
- C. Existing Use:*** Parking lots and vacant

III. Broward County Land Use Plan Designation

Current Land Use Designation: Commercial

Proposed Land Use Designation: 20.0 acres of commercial within a “Dashed-Line Area”
6.26 acres of Irregular (12.6) Residential within a “Dashed-Line Area”

IV. Water Recharge Review

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

The current land use designation is Commercial.

A typical value for an impervious area produced by this type of development is approximately 70 percent.

Land Use Amendment Comments Site LUA_PC17-7



▲ Hazardous Materials Facilities Database (active)

● Contaminated Sites Database Active CS

▭ .25 miles Buffer

Boundaries are not exact - generated for location purposes only.
Marker Size is a visual aid and neither represents exact location nor area of designated facility.
Prepared by: NHERNE - December, 2016 - Pollution Prevention Division

Hazardous Material Facilities within Boundaries of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC CODE	Type of License

No active Hazardous Material facility within boundaries of land use amendment

Hazardous Material Facilities adjacent to Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC CODE	Type of License

No active Hazardous Material facility adjacent to land use amendment

Hazardous Material Facilities in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC CODE	Type of License

Old Plantation Water Control District	8800 N NEW RIVER CANAL RD Plantation 33324	4971 Irrigation Systems	Hazardous Materials Facility
Royal Palm at Southpointe	1000 S PINE ISLAND RD Plantation 33324	6531 Real Estate Agents and Managers	Storage Tank Facility
Renaissance Plantation Hotel	1230 S PINE ISLAND RD Plantation 33324	7011 Hotels and Motels	Hazardous Materials Facility
Crossroads Business Park Assoc. Bldg. 1	8201 PETERS RD Plantation 33324	6512 Operators of Nonresidential Buildings	Hazardous Materials Facility
Crossroads Business Park Assoc. Bldg. 2	8151 PETERS RD Plantation 33324	6512 Operators of Nonresidential Buildings	Hazardous Materials Facility
Cornerstone-Phase I	1200 S PINE ISLAND RD Plantation 33324	8741 Schools and Educational Services, Not Elsewhere Classified	Storage Tank Facility

ATTACHMENT 7



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 Parks and Recreation Agencies (CAPRA)*

MEMORANDUM

December 13, 2016



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

Thru: ^{DAN} Dan West, Director
Parks and Recreation Division

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

A blue ink handwritten signature, appearing to be "John R. Fiore", written over the name in the "From:" field.

Re: **Land Use Plan Amendment Comments
February 16, 2017 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 February 2017 meeting. Our comment is as follows:

PC 17-7 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 330 new residential dwelling units which are proposed in this land use amendment.

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

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

ATTACHMENT 8



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

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

MEMORANDUM

January 6, 2017



TO: Barbara Blake Boy
Executive Director Broward County Planning Council

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT
PC 17-7

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

- PC 17-7

Our office has no objections or comments for this amendment.

Respectfully,

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

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
E-mail: JHeilman@Broward.org

ATTACHMENT 9

OFFICE OF THE MAYOR

Diane Veltri Bendekovic, Mayor

PLANNING, ZONING & ECONOMIC DEVELOPMENT

Danny A. Holmes, AICP, Director



Plantation
the grass is greener®

CITY COUNCIL

Peter S. Tingom, President
Lynn Stoner, President Pro Tem
Jerry Fadgen
Mark Hyatt
Ron Jacobs

February 21, 2017

Ms. Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33309



Subject: Supplement to Comprehensive Plan Amendment PC 17-7 – Affordable Housing Analysis

Dear Ms. Boy:

Attached please find the City's revised Affordable Housing Analysis. This analysis follows the County's revised methodology for determining affordable housing needs.

This information is in response to your request for support documentation regarding the City's affordable housing policies and programs. The analysis shows the City has a 3,113 unit surplus of affordable housing units across all bands.

If there is any further information you need related to the processing of the amendment submittal please let me know.

Sincerely,

Danny A. Holmes, AICP, Director

CC: Peter Dokuchitz, Principal Planner
C. William Laystrom, Jr., Esquire

attachments

Miami Economic Associates, Inc.

February 16, 2017

Mr. Danny Holmes
Director of Planning, Zoning
and Economic Development
City of Plantation
Plantation, FL

Dear Mr. Holmes:

Pursuant to your request, Miami Economic Associates, Inc. (MEAI) has updated the report it issued on September 23, 2016 with respect to the availability of housing affordable to very low, low and moderate income households within the City of Plantation. This updated report takes into account the American Community Survey data released on December 8, 2016 for the five-year period 2011 to 2015. We understand that this updated report may be submitted to the City of Plantation and Broward County in support of the application that Lennar Multifamily Communities, LLC has previously filed with those jurisdiction to re-designate a commercially-designate parcel of land located at 600 N. Pine Island Road for residential use to allow for the development of a 271-unit rental apartment project.

The proposed project that will offer a mixture 1-bedroom, 2 bedroom and 3-bedroom units with its 254 1-bedroom and 2-bedroom units renting in the range of \$1,735 to \$2,100 per month. Based on the current estimate by the U.S. Department of Housing and Urban Development (HUD) of Area Median Income (AMI) for Broward County, which sets the figure at \$63,300, none of the proposed units would be affordable to households of very low and low income. However, MEAI estimates that a portion of the 1-bedroom and 2 bedroom units would be affordable to moderate income households and that all of them would be affordable to workforce income households. These estimates assume that moderate income households have incomes ranging between 80 and 120 percent of AMI (\$50,640 to \$75,960) and that workforce income households have incomes in the range of 120 to 140 percent of AMI (\$75,961 to \$88,620). They further assume that the households in referenced income categories pay no more than 30 percent of their income for rent.

MEAI also notes that on September 13, 2016, the U.S. Census Bureau announced (as shown in Appendix 1) that real median income increased nationally increased by 5.2 percent between 2014 and 2015, which was the first annual increase in median household income since 2007, the year before the onset of the "Great Recession". This suggests that when a new AMI figure is announced by HUD in March, 2017 it will

Mr. Danny Holmes
Director of Planning, Zoning and Economic Development
City of Plantation
February 16, 2017
Page 2

potentially be significantly above the current figure and that greater percentages of moderate income households will be able to afford the proposed units.

The table on the page following summarizes an analysis performed by the Broward County Planning Council using a methodology created for it by Meridian Appraisal Group, and the American Community Survey data for the five year-period 2011 to 2015. The information in the table, which summarizes the availability of housing affordable to very low, low and moderate income in the City of Plantation, was excerpted from a source document issued by the Broward County Planning Council via email sent by Ms. Barbara Boy, the Council's Executive Director, to all Broward County municipal mayors, managers and planners as well as Planning Council members.

Review of the table shows that the City of Plantation has an overall surplus of housing of housing affordable to very low (0 to 50%), low (50.1 to 80%) and moderate (80.1 to 120%) income households with total supply exceeding total demand by nearly 3,113 units. The Table further shows that there is more than an adequate supply of owner-occupied housing in each of three income bands. Finally, the table shows the supply of rental housing for exceeds the demand for low and moderate income housing units. Only the demand for very low income rental units exceeds supply.

With respect to the last point in the preceding paragraph, review of the updated analyses for all of Broward County's municipalities that were appended Ms. Boy's email referenced above shows the following:

- The demand for very low income rental units exceeded supply in all 31 municipalities in Broward County regardless of their relative levels of affluence with the exception of Lazy Lakes.
- The City of Plantation is one of only 7 municipalities within the County which experienced a deficiency in only that particular band. All other the other municipalities exhibits gaps in supply in more than one band.

In fact, the updated analysis for all of Broward County's 31 municipalities shows that on a cumulative basis demand exceeds supply for very low income rental units by in excess of 53,500 units. The size of the deficit reflects the fact the overwhelming preponderance of very low income households occupy their units as renters rather than owners due to credit issues as well as their inability in many cases to make the down payment required to buy a unit. However, it is essentially impossible to build units for very low income households on a financially positive or breakeven basis. Even a not-for-profit entity like Habitat for Humanity requires subsidy to do so, in its case in the form of volunteer labor, donated land, charitable contributions and/or in-kind gifts from contractors and building supply businesses. Among the factors contributing to this situation is the extreme scarcity of vacant land that exists in Broward County. In this regard, MEAI notes that the site of the proposed project described in the first two paragraphs of this letter is the parking lot of an existing office building. The project's anticipated rent levels reflect the economics associated with acquiring the site and building it with enough parking to satisfy its own need and that of the office building.

Mr. Danny Holmes
Director of Planning, Zoning and Economic Development
City of Plantation
February 16, 2017
Page 3

In conclusion, we re-iterate that the analysis distributed by the Broward County Planning Council on January 5, 2017 shows that on an overall basis the City of Plantation has a supply of housing affordable to households of very low, low and moderate income that exceeds demand for both affordable owner-occupied and rental housing.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

Table 1
Availability of Affordable Housing
Based on 2009 - 2013 American Community Survey Data
City of Plantation

<u>Band</u>	<u>Demand</u> <u>Owner</u>	<u>Supply</u> <u>Owner</u>	<u>No Gap/ (Gap)</u> <u>Supply-Demand</u>	<u>Band</u>	<u>Demand</u> <u>Renter</u>	<u>Supply</u> <u>Renter</u>	<u>No Gap/ (Gap)</u> <u>Supply-Demand</u>
Under 50% * \$0 - \$30,850	3,970	4,872	901	Under 50% * \$0 - \$30,850	2,478	161	(2,318)
50.1 - 80%** \$30,000 - 49,360	3,330	3,775	444	50.1 - 80%** \$30,000 - 49,360	2,291	3,362	1,071
80.1 - 120% *** \$49,422 - \$74,040	3,761	4,989	1,228	80.1 - 120% *** \$49,422 - \$74,040	2,407	3,731	1,323

* Very Low Income
 ** Low Income
 *** Moderate Income

Source: U.S. Census, American Community Survey 2009 -2013, Meridian Appraisal Group; Broward County; Miami Economic Associates, Inc.

Appendix 1



Newsroom

FOR IMMEDIATE RELEASE: TUESDAY, SEPTEMBER 13, 2016

Income, Poverty and Health Insurance Coverage in the United States: 2015

September 13, 2016

Release Number: CB16-158

SEPT. 13, 2016 — The U.S. Census Bureau announced today that real median household income increased by 5.2 percent between 2014 and 2015 while the official poverty rate decreased 1.2 percentage points. At the same time, the percentage of people without health insurance coverage decreased.

Median household income in the United States in 2015 was \$56,516, an increase in real terms of 5.2 percent from the 2014 median income of \$53,718. This is the first annual increase in median household income since 2007, the year before the most recent recession.

The nation's official poverty rate in 2015 was 13.5 percent, with 43.1 million people in poverty, 3.5 million fewer than in 2014. The 1.2 percentage point decrease in the poverty rate from 2014 to 2015 represents the largest annual percentage point drop in poverty since 1999.

The percentage of people without health insurance coverage for the entire 2015 calendar year was 9.1 percent, down from 10.4 percent in 2014. The number of people without health insurance declined to 29.0 million from 33.0 million over the period.

States: 2015 and Health Insurance Coverage in the United States: 2015. The Current Population Survey Annual Social and Economic Supplement was conducted nationwide and collected information about income and health insurance coverage during the 2015 calendar year. The Current Population Survey, sponsored jointly by the U.S. Census Bureau and U.S. Bureau of Labor Statistics, is conducted every month and is the primary source of labor force statistics for the U.S. population; it is used to calculate the monthly unemployment rate estimates. Supplements are added in most months; the Annual Social and Economic Supplement questionnaire is designed to give annual, national estimates of income, poverty and health insurance numbers and rates.

Another Census Bureau report, *The Supplemental Poverty Measure: 2015*, was also released today. With support from the Bureau of Labor Statistics, it describes research showing a different way of measuring poverty in the United States and includes estimates for numerous demographic groups, including state-level estimates. The supplemental poverty measure serves as an additional indicator of economic well-being and provides a deeper understanding of economic conditions. The Census Bureau has published poverty estimates using this supplemental measure annually since 2011. Since September 2015, the supplemental poverty measure has been released the same day as the official poverty estimates.

The Current Population Survey-based income and poverty report includes comparisons with the previous year and to 2007 (before the last recession); historical tables in the report contain statistics back to 1959. The health insurance report is based on both the Current Population Survey and the American Community Survey and includes comparisons with the previous year. State and

Appendix 2

Broward County Affordable Housing Supply/Demand 2009-2013 American Community Survey

Coral Gables city, Florida								Fort Lauderdale city, Florida							
Demand(D)				Supply(S) No Gap/(Gap)				Demand(D)				Supply(S) No Gap/(Gap)			
Band	Owner	Owner	S-D	Band	Reater	Reater	S-D	Band	Owner	Owner	S-D	Band	Reater	Reater	S-D
0-50%	3,743	6,274	2,531	0-50%	1,975	438	(1,537)	0-50%	8,633	6,797	(2,037)	0-50%	14,704	5,931	(8,773)
\$0				\$0				\$0				\$0			
\$10,870	25.7%	43.2%		\$10,870	27.3%	6.4%		\$10,870	22.7%	17.5%		\$10,870	44.8%	18.9%	
50.1-80%	2,374	1,389	15	50.1-80%	1,890	2,445	554	50.1-80%	5,901	6,947	1,046	50.1-80%	6,481	12,956	6,475
\$10,912				\$10,912				\$10,912				\$10,912			
\$40,260	16.3%	16.4%		\$40,260	26.1%	35.7%		\$40,260	15.2%	17.8%		\$40,260	19.8%	41.2%	
80.1-120%	2,283	3,319	1,037	80.1-120%	1,383	2,461	1,078	80.1-120%	6,020	7,857	1,837	80.1-120%	5,131	6,867	1,535
\$40,422				\$40,422				\$40,422				\$40,422			
\$74,040	15.7%	22.8%		\$74,040	19.1%	35.9%		\$74,040	15.5%	20.2%		\$74,040	16.3%	21.8%	
Cooper City city, Florida								Hallandale Beach city, Florida							
Demand(D)				Supply(S) No Gap/(Gap)				Demand(D)				Supply(S) No Gap/(Gap)			
0-50%	895	419	(476)	0-50%	214	30	(183)	0-50%	4,501	4,181	(320)	0-50%	1,638	1,275	(363)
\$0				\$0				\$0				\$0			
\$10,870	10.2%	4.8%		\$10,870	17.0%	2.6%		\$10,870	41.8%	35.8%		\$10,870	50.7%	16.8%	
50.1-80%	919	1,146	227	50.1-80%	178	232	54	50.1-80%	2,007	2,747	740	50.1-80%	1,612	2,957	1,345
\$10,912				\$10,912				\$10,912				\$10,912			
\$40,260	10.4%	13.0%		\$40,260	14.1%	19.7%		\$40,260	18.6%	25.5%		\$40,260	32.5%	43.5%	
80.1-120%	1,435	2,541	1,106	80.1-120%	410	371	(39)	80.1-120%	1,610	1,805	195	80.1-120%	960	1,770	769
\$40,422				\$40,422				\$40,422				\$40,422			
\$74,040	16.3%	28.9%		\$74,040	32.5%	31.5%		\$74,040	15.0%	16.8%		\$74,040	33.7%	26.1%	
Coral Springs city, Florida								Hallandale Beach town, Florida							
Demand(D)				Supply(S) No Gap/(Gap)				Demand(D)				Supply(S) No Gap/(Gap)			
0-50%	3,456	3,793	337	0-50%	5,029	1,118	(3,911)	0-50%	159	41	(117)	0-50%	124	5	(119)
\$0				\$0				\$0				\$0			
\$10,870	13.1%	14.4%		\$10,870	35.6%	8.1%		\$10,870	31.4%	5.6%		\$10,870	55.6%	1.2%	
50.1-80%	3,231	2,714	(517)	50.1-80%	3,049	4,880	1,831	50.1-80%	105	42	(63)	50.1-80%	25	95	70
\$10,912				\$10,912				\$10,912				\$10,912			
\$40,260	12.1%	10.3%		\$40,260	21.6%	35.3%		\$40,260	14.2%	5.7%		\$40,260	11.2%	43.5%	
80.1-120%	4,668	7,274	2,607	80.1-120%	2,991	4,499	1,508	80.1-120%	105	167	62	80.1-120%	10	64	54
\$40,422				\$40,422				\$40,422				\$40,422			
\$74,040	17.7%	27.6%		\$74,040	21.2%	32.6%		\$74,040	14.2%	21.5%		\$74,040	4.3%	29.3%	
Dania Beach city, Florida								Hollywood city, Florida							
Demand(D)				Supply(S) No Gap/(Gap)				Demand(D)				Supply(S) No Gap/(Gap)			
0-50%	2,009	2,199	190	0-50%	2,610	953	(1,657)	0-50%	8,646	9,685	1,039	0-50%	9,974	4,061	(5,914)
\$0				\$0				\$0				\$0			
\$10,870	28.9%	31.6%		\$10,870	51.5%	18.6%		\$10,870	25.5%	28.6%		\$10,870	46.2%	19.5%	
50.1-80%	1,416	1,999	582	50.1-80%	1,116	2,003	887	50.1-80%	5,918	7,503	1,585	50.1-80%	5,167	9,505	4,338
\$10,912				\$10,912				\$10,912				\$10,912			
\$40,260	20.3%	28.7%		\$40,260	20.5%	39.2%		\$40,260	17.5%	22.1%		\$40,260	21.9%	45.6%	
80.1-120%	1,170	1,515	345	80.1-120%	706	1,357	651	80.1-120%	6,706	7,346	640	80.1-120%	3,271	4,660	1,389
\$40,422				\$40,422				\$40,422				\$40,422			
\$74,040	16.8%	21.8%		\$74,040	12.9%	26.5%		\$74,040	19.8%	21.7%		\$74,040	15.1%	22.4%	
Davie town, Florida								Lauderhill city, Florida							
Demand(D)				Supply(S) No Gap/(Gap)				Demand(D)				Supply(S) No Gap/(Gap)			
0-50%	4,490	7,049	2,559	0-50%	3,904	1,056	(2,849)	0-50%	2,964	4,445	1,461	0-50%	2,544	771	(1,773)
\$0				\$0				\$0				\$0			
\$10,870	18.9%	29.7%		\$10,870	43.6%	12.4%		\$10,870	41.0%	61.1%		\$10,870	57.4%	18.3%	
50.1-80%	3,774	3,751	(23)	50.1-80%	1,663	3,215	1,552	50.1-80%	1,641	1,522	(119)	50.1-80%	978	2,226	1,248
\$10,912				\$10,912				\$10,912				\$10,912			
\$40,260	15.9%	15.8%		\$40,260	16.9%	38.1%		\$40,260	22.6%	20.9%		\$40,260	22.3%	52.7%	
80.1-120%	3,474	4,109	635	80.1-120%	1,615	2,628	1,013	80.1-120%	1,230	534	(397)	80.1-120%	554	1,001	447
\$40,422				\$40,422				\$40,422				\$40,422			
\$74,040	14.6%	17.3%		\$74,040	18.1%	31.0%		\$74,040	16.9%	11.5%		\$74,040	12.6%	23.7%	
Deerfield Beach city, Florida								Lauderhill Beach town, Florida							
Demand(D)				Supply(S) No Gap/(Gap)				Demand(D)				Supply(S) No Gap/(Gap)			
0-50%	7,849	10,509	2,660	0-50%	4,930	1,650	(3,280)	0-50%	782	141	(641)	0-50%	395	78	(317)
\$0				\$0				\$0				\$0			
\$10,870	38.2%	51.1%		\$10,870	44.2%	15.6%		\$10,870	29.5%	6.3%		\$10,870	37.6%	7.8%	
50.1-80%	3,542	3,816	274	50.1-80%	2,448	4,308	1,860	50.1-80%	222	216	(6)	50.1-80%	212	443	232
\$10,912				\$10,912				\$10,912				\$10,912			
\$40,260	17.2%	18.6%		\$40,260	22.0%	40.7%		\$40,260	5.4%	8.2%		\$40,260	20.3%	44.2%	
80.1-120%	4,031	3,389	(642)	80.1-120%	2,058	3,021	963	80.1-120%	366	411	46	80.1-120%	168	273	85
\$40,422				\$40,422				\$40,422				\$40,422			
\$74,040	19.6%	16.5%		\$74,040	18.5%	28.5%		\$74,040	13.8%	13.5%		\$74,040	17.9%	22.2%	

Broward County Affordable Housing Supply/Demand 2009-2013 American Community Survey

Lauderhill city, Florida					Oakland Park city, Florida						
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Renter	Renter		Band	Renter	Renter	
0-50%	4,272	7,094	2,822	0-50%	5,424	1,553	(3,871)	0-50%	2,363	3,433	1,070
\$0				\$0				\$0			
\$20,850	31.0%	31.5%		\$20,850	55.7%	16.7%		\$20,850	23.0%	34.9%	
50.1-80%	2,374	3,177	803	50.1-80%	2,497	1,909	(588)	50.1-80%	2,042	2,824	802
\$20,850				\$20,850				\$20,850			
\$40,260	17.2%	23.1%		\$40,260	25.7%	21.9%		\$40,260	26.6%	26.7%	
80.1-120%	2,610	2,563	(45)	80.1-120%	1,030	2,170	1,140	80.1-120%	2,229	2,190	(39)
\$40,260				\$40,260				\$40,260			
\$74,240	20.4%	15.6%		\$74,240	10.6%	32.0%		\$74,240	22.5%	22.1%	
Lacey Lake village, Florida					Parkland city, Florida						
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Renter	Renter		Band	Renter	Renter	
0-50%	0	0	0	0-50%	3	0	(3)	0-50%	521	199	(321)
\$0				\$0				\$0			
\$20,850	0.0%	0.0%		\$20,850	60.0%	0.0%		\$20,850	6.3%	3.1%	
50.1-80%	2	0	(2)	50.1-80%	0	1	1	50.1-80%	491	163	(328)
\$20,850				\$20,850				\$20,850			
\$40,260	19.1%	0.0%		\$40,260	0.0%	26.1%		\$40,260	7.6%	2.5%	
80.1-120%	1	0	(1)	80.1-120%	0	2	2	80.1-120%	709	549	(161)
\$40,260				\$40,260				\$40,260			
\$74,240	10.4%	0.0%		\$74,240	0.0%	41.0%		\$74,240	11.0%	8.5%	
Lighthouse Point city, Florida					Pembroke Park town, Florida						
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Renter	Renter		Band	Renter	Renter	
0-50%	742	749	7	0-50%	254	31	(223)	0-50%	540	816	279
\$0				\$0				\$0			
\$20,850	19.5%	19.7%		\$20,850	27.2%	3.5%		\$20,850	50.1%	76.0%	
50.1-80%	436	304	(132)	50.1-80%	219	364	145	50.1-80%	229	122	(107)
\$20,850				\$20,850				\$20,850			
\$40,260	14.6%	5.0%		\$40,260	21.5%	41.3%		\$40,260	21.3%	11.3%	
80.1-120%	169	495	329	80.1-120%	146	295	149	80.1-120%	171	77	(94)
\$40,260				\$40,260				\$40,260			
\$74,240	12.3%	13.1%		\$74,240	15.7%	33.5%		\$74,240	15.9%	7.2%	
Margate city, Florida					Pembroke Pines city, Florida						
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Renter	Renter		Band	Renter	Renter	
0-50%	5,197	7,912	2,715	0-50%	2,129	357	(1,772)	0-50%	5,706	9,044	3,338
\$0				\$0				\$0			
\$20,850	32.1%	48.9%		\$20,850	45.0%	8.0%		\$20,850	21.5%	22.3%	
50.1-80%	3,669	3,768	116	50.1-80%	894	1,934	1,041	50.1-80%	5,393	8,204	2,811
\$20,850				\$20,850				\$20,850			
\$40,260	22.7%	23.4%		\$40,260	18.9%	43.5%		\$40,260	13.3%	20.3%	
80.1-120%	3,104	2,989	(114)	80.1-120%	1,087	1,419	332	80.1-120%	7,063	10,211	3,148
\$40,260				\$40,260				\$40,260			
\$74,240	19.2%	16.5%		\$74,240	23.0%	31.9%		\$74,240	17.4%	34.3%	
Miramar city, Florida					Plantation city, Florida						
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Renter	Renter		Band	Renter	Renter	
0-50%	3,952	5,680	1,698	0-50%	3,400	456	(2,944)	0-50%	3,970	4,872	901
\$0				\$0				\$0			
\$20,850	14.2%	20.3%		\$20,850	34.7%	4.5%		\$20,850	17.0%	20.9%	
50.1-80%	4,425	6,579	2,451	50.1-80%	2,065	2,772	706	50.1-80%	3,530	5,775	2,244
\$20,850				\$20,850				\$20,850			
\$40,260	15.5%	24.5%		\$40,260	21.1%	29.4%		\$40,260	14.3%	16.2%	
80.1-120%	6,376	6,247	(129)	80.1-120%	2,218	2,845	627	80.1-120%	3,761	4,959	1,228
\$40,260				\$40,260				\$40,260			
\$74,240	22.7%	22.3%		\$74,240	22.6%	30.2%		\$74,240	16.1%	21.4%	
North Lauderdale city, Florida					Pompano Beach city, Florida						
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Renter	Renter		Band	Renter	Renter	
0-50%	1,709	3,450	1,741	0-50%	2,263	221	(2,042)	0-50%	7,077	7,422	345
\$0				\$0				\$0			
\$20,850	25.6%	31.6%		\$20,850	44.0%	4.3%		\$20,850	30.3%	31.8%	
50.1-80%	1,242	1,174	(68)	50.1-80%	1,419	2,115	696	50.1-80%	2,368	6,083	3,715
\$20,850				\$20,850				\$20,850			
\$40,260	18.0%	32.5%		\$40,260	27.6%	45.3%		\$40,260	18.7%	26.0%	
80.1-120%	1,642	753	(889)	80.1-120%	956	1,859	903	80.1-120%	4,761	4,174	(587)
\$40,260				\$40,260				\$40,260			
\$74,240	27.3%	11.9%		\$74,240	19.2%	35.4%		\$74,240	20.4%	17.9%	

Broward County Affordable Housing Supply/Demand 2009-2013 American Community Survey

Sun Beach Lakes, Florida					West Park, Florida						
Demand(D)		Supply(S) No Gap/(Gap)			Demand(D)		Supply(S) No Gap/(Gap)				
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D	Band	Renter		
0-50%	36	4	(32)	0-50%	3	0	(3)	0-50%	662	236	(426)
\$0				\$0				\$0			
\$30,850	13.0%	1.5%		\$772	14.3%	0.0%		\$20,850	28.1%	47.8%	
50.1-80%	28	8	(20)	50.1-80%	2	2	0	50.1-80%	585	827	242
\$10,912				\$773				\$20,912			
\$49,360	10.1%	2.9%		\$1,274	9.1%	12.3%		\$49,262	24.0%	33.9%	
80.1-120%	41	26	(15)	80.1-120%	2	6	4	80.1-120%	597	540	(257)
\$49,422				\$1,276				\$1,276			
\$74,040	14.7%	9.3%		\$1,822	9.5%	21.1%		\$74,040	24.5%	13.9%	

Southwest Ranches, Florida					Weston, Florida						
Demand(D)		Supply(S) No Gap/(Gap)			Demand(D)		Supply(S) No Gap/(Gap)				
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D	Band	Renter		
0-50%	282	65	(217)	0-50%	20	14	14	0-50%	1,862	861	(1,000)
\$0				\$0				\$0			
\$30,850	13.6%	3.1%		\$772	12.8%	34.3%		\$30,850	12.3%	5.7%	
50.1-80%	199	48	(150)	50.1-80%	23	6	(17)	50.1-80%	1,345	1,109	(235)
\$10,912				\$773				\$20,912			
\$49,360	9.6%	2.3%		\$1,274	14.5%	5.7%		\$49,262	8.7%	7.2%	
80.1-120%	256	64	(192)	80.1-120%	30	19	(11)	80.1-120%	2,054	2,562	508
\$49,422				\$1,276				\$1,276			
\$74,040	12.3%	3.1%		\$1,822	19.4%	18.9%		\$74,040	13.4%	16.7%	

Sunrise, Florida					Wilton Manors, Florida						
Demand(D)		Supply(S) No Gap/(Gap)			Demand(D)		Supply(S) No Gap/(Gap)				
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D	Band	Renter		
0-50%	6,321	8,697	2,376	0-50%	3,296	762	(2,535)	0-50%	744	559	(185)
\$0				\$0				\$0			
\$30,850	28.7%	39.5%		\$772	36.0%	8.6%		\$30,850	23.8%	17.9%	
50.1-80%	3,909	5,842	1,933	50.1-80%	2,247	3,490	1,243	50.1-80%	490	572	82
\$10,912				\$773				\$20,912			
\$49,360	17.7%	26.5%		\$1,274	24.5%	39.3%		\$49,262	15.7%	18.3%	
80.1-120%	4,023	4,994	971	80.1-120%	1,505	2,694	1,189	80.1-120%	511	615	123
\$49,422				\$1,276				\$1,276			
\$74,040	18.3%	22.7%		\$1,822	16.4%	30.4%		\$74,040	16.4%	20.3%	

Tamarac, Florida							
Demand(D)		Supply(S) No Gap/(Gap)					
Band	Owner	Owner	S-D	Band			
0-50%	6,897	9,435	2,538	0-50%	2,641	674	(1,967)
\$0				\$0			
\$30,850	34.1%	46.6%		\$772	39.5%	10.9%	
50.1-80%	4,140	6,442	2,302	50.1-80%	1,630	2,851	1,221
\$10,912				\$773			
\$49,360	20.5%	31.8%		\$1,274	24.4%	46.2%	
80.1-120%	3,571	2,960	(610)	80.1-120%	1,486	1,855	372
\$49,422				\$1,276			
\$74,040	17.0%	14.6%		\$1,822	22.3%	30.1%	

**City of Plantation Supplement to Affordable Housing Analysis Programs and Methods to
Maintain the Supply of Housing**

November 2016

Community Development Block Grant (CDBG) Program

The City of Plantation provides health and safety minor home repairs to owner-occupied homes within the City limits. The Minor Home Repair Program is designed to provide assistance to eligible low-to-moderate income residents that are experiencing living conditions that pose a threat to safety, health and welfare of household occupants. The objective of the programs is to address and eradicate these conditions in and around the home. Areas of concern have historically included to leaky roofs, non-compliance (broken, unstable, single-pane, un-shuttered windows and dilapidated exterior doors). Since 2010, a total of 30 low-to-moderate income City households have benefited from this program.

This City relies on its annual CDBG HUD allocation, which is anticipated to provide additional funding for minor home repair. This ongoing program is the cornerstone of maintaining the supply of single family homes occupied by low and moderate income families.

State Housing Initiatives Partnership (SHIP) Program

The City also participates in the State Housing Initiative Partnership (SHIP) Program to assist 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. Since 2010, a total of 20 low-to-moderate income City households have benefited from this program.

In the long term, the *Housing Element of the Comprehensive Plan* includes but is not limited to the following Housing Objectives and Policies to be implemented by the continued application of CDBG, SHIP and HOME funds.

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 1.7.4 Promote mixed-use development that provides for a variety of housing types along transit corridors and at transit hubs, especially in the Local Activity Center (LAC) and in the Midtown area.
- 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.

PLANTATION AFFORDABLE HOUSING POLICIES

- OBJECTIVE 1.1** The City shall continue to assist the private sector in the provision of some 4,032 additional housing units by the year 2012 which, when taken with existing units, will continue to provide affordable housing for low and moderate income families. (Measured by flex and reserve units allocated in the Plantation Midtown District, the residential units allocated for the LAC [Plantation Gateway], and projects currently in site plan review.) (Ord. No. 2146, 2/18/98)
- 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.**
- Policy 1.1.4** The City shall continue to support Broward County's efforts in the following ways. In providing housing and related programs:
- a. The City shall continue to monitor County-wide housing programs and activities affecting Plantation.
 - b. The City shall support Broward County affordable housing programs by adopting resolutions as requested by and appropriate for Broward County.
- Policy 1.3.3** Continue to encourage townhouse and zero lot line single-family units as a more affordable housing option by continuing the PRD (Planned Residential Development) zoning districts.
- Policy 1.3.4** The City shall monitor and evaluate the zoning districts permitting mobile home parks within Plantation to ensure safe and affordable housing options are provided.
- Policy 1.6.1** Assure that reasonably located, affordable housing is made available through a City policy if relocation is necessary.
- Policy 1.6.2** By January, 2008, the City shall analyze the data provided by the State of Florida (Shimberg Center for Affordable Housing Assessment) or data obtained from another professionally acceptable source with regard to very low, low and moderate income housing needs and identify appropriate policies and programs. (Ord. No. 2146, 2/18/98)
- Policy 1.7.3** Staff will evaluate and implement as appropriate potential incentives to enable developers to build affordable and workforce housing developments, i.e. incentive zoning.
- Policy 1.7.8** Annually, the City will review city owned vacant property and identify any parcels which may be suitable for affordable housing as per Florida Statutes Chapter 166.0451.

ATTACHMENT 10

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† ALSO ADMITTED IN PENNSYLVANIA
* FORMERLY ADMITTED IN MICHIGAN

March 20, 2017

Henry Sniezek, Director of Environmental
Protection and Growth Management
BROWARD COUNTY PLANNING COUNCIL
115 S. Andrews Avenue
Room 329A-B
Ft. Lauderdale, Florida 33301



Re: MCRT Investments, LLC – Land Use Plan Amendment PC 17-7 in
Plantation, Florida

Dear Henry,

As a follow-up to our discussion Wednesday, my client MCRT Investments, LLC has agreed to a voluntary contribution of \$250.00 per unit to Broward County to be used, at the County's discretion, toward affordable housing programs within the County including programs that improve rental opportunities for low income families. This contribution is conditioned upon the approval of the pending land use amendment to multi-family residential.

I would ask that the payment be due prior to the issuance of a building permit for the Cornerstone residential project.

We appreciate your time and attention in this matter.

Very truly yours,

A handwritten signature in black ink that reads "Bill Laystrom".

C. WILLIAM LAYSTROM, JR.
For the Firm

CWL:lv


cc: Barbara Blake Boy
Damon Kolb

ATTACHMENT 11



Environmental Protection and Growth Management Department
115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6612 • FAX 954-357-8655

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

FROM: Henry Sniezek, Director 
Environmental Protection and Growth Management Department

DATE: March 24, 2017

RE: Amendment PC 17-7 (Affordable Housing)



These comments update our previous comments dated January 10, 2017, regarding affordable housing.

The City has submitted an updated "Affordable Housing Analysis" conducted by Miami Economic Development Associates, Inc., dated February, 2017. The Analysis utilizes the methodology proposed by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing within the City for the very-low, low, and moderate income bands, and also provided information regarding owner-occupied and renter housing. The updated information indicates that the City currently has a surplus supply of 3,113 affordable housing units across all income bands and for owner and renter housing, except for a deficit of units for the very-low renter group.

Regarding the City's affordable housing programs and policies, the City states the use of CDBG programs for a minor home repair program and SHIP programs for purchase assistance and minor home repair. The City also references several Policies of their Comprehensive Plan which promote and accommodate affordable housing. County staff previously asked the City to provide additional information on the City's plans and policies, if any, to improve the supply of very-low income housing units in the City. The City's response refers to its existing programs and policies, and the significant challenges of providing very low income rental housing within the City, and within Broward County in general. To supplement the information submitted by the City, the agent for the applicant has indicated a voluntary commitment of \$250 per unit to Broward County (i.e. a total of \$82,500 for 330 units), to be used at the County's discretion, toward affordable housing programs that may improve rental opportunities for low income families.

In consideration of the information submitted by the City demonstrating of an overall supply of affordable housing, including recognizing the applicant's voluntary commitment, County staff finds that the proposed amendment generally meets the requirements of Policy 1.07.07 and Article 10 of the Administrative Rules Document: Broward County Land Use Plan. Please note that the voluntary commitment offered by the applicant must be subject to a legally enforceable agreement approved by the Broward County Attorney's Office.

Thank you for the opportunity to comment. Please feel free to contact me at your convenience.

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

ATTACHMENT 12

This Instrument Prepared By:

C. William Laystrom Jr., Esq.
1177 S.E. 3rd Ave.
Fort Lauderdale, Florida 33316



DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (“Declaration”) dated this _____ day of _____, 2017 by and among PG-Plantation CS Four, LLC., a Florida Limited Liability Company (“Declarant”), BROWARD COUNTY, a Political Subdivision of the State of Florida (“County”), and the CITY OF PLANTATION, a Political Subdivision of the State of Florida .

WITNESSETH:

WHEREAS, Declarant is the owner of the property located in the City as further described on Exhibit A attached hereto and made a part of hereof (the “Property”); and

WHEREAS, Declarant has offered to enter into this Declaration for the benefit of the County and City with respect to the development of the Property; and

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Declarant hereby declares that the Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the restrictions hereinafter set forth, all of which shall run with the Property and any part thereof and which shall be binding upon all parties having any right, title, or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by reference.
2. Property Development Use. In connection with the Development of the Property, Declarant agrees to restrict development of the property to no more than 700 apartment units on the Property. This shall be deemed a restriction on the development of the Property.
3. Affordable Housing Commitment. Declarant shall pay to the County an amount equal to Two Hundred and Fifty Dollars (\$250.00) per apartment unit as an affordable housing payment commitment (“Affordable Housing Commitment”). Such Affordable Housing Commitment shall be due and paid to the County at the first to occur of:

- (a) one year from the date of final land use plan amendment and site plan approval for any phase of residential development or
- (b) prior to the environmental review approval of construction plans for the subject building permits.

In the event the project has more than one phase of residential development then the amount to be paid to the County shall be calculated on the number of units requested on the approved site plan or the building permit application for that phase of development. Should Declarant fail to make payment within the time period established above, then Declarant shall pay interest at a rate of 5% per annum on any unpaid balance. No building permits for residential units shall be issued until payment of the unpaid balance and any interest that may be due.

- 4. Recordation/Effective Date. This Declaration shall not be effective until this Declaration is recorded in the Public Records of Broward County, Florida. Once recorded, this Declaration shall run with the Property for the sole benefit of the County and City and shall bind all successors and assigns to title of the Property.
- 5. Amendment. This Declaration may not be modified, amended or terminated without prior written approval from the owner(s) of the Property and joinder and consent of the County and the City.
- 6. Waiver. No waiver of any of the provisions of this Declaration shall be effective unless it is in writing, signed by the party against whom it is asserted and any such waiver shall only be applicable to the specific instance in which it relates and shall not be deemed to be a continuing or future waiver.
- 7. Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall be Broward County, Florida.
- 8. Captions, Headings and Titles. The captions, paragraph headings and titles contained in this Declaration are for reference and convenience only and in no way define, describe, extend or limit the scope of intent of this Declaration, nor the intent of the provisions hereto.
- 9. Severability. Unless otherwise provided herein, if any provision of this Declaration shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- 10. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

11. Counterparts. This Declaration may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Declaration.