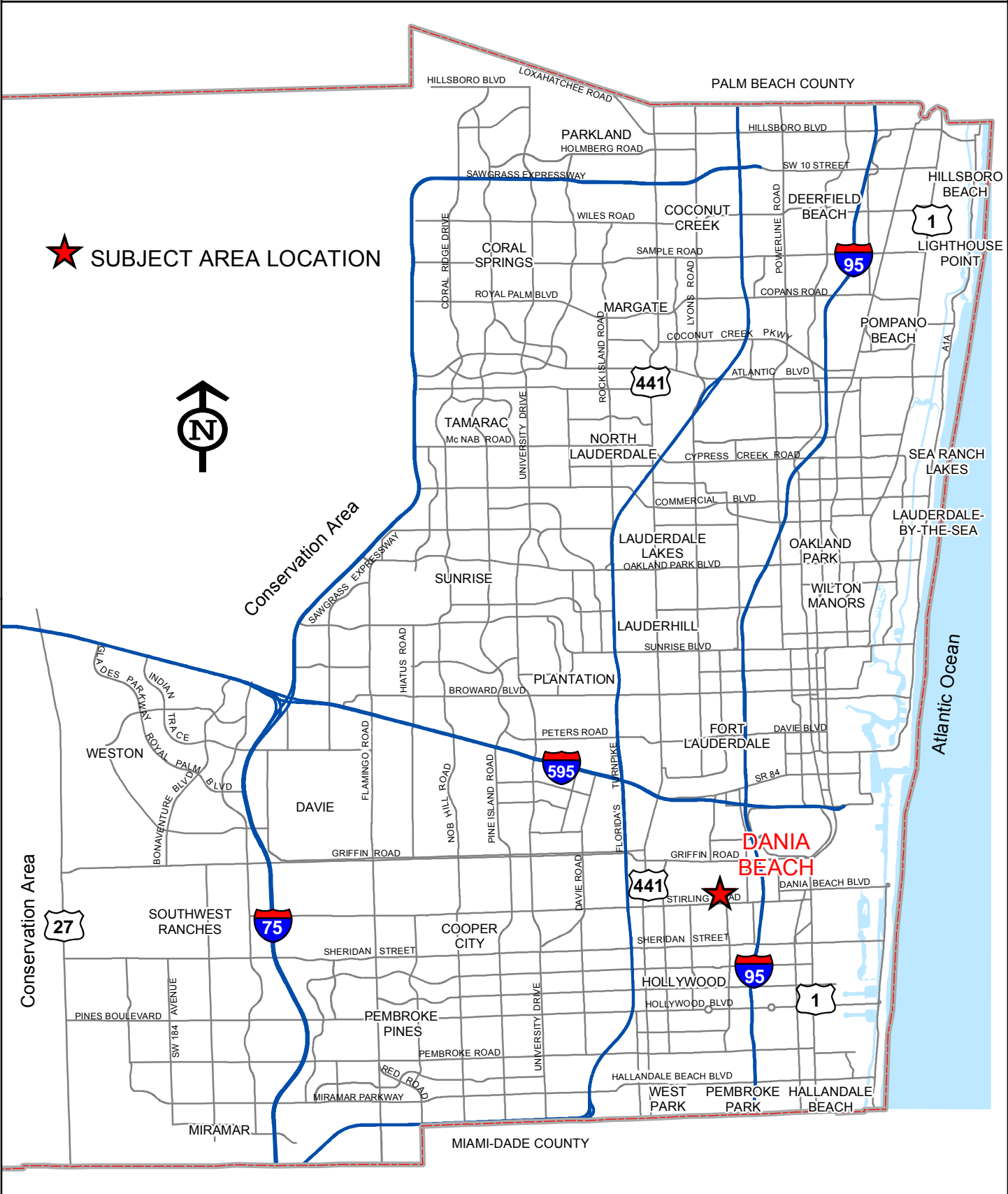


EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 18-1



★ SUBJECT AREA LOCATION



Conservation Area

Conservation Area

Atlantic Ocean

DANIA BEACH

27

75

441

95

1

MIAMI-DADE COUNTY

PALM BEACH COUNTY

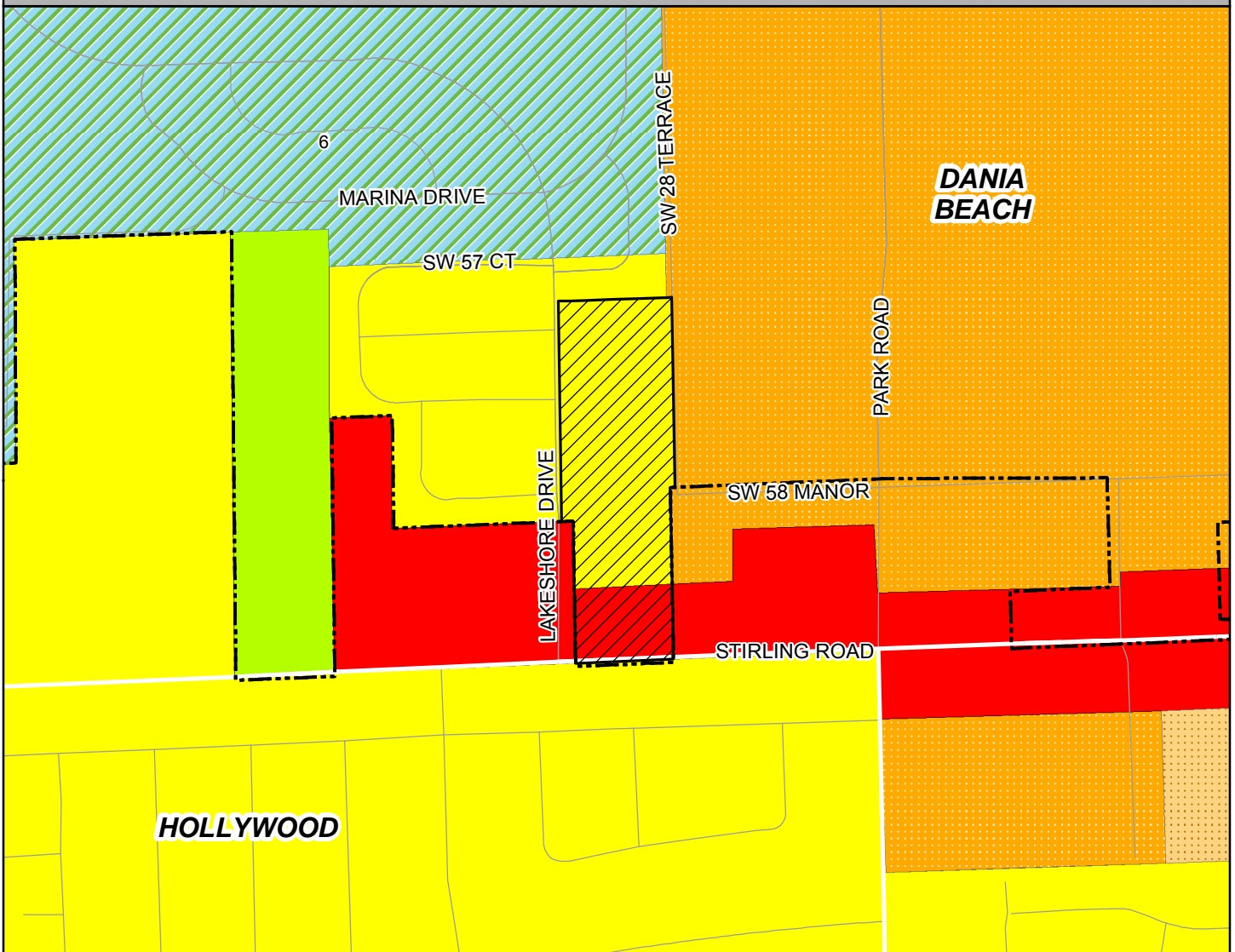
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 18-1











MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 18-1

Current Land Use: 1.6 acres of Commerce and 6.7 acres of Low (5) Residential

Gross Acres: Approximately 8.3 acres



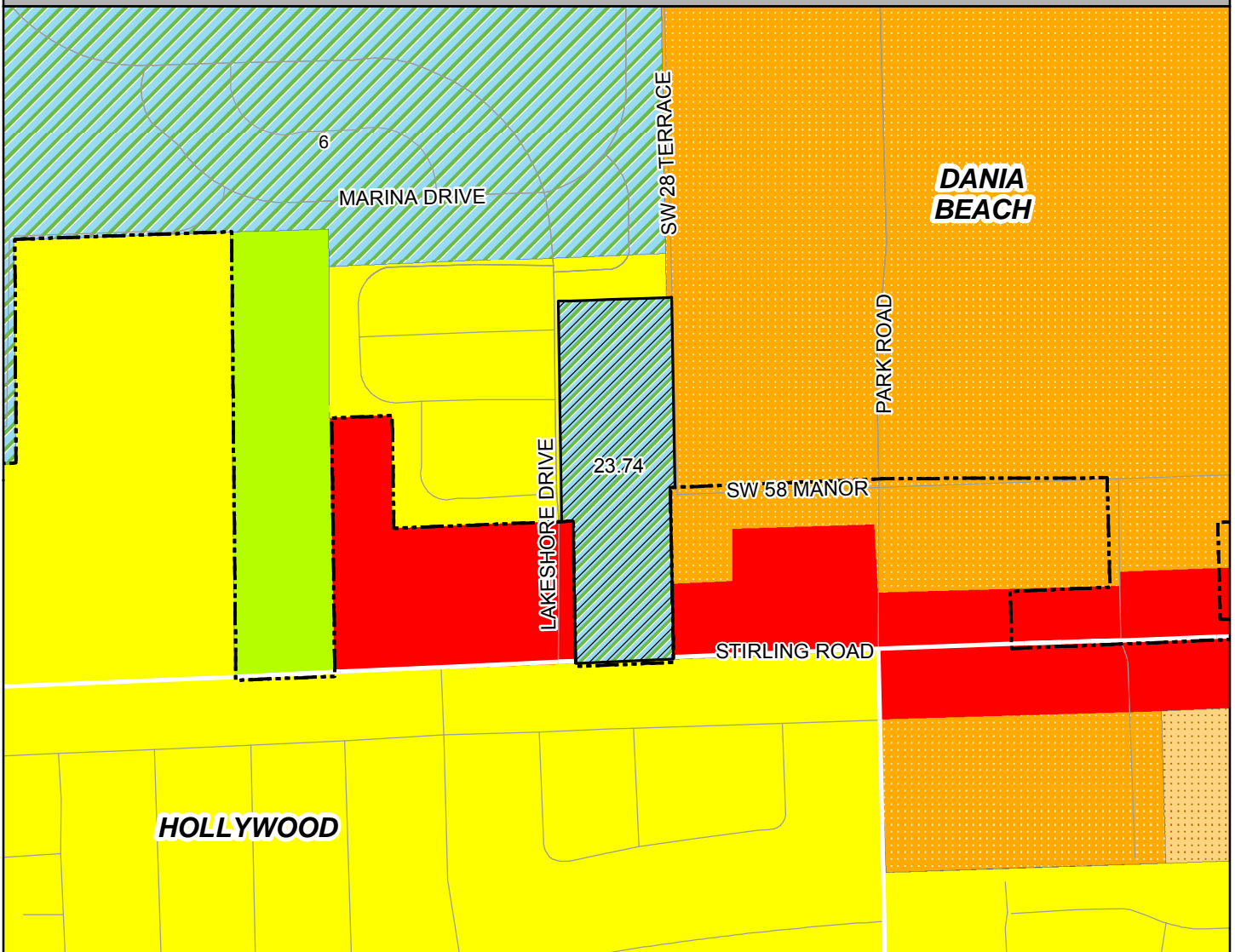
- | | | |
|---|---|---|
|  Site |  Low-Medium (10) Residential |  Commerce |
|  Municipal Boundary |  Medium (16) Residential |  Commercial Recreation |
|  Low (5) Residential |  Irregular Residential | |











MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 18-1

Proposed Land Use: Irregular (23.74) Residential

Gross Acres: Approximately 8.3 acres



- | | | |
|---|---|---|
|  Site |  Low-Medium (10) Residential |  Commerce |
|  Municipal Boundary |  Medium (16) Residential |  Commercial Recreation |
|  Low (5) Residential |  Irregular Residential | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 18-1
(DANIA BEACH)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation October 17, 2017

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved, recognizing the data and analysis submitted by the City of Dania Beach regarding affordable housing Policy 2.16.2 and subject to the applicant's voluntary contribution of \$500 per additional dwelling unit towards the City's affordable housing programs. See Attachments 8.A. and 8.B.

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.

II. Planning Council First Public Hearing Recommendation October 26, 2017

Approval per Planning Council staff recommendation. (Vote of the board; Unanimous: 16-0; Blackwelder, Blattner, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Good, Graham, Grosso, Rosenof, Rosenzweig, Seiler, Udine, Williams and Stermer)

III. Planning Council Staff Second Public Hearing Recommendation November 20, 2017

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved, recognizing the data and analysis submitted by the City of Dania Beach regarding affordable housing Policy 2.16.2 and subject to the applicant's voluntary contribution of \$500 per additional dwelling unit towards the City's affordable housing programs. See Attachments 8.A. and 8.B.

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

III. Planning Council Staff Second Public Hearing Recommendation (continued) November 20, 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 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.

IV. Planning Council Second Public Hearing Recommendation November 30, 2017

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

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-1

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Dania Beach
- II. County Commission District: District 7
- III. Site Characteristics
- A. Size: Approximately 8.3 acres
- B. Location: In Section 32, Township 50 South, Range 42 East; generally located on the north side of Stirling Road, between Lakeshore Drive and Southwest 28 Terrace.
- C. Existing Uses: Former religious institution and daycare
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 6.7 acres of Low (5) Residential
1.6 acres of Commerce
- B. Proposed Designation: Irregular (23.74) Residential
- C. Estimated Net Effect: Addition of 164 dwelling units [33 dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 1.6 acres of commerce use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Single-family residential (mobile homes)
East: Multi-family residential and fire station
South: Single-family residential
West: Retail and single-family residential (mobile homes)
- B. Planned Uses: *North:* Low (5) Residential
East: Low-Medium (10) Residential and Commerce
South: Low (5) Residential
West: Commerce and Low (5) Residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* Stellar Homes Group
- B. *Agent:* Greenspoon Marder, P.A.
- C. *Property Owner:* Stirling Alya, LLC

VII. Recommendation of
Local Governing Body:

The City of Dania Beach recommends approval. The City anticipates adopting the corresponding local amendment in January of 2018.

VIII. Applicant's Rationale

The applicant states: "The Subject Property was formerly used as the St. Maurice Catholic Church until it became too expensive for the parishioners to maintain. The Applicant proposes to repurpose the property for a development with a total of 197 mid-rise units.

The Subject Property provides an excellent location for residents who would like to reduce their dependence on the automobile as a primary means of transportation. Broward Transit Route 16 travels along Stirling Road and provides service to the Dania Beach Tri-Rail station. In addition, there is a shuttle from the Dania Beach Tri-Rail station to the Fort Lauderdale Hollywood International Airport. With these transit services, future residents would have easy access to major destinations in the Tri-County area and beyond without the need for an automobile."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-1

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, drainage, solid waste services, 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 Dania Beach adopted its 10-year Water Supply Facilities Work Plan on April 28, 2009.

II. Transportation & Mobility

The proposed amendment from the Commerce and Low (5) Residential land use categories to the Irregular (23.74) Residential land use category is projected to decrease the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 82 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment is not anticipated to impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- Stirling Road, between State Road 7/ US 441 and Park Road, is currently operating at and is projected to continue operating at an acceptable level of service (LOS) "C," with or without the subject amendment.
- Stirling Road, between Park Road and Interstate 95, is currently operating at LOS "C," and is projected to operate at LOS "F," with or without the subject amendment.

The Broward County Transit Division (BCT) report states that Dania Beach Community Bus service, as well as 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 for pedestrians and bicycles, including connectivity to the existing sidewalk and bicycle network and adjacent bus stops. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The Broward County Planning and Development Management Division (PDMD) report notes that to enhance multimodal connectivity, the installation of continuous sidewalks along Lakeshore Drive and dedicated bicycle lanes along Stirling Road should be considered. The PDMD report also recommends that the design of the site provides safe and convenient connections between the development and the surrounding transportation network. Pedestrian and bicycle enhancements should be considered, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development. Another consideration is providing electric vehicle charging stations. See Attachment 4.

III. Public Schools

The Broward County School Board staff report states that the proposed amendment would generate 68 additional students into Broward County Public Schools, consisting of 30 elementary school students, 18 middle school students and 20 high school students. The report further states that Bethune Elementary, Attucks Middle and Hollywood Hills 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 are zero (0) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

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

Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "G," 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 18-1

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 6.

II. Wetlands

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed land use designation is not expected to have a negative impact on wetland resources. See Attachment 6.

III. Sea Level Rise

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 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 Dania Beach if trees are to be removed or relocated. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

V. Historical/Cultural Resources

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

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-1

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 164 additional dwelling units to be permitted by the BCLUP. Planning and Development Management Division (PDMD) staff reviewed the application and notes that prior to a determination of consistency with Policy 2.16.2, PDMD staff respectfully requests that the local government submit additional information to: 1) provide an estimate of the existing and projected supply of affordable housing within the City in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply; and 2) demonstrate how its affordable housing strategy will satisfactorily achieve and/or maintain a sufficient supply. See Attachment 4.

The City of Dania Beach submitted additional information describing the City's strategy to satisfactorily achieve and/or maintain a sufficient affordable housing supply. See Attachment 7. Further, the applicant has submitted correspondence indicating a voluntary commitment to pay \$500 per additional dwelling unit towards the City's affordable housing programs. See Attachments 8.A. and 8.B. 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 2.16.2, including the applicant's voluntary commitment to pay \$500 per additional dwelling unit towards the City's affordable housing programs. See Attachment 9. It is noted that the City's affordable housing study is valid for a period of 18 months (i.e. through March 25, 2019) based on the *Administrative Rules Document*.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan.

III. Other Pertinent Information

This is a small scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes two Planning Council public hearings and only one subsequent County Commission adoption hearing. The small scale amendment is not subject to Florida Department of Economic Opportunity (DEO) review; therefore, no report will be issued by the DEO, or other State review agencies.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information (continued)

The proposed amendment site is located adjacent to the City of Hollywood. Planning Council staff solicited comments from the adjacent municipality. No comments have been received from the City as of this writing.

Further, it is noted that the Broward County Planning Council staff sent approximately 149 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 18-1

PLANNING ANALYSIS

Our analysis finds that the proposed land use designation of Irregular (23.74) Residential would be generally compatible with surrounding existing and future land uses. To the east is a fire station designated Commerce and a multi-family residential development designated Low-Medium (10) Residential. To the south is single-family residential designated Low (5) Residential. To the west are retail uses designated Commerce and a mobile home development designated Low (5) Residential. To the north is a mobile home development designated Low (5) Residential.

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.

Concerning impacts to **public schools**, the Broward County School Board staff report states that the proposed amendment would generate 68 additional students into Broward County Public Schools, consisting of 30 elementary school students, 18 middle school students and 20 high school students. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "G," 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.

Regarding **affordable housing**, the proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 164 additional residential units to be permitted by the BCLUP. As requested by Broward County Planning and Development Management Division (PDMD) staff, the City of Dania Beach submitted additional information describing the City's strategy to satisfactorily achieve and/or maintain a sufficient affordable housing supply. See Attachments 4 and 7. 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 2.16.2, including the applicant's voluntary commitment to pay \$500 per additional dwelling unit towards the City's affordable housing programs. See Attachments 8.A., 8.B and 9.

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, and recommends that the proposed amendment be approved subject to the applicant's voluntary commitment regarding affordable housing.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-1

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of September 2017
2. Broward County Planning Council Traffic Analysis of August 1, 2017
3. Broward County Transit Division Report of August 11, 2017
4. Broward County Planning and Development Management Division Report of August 14, 2017
5. School Board of Broward County Consistency Review Report of August 22, 2017
6. Broward County Environmental Protection and Growth Management Department Report of September 5, 2017
7. Correspondence from Marc LaFerrier, AICP, Director, City of Dania Beach Community Development Department, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated September 25, 2017
8.
 - A. Correspondence from Dennis D. Mele, Esquire, Greenspoon Marder, P.A., to Henry Sniezek, Director, Broward County Environmental Protection and Growth Management Department, dated October 5, 2017
 - B. Correspondence from Dennis D. Mele, Esquire, Greenspoon Marder, P.A., to Henry Sniezek, Director, Broward County Environmental Protection and Growth Management Department, dated October 11, 2017
9. Correspondence from Henry Sniezek, Director, Broward County Environmental Protection and Growth Management Department, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated October 9, 2017
10. Broward County Parks and Recreation Division Report of July 20, 2017
11. Broward County Water Management Division Report of August 24, 2017

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 18-1

Prepared: September 2017

POTABLE WATER

The proposed amendment site will be served by the Hollywood Water Treatment Plant, which has a current capacity of 59.5 million gallons per day (mgd). The current and committed demand on the treatment plant is 25.11 mgd, with 34.39 mgd available. The wellfield serving the amendment site has a permitted withdrawal of 39.38 mgd, with 14.27 mgd available for water withdrawal, which expires on April 10, 2028. The amendment will result in a net increase in demand of 0.048 mgd. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commerce uses and 300 gpd per dwelling unit for residential uses. 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 Hollywood Southern Regional Wastewater Treatment Plant, which has a current capacity of 55.5 mgd. The current and committed demand on the treatment plant is 45.33 mgd, with 10.17 mgd available. The amendment will result in a net increase in demand of 0.048 mgd. Planning Council staff utilized a level of service of 0.1 gpd per square foot for commerce uses and 300 gpd per dwelling unit for residential uses. 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 for solid waste disposal service. Waste Management collects and transports the City's solid waste to a landfill and Waste-to-Energy Plant facility owned by Waste Management. The landfill has a capacity of 24 million cubic yards and a demand of 3,000 tons per day (TPD) and the Waste-to-Energy Plant has a capacity of 2,250 TPD and a demand of 1,500 TPD. The amendment will result in a net increase in demand of 819.6 pounds per day, or 0.41 TPD. Planning Council staff utilized a level of service of 4 pounds per 100 square feet per day for commerce uses and 8.9 pounds per dwelling unit per day for residential uses. 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 Broward County Environmental Protection and Growth Management Division (EPGMD). A surface water management permit from EPGMD may be required prior to any construction.

PARKS AND OPEN SPACE

The City of Dania Beach has 149.93 acres in its parks and open space inventory. The projected 2040 population (35,573) requires approximately 106.72 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will result in a net increase of 1.12 acres on the projected demand for local parks. The City of Dania Beach 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 18-1

Prepared: August 1, 2017

INTRODUCTORY INFORMATION

Jurisdiction: City of Dania Beach

Size: Approximately 8.3 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designations

Current Designations: 1.6 acres of Commerce
6.7 acres of Low (5) Residential

Potential Development: 16,000 square feet of commerce use
33 dwelling units

Trip Generation Rates: "ITE Equation (820) Shopping Center"*
"ITE Equation (210) Apartment"

Total P.M. Peak Hour Trips: $175 + 40 = 215$ peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation: Irregular (23.74) Residential

Potential Development: 197 dwelling units

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

Total P.M. Peak Hour Trips: 133 peak hour trips

Net P.M. Peak Hour Trips **- 82 p.m. peak hour trips**

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional roadway network by approximately 82 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.

ATTACHMENT 3



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

August 11, 2017

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 18-1

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated July 18, 2017 regarding the proposed Land Use Plan Amendment (LUPA) for an 8.3 +/- acre property located in the City of Dania Beach for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site includes BCT Route 16 and Dania Beach Community Bus. Please refer to the following table for detailed information:

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT 16	Weekday	5:50a – 8:50p	30/60 Minutes
	Saturday	6:00a – 8:50p	60 Minutes
	Sunday	Not in Service	Not in Service
Dania Beach West Route	Weekday	9:00a – 5:47p	75 Minutes
	Saturday	9:00a – 5:47p	75 Minutes
	Sunday	Not in Service	Not in Service

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

Although transit demand will likely increase as a result of this amendment, BCT can accommodate additional demand with existing and planned fixed-route bus service to the amendment site.

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



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

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

Transit Division has no objections to this LUPA, however BCT recommends that any proposed development on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing sidewalk/bicycle network and bus stops adjacent to the amendment site.

Please feel free to call (954) 357-8554 or email me mmittelberg@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Mabelle Mittelberg."

Mabelle Mittelberg
Service 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: August 14, 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 – Dania Beach PC 18-1



The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 18-1. The subject site is located in Dania Beach involving approximately 8.3 acres. The amendment proposes:

- Current Designations: 1.6 acres of Commerce, 6.7 acres of Low (5) Residential
Proposed Designation: Irregular (23.74) Residential
Estimated Net Effect: Addition of 164 dwelling units (33 dwelling unit current permitted), Reduction of 1.6 acres of Commerce use

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 the City of Dania Beach 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: Director
Community Development Division
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004
Tel.: (954) 924-6805

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 2.16.2. Policy 2.16.2 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 164 residential units; thus, Policy 2.16.2 applies.

A total of 33 dwelling units are currently permitted under the BCLUP and the application proposes a total development of 197 mid-rise units; however, at this time, the development does not propose to designate any of these mid-rise units as affordable housing units. The application states that the City of Dania Beach has responded to the demand for affordable housing by promoting affordable housing alternatives through the City's comprehensive plan, zoning code and land development regulations. In addition, the City allows a variety of housing types, including the integration of residential and commercial uses within the same structure, which provides the necessary development tools to the private sector for meeting the needs of all income levels. Finally, the application states that the City of Dania Beach Housing Authority operates 39 affordable housing units and administers approximately 500 affordable housing vouchers. However, the application does not include a professional study and/or report which compares the existing supply of affordable housing units with the projected needs.

Before a determination on consistency with Policy 2.16.2 can be made, County staff respectfully requests the following provisions of Article 10.4 of the Administrative Rules Documents of the BCLUP be addressed by the City of Dania Beach:

Article 10.4

(A) The local government shall provide an estimate of the existing and projected supply of affordable housing within the local government's boundaries in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.

(B) The local government must demonstrate how its chosen affordable housing strategy will satisfactorily achieve and/or maintain a sufficient supply consistent with the local government's planning horizon.

(C) The study, report, or information submitted by the local governing body addressing Article 10.3 (A) and

(B) must be based on professionally accepted methodologies, policies and best available data and analysis consistent with Article 10.2.

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; however, the proposed land use plan amendment would allow the redevelopment of a site formerly used as a church.

Item 12 – Intergovernmental Coordination

The City of Hollywood is located adjacent to the eastern, southern, and western boundaries of the amendment site. The applicant should provide notification of the proposed amendment to the City.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The closest Broward County Transit line, Route 16, is located adjacent to the amendment site. Additionally, the Fort Lauderdale/Hollywood International Airport at Dania Beach Station is located 1.5 miles from the amendment site. The station provides connectivity to Tri-Rail Commuter Rail and shuttles as well as BCT Routes 4, 6, 15, 16, 595 Express, and community bus. The BCT Transit Development Plan calls for service span and/or headway improvements for Routes 6, 15, and 16, which will result in better transit connectivity to the amendment site in the future.

Pedestrian and bicycle amenities are mixed: Lakeshore Drive has bike lanes on both sides of the street and no sidewalk adjacent to the amendment site. Stirling Road has a continuous sidewalk on both sides and no bicycle lanes. There is currently no connectivity along the east side of amendment site from SW 28th Terrace or SW 59th Manor. To enhance multimodal connectivity, consider building continuous ADA accessible sidewalks along Lakeshore Drive and dedicated bicycle lanes along Stirling Road. It is recommended that that site be designed to include safe and convenient connections between the development and the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development. For the convenience of future residents who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

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
Suzanne Fejes, Acting 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
Nick Sofoul, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division

CASE – CITY OF DANIA BEACH
LAND USE PLAN AMENDMENT 18-1 LOCATION



ATTACHMENT 5

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

LAND USE

SBBC-2302-2017

County No: PC 18-1

Stellar Land Use Plan Amendment

August 22, 2017



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: August 22, 2017	Units Permitted 33 Units Proposed 197	Existing Land Use: Commercial and Low (5)
Name: Stellar Land Use Plan Amendment	NET CHANGE (UNITS): 164	Proposed Land Use: Residential (23.74)
SBBC Project Number: SBBC-2302-2017	<u>Students</u> <u>Permitted</u> <u>Proposed</u> <u>NET CHANGE</u>	Current Zoning
County Project Number: PC 18-1	Elem 8 38 30	Proposed Zoning: TBD
Municipality Project Number: LU-121-15	Mid 4 22 18	Section: 32
Owner/Developer: Stirling Alya LLC	High 4 24 20	Township: 50
Jurisdiction: Dania Beach	Total 16 84 68	Range: 42

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Bethune, Mary M. Elementary	1,106	1,106	664	-442	-24	60.0%
Attucks Middle	1,227	1,227	640	-587	-26	52.2%
Hollywood Hills High	2,691	2,691	1,921	-770	-30	71.4%

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
Bethune, Mary M. Elementary	672	-434	60.8%	666	657	647	638	628
Attucks Middle	652	-575	53.1%	651	655	661	667	673
Hollywood Hills High	1,986	-705	73.8%	1,888	1,825	1,830	1,840	1,821

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 G - Elementary	17,915	14,697	-3,218	15,194	15,349	15,505	15,660	15,816
Area G - Middle	7,674	4,799	-2,875	5,544	5,544	5,543	5,543	5,542
Area G - High	9,131	7,737	-1,394	8,052	8,092	8,133	8,173	8,214

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		

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
Bethune, Mary M. Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Attucks Middle	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Hollywood Hills 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 G	
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 8.3-acre site is generally located at the north side of Stirling Road between Lakeshore Drive and SW 28th Terrace in the City of Dania Beach. The current land use designations for the site are Commercial and Low (5) Residential which allow 33 single family (all four or more bedroom) residential units. The applicant proposes to change the land use designation to Irregular (23.74) Residential to allow 197 garden apartment (all three or more bedroom) residential units which are anticipated to generate 68 additional students (30 elementary, 18 middle, and 20 high school) 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.

Please be advised that this application was reviewed utilizing 2016-17 school year data because the current school year (2017-18) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

Schools serving the amendment site in the 2016-17 school year were Bethune Elementary, Attucks Middle, and Hollywood Hills High. The same schools are serving the amendment site in the 2017-18 school year. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of 100% of their 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 school located within a two-mile radius of the subject site in the 2016-17 school year is depicted above.

Capital Improvements scheduled in the long range section 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 "G" and the elementary, middle, and high schools currently serving Planning Area "G" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "G" 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 first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2302-2017

08/22/2017
Date

Reviewed By:


Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 6

EP&GMD COMMENTS
PC 18-1
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: Stellar Homes Group

Amendment No.: PC 18 - 1

Jurisdiction: Dania Beach **Size:** Approximately 8.3 acres

Existing Use: Religious institution and daycare

Current Land Use Designation: 1.6 acres of Commerce
6.7 acres of Low (5) Residential

Proposed Land Use Designation: Irregular (23.74) Residential

Location: Section: 32 Township: 50 South Range: 42 East; generally located on the north side of Stirling Road, between Lakeshore Drive and Southwest 28 Terrace

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.

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.

EP&GMD COMMENTS

PC 18-1

Page 2

Development of the site must comply with the Tree Preservation Regulations of the City of Dania Beach. 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 two facilities just beyond the one mile radius, Michael Swerdlow Companies Inc. and OTO Development/Summerfield Suites, however, both are inactive facilities. There **are no** inactive solid waste facilities located within one-quarter mile of the site. (SMS 8/29/17)

ENVIRONMENTAL ENGINEERING AND PERMITTING 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 a **decrease of 82 PM peak hour trips** per day compared to trips associated with the current land use designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact on air quality**. There are **5 air permitted facilities** in this area however none of which have any complaints, notices or citations within the last 7 years. Therefore, there are no existing or potential odor or noise concerns. **EDITED (SMS 10/10/17)**

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **Two** listed contaminated sites were found near the site and only one is on or adjacent to the proposed amendment location. The contaminated site that is found adjacent is Dry Clean USA and is listed on the attached spreadsheet. (SMS 8/29/17)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

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 currently within wellfield zone of influence three (3). No special restrictions apply under Broward County's Wellfield Protection regulations. NH20170708

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7; BCLUP Policies 01.04.04, 03.04.01] GIS Database of SARA Title III Facilities in Broward County indicates there are no SARA Title III facilities on or adjacent to the proposed amendment site, NH20170708

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] GIS Database of Hazardous Material Facilities in Broward County indicates four (4) active Hazardous Material facility(s) on, adjacent, or in close proximity (.25m miles) to the proposed amendment site. NH20170708

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

EP&GMD COMMENTS

PC 18-1

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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 South Florida Water Management District and Broward County. Successful compliance with the criteria established for the District and Broward County should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be required prior to any construction on the site.

The majority of the proposed amendment site is located within the Federal Emergency Management Agency (FEMA) flood insurance zone X, the portion of the tract south of SW 58th Street is zone AH with a NAVD 88 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 major percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

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

EP&GMD COMMENTS

PC 18-1

Page 5

See 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 18-1
- B. ***Municipality:*** Dania Beach
- C. ***Project Name:*** Stellar Homes

II. Site Characteristics

- A. ***Size:*** Approximately 8.3 acres
- B. ***Location:*** Section: 32 Township: 50 South
Range: 42 East; generally located on the
north side of Stirling Road, between Lakeshore
Drive and Southwest 28 Terrace
- C. ***Existing Use:*** Religious institution and daycare

III. Broward County Land Use Plan Designation

- A. ***Current Designation:*** 1.6 acres of Commerce
6.7 acres of Low (5) Residential
- B. ***Proposed Designation:*** Irregular (23.74) Residential

IV. Wetland Review

- A. ***Are wetlands present on subject property?*** No
- B. ***Describe extent (i.e. percent) of wetlands present on subject property.***
- C. ***Describe the characteristics and quality of wetlands present on subject property.***
- D. ***Is the property under review for an Environmental Resource License?***
- 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?***

Wetland Resource Questionnaire
PC 18-1

V. **Comments:** No wetlands on site.

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 18-1
- B. Municipality:*** Dania Beach
- C. Applicant:*** Stellar Homes Group

II. Site Characteristics

- A. Size:*** Approximately 8.3 acres
- B. Location:*** Section: 32 Township: 50 South Range: 42 East; generally located on the north side of Stirling Road, between Lakeshore Drive and Southwest 28 Terrace
- C. Existing Use:*** Religious institution and daycare

III. Broward County Land Use Plan Designation

Current Land Use Designation: 1.6 acres of Commerce
6.7 acres of Low (5) Residential

Proposed Land Use Designation: Irregular (23.74) Residential

IV. Water Recharge Review

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

The current land use designation is Commerce and Low (5) Residential consisting of 8.3 acres.

A typical value for an impervious area produced by this type of development is approximately 64 percent.

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

The proposed land use designation is Irregular (23.74) Residential.

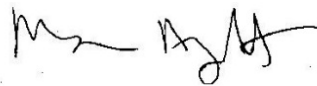
A typical value for an impervious area produced by this type of development is approximately 76 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

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

VI. Comments



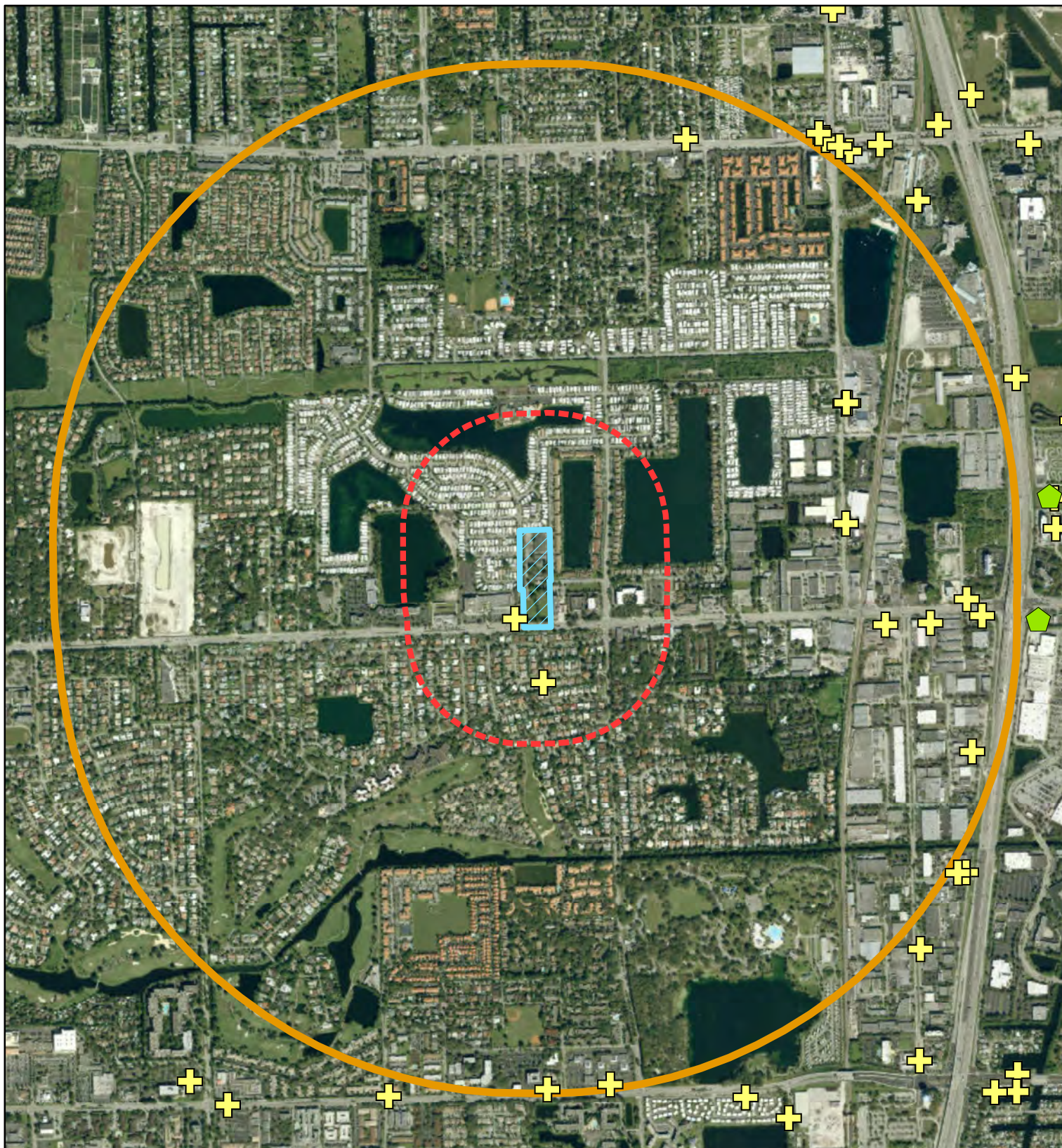
By: _____






Date 8/30/2017

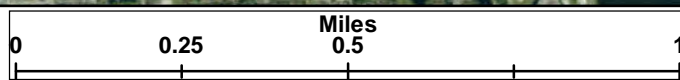
Maena Angelotti

Environmental Planning and Community Resilience Division

Land Use Amendment Comments Site LUA_PC 18-1



-  Solid Waste Sites
-  Contaminated Sites
-  1/4 Mile Buffer
-  1 Mile Buffer
-  LUA PC 18-1 Perimeter

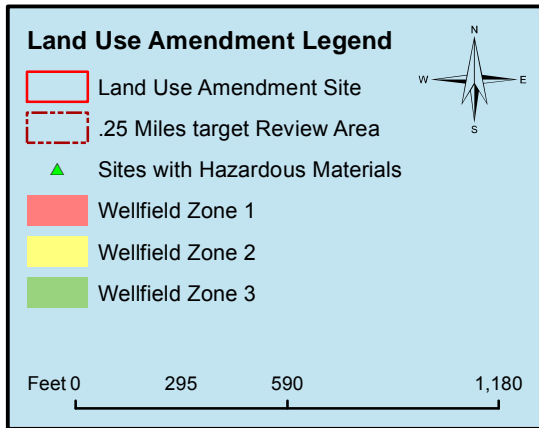


Generated for location purposes only.
Marker Size is a visual aid and neither represents exact location nor area of designated facility.
Prepared by: SSAMMON - August, 2017 - Environmental Engineering and Permitting Division

LUA PC 18-1: Contaminated Sites

Job ID	Facility Number	Street Address	City	Zip Code	Program Type	Pollutant	Facility Type	Lead Agency	Active?
16173275	DRYCLEAN USA #11204	2861 STIRLING RD	Dania Beach	33312	DRY-CLEAN	Chlorinated	Dry Cleaner	DEP	Y
21868962	Buchalter Property	3400 N 40TH ST	Hollywood	33021	NF	Heating Oil	Residence	BCEPD	N

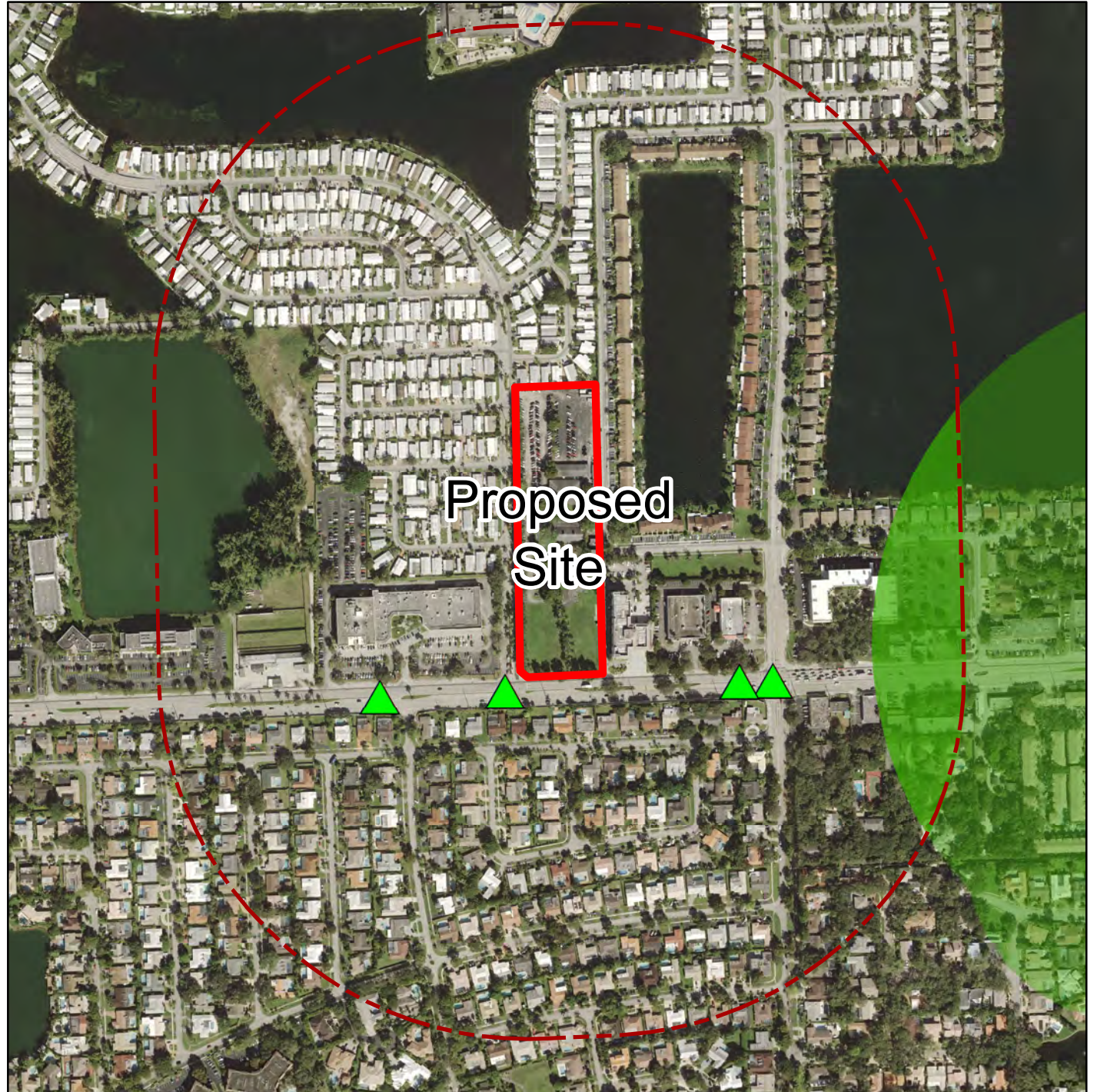
Land Use Amendment Site LUA_PC18-01



Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (if present) is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Prepared by: NHERNE - August, 2017
 Environmental and Consumer Protection Division



Environmental and Consumer Protection Division
Hazardous Materials information for Land Use Amendment
Land Use Amendment PC18-01.xlsx

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
CVS Pharmacy	2701 Stirling Road	7384 Miscellaneous Personal Services, Not Elsewhere Classified	Hazmat facility
New Cingular Wireless	2901 Stirling Road	4812 Radiotelephone Communications	Hazmat facility
Walgreens	2855 Stirling Road	7384 Miscellaneous Personal Services, Not Elsewhere Classified	Hazmat facility
Pep Boys	2721 Stirling Road	7538 General Automotive Repair Shops	Hazmat facility



ATTACHMENT 7

City of Dania Beach
FLORIDA

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



Re: Stellar Land Use Plan Amendment

Dear Barbara:

The Applicant for the Stellar Land Use Plan Amendment submitted the attached Affordable Housing Market analysis. The City has reviewed the analysis and we concur with the material in the analysis.

If you need any further information or have any questions concerning this application, please contact me at (954) 924-6800 x 3640.

Sincerely,

Marc LaFerrier, AICP, Director
Community Development Department

CC: Dennis Mele, Esq.
File

An Affordable Housing Market Assessment in the City of Dania Beach, Florida

September 19, 2017



Report Commission

This report was commissioned in order to satisfy Strategy AH-4 of the Broward County Land Use Plan Policy¹ for a project that is proposed in the City of Dania Beach, Broward County, Florida. That policy requires that “For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.”

The City of Dania Beach has adopted a Comprehensive Plan. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies that are supported through a companion Support Document.

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

This report estimates the current (2015/2016) demand and projects (to 2022) the future demand for various housing needs.

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

¹ This requires that “Amendments to the Broward County Land Use Plan which propose new residential units should not be adopted unless the municipality has an affordable housing strategy that has been approved by the municipality and the Broward County Planning Council” and that “A municipal affordable housing strategy shall be based on existing housing supply, considering very-low, low, and moderate income households.”

Report Summary

Using the Broward County Planning Council's *Recommended Methodology For Supply and Demand Analysis For Broward County's Affordable Housing Market* (the "methodology"), prepared by Meridian Appraisal Group and published June 9, 2015, the City of Dania Beach has a current surplus of affordable housing for homeownership at all levels and that is forecasted to continue through 2022 for all but the very low income band. At that level, a deficiency will arise in 2022.

The methodology demonstrates that **rental properties for those at the very low band are currently in short supply and will continue to be a challenge for the City.** Rental properties in the Low Band (80% of Median Household Income) and Moderate Band (120% of Median Household Income) **are expected to maintain a surplus through 2022.**

The City addresses its affordable housing needs through its Dania Beach Housing Authority and relies upon Broward County for other efforts that would be funded with state and federal grants.

Increasing the availability of housing supply will help to make all housing more affordable. The proposed project will add needed rental housing that will address the diminishing available supply in the City.

Methodology

This study examines current housing conditions within the City of Dania Beach, Florida (“the City”), which is generally stated for calendar years 2015/2016 (the latest U.S. Census Bureau American Community Survey data available (CY2015 and some for 2016) and the supplemental data source from Esri² (CY2017)) and projected to calendar year 2022 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Meridian Appraisal Group (MAG) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. MAG developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. In order to forecast out to the year 2022, Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods were used. The MAG methodology is particularly sensitive to the primary factors of Median Household Income and housing stock forecasts. Esri’s forecasts are believed to be reliable and very up-to-date and draw upon a variety of publicly available and proprietary sources. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low

² Esri is an international supplier of geographic information system software, web GIS and geodatabase management applications. For this study, we have utilized various databases specific to the City of Dania Beach that have been prepared by Esri. Products utilized include the Business Analyst, Community Analyst, and ArcGis systems. Details on how Esri conducts forecasts of demographic and housing information can be found in *Methodology Statement: 2016/2021 Esri US Demographic Updates, An Esri® White Paper, June 2016*.

Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income (80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2010 Census.

Estimates and Projections of Population, Median Household Income, And Housing Units

The 2015/2016 ACS data for the City of Dania Beach and the Esri estimates for 2017 and its forecasts for 2022 are summarized below:

	2015/2016 ACS Estimates	2017 Esri Estimates	2022 Esri Forecasts
Population	31,422	32,327	34,382
Median Household Income	41,566	47,591	53,591
Housing Units, Total	15,743	15,671	17,639
Housing Units, Occupied	12,202	12,802	14,616

The Broward County Property Appraiser (BCPA) notes that for 2017 there were 14,654 residential dwelling units being assessed for fire protection services³. Added to this number are dwelling or residential units not assessed or assessed through the mixed use/special use category utilized by BCPA. This is their estimate as of January 1, 2017, which is very close to the ACS estimate collection date. The 2015 Esri estimates of housing units were for a year later and are based upon the ACS 2015 survey, plus Esri's forecasting methodology⁴. ***In the absence of this additional supply, housing costs would***

³ Broward County Property Appraiser's Office web link:
<http://www.bcpa.net/Includes/Downloads/2017/July1stFireRecaps/2017%20July%20Dania%20Beach%20Fire%20Recap.pdf>

⁴ Esri is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri provides subscriptions to various database information they maintain for their GIS software. Some of those databases contain forecasts based upon proprietary methodology developed and maintained by Esri. Housing units are forecasted by Esri using "...[the] recorded change in the housing inventory...cullled from several data sources, including multiple construction data inputs from Metrostudy, data for new manufactured homes placed by state from the Census Bureau, and building permits for permit-issuing places and counties. Numerous independent sources are leveraged to obtain detailed information

likely increase across most affordability bands than if the rental housing were not constructed.

on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Community Survey, and various state and local data sources. Additionally, data from the Current Population Survey and the Housing Vacancy Survey from the Census Bureau is used to model trends in occupancy.” Methodology Statement: 2017/2022 Esri US Demographic Updates, June 2017

Affordable Housing Criteria

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

Using the ACS and Esri data and applying that data to the MAG supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences, which uses the 2015 ACS values for Median Income for Broward County of \$63,300 and the percentage bands previously described:

Gap Analysis, Meridian Appraisal Group Model Utilizing 2015 American Community Survey Data

City of Dania Beach, Florida							
	Demand(D)	Supply(S)	Gap/(Gap)		Demand(D)	Supply(S)	Gap/(Gap)
Inc. Band	Owner	Owner	S-D	Inc. Band	Renter	Renter	S-D
	1,744	1,868	124		2,913	1,265	(1,648)
\$0				\$0			
\$31,650	28.3%	30.3%		\$791	48.3%	22.1%	
	1,130	2,022	892		1,224	1,968	744
\$31,651				\$792			
\$50,640	18.3%	32.8%		\$1,266	20.3%	34.4%	
	1,217	1,265	48		914	1,976	1,062
\$50,641				\$1,267			
\$75,960	19.7%	20.5%		\$1,899	15.2%	34.5%	

The MAG model shows surpluses in affordable housing for those who wish to own homes. Some of this surplus is due to the fact that many long-term residents purchased

their homes when the homes cost less. Many of those homeowners now earn more money and this results in more affordable home ownership than they would have had when they first purchased a home.

The model also shows deficiencies in the Very Low band for rentals. This is not an uncommon finding in an area where housing stocks are expensive and people tend to spend more than 30% of their income on housing and housing-related expenses. The City has surpluses in the Low and Moderate income bands.

When we applied the Esri forecasted data for 2022 to this model, we find the following:

**Gap Analysis, Meridian Appraisal Group Model
Utilizing 2022 Esri Forecasted Data**

City of Dania Beach, Florida							
	Demand(D)	Supply(S)	Gap/(Gap)		Demand(D)	Supply(S)	Gap/(Gap)
Inc. Band	Owner	Owner	S-D	Inc. Band	Renter	Renter	S-D
	2,440	2,122	(318)		4,505	1,091	(3,414)
\$0				\$0			
\$31,650	24.4%	21.3%		\$791	47.1%	14.0%	
	1,607	2,257	649		1,640	2,514	874
\$31,651				\$792			
\$50,640	16.1%	22.6%		\$1,266	17.1%	32.2%	
	2,318	2,893	576		1,887	2,654	768
\$50,641				\$1,267			
\$75,960	23.2%	29.0%		\$1,899	19.7%	34.0%	

The model predicts that deficiencies will arise in the Very Low Income band for home ownership and that the same category will have fewer rental units available. Surpluses will continue to exist in the Low and Moderate income categories.

Addressing The Demand For Affordable Housing

The City of Dania Beach does not receive any assistance from the State of Florida or the federal government for any efforts related to affordable housing. The money that is available is provided to Broward County and the City relies upon the County's efforts in the proper use of those funds. However, the City of Dania Beach has created a housing authority to provide rent subsidies through the use of HUD Section 8 Housing Choice vouchers. Approximately 500 vouchers have been authorized by the Dania Beach Housing Authority.

The Broward County Housing Authority maintains 80 affordable housing units in its Liberty Heights project.

A further 100 units were constructed at the Gulfstream Apartment complex and were financed with State bond financing.

ATTACHMENT 8.A.

GreenspoonMarder

Dennis D. Mele, Esq.
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

October 5, 2017

VIA E-MAIL

Henry A. Sniezek, Director
Broward County Development and
Environmental Regulation
1 North University Drive, Suite 102-A
Plantation, FL 33324



Re: Stellar – Land Use Plan Amendment in Dania Beach, Florida

Dear Henry:

As a follow-up to our discussion Monday, my client Stellar Homes Group, has agreed to a voluntary contribution of \$500.00 per unit to the City of Dania Beach (“City”) to be used, at the City’s discretion, toward affordable housing programs within the City.

Said voluntary contribution shall be paid prior to the issuance of the first building permit for a dwelling unit in the proposed residential development as provided for in the Irregular (23.74) Residential land use plan designation.

Thank you for your time and attention to this matter.

Very truly yours,

GREENSPOON MARDER, P.A.

A handwritten signature in blue ink that reads "Dennis D. Mele".

Dennis D. Mele, Esq.

cc: Barbara Blake Boy (via e-mail)
Deanne Von Stetina (via e-mail)
Marc LaFerrier (via e-mail)
Larry Baum (via e-mail)

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32196563.1

ATTACHMENT 8.B.

GreenspoonMarder

Dennis D. Mele, Esq.
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

October 11, 2017

VIA E-MAIL

Henry A. Snizek, Director
Broward County Development and
Environmental Regulation
1 North University Drive, Suite 102-A
Plantation, FL 33324



Re: Stellar – Land Use Plan Amendment in Dania Beach, Florida – PC 18-1

Dear Henry:

As a follow-up to your correspondence dated October 9, 2017 concerning Amendment PC 18-1, my client, Stellar Homes Group, has agreed to a voluntary contribution of \$500.00 per additional dwelling unit resulting from Amendment PC 18-1. This contribution (a total of \$82,000.00 for 164 units) shall be paid to the City of Dania Beach ("City") to be used, at the City's discretion, toward affordable housing programs within the City. Said voluntary contribution shall be paid prior to the issuance of the first building permit for a dwelling unit in the proposed residential development as provided for in the Irregular (23.74) Residential land use plan designation.

Thank you for your time and attention to this matter.

Very truly yours,

GREENSPOON MARDER, P.A.

A handwritten signature in blue ink that reads "Dennis D. Mele".

Dennis D. Mele, Esq.

cc: Barbara Blake Boy (via e-mail)
Deanne Von Stetina (via e-mail)
Marc LaFerrier (via e-mail)
Larry Baum (via e-mail)

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32269659.1



ATTACHMENT 9

ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT
115 S. Andrews Avenue, Room 329A • 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: October 9, 2017

RE: Amendment PC 18-1 (Dania Beach) – *Affordable Housing*



These comments update our previous comments from the Planning and Development Management Division (dated August 14, 2017), regarding affordable housing.

The City of Dania Beach has submitted an updated "Affordable Housing Market Assessment" prepared by MUNILYTICS, dated September, 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 1,222 affordable housing units across all income bands and for owner and renter housing, except for deficits of 1,648 units for the very-low renter groups.

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. Regarding the City's affordable housing programs and policies, the report indicates the City does not receive any assistance from the State of Florida nor the federal government for any efforts related to affordable housing. The money that is available is provided to Broward County and the City relies upon the County's efforts in the proper use of those funds. However, the City of Dania Beach has created a housing authority to provide rent subsidies through the use of HUD Section 8 Housing Choice vouchers. Approximately 500 vouchers have been authorized by the Dania Beach Housing Authority. The Broward County Housing Authority maintains 80 affordable housing units in its Liberty Heights project. A further 100 units were constructed at the Gulfstream Apartment complex and were financed with State bond financing. The report also references that the City's comprehensive plan has a Housing Element. To supplement the information submitted by the City, the agent for the applicant has indicated a voluntary commitment of \$500 per unit to the City (i.e. a total of \$82,000 for 164 units), to be used at the City's discretion, toward affordable housing programs with the City.

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 2.16.2 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: Suzanne Fejes, Acting Director, Broward County Housing Finance and Community Redevelopment Division
Josie P. Sesodia, AICP, Director, Planning and Development Management Division



ATTACHMENT 10

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



July 20, 2017

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

Thru:  Dan West, Director
Parks and Recreation Division

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

Re: **Land Use Plan Amendment Comments
October, 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 October 26, 2017 meeting. Our comment is as follows:

PC 18-1 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 164 additional residential dwelling units which this land use amendment would permit. Please note that the Recreation and Open Space Analysis in the Application for Amendment states that the impact on demand for park acreage for the 197 unit development would be .9 acres. This is incorrect. It should be 1.77 acres for local level parks and 1.77 acres for regional parks.

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

ATTACHMENT 11



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



August 24, 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 18-1

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 18-1

Our office has no objections or comments for this amendment.

Respectfully,

A handwritten signature in black ink, appearing to read "Joe Heilman".

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