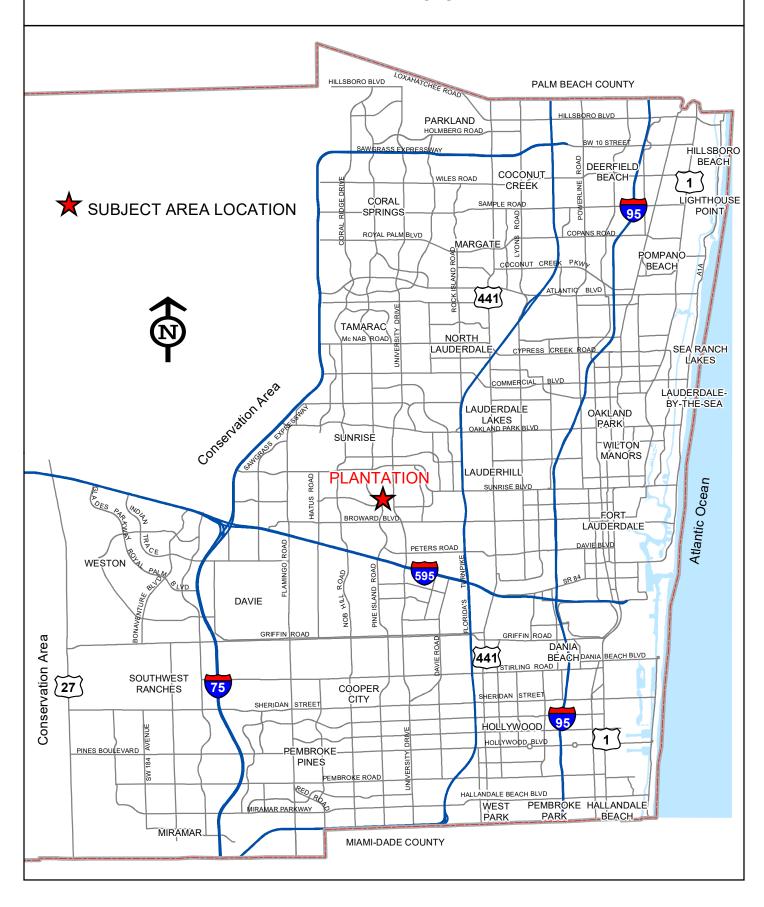
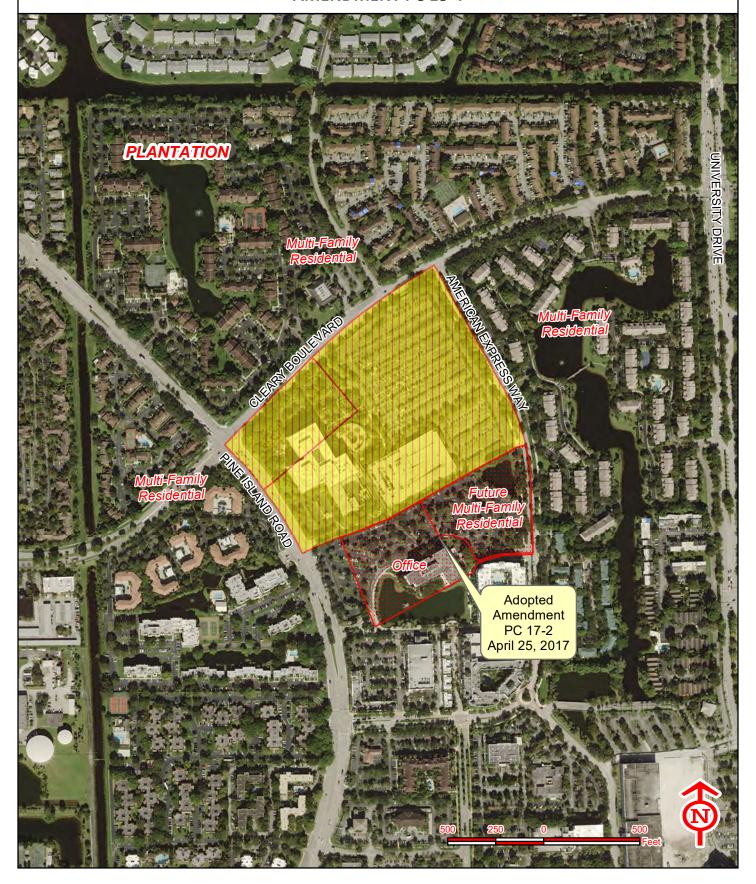
EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 18-4



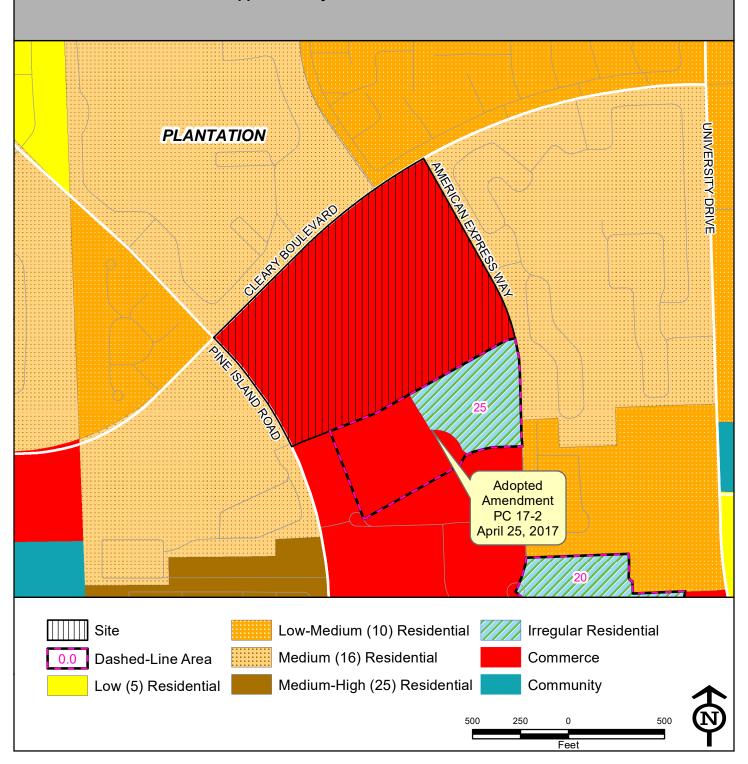
MAP 1 BROWARDNEXT - BROWARD COUNTY LAND USE PLAN AERIAL PHOTOGRAPH AMENDMENT PC 18-4



MAP 2 BROWARDNEXT - BROWARD COUNTY LAND USE PLAN <u>CURRENT</u> FUTURE LAND USE DESIGNATIONS AMENDMENT PC 18-4

Current Land Use: Commerce

Gross Acres: Approximately 28.7 acres

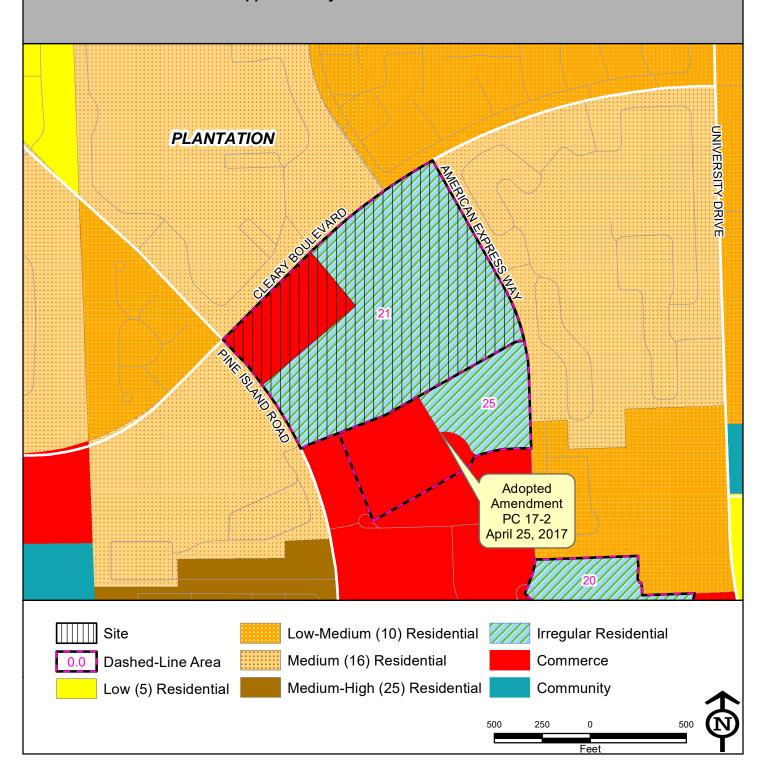


MAP 3 BROWARDNEXT - BROWARD COUNTY LAND USE PLAN PROPOSED FUTURE LAND USE DESIGNATIONS AMENDMENT PC 18-4

Proposed Land Use: 5.0 acres of Commerce and 23.7 acres of Irregular (21) Residential

within a Dashed-Line Area

Gross Acres: Approximately 28.7 acres



SECTION I

AMENDMENT REPORT BROWARD COUNTY LAND USE PLAN PROPOSED AMENDMENT PC 18-4 (PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

January 16, 2018

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 Plantation regarding affordable housing Policy 2.16.2, inclusive of and subject to the applicant's voluntary contribution of \$250 per dwelling unit towards the County's affordable housing programs. See Attachment 7.

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 Transmittal Recommendation

January 25, 2018

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 15-0; Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Good, Graham, Rosenof, Rosenzweig, Udine, Williams and Stermer)

III. County Commission Transmittal Recommendation

March 20, 2018

Approval per Planning Council transmittal recommendation.

IV. Summary of State of Florida Review Agency Comments

<u> April 24, 2018</u>

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

V. Planning Council Staff Final Recommendation

May 15, 2018

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 Plantation regarding affordable housing Policy 2.16.2, inclusive of and subject to the applicant's voluntary contribution of \$250 per dwelling unit towards the County's affordable housing programs. See Attachments 7 and 11.

RECOMMENDATIONS/ACTIONS (continued)

V. Planning Council Staff Final Recommendation (continued)

May 15, 2018

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.

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 <u>Administrative Rules Document:</u> <u>BrowardNext</u>. 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 24, 2018

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

SECTION II AMENDMENT REPORT PROPOSED AMENDMENT PC 18-4

INTRODUCTION AND APPLICANT'S RATIONALE

I. <u>Municipality:</u> Plantation

II. <u>County Commission District:</u> District 5

III. Site Characteristics

A. Size: Approximately 28.7 acres

B. Location: In Section 4, Township 50 South, Range 41 East;

generally located on the south side of Cleary Boulevard, between Pine Island Road and American

Express Way.

C. Existing Uses: Office use, parking garage and surface parking

IV. Broward County Land Use Plan (BCLUP) Designations

A. Current Designation: Commerce

B. Proposed Designations: 5.0 acres of Commerce within a Dashed-Line Area*

23.7 acres of Irregular (21) Residential within a

Dashed-Line Area

C. Estimated Net Effect: Addition of 602 dwelling units [Zero (0) dwelling

units currently permitted by the Broward County

Land Use Plan]

Reduction of 23.7 acres of commerce use

V. <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u>

A. Existing Uses: North: Multi-family residential

East: Multi-family residential

South: Office and future multi-family residential

West: Multi-family residential

^{*&}quot;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.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

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

В. Planned Uses: North: Medium (16) Residential and Low-

Medium (10) Residential

East: Medium (16) Residential

South: Irregular (25) Residential within a

Dashed-Line Area, Commerce within a

Dashed-Line Area and Commerce

West: Medium (16) Residential and Low-

Medium (10) Residential

VI. Applicant/Petitioner

A. Applicant: TM Residential, LLC

В. Craven Thomson & Associates, Inc. and Doumar, Agents:

Allsworth, Laystrom, Voigt, Wachs, Adair & Bosack,

LLP

С. **Property Owner:** Plantation 25, LLC

VII. Recommendation of

> Local Governing Body: The City of Plantation recommends approval of the

> > proposed amendment. The City has not determined a date for adoption of the corresponding local

amendment.

VIII. *Applicant's Rationale*

The applicant states: "The applicant is requesting a change in land use designation from Commercial use per the City and County Land Use Plans to Commercial and Irregular Residential within a Dashed Line Area with an overall density of 21 dwelling units per acre. The subject site is located in the Plantation Midtown District and the proposed development implements the Plantation Midtown Conceptual plan that ensures the highest quality development, a safe environment, an appropriate mix of uses, and a functional circulation system."

SECTION III AMENDMENT REPORT PROPOSED AMENDMENT PC 18-4

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 Plantation adopted its 10-year Water Supply Facilities Work Plan on February 25, 2015.

II. <u>Transportation & Mobility</u>

The proposed amendment from the Commerce land use category to the Irregular (21) Residential within a Dashed-Line Area and Commerce within a Dashed-Line Area land use categories 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 434 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 for informational purposes the following roadway levels of service for adjacent regional roadway network segments:

- Two (2) roadway segments of Cleary Boulevard, between Nob Hill Road and Pine Island Road, and between Pine Island Road and University Drive, are currently operating at and projected to continue operating at level of service (LOS) "C," with or without the subject amendment.
- The roadway segment of Pine Island Road, between Broward Boulevard and Cleary Boulevard, is currently operating at LOS "C," and is projected to operate at LOS "F," with or without the subject amendment.
- The roadway segment of Pine Island Road, between Cleary Boulevard and Sunrise Boulevard, is currently operating at and projected to continue operating at LOS "C," with or without the subject amendment.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. <u>Transportation & Mobility (continued)</u>

The Broward County Transit Division (BCT) 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 for pedestrians and bicycles, including connectivity to the existing sidewalk and bicycle network and adjacent bus stops along Pine Island Road. See Attachment 3.

The Broward County Planning and Development Management Division (PDMD) report notes that to enhance multimodal connectivity, the expansion of bicycle, pedestrian and greenway networks are encouraged. The three (3) primary corridors that surround the site, Pine Island Road, Cleary Boulevard, and American Express Way, each have sidewalks located on both sides of the road, but lack dedicated bicycle lanes. The PDMD report 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 258 additional students into Broward County Public Schools, consisting of 116 elementary school students, 68 middle school students and 74 high school students. The report further states that Peters Elementary, Plantation Middle and 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 are three (3) 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 "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 18-4

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. <u>Wetlands</u>

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. <u>Sea Level Rise</u>

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 Plantation if trees are to be removed or relocated. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. 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 18-4

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 602 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 surplus of 4,967 of affordable housing across most income bands for owner and renter housing, except for a deficit of 2,318 units for the very-low renter group. See Attachment 7.

The PDMD staff also notes that the City offers several programs to promote affordable housing within the City, and receives Federal and State Funding for State Housing Initiative Partnership (SHIP), Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. The City also references several policies of their Comprehensive Plan which are intended to promote affordable housing.

The PDMD staff note that the affordable housing study submitted by the City indicates consistency with Policy 2.16.2 through a demonstration of an overall supply of affordable housing, as well as policies and programs. Further, the PDMD notes that the applicant has made a voluntary commitment of \$250 per unit to be used at the discretion of Broward County (i.e. a total of \$150,500 for 602 units) towards affordable housing programs for very-low and low-income families. See Attachment 7. The City's affordable housing study is valid through August 21, 2018, based on Article 5 of the *Administrative Rules Document: BrowardNext*.

<u>Update: March 20, 2018:</u> A draft Declaration of Restrictive Covenants memorializing the proposed affordable housing commitment is included as Attachment 11.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is felt to be generally consistent with the policies of BrowardNext - Broward County Land Use Plan as the subject site is located adjacent to a major transportation corridor, consistent with the Multi-Modal Highlighted Regional Issue Strategies of BrowardNext - Broward County Land Use Plan, specifically Strategy MM-2 which recognizes and addresses the transportation and housing connection in redevelopment proposals to promote redevelopment opportunities along major transportation corridors.

III. Other Pertinent Information

Regarding public notification, the Broward County Planning Council staff sent approximately 309 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 18-4

PLANNING ANALYSIS

Our analysis finds that the proposed land use designation of Commerce and Irregular (21) Residential within a Dashed-Line Area would be generally compatible with surrounding existing and future land uses. The amendment site is surrounded by existing and future multi-family residential developments, as well as an office to the south.

The proposed amendment site is located within Plantation's Midtown area, which is bound on the north by Cleary Boulevard, on the east by University Drive, on the south by Interstate 595 and on the west by Pine Island Road. The City has adopted goals, objectives and policies in its Future Land Use Element, as well as its "Midtown District Master Plan and Overlay," providing both policy direction and design guidelines for the redevelopment and revitalization of the Midtown area to promote mixed-use, multi-modal developments.

Further, the proposed amendment is consistent the City's Master Plan to provide additional mixed-use opportunities, inclusive of residential uses, within the Midtown boundaries. This amendment follows a series of City proposals beginning in 2014 that redevelop under-utilized surface parking lots to create transportation and housing connections along major transportation hubs and corridors to accommodate full access to housing, jobs, local businesses and community services.

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 258 additional students into Broward County Public Schools, consisting of 116 elementary school students, 68 middle school students and 74 high school students. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "D," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

PLANNING ANALYSIS (continued)

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 602 additional residential units to be permitted by the BCLUP. The Broward County Planning and Development Management Division (PDMD) staff has reviewed the 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 \$250 per dwelling unit towards the County's affordable housing programs. See Attachment 7.

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 Plantation regarding affordable housing Policy 2.16.2, inclusive of and subject to the applicant's voluntary contribution of \$250 per dwelling unit towards the County's affordable housing programs. See Attachments 7 and 11.

SECTION VII AMENDMENT REPORT PROPOSED AMENDMENT PC 18-4

ATTACHMENTS

- 1. Broward County Planning Council Supplemental Report of December 2017
- 2. Broward County Planning Council Traffic Analysis of November 9, 2017
- 3. Broward County Transit Division Report of November 28, 2017
- 4. Broward County Planning and Development Management Division Report of December 12, 2017
- 5. School Board of Broward County Consistency Review Report of December 7, 2017
- 6. Broward County Environmental Protection and Growth Management Department Report of December 11, 2017
- 7. Revised Broward County Planning and Development Management Division Report of January 2, 2018
- 8. Broward County Parks and Recreation Division Report of November 14, 2017
- 9. Broward County Water Management Division Report of December 11, 2017
- 10. Old Plantation Water Control District Report of March 28, 2017

Update: March 20, 2018:

11. 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 18-4

Prepared: December 2017

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 13.14 mgd, with 10.86 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 17.24 mgd, with 4.10 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 commerce uses and 350 gpd per dwelling unit for residential uses. The amendment will result in a net increase in demand of 0.16 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 18.90 mgd. The current and committed demand on the treatment plant is 16.05 mgd, with 2.85 mgd available. Planning Council staff utilized a level of service of 0.2 gpd per square foot for commerce uses and 275 gpd per dwelling unit for residential uses. The amendment will result in a net increase in demand of 0.12 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. In addition, the Broward Interim Contingency (BIC) Landfill has a capacity of 4,500,000 cubic yards and a third resource recovery facility location is reserved at the BIC. The current demand is 80,000-100,000 tons per year at the BIC. Planning Council staff utilized a level of service of 4 pounds (lbs.) per 100 square feet per day for commerce 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 4,122.2 pounds per day or 2.06 TPD. 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 2040 projected population (97,041) 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 4.46 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 18-4

Prepared: November 9, 2017

INTRODUCTORY INFORMATION

Jurisdiction: City of Plantation

Size: Approximately 28.7 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Commerce

Potential Development: 287,000 square feet of commerce use

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

Total P.M. Peak Hour Trips: 1,214 peak hour trips

Potential Trips - Proposed Land Use Designations

Proposed Designations: Dashed-Line Area** consisting of:

23.7 acres of Irregular (21) Residential permitting 602 dwelling

units

5.0 acres of Commerce

Potential Development: 602 dwelling units

50,000 square feet of commerce use

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

"ITE Equation (820) Shopping Center"

Total P.M. Peak Hour Trips: 403 + 377 = 780 peak hour trips

Net P.M. Peak Hour Trips - 434 p.m. peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 434 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.

^{**&}quot;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

November 28, 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 18-4

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated November 9, 2017 regarding the proposed Land Use Plan Amendment (LUPA) for Plantation Midtown Square 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 includes BCT Routes 2, 81, 88, and University Drive Breeze. Please refer to the following table for detailed information:

	1		I
BUS	DAYS OF	SERVICE SPAN	SERVICE
ROUTE	SERVICE	A.M. – P.M	FREQUENCY
BCT 2	Weekday	5:00a – 12:38a	20 Minutes
	Saturday	5:00a – 12:38a	30 Minutes
	Sunday	7:00a – 10:42p	40 Minutes
BCT 81	Weekday	5:10a – 12:26a	35 Minutes
	Saturday	5:41a – 12:02a	30 Minutes
	Sunday	8:00a – 9:15p	45 Minutes
BCT 88	Weekday	5:55a – 8:42p	40/50 Minutes
	Saturday	Not In Service	Not In Service
	Sunday	Not In Service	Not In Service
BCT University	Weekday Peak	5:30a – 9:52a	30 Minutes
Breeze (102)	Service Only	3:25p – 8:31p	30 Minutes



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

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

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

Broward County Transit Division can accommodate additional transit demand, as described in Mass Transit Analysis #2, with existing and planned fixed-route bus service to the amendment site.

Transit Division has no objections to this LUPA, however BCT recommends that any proposed redevelopment on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing BCT stops along Pine Island Road.

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,

Mabelle Mittelberg Service Planner

Mabelle Mittelberg.

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: December 12, 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 18-4

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 18-4. The subject site is located in Plantation involving approximately 28.7 gross acres. The amendment proposes:

Current Designations: Commerce

Proposed Designation: 5.0 acres of Commerce within a Dashed-Line Area

23.7 acres of Irregular (21) Residential within a Dashed-Line Area (see map

attached)

Estimated Net Effect: Addition of 602 dwelling units (zero units currently permitted by the Broward

County Land Use Plan)

Reduction of 23.7 acres of Commerce use

Item 7 - Analysis of Historic Resources

- A. The County's archaeological consultant determined, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), 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:
 - The subject property is located within the 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

Barbara Blake-Boy, Broward County Planning Council *PC 18-4*Page 2
December 12, 2017

2. 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's residential component is the addition of 602 residential units, therefore Policy 2.16.2 applies.

An "Affordable Housing Analysis" (Analysis) conducted by Miami Economic Development Associates, Inc. for the City of Plantation, was previously submitted to Broward County on February 21, 2017 in conjunction with BCLUP amendment PC 17-8. In accordance with Article 5.4(E) of the Planning Council's Administrative Rules, "a study, report, or information submitted by the local government which has been determined by the County to be in compliance with Policy 2.16.2 shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months from the date the study, report or analysis was submitted to Broward County for review." The Analysis utilized the methodology proposed by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing within the City of Plantation for the very-low, low, and moderate-income bands. The study also provided information regarding owner-occupied and renter housing. The information indicates that the City currently has a 3,113 surplus of affordable housing across for all income bands and a deficit of 2,318 units for the very-low income renter group.

Regarding the City's affordable housing programs and policies, the City has stated that 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 both 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.

Staff notes that, although the affordable housing study submitted by the City indicates consistency with the BCLUP policy and Administrative Rules Document through a demonstration of an overall supply of affordable housing, and policies and programs addressing the same, the current and projected deficit of approximately 2,318 affordable "very-low income" rental units within the city remains an issue. 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 \$150,500 for 602 units), to be used at the County's discretion, toward affordable housing programs that may improve rental opportunities for very low and low-income families. 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.

Barbara Blake-Boy, Broward County Planning Council *PC 18-4*Page 3
December 12, 2017

<u>Item 10 - Hurricane Evacuation Analysis</u>

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".

<u>Item 11 – Redevelopment Analysis</u>

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

Item 12 – Intergovernmental Coordination

The Broward Emergency Operations Center is located approximately $\frac{3}{4}$ mile south of the proposed amendment site. The nearest local governmental jurisdiction is the City of Sunrise, located approximately 1.2 miles north of the proposed amendment site.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The redevelopment site is conveniently located along existing transit route 88 and is a ½ mile walk to BCT West Regional Terminal. The terminal provides access to routes 2, 12, 22, 30, 81, 88, and Town of Davie Community Bus. The BCT Transit Development Plan includes service span and/or headway improvements for routes in this area. The level and connectivity of existing and future transit services in close proximity to the site is ideal for transit oriented land use.

Pedestrian amenities surrounding the site are excellent, however the bicycle facilities need improvement. The three primary corridors that surround the site, Pine Island Road, Clearly Boulevard, and American Express Way, each have sidewalks located both sides of the road but lack dedicated bicycle lanes. Notwithstanding, it is recommended that that site be designed to include safe and convenient connections between the development and the surrounding transportation network, particularly as it relates to access to transit. 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 or community staff 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.

Attachment – Site Map

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department Suzanne Fejes, Acting Director, Housing Finance and Community Redevelopment Division Maribel Feliciano, AICP, Assistant Director, Planning and Development Management Division Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division Nick Sofoul, AICP, Senior Planner, Planning and Development Management Division Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division Susanne Carrano, AICP, Senior Planner, Planning and Development Management Division Richard Ferrer, Broward County Historic Preservation Officer

JS/hc

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 Planation 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.

thea tothe

Andrew Dolkart President

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

Band Under 50% * \$0 - \$30,850	Owner 3,970	Supply Owner 4,872	No Gap/ (Gap) Supply-Demand 901	Band Under 50% * \$0 - \$30,850	Demand Renter 2,478	Supply Renter 161	No Gap/ (Gap) Supply-Demand (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

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

^{***} Moderate Income

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

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5'4 040 Band 0-50% 50 510,510 50,1-80% 510,012 549,300 0.1-120% 549,422	mand(D) Owner: 1,009 28.44, 1.416 20.340 1.170	Supplie(5) N Owner 1,199 11.66a 1,999 25.74a 1,515	(Gap/(Grip) S-D 190 582	\$1.871 Band 0.50% \$1.71 50.1-80% \$771 \$1.34 80.1-120% \$1.320	Renter 2,610 51.5% 1,116 10.5% 706	18.6% 2,003 39.2% 1,357	S-D (1,857) 887	Band 0-504 50 50 510,610 50,1-805 53,011 549,260 50,1-1205 547,212	Dwarf 1,646 25.5% 5,918 17.5% 6.706	Supply(5) No. Orner 9,685 28.6% 7,503 12.1% 7.346	Grap/(Gap) S-D 1,039	St. Sft. Str. Florido Band 0-50% SU \$773 50.1-80% \$773 \$7,224 80.1-120% \$1,250	21.9% 3,271	Remer 4,001 19,5% 9,505 45,6% 4,660	4
5'4 040 Band 0:50% 50 50:1-80% 530,012 540,40 0:1-120% 540,422 5:40,40	28.45 20.35 1.170 1.170	Supply(5) N Owner! 2,199 31.65a 1,999 28.75a	S-D S-D 190 582	\$1.871 Band 0-50% \$1.71 50.1-80% \$1.71 \$1.73 80.1-120% \$1.35 \$1.35	Renter: 2,610 51.5% 1,116 10.5% 706	18.6% 2,003 19.2% 1,357 26.5%	S-D (1,857) 887	574 040 Band 0.50% 50 510.510 50.1-80% 530.011 540.260 50.1-10% 541.040	1,646 25.5% 5,918	Supply(S) No Owner 9,685 28,64s 7,503 22,14s 7,346 21,74s	Guy/(Fap) S-D 1,039 1,585	S. Sf: Band 0-50% 50: 57:: 50.1-80% 57:: 50.1-80% 57:: 5.224 80.1-120% 5.265 5.265	Egregol(U) S Renier 9,974 40,2% 5,167 23,9% 3,271 15,1%	Remer 4,001 19.5% 9,505	4
5'4 040 Bond 0.50% 50 50.1-80% 530.012 540.400 0.1-120% 540,422 5.40,400	mand(D) Owner: 1,009 28.44, 1.416 20.340 1.170	Supplie(5) N Owner 1,199 11.66a 1,999 25.74a 1,515	S-D S-D 190 582	81.861 Band 0-50% 50 5771 50.1-80% 5775 51.738 80,1-120% 5.255 5.255 5.355	Renter: 2,610 51.5% 1,11e 10.5% 70e 12.9%	18.6% 2,003 19.2% 1,357 26.5%	S-D (1,857)	574 040 Band 0-50% 50 510.550 510.550 50.1-80% 530.011 549.560 50.1-120% 547.50	25.5% 5.918 17.5% 6.706	Supply(5) No. Owner 9,685 28,05a 7,503 22,15a 7,346 21,75e	Gur/(Fap) S-D 1,039 1,585	S. Sf: Band 0-50% SU ST:: 50.1-80% ST:: 50.1-80% ST:: S.:224 80.1-120% S.:254 S.:254	Senior 9,974 46,2% 5,167 23,9% 5,271 15,1%	Remer; 4,001 19.5% 9,505 45.6% 4,660 12.4%	1
5 4 040 Do Band 0 50% \$0 \$10,50 50.1-80% \$40,40 \$40,402 \$40,400	2009 28.4% 1.416 20.3% 1.170 10.8%	Supplie(5) N Owner 1,199 11.66a 1,999 25.74a 1,515	\$-Deviction	81.861 Band 0-50% 50 5771 50.1-80% 5775 51.738 80,1-120% 5.255 5.255 5.355	Renter: 2,610 51.5% 1,116 10.5% 706	18.6% 2,003 19.2% 1,357 26.5%	S-D (1,857)	574 040 Band 0-50% 50 50 50 50 50 50 50 50 50 50 50 50 50 5	1,646 25.5% 5,918 17.5% 6.706 19.8%	Supply(5) No. Owner, 9,685 28.0%, 7,503 22.1%, 7,346 21.7%	Gen / (Fap) S-D 1,039 1,585 6-10 6-10 6-17 (Grp)	S. Sf: Dry, Floode D. Band 0.50% 50 \$777 50.1-80% 5772 \$1,224 80.1-120% \$1,224 80.1-120% \$1,234 \$0.1-120% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234	23.9% 3,271 15.1% 21.9%	19.5% 9.505 4.660 13.4% 9.505 4.660 13.4%	(5
5 4 040 Do Band 0 50% \$0 \$10,50 50.1-80% \$40,40 \$40,402 \$40,400	2009 28.4% 1.416 20.3% 1.170 10.8%	Supply(5) NI Owner! 2,199 31.65a 1,999 28.75a 1.515 21.85a	\$-Deviction	\$1.851 Band 0-50 ⁴ 4 50 5771 50.1-80 ⁴ 6 5773 5774 5	Renter: 2,610 51.5% 1,11e 10.5% 70e 12.9%	18.6% 2,003 19.2% 1,357 26.5%	S-D (1,857)	574 040 Band 0-50% 50 510.550 510.550 50.1-80% 530.011 549.560 50.1-120% 547.50	25.5% 5.918 17.5% 6.706	Supply(5) No. Owner 9,685 28,05a 7,503 22,15a 7,346 21,75e	Gur/(Fap) S-D 1,039 1,585	S. Sft. dry, Florido Band 0-50% SU \$77.1 50.1-80% \$7.224 80.1-120% \$1.250 \$1.250 \$1.250 \$2.251 Band	Property (1) S Rester (9.974 40.25 5.167 21.96 3.271 15.16 (1) S Rester (1) S Reste	19.5% 4,001 19.5% 9,505 45.6% 4,660 17.4%	(5
5 4 040 Done Band 0.50% \$62 \$10,510 50.1-80% \$40,422 \$40,422 De Band	20.340 1.170 10.855 10.909	Supply(S) N Owner: 1,199 11.6% 1,999 28.7% 1.515 21.8% Supply(S) No Owner:	582 Days Sho	\$1.801 Band 0.50% \$0. \$771 50.1-80% \$773 \$0.1-120% \$1.334 \$0.1-120% \$1.355	Renter 2,610 51.56-2 1,11e 10.55-3 70e 12.96-4 Proposed (D) S Renter	15.6°2 2,003 39.2°6 1,357 26.5°5	\$-D (1,257) 8\$7 651 Gaz((Gaz)) \$-D	574 040 Band 0-50% 50 50 50 50 50 50 50 50 50 50 50 50 50 5	1,646 25.5% 5,918 17.5% 6.706 19.8%	Supply(5) No. Owner, 9,685 28.0%, 7,503 22.1%, 7,346 21.7%	Gen / (Fap) S-D 1,039 1,585 6-10 6-10 6-17 (Grp)	S. Sf: Dry, Floode D. Band 0.50% 50 \$777 50.1-80% 5772 \$1,224 80.1-120% \$1,224 80.1-120% \$1,234 \$0.1-120% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234 \$0.50% \$1,234	23.9% 3,271 15.1% 21.9%	19.5% 9.505 4.660 13.4% 9.505 4.660 13.4%	(5
\$74,040 Band 0.50% \$0,500 \$10,500 \$10,600 \$40,421 \$40,421 \$4,440	28.4., 1.416 20.340 1.170 10.850	Supply(5) No Owner! 2,199 31.65a 1,999 28.75a 1.515 21.85a Supply(5) No	582 Devicibre Output Devicibre Grap/(Grap)	\$1.871 Band 0-50% \$721 50.1-80% \$775 \$1.254 \$0.1-120% \$1.551 \$1.250 \$1.551 \$1.250 \$1.551 \$1.5	(D) Rester 2,610 51.5% 1,110 10.5% 700 12.9%	18.6% 2,003 39.2% 1,357 20.5%	S-D (1,857) 887 651	Band 0.50% \$0 0.1-80% \$30,011 \$40,000 \$12,000	1.646 25.5% 5.918 17.5% 6.706 19.8%	Supply(5) No Owner, 9,685 28.0% 7,503 12.1% 7.346 21.7%	(Fap) S-D 1,039 1,585 640 640 5-p/(Grp) S-D	S. Sft. dry, Florido Band 0-50% SU \$77.1 50.1-80% \$7.224 80.1-120% \$1.250 \$1.250 \$1.250 \$2.251 Band	Property (1) S Rester (9.974 40.25 5.167 21.96 3.271 15.16 (1) S Rester (1) S Reste	19.5% 4,001 19.5% 9,505 45.6% 4,660 17.4%	1,
\$74,040 Band 0.50% \$2,050.0 \$10,00.2 \$40,423 \$40,423 Band 0.50% \$0.50%	20.94 1.416 20.94 1.416 20.94 1.416 20.94 1.470	Supply(S) N Owner! 1,199 11,65a 1,999 28,75a 1,515 21,85a Supply(S) No Owner! 7,049	582 Days Sho	\$1.800 Band 0.50% \$0.200	Renter 2,610 S1.569 1,116 J0.569 706 12,96, DS Renter 3,904	953 18.6% 2,003 34.2% 1,357 26.5% 1000 1,357 1000 1,357 1000	\$-D (1,257) 8\$7 651 Gaz((Gaz)) \$-D	574 040 Band 0-504e 50 510.859 50.1-80% 530.011 540.360 50.1-120*; \$4	1.646 25.5% 5.918 17.54 6.706 19.85 Owner 2.954	Supply(S) No Owner 9,685 28,05a 7,503 22,15c 7,346 21,75a 21,75a Covars 4,445	(Fap) S-D 1,039 1,585 640 640 5-p/(Grp) S-D	\$1, \$61 Band 0.50% 50 \$777 \$0.1-80% \$777 \$0.1-80% \$772 \$1,230	Enter (0) 8 Rester (9,974 46,24y 5,167 21,945 3,271 15,156 7 Rester (1) 8 Rester (2,584	0,505 4,001 10,5% 0,505 45,063 4,660 12,4% 0,505/15 No.	(5
\$74,040 Band D-90% \$10,500 \$10,500 \$10,500 \$10,500 \$40,422 \$40,420 Band 0-50% \$0 \$10,870	20.34c 1.170 10.85c 1.400 18.94c 1.470 10.85c	Supply(S) N Owner! 2,199 31.6% 1,999 28.7% 1.515 21.8% Supply(S) No Owner! 7,049	Sep /(Gp) S-D 190 582 J45 Devictors Gap/(Gp) S-D 2.559	\$1.870 Band 0-50% \$0.2573 \$773 \$1.250 \$0.1-80% \$773 \$1.250	Renter: 2,615 ⁴ / ₂ 1,11e 10.5 ⁴ / ₃ 70e 11.9 ⁴ / ₃ Renter: 3,904 43.6 ⁴ / ₄	953 13.6°2 2.003 39.2°2 1.35°2 26.5°3 26.5°4 1.35°6 12.4°6	S-D (1,857) 887 651 Gra/(Gray) S-D (2,849)	574 040 Band 0-504- 50 50.1-805- 530.012 542.50 50.1-1205- 542.50 50.1-1205- 542.50 50.1-1205- 542.50 542.50 542.50 542.50 542.50 542.50	1.646 25.5% 5.918 17.54; 6.706 19.8% Owner 2.954 41.0%	Sepoly (5) No. Omacr. 9,685 28,6% 7,503 22,1% 7,346 21,7% 21,7% Sepoly (5) No. Owner 4,445 61,1%	Gray / (Grap) S-D 1,039 1,585 040 1,585 0-1,039 S-D 1,461	\$1, \$100 do D Banz	(D) S. Rester (C) 5.167 46.25 (S.167 23.9% 3,271 15.15% 15.15% Rester (C) 5.654 57.65c	19.5% No Remer 4,001 19.5% 9,505 45.6% 4,660 12.4% Rectar 771 18.3%	(5 4 1 Gap/(
\$"4 040 Band 0.50% \$3 \$10,500 50.1-80% \$40,402 \$40	20.94 1.416 20.94 1.416 20.94 1.416 20.94 1.470	Supply(S) N Owner! 1,199 11,65a 1,999 28,75a 1,515 21,85a Supply(S) No Owner! 7,049	Sep /(Gp) S-D 190 582 J45 Devictors Gap/(Gp) S-D 2.559	\$1.801 Band 0.50% \$2.71 \$0.1-80% \$7.73 \$1.739 \$0.1-10% \$5.250 \$0.551 \$7.551 \$0.551 \$5.250 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251	Renter 2,610 S1.569 1,116 J0.569 706 12,96, DS Renter 3,904	953 18.6% 2,003 34.2% 1,357 26.5% 1,357 26.5% 1,357	\$-D (1,257) 8\$7 651 Gaz((Gaz)) \$-D	ST4 040	1.646 25.5% 5.918 17.54 6.706 19.85 Owner 2.954	Supply(S) No Owner 9,685 28,05a 7,503 22,15c 7,346 21,75a 21,75a Covars 4,445	Gray / (Grap) S-D 1,039 1,585 040 1,585 0-1,039 S-D 1,461	\$1.851 Band 0.50% \$111 \$50.1-80% \$712 \$1.224 80.1-120% \$1.224 \$0.1-120% \$1.224 \$0.1-120% \$1.250 \$	Enter (0) 8 Rester (9,974 46,24y 5,167 21,945 3,271 15,156 7 Rester (1) 8 Rester (2,584	0,505 4,001 10,5% 0,505 45,063 4,660 12,4% 0,505 No. Rectar	(5 4 1 Gap/(
5"4 040 Boad 0-50% 50 550.5180% 540.500 0.1-120% 540.520 50.550.520 50.550.520 50.1-80% 550.550.520 5	28.9%, 1.416 20.3%, 1.170 10.8%, 20.3%, 1.170 10.8%, 20.3%, 1.170	Supply(S) No Owner! 2,199 31,66a 1,999 28,75a 1,515 21,85a Supply(S) No Owner! 7,049 20,76a 3,751	Sep /(Gp) S-D 190 582 J45 Devictors Gap/(Gp) S-D 2.559	\$1.871 Band 0-50% \$0.1-80% \$1.154 \$1.154 \$1.154 \$1.255 \$1.255 \$1.557 \$5.1-80% \$5.551 \$5.551 \$5.552 \$5.552 \$5.552	Renter 1,004 43.8% 1,053	\$5550 (5) No. Renter 453 13.652 2,003 39.254 1,357 26.559 10.056 12.456 3,235	S-D (1,857) 887 651 Gra/(Gray) S-D (2,849)	574 040 Band 0-504: 50 510.85% 530.011 549.26% 574.040 Band C.506: 51.506: 501.85% 501.85% 501.85% 501.85% 501.85% 501.85% 501.85% 501.85% 501.85% 501.85%	Oward 1.646 1.646 25.5% 5.918 17.5% 6.706 19.8% 19.8% 19.8% 10.8% 10.8% 10.8% 10.8%	Supply(S) No. Owner: 9,685 28,05a 7,503 22,15c 7,346 21,75c Cover: 4,445 61,15c 1,522	Gray / (Grap) S-D 1,039 1,585 040 1,585 0-1,039 S-D 1,461	\$1, \$61 Band 0.50% 50 \$772 \$772 \$0.1-80% \$772 \$1,274 80.1-120% \$1,274 \$0.1-120% \$1,274 \$0.1-120% \$1,274 \$0.1-120% \$1,274 \$1,2	(C) Renter (C) S (19.5% No. 19.5% 0,505 45.6% 4.660 12.4% 15.3% 15.3% 2.226	(5 1 Gap/(
\$"4 040 Band 0.50% \$3 \$10,500 50.1-80% \$40,402 \$40	20.34c 1.170 10.85c 1.400 18.94c 1.470 10.85c	Supply(S) N Owner! 2,199 31.6% 1,999 28.7% 1.515 21.8% Supply(S) No Owner! 7,049	Sep /(Gp) S-D 190 582 J45 Devictors Gap/(Gp) S-D 2.559	\$1.801 Band 0.50% \$2.71 \$0.1-80% \$7.73 \$1.739 \$0.1-10% \$5.250 \$0.551 \$7.551 \$0.551 \$5.250 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251 \$5.251	Rester: 2,615°, 1,11e 10.5°, 1,11e 10.5°, 70e 12.9°, 1,10e 11.9°, 1,10e 11.9°, 1,063 11.0°, 1,063	13.6°2 2.003 39.2°2 1.357 26.5°3 26.5°3 1.357 26.5°3 1.056 12.4°3 3.215 38.1°3	S-D (1,857) 867 651 Ggp/(Gup) S-D (2,849)	Band 0.504. 50 50.1-80% \$30.011. 50% \$40.20% \$	Oward 1.646 25.5% 5.918 17.5% 6.706 19.8% 19.8% 17.5% 19.8% 17.5% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8%	Supply (5) No Owner 9,685 28,6% 7,503 21,1% 7,346 21,7% 5028(15) No Owner 4,445 61,1% 1,522 20,9%	Gorj/(Ssp) S-D 1,039 1,585 040 1 1,585 040 1 1,461 1,461 (119)	\$1, \$61 Band 0.50% 50 5772 50.1-80% 5772 50.1-80% 5772 50.1-80% 5.224 80.1-120% 5.254 80.1-120% 5.255 5.255 5.256 5.25	(7) (0) (5) (2) (4) (2) (4) (2) (5) (4) (2) (5) (4) (2) (5) (4) (5) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	19.5% No. Renner 4.001 19.5% 0,505 45.0% 4.660 12.4% 0999(5) No. Renner 571 18.3% 2,226 52.7%	(5)
5"4 040 Boad 0-50% 53 510 5:0 50.1-80% 540,421 5.4-040 Do Band 0-50% 510.870 510.870 510.870 510.870 510.870 510.870	28.9%, 1.416 20.3%, 1.170 10.8%, 20.3%, 1.170 10.8%, 20.3%, 1.170	Supply(S) No Owner! 2,199 31,66a 1,999 28,75a 1,515 21,85a Supply(S) No Owner! 7,049 20,76a 3,751	Gmp/(Gmp) S-D 190	\$1.871 Band 0-50% \$0.1-80% \$1.154 \$1.154 \$1.154 \$1.255 \$1.255 \$1.557 \$5.1-80% \$5.551 \$5.551 \$5.552 \$5.552 \$5.552	Renter 1,004 43.8% 1,053	\$5550 (5) No. Renter 453 13.652 2,003 39.254 1,357 26.559 10.056 12.456 3,235	S-D (1,857) 887 651 Gra/(Gray) S-D (2,849)	574 040 Band 0-504: 50 510.85% 530.011 549.26% 574.040 Band C.506: 51.506: 501.85% 501.85% 501.85% 501.85% 501.85% 501.85% 501.85% 501.85% 501.85% 501.85%	Oward 1.646 1.646 25.5% 5.918 17.5% 6.706 19.8% 19.8% 19.8% 10.8% 10.8% 10.8% 10.8%	Supply(S) No. Owner: 9,685 28,05a 7,503 22,15c 7,346 21,75c Cover: 4,445 61,15c 1,522	Gorj/(Ssp) S-D 1,039 1,585 040 1 1,585 040 1 1,461 1,461 (119)	\$1, \$61 Band 0.50% 50 \$772 \$772 \$0.1-80% \$772 \$1,274 80.1-120% \$1,274 \$0.1-120% \$1,274 \$0.1-120% \$1,274 \$0.1-120% \$1,274 \$1,2	(C) Renter (C) S (19.5% No. 19.5% 0,505 45.6% 4.660 12.4% 15.3% 15.3% 2.226	(5 1 Gap/(
5"4 040 D: Basel 0:50% \$10,510 \$10,810 \$10,810 \$40,421 \$40,421 De Basel 0:50% \$0 1:180% \$0 \$0 1:180% \$0 \$10,810 \$0 \$10,810 \$10	000 (D) Orner: 2,009 1,416 20,34c 1,170 1c.84c 100 Owner: 4,400 18,05c 1,774 15,95c	Supply(S) N: Owner! 2,199 31.6% 1,999 28.7% 1.515 21.8% Owner! 7,040 29,7% 1,751 15.8%	Gmp/(Gmp) S-D 190	\$1.801 Band 0.50% \$2.71 \$0.1-80% \$7.73 \$1.739 \$0.5120% \$5.250 D Band 0.50% \$5.250 \$	Rester: 2,615°, 1,11e 10.5°, 1,11e 10.5°, 70e 12.9°, 1,10e 11.9°, 1,10e 11.9°, 1,063 11.0°, 1,063	13.6°2 2.003 39.2°2 1.357 26.5°3 26.5°3 1.357 26.5°3 1.056 12.4°3 3.215 38.1°3	S-D (1,857) 867 651 Ggp/(Gup) S-D (2,849)	574 040 Band 0-50% 50 510.80% 530.012 540.60 50.1-80% 540.60 50.1-120% 540.50 50.1-50% 550.1-50% 550.1-50% 550.1-50%	Oward 1.646 25.5% 5.918 17.5% 6.706 19.8% 19.8% 17.5% 19.8% 17.5% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8%	Supply (5) No Owner 9,685 28,6% 7,503 21,1% 7,346 21,7% 5028(15) No Owner 4,445 61,1% 1,522 20,9%	Gorj/(Ssp) S-D 1,039 1,585 040 1 1,585 040 1 1,461 1,461 (119)	\$1, \$61 Band 0.50% 50 5772 50.1-80% 5772 50.1-80% 5772 50.1-80% 5.224 80.1-120% 5.254 80.1-120% 5.255 5.255 5.256 5.25	(7) (0) (5) (2) (4) (2) (4) (2) (5) (4) (2) (5) (4) (2) (5) (4) (5) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	19.5% No. Renner 4.001 19.5% 0,505 45.0% 4.660 12.4% 0999(5) No. Renner 571 18.3% 2,226 52.7%	(5)
5"4 040 Dr. Band 0 - 50% 53	20.3% 1.416 20.3% 1.470 1.5% 20.3% 1.470 10.8% 20.3% 1.470 10.8% 1.470 1.5% 1.474	Supply(S) N: Owner! 2,199 31.66a 1,999 28.76a 1,515 21.85a Supply(S) No Owner! 7,049 29,764 3,751 15.85a 4,109	Gmp/(Gmp) S-D 190	\$1.801 Band 0.50% \$0.1-80% \$0.1-80% \$1.250 \$	Renter: 2,610 51.5 ⁴ 2 1,110 10.5 ⁴ 3 706 12.9 ⁴ 3 12.9 ⁴ 4 12.9 ⁴ 3 10.5 ⁴ 3 11.9 ⁴ 4 11.9 ⁴ 1 11.9 ⁴ 1 11.9 ⁴ 1 11.9 ⁴ 1	953 No. Renter 953 18.6% 2.003 39.2% 1,357 26.5% 2005V(5) No. Renter 1.056 12.4% 3.215 38.1% 2.6.3%	S-D (1,857) 867 651 Ggp/(Gup) S-D (2,849)	514 040 Band 0-504- 50 510.805- 530.011 549.266 50.1-1204- 512.215 50.1-504- 512.215 50.1-504- 512.215 50.1-1204- 512.215 50.1-1204- 512.215	25.5% 5.918 17.5% 6.706 19.8% 41.0% 1.641 22.6% 1.236	Supply(S) No. Owner 9,685 28,646 7,503 12,146 7,346 21,746 21,746 21,746 4,445 61,146 1,522 20,946 534	Gorj/(Ssp) S-D 1,039 1,585 040 1 1,585 040 1 1,461 1,461 (119)	\$1, \$60 and \$1, \$1, \$2, \$2, \$3, \$1, \$2, \$2, \$2, \$3, \$2, \$3, \$3, \$3, \$3, \$3, \$3, \$3, \$3, \$3, \$3	(7) (0) (5) (2) (4) (2) (4) (2) (5) (4) (2) (5) (4) (2) (5) (4) (5) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	19.5% No. Renner 4.001 19.5% 0,505 45.0% 4.660 12.4% 0999(5) No. Renner 571 18.3% 2,226 52.7%	(5)
5"4 040 D: Basel 0:50% \$10,510 \$10,810 \$10,810 \$40,421 \$40,421 De Basel 0:50% \$0 1:180% \$0 \$0 1:180% \$0 \$10,810 \$0 \$10,810 \$10	000 (D) Orner: 2,009 1,416 20,34c 1,170 1c.84c 100 Owner: 4,400 18,05c 1,774 15,95c	Supply(S) N Owner! J. 1642 11.969 28.740 1.515 21.860 Supply(S) No Owner! 7.049 20.764 J.751 15.872 4,109		\$1.871 Band 0-50% \$0.1-80% \$1.2-50 \$1	Rester: 2,615 ⁴ / ₂ 1,11e 20.5 ⁴ / ₂ 1,11e 20.5 ⁴ / ₂ 70e 12,9 ⁴ / ₂ Rester: 3,904 43.6 ⁴ / ₂ 1,663 16.0 ⁴ / ₂ 1,615	953 13.6% 2.00% 39.2% 1,357 26.5% 20.5% 1,357 20.5% 10.5% 10.5% 10.5% 10.5% 11.056 12.4% 3.215 38.1% 20.0% 13.0%	S-D (1,857) 867 651 Grav(Cap) S-D (2,449) 1,552	Band 0-50% 50.1-80% 530.0*12 540.360 50.1-120% 5	Oward 1.646 25.5% 5.918 17.5% 6.706 19.8% 19.8% 17.5% 19.8% 17.5% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8% 19.8%	Sepoly (5) No Owner 9,685 28,6% 7,503 21,1% 7,346 21,7% 5028 (5) No Owner 4,445 61,1% 1,522 20,9% 534	Gorj/(Ssp) S-D 1,039 1,585 040 1 1,585 040 1 1,585 040 1 1,585 STP/(Grp) S-D 1,461 (119)	\$1, \$61 Band 0.50% 50 \$777 \$0.1-80% \$772 \$1,236	(D) Senter 15.1% 1	19.5% (5) No Remer 4,001 19.5% (9,505 45.6% 4,660 12.4% (75) No Rectar 771 18.3% 2,226 52.75 1,001	(5)
5"4 040 Band 0-50% 53 510,5:0 51,80% 540,500 0.1-120% 540,421 500,8:0 0.1-80% 500,8:0 0.1-80% 500,8:0 0.1-80% 500,8:0 0.1-80% 540,421 574,040	000 (D) Orner: 2,009 1,416 20,34c 1,170 1c,84c 1,170 Owser: 4,400 18,94c 3,774 15,94c 1,474	Supply(S) N Owner 1,199 11.6% 1,999 28.7% 1.515 21.8% Supply(S) NC Owner 7,049 29,7% 3,751 15.8% 4,109 17,3%	Gmp / (Gmp) Gmp / (Gmp) S-D 190	\$1.801 Band 0.50% \$0.1-80% \$1.210 \$5.1-80% \$1.210 \$1.210 \$1.210 \$1.210 Band 0.50% \$0.1-120% \$1.224 \$0.1-120% \$1.234	Rester 2,615 cg 1,11e 10.5cg 70e 12.9cg 12.9	953 13.6% 2.00% 39.2% 1,357 26.5% 20.5% 1,357 20.5% 10.5% 10.5% 10.5% 10.5% 11.056 12.4% 3.215 38.1% 20.0% 13.0%	S-D (1,857) 867 651 Grav(Cap) S-D (2,449) 1,552	Band 0-504-50 50-1-805-50 50-1-1205-51-502-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-5	1.646 1.646 1.646 17.542 6.706 19.842 17.642 19.844 1.641 2.644 1.236 16.94	Sepoly (5) No Owner 9,685 28,6% 7,503 21,1% 7,346 21,7% 5028 (5) No Owner 4,445 61,1% 1,522 20,9% 534	Gorj/(Ssp) S-D 1,039 1,585 040 1 1,585 040 1 1,585 040 1 1,585 STP/(Grp) S-D 1,461 (119)	\$1.8ft Pacido Pac	Process(D) S Rester 9.974 40.2% 5.167 23.9% 3,271 15.1% 15.1% 17.254 57.6% 97.5 23.9% 12.6% 554 12.6%	19.5% No. Renter 4,001 19.5% 9,505 45.6% 4,660 12.4% Special Till 18.3% 2,226 52.7% 1,001 23.7%	(5)
5"4 040 Dr. Band 0 - 50% 53	000 Omer: 2,000 28,94, 1,416 20,340 1,170 10,850 0000(D) 0000(D) 0000(D) 1,774 14,650 1,474 14,650	Supply(S) N: Owner 1,199 31.6% 1,999 25.7% 1.515 21.8% Owner 7,049 29,7% 1,751 15.8% 4,109 17.3% 15.8%	Gap/(Gap) S-D 190	\$1.801 Band 0.505 \$2.71 \$0.1-805 \$1.75 \$0.1-1205 \$1.75 \$0.57 \$1.75 \$0.57 \$1.75 \$1.	Rester: 2,610 51.542 1,110 10.552 700 12.953 10.054 1,053 15.042 1,053 15.042 1,053	953 No. Renter 953 13.6% 2.003 39.2% 1.357 26.5% 10.056 12.4% 3.235 35.1% 2.038 11.0% 55.1% 2.038 11.0%	\$-D (1,857) 867 651 Grap!(Cap) \$-D (2,849) 1,552	514 040 Band 0-506 50,1-806 530,011 540,260 50,1-1206 542,201 574,040 575,040 575,050	Owner: 1.646 25.5% 5.9% 6.706 10.8% 17.5% 6.706 10.8%	Serveth (S) No. Owner, 9,685 28,6% 7,503 22,1% 7,346 21,7% 7,346 21,7% 7,346 21,7% 1,346 21,7% 1,521 20,9% 5,34 11,5% 5,34	Grap/(Gap) \$-D 1,030 1,585 640 4,585 640 1,585 1,685 1,685 1,685 1,685 1,685 1,685	\$1.861 Band 0.50% 50.1-80% 57.124 50.1-80% 57.234 80.1-120% 5.224 50.250 5.225 50.250 5.225 50.250 5.225 50.250 5.225 50.250 5.225 50.250 5.225 50.250 50.2	Process(D) S Restrict 9.974 40.25 5.167 23.96a 3.271 15.15a 17.15a 17.254 57.65c 975 22.16c 5754 12.65c 675 12	19.5% No. Renter 4,001 19.5% 9,505 45.6% 4,660 12.4% 000000000000000000000000000000000000	(5)
5"4 040 Band 0-50% 53 510,5:0 51,80% 540,500 0.1-120% 540,421 500,8:0 0.1-80% 500,8:0 0.1-80% 500,8:0 0.1-80% 500,8:0 0.1-80% 540,421 574,040	000 (D) Orner: 2,009 1,416 20,34c 1,170 1c,84c 1,170 Owser: 4,400 18,94c 3,774 15,94c 1,474	Supply(S) N Owner 1,199 11.6% 1,999 28.7% 1.515 21.8% Supply(S) NC Owner 7,049 29,7% 3,751 15.8% 4,109 17,3%	Gmp / (Gmp) Gmp / (Gmp) S-D 190	\$1.801 Band 0.50% \$0.1-80% \$1.210 \$5.1-80% \$1.210 \$1.210 \$1.210 \$1.210 Band 0.50% \$0.1-120% \$1.224 \$0.1-120% \$1.234	Rester 2,615 cg 1,11e 10.5cg 70e 12.9cg 12.9	953 13.6% 2.00% 39.2% 1,357 26.5% 20.5% 1,357 20.5% 10.5% 10.5% 10.5% 10.5% 11.056 12.4% 3.215 38.1% 20.2% 11.056	S-D (1,857) 867 651 Grav(Cap) S-D (2,449) 1,552	Band 0-504-50 50-1-805-50 50-1-1205-51-502-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-502-51-5	Owner: 1.646 25.5% 5.9% 6.706 10.8% 17.5% 6.706 10.8%	Sepoly (5) No Owner 9,685 28,6% 7,503 21,1% 7,346 21,7% 5028 (5) No Owner 4,445 61,1% 1,522 20,9% 534	Gorj/(Ssp) S-D 1,039 1,585 040 1 1,585 040 1 1,585 040 1 1,585 STP/(Grp) S-D 1,461 (119)	\$1, \$61 Band 0.50% 50 \$777 \$0.1-80% \$772 \$1,236	(D) September 10,974 40,2% 5,167 21,9% 3,271 15,1%	19.5% 0,505 45.6% 4,660 12.4% 15.3%	(5) (6) (7) (1) (1) (1) (2) (3) (4)
5"4 040 Band 0-50% 50 550.550 50.1-80% 549.300 D50% 549.300 D50% 50 550.550 50.1-80% 549.300 D50% 50 550.550 50.1-80% 549.42 Fabruary 549.42 Band 0-50% 50.1-80% 549.42 Fabruary 549	28.44. 1.416 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 1.170 16.84. 20.34. 16.84. 20.34. 16.84. 20.34	Supply(S) NO Owner! 2,199 31.06a 1,999 28.75a 1.515 21.85a Supply(S) No Owner! 7,040 39,764 31,751 15.85a 4,109 17.35a 18.50x Owner! Owner!	Gap/(Gap) S-D 190	\$1.801 Band 0.505 \$2.71 \$0.1-805 \$1.75 \$0.1-1205 \$1.75 \$0.57 \$1.75 \$0.57 \$1.75 \$1.	Rester: 2,610 51.542 1,110 10.552 700 12.953 10.054 1,053 15.042 1,053 15.042 1,053	953 No. Renter 953 13.6% 2.003 39.2% 1.357 26.5% 10.056 12.4% 3.235 35.1% 2.038 11.0% 55.1% 2.038 11.0%	\$-D (1,857) 867 651 Grap!(Cap) \$-D (2,849) 1,552	514 040 Band 0-506 50,1-806 530,011 540,260 50,1-1206 542,201 574,040 575,040 575,050	Owner: 1.646 25.5% 5.9% 6.706 10.8% 17.5% 6.706 10.8%	Serveth (S) No. Owner, 9,685 28,6% 7,503 22,1% 7,346 21,7% 7,346 21,7% 7,346 21,7% 1,346 21,7% 1,521 20,9% 5,34 11,5% 5,34	Grap/(Gap) \$-D 1,030 1,585 640 4,585 640 1,585 1,685 1,685 1,685 1,685 1,685 1,685	\$1.861 Band 0.50% 50.1-80% 57.124 50.1-80% 57.234 80.1-120% 5.224 50.250 5.225 50.250 5.225 50.250 5.225 50.250 5.225 50.250 5.225 50.250 5.225 50.250 50.2	Process(D) S Restrict 9.974 40.25 5.167 23.96a 3.271 15.15a 17.15a 17.254 57.65c 975 22.16c 5754 12.65c 675 12	19.5% No. Renter 4,001 19.5% 9,505 45.6% 4,660 12.4% 000000000000000000000000000000000000	(5) (6) (7) (1) (1) (1)
5"4 040 Band 0-50% 53 510,5:0 50,1-80% 540,5:0 540,5:0 540,5:0 50,0:1 540,5:0 50,0:1 540,5:0 50,0:1	000 Omer: 2,000 28,94, 1,416 20,340 1,170 10,850 0000(D) 0000(D) 0000(D) 1,774 14,650 1,474 14,650	Supply(S) N: Owner 1,199 31.6% 1,999 25.7% 1.515 21.8% Owner 7,049 29,7% 1,751 15.8% 4,109 17.3% 15.8%	Comp / (Comp)	\$1.801 Baad 0.50% \$0.1-80% \$1.73 \$1.73 \$1.73 \$1.73 \$1.75 Baad 0.50% \$1.73 \$1.75 \$1.75 \$1.75 Baad 0.50% \$1.55 \$1.7	Renter 2,617 (7) (8) (17) (17) (17) (17) (17) (17) (17) (17	2,003 18.6°2 2,003 39.2°2 1,357 20.5°5 10.5°5 10.5°6 12.4°2 3,235 35.1°2 2,02°8 11.0°9	S-D (1,857) 887 651 Grav(Grav) 1,552 1,013 Grav(Grav) 5-D	Band 0-50% 50.1-80% 50.1-120% 540.20% 50.1-120% 512.552 50.1-120%	1.646 25.5°; 5.918 17.5°; 6.706 19.8°; 2006(D) Owner 2.954 41.0°; 1.641 22.0°; 1.699	Supply(S) No Owner 9,685 28,6% 7,503 22,1% 7,346 21,7% 21,7% Covars 4,445 61,1% 1,522 20,9% 5,34 11,5% Lander 1,5% 1,5% 1,5% 1,5% 1,5% 1,5% 1,5% 1,5%	Gen/(Gen) S-D 1,039 1,585 640 1,585 640 1,585 640 1,461 (119) (197) (197) 5-D 5-D 5-D 5-D 5-D 5-D 5-D	\$1, \$61 Band 0.50% 50 \$577 \$50.1-80% \$772 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$51,250 \$777 \$51,250 \$61,120%	(D) September 10,974 40,2% 5,167 21,9% 3,271 15,1%	19.5% 0,505 45.6% 4,660 12.4% 15.3%	(5) (6) (7) (1) (1) (1)
5"4 040 Do: Basel 0-30% 520 520 520 530 540 530 0.1-120% 540 500 0.1-120% 540 540 540 540 540 540 540 540 540 540	000 (D) Oner: 2,009 28,44,6 1,416 20,340 1,170 10,850 0000(D) Ower: 4,490 15,940 1,774 14,650 0000(D) Ower: 7,849	Supply(S) No Owner 1,199 28.740 1,515 21.850 20.764 3,751 15.85 4,109 17.356 17.356 17.356 17.356 10.509 10.509	Comp / (Comp)	\$1.800 Band 0.5000 \$3.71 \$0.1-8000 \$1.71 \$0.1-12000 \$1.750	Rester: 2,610 51.542 1,116 10.552 706 12.953 12.953 14.953 15.942 1,053 15.942 1,053 15.942 1,053 16.953 16.953 16.953 16.953	15.6°2 2.003 39.2°2 1.35°3 26.5°3 1.35°5 10.5°4 1.056 12.4°6 3.235 35.1°6 2.028 31.0°6 3.235 31.0°6 3.235 31.0°6 3.235 31.0°6 3.235 31.0°6 3.235	S-D (1,857) 887 651 Grav(Grav) 1,552 1,013 Grav(Grav) 5-D	ST4 040	00000000000000000000000000000000000000	Servety (S) No. Owner: 9,685 28,6% 7,503 22,1% 7,346 21,7% 21,7% 4,445 61,1% 1,522 20,9% 534 11,5% Cowner: 1,41	Gen/(Gen) S-D 1,039 1,585 640 1,585 640 1,585 640 1,461 (119) (197) (197) 5-D 5-D 5-D 5-D 5-D 5-D 5-D	\$1.8ft Band 0.50% \$10 \$50.1-80% \$7124 \$50.1-80% \$7124 \$0.1-120% \$1.224 \$0.1-120% \$1.234 \$0.1-120% \$1.234 \$2.245	Process(D) S Rester 9.974 40.24 5.167 23.96a 3,271 15.15a 15.15a 15.54 57.65c 97.8 23.96c 15.65c 97.8 23.96c 23.96c 554 12.65c 658 7.65c 7.85c	19.5% No. Renter 4,001 19.5% 9,505 45.6% 4,660 19.4% 19.505 No. Rester 573 18.3% 2,226 52.7% 1,001 23.7% Physics No. Rester 783 18.3% 2,226 Rester 783 18.3% 2,226 Rester 783 18.3% 2,226 Rester 783 18.3% 23.7% 23.	(5) (6) (7) (1) (1) (1) (2) (3) (4)
5"4 040 Dr. Band 0.50% 53 510,500	03406(D). Ovar: 2,009 28,44, 4,416 20,340 1,170 10,840 11,70 10,840 11,774 11,940 11,474 11,640 Owar: 7,849 18,246	Supply(S) No Owner! 2,199 31,06a 1,999 28,75a 1,515 21,85a Supply(S) No Owner! 7,040 20,76a 1,751 15,85a 4,109 17,35a 17,35a 10,509 51,15a	Sep /(Gap) S-D 190 190 582 J45 Devictors Gap/(Gap) 2,559 (23) 015 One (Gap) Gap/(Gap) 5-D 2,660	\$1.801 Band 0.50% \$0.1-80% \$7.1 \$0.1-80% \$7.134 80.1-120% \$1.255 \$7.87 Band 0.50% \$7.2 \$1.24 \$0.1-80% \$7.1 \$1.24 \$0.1-120% \$1.87 \$1.24 \$0.1-120% \$1.87 \$1.24 \$0.1-120% \$1.87 \$1.24 \$1.87 \$1.24 \$1.87 \$1.24 \$1.87 \$1.24 \$1.87 \$1.24 \$1.87 \$1.24 \$1.87 \$1.25 \$1.87 \$1.25 \$1.87 \$1.25 \$1.87 \$1.25 \$1.87 \$1.25 \$1.87 \$1.25 \$1.87 \$1.25 \$1.87 \$1.25 \$1.87 \$1.25 \$1.87	Renter 1,030 15.154, 11.10 15.	2,003 18.6°2 2,003 39.2°2 1,357 26.5°5 10.5°5 10.5°6 12.4°2 3,235 35.1°2 2,628 11.0°9 26.5°5 11.0°9 15.6°2	S-D (1,857) 887 651 Gp/(Cp) S-D (2,849) 1,552 1,013 S-D (3,280)	ST4 040	1.646 25.5°; 5.918 17.5°; 6.706 19.8°; 29.561 1.641 2.954 41.0°; 1.641 2.0°; 1.641 2.0°; 1.641 2.0°; 1.542 2.0°; 1.542 2.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1	Supply(S) No Owner 9,685 28,6% 7,503 22,1% 7,346 21,7% 21,7% Covars 4,445 61,1% 1,522 20,9% 5,34 11,5% 1,5% 1,5% 1,5% 1,5% 1,5% 1,5% 1,5	Gen/(Gen) S-D 1,039 1,585 640 1,585 640 1,585 640 1,461 (119) 1,461 (119) 1,461 (119) 6611	\$1.861 Band 0.50% 50.1-80% 57.12 57.12 50.1-80% 57.12 57.13 80.1-120% 57.23 80.1-120% 57.23 60.1-120% 57.23 60.1-120% 57.23 60.1-120% 57.23 60.1-120% 60.1-	(2) Sector (1) Sector	10.5% No. Remery 4,001 10.5% 9,505 45.6% 4,660 12.4% 15.6% 15.3% 1	(5) (Gapt() (1) (1) (2) (3) (4)
5"4 040 Dr. Band 0-50% 52 530,510 540,500 64,540 70 84,540 84,540 95,500 96,500 97,500 9	000 (D) Oner: 2,009 28,44,6 1,416 20,340 1,170 10,850 0000(D) Ower: 4,490 15,940 1,774 14,650 0000(D) Ower: 7,849	Supply(S) No Owner 1,199 28.740 1,515 21.850 20.764 3,751 15.85 4,109 17.356 17.356 17.356 17.356 10.509 10.509	Comp / (Comp)	\$1.801 Band 0-50% \$0.1-80% \$1.73 \$0.1-80% \$1.73 \$0.1-120% \$1.75 Band 0-50% \$1.754 \$0.1-120% \$1.754 \$0.1-120% \$1.754 \$0.1-120% \$1.754 \$0.1-120% \$1.754 \$0.1-120% \$1.80% \$1.754 \$0.1-120% \$1.80% \$1.754 \$1.80% \$1.754 \$1.80%	Rester: 2,610 51.542 1,116 10.552 706 12.953 12.953 14.953 15.942 1,053 15.942 1,053 15.942 1,053 16.953 16.953 16.953 16.953	15.6°2 2.003 39.2°2 1.35°3 26.5°3 1.35°5 10.5°4 1.056 12.4°6 3.235 35.1°6 2.028 31.0°6 3.235 31.0°6 3.235 31.0°6 3.235 31.0°6 3.235 31.0°6 3.235	S-D (1,857) 887 651 Grav(Grav) 1,552 1,013 Grav(Grav) 5-D	ST4 040	00000000000000000000000000000000000000	Servety (S) No. Owner: 9,685 28,6% 7,503 22,1% 7,346 21,7% 21,7% 4,445 61,1% 1,522 20,9% 534 11,5% Cowner: 1,41	Gen/(Gen) S-D 1,039 1,585 640 1,585 640 1,585 640 1,461 (119) 1,461 (119) 1,461 (119) 6611	\$1.861 Band 0.50% 50.1-80% 50.1-80% 50.1-120% 50.1-120% 50.1-120% 51.2-120% 51.	Process(D) S Rester 9.974 40.24 5.167 23.96a 3,271 15.15a 15.15a 15.54 57.65c 97.8 23.96c 15.65c 97.8 23.96c 23.96c 554 12.65c 658 7.65c 7.85c	19.5% No. Renter 4,001 19.5% 9,505 45.6% 4,660 19.4% 19.505 No. Rester 573 18.3% 2,226 52.7% 1,001 23.7% Physics No. Rester 783 18.3% 2,226 Rester 783 18.3% 2,226 Rester 783 18.3% 2,226 Rester 783 18.3% 23.7% 23.	(5) (Gapt() (1) (1) (2) (3) (4)
5"4 040 Dec Based 0-50% 520 550 550 550 550 550 550 550 550 550	20.3% 1.416 20.3% 1.416 20.3% 1.416 20.3% 1.470 1.5% 1.474 1.4.6% 1.474 1.4.6%	Supply(S) N: Owner 2,199 31.64a 1,999 28.74a 1.515 21.85a Supply(S) N: Owner 7,049 29,74a 3,751 15.85a 4,109 17,35a 10,509 51,15a 3,816	Sep /(Gap) S-D 190 190 582 J45 Devictors Gap/(Gap) 2,559 (23) 015 One (Gap) Gap/(Gap) 5-D 2,660	\$1.801 Band 0.50% \$2.71 \$0.1-80% \$1.25 \$0.1-120% \$1.25 \$0.50% \$0.51 \$0.50%	Rester: 2,610 51.54, 1,11e 10.54, 70e 11.94, 10.54,	13.6°2 2.003 39.2% 1.35°2 26.5°3 26.5°3 26.5°3 1.35°5 10.56 12.45°2 3.215 38.1°2 2.628 31.0°6 15.0°6 15.0°6 15.0°6 4,308	S-D (1,857) 887 651 Gp/(Cp) S-D (2,849) 1,552 1,013 S-D (3,280)	ST4 040	1.646 1.646 1.646 1.646 1.646 1.646 1.646 1.641 1.641 1.641 1.236 16.9% 16.9% 17.57 1.641 1.236 16.9% 17.57 1.641 1.236 16.9%	Sepely (S) No Owner 9,685 28,6% 7,503 22,1% 7,346 21,7% 60,0% 4,445 61,1% 1,522 20,9% 534 11,5% Cowner 14,45 61,1% 1,522 20,9% 534 11,5% 2	Gen/(Gen) S-D 1,039 1,585 640 1,585 640 1,585 640 1,461 (119) 1,461 (119) 1,461 (119) 6611	\$1.861 Band 0.50% \$0.1-80% \$771 \$50.1-80% \$772 \$1.224 80.1-120% \$2.224 80.1-120% \$2.225 \$2.24 \$2.24 \$2.24 \$2.24 \$2.24 \$2.25 \$2	### (D) S Rester 40.2% 5.167 23.9% 3,271 15.1% 15.1% 15.254 57.65c 97.5 23.9% 12.65c 24.65c 25.84 25.65c 27.5 27.9% 27.65c 27.5 27.65c 27.5 27.65c 2	10.5% No. Remer 4.001 10.5% 9,505 45.0% 4,660 12.4% 10.5% 12.226 52.7M 1,001 23.7% 10.001 23.7% 10.001 16.3% 10.001 17.5% 10.001 18.3% 10.001 18.3% 10.001 18.3% 10.001 18.3% 10.001 18.3% 10.001 18.3% 10.001 18.3% 10.001	(5) (Gapt() (1) (1) (2) (3) (4)
5"4 040 Band 0-50% 520,012 540,300 0.1-120% 540,300 0.1-120% 540,300 0.1-120% 540,300 0.1-120% 540,300 0.1-120% 540,300 0.1-80% 500 510,500 0.1-80% 500 510,500 0.1-80% 500 510,100% 500 0.1-80% 500 510,100% 500 0.1-80% 500 510,100% 500 0.1-80% 500 510,100% 500 0.1-80% 500 510,100% 500 0.1-80% 500 510,100% 500 0.1-80% 500 510,100% 500 0.1-80% 500 510,100% 500 0.1-80% 500 510,00% 500 0.1-80% 500 510,00% 500 0.1-80% 500 510,00% 500 0.1-80% 500 510,00% 500 0.1-80% 500 510,00% 500 0.1-80% 500 510,00% 500 0.1-8	03406(D). Ovar: 2,009 28,44, 4,416 20,340 1,170 10,840 11,70 10,840 11,774 11,940 11,474 11,640 Owar: 7,849 18,246	Supply(S) No Owner! 2,199 31,06a 1,999 28,75a 1,515 21,85a Supply(S) No Owner! 7,040 20,76a 1,751 15,85a 4,109 17,35a 17,35a 10,509 51,15a	Sep/(Gap) S-D 190 582 J45 Days (Gap) S-D 2,559 (23) 015 S-D 2,660 274	\$1.801 Band 0.505 \$2.7 \$0.1-805 \$1.132 \$0.1-1205 \$1.255	Renter 1,030 15.154, 11.161 15.154,	2005 (5) No. Renter 453 18.652 2.003 39.254 1.357 26.559 10.559 11.456 3.215 36.155 2.628 31.056 Renter 1.650 Renter 1.650 4.308	S-D (1,857) 887 651 Grap/(Grap) S-D (2,449) 1,552 1,013 (3,280)	ST4 040	1.646 25.5°; 5.918 17.5°; 6.706 19.8°; 29.561 1.641 2.954 41.0°; 1.641 2.0°; 1.641 2.0°; 1.641 2.0°; 1.542 2.0°; 1.542 2.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1.0°; 1	Serveth (S) No. Omacr. 9,685 28,6% 7,503 12,1% 7,346 21,7% 21,7% Serveth (S) No. Owner: 4,445 61,1% 1,522 20,9% 534 11,5% 11,5% Cowner: 141 5,3% 215 8,2%	Grap/(Gap) S-D 1,039 1,585 640 1,585	\$1.861 Band 0.50% \$0.50% \$0.50% \$7.12 \$5.1.80% \$0.1-120% \$0.1-120% \$0.2-14 \$0.1-120% \$0.2-14 \$0.1-120% \$0.2-14	Process(D) S Rester 40.2% 5.167 23.9% 3,271 15.1% 17. 15.1% 57.6% 97.8 22.3% 12.6% 97.8 23.9% 12.6% 97.8 23.9% 12.6% 13.8% 13.8% 13.8% 13.8% 13.8% 13.8% 13.8% 13.8%	10.5% No. Remery 4,001 10.5% 9,505 45.6% 4,660 12.4% 10.5% 1	(5) (1) (1) (1) (1) (2)
574 040 Dec Based 0-50% 510 5	20.3% 1.416 20.3% 1.416 20.3% 1.416 20.3% 1.470 1.5% 1.474 1.4.6% 1.474 1.4.6%	Supply(S) N: Owner 2,199 31.64a 1,999 28.74a 1.515 21.85a Supply(S) N: Owner 7,049 29,74a 3,751 15.85a 4,109 17,35a 10,509 51,15a 3,816	Sep/(Gap) S-D 190 582 J45 Days (Gap) S-D 2,559 (23) 015 S-D 2,660 274	\$1.801 Band 0.50% \$2.71 \$0.1-80% \$1.25 \$0.1-120% \$1.25 \$0.50% \$0.51 \$0.50%	Rester: 2,610 51.54, 1,11e 10.54, 70e 11.94, 10.54,	13.6°2 2.003 39.2% 1.35°2 26.5°3 26.5°3 26.5°3 1.35°5 10.56 12.45°2 3.215 38.1°2 2.628 31.0°6 15.0°6 15.0°6 15.0°6 4,308	S-D (1,857) 887 651 Gp/(Cp) S-D (2,849) 1,552 1,013 S-D (3,280)	ST4 040	1.646 1.646 1.646 1.646 1.646 1.646 1.646 1.641 1.641 1.641 1.236 16.9% 16.9% 17.57 1.641 1.236 16.9% 17.57 1.641 1.236 16.9%	Sepely (S) No Owner 9,685 28,6% 7,503 22,1% 7,346 21,7% 60,0% 4,445 61,1% 1,522 20,9% 534 11,5% Cowner 14,45 61,1% 1,522 20,9% 534 11,5% 2	Grap/(Gap) S-D 1,039 1,585 640 1,585	\$1.861 Band 0.50% \$0.1-80% \$771 \$50.1-80% \$772 \$1.224 80.1-120% \$2.224 80.1-120% \$2.225 \$2.24 \$2.24 \$2.24 \$2.24 \$2.24 \$2.25 \$2	### (D) S Rester 40.2% 5.167 23.9% 3,271 15.1% 15.1% 15.254 57.65c 97.5 23.9% 12.65c 24.65c 25.84 25.65c 27.5 27.9% 27.65c 27.5 27.65c 27.5 27.65c 2	10.5% No. Remer 4.001 10.5% 9,505 45.0% 4,660 12.4% 10.5% 12.226 52.7M 1,001 23.7% 10.001 23.7% 10.001 16.3% 10.001 17.5% 10.001 18.3% 10.001 18.3% 10.001 18.3% 10.001 18.3% 10.001 18.3% 10.001 18.3% 10.001 18.3% 10.001	(5. d) (1. d) (1. d) (1. d)
514 040 Dr. Band 0-50% 52 210,510 50.1-80% 530,612 540,300 0.1-120% 540,422 5-4,030 0.50% 50 510,870 0.1-80% 530,912 540,421 5-1040 550 520,870 0.1-80% 530 530,871 540,380	03406(D). Ovaer: 2,009 28,44, 1,416 20,340 1,170 16,850 036(D). Owaer: 4,400 15,940 1,474 14,660 036(D). Owaer: 7,549 38,245 3,542	Supply(S) No Owner! 2,199 31,06a 1,999 28,75a 1,515 21,85a Supply(S) No Owner! 7,049 29,76a 3,751 15,85a 4,109 17,35a 10,509 41,15a 10,509 51,15a 3,816 18,65a	Sep/(Gap) S-D 190 582 J45 Days (Gap) S-D 2,559 (23) 015 S-D 2,660 274	\$1.801 Band 0.505 \$2.7 \$0.1-805 \$1.132 \$0.1-1205 \$1.255	Renter 1,030 15.154, 11.161 15.154,	2005 (5) No. Renter 453 18.652 2.003 39.254 1.357 26.559 10.559 11.456 3.215 36.155 2.628 31.056 Renter 1.650 Renter 1.650 4.308	S-D (1,857) 887 651 Grap/(Grap) S-D (2,449) 1,552 1,013 (3,280)	Band 0-50% 50.1-80% 530.011 540.06 50.1-120% 540.06 50.1-120% 540.06 50.1-120% 540.06 50.1-120% 540.06 50.1-50% 550.06 50.1-50% 550.06 50.1-50% 550.06 50.1-50% 550.06 50.1-50% 540.06 540.0	Oward 1.641 25.5% 6.706 10.8% Oward 1.641 22.6% 1.236 16.9% 29.5% 29.5% 29.5% 29.5% 29.5% 29.5% 29.5%	Serveth (S) No. Omacr. 9,685 28,6% 7,503 12,1% 7,346 21,7% 21,7% Serveth (S) No. Owner: 4,445 61,1% 1,522 20,9% 534 11,5% 11,5% Cowner: 141 5,3% 215 8,2%	Grap/(Gap) S-D 1,039 1,585 640 1,585	\$1.861 Band 0.50% \$0.50% \$0.50% \$7.12 \$5.1.80% \$0.1-120% \$0.1-120% \$0.2-14 \$0.1-120% \$0.2-14 \$0.1-120% \$0.2-14	Process(D) S Rester 40.2% 5.167 23.9% 3,271 15.1% 17. 15.1% 57.6% 97.8 22.3% 12.6% 97.8 23.9% 12.6% 97.8 23.9% 12.6% 13.8% 13.8% 13.8% 13.8% 13.8% 13.8% 13.8% 13.8%	10.5% No. Remery 4,001 10.5% 9,505 45.6% 4,660 12.4% 10.5% 1	(5)

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

ns) No Ga	Summing	.a Demind(D)	atrig, Florid I		Sappay(S) No		-	Gapt(Gap)	الارام. الارام.وســــــــــــــــــــــــــــــــــــ	- wh	saty, Florida I	o Gap/(Gap			
		Legter		5-D	Owner	Owner		S-D	Rester:	Repres		S-E	Owser	Owner	
944		1.13	0-501:	1.090	1,453	2,361	0-504	15.5411	1,553	5,424	0.50%	2,627	:.094		Band
		.,,	1 11		2,400	*,***	1 1	18-411	4.202	7,43	12	P1.50		4 272	5.30%
12%	13.2	16.24	3***		34.0%	23.00	37. 652		16.	55.76+	1000		31.5%	31.0%	120.560
6:1	3,6°	1.633	50.1.80%	503	2,614	2.042	50.1-50%	2,411	1,900	2,407	50.1-E0%	803	3,177	2,374	\$0.1.80%
			2***3				707.312				17.77				171 101
.36+	51.30	21 64	11.734		26.54	20.61-	147 (6)		r1.0=	25,***	30,004		23.15	17.25	141161
590	1,59	1.321	SO.1-120%	(39)	2.190	2,220	60.1 120%	1,140	2.170	1,030	50.1.1204	(245)	2.565	2,810	50.1-120%
3.	7.70	1000	11.116		50.00	100	MARKET				91,224				3-4-11
.4%	26.41	18.35	51.555		22.1%	22.5%	179,147	1	22 65	10.6	2 35)		15.64	20 4%	174.040
			sty, Florida	Parkland	2			12 i - X			Ilago, Florid				100
		Penand(D)		5-D	Owner	Owner			Sarply(S) N			Gap/(Gup)			De
33		246		(321)	199	321	0.50%	5-D	Reater	Reater		5.10	Owner	Owner	Base
	-		50	15247	12.5	201	10	(33	0	3	0.50%	0	.0	D	0.50%
94	2.90	21.12	225		3.1%	8.14	527.550		0.0=	60.0	35 5775		0.0%	4.44	
10-	10	152	50.1 \$0≥	(325)	163	491	50.1-60%	1	1	0	50.1-604:	(1)	0.0%	0.0%	150,550
			7**7				592.462				30,3,6073	(6)		2	50.1.50%
_	0.30	13.15	1, 134		2.5%	7.6:	F47.160		28.15	0.05	50.034		0.04	19 1%	549.5e0
326	32	255	\$0.1-120%	(161)	549	109	50-1-120%	2	2	0	50.1-120%	(1)	0	1	s0.1-130%
-40			11.134	-			147 422				31,236				141411
94	25.04	2.1%	5. 75:		8.5≒	11.0%	1,4 340		41.0%	0.0%	51.251		0.0%	10.47	174.040
-	-	la	k town, Flori	donks Par	Pe		1	i - brance		Page 1	at my Flori		A 17		
		hamani(D)			Supply(S) No		De De	Gap/(Gip)	apply(S) No	emand(D)		Gap/(Cap)	Supply(S) No	ound(D)	
	Repre	Reater		5-D	Owner	Owner	Band	S.D	Leater	Regter	Base	S-D	Owner	Owser	Band
115	14	616	0-50% SJ	279	816	240	0.50%	12231	31	254	0.50%	7	7.19	-42	0.50%
76,	10.25	42.7%	5**:		76.0%	50.1%	50 570,870		0.00	arry.	20				50
£12		471	50.1-80%	(107)	127	310	50.1-80%		3.547	21,24	177;		10.00	19.55	122 550
	2.00		53		7		\$30,012	145	362	219	50.1-504	(252)	304	156	50.1.50
34	38.35	12.7%	51,234		11.35	21.34	\$49,360		41.50	23.5%	5775 51: 234			20.00	130 P12
350	350	257	\$0.1-120°2	(94)	72	171	80.1-1204	145	295	146		30	5.04	14 6-	149 260
			51.236	-			200 100	140	**2	140	80.1-120%	-9	498	169	1-120ce
							349,422				20 224 C				****
.Na	25.25	17.8%	5:35.		7,2%	15.94	574.040		33.55	15.760	51 336 51 661		13.15	11.15	549 422
11 1 1 1 1		The same	5, 3f. espin, Pand		Po		574.040		33.54	15.74	11 251	Marada	13.1%	12.35	549 455 574 343
(S) No Gig	Supply(S	a Dezmant(T)) \$	S. SE. es pàry, Planed D	Gray (Gesp)	Pa apply(5) No			Gap/(Gap)		STATE	11.851 17.851			543	174 343 347 - 1
(S) No Gig	Supply(S Reute	n (Transi(T)) S Remer	\$.35. Side David Band	Gry/(Gap) S-D	Po supply(5) No (Owner	nhod(D)	574,040 10 - Bond	Gap/(Gap) 5-D	33.55 September September	STATE	11.851 17.851	Marganic Gap/(Gap)		(2.35 ovint(D) Owner	
(S) No Gig ter	Supply(S	a Dezmant(T)) \$	\$3°. = phy. Disch Band 0.50°.	Gray (Gesp)	Pa apply(5) No	mand(T)	574.040 Bend 0-504		opply(S) No	enaua¢((())	SS SSS ity, Florida D	Gap/(Gap)	Supply(S) No	estad(D)	(*4.342 De
(S) No Gig ster ISI	Reuter 1.154	Remer' \$,339	\$1.3°; Estate Date: Band 0.50°, \$0	Gry/(Gap) S-D	Po Supply(5) No Owner 9,044	Owner 5,706	514,040 Bead 0-504 50	S-D	Gentre 15*	emand(D) Renter 2 129	SS SSC by Florida D Band 0-50%	Gap/(Gap) S-D	Supply(S) No Owner	mins(D) Owner	Fra 242 Do Band
(S) No GE ster 154 114	Reute 1.154	Reuter' 5,330	\$1.35. E play Daniel Band 0.50% \$0.50%	Gry/(Cm) S-D 338	Po (approx 5) No Owner: 9,044	0 water 5,706	814.040 Band 0-504 \$0 \$10.850	(1.772)	Sector 35"	Ester 2 120	S. S. S. S. S. S. Plant & D. Band 0-50 ft S.	Gap/(Gsp) S-D 1,715	Supplif(5) No Owner 7,912 48,9%	Owner 5,197	174 747 Dr. Band 0.50%
(S) No GE ster 154 114	Reuter 1.154	Remer' \$,339	\$1.35. Band 0.50% \$0.1-50%	Gry/(Gap) S-D	Po Supply(5) No Owner 9,044	Owner 5,706	514.040 Boad 0-504 \$0 \$10.850 50.1-804	S-D	Gentre 15*	emand(D) Renter 2 129	5: 56: its, Florida Band 0-50in 5: 5:71 50.1 50in	Gap/(Gap) S-D	Supply(5) No Owner 1,912	Owdet 5,197	Band 0.50% 53 530.650 50.1.50%
(S) No Gir ster 154 1%	Reute 1.154	Reuter' 5,330	\$1.35. E play Daniel Band 0.50% \$0.50%	Gry/(Cm) S-D 338	Po (approx 5) No Owner: 9,044	0 maer 5,706 21.5% 5,393	574.040 Boad 0-504 \$0 \$10.850 50.1-804 \$10.012	(1.772)	5.0% 1,034	Enter 2 129 45.0%	5.551 to, Florida D Band 0-50/n 50 10-71 50,1 50/n	Gap/(Gsp) S-D 1,715	Supply(5) No Owner 7.912 48.9% 3.788	mind(0) Owder 5,197 32.147 3,669	De Band 0.50% 530.650 50.1.50% 557.912
(5) No GE ster 154 116 116	Renter 1.154 8.14 4,116	Rester' 5,330 35.6% 3,090	\$1.35. Band 0.50% \$0.1-50% \$7.2	Grey/(Gesp) S-D 338 2,811	Po Supply(5) No. Owner: 9,044 12.30, 5,204	0 water 5,706	514.040 Boad 0-504 \$0 \$10.850 50.1-804	S-D (1.772)	Ecoter 35: 6.0% 1,034 43.5%	Eenter 2 129 45.0% 894 18.9%	53.551 50, Florida D Band 0-50% 53 50.1.50% 1775 5.214	Gap/(Gsp) 5:D 2,715	Supply(5) No Owner 7,912 48,9% 3,788	Owaet 5,197 32.147 3,669	514 040 Band 0.50% 52 520,650 501,50% 557,910 667,561
(S) No GE, ster 154 116 116	8-15- 4-110- 4-190	Renter's, 339 35.6% 3,090 20.6% 2.765	5; 35; Band 0.50% 50; 50; 50:1-60% 57:2 50:1-20% 51:234 50:1-120% 51:236	Grey/(Gesp) S-D 338 2,811	Po Supply(S) Pool Owner 9,044 12,3% 5,204 20,3%	0 water 5,706 21,3% 5,393	574,040 De- Bond 0-504 \$0 \$10,850 \$0,1-804 \$10,913 \$40,200	(1.772)	5.0% 1,034	Enter 2 129 45.0%	51.551 in, Plorida D-50ft 50.1.50ft 50.1.50ft 50.1.50ft 50.1.50ft 50.1.50ft 50.1.50ft	Gap/(Gsp) 5:D 2,715	Supply(5) No Owner 7.912 48.9% 3.788	mind(0) Owder 5,197 32.147 3,669	514 242 Band 0.50% 52 652 50.1.50% 557,912 647,561
(S) No GE, ster 154 116 116	8.15 4,116	Renter' 5,330 15.6% 3,090 20.6%	5, 35, Band 0.50% 50 50.1-50% 51.234 50.1-120%	Grey/(Gesp) S-D 338 2,811	Po Supply(S) Pool Owner 9,044 12,3% 5,204 20,3%	0 water 5,706 21,3% 5,393	574.040 Bend 0-504 \$0 \$10.850 \$10.804 \$10.042 \$40.002 80.1-1204	S-D (1.772)	Ecoter 35: 6.0% 1,034 43.5%	Ester 2 129 45.0% 894 18.9% 1,087	51.551 53. Planta D Band 0-505 57.71 50.1 50% 1775 5.224 50.1-120% 5.226	Gap/(Gsp) 5:D 2,715	Supply(5) No Owner 1,912 48,9% 3,788 23,4% 2,989	32.1% 3,669 2.1% 3,104	Band 0.50% 12 530.652 50.1.50% 137.50%
(5) No. Go offer 154 116 116 0%	8.15 8.15 4,116 29.05 4.190	Renter' 5,330 35.6% 3,090 20.6% 2,765 18.2%	\$1.351 Band 0.50% \$0.1-60% \$1.254 \$0.1-120% \$1.234 \$0.1-120% \$1.345 \$1.357	(Sep) ((Sep) S-D 33& 2,811 3,158	Po Supply(5) No Owaer 9,044 22.3% 5,204 20.3% 10,221 25.2%	0 maet 5,706 21,5% 5,393 13.3% 7,063 17.4%	574,040 Band 0-504 \$0 \$10,850 \$0,1.804 \$10,012 \$40,001 \$40,001 \$40,001 \$40,001 \$50,001	5.D (1.572) 1.641	557 8.0% 1.034 43.5% 1.410	**************************************	51.550 33, Planta D Band 0.50% 52.572 50.1.50% 67.52% 50.1.50% 50.23% 50.1.120% 50.1.50%	5-D 5-D 2,715 116 (114)	Supply(5) No Owner 7,912 48,9% 3,788	32.1% 3,669 2.7% 3,104	514 242 Band 0.50% 52 532.652 50.1.50% 157.912 167.501 167.501 167.501 167.501
(6) No Granter 154 116 116 106 190 106 107 107 107 107 107 107 107 107 107 107	8-14- 8-14- 4-116- 20-04- 11-04-	200004(D) S Renter' 5,330 35.6% 3,090 20.6% 2,765 18.4%	\$1.35. Band 0.50% \$0.1-50% \$7.72 \$1.234 \$0.1-120% \$1.236 \$1.35. \$2.36 \$1.37. \$2.36 \$2.36 \$3.77. \$2.36 \$3.77. \$4.77. \$	(Sep) ((Sep) S-D 338 2.811 3.158 Pleases) on a Gap ((Sep) (Cap)	Po Supply(5) No Owner 9,044 12.3% 5,204 20.3% 10,271 25.2%	0 maet 5,706 21,5% 5,393 13.3% 7,063 17.4%	574,040 Band 0-504 \$0 \$10,850 \$0,1.804 \$10,012 \$40,001 \$40,001 \$40,001 \$40,001 \$50,001	5.D (1.773)	E-color 357 8.0% 1.034 13.3% 1.410 31.9%	### (1087) ###################################	53 557 50 Plenta Band 0-50% 53 5373 50.1 50% 1075 5.234 50.1-120% 5.236 5.236 5.236 5.236	Sup/(Gp) 5:D 2,715 116 (114)	5upply(5) No Owner 1,912 48,95 3,786 23,45 2,989 18,55	min(9) Owder 5,197 32.157 3,669 27.54 3,104 19,24	574 242 Dec Base 8 0.5054 522 652 50.1.5054 537 632 647,553 60.1.12054 147 632 574 643
(5) No Ga	8.16 4.116 20.05 4.190 11.05 Renter	Renter' 5,339 35.6% 3,090 20.6% 2,765 18.4%	\$1.35. Band 0.50% \$7. \$7.150.1-60% \$7.25.334 \$0.1-120% \$1.336	(Sep) ((Sep) S-D 338 2,811 3,158 Pleasephine Gap/ (Gear) S-D	Po Supply(5) No Owner 9,044 22,3%, 5,204 20,3%, 10,221 25,2%, Owner Owner	mhod(D) Owaer \$,706 21,564 5,393 13.36; 7,063 17.46; Owaer Owaer	\$14,040 Band 0-504; \$5 \$10,850 \$0,1804; \$10,012 \$10,012 \$14,040 \$10,012 \$14,040	5.D (1.572) 1.641	E-color 357 8.0% 1.034 13.3% 1.410 31.9%	**************************************	53 557 50 Plenta Band 0-50% 53 5373 50.1 50% 1075 5.234 50.1-120% 5.236 5.236 5.236 5.236	5-D 5-D 2,715 116 (114)	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20 (19) On det 5,19; 32,14; 3,669 22,74; 3,104 19,24;	Band 0.50% 57 57 57 57 57 57 57 57 57 57 57 57 57
(5) No Ga	8-14- 8-14- 4-116- 20-04- 11-04-	200004(D) S Renter' 5,330 35.6% 3,090 20.6% 2,765 18.4%	\$1.5%; Band 0.50%; \$0.1-80%; \$1.234 \$1.246 \$1.256 \$	(Sep) ((Sep) S-D 338 2.811 3.158 Pleases) on a Gap ((Sep) (Cap)	Po suppty(5) No Owner 9,044 12,3% 5,204 20,3% 10,211 25,2% uppty(5) No	0 matrix 5,706 21.5% 5,393 13.3% 7,065 17.4%	574,040 Board 0-50% \$10,850 50,1-80% \$10,012 \$40,252 \$40,422 \$74,040 Dec	5.D (1.772) 1.641 332	557 5.0% 1.034 43.5% 1,410 31.9%	(D) Renter 2 120 45.0% 894 18.9% 1,087 23.0%	53 557 507 Plentile Bandl 0-50% 53 5373 50.1 50% 1675 5.234 50.1-120% 5.234	(114) Microsco Gap/(Gap) Microsco Gap/(Gap) S-D	Supply(5) No Owner 1.912 48.99 3.788 23.49 2.989 18.54 Owner	2000(D) Owaet 5,197 32.1% 3,669 275 3,104 19,2% omit(D) Owaet	Dec Band Dec Band
(S) No Granter 154 116 116 05 05 05 15) No Granter 161	8.1% 4.116 20.0% 4.390 31.0% Rester	Reuter' 5,130 15.6% 3,090 20.6% 2,765 18.4% Rester 2,478	\$1.5% Dord D	(Sep) ((Sep) S-D 338 2,811 3,158 Pleasephine Gap/ (Gear) S-D	3Fc (apply(S) No. Owner 9,044 22,3% 5,204 20,3% 10,221 23,2% Owner 4,872	13.35; 13.35; 13.35; 10.00;	\$14.040 Band 0-504, \$0 \$10.850 \$10.850 \$10.11204 \$0,422 \$10.41204 \$1	5.D (1.772) 1.641 332 Gap/(Gap) 5.D	357 8.0% 1.034 43.5% 1.410 31.9% 1.410 31.9% Exercises No. Reaver	######################################	5: 5f) Band 0-50% 5: 777 50.1 50% 1775 5: 724 50.1-120% 5: 725		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20 (19) On det 5,19; 32,14; 3,669 22,74; 3,104 19,24;	Dec Dec Band O S04 S1 S2 S2 S2 S2 S2 S2 S2
(E) No Go	8.1% 4.116 20.0% 4.390 31.0% Rester	3,390 3,090 20,6% 2,765 18,2% 2,478 24,1%	\$1.5% Band 0.50% \$0.50% \$0.1-50% \$1.25% \$0.1-120% \$1.25	Gap/(Gap) 5-D 338 2,811 3,158 Plantaples of Gap/(Gap) 5-D 901	Pc Supply(5) No Owner 9,044 22.3% 5,204 20.3% 10,221 23.2% Owner 4,872 20.9%	0 marr 5,706 21,554 5,393 13,35 7,063 17,45 Orner 5,970 17,053	\$74,040 Band 0-504, \$0, \$10,850 \$10,850 \$0,1-1204, \$0,4212 \$14,040 Bould State of the s	5.D (1.772) 1.641 332 Gap/(Gap) 5.D	### 1.01 No Reader 357 E.Ot: 1.014 43.54: 1,410 31.94: 31.9	######################################	5: 5ff 52; Florida D Band 0-50% 5: 50% 50.1 50% 1075 5::224 50.1-120% 5::224	(114) Microsco Gap/(Gap) Microsco Gap/(Gap) S-D	Supply(5) No Owner 1.912 48.99 3.788 23.49 2.989 18.54 Owner	2000(D) Owaet 5,197 32.1% 3,669 275 3,104 19,2% omit(D) Owaet	De Band De Ban
(E) No Go	8.1% 4.116 20.0% 4.390 31.0% Rester	Reuter' 5,130 15.6% 3,090 20.6% 2,765 18.4% Rester 2,478	\$1,5%; Band 0.50%; \$0.1-50%; \$0.1-50%; \$1.25%; \$1.234; \$0.1-120%; \$1.334; \$0.1-120%; \$1.572; \$2.334; \$0.572; \$0.572; \$0.572; \$0.572; \$0.572; \$0.572; \$0.573; \$	(Sep) ((Sep) S-D 338 2,811 3,158 Pleasephine Gap/ (Gear) S-D	3Fc (apply(S) No. Owner 9,044 22,3% 5,204 20,3% 10,221 23,2% Owner 4,872	13.35; 13.35; 13.35; 13.35; 1003 17.45; 1000 17.45; 1000	574,040 Bead 0-504, 510,650 510,650 510,650 510,650 510,620 510,620 510,620 510,620 510,620 510,620 510,620 510,620 510,620 510,620 510,620 510,620 510,620 510,620 510,620 510,620 510,620 510,620 510,620	5.D (1.772) 1.641 332 Gap/(Gap) 5.D	5,0% 5,0% 5,0% 1,034 43,5% 1,410 31,9% Ecavel a56	# # # # # # # # # # # # # # # # # # #	50 501	(114) Microsco Gap/(Gap) Microsco Gap/(Gap) S-D	Omer 7.912 48.9% 3.788 23.4% 2,989 18.5% Omer 7.900 5,680	32.12; 32.12; 3,669 22.75; 3.104 19,24; On aer	Dec Dec Band
(5) No Granter (154 116 116 116 116 116 116 116 116 116 11	8.1% 4.116 20.0% 4.390 31.0% Rester	3,090 20,65, 15.45, 2,765 18.45, 2,478 24.15, 2,291	\$1.5% Document Doc	Gap/(Gap) 5-D 338 2,811 3,158 Plantaples of Gap/(Gap) 5-D 901	Pc Seption No. Owner 9,044 22:3% 5,204 20:2% 10:211 25:2% Commer 4.872 20:9% 3,775	0 matr 5,706 21.5% 5,393 13.3% 7,063 17.4% 0 Owner 3,670 17.0% 3,330	\$14.040 Band 0-504, \$0.50, \$0.1-604, \$10.850 \$0.1-1204, \$0.412, \$0.412, \$0.421, \$0.421, \$0.421, \$0.50, \$0	S-D (1.772) 1.641 332 G-p/(C-p) 5-D (2,944)	Service No. Reader 357 8.01- 1.034 43.51- 1.410 31.01- 31.01- 456 4.51- 2.775	### (D) Rester 2 120 45.0 m 894 18.9 m 1,087 23.0 m 23.0 m 34.7 m 3,400 34.7 m 2,065	Signature Sign	Gap/(Gp) 5-D 5-D 116 (114) Moranos 5-D 1,665	Supply(5) No. Owner, 1,912 48.99-3,786 23.44-2,989 18.54- 2.989 20.34-5,559	20 14 25: 4,25	Dec Band O.50% ST ST ST ST ST ST ST S
(c) No Go ner 154 114 116 05- 15) No Go ster' 161 66- 2	Reater 1.154 8.154 4.116 29.054 4.190 31.056 Reater 16 1.654 3.36	3,390 3,090 20,6% 2,765 18,2% 2,478 24,1%	\$1,5%; Band 0.50%; \$0.1-50%; \$0.1-50%; \$1.25%; \$1.234; \$0.1-120%; \$1.334; \$0.1-120%; \$1.572; \$2.334; \$0.572; \$0.572; \$0.572; \$0.572; \$0.572; \$0.572; \$0.573; \$	7-p/(Cap) 5-D 336 2,811 3,158 5-D 5-D 901	Policy (1) No. Owner: 9,044 22,3% 5,204 20,3% 10,211 23,2% 20,9% 4,872 20,9% 3,775 16,2%	0 maer 5,706 21,554 5,393 13,355 7,065 17,45 0 0 0 0 0 0 0 17,05 3,330 14,355	514.040 Band 0-504, 50 510.550 501.1-604, 510.912 510.250 601.1-1204 610.222 514.040 Dec Band 0-504, 510.504 510.504 510.504 510.504 510.504 510.504	S-D (1.772) 1.641 332 5-D (2.944)	Seater 1,014 1,410	45.0% (D) 2 120 45.0% (Se4 18.9% 1,08° 23.0% (D) 34.7% 2,005 21.1%	50 500 Florida Band 0-500 50 50 50 50 50 50 50 50 50 50 50 50	Grap/(Grap) 5-D 2,715 116 (114) Microsoft Grap/(Grap) 1,695 2,451	Supply(5) No Owner 7.912 48.99: 3.758 23.45: 2,989 18.54: Supply(5) No Owner 5,880 20.39: 6,579	32.12-33,669 20.75-104 3.104 19.24 20.75-104 2	Do- Band 0.50% 52.655 50.150% 547.551 647.551 647.551 647.551 647.551 547.551 547.551 547.551 551.555 501.555 501.555 501.555
(c) No Go ner 154 114 116 05- 15) No Go ster' 161 66- 2	Reater 1.154 8.156 8.156 4.190 11.056	2.3°0 Rester 5,33°0 3,0°0 20,6°4 2,765 18.4°6 Rester 2,478 24.1°4 2.3°1 22.3°4	\$1.5% Donate Dona	7-p/(Cap) 5-D 336 2,811 3,158 5-D 5-D 901	Pc Seption No. Owner 9,044 22:3% 5,204 20:2% 10:211 25:2% Commer 4.872 20:9% 3,775	0 matr 5,706 21.5% 5,393 13.3% 7,063 17.4% 0 Owner 3,670 17.0% 3,330	514.040 Bead 0-504, 510.850	S-D (1.772) 1.641 332 G-p/(C-p) 5-D (2,944)	Service No. Reader 357 8.01- 1.034 43.51- 1.410 31.01- 31.01- 456 4.51- 2.775	### (D) Rester 2 120 45.0 m 894 18.9 m 1,087 23.0 m 23.0 m 34.7 m 3,400 34.7 m 2,065	E: Sf: Sty, Planta D Band 0-50'n 50.1 80'n 1075 5.224 S0.1-120* \$0.50'n \$2 \$0.50'n \$2 \$0.50'n \$2 \$0.50'n \$2 \$0.1-80'n \$3 \$0.1-80'n \$3 \$0.1-80'n \$3 \$0.1-80'n \$3 \$0.1-80'n \$3 \$0.1-80'n \$0.1	Grap/(Grap) 5-D 2,715 116 (114) Microsoft Grap/(Grap) 1,695 2,451	Supply(5) No. Owner, 1,912 48.99-3,786 23.44-2,989 18.54- 2.989 20.34-5,559	20 14 25: 4,25	De Band 0.50% 52.555 50.1-50%
(5) No Go	Reater 1.154 8.156 8.156 4.190 11.056	2.3°0 Rester 5,33°0 3,0°0 20,6°4 2,765 18.4°6 Rester 2,478 24.1°4 2.2°1 22.3°4	\$1.55] Band 0.50%, Bookl 0.50%, Solidaria 0.50%, Solidaria 50.1-50%, Solidaria 50.1-50%, Solidaria 51.234 50.1-120%, Solidaria 0.50%, Solidaria 0.50%, Solidaria 50.1-80%, Solidaria 50.1	7-p/(Cap) 5-D 336 2,811 3,158 5-D 5-D 901	Policy (1) No. Owner: 9,044 22,3% 5,204 20,3% 10,211 23,2% 20,9% 4,872 20,9% 3,775 16,2%	0 maer 5,706 21,554 5,393 13,355 7,065 17,45 0 0 0 0 0 0 0 17,05 3,330 14,355	514.040 Band 0-504, 50 510.550 501.1-604, 510.912 510.250 601.1-1204 610.222 514.040 Dec Band 0-504, 510.504 510.504 510.504 510.504 510.504 510.504	S-D (1.772) 1.641 332 5-D (2.944)	5.0% Reaver 357 1,034 43.5% 1,410 31.0% 455 455 20.4% 2.5%	######################################	E1 Sf1 Band 0-50% 50 1 S0% 1775 50.1 S0% 1775 50.1-120% 50.25 E3.55 E	Grap/(Grap) 5-D 2,715 116 (114) Microsoft Grap/(Grap) 1,695 2,451	Supply(5) No Owner; 7,912 48,99; 3,758 23,44; 2,989 18,514 0meer; 5,680 20,349 6,579 24,356 6,247	3,169 3,169 3,169 3,169 2,75 3,104 19,24 19,24 14,25 4,25 13,56 0,376	Dec Band O.50% Sec. 250
(5) No Go	Reater 1.15-4 1.	70.00 (D) Rester 5,339 15.6% 3,090 20.6% 2,765 18.4% 22.41% 22.41% 22.407 23.4%	\$1.5%; Book Book Book Book Book Book Book Boo	Gap/(Cap) \$-D 336 2,811 3,158 50p/(Cap) 901 444 1,228	22-3% 9,044 22-3% 9,204 20-3% 10,221 25-2% 10,221 25-2% 10,221 25-2% 10,221 25-2% 10,221	miss(O) Owner 5,706 21.54 5,393 13.35 7,063 17.45 Owner 3,970 17.05 3,330 14.37 3,761 16.15	\$14.040 Band 0-504, \$0.50, \$0.1-604, \$10.850 \$0.1-1204, \$0.4-1204, \$0.4-1204, \$0.4-1204, \$0.50, \$0.	S-D (1.772) 1.641 332 S-D (2.944)	20.4% 2.545 30.2%	45.0% (D) 2 120 45.0% (Se4 18.9% 1,08° 23.0% (D) 34.7% 2,065 21.1% 2,215 22.6%	81 857 82) Plantia D-50/n \$1 \$177 \$0.1 80% \$177 \$1.21% \$0.1-120% \$1.25% \$1.2	Grap (Grap) 5-D 5-D 2,715 116 (114) Microsoci 6-p (Grap) 1,695 2,451 (129)	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	32.12-33,669 20.75-104 3.104 19.24 20.75-104 2	Dec Band O.50% Sec S
(6) No Go tter 154 116 106 109 100 No Go ster 161 662 362 864 731	Rester 1.15- 8.14- 2.11e 20.05- 4.390 600010 71.05-	2.478 2.407 2.345	\$1.5% Dord D	5-D (5-D) (336 2.611 3.158 2.6	Possperior State	00 Owner 5,706 5,393 13.35 7,063 17.45 00 00 00 17.05 3,330 14.35 3,761 16.15	514.040 Bead 0-504, 510.850 5	S-D (1.772) 1.641 332 S-D (2.944)	E-ave; 55. 6.05: 1,014 43.55: 1,410 31.95: 4.56: 2.75 20.45: 2.645 30.35: 10.35:	45.0% 21.0% 25.0%	E: Sf: St) Plantia Band 0-50% S: ST: S0.1 80% FTTS S0.214 S0.1-120% S1.225 S0.1-120% S1.255 S0.1-120% S1.255 S0.1-120% S1.256	G = /(Gp) 5-D 2,715 116 (114) Mo 1,695 2,451 (129)	Owner 7.912 48.99 3.786 23.49 2.989 18.59 Owner 5.680 20.39 6.579 24.59 6.247	Om our 5,197 32,159 32,159 33,669 22,766 3,104 19,256 14,257 4,258 13,566 22,766	De Band 0.50% 527.555 50.1-50% 527.555 5
(S) No Go	Rester 1.15- 8.14- 2.11e 20.05- 4.390 600010 71.05-	70.00 (D) Rester 5,339 15.6% 3,090 20.6% 2,765 18.4% 22.41% 22.41% 22.407 23.4%	\$1.5% Dord D	5-D (5-D) (336 2.611 3.158 2.6	Policypi(5) No Owner 9,044 22,3% 5,204 20,3% 10,221 25,2% 10,221 25,2% 10,221 25,2% 10,221 4,872 4,872 4,989 21,4% Policypi(5) No Owner 10,2% 10	mod(0) Owser 5,706 21,54 5,393 13,34 7,063 17,44 Orrect 5,970 17,05 3,330 14,35 3,761 16,15	514,040 Bead 0-504, 510,850 5	S-D (1.772) 1.641 332 Gap/(Cap) 5-D (2.944)	55 No Reaver 55 No	### (D) #### 2 120 #5.0% #5.0% #5.0% #5.9% #6.0% #6	E: Sf: Sty, Planta D Band 0-50% 50.1 \$0% 1075 50.1-120%	G-p/(Gp) 5-D 5-D 5-D 116 (114) Morrows 5-D 1,665 2,451 (129)	Supply(5) No Owner: 7.912 48.99; 3.788 21.49; 2.989 18.59; Supply(5) No Owner: 5.680 20.39; 6.579 44.59; 8.247 22.39; 8.247 22.39;	2010(D) Omean 5,197 32,159 3,669 20,756 3,104 19,256 00 ear 3,952 14,256 4,425 15,556 0,376 22,756	De Band 0.50% 527.525 50.1.50% 527.52 50.1.50%
(5) No Gir ster 11/4 11/6 11/6 11/6 11/6 10/6	8.164 4.190 31.09 31.09 31.09 31.09 31.09 31.09 31.09 31.09 31.09 31.09 31.09 31.09 31.09 31.09	20.6% 2.765 18.4% 2.765 18.4% 2.765 2.478 24.14 2.291 2.39 2.407 25.4%	\$1.55] Band 0.50%, Blood 0.50%, Sill 50.1-50%, Sill 60.1-10%, Sil	S-D (Con) S-D 336 2,811 3,158 S-D 901 1,228 1,228 S-D	Per (1995) No Owner (1995) No (1995)	mics(0) Owner 5,706 5,393 13.35; 7,063 17.45; Owner 3,970 12.05; 3,761 14.35; 3,761 16.15;	\$14,040 Band 0-505, \$0,850 \$10,850 \$10,850 \$0,1-1205, \$0,1-1205, \$0,421 \$74,045 Band 0-505, \$2,050 \$10,850 \$2,050 \$10,850 \$2,050 \$10,850 \$2,050 \$10,850 \$2,050 \$10,850 \$2,050 \$	S-D (1.772) 1.641 332 Grap/(Gap) S-D (2,944) 706	20.4% No. 20.4% No. 20.4% No. 20.4% No. 20.4% Reater No. 20.4% No. 20.4% No. 20.4% Reater N	######################################	E: Sf: Sty, Plantia D Band 0-50% S: Si: SO.1 SO% ITTS SO.1-120% SO.1-120% SO.3-12% SO.1-120% SO.1-120	Gap/(Gp) 5.D 2,715 116 (114) Microsoft Gap/(Gp) 5.D 1,665 2,451 (129) 4.5 L 2-2-3 Gap/(Gp) 5.D	Supply(5) No Owner; 1,912 48,97; 3,788 23,47; 2,989 18,51; Owner; 5,680 20,37; 0,579 0,247; 2,38; No Owner; 2,38; No Owner; 12,38; No No No No No No No No No No No No No	2 14: 3,104 19.24 19.24 19.24 19.25 14.25 15.56 0.376 20.76	Dec Band O.50%
(5) No Go, ter (5) No	Restrete 1.15-4 8.16 4.116 20.05 4.390 11.09 11.	20.65, 3.090 20.65, 3.765 18.4% 2.765 18.4% 2.41% 2.291 2.34% 2.407 2.34%	\$1.5% DBand 0.50% ST.25 ST.25% DBand 0.50% ST.25% S	Gray ((Gm) S-D 336 2,611 3,155 Protection of Gray (Gm) S-D 901 444 1,225 Gray (Gm) S-D S-D S-D	Policypi(5) No Owner 9,044 22,3% 5,204 20,3% 10,221 25,2% 10,221 25,2% 10,221 25,2% 10,221 4,872 4,872 4,989 21,4% Policypi(5) No Owner 10,2% 10	mod(0) Owser 5,706 21,54 5,393 13,34 7,063 17,44 Orrect 5,970 17,05 3,330 14,35 3,761 16,15	514,040 Bead 0-504, 510,850 5	S-D (1.772) 1.641 332 Gap/(Cap) 5-D (2.944)	55 No Reaver 55 No	### (D) #### 2 120 #5.0% #5.0% #5.0% #5.9% #6.0% #6	E: Sf: St; Plorida Band 0-50% 5: 274 S0.1-120% \$714 S0.1-120% \$714 D.Band 0-50% Band 0-50% 5: 275 5: 275 D.Band 0-50% 5: 275 D.Band 0-50% D.Band 0-50% D.Band 0-50% D.Band 0-50% D.Band 0-50%	G-p/(Gp) 5-D 5-D 5-D 116 (114) Morrows 5-D 1,665 2,451 (129)	Supply(5) No Owner: 7.912 48.99; 3.788 21.49; 2.989 18.59; Supply(5) No Owner: 5.680 20.39; 6.579 44.59; 8.247 22.39; 8.247 22.39;	2010(D) Omean 5,197 32,159 3,669 20,756 3,104 19,256 00 ear 3,952 14,256 4,425 15,556 0,376 22,756	Dec Band O.50% SUC.550 SUC
(6) No Go reter 11/4 11/6 11/6 11/6 11/6 10/6	1.155 8.194 4.116 4.190 11.096	20.65, 3.090 20.65, 3.765 18.4% 2.1765 2.415, 2.291 2.345, 2.407 2.345, 2.407 2.345, 2.407 2.345, 2.407	\$1.5%; Bond D Band 0.50%; S0.1-50%;	Gray ((Gm) S-D 336 2,611 3,155 Protection of Gray (Gm) S-D 901 444 1,225 Gray (Gm) S-D S-D S-D	Per (1995) No Owner (1995) No (1995)	mics(0) Owner 5,706 5,393 13.35; 7,063 17.45; Owner 3,970 12.05; 3,761 14.35; 3,761 16.15;	514.040 Band 0-504, 50 510.550 90.1-604, 510.012 550.460 Band 0-504, 50 510.1-1204, 50 510.550 510.1-504, 510.550 51	S-D (1.772) 1.641 332 Grap/(Gap) S-D (2,944) 706	### (5) No Reaver 357 1,014 43,544 1,410 11,944 43,544 1,410 456 4574 2,775 20,434 2,845 30,364 1,775 20,434 2,845 30,364 1,775 20,434 2,845 30,364 1,775 2,845 30,364 1,775 2,845 30,364 1,775 2,845 30,364 1,775 2,845 30,364 1,775 2,845 30,364 1,775 2,845 1,775 1	### (D) Rester 2 120 45.0% 804 18.9% 1,087 23.0% 23.0% 25.0%	E: Sf: Say, Planta D Band 0-50'n 50.1 \$00'n 1075 1075 50.1-100'n 50.1-	Gap/(Gp) 5:D 5:D 5:D 7:15 116 (114) Microsoft Gap/(Gp) 5:D 1,665 2,451 (129) 4:1 = 2-3 Gap/(Gp) 5:D	0 meer 3,450 Nomer 3,450	2000(D) On der 5,197 32,159 3,669 20,756 3,104 19,256 19,256 19,256 14,257 14,257 15,556 0,376 22,756 22,756 On der 1,709	Dec Band O.50% Sec S
(6) No Go reter 11/4 11/6 11/6 11/6 11/6 10/6	Restrete 1.15-4 8.16 4.116 20.05 4.390 11.09 11.	20.6% 2.765 18.4% 2.41% 2.407 23.4% 2.407 25.4% 2.407 25.4% 2.407 2.54% 2.407 2.40%	\$1,5%; Band 0.50% 501 50.1-50% 57.2 50.1-50% 57.3 50.1-10% 50.55% 57.3 50.1-50% 57.3 50.1-50% 57.3 50.1-50% 57.3 50.1-50% 50.3-5	Gray ((Gm) S-D 336 2,811 3,158 2,811 414 1,228 414 1,228 Gray (Gray) S-D	Professional Control of the Control	0 Owner 5,706 5,393 13.35 7,063 17.45 0 0 0 0 0 0 0 17.05 3,330 14.35 3,761 16.15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	514,040 Bead 0-504, 510,850 5	S-D (1.772) 1.641 332 S-D (2,944) 706 627 S-D (2,944)	2015) No Reater 1,014 43.5% 1,410 11.0% 11.0% 11.0% 12.0% 13.5% 13.5% 13.5% 13.5% 13.5% 13.5% 13.5% 13.5% 14.5% 14.5% 15.5% 16.5% 16.5% 16.5% 17.5% 18	######################################	ES SES Band 0-50% 50.1 50% 50.1-120% 50	Gap/(Gp) 5.D 2,715 116 (114) Microsocc Gap/(Gp) 1,665 2,451 (129) 41.1 = 52-2 Gap/(Gp) 5.D 1,741	Suppl(S) No Owner; 1,912 48,97; 3,788 23,47; 2,989 18,514 0 meer; 5,680 20,37; 0,579 0,247 21,354 0 meer; 12,354 0 meer; 12,354 0 meer; 12,354 0 meer; 12,354 0 meer; 13,450 13,450 13,654	Dy det 5,197 32,147 3,669 22,746 3,104 19,244 19,244 14,25 14,25 13,546 0,376 22,746 2	Dec Band
(5) No Go, ter (6) No Go, ter (7) No	Renter 1.15-4 8.16 4.11e 20.06 4.390 11.09 Renter 16 1.60 1.35 37.55 8.731 37.55 16.36 16.36 17.491	20.6% 2.765 18.4% 2.478 24.1% 2.201 25.4% 2.467 2.369 2.478 2.418 2.418 2.418 2.418 2.418 2.418 2.450 3.558	\$1.55] Band 0.50% 50.1-50% 50.1-50% 51.234 50.1-120% 51.334 60.50% 51.51 50.1-50% 51.52 61.7-7-60% 50.55.51 50.1-50% 50.55.51 50.1-50% 50.55.51 50.1-50% 50.55.51 50.1-50% 50.55.51 50.1-50% 50.55.51 50.1-50% 50.55.51 50.1-50% 50.55.51 50.1-50% 50.55.51 50.1-50% 50.55.51 50.1-50% 50.55.51 50.1-50% 50.55.51 50.1-50% 50.55.51 50.1-50% 50.55.51	Gray ((Gm) S-D 336 2,811 3,158 2,811 414 1,228 414 1,228 Gray (Gray) S-D	Professional State Professio	0 Owner 5,706 5,393 13.3% 7,063 17.4% 0 Owner 5,970 17.0% 3,330 14.3% 3,761 16.1% 0 Owner 7,077 33.3% 2,366	\$14,040 Band 0-504, \$10,850 \$10,850 \$10,850 \$0,1-1204 \$0,1-1204 \$0,4-1204 \$0,4-1204 \$10,0-12 \$1	S-D (1.772) 1.641 332 Grap/(Gap) S-D (2,944) 706	### (5) No Reaver 357 1,014 43,544 1,410 11,944 43,544 1,410 456 4574 2,775 20,434 2,845 30,364 1,775 20,434 2,845 30,364 1,775 20,434 2,845 30,364 1,775 2,845 30,364 1,775 2,845 30,364 1,775 2,845 30,364 1,775 2,845 30,364 1,775 2,845 30,364 1,775 2,845 1,775 1	### (D) Rester 2 120 45.0% 804 18.9% 1,087 23.0% 23.0% 25.0%	ES SES SES, Plantia Band 0-50% SS SES SES SES SES SES SES SES SES SES	Gap/(Gp) 5.D 2,715 116 (114) Microsocc Gap/(Gp) 1,665 2,451 (129) 41.1 = 52-2 Gap/(Gp) 5.D 1,741	0 meer 3,450 Nomer 3,450	2000(D) On der 5,197 32,159 3,669 20,756 3,104 19,256 19,256 19,256 14,257 14,257 15,556 0,376 22,756 22,756 On der 1,709	Dec Band O.50%
(6) No Go reter 11/4 11/6 11/6 11/6 11/6 11/6 10/6	1.155 8.194 4.116 4.116 4.190 11.094	20.65, 2.45, 2.407, 2.5.45, 2.5.	\$1,541 Band 0.50% 50.1-50% 51.2-51.2-51.2-51.2-51.2-51.2-51.2-51.2-	Grap (Con) S-D 336 2,811 3,158 2,811 3,158 5-D 901 444 1,228 5-D 5-D 345 1,718	Property (S) No Owner 9,044 22.3% 20.25 10.211 25.2% 20.25 10.211 25.2% 20.95 (S) No Owner 4.872 4.989 21.4% Property (S) No Owner 7,222 31.8% 6.083 26.0%	miss(0) 5,706 5,393 13.35; 7,063 17.45; 17.05; 17.45; 17.05; 3,330 14.35; 3,761 16.15; 0 Owner 7,077 30.35; 2,366 15.25;	\$14,040 Band 0-504, \$0,805 \$10,850 \$10,850 \$10,850 \$10,850 \$10,020 \$0,1+1204 \$0,021 \$14,042 \$12,042 \$12,042 \$14,042	S-D (1.772) 1.641 332 S-D (2,944) 706 627 S-D (2,944)	2015) No Reater 1,014 43.5% 1,410 11.0% 11.0% 11.0% 12.0% 13.5% 13.5% 13.5% 13.5% 13.5% 13.5% 13.5% 13.5% 14.5% 14.5% 15.5% 16.5% 16.5% 16.5% 17.5% 18	(D) Rester 3,400 34.7% 2,218 22.6% 24.6% 2.263 2.263	E: Sf: Say, Planta D Band 0-50'n 50.1 \$00'n 10.224 \$0.1-1.00'n 51.224 \$0.1-1.00'n 51.225 \$0.1-1.00'n 52.225 \$0.1-1.00'n 53.225 \$0.1-1.00'n \$0.1-1	Gap/(Gp) 5.D 2,715 116 (114) Microsocc Gap/(Gp) 1,665 2,451 (129) 41.1 = 52-2 Gap/(Gp) 5.D 1,741	0 meer 3,450 Comer	On act 5,197 32,159 3,669 20,764 3,104 19,242 4,425 15,544 0,376 22,764 23,764 1,709 25,615 1,742	Dec Band O.50% Sec S
(6) No Go reter 11/4 11/6 11/6 11/6 11/6 11/6 10/6	Renter 1.15-4 8.16 4.11e 20.06 4.390 11.09 Renter 16 1.60 1.35 37.55 8.731 37.55 16.36 16.36 17.491	20.6% 2.765 18.4% 2.478 24.1% 2.201 25.4% 2.467 2.369 2.478 2.418 2.418 2.418 2.418 2.418 2.418 2.450 3.558	\$1,5%; Band 0.50% 50.1-80% 57.2 50.1-80% 57.2 50.234 50.1-120% 50.1-80% 57.7 50.1-80% 57.7 50.1-80% 50.5 50.5 50.5 50.5 50.5 50.5 50.5 50	Grap (Con) S-D 336 2,811 3,158 2,811 3,158 5-D 901 444 1,228 5-D 5-D 345 1,718	Professional State Professio	0 Owner 5,706 5,393 13.3% 7,063 17.4% 0 Owner 5,970 17.0% 3,330 14.3% 3,761 16.1% 0 Owner 7,077 33.3% 2,366	\$14.040 Band 0-504, \$0,505 \$10.850 \$10.850 \$10.850 \$0.1-1204 \$0,422 \$10.850 Band 0-504, \$20.820 \$20.82	S-D (1.772) 1.641 332 S-D (2,944) 706 627 S-D (2,944)	### (5) No Reaver ### (5) No Reaver ### (410	######################################	ES SES SES, Plantia D Band 0-50% SS SES SOLL-120% SLEEN SLEE	Gap/(Gp) 5.D 2,715 116 (114) Mecanica Gap/(Gp) 1,665 2,451 (129) 4.1 1 - 5/2-2 Gap/(Gp) 5.D 1,741 932	Supply(5) No Owner; 7,912 48,99; 3,758 23,45; 2,989 18,55; Omeer; 5,680 20,39; 6,579 22,35; 6,247; 22,35; 6,247; 21,35; 6,247; 21,35; 6,247; 21,450 51,65; 21,174 32,55;	DynamidD) Owner 5,197 32,147 3,669 22,746 19,244 19,244 14,25 14,25 13,546 0,376 22,746 22,746 25,616 1,742 18,641	Dec Band
(c) No Go, ter (c) No	1.155 8.194 4.116 4.116 4.190 11.094	20.65, 2.45, 2.407, 2.5.45, 2.5.	\$1,541 Band 0.50% 50.1-50% 51.2-51.2-51.2-51.2-51.2-51.2-51.2-51.2-	Grap (Con) S-D 336 2,811 3,158 2,811 3,158 5-D 901 444 1,228 5-D 5-D 345 1,718	Property (S) No Owner 9,044 22.3% 20.25 10.211 25.2% 20.25 10.211 25.2% 20.95 (S) No Owner 4.872 4.989 21.4% Property (S) No Owner 7,222 31.8% 6.083 26.0%	miss(0) 5,706 5,393 13.35; 7,063 17.45; 17.05; 17.45; 17.05; 3,330 14.35; 3,761 16.15; 0 Owner 7,077 30.35; 2,366 15.25;	\$14,040 Band 0-504, \$0,805 \$10,850 \$10,850 \$10,850 \$10,850 \$10,020 \$0,1+1204 \$0,021 \$14,042 \$12,042 \$12,042 \$14,042	S-D (1.772) 1.641 332 Gap/(Gap) S-D (2.944) 706 627 S-D (2.944)	2015) No Reater 1,410 11.014 43.51; 1,410 11.015 11.016 45.61; 2.515 30.306 10.306 Reater 2 45.6 45.65 30.306 10.306 Reater 2 45.65	### (D) Renter 2 120 45.0% 584 18.9% 1,087 23.0%	E: Sf: Say, Planta D Band 0-50'n 50.1 \$00'n 10.224 \$0.1-1.00'n 51.224 \$0.1-1.00'n 51.225 \$0.1-1.00'n 52.225 \$0.1-1.00'n 53.225 \$0.1-1.00'n \$0.1-1	Gap/(Gp) 5.D 2,715 116 (114) Mecanica Gap/(Gp) 1,665 2,451 (129) 4.1 1 - 5/2-2 Gap/(Gp) 5.D 1,741 932	0 meer 3,450 Comer	On aer 5,197 32,159 3,669 20,764 3,104 19,242 4,425 15,544 0,376 22,764 22,764 23,665 1,709 23,665 1,709	Dec Band O.50% Sec S

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

			n Rusch Lak	es village, Fic	onda		o Guy/(Gap)		- 47Ds	Supply(S) No		city, Florada	Demand(D)	Sember St. No.	Gran/IG
			o Gay/(Gay	Band	Renter	Renter	S-D	Bend		Ожиет	5-D		Renter	Reater	S
Band		Owner	S-T		1	C -	(3)	0-50°s	684	1,164	479	-	66.2	230	(4
0-50%	36	4	(32	50	7	C	13)	50	004	1,104	417	50	-	250	1.5
50				5:	14.34	U.04+		\$20 850	28.10e	47.8%		577	47.74	17.7%	
\$30.850	13.0°a	1.5%		-	14.3-3	1.014	0	50 1-804	585	827	107	50.1-80°e	301	418	- 1
50.1-80°e	28	8	120	50.1-90°2	-	-	U		363		242	5	201	410	-
2700:3		2.00		51.224	9.15	12.347		520,011	24.0%	33.95		5:34	21.740	31,4%	
549,360	10.1%	2,04	12.5	-	1		1	The second section and the	597	340	1257	80.1-120°c	256	382	1
80,1-120%	41	26	(1)	180.1-120°5	-	0	*	540 421	341	340	14371	5.20	200	500	
\$40.AT				51.17e 51.811	9.54,	31.14		514 040	24.5%	13.9%		5:85:	18.54	28.74	
2 1 104n	14.7%	9.3%	-			-		2 4 540	74.2.5	13.7.4	Comme		10173	20.7 4	
				bestern, D	yrako	Parties and the	200		cused(D)	Sopply(S) No		ity, Florida	n im	Supply(5) N	· Carrie
			o Gup/(Gap			Supply(5) N		-		Owner	5-I		Renter	Renter	0.55,210
Band	Onner	Owner	S-D		Renter	Renter	S-D	Band		861		1	1.020	180	(
0-50°A	282	65	(217		20	H	14	0-504	1,862	801	(1,000	51	1.020	104	1
50				50	42.0	1. 10		\$30,853	12.26	5.75		5"	18.0%	1.7%	
530.850	13.6%	1.10,		5771	12.35;	34.35			_	1.109	/216	50.1-80%	931	498	(
50.1-8049	199	48	(150	50.1-80%	23	6	(17)	50.1-80%	1,343	1,109	(43)	577	931	476	
\$10,012	W 754	4.40		23				\$22,913	8.77	7.24		5: 234	16.5%	9.64	
544 360	0.6%	2.340		\$1.224	14.5%	5.75	- 1111	540,363	2.054	2,563	Eng	80.1-1205	1.003	1,447	
80 1-12040	256	64	(102	80.1-120%	30	10	(11)	80.1-120%	2,034	2,303	308	5: 230	1,003	T Same S.	
\$40,422	No.	9.301		\$1.276	10.45	18.94		\$49,422 \$14,340	13.44	10.75		5:.55:	17.7%	28.0%	
574.040	12.3%	3,15		51.851	19.40	10.7%		2.3.045	13.4.6		Year Vision	s city Don		20.47	
-	2000			y, Florida	Demapd(D)	Supply(\$) No		-		Sapply(S) No	Grand (Gran)	o call, raons	Derpan (D)	index No	G. JIG
			Gap/(Gap)				S-D	Band	Owner	Owner	S-D	Band	Leuter	Rester	5
Band	Owner	Owner	S-D	_	Renter	Remer	(2,535)	0+50%	744	559	(185)		1,044	241	(80
0-50%	6.321	8,697	2,376	0.50%	3,296	761	(2,535)	50	244	237	1102/	50	21020	24,	100
50		10.00		50	36.0°à	S.ots		530,850	13.8%	17.9%		5-72	36.852	3.74	
\$30,850	28.7%	39,5%			3,347	3.490	1.243	50.1-804	490	572	g2	50.1-80%	612	1,372	76
50.1-80%	3,909	5.842	1,933	5173	2,241	2.420	1,245	530.013	470	3/2		5773		58.00	
\$30 011	10.00	24.22		5: 234	24.5%	39.34		\$49.760	15.7%	18.345		51,234	21.5%	49.35	
\$49,300	17.750	16.5%	071	80-1-120°i	E,505	2.594	1,189	80.1-120°a	512	615	123	80.1-120*2	445	639	19
80.1-120°5	4.023	1,001	9/1	\$1.236	1,505	2,274	2140	549,412				51,130	0,40	44.5	
\$40 422	18.3%	22.74	-	\$1.851	16,44	30.44		574,040	16-15	20.3%	-	51.821	15.7%	23.940	
\$74,040	19.3.0	46117			10/4-4	NAME OF TAXABLE PARTY.	CONTRACTOR OF THE PARTY.	2 7.0 10							
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De				Ī		Remarks No	S-D								
Band	Owner	Owner	S-D	Bend	Renter	674	(1,967)								
	6,397	9,435	2.538	0-50*0	2,041	0.4	11,40.1								
0.50%			. 7	SC 5771	39.5%	10.94	1								
50	4.04	46.654					1,221								
\$0 \$30.850	34.1%			50,1-80%	1,630	2,851	1.221								
50 520.850 50.1-80%	4,140	0,442	2,302												
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\$0 \$20,850 \$0,1-80% \$20,912 \$49,260	4,740	0,442 31.85s		\$1,234 \$1,234	24.45	46.2%	177								
\$10.850 \$20.850 \$0.1-80% \$20.912 \$49.260 \$0.1-120%	4,140	6,412		\$1,134 \$1,134 80,1-120%	24.4°5 1,486	46.2% 1,858	372								
\$30,850 \$30,850 \$0,1480% \$30,912 \$49,260	4,740	0,442 31.85s		\$1,234 \$1,234			372								

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

(Ord. No. 2146, 2/18/98)

- 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.)
- 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.

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

LAND USE SBBC-2194-2017 County No: PC 18-4 Plantation Midtown Square



December 7, 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: December 7, 2017	Units Permitted	0	Units Proposed	602	Existing Land Use:	Commercial
Name: Plantation Midtown Square	NET CHA	NGE (UNIT		602	Proposed Land Use:	Commercial &
SBBC Project Number: SBBC-2194-2017	Students			NET CHANGE	Current Zoning	SPI-3
County Project Number: PC 18-4	Elem	0	116		Proposed Zoning:	SPI-3
Municipality Project Number: PD17-0002	Mid	0	68	68	Section:	4
Owner/Developer: Plantation 25 LLC	High	0	74	74	Township:	50
Jurisdiction: Plantation	Total	0	258	258	Range:	41

SHORT RANGE - 5-YEAR IMPACT

		JI.	ICIXI IXAI	40L - 3-1 L	-AIT HAH ACT		
Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	
Peters Elementary	845	845	640	-205	-11	75.7%	
Plantation Middle	1,345	1,345	738	-607	-27	54.9%	
Plantation High	2,893	2,893	2,253	-640	-25	77.9%	

	Adjusted	Over/Under LOS-Adj.	% Gross Capacity	Projected Enrollment				
Currently Assigned Schools	Benchmark	Benchmark Enrollment	Adjusted Benchmark	17/18	18/19	19/20	20/21	21/22
Peters Elementary	681	-164	80.6%	654	658	662	666	670
Plantation Middle	757	-588	56.3%	664	630	588	605	625
Plantation High	2,282	-611	78.9%	2,211	2,157	2,122	2,087	2,018
-							,	

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	School	District's Plannii	F	Aggregate Projected Enrollment				
Area	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

	2016-17 Contract	2016-17 Benchmark*		Projected Enrollmer		nent
Charter Schools within 2-mile radius	Permanent Capacity	Enrollment	Over/(Under)	17/18	18/19	19/20
Ben Gamla Charter South Broward	900	429	-471	429	429	429
Imagine School- Plantation	1.340	343	-997	343	343	343
Renaissance Charter School Of Plantation	1.504	907	-597	907	907	907
		MANUFACTURE CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR				
	·	***************************************				
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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)

Description of Capacity Additions
There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
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 Ad	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 28.7-acre site is generally located at the south side of Cleary Boulevard between Pine Island Road and American Expressway in the City of Plantation. The current land use designation for the site is Commercial which allows no residential units. The applicant proposes to change the land use designation (for 23.7 acres) to Irregular (21) Residential to allow 602 garden apartment (all three or more bedroom) residential units which are anticipated to generate 258 additional students (116 elementary, 68 middle, and 74 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 Peters Elementary, Plantation Middle, and Plantation High. Based on the District's Public School Concurrency Planning Document, all of the schools are operating below the adopted LOS of 100% of their gross capacities in the 2016-17 school year. The same schools are serving the amendment site in the 2017-18 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 2017-18 – 2021-22. 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 of the currently Adopted DEFP Fiscal Years 2017-18 – 2021-22 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 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-2194-2017

Reviewed By:

Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

EP&GMD COMMENTS PC 18-4 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: TM Residential, LLC

Amendment No.: PC 18 - 4

Jurisdiction: Plantation **Size:** Approximately 28.7 acres

Existing Use: Office use and parking garage

Current Land Use Designation: Commerce

Proposed Land Use Designation: 5.0 acres of Commerce within a Dashed-Line Area

23.7 acres of Irregular (21) Residential within a Dashed-Line

Area

Location: Section: 4 Township: 50 South Range: 41 East; generally located on

the south side of Cleary Boulevard, between Pine Island Road and American

Express Way.

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 2.22.01, 2.22.2]

There are no wetlands within the footprint of the proposed project. Any work in, on, over or under waters of Broward County (i.e., canal bank reshaping, boat ramps, culverts, etc.) will require an Environmental Resource License.

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

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 3.4.2, 3.4.3, 2.11.8] There **is one** active solid waste facility located within one mile of the amendment site. There **is no** inactive solid waste facility located within one-quarter mile of the site, however there is one within a mile. It is included for informative purposes only. Please refer to the attached documentation for the facility information and details. (*SMS 12/8/17*)

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1] The preliminary traffic analysis indicates that the proposed amendment would result in – **434 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 a couple facilities within a mile radius from the site, however, there are no recent violations or issues. Therefore, there are no existing or potential odor/noise problems in the area. (*SMS* 11/16/17)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **There is one** listed contaminated site found on or adjacent to the proposed amendment location. There were several other sites near but they were all outside the ¼ mile buffer of the amendment location. Please refer to the attached documentation for the facility information and details. (SMS 12/8/17)

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 2.26.2, 2.26.3, 2.11.5] Zone (3) of wellfield protection zones is in close proximity (.25 miles) of the proposed amendment site. No special restrictions apply.

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7;]; BCLUP Policies] Database of SARA Title III Facilities in Broward County indicates there is one (1) SARA Title III facility(s) on or adjacent to the proposed amendment site.

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] GIS Database of Hazardous Material Facilities in Broward County indicates 2 active Hazardous Material facility(s), and 1 Hazardous Materials/Storage Tank facility(s) on, adjacent, or in close proximity (.25m miles) to the proposed amendment site.

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 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

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:

 $\underline{http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx.}$

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] 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.

EP&GMD COMMENTS PC 18-4 Page 4

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5] 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 2.21.1 and portions of policy 2.21.5 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 2.20.14] –

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 2.24.1, 2.24.2, 2.21.5]

The property is within the jurisdiction of the Old Plantation Water Control District, Broward County and the South Florida Water Management District. Successful compliance with the criteria established by these entities should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit will be required prior to any construction on the site.

Multiple tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance Zone AH with NAVD 88 elevation of 7. The remaining are under Zone X-Above 500 year Flood Plain.

EP&GMD COMMENTS PC 18-4 Page 5

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

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.

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 18-4

B. Municipality: Plantation

C. Project Name: Plantation Midtown Square

II. <u>Site Characteristics</u>

A. Size: Approximately 28.7 acres

B. Location: Section: 4 Township: 50 South Range: 41 East; generally located

on the south side of Cleary Boulevard, between Pine Island Road

and American Express Way.

C. Existing Use: Office use and parking garage

III. Broward County Land Use Plan Designation

A. *Current Designation:* Commerce

B. *Proposed Designation:* 5.0 acres of Commerce within a Dashed-Line Area

23.7 acres of Irregular (21) 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.
- 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 18-4

V. <u>Comments:</u>

No wetlands present.

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 18-4

B. Municipality: Plantation

C. Applicant: TM Residential, LLC

II. Site Characteristics

A. Size: Approximately 28.7 acres

B. Location: Section:4 Township: 50 South Range: 41 East; generally

located on the south side of Cleary Boulevard, between Pine

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A. *Current Designation:* Commerce

B. *Proposed Designation:* 5.0 acres of Commerce within a Dashed-Line Area

23.7 acres of Irregular (21) 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 Commerce.

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

Water Recharge Questionnaire PC 18-4

Page 2 of 2

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

The proposed land use designation is: 5.0 acres of Commerce within a Dashed-Line Area and 23.7 acres of Irregular (21) Residential within a Dashed-Line Area

A typical value for an impervious area produced by this type of development is approximately 74 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**

Maena Angelotti

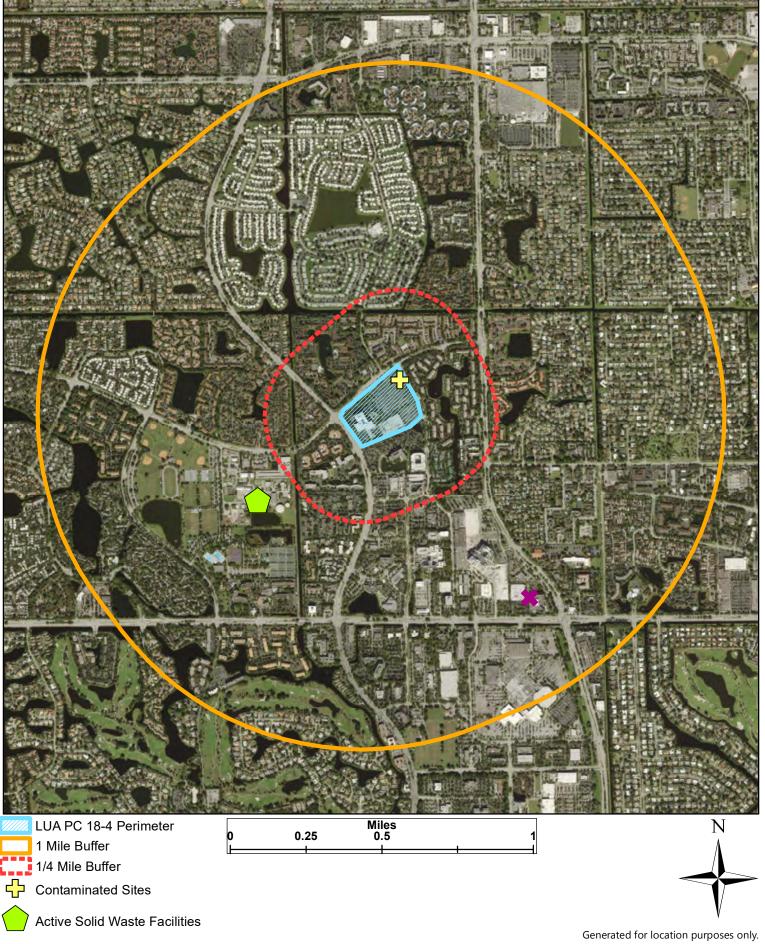
Environmental Planning and Community Resilience Division

Contaminated Sites						
Facility	Street Address	City	Zip Code	Pollutant	Department Facility Number	
AMERICAN EXPRESS CO	777 AMERICAN EXPY	Plantation	33324	Diesel	069401064	

Active Solid Waste Facilities					
Facility	Street Address	City	Zip Code	Nature of Facility	Status Description
City of Plantation	750 NW 91st Ave	Plantation	33324	Waste Processing Facility	Active
Horticultural Recycling Center					

Inactive Solid Waste Facilities selection					
Facility	Street Address	City	Zip Code	Nature of Facility	Status Description
Broward Government Center West	1 N University Dr	Plantation	33324	Other	Cancelled

Land Use Amendment Comments Site LUA_PC 18-4









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 2, 2018

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

REVISED AFFORDABLE HOUSING COMMENTS for Proposed Amendment -

Plantation PC 18-4

The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 18-4. The subject site is located in Plantation involving approximately 28.7 acres. The amendment proposes:

Current Designations: Commerce

Proposed Designations: 5.0 acres of Commerce within a Dashed-Line Area and 23.7 acres of

Irregular (21) Residential within a Dashed-Line Area

Estimated Net Effects: Addition of 602 dwelling units and reduction of 23.7 acres of commerce

uses.

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. No dwelling units are currently permitted under the BCLUP and the application proposes a total residential development, representing an increase of 602 dwelling units; therefore, Policy 2.16.2 applies to this project.

An "Affordable Housing Analysis" (Analysis) conducted by Miami Economic Development Associates, Inc. for the City of Plantation, was previously submitted to Broward County on February 21, 2017 in conjunction with BCLUP amendment PC 17-8. In accordance with Article 5.4(E) of the Planning Council's Administrative Rules, "a study, report, or information submitted by the local government which has been determined by the County to be in compliance with Policy 2.16.2 shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months from the date the study, report or analysis was submitted to Broward County for review." The Analysis utilized the methodology proposed by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing within the City of Plantation for the very-low, low, and moderate income affordability levels. The study also provided information regarding owner-occupied and renter housing. Based on 2009-2013 American Community Survey (ACS) data, the Analysis concluded there is combined surplus of 4,967 for most affordable housing for owner and renter types of units, except for very-low income rental units which show a deficit of 2,318 dwelling units.

Barbara Blake-Boy, Broward County Planning Council *PC 18-4*Page 2
January 2, 2018

The City of Plantation offers several programs to promote affordable housing within the City. Federal and State funding sources for the City's Housing Programs are the State Housing Initiative Partnership (SHIP) program, the Community Development Block Grant (CDBG) program and the HOME Investment Partnership (HOME) programs. The City's Comprehensive Plan also references several policies that govern affordable housing needs.

Staff notes that, although the affordable housing study submitted by the City indicates consistency with the BCLUP policy and Administrative Rules Document through a demonstration of an overall supply of affordable housing, and policies and programs addressing the same, the shortfall of approximately 2,318 "very-low income" affordable rental units within the City remains an issue. 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 \$150,500 for 602 units), to be used at the County's discretion, toward affordable housing programs that may improve rental opportunities for very low and low-income families. It should also be noted that the voluntary commitment offered by the applicant must be subject to a legally enforceable agreement approved by the Broward County Attorney's Office.

JPS:smc





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

November 14, 2017

To: Barbara Blake Boy, Executive Director

Broward County Planning Council

Thru: Pan West, Director

Parks and Recreation Division

From: John R. Fiore, Planner

Parks and Recreation Division

Re: Land Use Plan Amendment Comments

January 25, 2018 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 January 2018 meeting. Our comment is as follows:

PC 18-4 No objections. However, regional park impact fees will be required at the time of platting, to reflect the regional park impact fees to be paid for the 602 residential dwelling units which will be permitted with this land in this land use amendment.

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





Public Works Department - Water and Wastewater Services

WATER MANAGEMENT DIVISION

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

MEMORANDUM

December 11, 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 18-4

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

• PC 18-4

Our office has no objections or comments for this amendment.

Respectfully,

Joe Heilman

Construction Project Manager

Broward County Water Management Division

2555 W. Copans Road, Pompano Beach, FL 33069

Office:(954)-831-0764 Fax:(954) 831-3285

E-mail: JHeilman@Broward.org

OLD PLANTATION WATER CONTROL DISTRICT



P.O. Box 15405 PLANTATION, FLORIDA 33318

> Telephone (954) 472-5596 Fax (954) 472-5950

> > H. C. O'QUINN III SUPERINTENDENT

March 28, 2017

Mr. Luis Pimentel, E.I., P.E. Craven Thompson & Associates Inc. 3563 N.W. 53rd Street Fort Lauderdale, FL. 33309-6311

Re: Proposed Land Use Amendment for Plantation Midtown Square Drainage. CTA Project No.15-0090-001-01

Dear Mr. Pimentel:

This is in response to your letter dated February 10, 2017 requesting confirmation that the drainage information provided in the proposed land use plan amendment is correct. Please be advised the Old Plantation Water Control District has reviewed and agrees with the information stated in items 1-5 of the attached drainage analysis.

Please contact the District Office if there are questions.

Sincerely

H.C. O'Quinn Superintendent

HCO/jw

Enclosures



DISTRIBUTION TMC	RDC
ACCT TA	WPB
NG ()/4)	CBWCD
SURVEY	PLAN
SHOPS	INSP
PERMIT	ASBLTS
FILE	
15-0	1690-001-01

February 10, 2017

Mr. Harry "Pat" O'Quinn Old Plantation Water Control District 8800 N. New River Canal Road Plantation, Florida 33324

RE: PLANTATION MIDTOWN SQUARE

LAND USE PLAN AMENDMENT

DRAINAGE

CTA PROJECT NO. 15-0090-001-01

CREVEN 1HOMPSON



& ASSOCINTES INC.

Engineers Planners Surveyors Landscape Architects Dear Mr. O'Quinn:

We are preparing a Land Use Plan Amendment (LUPA) application to the City of Plantation and Broward County for the above referenced project. Attached for your use is a project location sketch. The Land Use Amendment Site adds a residential component of 598 units (117 townhouse and 481 mid-rise) to the Commercial land use via a Dashed Line Amendment. For the purposes of calculating the commercial square footage, the City and the County utilize 10,000 SF of Commercial Use per gross acre.

As part of the LUPA application, we are required to submit correspondence from the storm water engineer verifying information for the drainage analysis. The drainage analysis is attached as Exhibit "A".

Please forward the letter to my attention at your earliest convenience or give me a call if you have any questions, or require any additional information pertaining to our request.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

LUIS PIMENTEL E.I. Project Engineer

Enclosures

Exhibit "A"

A. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

<u>Primary drainage system</u> - 25 year - 3 day storm event. Cumulative rainfall total of 13.0".

<u>Secondary drainage system</u> - 3 year storm event with varying time of concentration duration. Cumulative rainfall derived from Florida Department of Transportation (FDOT)

Rainfall Intensity Duration - Frequency Curves for zone 10.

<u>Roadways</u> - Roadways and parking lot elevations at, or above the 10 year flood stage.

2. Identify the drainage district and drainage systems serving the amendment area.

The drainage In Plantation is served by three drainage districts: Old Plantation Water Control District (OPWCD), Plantation Acres Improvements District (PAID) and the South Florida Water Management District.

The subject site is served by the Old Plantation Water Control District.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

All improvements required to meet the adopted level of service will be installed in conjunction with new development.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

The subject property currently has existing OPWCD Permit numbers and was analyzed as part of the Gulfstream Land and Development Company (GLAD) Zone 7 stormwater analysis which was prepared for the Tiffany Lakes development project. The SFWMD permit number is 06-00186-S and the OPWCD permit numbers are 598, 901, and 1009. A new SFWMD and OPWCD permit will be required for the proposed improvements.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties.

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Development within the site will be required to meet the drainage standards of the City, OPWCD, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete

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 18th day of January, 2018 by and among Plantation 25, LLC. a Florida Limited Liability Company ("Declarant"), for the benefit of 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. <u>Recitations</u>. The foregoing recitations are true and correct and are incorporated herein by reference.
- Property Development Use. In connection with the Development of the Property, Declarant agrees to restrict development of the property to no more than 602 residential units on the Property. This shall be deemed a restriction on the development of the Property.
- 3. <u>Affordable Housing Commitment.</u> 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 <u>site plan</u> 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 environmental review 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. Voluntary Contribution. This Voluntary Contribution has been offered by the Declarant as an inducement for the County and the City to approve a land use plan amendment for the Property identified as PC 18 4.
- 5. <u>Recordation/Effective Date</u>. 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.
- 6. <u>Amendment.</u> 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.
- 7. 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.
- 8. 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.
- 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.
- 10. <u>Severability</u>. 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.

- 11. <u>Context.</u> 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.
- 12. <u>Counterparts.</u> 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.

IN WITNESS WHEREOF, DECLARANT has executed this Declaration as follows:

		<u>DECLARANT</u>
Witnesses:		PLANTATION 25, LLC
(Signature)	The state of the s	
	Liliana Nunez	A Florida limited liability company By:
Carlos	alexa	Its Authorized Agent
(Signature) Print Name:	Carlos Alcaraz	
STATE OF	Florida	
COUNTY	Miami-	
by Mark	ity company. He/She is personally	norized agent of PLANTATION 25, LLC a Florida
	as identification.	
(Seal)	RENE GUTIERREZ MY COMMISSION # GG170018 EXPIRES: December 20, 2021	NOTARY PUBLIC
My Commis	sion expires:	(Signature) Print Name: Reve Gutierrez
		Commission No.: GG170018

"Exhibit A"

LAND USE PLAN AMENDMENT

LEGAL DESCRIPTION: RESIDENTIAL PARCEL

A PORTION OF TRACT "A", AMERICAN EXPRESS TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE 53 FOOT HALF RIGHT OF WAY FOR PLANTATION ROAD (NOW KNOWN AS CLEARY BOULEVARD) AND THAT PORTION OF THE 50 FOOT HALF RIGHT OF WAY FOR AMERICAN EXPRESSWAY ADJACENT TO SAID TRACT "A" AND AS SHOWN ON SAID PLAT, ALL BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 64'33'19" WEST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 53.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID PINE ISLAND ROAD AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2000.00 FEET, THROUGH A CENTRAL ANGLE OF 11'10'11", FOR AN ARC DISTANCE OF 389.90 FEET; THENCE NORTH 53'23'08" EAST ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 53.00 FEET; THENCE NORTH 49'38'44" EAST, A DISTANCE OF 582.78 FEET; THENCE NORTH 39'21'41" WEST, A DISTANCE OF 313.49 FEET; THENCE NORTH 44'31'59" WEST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 53.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3019.65 FEET, THROUGH A CENTRAL ANGLE OF 15'10'12", FOR AN ARC DISTANCE OF 79.50 FEET, THE LAST DESCRIBED COURSE LYING ALONG THE CENTERLINE OF PLANTATION ROAD, NOW KNOWN AS CLEARY BOULEVARD AS SHOWN ON SAID PLAT; THENCE SOUTH 29'21'48" EAST, A DISTANCE OF 757.55 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 17'00'26", FOR AN ARC DISTANCE OF 296.83 FEET, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG THE CENTERLINE OF AMERICAN EXPRESSWAY AS SHOWN ON SAID PLAT; THENCE SOUTH 77'38'38" WEST ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 50.00 FEET; THENCE SOUTH 60'38'12" WEST, A DISTANCE OF 773.45 FEET; THENCE SOUTH 66'47'12" WEST, A DISTANCE OF 421.63 FEET TO THE POINT OF BEGINNING, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG THE SOUTH BOUNDARY OF SAID TRACT "A".

SAID LANDS SITUATE IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA. CONTAINING 1,032,771 SQUARE FEET OR 23.709 ACRES MORE OR LESS.

TOGETHER WITH: COMMERCIAL PARCEL

A PORTION OF TRACT "A", AMERICAN EXPRESS TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE 53 FOOT HALF RIGHT OF WAY FOR PINE ISLAND ROAD AND THAT PORTION OF THE 53 FOOT HALF RIGHT OF WAY FOR PLANTATION ROAD (NOW KNOWN AS CLEARY BOULEVARD) ADJACENT TO SAID TRACT "A" AND AS SHOWN ON SAID PLAT, ALL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 64'33'19" WEST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 53.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID PINE ISLAND ROAD AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2000.00 FEET, THROUGH A CENTRAL ANGLE OF 11'10'11", FOR AN ARC DISTANCE OF 389.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 2000.00 FEET, THROUGH A CENTRAL ANGLE OF 07'50'51", FOR AN ARC DISTANCE OF 273.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 44'58'20" WEST ALONG SAID CENTERLINE, A DISTANCE OF 37.56 FEET; THENCE NORTH 45'01'40" EAST, A DISTANCE OF 620.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3019.65 FEET, THROUGH A CENTRAL ANGLE OF 00'26'21", FOR AN ARC DISTANCE OF 23.14 FEET, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG THE CENTERLINE OF SAID PLANTATION ROAD (NOW KNOWN AS CLEARY BOULEVARD); THENCE SOUTH 44'31'59" EAST ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 53.00 FEET; THENCE SOUTH 49'38'44" WEST, A DISTANCE OF 582.78 FEET; THENCE SOUTH 53'23'08" WEST, A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING.

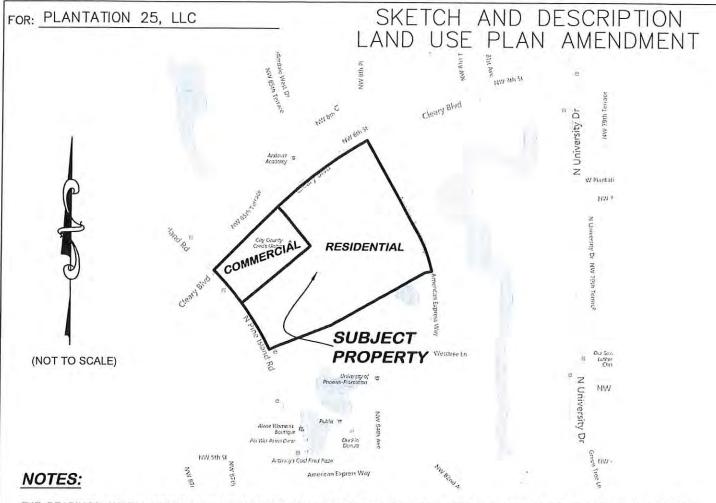
SAID LANDS SITUATE IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA. CONTAINING 216,806 SQUARE FEET OR 4.977 ACRES MORE OR LESS.

NOV 0 9 2017

G: \2015\15-0090-001-02_AMERICAN EXPRESS\DRAWNGS\15-0090-001-02_SD LUPA REVISED



JOB NO.: 15-0090	SHEET 2 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 11-08-17



THE BEARINGS SHOWN HEREON ON ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH BOUNDARY OF TRACT "A", AMERICAN EXPRESS TRACT, PLAT BOOK 82, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEARING SOUTH 60'38'12" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, IN LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG

PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA
THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A
FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES

G: \2015\15-0090-001-02_AMERICAN EXPRESS\DRAWNGS\15-0090-001-02_SD LUPA REVISED

5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE. BY

THIS IS <u>NOT</u> A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon. CK'D The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights—of—way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

CRAVEN • THOMPSON & ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYOR'S

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8408 TEL.: (954) 739-6400

ENGINDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL

NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2017

L	
JOB NO.: 15-0090	SHEET 1 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 11-08-17

