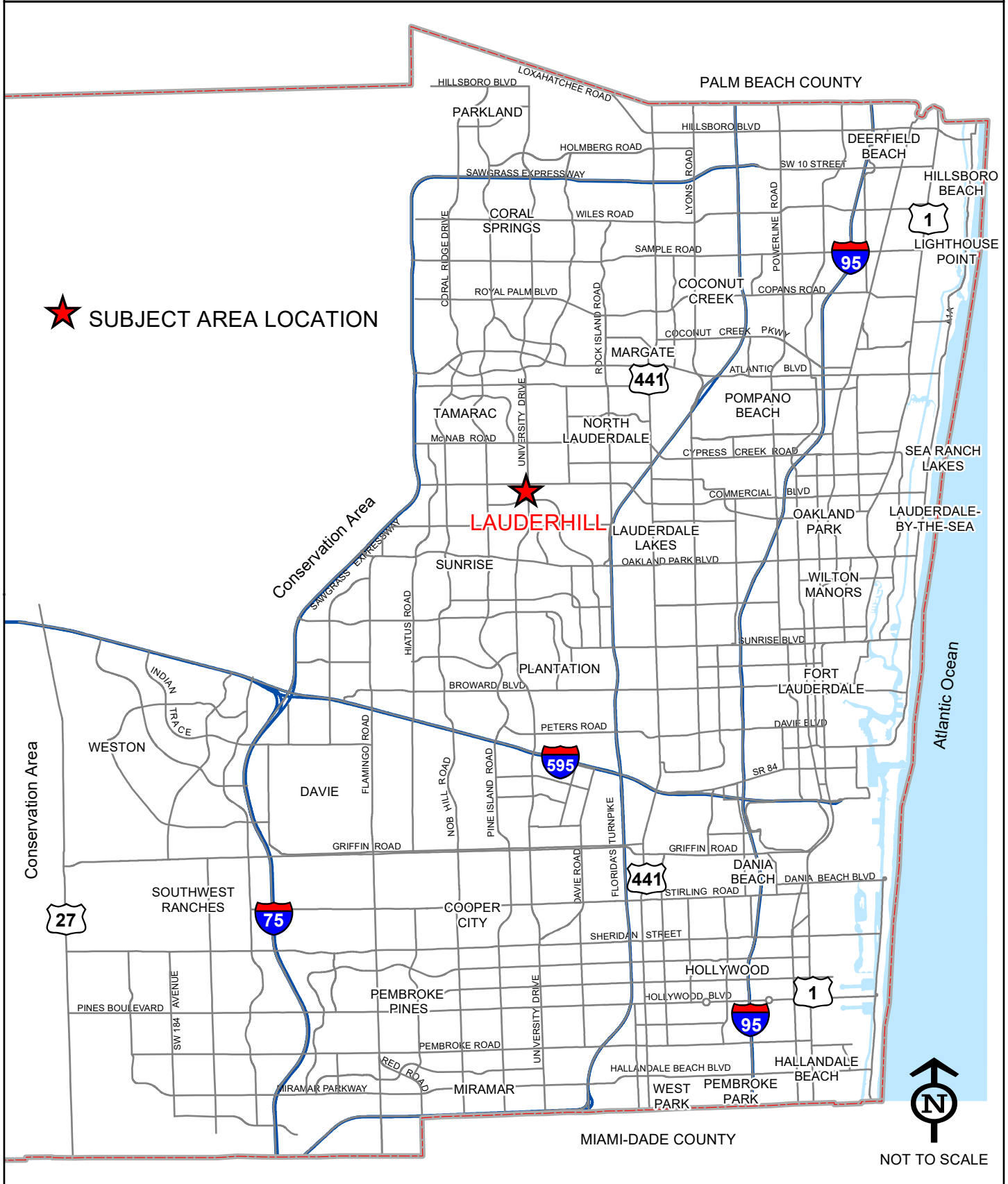


# EXHIBIT 2

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 21-3



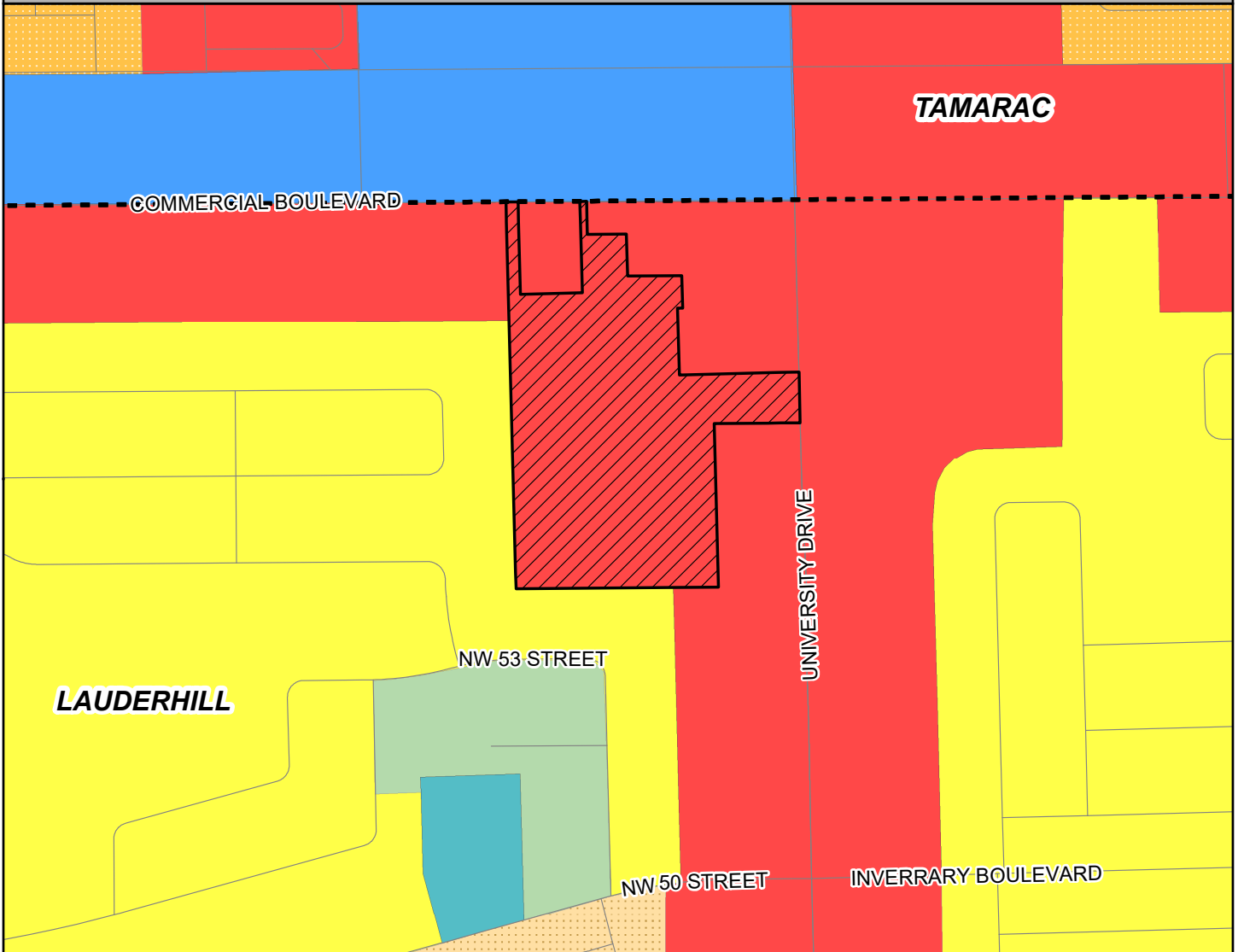
**MAP 1**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**AERIAL PHOTOGRAPH**  
**AMENDMENT PC 21-3**












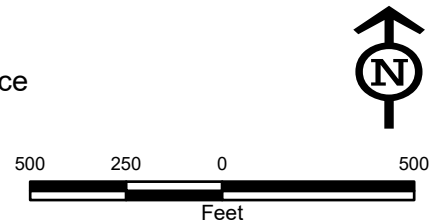
**MAP 2**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**CURRENT FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 21-3**

**Current Land Use:** Commerce

**Gross Acres:** Approximately 14.2 acres



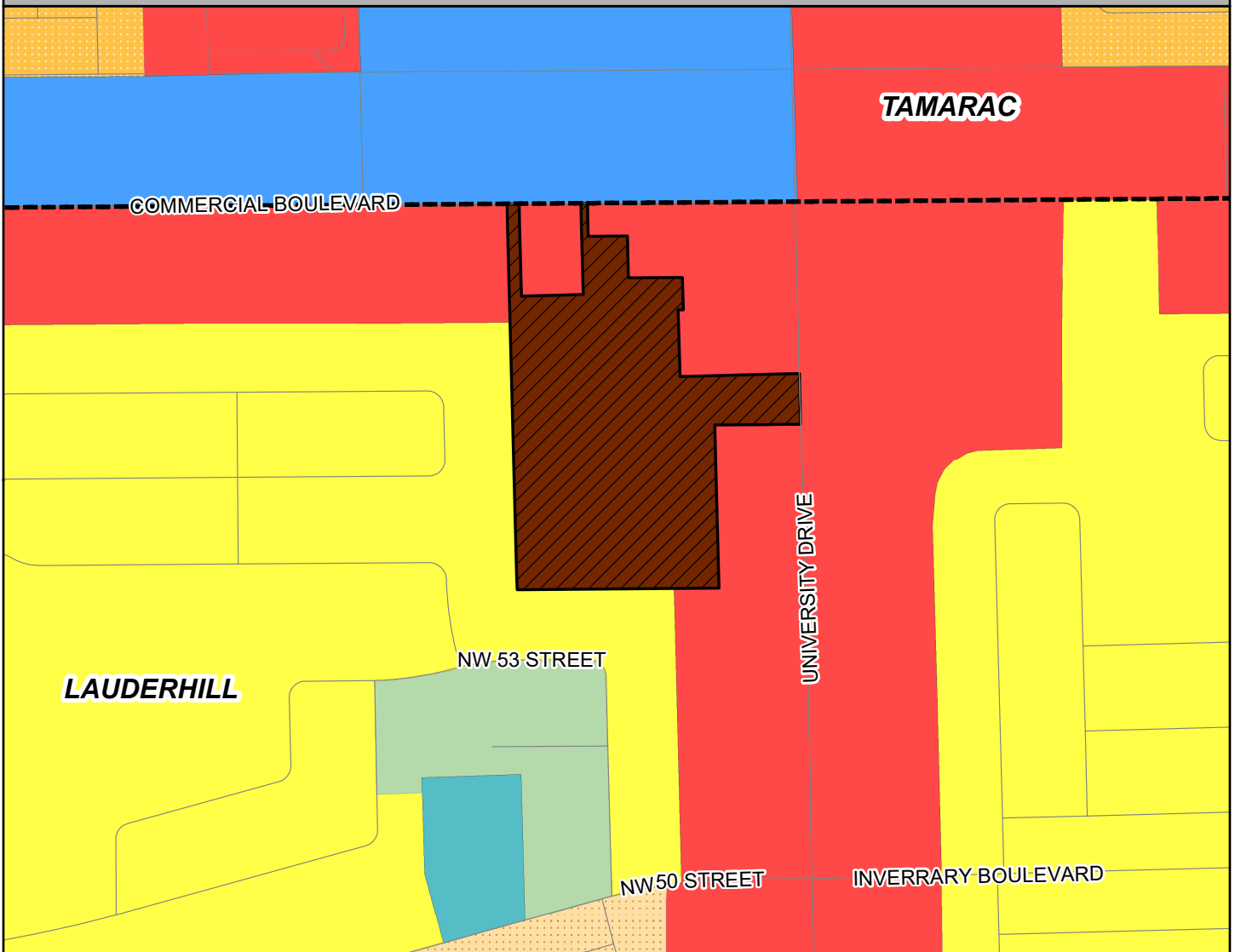
- |   |   |
|---|---|
|  Site                        |  Activity Center           |
|  Municipal Boundary          |  Commerce                  |
|  Low (5) Residential         |  Recreation and Open Space |
|  Low-Medium (10) Residential |  Community                 |
|  Medium (16) Residential     |   |













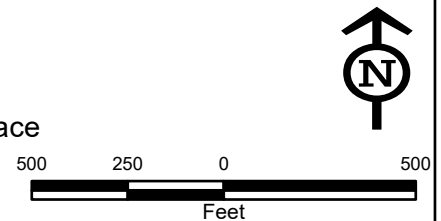
**MAP 3**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**PROPOSED FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 21-3**

**Proposed Land Use:** High (50) Residential

**Gross Acres:** Approximately 14.2 acres



- |   |   |
|---|---|
|  Site                        |  High (50) Residential     |
|  Municipal Boundary          |  Activity Center           |
|  Low (5) Residential         |  Commerce                  |
|  Low-Medium (10) Residential |  Recreation and Open Space |
|  Medium (16) Residential     |  Community                 |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 21-3**  
**(LAUDERHILL)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*December 1, 2020*

It is recommended that the proposed amendment be approved, recognizing the applicant's voluntary commitment to restrict development to a maximum of 501 dwelling units. See Attachment 8.

Further, as an alternative to the proposed High (50) Residential designation, Planning Council staff finds that a designation of Irregular (35.3) Residential may be more appropriate, as the applicant has proposed the development of 501 multi-family dwelling units, which is 209 dwelling units less than the density permitted by a High (50) Residential designation. The Irregular (35.3) Residential designation would more accurately reflect the applicant's voluntary commitment to restrict the development to a maximum of 501 dwelling units and require a more stringent County and City land use plan amendment process be engaged if an increase in residential density is ever sought, as opposed to the release of a Declaration of Restrictive Covenants. This action would require that the City of Lauderhill also adopt the same or more restrictive density designation for its future land use plan to be recertified and effective. See Attachment 10.

Should the Planning Council support staff's recommendation of Irregular (35.3) Residential, the amendment report and map will be updated prior to the County Commission public hearing to consider transmittal of the proposed amendment to the State of Florida review agencies for review under the Florida Statutes, Chapter 163 process.

Effectiveness of the approval of the land use plan amendment 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 to legally enforce any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

*(Planning Council staff recommendation continued on next page)*

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

**I. Planning Council Staff Transmittal Recommendation (continued) December 1, 2020**

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

**If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.**

In addition, if the Planning Council does not require a second Planning Council public hearing and 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 BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

**II. Planning Council Transmittal Recommendation December 10, 2020**

The December 10, 2020 Planning Council meeting was cancelled due to lack of a physical quorum.

**III. Planning Council Transmittal Recommendation January 28, 2021**

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; 14-2; Yes: Breslau, Brunson, Castillo, Fernandez, Gomez, Graham, Hardin, Maxey, Railey, Rich, Rosenof, Ryan, Williams and DiGiorgio. No: Blackwelder and Grosso.)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-3**

**INTRODUCTION AND APPLICANT’S RATIONALE**

- I. Municipality: Lauderhill
- II. County Commission District: District 1
- III. Site Characteristics
  - A. Size: Approximately 14.2 acres
  - B. Location: In Section 16, Township 49 South, Range 41 East; generally located on the west side of University Drive, between Commercial Boulevard and Inverrary Boulevard/Northwest 50 Street.
  - C. Existing Use: Vacant retail
- IV. Broward County Land Use Plan (BCLUP) Designations
  - A. Current Designation: Commerce
  - B. Proposed Designation: High (50) Residential
  - C. Estimated Net Effect: Addition of 710 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]  
Reduction of 14.2 acres of commerce use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
  - A. Existing Uses:
    - North:* Retail and office (Tamarac)
    - East:* Retail
    - South:* Retail and single-family residential
    - West:* Single-family residential and retail
  - B. Planned Uses:
    - North:* Commerce and Activity Center (Tamarac)
    - East:* Commerce
    - South:* Commerce and Low (5) Residential
    - West:* Low (5) Residential and Commerce

**INTRODUCTION AND APPLICANT’S RATIONALE (continued)**

VI. Applicant/Petitioner

- A. *Applicant:* Three Amigos Lauderhill, LLC
- B. *Agent:* Hope Calhoun, Esq., Dunay, Miskel & Backman, LLP
- C. *Property Owner:* Three Amigos Lauderhill, LLC

VII. Recommendation of Local Governing Body:

The City of Lauderhill recommends approval of the proposed amendment.

VIII. Applicant’s Rationale

The applicant states: “This Property is located at the intersection of two major commercial corridors, North University Drive and West Commercial Boulevard. The existing use on the Property is an abandoned retail box store, surrounded by outparcels with various commercial retail and restaurant uses. This application proposes to amend the future land use map to allow the development of a residential multi-family project on the Property.

The redevelopment of the Property for a multi-family residential project will create a mixed-use space at the intersection of these two major commercial corridors, allowing residents to walk to various commercial and retail uses. With over 500 proposed dwelling units, the residential development will provide the surrounding commercial uses with customers who will be able to easily walk to those businesses. This relationship between the two uses will support the economic base of the City of Lauderhill by adding residential dwelling units while still maintaining and increasing support for the existing active commercial uses along the corridors.”



**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-3**

**REVIEW OF PUBLIC FACILITIES AND SERVICES**

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

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and 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 Lauderhill adopted its 10-year Water Supply Facilities Work Plan on February 9, 2009.

*II. Transportation & Mobility*

The proposed amendment from the Commerce land use category to the High (50) Residential land use category is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 449 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment would not negatively impact the operating conditions of the regional transportation network.

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

- **Commercial Boulevard**, between Pine Island Road and Southwest 81 Avenue, is currently operating at level of service (LOS) “C,” and projected to operate at LOS “F,” with or without the subject amendment.
- **University Drive**, between Northwest 44 Street and Commercial Boulevard, is currently operating at and projected to continue operating at LOS “F,” with or without the subject amendment.
- **University Drive**, between Commercial Boulevard and McNab Road, is currently operating at LOS “D,” and projected to operate at LOS “F,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service, as well as community shuttle service, is provided to the proposed amendment site. In addition, the BCT report identifies planned Penny Surtax transit improvements to the county routes serving the amendment site, along with a new rapid bus service via University Drive. Further, the BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and

## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation & Mobility (continued)**

bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. See Attachment 3.

The Broward County Planning and Development Management Division (PDMD) report notes that Commercial Boulevard and University Drive are the primary corridors that provide connectivity to the proposed amendment site. The PDMD staff recommends that the applicant consider increasing the widths of adjacent sidewalks and providing adequate buffer between pedestrians and traffic to reduce the level of traffic stress along both high-speed principal arterials. The PDMD report also notes that future development should be designed to include safe and convenient connections between the development and the surrounding transportation network. In addition, the PDMD staff recommends that amenities such as pedestrian-scale lighting, shade trees, bicycle racks, lockers and bicycle repair stations be considered, as well as the provision of electric vehicle charging stations. See Attachment 4.

### **III. Public Schools**

The School Board of Broward County staff report states that the proposed amendment would generate 14 additional students into Broward County Public Schools, consisting of 7 elementary school students, 3 middle school students and 4 high school students. The report further states that Discovery Elementary, Westpine Middle and Piper High schools are all under-enrolled in the 2019-2020 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2021-2022 school year. In addition, the School Board report indicates that there are four (4) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements which increase the capacities of 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 proposed amendment is located within School District Planning Area "C," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. 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 21-3**

**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, Urban Wilderness Inventory sites, or Protected Natural Lands within its boundaries. See Attachment 6.

*II. Wetlands*

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed amendment is not expected to have a negative impact on wetland resources. The EPGMD report also identifies that surface disturbing activities may require an Environmental Resource License. See Attachment 6.

*III. Sea Level Rise*

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

*IV. Other Natural Resources*

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Lauderhill. 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. The EPGMD report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. 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.

**REVIEW OF NATURAL RESOURCES (continued)**

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse 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 21-3**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 710 additional residential units to be permitted by the BCLUP. The City of Lauderhill submitted an affordable housing study dated June 7, 2019. See Attachment 7. The Broward County Planning and Development Management Division (PDMD) report states that the affordable housing study, along with the City of Lauderhill's updated Housing Element, including its adopted housing goals, objectives and policies, demonstrates compliance with Policy 2.16.2. See Attachment 4. The PDMD report notes that the affordable housing study is valid through December 2020.

The study indicates that there is a current surplus of affordable owner units in the very-low income band, a shortage of low and moderate income owner units and a deficit of very-low income rentals. Although there will be an increase in total affordable owner units, a continued shortage of moderate income/workforce units is projected for 2023. The supply of rental units estimated for 2023 shows deterioration across all income bands, but only the very-low income units continue to experience a deficit. The PDMD staff recognizes that the existing and forecasted deficit of very-low income rental units remains a concern. See Attachment 4.

In addition, the PDMD report notes the applicant's proposal to construct 501 dwelling units, rather than the maximum 710 dwelling units permitted by the proposed High (50) Residential land use designation and suggests a legally enforceable document be provided to formalize the applicant's voluntary commitment to limit development. See Attachment 4. The applicant has provided a draft Declaration of Restrictive Covenants limiting development to no more than 501 dwelling units. See Attachment 8.

*II. BrowardNext - Broward County Land Use Plan Policies*

The proposed amendment has been reviewed for consistency with all policies of the BrowardNext - Broward County Land Use Plan (BCLUP) and has been found to be generally consistent with the same.

*III. Other Pertinent Information*

The proposed amendment is located adjacent to the City of Tamarac. Planning Council staff solicited comments from the City of Tamarac and did not receive any comments on the proposed amendment as of this writing.

**OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)**

*III. Other Pertinent Information (continued)*

The applicant conducted community outreach meetings to present the proposed development plan to the neighboring residential owners as well as the City of Lauderhill Chamber of Commerce and City Commission. The applicant has provided a summary of the public outreach efforts. See Attachment 9.

The applicant has provided correspondence from interested parties supporting the proposed amendment. See Attachment 13.

Regarding notification of the public, the Broward County Planning Council staff sent approximately 43 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

**Update: January 19, 2021:** Correspondence from an interested party has been received regarding the proposed amendment. See Attachment 14.

**SECTION VI**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-3**

**PLANNING ANALYSIS**

The proposed BrowardNext – Broward County Land Use Plan amendment from Commerce to High (50) Residential would result in an addition of 710 dwelling units. Planning Council staff notes that the applicant has voluntarily committed to limit development to a maximum of 501 dwelling units. See Attachment 8.

Planning Council staff’s analysis 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 negatively impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **natural or cultural resources** were identified.

Regarding impacts to **public schools**, the School Board of Broward County staff report states that the proposed amendment would generate 14 additional students into Broward County Public Schools, consisting of 7 elementary school students, 3 middle school students and 4 high school students. Based on the School District’s Seven Long Range Planning Areas, the amendment is located within School District Planning Area “C,” 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.

Concerning **affordable housing**, the proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes up to 710 additional residential units to be permitted by the BCLUP. The City of Lauderhill submitted an affordable housing study dated June 7, 2019. See Attachment 7. The Broward County Planning and Development Management Division (PDMD) report states that the affordable housing study, along with the City of Lauderhill’s updated Housing Element, including its adopted housing goals, objectives and policies, demonstrates compliance with Policy 2.16.2. See Attachment 4.

Regarding the transition between the proposed multi-family residential use and the adjacent, existing single-family development to the south and west, it is felt that the interface between the planned and existing densities can be adequately addressed on reliance that the municipal code requirements regarding buffering and setbacks will be implemented. The amendment site is also surrounded by retail and office uses as it is generally located along the primary transportation corridors of Commercial Boulevard and University Drive. In addition, this proposed amendment is consistent with the types of proposals that are anticipated for vacant big box retail sites and shopping centers along transportation corridors. It is also noted that the proposed development parcel will continue to be supported by and integrate with remaining retail parcels.

**PLANNING ANALYSIS (continued)**

**RECOMMENDATION**

In conclusion, Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP) and it is recommended that the proposed amendment be approved, recognizing the applicant's voluntary commitment to restrict development to a maximum of 501 dwelling units. See Attachment 8.

Further, as an alternative to the proposed High (50) Residential designation, Planning Council staff finds that a designation of Irregular (35.3) Residential may be more appropriate, as the applicant has proposed the development of 501 multi-family dwelling units, which is 209 dwelling units less than the density permitted by a High (50) Residential designation. The Irregular (35.3) Residential designation would more accurately reflect the applicant's voluntary commitment to restrict the development to a maximum of 501 dwelling units and require a more stringent County and City land use plan amendment process be engaged if an increase in residential density is ever sought, as opposed to the release of a Declaration of Restrictive Covenants. This action would require that the City of Lauderhill also adopt the same or more restrictive density designation for its future land use plan to be recertified and effective. See Attachment 10.



**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-3**

**ATTACHMENTS**

1. Broward County Planning Council Supplemental Report of September 2020
2. Broward County Planning Council Traffic Analysis of August 28, 2020
3. Broward County Transit Division Report of September 10, 2020
4. Broward County Planning and Development Management Division Report of October 7, 2020
5. School Board of Broward County Consistency Review Report of October 2, 2020
6. Broward County Environmental Protection and Growth Management Department Report of October 5, 2020
7. *An Affordable Housing Market Assessment in the City of Lauderdale, Florida*, dated June 7, 2019, prepared by Munitytics
8. Draft Declaration of Restrictive Covenants regarding dwelling unit restriction
9. Public Outreach Meeting Summary provided by Applicant
10. Proposed Map Depicting Planning Council Staff's Recommendation of Irregular (35.3) Residential on the Broward County Land Use Plan
11. Broward County Parks and Recreation Division Report of October 6, 2020
12. Broward County Water Management Division Report of September 15, 2020
13. Correspondence in Support of the Proposed Residential Development, submitted by the Applicant

**Update: January 19, 2021:**

14. Correspondence from Bernardo Yibirin, to Members of the Broward County Planning Council, dated December 9, 2020

# ATTACHMENT 1

## BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 21-3

Prepared: September 2020

#### **POTABLE WATER**

The proposed amendment site will be served by the Lauderhill Water Treatment Plant, which has a current capacity of 16 million gallons per day (mgd). The current and committed demand on the treatment plant is 6.41 mgd, with 9.59 mgd available. The City of Lauderhill wellfields serving the amendment site have a combined permitted withdrawal of 8.72 mgd, with 2.31 mgd available for water withdrawal, which expires on August 24, 2030. Planning Council staff utilized a level of service of 0.1 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 0.23 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 Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The current and committed demand on the treatment plant is 74.2 mgd, with 20.8 mgd available. Planning Council staff utilized a level of service of 0.1 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 0.20 mgd. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

#### **SOLID WASTE**

The proposed amendment site will be served by the Wheelabrator South Broward Waste-to-Energy Facility, which has a capacity of 821,250 tons per year (TPY). The current demand placed on this facility is 547,500 TPY, with 273,750 TPY available. Planning Council staff utilized a level of service of 4 pounds (lbs.) per 100 square feet per day for commerce uses and 7.8 pounds per day per capita (2.67 persons per household (pph)) for residential uses. The proposed amendment will result in a net increase in demand of 9,106.5 pounds per day or 4.55 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 Broward County Environmental Protection and Growth Management Division (EPGMD) and the South Florida Water Management District (SFWMD). Surface water management license/permit from the EPGMD and SFWMD will be required prior to any construction.

#### **PARKS AND OPEN SPACE**

The City of Lauderhill has 307.9 acres in its parks and open space inventory. The 2045 projected population (81,628) requires approximately 244.88 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase of 5.69 acres on the projected demand for local parks. The City of Lauderhill 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 21-3

Prepared: August 28, 2020

### INTRODUCTORY INFORMATION

Jurisdiction: City of Lauderdale

Size: Approximately 14.2 acres

### TRIPS ANALYSIS

#### Potential Trips - Current Land Use Designation

Current Designation:	Commerce
Potential Development:	142,000 square feet of commerce use
Trip Generation Rate:	"ITE Equation (820) Shopping Center"*
Total P.M. Peak Hour Trips:	726 peak hour trips

#### Potential Trips - Proposed Land Use Designation

Proposed Designation:	High (50) Residential
Potential Development:	710 dwelling units
Trip Generation Rate:	"ITE Equation (222) Multifamily Housing (High-Rise)"
Total P.M. Peak Hour Trips:	277 peak hour trips

Net P.M. Peak Hour Trips - 449 peak hour trips

### PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 449 p.m. peak hour trips at the long-range planning horizon.

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

# ATTACHMENT 3



Transportation Department

## TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382



### VIA EMAIL

September 10, 2020

Christina Evans  
Planner  
Broward County Planning Council  
115 South Andrews Ave, Room 307  
Fort Lauderdale, FL 33301

RE: Transit Verification Letter – PC 21-3 (1778 Apartments LUPA)

Dear Ms. Evans:

Broward County Transit (BCT) has reviewed your correspondence dated September 02, 2020, regarding the 1778 Apartments Land Use Plan Amendment (LUPA) located in the City of Lauderhill for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT fixed routes 2 and 55, the 102 University Breeze, the City of Lauderhill Community Shuttle Route 4, and the City of Tamarac Red and Red Extension Community Shuttle routes. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
2	Weekday Saturday Sunday	5:00a – 12:42a 5:00a – 12:42a 7:00a – 10:40p	17 minutes 35 minutes 40 minutes
55	Weekday Saturday Sunday	6:00a – 11:04p 6:00a – 11:04p 7:05a – 10:19p	30 minutes 30 minutes 45 minutes
102	Weekday	5:30a – 9:52a 3:25p – 8:31p	30 minutes
Lauderhill Community Shuttle Route 4 (BCT 717)	Weekday	6:30a – 6:30p	60 minutes
Tamarac Community Shuttle Red Route (BCT 736)	Weekday	7:00a – 6:56p	60 minutes

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
[www.broward.org](http://www.broward.org)



Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
Tamarac Community Shuttle Red Extension Route (BCT 737)	Tuesday, Thursday	9:00a – 4:55p	60 minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the 30 year, one-cent surtax for transportation, BCT will be implementing a number of fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, for BCT Route 2, 55 and 102. Planned improvements within the next 10-years of the surtax plan include the splitting of Route 2 at West Regional Terminal in Plantation, with an extension to Golden Glades and the extension of the western segment of Route 55 to Sawgrass Mall via Hiatus Road and Oakland Park Boulevard. Another planned improvement is the implementation of a new rapid bus service via University Drive between Sample Road and Golden Glades and the subsequent discontinuation of 102 limited stop service.

BCT has no objections to this LUPA but recommends that any proposed development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the sidewalk on the site, the existing sidewalk at the street, the existing bicycle network, and bus stops.

Please feel free to call me at 954-357-8387 or email me at [Dimunoz@broward.org](mailto:Dimunoz@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

Diego B. Munoz  
Service Planner  
Service and Strategic 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:** October 7, 2020

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

**FROM:** Josie P. Sesodia, AICP, Director  
Planning and Development Management Division

JOSIE  
SESODIA

Digitally signed by JOSIE  
SESODIA  
Date: 2020.10.07  
13:53:38 -04'00'

**SUBJECT:** Broward County Land Use Plan  
*Review of Proposed Amendment – Lauderhill PC 21-3*

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 21-3. The subject site is located in Lauderhill involving approximately 14.2 acres. The amendment proposes:

*Current Designations:* Commerce

*Proposed Designation:* High (50) Residential

*Estimated Net Effect:* Addition of 710 dwelling units  
Zero (0) dwelling units currently permitted by the Broward County Land Use Plan  
Reduction of 14.2 acres of commerce

### Item 7 – Analysis of Natural and Historic Resources

- A. Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County's archaeological consultant determined that the proposed project will not adversely effect any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. The subject property is located within Lauderhill and located within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32).
- C. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner  
5301 S.W. 31st Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580  
Email: Med\_Exam\_Trauma@broward.org

Website: <http://www.broward.org/MedicalExaminer>

#### Item 8 - Affordable Housing

The Planning and Development Management Division (PDMD) staff has reviewed this application and has determined that it meets the requirements of Broward County Land Use Plan (BCLUP) Policy 2.16.2 and Article 5; however, a legally enforceable document, regarding the voluntary commitment to restrict this development to 501 dwelling units, may be required.

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP are subject to the requirements of BCLUP Policy 2.16.2 and Article 5. 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. A total of zero (0) residential units are currently permitted under the existing Land Use Plan and this request represents an increase of 710 dwelling units. However, the applicant intends to restrict the development to a maximum of 501 residential units. Regardless, **this request represents an increase of between 501 and 710 dwelling units; therefore, Policy 2.16.2 applies to this project.**

According to the applicant, the proposed multi-family residential project provides a mixed-use component to the surrounding commercial redevelopment area. It states that Policy 2.1.1 of the City's Land Use Plan "provide(s) for a variety of housing types and densities, which offer convenient and affordable housing opportunities..." The City also provides funding and several programs to address its affordable housing needs, as shown in Exhibit K (housing assessment). Based on the application, none of the proposed dwelling units are proposed as affordable housing.

PDMD staff recently reviewed the City of Lauderhill's updated comprehensive plan (dated August of 2019), which was adopted by the City Commission on June 8, 2020. The plan's Housing Element included goals, objective and policies and support documentation addressing the City's priority in increasing its single family housing stock. It states that "...*(due) to the large concentration of affordable housing rental units, the City shall encourage homeownership programs and facilitate the creation of attractive, single family home developments which meet the demand for future workforce and executive housing. The objectives in achieving this goal include providing approximately 1,000 additional new housing units by the year 2040, and annual program development assisting the elderly, and low- and moderate-income families with housing needs.*"

Support documentation based on US Census data shows that the City's housing stock includes about 62 percent multi-family units and 37 single-family homes, resulting in a large concentration of multi-family housing with a high percentage of affordable units, and a demand for more workforce and executive housing. Based on this, the City is prioritizing reduced density development and the addition of single family homes citywide, and market rate rental communities as appropriate.

This application included an affordable housing assessment (assessment) that was prepared on June 7, 2019 by Munitytics (Exhibit K). Per Section 5.4(e) of BrowardNEXT Administrative Rules Document, the assessment is valid for 18 months (through December 7, 2020). The assessment utilized Broward County's adopted methodology applying 2017 ACS data and 2023 Esri data to forecast the supply/demand of affordable housing.

According to the assessment, the City of Lauderhill has a current surplus of affordable owner units in the very-low income band; however, there is a shortage of low and moderate income owner units (-442) and a deficit of very-low income rentals (-3,488). However, 2023 projections show an increase

in the total affordable owner units, except for a continued shortage of moderate income/workforce units. The supply of rental units estimated for 2023 shows deterioration across all income bands, but only the number of very-low income units continues to experience a deficit.

Also contained in the assessment is additional information about the City’s commitment of \$1,769,070 during the period of 2015-2019 through various programs including U.S. Housing and Urban Development’s Community Development Block Grant (CDBG) program and Florida Housing Finance Corporation’s State Housing Initiatives Partnership (SHIP) program, as shown in the table below:

City of Lauderhill Recent Funding Efforts Towards Affordable Housing						
	2015 Actual	2016 Actual	2017 Actual	2018 Budgeted	2019 Budgeted	Totals
<b>Community Development Block Grant</b>						
CDBG Funding, Housing Program	50,000	128,785	47,322	-	-	226,107
CDBG Funding, Rehabilitation	29,508	37,658	-	-	-	67,166
CDBG Funding, Property Acquisition/Rehabilitation	223,307	-	-	-	-	223,307
CDBG Funding, Weatherization/Hardening	38,125	169,362	65,490	-	-	272,977
<b>Total, CDBG</b>	<b>340,940</b>	<b>335,805</b>	<b>112,812</b>	<b>-</b>	<b>-</b>	<b>789,557</b>
<b>State Housing Initiatives Partnership</b>						
SHIP Grants to Homebuyers	19,200	225,432	172,621	-	-	417,253
SHIP Home Repair	9,700	9,700	41,620	100,000	-	161,020
SHIP Home Repair, Special Needs	10,750	-	48,808	59,067	93,401	212,026
SHIP Rehabilitation	41,339	122,875	25,000	-	-	189,214
<b>Total, SHIP</b>	<b>80,989</b>	<b>358,007</b>	<b>288,049</b>	<b>159,067</b>	<b>93,401</b>	<b>979,513</b>
<b>Total All Recent Funding</b>	<b>421,929</b>	<b>693,812</b>	<b>400,861</b>	<b>159,067</b>	<b>93,401</b>	<b>1,769,070</b>

In consideration of the information submitted by the City of Lauderhill, and previous review of the City’s updated Housing Element, PDMD staff finds that this application is generally consistent with BCLUP Policy 2.16.2. and Administrative Rules Document, Article 5, as the City’s updated Comprehensive Plan has adopted housing goals, objectives and policies which prioritize increasing the supply of single family housing; specifically, workforce housing. However, the existing and forecasted deficit of very-low income rental units remains a concern.

Item 11 – Redevelopment Analysis

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

Item 12 – Intergovernmental Coordination

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

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site (PC 21-3) is served by Broward County Transit (BCT) Routes 55, 2, 102, and Community Shuttle. The 2019-2029 Vision Plan component of the BCT Transit Development Plan envisions significant investment and route enhancements for services adjacent to the amendment site.

Commercial Boulevard and University Drive are the primary trafficways providing connectivity to the amendment site. Both trafficways providing connectivity to the amendment site are high speed principal arterials which create significant traffic stress on bicyclists and pedestrians. Broward County recommends that the applicant consider working with transportation partner agencies to increase the widths of adjacent sidewalks and provide adequate buffer between pedestrians and traffic to reduce the level of traffic stress. Redevelopment within the site should be designed to include safe and convenient



connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the proposed redevelopment. For the convenience of residents and visitors who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

cc: Leonard Vialpando, Director, Environmental Protection and Growth Management Department  
Ralph Stone, Director, Housing Finance and Community Redevelopment Division  
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division  
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division  
Nicholas Sofoul, AICP, Planning Section Supervisor, Planning and Development Management Division  
Susanne Carrano, Senior Planner, Planning and Development Management Division  
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division  
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

JS/hec

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

RECEIVED  
10/6/2020

**LAND USE**  
**SBBC-2677-2019**  
**County No: PC 21-3**  
**1778 Apartments**

**October 2, 2020**



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](http://www.browardschools.com)

ATTACHMENT 5

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
<b>Date:</b> October 2, 2020	Units Permitted: 0      Units Proposed: 710	<b>Existing Land Use:</b> Commercial
<b>Name:</b> 1778 Apartments	<b>NET CHANGE (UNITS):</b> 710	<b>Proposed Land Use:</b> High (50 du/acre)
<b>SBBC Project Number:</b> SBBC-2677-2019	<b>Students Permitted</b> <b>Proposed</b> <b>NET CHANGE</b>	<b>Current Zoning:</b> CG (General)
<b>County Project Number:</b> PC 21-3	Elem      0      7      7	<b>Proposed Zoning:</b> RM-40
<b>Municipality Project Number:</b>	Mid      0      3      3	<b>Section:</b> 16
<b>Owner/Developer:</b> Three Amigos Lauderhill, LLC	High      0      4      4	<b>Township:</b> 49
<b>Jurisdiction:</b> City of Lauderhill	<b>Total</b> 0      14      14	<b>Range:</b> 41

### SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Discovery Elementary	942	1,036	942	-94	-3	90.9%
Westpine Middle	1,272	1,399	1,054	-345	-17	75.3%
Piper High	3,479	3,479	2,287	-1,192	-41	65.7%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Discovery Elementary	942	-94	90.9%	934	940	928	923	930
Westpine Middle	1,059	-340	75.7%	1,066	1,044	1,054	1,031	1,022
Piper High	2,292	-1,187	65.9%	2,238	2,164	2,089	2,115	2,190

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. \* This number already represents the higher of 100% gross capacity or 110% permanent capacity. \*\* The first Monday following Labor Day. \*\*\* Greater than 100% represents above the adopted Level Of Service (LOS)  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	24/25	25/26	26/27	27/28	28/29
Area C - Elementary	19,075	15,629	-3,446	14,960	15,150	15,340	15,530	15,720
Area C - Middle	11,288	9,087	-2,201	7,874	7,971	8,067	8,164	8,260
Area C - High	11,158	7,892	-3,266	7,121	7,110	7,100	7,089	7,079

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Bridge Prep Academy Of Bc	1,000	319	-681	319	319	319
Championship Acad Of West Broward	640	299	-341	299	299	299
N Broward Acad Of Excellence Elementary	763	677	-86	677	677	677
N. Broward Acad Of Excellence Middle	762	349	-413	349	349	349

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

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

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

School(s)	Description of Capacity Additions
Discovery Elementary	There no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Westpine Middle	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Piper High	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.

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

<b>Capacity Additions for Planning Area C</b>	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## Comments

Information contained in the application indicates that the approximately 14.2-acre site is generally located at the southwest corner of the intersection of West Commercial Boulevard and North University Drive in the City of Lauderdale. The current land use designation for the site is Commerce, which allows no residential unit. The applicant proposes to change the land use designation to High (50) Residential to allow 710 high-rise residential units which are anticipated to generate 14 additional students (7 elementary, 3 middle, and 4 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 2019-20 school year data because the current school year (2020-21) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

Schools serving the amendment site in the 2019-20 school year were Discovery Elementary, Westpine Middle, and Piper High. The same schools are serving the area in the 2020-21 school year. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2018-19 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2019-20 – 2021-22), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2021-22 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 2019-20 – 2023-24. 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 2019-20 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP Fiscal Years 2019-20 – 2023-24 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 "C" and the elementary, middle, and high schools currently serving Planning Area "C" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "C" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

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

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

PROJECT NUMBER: SBBC-2677-2019

October 2, 2020

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Date

Reviewed By:



Digitally signed by Mohammed Rasheduzzaman  
DN: cn=Mohammed Rasheduzzaman, o=Broward  
County Public Schools, ou=FP&RE,  
email=mohammed.  
rasheduzzaman@browardschools.com, c=US  
Date: 2020.10.02 09:34:55 -04'00'

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Signature

Mohammed Rasheduzzaman, AICP

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Name

Planner

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Title



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

**For:** Broward County Planning Council

**Applicant:** Three Amigos Lauderhill, LLC

**Amendment No.:** PC 21-3

**Jurisdiction:** Lauderhill                      **Size:** Approximately 14.2 acres

**Existing Use:** Vacant

**Current Land Use Designation:** Commerce

**Proposed Land Use Designation:** High (50) Residential

**Location:** In Section 16, Township 49 South, Range 41 East; generally located on the west side of University Drive, between Commercial Boulevard and Inverrary Boulevard/Northwest 50 Street

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

**ANALYSIS AND FINDINGS:**

**ENVIRONMENTAL ENGINEERING AND 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 2.22.1, 2.22.2]

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian



## EP&GMD COMMENTS

PC 21-3

Page 2

pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

**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 Lauderhill. 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.

**Air Quality** - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a decrease by 449 PM peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact** on air quality.

There are no air permitted facilities located within half a mile of the proposed amendment site. (MO 9/23/2020)

**Contaminated Sites** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] There are no contaminated sites located within one-quarter mile of the proposed site. (MO 9/9/2020)

**Solid Waste** - [CP Policies 6.1.2, 6.1.3, 6.2.6, 6.2.7, 13.2.7; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5, 3.4.2, 3.4.3, 2.11.8]

There are no active or inactive solid waste facilities located within one mile of the site. (MO 9/3/2020)

**ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION**

**Wellfield Protection** - [CP Policies 4.2.10, 4.4.13, 6.2.6, 6.2.7, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3, WM3.6, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5]

The proposed amendment site is not currently within a wellfield zone of influence. However, Zones two (2) and three (3) are in close proximity (0.25 miles) of the proposed amendment site. Special restrictions apply under Broward County's Wellfield Protection regulations.

**For Zone 2:** Per Article XIII of the Broward County Code of Ordinances, handling, storing, using, or generating any materials with regulated substances is allowed provided the applicant follows site specific wellfield conditions. Conditions include installation (by owner and/or operator) of one or several monitoring wells and the quarterly monitoring and testing (by a company) for specific regulated substance onsite.

**For Zone 3:** No special restrictions apply. *(VM 09/29/2020)*

**SARA TITLE III (Community Right to Know)** - [CP Policy 13.2.7, WM3.18;]; BCLUP Policies 6.2.6]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(VM 09/29/2020)*

**Hazardous Material Facilities** - [CP Policies 13.2.1, 13.2.6, 13.2.7, WM3.18; BCLUP Policies 6.2.6]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are eleven (11) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eleven (11) facilities, seven (7) are hazardous material facilities, three (3) are storage tank facilities, and one (1) is a facility that has both hazardous materials and storage tanks. *(VM 09/29/2020)*

**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, nor is it adjacent to any site in the Protected Natural Lands Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

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

**Marine and Riverine Resources** - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 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.

**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, Policies 2.21.1 and 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/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 proposed amendment site is located within the jurisdiction of the South Florida Water Management District (SFWMD) and Broward County. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger

EP&GMD COMMENTS

PC 21-3

Page 5

from flooding and maintaining the quality of surface waters. A surface water management permit may be needed prior to any construction on the site.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zone flood X-Below 500 Year flood plain, flood insurance rate zones that are outside the flood plain or the average flood depths of less than 1 foot.

**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. Please see attached Water Recharge Questionnaire.

**BROWARD COUNTY PLANNING COUNCIL**  
**WATER RECHARGE QUESTIONNAIRE**

as completed by

**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. Amendment No.:*** PC 21-3
- B. Municipality:*** Lauderdale
- C. Applicant:*** Tres Amigos Lauderdale, LLC

***II. Site Characteristics***

- A. Size:*** Approximately 14.2 acres
- B. Location:*** In Section 16, Township 49 South, Range 41 East; generally located on the west side of University Drive, between Commercial Boulevard and Inverrary Boulevard/Northwest 50 Street
- C. Existing Use:*** Vacant

***III. Broward County Land Use Plan Designation***

***Current Land Use Designation:*** Commerce

***Proposed Land Use Designation:*** High (50) Residential

***IV. Water Recharge Review***

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

The current land use designation is Commerce. A typical value for an impervious area produced by this type of development is approximately 72 percent.

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

The proposed land use designation is High (50) Residential

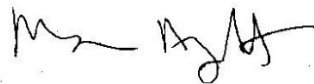
A typical value for an impervious area produced by this type of development is approximately 85 percent.

***V. Impact of Change in Land Use Designation***

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

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

***VI. Comments***



By: \_\_\_\_\_

Date 9/28/2020

Maena Angelotti

Environmental Planning and Community Resilience Division

**BROWARD COUNTY PLANNING COUNCIL**

**WETLAND RESOURCE QUESTIONNAIRE**  
**as completed by the**  
**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. Amendment No.:*** PC 21-3
- B. Municipality:*** Lauderdale
- C. Project Name:*** Lauderdale Apartments

***II. Site Characteristics***

- A. Size:*** Approximately 14.2 acres
- B. Location:*** In Section 16, Township 49 South, Range 41 East; generally located on the west side of University Drive, between Commercial Boulevard and Inverrary Boulevard/Northwest 50 Street
- C. Existing Use:*** Vacant

***III. Broward County Land Use Plan Designation***

- A. Current Designation:*** Commerce
- B. Proposed Designation:*** High (50) Residential

***IV. Wetland Review***

- A. Are wetlands present on subject property?*** No.
- B. Describe extent (i.e. percent) of wetlands present on subject property.*** None
- C. Describe the characteristics and quality of wetlands present on subject property.***
- D. Is the property under review for an Environmental Resource License?*** No
- E. Has the applicant demonstrated that should the proposed Land Use designation be approved,***

Wetland Resource Questionnaire  
PC 21-3

*the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?*      Yes

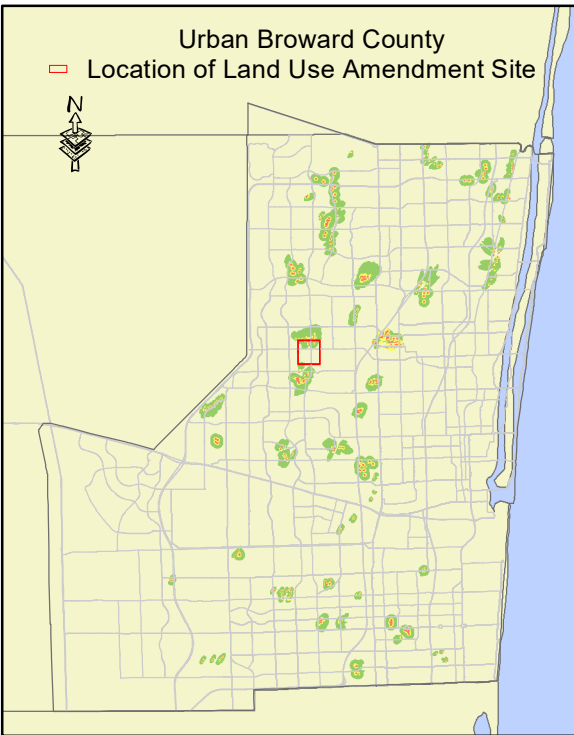
V.      Comments:

Completed by:      Linda Sunderland, NRS  
Natural Resources Manager



<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
7-Eleven Store #32881	7901 W COMMERCIAL BLVD, Tamarac, FL 33351	5541 - Gasoline Service Stations	Storage Tank
Advance Auto Parts #9552	7500 NW 57TH ST, Tamarac, FL 33319	5531 - Auto and Home Supply Stores	Hazardous Materials
Bennett Auto Supply, Inc.	5296 N UNIVERSITY DR, Lauderhill, FL 33351	5531 - Auto and Home Supply Stores	Hazardous Materials
City of Lauderhill-Veterans Park Pool	7600 NW 50TH ST, Lauderhill, FL 33351	7999 - Amusement and Recreation Services, Not Elsewhere Classified	Hazardous Materials
CVS Pharmacy #3273	5555 N UNIVERSITY DR, Lauderhill, FL 33351	5912 - Drug Stores and Proprietary Stores	Hazardous Materials
Firestone Complete Auto Care	7300 W COMMERCIAL BLVD, Lauderhill, FL 33319	7538 - General Automotive Repair Shops	Hazardous Materials
Nspire Healthcare Tamarac	5901 NW 79TH AVE, Tamarac, FL 33321	6513 - Operators of Apartment Buildings	Hazardous Materials and Storage Tank
Pep Boys #382	7305 W COMMERCIAL BLVD, Tamarac, FL 33319	7538 - General Automotive Repair Shops	Hazardous Materials
Prestige Auto Wash, Inc.	4921 N UNIVERSITY DR, Lauderhill, FL 33351	7542 - Carwashes	Hazardous Materials
Publix Store #0302	5881 N UNIVERSITY DR, Tamarac, FL 33321	6512 - Operators of Nonresidential Buildings	Storage Tank
Sunshine #32	5585 N UNIVERSITY DR, Lauderhill, FL 33351	5541 - Gasoline Service Stations	Storage Tank

# Land Use Amendment Site: LUA PC 21-3



## Land Use Amendment Map Legend

- ★ Sara Title III 302 Facility
- ▲ Hazardous Materials Facility
- - - 0.25 Mile Buffer
- ▨ Proposed Amendment Site
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

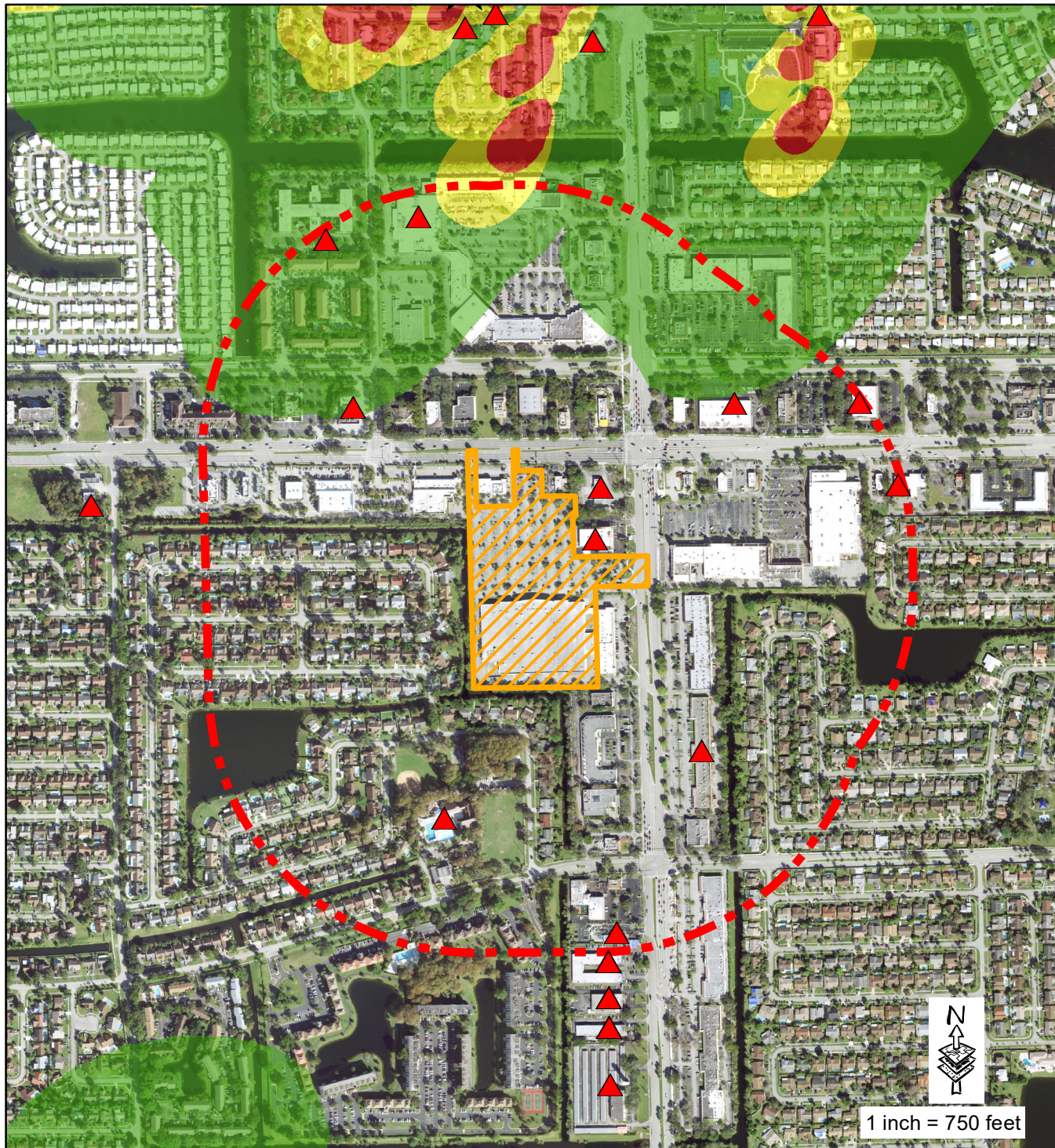
Miles 0      0.125      0.25

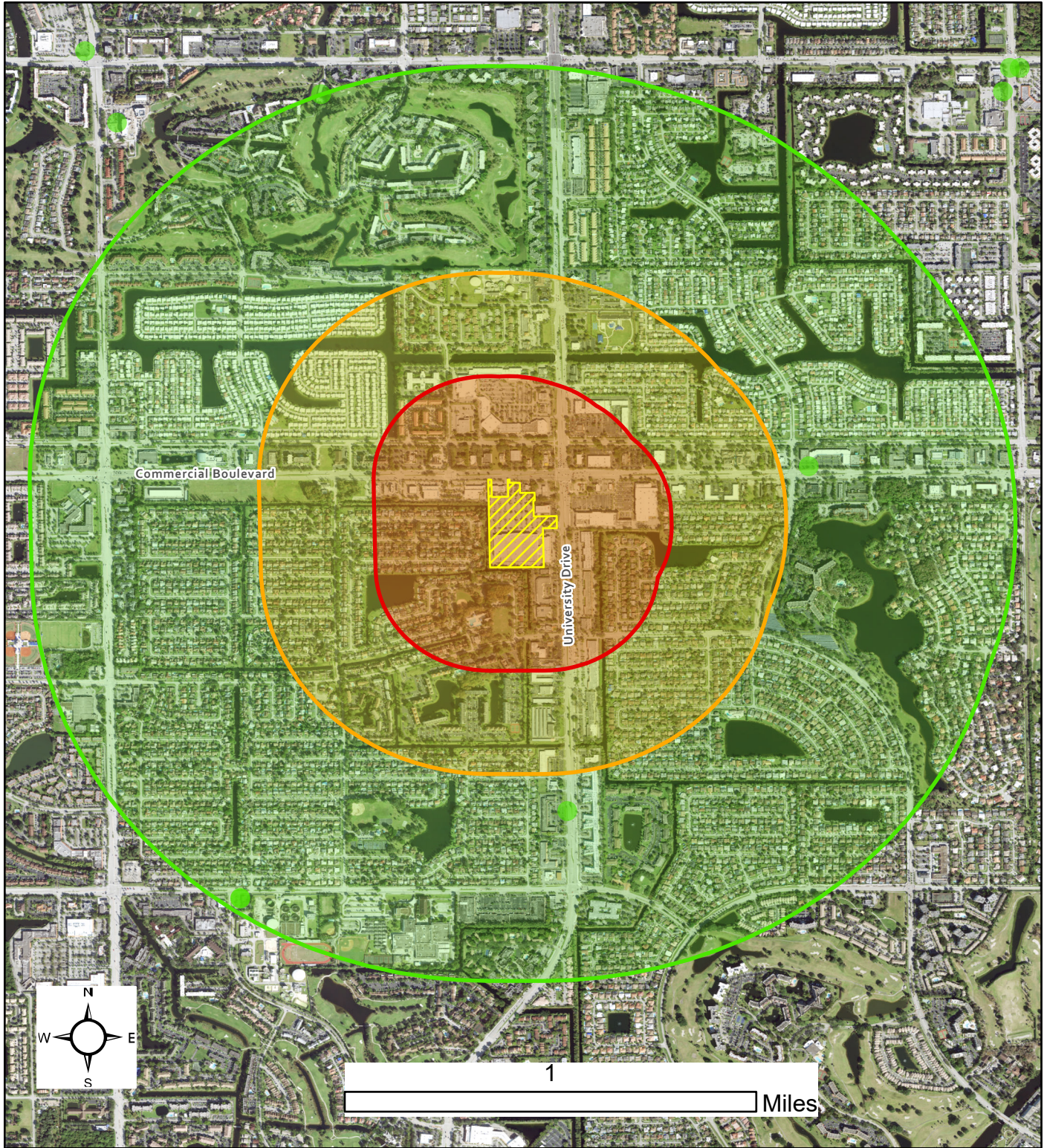
Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker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

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

Prepared by: VMEBANE - September 2020

Environmental and Consumer Protection Division





## Legend

- |   |   |
|---|---|
|  Proposed site                  |  One Mile Buffer     |
|  Solid Waste Facilities         |  Half Mile Buffer    |
|  Contaminated Sites             |  Quarter Mile Buffer |
|  Air State Permitted Facilities |   |

Generated for location purposes only.

Marker size is a visual aid and neither represents exact location nor area of designated facility.

Prepared by: MOSPINA 9/1/2020

Environmental Engineering and Permitting



# **An Affordable Housing Market Assessment in the City of Lauderdale, Florida**

June 7, 2019



## Report Commission

This report was commissioned in order to satisfy Strategy AH-4 of the Broward County Land Use Plan Policy<sup>1</sup> for a project that is proposed in the City of Lauderhill, Broward County, Florida. That policy requires that “For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.”

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

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

This report estimates the current (2017) demand and projects (to 2023) the future demand for various housing needs.

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

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

## **Report Summary**

Using the Broward County Planning Council's *Recommended Methodology For Supply and Demand Analysis For Broward County's Affordable Housing Market* (the "methodology"), prepared by Meridian Appraisal Group and published June 9, 2015, the City of Lauderhill has current deficits in homeownership in the Very Low Income and Moderate Income bands and a slight surplus in the Low Income band. Rental housing has deficits in the Very Low and Low Income bands and a solid surplus in the Moderate Income band.

Projected out to 2023, and, owing in part to increases in median household income, the City can expect surpluses in homeownership housing stock in the Very Low and Low Income bands, while the surplus in the Moderate Income band will be eliminated and deficit will have arisen in the Moderate Income band. Rental homes will still show a deficit in the Very Low Income band, but surpluses will exist in the Low and Moderate Income bands.

**Increasing the availability of housing supply will help to make all housing more affordable.**

## Methodology

This study examines current housing conditions within the City of Lauderdale, Florida (“the City”), which is generally stated for calendar years 2016/2017 (the latest U.S. Census Bureau American Community Survey data available (CY2016 and CY2017 for population estimates) and the supplemental data source from Esri<sup>2</sup> (CY2017)) and projected to calendar year 2022 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Meridian Appraisal Group (MAG) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. MAG developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. In order to forecast out to the year 2022, Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods were used. The MAG methodology is particularly sensitive to the primary factors of Median Household Income and housing stock forecasts. Esri’s forecasts are believed to be reliable and very up-to-date and draw upon a variety of publicly available and proprietary sources. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income

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<sup>2</sup> Esri is an international supplier of geographic information system software, web GIS and geodatabase management applications. For this study, we have utilized various databases specific to the City of Lauderdale that have been prepared by Esri. Products utilized include the Business Analyst, Community Analyst, and ArcGis systems. Details on how Esri conducts forecasts of demographic and housing information can be found in *Methodology Statement: 2017/2022 Esri US Demographic Updates, An Esri® White Paper, June 2012.*

(80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2010 Census.



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

The 2016 ACS data and 2017 ACS population estimates for the City of Lauderhill and the Esri estimates for 2017 and its forecasts for 2022 are summarized below:

	<b>2017 ACS Estimates</b>	<b>2018 Esri Estimates</b>	<b>2023 Esri Forecasts</b>
Population	72,094	72,750	76,515
Median Household Income	38,805	37,608	42,371
Housing Units, Total	28,303	30,966	32,184
Housing Units, Occupied	23,369	26,693	27,936

The Broward County Property Appraiser (BCPA) notes that for 2019 there were 24,555 residential dwelling units being assessed for fire protection services<sup>3</sup>. Added to this number are dwelling or residential units not assessed or assessed through the mixed use/special use category utilized by BCPA. This is their estimate as of January 1, 2019, which is very close to the ACS estimate collection date. The 2018 Esri estimates of housing units were for a year later and are based upon the ACS 2017 survey, plus Esri’s forecasting methodology<sup>4</sup>. We believe the Esri estimates to be accurate for 2018 for the

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<sup>3</sup> Broward County Property Appraiser’s Office web link (note the undercount results from mixed-use properties not discreetly disclosed by BCPA:  
<http://www.bcpa.net/Includes/Downloads/2019/June1stFireRecaps/2019%20June%20Lauderhill%20Fire%20Recap.pdf>

<sup>4</sup> Esri is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri provides subscriptions to various database information they maintain for their GIS software. Some of those databases contain forecasts based upon proprietary methodology developed and maintained by Esri. Housing units are forecasted by Esri using “...[the] recorded change in the housing inventory...cullled from several data sources, including multiple construction data inputs from Metrostudy, data for new manufactured homes placed by state from the Census Bureau, and building permits for permit-issuing places and counties. Numerous independent sources are leveraged to obtain detailed information on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Community Survey, and various state and local data

estimated number of housing units for the purposes of this report. The addition of the proposed housing units would increase the supply of rental housing. Esri estimates that there are 26,693 owner-occupied homes in 2018, while ACS estimates there are 23,369.

***In the absence of this additional supply, housing costs would likely increase across most affordability bands than if the project were not constructed.***

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sources. Additionally, data from the Current Population Survey and the Housing Vacancy Survey from the Census Bureau is used to model trends in occupancy.” Methodology Statement: 2018/2023 Esri US Demographic Updates, June 2018.

## Affordable Housing Criteria

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

Using the ACS and Esri data, and applying that data to the MAG supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences:

### Gap Analysis, Meridian Appraisal Group Model Utilizing 2017 American Community Survey Data

2016 Median Income		City of Lauderhill, Florida						
\$64,100		Demand(D)	Supply(S)	No Gap/(Gap)	Demand(D)	Supply(S)	No Gap/(Gap)	
Income Band		Owner	Owner	S-D	Income Band	Renter	Renter	S-D
0.0%	50.0%	3,520	5,995	2,475	\$0	5,986	2,498	(3,488)
		\$32,050	29.5%	50.2%	\$801	52.4%	22.4%	
50.1%	80.0%	2,627	2,523	(104)	\$803	2,852	4,370	1,518
		\$32,114			\$1,282	24.9%	39.3%	
		\$51,280	22.0%	21.1%				
80.1%	120.0%	2,450	2,112	(338)	\$1,284	1,718	3,288	1,570
		\$51,344			\$1,923	15.0%	29.5%	
		\$76,920	20.5%	17.7%				

The MAG model shows deficits in affordable housing for those who wish to own homes in the Low- and Moderate- income bands. A surplus exists in the Very Low-income band for home ownership.

The model also shows deficiencies in the Very Low-income band and surpluses in the Low- and Moderate- income bands for rentals. These mixed results are a little surprising because they are not typical in the county. The City of Lauderhill has an abundance of

affordable housing options. Like most cities, affordable rentals for very low-income households are in very short supply. The surpluses in the low- and moderate- income rental bands indicate that affordable rental housing is available, just not in sufficient quantities at the very low-income band.

When we applied the Esri and ACS forecasted data for 2023 to this model, we find the following:

**Gap Analysis, Meridian Appraisal Group Model  
Utilizing 2023 Esri and ACS Forecasted Data**

2023 Median Income		City of Lauderdale, Florida							
\$72,594			Demand(D)	Supply(S)	No Gap/(Gap)		Demand(D)	Supply(S)	No Gap/(Gap)
Choose Bands		Income Band	Owner	Owner	S-D	Income Band	Renter	Renter	S-D
0.0%	50.0%	\$0	5,088	7,694	2,606	\$0	6,850	2,810	(4,040)
		\$36,297	34.1%	51.5%		\$907	54.1%	18.5%	
50.1%	80.0%	\$36,370	3,448	3,622	174	\$909	3,680	4,910	1,230
		\$58,075	23.1%	24.2%		\$1,452	25.3%	41.1%	
80.1%	120.0%	\$58,148	2,891	2,329	(562)	\$1,454	3,615	4,123	508
		\$87,113	19.4%	15.6%		\$2,178	16.8%	31.5%	

As the Median Household Income in the County increases for home ownership in the Very Low- and Low- income bands and the deficit for moderate-income home ownership increases slightly. Rental units show deterioration across all bands, with the Very Low-income band deficit increasing and the surpluses in the Low- and Moderate-income bands decreasing, but still having an expected surplus.

## **Addressing The Demand For Affordable Housing**

The City of Lauderhill has previously or currently provided several programs and funding to address its affordable housing issues.

**Home Investment Partnership Program (HOME).** During fiscal year 2011 and 2012, it spent \$330,302 for minor home repairs and weatherization efforts and \$294,129 for purchase assistance for very low- and low- income households. The program provides up to \$20,000 as available for an eligible household in the form of a “Forgivable Grant”, a conditional grant that involves a lien on the rehabilitated property. The grant has a ten (10) year term and if repayment is required, the amount owed is reduced in equal amounts per each year on the anniversary of the contract, in accordance to the City of Lauderhill Local Housing Affordability Plan.

**State Housing Initiatives Partnership (SHIP).** Florida Housing administers the State Housing Initiatives Partnership program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low, low and moderate income families. SHIP dollars awarded to the City may be used to fund emergency repairs, rehabilitation, down payment and closing cost assistance, mortgage buy-downs, matching dollars for federal housing grants and programs, and homeownership counseling, in accordance with its approved Local Housing Assistance Plan (LHAP). With these funds, the City has provided the following programs:

### **1. Purchase Assistance Program**

The City of Lauderhill Purchase Assistance Program assists first-time homebuyers by paying a portion of their down payment and closing costs. The program provides subordinate mortgage to eligible applicants to purchase newly constructed and existing single family homes or condominiums.

Assistance will be provided to households with incomes in the 50%, 80% and

120% range of the Area Median Income. The applicant must have attended and completed a Homebuyer Education class approved by the U.S. Department of Housing and Urban Development – HUD and the City of Lauderhill.

## **2. Minor Home Repair/Weatherization**

Provides a ten year (10), deferred, 0% interest payment loan for maintaining owner-occupied housing with priority given to correcting code violations which are health and safety hazards to make home storm-resistant reducing long-term cost relating to maintenance and insurance. Assistance will be to households with incomes up to 120% Area Median Income. All applicants must meet the scheduled application deadline and the individual program documentation requirements to be eligible for the Minor Repair/Weatherization Strategy. Any necessary inspection fees will be taken from the loan amount awarded. All applicants will be income-certified and subject to the following terms:

1. The home must be located in the City of Lauderhill
2. The appraised value of the home may not exceed the maximum sales price allowable in the SHIP program.
3. The home must not be in violation of any housing codes after rehabilitation.
4. The maximum amount that may be borrowed is \$20,000.
5. The applicant must not be delinquent on any debt owed to the City of Lauderhill.

## **3. Acquisition Program**

This strategy is designed to facilitate the acquisition of vacant land that will be developed for affordable housing for income eligible households. Acquired land can be pledged at the primary lender as security collateral for a new home. Land acquisition does not permit land banking. Pursuant to Rule 67-37.007, D.A.C., in order to meet the 75% construction requirement for land acquisition, construction of the homes must be completed within 24 months from the close of the applicable State fiscal year.

The City will conduct an evaluation to find the most qualified developer. The loan for the value of the land will be at 0% interest rate. The loan will be recaptured when the property is sold.

#### **4. Disaster Mitigation and Recovery**

SHIP funds may be used to provide emergency repairs to very low, low and moderate income households following a natural disaster as declared by Executive Order, as noted. Funds may be used for items such as, but not limited to, purchase of emergency supplies for eligible households to weatherproof damaged homes, interim repairs to avoid further damage, tree and debris removal required to make the individual housing unit habitable, post disaster assistance with non-insured repairs required to process assistance applications. This strategy will only be implemented in the event of a disaster using any funds that have not been encumbered. Assistance will be to households with incomes in the 50%, 80%, and 120% range of the Area Median Income adjusted for household size.

#### **5. Emergency Roof Repair**

This strategy is designed to provide a one-time deferred payment loan to improve significant roof damage conditions of eligible low-income families. Assistance will be to households with incomes in the 50% and 80% range of the Area Median Income adjusted for household size.

Eligible persons for this program will be selected on a first-come, first-qualified application served basis. Eligibility for the Emergency Roof Repair Program is as follows:

1. Limited to owner-occupied households. To be eligible for this program, homeowner must live in the house, have homestead exemption and deed must be in homeowner's name.
2. The beneficiaries of this strategy will be elderly, disabled, Very Low and Low-income families living within the City Limits.

3. Household income cannot exceed 80% of median family income. Income guidelines are based on information received from HUD yearly. Applicants must be at or below the current income guidelines.
4. Applicants are required to have current Homeowner, Flood and Wind Insurances.
5. Hardship applicants, who do not have Homeowner, Flood and Wind Insurance, will be considered on a case-by-case basis.

**Neighborhood Stabilization Program (NSP).** The City received \$4,293,288 in NSP 1 funds and \$1,50,609 in NSP 3 funds from the U.S. Department of Housing and Urban Development (HUD). The purpose of the City's NSP program is to facilitate the purchase and rehabilitation of vacant foreclosed and abandoned properties that might otherwise become sources of abandonment and blight within the community. The Purchase Assistance Program is a down payment and principal buy down program which will provide the lesser of \$50,000 or twenty (20%) percent of the sales price for a home that has been abandoned, foreclosed, vacant, or is a short sale. Applications are accepted on a first come, first qualified, first served basis. Applicants are responsible for finding eligible homes located within the boundaries of the City of Lauderhill (Condominium, Townhouse or single family residences) which must serve as your primary residence. Homestead Exemption must be filed within the year of purchase. A copy of the approved Homestead application must be submitted to the Office of Business and Neighborhood Enrichment Division upon receipt. Participants can receive up to \$20,000 with a 10 repayment period, or \$20,000 to \$50,000 with a 15-year repayment period. The loans are written down proportionately each year of the repayment period, as long as the borrower remains in the home.

Most recently, the City has provided the following funding amounts towards its affordable housing efforts:



## City of Lauderhill Recent Funding Efforts Towards Affordable Housing

	2015 Actual	2016 Actual	2017 Actual	2018 Budgeted	2019 Budgeted	Totals
<b>Community Development Block Grant</b>						
CDBG Funding, Housing Program	50,000	128,785	47,322	-	-	226,107
CDBG Funding, Rehabilitation	29,508	37,658	-	-	-	67,166
CDBG Funding, Property Acquisition/Rehabilitation	223,307	-	-	-	-	223,307
CDBG Funding, Weatherization/Hardening	38,125	169,362	65,490	-	-	272,977
<b>Total, CDBG</b>	<b>340,940</b>	<b>335,805</b>	<b>112,812</b>	<b>-</b>	<b>-</b>	<b>789,557</b>
<b>State Housing Initiatives Partnership</b>						
SHIP Grants to Homebuyers	19,200	225,432	172,621	-	-	417,253
SHIP Home Repair	9,700	9,700	41,620	100,000	-	161,020
SHIP Home Repair, Special Needs	10,750	-	48,808	59,067	93,401	212,026
SHIP Rehabilitation	41,339	122,875	25,000	-	-	189,214
<b>Total, SHIP</b>	<b>80,989</b>	<b>358,007</b>	<b>288,049</b>	<b>159,067</b>	<b>93,401</b>	<b>979,513</b>
<b>Total All Recent Funding</b>	<b>421,929</b>	<b>693,812</b>	<b>400,861</b>	<b>159,067</b>	<b>93,401</b>	<b>1,769,070</b>



Return recorded copy to:

Dunay, Miskel & Backman, LLP  
14 SE 4<sup>th</sup> Street, Suite 36  
Boca Raton, Florida 33432

**This Instrument Prepared by:**

Hope W. Calhoun, Esq.  
Dunay, Miskel & Backman, LLP  
14 SE 4<sup>th</sup> Street, Suite 36  
Boca Raton, Florida 33432

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**SPACE ABOVE THIS LINE FOR PROCESSING DATA**

**DECLARATION OF RESTRICTIVE COVENANTS**

This Declaration of Restrictive Covenants (“Declaration”) made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **Three Amigos Lauderhill, LLC**, a Florida limited liability company whose mailing address is 4125 NW 88<sup>th</sup> Ave., Sunrise, FL 33351 (“Declarant”) shall be for the benefit of Broward County, a political subdivision of the State of Florida with a mailing address of 115 S. Andrews Ave., Fort Lauderdale, FL 33301 (“County”)

**WITNESSETH:**

WHEREAS, Declarant is the fee simple owner of that certain real property located in the City of Lauderhill, Broward County, Florida, as more particularly described on Exhibit “A” attached hereto and made a part hereof (“Development Parcel”); and

WHEREAS, Declarant has submitted Land Use Plan Amendment Application to Broward County application PC 21-3 to change the land use designation of the Development Parcel from Commerce to High (50) Residential (“Application”); and

WHEREAS, Declarant has voluntarily offered to enter into this Declaration to restrict the utilization of the Property; and

WHEREAS, the Board of County Commissioners of Broward County, Florida (“County”), at its meeting on \_\_\_\_\_, agreed to adopt the Land Use Plan Amendment (“Land Use Plan Amendment”) with the understanding that Declarant voluntarily agreed to restrict the utilization of the Property and to not seek further development of the Property through the utilization of flexibility units;

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, maintained, transferred, sold, conveyed and owned in perpetuity subject to the terms and conditions and restrictions set forth in this Declaration.

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.
2. Property Development. Declarant hereby restricts development of the Property to not more than five hundred and one (501) residential dwelling units. Declarant agrees that this restriction constitutes a limitation on the number of units which Declarant has agreed to construct on the Property and that it shall not seek to increase the number of allowable units set forth herein through an application for flexibility units.
3. Amendments. This Declaration shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners of the Property and approved by Broward County Board of County Commissioners. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.
4. Recordation. This Declaration shall be recorded in the Public Records of Broward County, shall run with the Property in perpetuity, for the sole benefit of the County and shall bind all successors and assigns to the title of the Property.
5. Effective Date. This instrument shall become effective upon recordation of same in the Public Records of Broward County which shall occur after all necessary approvals by County of the requested Application and recertification of the City's Comprehensive Plan and the expiration of all appeal periods or, if an appeal is filed, the conclusion of such appeal in a manner that does not affect County's approval of the Application.
6. Severability. These restrictions are hereby declared to be severable and independent. If any court of competent jurisdiction shall declare any section, paragraph or part thereof invalid or unenforceable, then such judgement or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.
7. Third Party Beneficiary Enforcement. This Declaration is not intended to create, nor shall it be in anyway interpreted or construed to create, any third-party beneficiary rights in any person not a party hereto unless otherwise expressly provided herein. The restrictions set forth herein run in favor of and may be enforced by the County by action at law or equity. Any failure by County to enforce this Declaration shall not be deemed a waiver of the right to do so thereafter.
8. Captions, Headings and Titles. Paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Restrictive Covenants as follows:

Three Amigos Lauderhill, LLC,  
a Florida limited liability company

WITNESSES:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
Title

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of \_\_\_ physical presence or \_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_, of Three Amigos Lauderhill, LLC, on behalf of the corporation. He or she is:

\_\_\_ personally known to me, or

\_\_\_ produced identification. Type of identification produced \_\_\_\_\_.

(SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Print Name

My Commission Expires:

**EXHIBIT "A"**

Legal Description of Development Parcel

# ATTACHMENT 9



Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman  
Hope Calhoun

Dwayne Dickerson  
Ele Zachariades  
Matthew H. Scott  
Christina Bilenki  
Lauren G. Odom

PUBLIC OUTREACH for  
1778 Apartments  
7730 W. Commercial Boulevard Lauderhill, FL



In connection with the above referenced project, Three Amigos Lauderhill, LLC (the “Developer”) has submitted the following applications to the City of Lauderhill: Land Use plan amendment, rezoning application, site plan, and special exception (the “Applications”). In connection with the Applications, the Developer participated in at least 5 public outreach/workshop meetings.

The five meetings were held as follows:

May 9, 2019: 1<sup>st</sup> meeting with the NW Neighbors Association (“Association”). This is the neighborhood directly adjacent to the proposed apartments. This meeting was held before the Developer submitted any of the Applications to the City. The residents were concerned about the proposed height of the apartments, the density, and the loss of a commercial use of the property.

August 27, 2019: 2<sup>nd</sup> meeting with the Association. As a result of the May meeting, the Developer reduced the height and density of the apartments and introduced a live/work concept into the project. The neighbors remained concerned about the project density and the lack of commercial use on the property. Also, raised concerns about traffic.

September 16, 2019: 3<sup>rd</sup> meeting with Association. As a result of prior meetings, the Developer further reduced the density of the project. The neighbors remained concerned about the lack of commercial use on the property. Continued to express a desire for a commercial project with restaurants, and bars to serve as a destination for the community.

March 3, 2020: Meeting with the Lauderhill Chamber of Commerce. No overall objections raised. For the most part, they simply listened to the presentation.

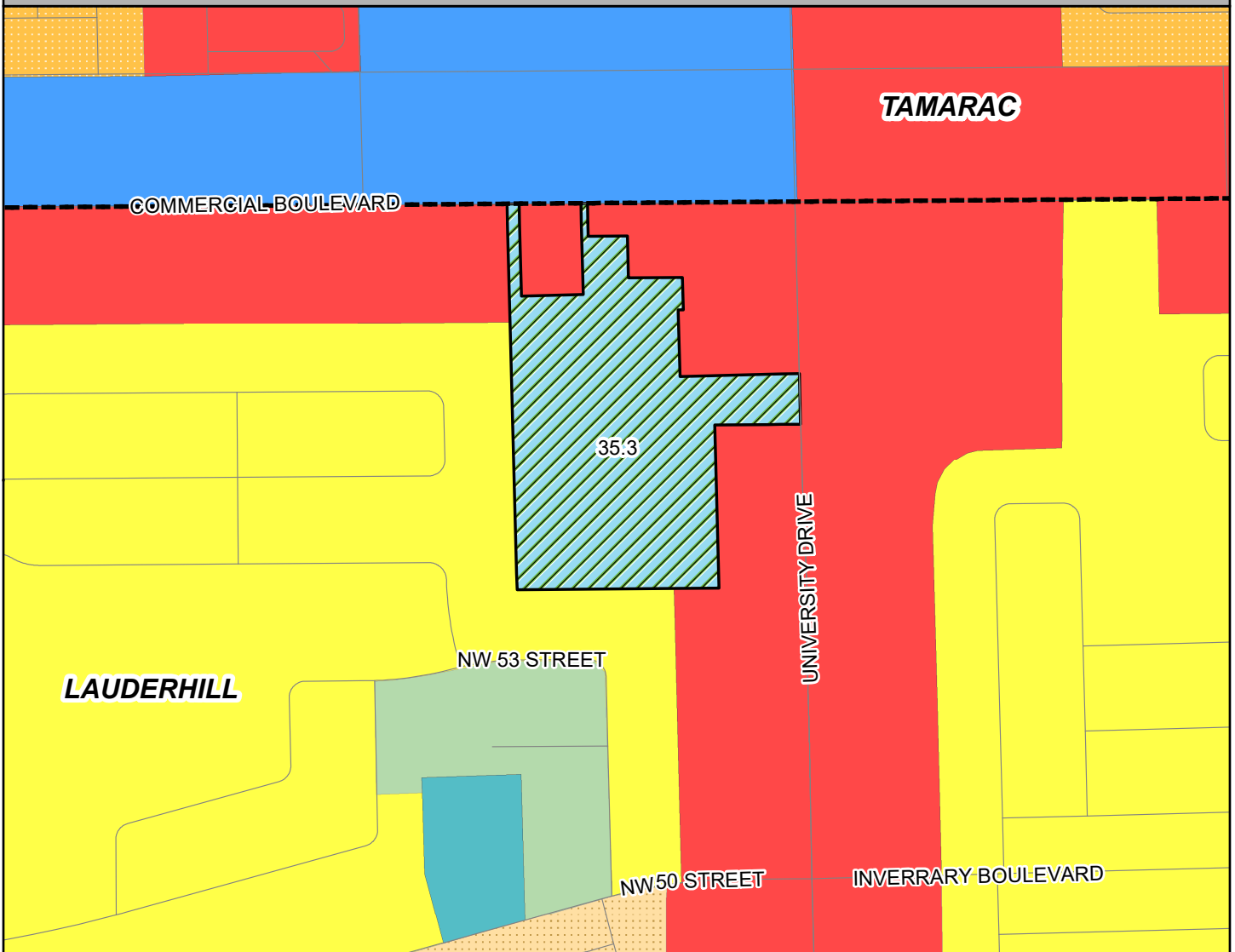
September 30, 2020: Workshop meeting held with the Lauderhill City Commission, the residents, and Lauderhill Administration to discuss the project. The neighbors continued to express concerns about height (despite the Developer’s height reductions), and traffic (despite the approved traffic study which indicated less traffic).







If you have any questions or comments, please contact Hope W. Calhoun at 561-405-3324.

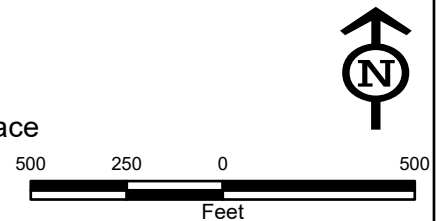
**ATTACHMENT 10**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**PLANNING COUNCIL STAFF DECEMBER 10, 2020 RECOMMENDATION**  
**FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 21-3**

**Proposed Land Use:** Irregular (35.3) Residential

**Gross Acres:** Approximately 14.2 acres



- |   |   |
|---|---|
|  Site                        |  Irregular Residential     |
|  Municipal Boundary          |  Activity Center           |
|  Low (5) Residential         |  Commerce                  |
|  Low-Medium (10) Residential |  Recreation and Open Space |
|  Medium (16) Residential     |  Community                 |





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

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

**MEMORANDUM**

October 6, 2020

To: Dawn B. Teetsel, Director of Planning  
Broward County Planning Council

Thru: Dan West, Director *Dan West*  
Parks and Recreation Division

From: Linda Briggs Thompson, Environmental Program Manager *LBT*  
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**  
**Proposed Amendment PC 21-3 1778 Apartments (Lauderhill)**

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for 1778 Apartments (Lauderhill). Our comment is as follows:

**PC 21-3** No objections to the Land Use Plan Amendment. However, regional park impact fees will be required for the additional 710 dwelling units planned for this project.

If you or your staff has any questions about our comments, please call me at 954-357-8120.



**ATTACHMENT 12**



Public Works Department – Water and Wastewater Services

**WATER MANAGEMENT DIVISION**

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

DATE: September 15, 2020

TO: Christina Evans, Planner  
Broward County Planning Council

FROM: Susan Juncosa  
Broward County Water Management Division

SUBJECT: PC 21-3 1778 Apartments Land Use Plan Amendment  
Drainage Analysis

Dear Ms. Evans:

The information in the above-captioned land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa  
Natural Resource Specialist  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office:(954)-831-0778  
E-mail: [sjuncosa@Broward.org](mailto:sjuncosa@Broward.org)



3501 Inverrary Blvd  
Fort Lauderdale, FL  
33319

www.chateaumargolfresort.com



July 10, 2020

To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature x \_\_\_\_\_

Personal Name \_\_\_\_\_

Business Name \_\_\_\_\_

Business Address \_\_\_\_\_  
\_\_\_\_\_

Regards,

Luis Navas  
President  
Tel: 305.588.9513

# Ciudad de Nuestros Angeles I, LLC

3501 Inverrary Blvd.  
Fort Lauderdale, FL 33319

June 10, 2020

To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Regards,

A handwritten signature in black ink, appearing to read 'Luis Navas', written in a cursive style.

Luis Navas  
President  
Tel: 305.588.9513

---

3501 Inverrary Blvd  
Laudherhill, FL  
33319

[www.GGAinc.com](http://www.GGAinc.com)



GLOBAL  
GOVERNANCE  
ADVISORS

July 10, 2020

To whom it may concern,

Please vote yes on the applications. We need to revitalize that corner!

Regards,



Luis Navas  
Founder and Senior Partner  
Tel: 305.588.9513



GRANVITA REALTY GROUP

---

3501 Inverrary Blvd.  
Lauderhill, FL  
33319

[www.granvitarealty.com](http://www.granvitarealty.com)

June 10, 2020

To whom it may concern,

Please vote yes on the applications. We need to revitalize that corner!

Regards,

Luis Navas  
President  
Tel: 305.588.9513

**CH RETAIL FUND I/FT. LAUDERDALE UNIVERSAL PLAZA, L.L.C.**

3819 Maple Avenue  
Dallas, TX 75219  
214-661-8000

July 9, 2020

**VIA E-MAIL DELIVERY:**

[kthurston@lauderhill-fl.gov](mailto:kthurston@lauderhill-fl.gov)  
[dgrant@lauderhill-fl.gov](mailto:dgrant@lauderhill-fl.gov)  
[rcampbell@lauderhill-fl.gov](mailto:rcampbell@lauderhill-fl.gov)  
[mbates@lauderhill-fl.gov](mailto:mbates@lauderhill-fl.gov)  
[hberger@lauderhill-fl.gov](mailto:hberger@lauderhill-fl.gov)

Interim City manager  
[dgiles@lauderhill-fl.gov](mailto:dgiles@lauderhill-fl.gov)

To whom it may concern,

The Undersigned (“Owner”) is the sole owner of the following described property in the City of Lauderhill, Florida:

Universal Plaza – located at 5401 – 5437 N. University Drive, 5555 N. University Drive, 7720 W. Commercial Boulevard, and 7736 – 7752 W. Commercial Boulevard, Lauderhill, FL 33351.

Owner’s property is located within the area of notification for the zoning map amendment for 7730 West Commercial Boulevard, Lauderhill, FL 33351 (the ‘Affected Property”).

Owner hereby supports the change in the zoning district classification or boundary being requested in the zoning case mentioned above.


As a commercial property owner, Owner implores the Commission to vote in favor of the above applications. Owner understands that approval of the requests will pave the way for the developer to eventually build residential units on the Affected Property. Owner strongly believes that the residential product that is proposed would benefit the City as well as the commercial properties surrounding the proposed project.

[SIGNATURE PAGE TO FOLLOW]


Thank you for the consideration,

**CH RETAIL FUND I/FT. LAUDERDALE  
UNIVERSAL PLAZA, L.L.C.**, a Delaware limited  
liability company

By: Retail Managers I, L.L.C.,  
a Texas limited liability company  
its manager

By:   
Name: Samuel E. Peck  
Title: Vice President




**Signature:** 

**Email:** [gchcdocumentreview@standish-op.com](mailto:gchcdocumentreview@standish-op.com)

---

To whom it may concern,


This letter indicates my support for the development of residential units on the property.

Personal Signature x   
Personal Name Johanna Castillo General Manager  
Business Name Ruby Tuesday  
Business Address 7736 W Commercial Blvd  
Lauderhill, FL 33351



To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature x   
Personal Name MARIE Thompson, BR NGR  
Business Name Mariner Finance  
Business Address 5417 N University DR  
Lauderhill, FL 33351

To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature Kelly Callahan  
Personal Name Kelly Callahan, BM  
Business Name Ruby Tuesday  
Business Address 7736 W. Commercial  
Lauderhill, FL

To whom it may concern,

Please vote yes on the applications. We need to revitalize that corner!

Personal Signature x



Personal Name

Ryan Deane - General Manager

Business Name

Tijuan Photo

Business Address

7942 W. Commercial Blvd  
Landerhill FL

To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature x



Personal Name

Vy Nguyen

Business Name

Universal Mail

Business Address

5407 N. University  
Lauderhill FL 33351

To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature x



Personal Name

Robert J. Morelli

Business Name

Illegal Pizza

Business Address

5401 N University  
DR. Hawthorn 33257

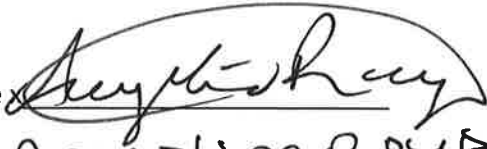
To whom it may concern,

Please vote yes on the applications. We need to revitalize that corner!

Personal Signature x Jayrovi J. Laguna  
Personal Name Jayrovi J. Laguna  
Business Name Chick-Fil-A  
Business Address 8190 W Commercial  
Bld. Ladderhill FL. 33351  
U.S.


To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature   
Personal Name Anyeline Reyes.  
Business Name D'Hair Palace.  
Business Address 5438 N. University DR.  
Lauderhill FL 33351.

To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature x   
Personal Name Jessica Kameel  
Business Name Luxe Dental  
Business Address 5280 N. University Dr.  
Lauderhill FL 33357



To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature x Mei-hui Gao

Personal Name Mei-hui Gao

Business Name China Sky

Business Address 7748 W. Commercial Blvd  
Lauderhill, FL 33351

To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature x

Miranda Carmichael

Personal Name

Miranda Carmichael

Business Name

Find It Thrift, LLC

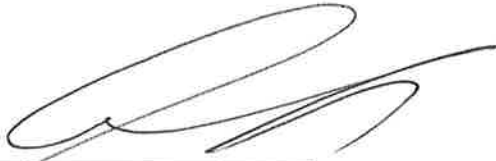
Business Address

5101 N University Drive  
Lauderhill, FL 33351

To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature x



Personal Name

Jonathan Wolff

Business Name

Subvert 1443

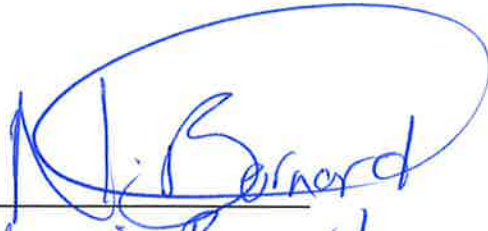
Business Address

774 W Commercial Blvd  
Louisville FL 33211

To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature x



Personal Name

Nazori Bernard

Business Name

Charleys Philly Steak

Business Address

7948 W Commerican Blvd

---

To whom it may concern,

Please vote yes on the applications. We need to revitalize that corner!

Personal Signature x



Personal Name

Dayana Carmona

Business Name


Rancho Nando Steak House.

Business Address

5206 N University pr  
Lauderhill, fl, 33351

To whom it may concern,

~~This letter indicates my support for the development of residential units on the property.~~

Personal Signature x   
Personal Name Cindi Benjamin  
Business Name Crown Trophy  
Business Address 7388 W. Commercial Blvd.  
Lauderhill, FL 33319

To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature x



---

Personal Name

Jason Grant

Business Name

Vision Clips Barber Shop

Business Address

7546 W Commercial

Blvd. Lauderdale FL 33319

# CITY OF LAUDER HILL

To whom it may concern,

Please  vote yes on the applications. We need to revitalize that corner!

Personal Signature x Bernardo Yibirin  
Personal Name BERNARDO YIBIRIN  
Personal Address 8049 NW 128<sup>th</sup> LN  
PARKLAND, FL 33076

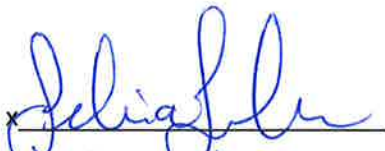
GNC  
UNIVERSAL PLAZA  
5403 N. UNIVERSITY DR  
LAUDER HILL, FL 33351



To whom it may concern,

I have been a resident of the City of Lauderhill for 3 years. I understand that the Commission will consider 2 development applications for the above referenced project at the July 13<sup>th</sup> Commission meeting. Assuming that is the case, I am writing to express my full support for creating residential development on the property. I do miss my local Target store, but I understand that it is not coming back. With that in mind, it is time for us to move forward. I think that Lauderhill needs to welcome new housing into the City. We have gone too long without something new in our city. Please approve the applications so that we can breathe some life in to this prominent corner.

Personal Signature x



Personal Name

Jelicca Aerson

Personal Address

4152 Inverrary Dr Apt 407  
Lauderhill FL 33319

To whom it may concern,

I have been a resident of the City of Lauderhill for 19 years. I understand that the Commission will consider 2 development applications for the above referenced project at the July 13<sup>th</sup> Commission meeting. Assuming that is the case, I am writing to express my full support for creating residential development on the property. I do miss my local Target store, but I understand that it is not coming back. With that in mind, it is time for us to move forward. I think that Lauderhill needs to welcome new housing into the City. We have gone too long without something new in our city. Please approve the applications so that we can breathe some life in to this prominent corner.

Personal Signature x



Personal Name


Sade Heron

Personal Address

28 Pleasant  
hill Lane. FL  
33319

To whom it may concern,

I have been a resident of the City of Lauderhill for 5 years. I understand that the Commission will consider 2 development applications for the above referenced project at the July 13<sup>th</sup> Commission meeting. Assuming that is the case, I am writing to express my full support for creating residential development on the property. I do miss my local Target store, but I understand that it is not coming back. With that in mind, it is time for us to move forward. I think that Lauderhill needs to welcome new housing into the City. We have gone too long without something new in our city. Please approve the applications so that we can breathe some life in to this prominent corner.

Personal Signature x   
Personal Name Madison Vega  
Personal Address 7720 W Commercial Blvd  
Lauderhill, FL 33351

To whom it may concern,

I have been a resident of the City of Lauderhill for 4 years. I understand that the Commission will consider 2 development applications for the above referenced project at the July 13<sup>th</sup> Commission meeting. Assuming that is the case, I am writing to express my full support for creating residential development on the property. I do miss my local Target store, but I understand that it is not coming back. With that in mind, it is time for us to move forward. I think that Lauderhill needs to welcome new housing into the City. We have gone too long without something new in our city. Please approve the applications so that we can breathe some life in to this prominent corner.

Personal Signature x 

Personal Name Adem Delima

Personal Address 5422 N University Dr  
Lauderhill, FL 33351


To whom it may concern,

I have been a resident of the City of Lauderhill for 1 years. I understand that the Commission will consider 2 development applications for the above referenced project at the July 13<sup>th</sup> Commission meeting. Assuming that is the case, I am writing to express my full support for creating residential development on the property. I do miss my local Target store, but I understand that it is not coming back. With that in mind, it is time for us to move forward. I think that Lauderhill needs to welcome new housing into the City. We have gone too long without something new in our city. Please approve the applications so that we can breathe some life in to this prominent corner.

Personal Signature x

Personal Name

Personal Address

  
Laura Stanley  
441 NW 34th Ct  
Lauderhill

To whom it may concern,

Please vote yes on the applications. We need to revitalize that corner!

Personal Signature x Patrick Morelli  
Personal Name Patrick Morelli  
Personal Address 5401 N. UNIV DR  
33351

To whom it may concern,

I have been a resident of the City of Lauderhill for 1 years. I understand that the Commission will consider 2 development applications for the above referenced project at the July 13<sup>th</sup> Commission meeting. Assuming that is the case, I am writing to express my full support for creating residential development on the property. I do miss my local Target store, but I understand that it is not coming back. With that in mind, it is time for us to move forward. I think that Lauderhill needs to welcome new housing into the City. We have gone too long without something new in our city. Please approve the applications so that we can breathe some life in to this prominent corner.

Personal Signature

Laura Tuccillo

Personal Name

Laura Tuccillo


Personal Address

Lauderhill FL

---

To whom it may concern,

Please vote yes on the applications. We need to revitalize that corner!

Personal Signature x   
Personal Name Vick Sagar  
Personal Address GNC 5403 N. University Dr.  
Lauderhill, FL 33351



To whom it may concern,

Please vote yes on the applications. We need to revitalize that corner!

Personal Signature x DAVID ARON  
Personal Name DAVID ARON  
Personal Address LAUDERHILL, FL

To whom it may concern,

Please vote yes on the applications. We need to revitalize that corner!

Personal Signature x Aciya Cambridge

Personal Name Aciya Cambridge

Personal Address 5215 NW 24<sup>th</sup> CT  
Lauderhill, FL 33313

To whom it may concern,

I have been a resident of the City of Lauderhill for 32 years. I understand that the Commission will consider 2 development applications for the above referenced project at the July 13<sup>th</sup> Commission meeting. Assuming that is the case, I am writing to express my full support for creating residential development on the property. I do miss my local Target store, but I understand that it is not coming back. With that in mind, it is time for us to move forward. I think that Lauderhill needs to welcome new housing into the City. We have gone too long without something new in our city. Please approve the applications so that we can breathe some life in to this prominent corner.


Personal Signature x Ben Wynn

Personal Name Ben Wynn

Personal Address 7395 NW 5200 ST  
Lauderhill FL 33319

To whom it may concern,

Please vote yes on the applications. We need to revitalize that corner!

Personal Signature x 

Personal Name Juan Rozada

Personal Address 7720 W. Commercial Blvd.  
Cooderhill FL.

To whom it may concern,

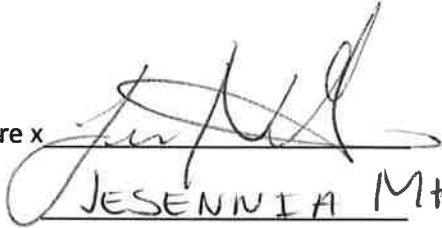
Please vote yes on the applications. We need to revitalize that corner!

Personal Signature x Therese P. Nash  
Personal Name Therese P. Nash  
Personal Address 6260 Falls Circle S.  
405 Lauderdale 33319.

To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature x

A handwritten signature in black ink, appearing to read "Jesenia Mas", written over a horizontal line.

Personal Name

JESENIA MAS

Personal Address

7394 W Commercial Blv  
Lauderhill FL 33319

To whom it may concern,

This letter indicates my support for the development of residential units on the property.

Personal Signature x

F. Velez

Personal Name


Francisco Velez

Personal Address

Lauderhill, FL 33319

To whom it may concern,

Please vote yes on the applications. We need to revitalize that corner!

Personal Signature x   
Personal Name Ashley Depasquace, employee  
Personal Address Charleys Philly Steak  
7948 W Commercial Blvd  
Lauderhill, FL



**Amanda Martinez**

---

**From:** Nicholas Diaz-Silveira <ndiaz@eigfl.com>  
**Sent:** Wednesday, July 8, 2020 12:35 PM  
**To:** Hope Calhoun; Amanda Martinez; David Deka  
**Subject:** Fwd: Former Target being Developed

FYI - letter of support from Lauderhill resident who lives within Ulla's association

Nicholas Diaz-Silveira  
(786) 457-8304

Sent from my iPhone

Begin forwarded message:

**From:** Craig Masters <craig@hi-risecrane.com>  
**Date:** July 8, 2020 at 11:57:43 AM EDT  
**To:** kthurston@lauderhill-fl.gov, dgiles@lauderhill-fl.gov, dgrant@lauderhill-fl.gov, rcampbell@lauderhill-fl.gov, mbates@lauderhill-fl.gov, hberger@lauderhill-fl.gov  
**Cc:** sramkishun@eigfl.com, rsuris@eigfl.com, ndiaz@eigfl.com  
**Subject: Former Target being Developed**

Dear Commissioner / Interim City Manager

Let this email serve as confirmation that I, Craig Masters, residing at 8630 NW 45<sup>th</sup> Ct, Lauderhill, FL 33351 am in full support of the Former Target Parcel being developed. As a resident of Lauderhill since March 2001, it is my strong belief that this Development will bring tremendous Economic value to this community at many levels.

Sincerely,

Craig Masters

.....  
**Craig Masters-Manager**  
Hi-Rise Crane Inc.  
P.O. Box 5705  
Fort Lauderdale, FL 33310-5705

Landline: 954.735.4424  
E-Mail: [cranes@hi-risecrane.com](mailto:cranes@hi-risecrane.com)  
Website: [www.hi-risecrane.com](http://www.hi-risecrane.com)



**From:** [Hope Calhoun](#)  
**To:** [Rachel McHugh](#)  
**Subject:** FW: Target site..  
**Date:** Monday, November 9, 2020 4:51:15 PM  
**Attachments:** [image001.jpg](#)

---

Please efile; 3 amigos/letters of support. Thanks

Hope Calhoun  
Partner  
Dunay, Miskel & Backman, LLP  
14 S.E. 4<sup>th</sup> Street, Suite 36  
Boca Raton, FL 33432  
Tel (direct): 561-405-3324  
Tel (main): 561-405-3300  
Fax: 561-409-2341  
Email: [hcalhoun@dmbblaw.com](mailto:hcalhoun@dmbblaw.com)



The information contained in this email is confidential and privileged, and is intended only for the use of the individual(s) to whom it was addressed. The contents of this email may be protected from disclosure and dissemination by local, state and federal law, including Chapters 18 and 47 of the United States Code, and Chapter 934 of the Florida Statutes. If you are not the intended recipient or if you have received this email in error, do not read the contents, immediately notify the sender by return email, and permanently delete this email from your records. Thank you.

---

**From:** Robert Suris <[rsuris@eigfl.com](mailto:rsuris@eigfl.com)>  
**Sent:** Tuesday, October 13, 2020 4:36 PM  
**To:** Hope Calhoun <[hcalhoun@dmbblaw.com](mailto:hcalhoun@dmbblaw.com)>  
**Subject:** Target site..

Hope ,

I got this from one of the residents that lives directly behind the Target site ... You may want to share with Desirae and Kenny .

From: Craig Masters <[cm22794@aol.com](mailto:cm22794@aol.com)>

To: [kthurston@lauderhill-fl.gov](mailto:kthurston@lauderhill-fl.gov) <[kthurston@lauderhill-fl.gov](mailto:kthurston@lauderhill-fl.gov)>; [dgrant@lauderhill-fl.gov](mailto:dgrant@lauderhill-fl.gov) <[dgrant@lauderhill-fl.gov](mailto:dgrant@lauderhill-fl.gov)>; [rcampbell@lauderhill-fl.gov](mailto:rcampbell@lauderhill-fl.gov) <[rcampbell@lauderhill-fl.gov](mailto:rcampbell@lauderhill-fl.gov)>; [mbates@lauderhill-fl.gov](mailto:mbates@lauderhill-fl.gov) <[mbates@lauderhill-fl.gov](mailto:mbates@lauderhill-fl.gov)>; [hberger@lauderhill-fl.gov](mailto:hberger@lauderhill-fl.gov) <[hberger@lauderhill-fl.gov](mailto:hberger@lauderhill-fl.gov)>

Sent: Thu, Oct 1, 2020 8:03 am

Subject: Target Parcel

Morning,

My name is Craig Master. I live in the neighborhood behind the old Target store on Commercial and University. I wanted to attend the meeting you had with the developer last night but could not. I am 100% in favor of developing that parcel and for many reasons. The tax implications will help the city out a great deal. I am sure the police and fire department could use some extra support. The shopping centers between 44th street and Commercial Blvd appear to be at about 50% occupancy. More residents in the area will bring other small businesses to the area. If Target could not make there no one else will either. This development will bring many jobs to the area lost when Target closed. I have spoken to my neighbors about this and they fell it's a good idea as well. This is a great opportunity for Lauderhill to improve and Lauderhill should take full advantage of it. The project calls for 4-6 story buildings. We already have 12 apartment building on 50th street that has a good impact on the city. Please feel free to contact me any time by email.

Thank you,  
Craig Masters

**From:** [Hope Calhoun](#)  
**To:** [Robert Suris \(rsuris@eigfl.com\)](#); [DORON VALERO](#); [Nicholas Diaz-Silveira](#)  
**Cc:** [Amanda Martinez](#); [Rachel McHugh](#)  
**Subject:** FW: Redevelopment of Target Parcel (corner of Commercial and University)  
**Date:** Thursday, July 9, 2020 7:16:07 PM  
**Attachments:** [image001.jpg](#)

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Please see below.

Hope Calhoun  
Partner  
Dunay, Miskel & Backman, LLP  
14 S.E. 4<sup>th</sup> Street, Suite 36  
Boca Raton, FL 33432  
Tel (direct): 561-405-3324  
Tel (main): 561-405-3300  
Fax: 561-409-2341  
Email: [hcalhoun@dmbblaw.com](mailto:hcalhoun@dmbblaw.com)



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**From:** Kgrahamclarke <kgrahamclarke@aol.com>  
**Sent:** Thursday, July 9, 2020 6:53 PM  
**To:** Hope Calhoun <hcalhoun@dmbblaw.com>  
**Subject:** Fwd: Redevelopment of Target Parcel (corner of Commercial and University)

Hello Hope,

The following was sent to each City official in separate emails.

Karen.

Sent from my iPhone

Begin forwarded message:

**From:** Karen Graham-Clarke <[kgrahamclarke@aol.com](mailto:kgrahamclarke@aol.com)>  
**Date:** July 8, 2020 at 8:01:52 PM EDT  
**To:** "[hberger@lauderhill-fl.gov](mailto:hberger@lauderhill-fl.gov)" <[hberger@lauderhill-fl.gov](mailto:hberger@lauderhill-fl.gov)>  
**Subject: Redevelopment of Target Parcel (corner of Commercial and University)**  
**Reply-To:** Karen Graham-Clarke <[kgrahamclarke@aol.com](mailto:kgrahamclarke@aol.com)>

Good evening,

I have been a resident of the City of Lauderhill for 12 years. I understand that the Commission will consider two development applications for the area formally occupied by Target at the July 13th Commission meeting. Assuming that is the case, I am writing to express my full support for creating residential development on the property. Although Target was a great loss to our community, current trends are not in favor of large retail developments. With that in mind, I think that Lauderhill should welcome new housing into the City. Please approve the applications so that we can breathe some life in to this prominent corner.

Regards,  
Karen Clarke.

**From:** [Hope Calhoun](#)  
**To:** [Rachel McHugh](#)  
**Subject:** FW: Rezoning and Site Plan Applications for parcel at University and Commercial  
**Date:** Wednesday, July 8, 2020 4:11:24 PM  
**Attachments:** [image001.jpg](#)  
[image002.gif](#)  
[image003.gif](#)  
[image004.gif](#)  
[image005.jpg](#)

---

Please efile: 3 amigos. I would actually like to set up a subfile for letters of support for the 7-13 meeting.

Hope Calhoun  
Partner  
Dunay, Miskel & Backman, LLP  
14 S.E. 4<sup>th</sup> Street, Suite 36  
Boca Raton, FL 33432  
Tel (direct): 561-405-3324  
Tel (main): 561-405-3300  
Fax: 561-409-2341  
Email: [hcalhoun@dmbblaw.com](mailto:hcalhoun@dmbblaw.com)



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**From:** Doron Valero <dvalero@gfinvestments.com>  
**Sent:** Wednesday, July 8, 2020 4:05 PM  
**To:** Hope Calhoun <hcalhoun@dmbblaw.com>  
**Cc:** Roberto Suris <rsuris@eigfl.com>  
**Subject:** Fwd: Rezoning and Site Plan Applications for parcel at University and Commercial

FYI

Doron Valero | Managing Partner  
4125 NW 88th Avenue

Sunrise, FL 33351  
Office: 305-535-6305  
Fax: 305- 535-6306  
Cell: 786- 236-0349

Sent from my iPhone

Begin forwarded message:

**From:** Nichole Popovics <[Nichole.Popovics@sembler.com](mailto:Nichole.Popovics@sembler.com)>  
**Date:** July 8, 2020 at 16:02:27 EDT  
**To:** "[kthurston@lauderhill-fl.gov](mailto:kthurston@lauderhill-fl.gov)" <[kthurston@lauderhill-fl.gov](mailto:kthurston@lauderhill-fl.gov)>, "[dgrant@lauderhill-fl.gov](mailto:dgrant@lauderhill-fl.gov)" <[dgrant@lauderhill-fl.gov](mailto:dgrant@lauderhill-fl.gov)>, "[rcampbell@lauderhill-fl.gov](mailto:rcampbell@lauderhill-fl.gov)" <[rcampbell@lauderhill-fl.gov](mailto:rcampbell@lauderhill-fl.gov)>, "[mbates@lauderhill-fl.gov](mailto:mbates@lauderhill-fl.gov)" <[mbates@lauderhill-fl.gov](mailto:mbates@lauderhill-fl.gov)>, "[hberger@lauderhill-fl.gov](mailto:hberger@lauderhill-fl.gov)" <[hberger@lauderhill-fl.gov](mailto:hberger@lauderhill-fl.gov)>, "[dgiles@lauderhill-fl.gov](mailto:dgiles@lauderhill-fl.gov)" <[dgiles@lauderhill-fl.gov](mailto:dgiles@lauderhill-fl.gov)>  
**Subject:** Rezoning and Site Plan Applications for parcel at University and Commercial

**CAUTION:** This email was originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

Good afternoon. We currently own a Shopping Center in Lauderhill, adjacent to the former Target building at University and Commercial. During the time we have owned it, we have seen a lot of development in the area come and go. As a commercial property owner, with service and retail tenants, we would like to see more residents to help their businesses thrive. For that reason we implore the Commission to vote in favor of the Rezoning and Site Plan applications. We understand that the approval of the requests will pave the way for the developer to eventually build residential units on the property. Allowing for more people to live in the immediate area, will help our businesses continue to grow, as well as fill the overwhelming amount of retail vacancy within the area. Thank you for your consideration.

**Nichole Popovics**



Sembler Company | *VP of Leasing*

5858 Central Avenue

St. Petersburg, FL 33707

727.384.6000 ext. 3126 | D 727-344-8176

M 813.482.1249

[Nichole.popovics@sembler.com](mailto:Nichole.popovics@sembler.com)

[www.sembler.com](http://www.sembler.com)



**From:** [Hope Calhoun](#)  
**To:** [Rachel McHugh](#)  
**Subject:** Fwd: Subject: Redevelopment of Target Parcel (corner of Commercial and University  
**Date:** Monday, July 13, 2020 5:54:37 PM

---

Another letter of support for 3 amigos

Sent from my iPhone. Please forgive typos.  
Hope W. Calhoun  
561-405-3324 (direct)

Begin forwarded message:

**From:** Richie Clarke <kgrahamclarke@gmail.com>  
**Date:** July 13, 2020 at 5:09:06 PM EDT  
**To:** Hope Calhoun <hcalhoun@dmbblaw.com>  
**Subject:** Fwd: **Subject: Redevelopment of Target Parcel (corner of Commercial and University**

Good afternoon Hope,

Please see the forwarded email which details the draft I sent to one of the Commissioners reference the proposed redevelopment at the Target site.

Hope this helps.

Regards,

Richard Clarke

----- Forwarded message -----

**From:** **Richie Clarke** <kgrahamclarke@gmail.com>  
**Date:** Thu, 9 Jul 2020 at 18:58  
**Subject:** Subject: Redevelopment of Target Parcel (corner of Commercial and University  
**To:** <[hberger@laudhill-fl.gov](mailto:hberger@laudhill-fl.gov)>

Good evening,

I have been a resident of the City of Lauderhill for 12 years. I understand that the Commission will consider two development applications for the area formerly occupied by Target at the July 13th Commission meeting. Assuming that is the case, I am writing to express my full support for creating residential development on the property. Although Target is a great loss to our community, current trends are not in favor of large retail developments. With that in mind, I think that Lauderhill should welcome new housing into the City which will provide additional revenue for the City and its residents to benefit from. Please approve the applications which make business sense and will breathe some life into this prominent corner.

Regards,

Richard Clarke

## ATTACHMENT 14



To the Members of the Broward County Planning Council,

Please consider this letter in strong support of the redevelopment of the former Target site. I urge you to vote "yes" for the Soleste Westgate project.

I have owned and operated my business in the City of Lauderhill for 19 consecutive years. Since 2001, I have been the proud owner of the GNC store at 5403 N University Drive. In my 19 years, I have yet to be as excited for any project in this City as I am for this development. The Soleste Westgate project has the potential to revitalize both the major commercial corridor at University & Commercial and our City as a whole.

To be frank, this City's residents and businesses are struggling, and I will provide two apparent examples to illustrate my point. First, due to the lack of population density the amount of businesses that have shut down operations in recent years is staggering. A quick drive around town will reveal significant amounts of retail and office space that is now empty and vacant. This has been a problem even prior to the COVID-19 pandemic.

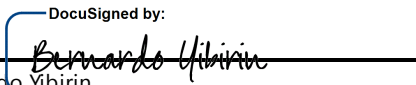
Second, due to the low tax revenue our City generates, our police department is severely understaffed. I am sure many residents can attest to slow response times to 911 calls, or burglaries and break-ins that go unpunished, unresolved.

This project, simply put, can "kill two birds with one stone." Soleste Westgate will generate millions of dollars in additional tax revenue for the City, which can enable the City to hire more police officers and keep our neighborhoods safe. This project will also dramatically increase population density at a critical commercial corridor (University & Commercial), which means more customers will regularly visit and utilize our local businesses, thus allowing business owners to continue operating their business within City limits.

In my eyes, eyes that have been affixed on this City for 19 years, this project is a no-brainer. This project has the chance to breathe new life into our beloved city.

Please, for the sake of our beloved City, vote "yes" in support of the redevelopment of the former Target site and allow The Estate Companies to bring this incredible project to life.

Sincerely,

X   
Bernardo Yibirin  
GNC

Bernardo Yibirin