

Executive Summary – Residences at Plantation Square TIF Proposal

Project Overview

The Residences at Plantation Square is a proposed mid-rise apartment community at **8190 West Sunrise Boulevard** in Plantation. The development is proposed as a seven-story, class-A rental building with **307 units** and a structured parking garage. The ± 4.83-acre site at the southwest quadrant of Sunrise Boulevard and University Drive is proposed to be redeveloped from an aging, oversized, 18,216 bank branch with surface parking, into a mixed income, market-rate and affordable-housing community with a smaller replacement bank facility. In compliance with the County's affordable-housing request, 40 percent of the units will be restricted at affordable rents, with 25 percent reserved for households earning up to 80 % of Area Median Income (AMI) and 15 percent for households earning up to 120 % of AMI. A third-party TIF analysis prepared by Walter Duke + Partners further assumes that **77 units will be limited to households earning no greater than 80% of AMI, charging rents no greater than those published annually by HUD for 80% AMI households**. The site plan and conditional use was approved by the Plantation City Council on **August 27, 2025**. The City of Plantation approved TIF funding in the amount of \$6,000,000 and we are now seeking matching TIF funding from Broward County.

Tax-Increment Financing Mechanism

The project team proposes to mirror the structure of Broward County's sample TIF agreement. Under the County agreement, the public entity agrees to contribute **50 % of the real-property ad valorem tax increment** generated by a development for up to 30 years, **capped at a predetermined amount**, with payments beginning only after the project is completed and appears on the tax roll. The County also requires a Declaration of Restrictive Covenants specifying income-restricted units for at least thirty years. Our proposed agreement would similarly reimburse the developer using **50 % of the incremental property-tax revenues** from the City and the same from the County, with a **cap of \$6 million**; the third-party analysis anticipates the City's and County's portion being paid over **19 years**. The City and County would each retain the remaining 50 % of the new tax revenue throughout the reimbursement period and, after the TIF cap is reached, would receive the full incremental tax benefit going forward.

Rationale for the Request

Walter Duke + Partners determined that the development is **not financially feasible** because projected rents do not cover construction costs, especially when 77 units are rented at **below-market 80% AMI levels**. The TIF analysis shows that providing a **reduction in real-estate taxes through TIF** is essential to close the financing gap. The study estimates that, after stabilization, the development would have a probable assessed value of about \$87.1 million and generate approximately \$1.70 million in annual real-estate taxes; the current assessed value of the parcel is \$3,435,130 which generates a total of \$72,082 in real-estate taxes. Using assumptions of 3 % inflation and current millage rates, the analysis projects that a **50% rebate of the city's tax increment** will reimburse roughly \$6 million over 19 years, aligning with the requested TIF.

Benefits to the Broward County

- **Significant affordable-housing commitment.** By restricting 40% of the units to households earning 80% or 120% of AMI, the project helps address the County's shortage of affordable housing and aligns with the County's affordable-housing goals. Our proposal will provide long-term covenants for these affordability restrictions.
- **Redevelopment of an underutilized property and increased tax base.** The 4.83-acre site is currently an under-utilized bank branch with an oversized paved parking area; redeveloping it into a mid-rise apartment building will increase the County's tax base. Even after reimbursing 50% of the increment, the County will realize significant new revenue during the TIF period and will receive 100% of the tax increment after the \$6 million cap is reached.
- **Economic development and neighborhood vitality.** The project will deliver modern housing within walking distance of retail and employment, providing support services for residents. New residents will generate local spending and employment during construction and operation. The project also includes structured parking and site improvements that will enhance the streetscape and encourage further investment.
- **Risk-limited public investment.** The proposed TIF is performance-based: no payments are made until the project is completed and appears on the tax roll; further, the TIF funding is proposed as a tax reimbursement, whereby the owner must first pay the real-estate taxes and thereafter receive a reimbursement from the City and the County. If the project is not completed within the agreed timeframe, the City and County owe nothing. Because the funding comes from future incremental taxes created by the project itself, there is no

diversion of existing revenues and minimal fiscal risk.

Conclusion

The Residences at Plantation Square will provide high-quality rental housing with a substantial affordable-housing component, redevelop an underutilized property, and increase the City's and County's tax base. A TIF agreement modeled on Broward County's previously adopted form, reimbursing 50% of the tax increment up to roughly **\$6 million** over an estimated **19 years**, is essential to make the project financially feasible and to deliver the public benefits described above. We respectfully request that Broward County consider this TIF proposal at its earliest opportunity.