

EXHIBIT 2

PROPOSED

ORDINANCE NO.

1 AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE
2 AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING
3 THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF PLANTATION; AND
4 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

5 (Sponsored by the Board of County Commissioners)
6

7 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
8 on April 25, 2017 (the Plan);

9 WHEREAS, the Department of Commerce has found the Plan in compliance with
10 the Community Planning Act;

11 WHEREAS, Broward County now wishes to propose an amendment to the
12 Broward County Land Use Plan within the City of Plantation;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward
14 County Land Use Plan, held its hearing on June 26, 2025, with due public notice;

15 WHEREAS, the Board of County Commissioners held an adoption public hearing
16 on September 16, 2025, at 10:00 a.m., having complied with the notice requirements
17 specified in Section 163.3184(11), Florida Statutes, at which public comment was
18 accepted and considered;

19 WHEREAS, the Board of County Commissioners, after due consideration of all
20 matters, hereby finds that the following amendment to the Plan is consistent with the State
21 Plan, Regional Plan, and the Plan; complies with the requirements of the Community

Planning Act; and is in the best interests of the health, safety, and welfare of the residents of Broward County; and

WHEREAS, the proposed amendment constitutes a Broward County permitted small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The Broward County Land Use Plan is hereby amended by Amendment PC 25-3 in the City of Plantation, set forth in Exhibit A, attached hereto and incorporated herein.

Section 2. Severability.

If any portion of this Ordinance is determined by any court to be invalid, the invalid portion will be stricken, and such striking will not affect the validity of the remainder of this Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be legally applied to any individual, group, entity, property, or circumstance, such determination will not affect the applicability of this Ordinance to any other individual, group, entity, property, or circumstance.

Section 3. Effective Date.

(a) The effective date of the plan amendment set forth in this Ordinance shall be the later of:

(1) Thirty-one (31) days after the adoption of this Ordinance;

(2) The date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment to be in compliance;

- (3) If the Department of Commerce or the Administration Commission finds the amendment to be in noncompliance, pursuant to Section 163.3184(8)(b), Florida Statutes, the date the Board of County Commissioners nonetheless elects to make the plan amendment effective notwithstanding potential statutory sanctions;
- (4) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the date the Declaration of Restrictive Covenants is recorded in the Official Records of Broward County; or
- (5) If recertification of the municipal land use plan amendment is required, the date the municipal amendment is recertified.
- (b) This Ordinance is effective as of the date provided by law.

ENACTED

PROPOSED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 06/17/2025
Maite Azcoitia (date)
Deputy County Attorney

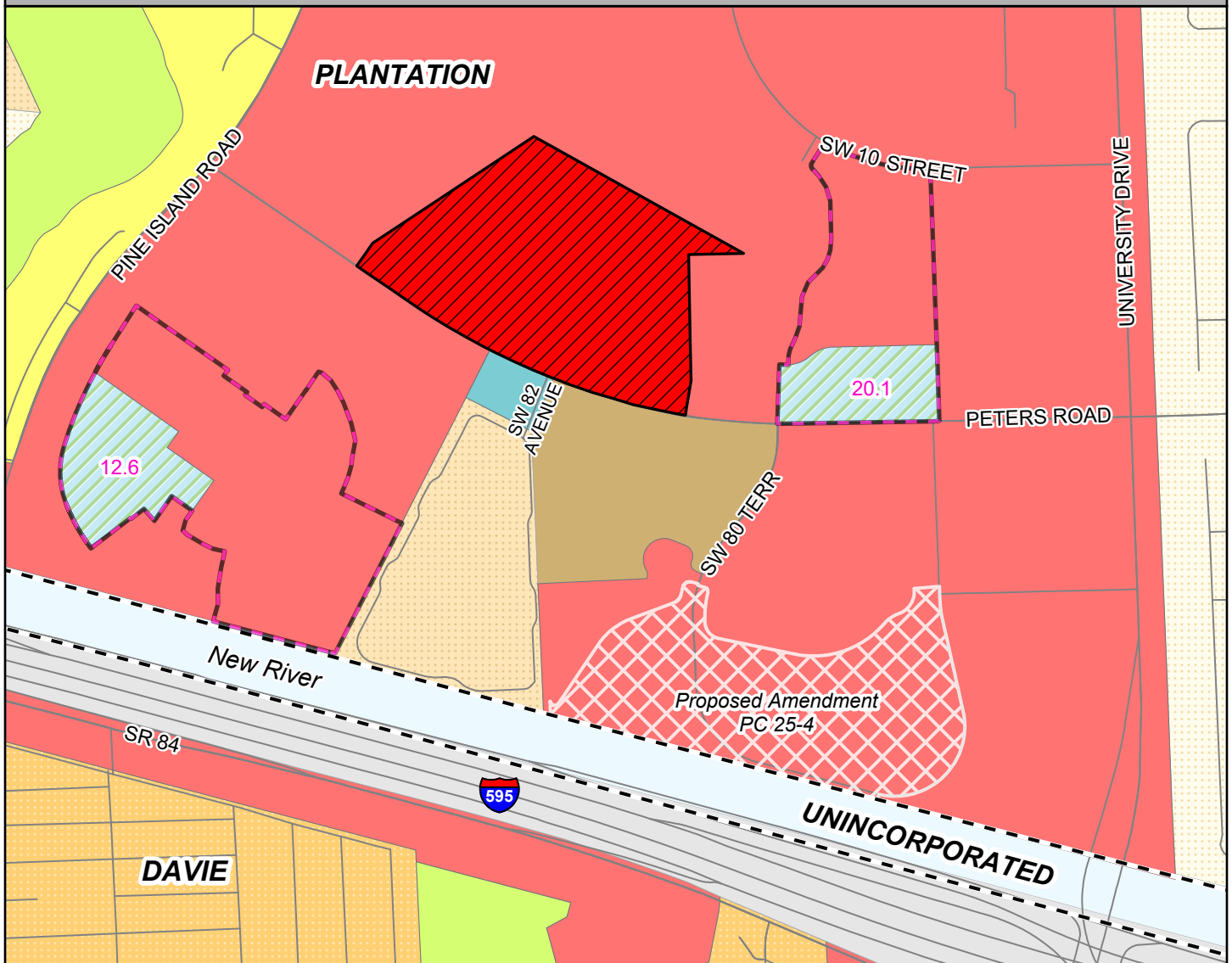
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 25-3

Current Land Use: Commerce

Proposed Land Uses: 18.3 acres of Commerce and 5.9 acres of Irregular (16) Residential within a Dashed-Line Area

Gross Acres: Approximately 24.2 acres



Site

Municipal Boundary

Dashed-Line Area

Low (3) Residential

Low (5) Residential

Low-Medium (10) Residential

Medium (16) Residential

Medium-High (25) Residential

Irregular Residential

Commerce

Commercial Recreation

Community

Transportation

Water / Primary Drainage



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-3
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

June 17, 2025

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval subject to the applicant’s voluntary commitment to restrict at least 39 dwelling units (10% of the proposed dwelling units) as affordable housing units at the “moderate-income” level (80% to 120% of median income) for a minimum of 30 years.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment 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:

- (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.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

June 17, 2025

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 Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

June 26, 2025

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 13-0: Brunson, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Newbold, Railey, Rosenof, Ryan, Zeman and Castillo. Abstain: Abramson)

SECTION II

PROPOSED AMENDMENT PC 25-3

INTRODUCTION AND APPLICANT'S RATIONALE

- | | | |
|------|--|--|
| I. | <u>Municipality:</u> | Plantation |
| II. | <u>County Commission District:</u> | District 5 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 24.2 acres |
| B. | Location: | In Section 9, Township 50 South, Range 41 East; generally located on the north side of Peters Road, between Pine Island Road and University Drive. |
| C. | Existing Uses: | Office park and surface parking lot |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designation: | Commerce |
| B. | Proposed Designation: | Dashed-Line Area* consisting of:
5.9 acres of Irregular (16) Residential
18.3 acres of Commerce |
| C. | Estimated Net Effect: | Addition of 387 dwelling units
[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 5.9 acres of commerce uses |
| V. | <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u> | |
| A. | Existing Uses: | North: Office
East: Office and hotel
South: Multi-family residential, office, religious institution, and educational facility
West: Office |

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

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

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

B.	Planned Uses:	North:	Commerce
		East:	Commerce
		South:	Medium-High (25) Residential, Community and Commerce
		West:	Commerce

VI. Applicant/Petitioner

A.	Applicant:	Jon Auerbach, Vice President, Stiles Residential Group
B.	Agent:	C. William Laystrom Jr., Esq., Doumar, Allsworth, Laystrom, Voigt, Adair and Dishowitz, LLP
C.	Property Owners:	Plantation Crossroads I LLC, Plantation Crossroads II LLC, and Capital Partners LLC

VII. Recommendation of Local Governing Body:

The City of Plantation recommends approval of the proposed amendment.

EXHIBIT B

The attached draft "Declaration of Restrictive Covenants" has been submitted and is required to be executed and recorded by the applicant prior to the effective date.

ATTACHMENT

Name: C. William Laystrom, Jr.

Address:

Doumar, Allsworth, Laystrom et al.
1177 SE 3rd Avenue
Fort Lauderdale, Florida 33316

This Instrument Prepared by:

C. William Laystrom, Jr.
Doumar, Allsworth, Laystrom et al.
1177 SE 3rd Avenue
Fort Lauderdale, Florida 33316

RECEIVED
6/12/2025

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") made this ____ day of _____, 2025, by PLANTATION CROSSROADS I, LLC, a Delaware limited liability company and PLANTATION CROSSROADS II, LLC, a Delaware limited liability company ("Declarants"), which shall be for the benefit of BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida ("County"), and the CITY OF PLANTATION, a municipal corporation organized pursuant to the State of Florida ("City").

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of land located in the City, more particularly described in Exhibit "A" ("Property"); and

WHEREAS, Declarant made applications to the City and the County Planning Council requesting that the land use plan designation on the Property be changed on the City Land Use Plan from Office Park to Medium (16) Residential and Office Park and on the County Land Use Plans from Commerce to Medium (16) Residential and Commerce in conjunction with redevelopment of the Property ("Project"); and

WHEREAS, the Property is being redeveloped as a residential apartment use, subject to the affordable housing restrictions set forth in this Declaration. Declarant reserves the right to convert the rental apartments, or a portion thereof, to a condominium or other fee simple ownership structure in the future, subject to the affordable housing restrictions as set forth in this Declaration (a "Conversion"); and

WHEREAS, the land use designation change increases the maximum permitted development on the Property from 0 dwelling units to 385 dwelling units, an increase of 385 units ("Additional Units"); and

WHEREAS, in connection with the Project, Declarant has voluntarily agreed to place certain restrictions on the development of the Property as set forth below in favor of the County and the City; and

WHEREAS, Declarant agrees to make certain provisions for affordable housing for the period of time provided herein.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Declarant hereby declares that in the event ~~Declarant develops~~ the Property is developed with the residential development, the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.

2. Covenants. Declarant hereby declares the following: Ten percent (10%) of the units (as set forth on the final site plan approved by the City) shall be affordable moderate-income units as defined in the County Comprehensive Plan, and as further restricted by this Declaration ("Affordable Housing Units"). If the actual residential units to be constructed on the Property does not yield a whole number of Affordable Housing Units, the partial of Affordable Housing Units yielded shall be rounded up to the next whole number.

3. Affordable Housing Units Offered For Sale. In the event of a sale of an Affordable Housing Unit or a Conversion, Declarant hereby declares all Affordable Housing Units offered for sale shall be purchased in accordance with the following:

- (a) All Affordable Housing Units constructed on the Property shall be used solely as each owner's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any nonresidential purpose, other than home-based businesses when permitted by applicable law; and
- (b) All Affordable Housing Units shall be purchased solely by persons who meet the following criteria at the time of purchase of an Affordable Housing Unit. "Purchased" shall be defined to mean by sale, inheritance, court order, or other legal method of transfer or acquisition.

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by the Florida Housing Finance Corporation ~~United States Department of Housing and Urban Development~~ ("FHFC HUD") or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the Florida Housing Finance Corporation ~~United~~

~~States Department of Housing and Urban Development~~, adjusted for family size, less deductions allowable under Section 62 of the Internal Revenue Code. For purposes of this provision, the term “adjusted for family size” means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2) The purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and

3) Excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price; and

4) During the term of this Declaration, as defined herein, every deed of sale or equivalent document transferring title to the Affordable Housing Unit shall include a restriction stating as follows:

This property is to be sold and occupied as an “Affordable Housing Unit,” in accordance with the Declaration of Restrictive Covenants recorded in the Official Records of Broward County at Instrument No. _____.

5) Prior to any transfer of title or closing on a purchase of an Affordable Housing Unit, each purchase shall cause to be provided to the City and the County written certification that the criteria in (b) 1), 2), and 3) above have been satisfied.

(c) At the time of sale of any Affordable Housing Unit, Declarant shall record a Notice of Designation of Affordable Housing Unit (an “Affordable Housing Notice”) corresponding to the sale, the form of which Affordable Housing Notice is set forth on “Exhibit B” attached hereto and incorporated herein.

4. Affordable Housing Units Offered for Rent. Declarant hereby declares all Affordable Housing Units offered for rent shall be rented in accordance with the following:

(a) All Affordable Housing Units constructed on the Property shall be used solely as each renter's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any nonresidential purpose, other than home-based businesses when permitted by applicable law; and

- (b) All Affordable Housing Units shall be rented solely by persons who meet the following criteria at the time of lease:

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by the Florida Housing Finance Corporation ~~United States Department of Housing and Urban Development~~ ("FHFC HUD") or other appropriate governmental entity designated by FHFC HUD. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the Florida Housing Finance Corporation ~~United States Department of Housing and Urban Development~~, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the Florida Housing Finance Corporation ~~United States Department of Housing and Urban Development~~; and

2) The renter of an Affordable Housing Unit shall have monthly rental payments within the rent limit by number of bedrooms in the units, as published annually by FHFC HUD.

- (c) On an annual basis, beginning no later than 12 months after the Effective Date of this Declaration, the owner of a Affordable Housing Unit offered for rent shall (through owner or owner's property manager or other owner representative) cause to be provided to both the City and the County written certification that the criteria in 4(b) has been satisfied.

5. Amendments. Except as otherwise provided herein, 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(s) of the portion of the Property affected by such modification, amendment, or release and approved in writing by the County and City. The appropriate governmental authority of the County and City shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Official Records of Broward County, Florida, at the then owner's sole expense. No amendment to this Declaration shall be necessary in the event of a Conversion (as may occur from time to time).

6. Recordation and Effective Date.

- (a) This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Public Official Records of Broward County, Florida, however, as to each Affordable

Housing Unit, the Effective Date of this Declaration shall be the date of recording of the Affordable Housing Notice corresponding to such Affordable Housing Unit. As used herein, "Final Approval" shall mean final approval and adoption of the City plan amendment application and the County plan amendment application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

- (b) Once recorded, this Declaration shall run with the Property for the sole benefit of the City and the County and does not operate as a restriction in favor of any Property owner and shall bind all successors and assigns to the title of the Property.
- (c) From and after such time as any Affordable Housing Unit is conveyed by 4 Declarant to a third-party purchaser, following a Conversion, Declarant shall have no further obligations under this Declaration with respect to that particular Affordable Housing Unit and such third-party purchaser shall be obligated to comply with all of the provisions of this Declaration with respect to said Affordable Housing Unit.

7. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment 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. The agreed upon venue shall be Broward County, Florida.

8. Captions, Headings and Titles. Articles and 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.

9. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

10. Term. Release and Termination.

- a. The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid for a period of thirty (30) years from the Effective Date ("Term"); thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the City or the County, or the necessity to record any document in the Public Records of Broward County, Florida.

- b. ~~Upon request by Declarant, the County and City shall execute an estoppel letter within fifteen days of such request, verifying: (i) the remaining term of the Term; (ii) that the Term has expired; and/or iii) that Declarant is in compliance with the Declaration.~~

11. Remedies for Violation. In the event the Declarant, its successors or assigns, violate any of the covenants and restrictions contained herein, Declarant hereby acknowledges and agrees that the City and/or County may withhold further permits and approvals with respect to the Property, provided the City and/or County first provides Declarant with written notice and thirty (30) day opportunity to cure the violation. ~~The City and/or County's option to withhold further permits and approvals with respect to the Property shall not be exercised if within the thirty (30) day notice period: (i) the violation is cured by Declarant; or (ii) the violation cannot reasonably be cured within that time period but the Declarant begins to cure such violation within such time period and thereafter diligently pursues such cure to completion, with such diligence period not to exceed one hundred and twenty (120) days from the date of the notice of violation.~~ The City and County are the beneficiaries of these covenants and restrictions, and as such, the City and County may enforce these covenants and restrictions by action at law or in equity, including, without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions.

12. Waiver. Any failure of the City or the County to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

[SIGNATURES ON FOLLOWING PAGE]

DECLARANT:

PLANTATION CROSSROADS I, LLC, a
Delaware limited liability company

Printed Name: _____

Printed Name: _____

By: _____
Printed Name: _____
Its: _____

STATE OF _____)
_____) SS
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State
aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was
acknowledged before me by means of ☐ physical presence or ☐ online notarization, by
_____, as _____ of PLANTATION CROSSROADS
I, LLC, who is personally known to me or who has produced _____ as
identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day
of _____, 2025.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

DECLARANT:

PLANTATION CROSSROADS II, LLC, a
Delaware limited liability company

Printed Name: _____

Printed Name: _____

By: _____
Printed Name: _____
Its: _____

STATE OF _____)
_____) SS
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, by _____, as _____ of PLANTATION CROSSROADS II, LLC, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2025.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION
PROPERTY

PARCEL I (AS SURVEYED)

A portion of Parcels 2 and 3, Jacaranda Parcel 817, according to the Plat thereof as recorded in Plat Book 143, at Page 1, of the Public Records of Broward County, Florida, described as follows:

BEGIN at the Southeast corner of said Parcel 3, said point being on a curve, concave to the Northeast, radial bearing to said point of S18°56'39"W, said curve having a radius of 2811.79 feet, and a central angle of 06°42'24" thence westerly along the south line of said Parcel 3 on an arc distance of 329.13 feet; thence N29°08'56"E, 337.25 feet' thence S60°51'04"E, 561.28 feet; thence N88°52'52"E, 116.34 feet; thence S01°07'10"E, 164.10 feet; thence S09°24'23"W, 100.00 feet to the South line of said Parcel 2, also being a point of a curve, being concave to the North, radial bearing to said point of S09°24'23"W, said curve having a radius of 2811.79 and a central angle of 09°32'16"; thence westerly along said south line an arc distance of 468.07 feet to the POINT OF BEGINNING.

Said lands situate in the City of Plantation, Broward County, Florida and containing 212,687 square feet (4.883 acres) more or less.

EXHIBIT B

Notice of designation of Affordable Housing Unit

By recordation of this Notice, _____ hereby designates for the Restriction Period, as hereinafter defined, the following unit as an "Affordable Housing Unit," as defined by that certain Declaration of Restrictive Covenants recorded in Instrument No. _____ of the Public Records of Broward County, Florida, which requires that Affordable Housing Units be rented or sold only to persons who meet the following criteria at the time of lease or sale: (a) one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income from Broward County, adjusted for family size; and (b) the renter or purchaser of the Affordable Housing Unit shall have monthly rental or mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and (c) if the Affordable Housing Unit is sold, excluding government subsidies, the down payment, if any, for the purchase of the property must not exceed twenty (20) percent of the purchase price.

Unit Address: _____

and/or Unit Number: _____

The restriction period of the foregoing designation is thirty (30) years, unless modified by a subsequent document from the recordation of this Notice against the applicable Affordable Housing Unit ("Restriction Period").

WITNESSES: _____

By: _____

STATE OF _____)
_____) SS
COUNTY OF _____)

_____ The foregoing instrument was acknowledged before me by means of _____ physical presence or online notarization, this _____ day of _____, 2025 by _____, as _____ of _____ on behalf of the corporation/partnership. He or she is _____ personally know to me, or _____ has produced identification. Type of identification produced _____.

NOTARY PUBLIC

Print Name: _____
(Seal)

My Commissioner expires: _____