



City of Lauderdale Lakes

Development Services Department

4300 NW 36th Street • Lauderdale Lakes, Florida 33319-5599
(954) 535-2482 • Fax (954) 731-5309

May 17, 2018

Mr. D. Ray Eubanks, Plan Processing Administrator
State of Florida Department of Economic Opportunity
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399

Re: Commerce Center at Lauderdale Lakes – Land Use Plan Map Amendment (LL 18-1ESR)

Dear Mr. Eubanks:

Enclosed please find the adopted Comprehensive Plan Amendment for the City of Lauderdale Lakes. The City Commission of the City of Lauderdale Lakes held a public hearing for the amendment on May 8, 2018 and adopted Ordinance No. 2018-003. The ad for the adoption hearing was published in the Sun-Sentinel newspaper on 05/01/2018, in accordance with State Statutes.

Enclosed is Ordinance No. 2018-003 adopting the proposed map amendment for the subject property from Commercial land use designations to Single-Family Residential (5 du/ac). No additional findings are proposed by the governing body that were not included in Ordinance No. 2018-003.

Please find enclosed three copies (1 hard copy, 2 CDs) of the adopted Comprehensive Plan Map Amendment, including local governing body action documents. An EAR report is not applicable to this amendment and is not enclosed.

In the event you have any questions or require additional information please contact me at 954-535-2496 or fernandol@lauderdalelakes.org. Thank you for your assistance in this matter.

Sincerely,

Tanya Davis-Hernandez, AICP
Director, Development Services

cc: Leigh R. Kerr, AICP, Leigh Robinson Kerr & Associates, Inc.

Attachments: Ord. 2018-003
Amendment

APPROVED
ORDINANCE 2018-003

AN ORDINANCE AMENDING THE LAND USE DESIGNATION PERTAINING TO CERTAIN LANDS CONSISTING OF APPROXIMATELY 24 ACRES, NOW KNOWN AS "COMMERCE PARK;" PROVIDING FOR A CHANGE IN LAND USE DESIGNATION FROM COMMERCIAL TO SINGLE-FAMILY RESIDENTIAL (UP TO FIVE DU/AC); PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE;; PROVIDING AN EFFECTIVE DATE.

WHEREAS, American Land Venture, LLC, through Leigh R. Kerr and Associates, Inc., submitted Application #01-LU-17, seeking an amendment to the City's Comprehensive Plan, Future Land Use Map, from Commercial to Single-Family Residential, up to five dwelling units per acre, and

WHEREAS, the change in the prospective use of the subject property has been discussed through various community meetings, and

WHEREAS, at its January 11, 2018, Special Meeting, the Planning and Zoning Board recommended approval of the Application by a 5-0 vote, and

WHEREAS, the Applicant proposes a project of eighty-four (84) market-rate, single-family dwelling units, applying the City's "flex" units,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES as follows:

SECTION 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas Clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

SECTION 2. APPROVAL OF APPLICATION #01-LU-17: The City Commission hereby approves Application #01-LU-17 seeking a change in the current land use designation from commercial to residential and allocating eighty-four (84) flexibility units

for such purpose. The City staff is directed to take such steps as are necessary and appropriate to effectuate the purposes hereof.

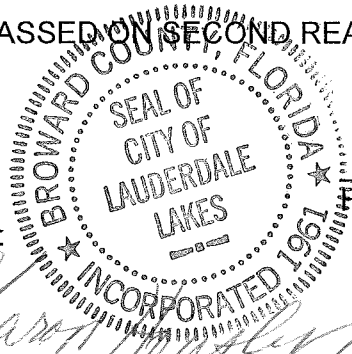
SECTION 3. CONFLICT: All ordinances or Code provisions in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. EFFECTIVE DATE: This Ordinance shall become effective immediately upon its final passage.

PASSED ON FIRST READING ON THE 13TH DAY OF FEBRUARY, 2018.

PASSED ON SECOND READING ON THE 8TH DAY OF MAY, 2018.



Hazel Rogers

HAZELLE ROGERS, MAYOR

ATTEST:

Sharon Houslin

SHARON HOUSLÍN, CITY CLERK

JCB:jl

Sponsored by: TANYA DAVIS-HERNANDEZ, Director of Development Services

VOTE:

Mayor Hazelle Rogers	<u> X </u> (For)	<u> </u> (Against)	<u> </u> (Other)
Vice-Mayor Beverly Williams	<u> </u> (For)	<u> </u> (Against)	<u> X </u> (Other) (Absent)
Commissioner Sandra Davey	<u> X </u> (For)	<u> </u> (Against)	<u> </u> (Other)
Commissioner Gloria Lewis	<u> </u> (For)	<u> </u> (Against)	<u> X </u> (Other) (Absent)
Commissioner Veronica Edwards Phillips	<u> X </u> (For)	<u> </u> (Against)	<u> </u> (Other)

CITY OF LAUDERDALE LAKES

Development Services Department

INTEROFFICE MEMORANDUM

TO: Phil Alleyne, City Manager

DATE: January 8, 2018

Rev. February 5, 2018

Rev. May 3, 2018

THRU: Tanya Davis-Hernandez, AICP
Development Services Director

RE: LAND USE PLAN AMENDMENT 01-LU-17, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN FOR +/-24 GROSS ACRES OF LAND COMMONLY KNOWN AS COMMERCE PARK LOCATED AT THE SOUTHWEST CORNER OF WEST OAKLAND PARK BOULEVARD AND NORTHWEST 31ST AVENUE, LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA, FROM COMMERCIAL TO SINGLE FAMILY RESIDENTIAL (UP TO 5 DU/ACRE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

FROM: Fernando Leiva, AICP, Assoc. AIA
Principal Planner

FLeiva

November 15, 2017 – Development Review Committee

January 8, 2018 - Special Planning & Zoning Board Agenda

January 22, 2018 - City Commission Workshop Meeting Agenda

February 13, 2018 - City Commission Meeting Agenda – 1st Reading (Transmittal Hearing)

May 8, 2018 – City Commission Meeting Agenda – (Adoption Hearing)

RECOMMENDATION

Based upon the findings, conclusions and recommendations contained within this report, staff finds the application complete and suitable for transmittal and is now before the Planning and Zoning Board for further recommendation.

THE REQUEST

The applicant is requesting that the City amend the Future Land Use Map on the subject site involving +/- 24 gross acres to build a maximum of 84 market rate single family homes.

BACKGROUND

On October 24, 2017 the City staff received an application from Leigh R. Kerr & Associates, Inc., representing American Land Venture, LLC (ALV) to consider an amendment to the Comprehensive Plan's Future Land Use Map. The proposed designation would allow a maximum of 84 single-family homes. Although the City's Comprehensive Plan allows a density of 120 residential units (24 gross acres x 5 du/ac), the applicant is utilizing city flex units for the proposed 84-unit development. The applicant will submit a master plan which will show the overall proposed layout on the subject site prior to the adoption hearing.

The proposed project is the product of the City Commission, along with the City's residents' vision to support a diversified and range of quality housing for current and future residents. It should be noted that the City of Lauderdale Lakes Community Redevelopment Agency (CRA) has considered multiple alternatives for development on this site and found that single-family is a viable option for those seeking a lifestyle contrast to the pressure to develop the site as a mixed-use development.

On September 5, 2017, The City of Lauderdale Lakes Community Redevelopment Agency (CRA) approved Resolution 2017-019 authorizing the execution of a sale and purchase agreement between the CRA and ALV of certain property commonly known as Commerce Park. Consequently, City staff received City Commission direction for consideration and expeditious processing of the plan amendment necessary to permit the single-family development on the subject property.

The +/- 24-gross-acre subject property is generally located at the southwest corner of West Oakland Park Boulevard and NW 31st Street, in the City of Lauderdale Lakes. It is currently zoned B-2 with an underlying use of Commercial. The subject site lies within both the "Tricity Plat" and "Somerset Plaza Plat."

If and when approved by the City Commission, the proposed amendment will be transmitted to state agencies and county required reviewing agencies for review and comment. Once the City receives and addresses any agency comments, this item will return for a second and final public hearing before the City Commission for adoption (date to be determined).

ANALYSIS

Under Chapter 163, Part II, F.S. no public or private development shall be permitted except in conformity with the City's Comprehensive Plan, or elements or portions thereof, prepared and adopted as set out in the Community Planning Act. The City last amended its Comprehensive Plan on October 26, 2010 with the adoption of Ordinance No. 09-16 and it was found to be "in compliance" with the Community Planning Act. As such, the proposed plan amendment will be reviewed pursuant to the most recently adopted plan update. The Future Land Use Element of the City's comprehensive plan is the effective land use for the City of Lauderdale Lakes.

The Comprehensive Plan may be amended pursuant to Section 403 of the City's Land Development Regulations consistent with the goals, objectives and policies of the Comprehensive Plan.

The intent of the proposed amendment is to change the Future Land Use designation on the subject site from Commercial to Single-Family Residential (Up to 5 DU/AC. The area to the north is made up of retail uses and residential (townhome) uses within the City of Oakland Park. To the east of the subject site is a commercial property, a residential planned unit development and a utility site lying within the City of Oakland Park. The area immediately to the south is made up of four-story multi-family buildings (Somerset Condos). To the west is commercially zoned vacant land across Somerset Drive.

The Comprehensive Plan's Future Land Use Element allows for approval of proposed land use plan amendments subject to compatibility criteria in a manner that no use is negatively impacted directly or indirectly by the other use.

Existing and Proposed Uses:

The site is currently designated Commercial on the City and County plans. The proposed local land use designation is Single-Family Residential (5 du/ac).

Access and Vehicular Circulation

The City's Development Review Committee, at its November 15, 2017 meeting, requested a detailed traffic analysis to be performed on the proposed amendment. Most multi-family developments within the City are served by driveways, rather than streets, which prevents them from functioning as part of the local access street grid and reducing impacts on the arterial street system.

Impact on Levels of Service

The Applicant has submitted data and analysis on the maximum impact generated by this plan amendment application; however, staff has requested a more in-depth analysis demonstrating that sufficient infrastructure (street network/road capacity) will be available to serve the proposed development.

Schools

The School Board staff stated that per School Board Policy 1161, review of a residential plan amendment is formally conducted once a completed Public School Impact Application with an applicable fee is submitted by the petitioner. At the time of the printing of this report, no written School Board Consistency Report has been received. The proposed amendment is located within the School Board's Planning Area "C."

Parks, Open Space and Recreation

The proposal is subject to the City's LOS standard for parks and recreation: three (3) park acres per 1,000 persons. The City currently contains 57.1 acres of parks. Based upon the 2015 population projections from Broward County projecting 33,259 residents, the City's LOS would be 1.71 acres per thousand residents, if no changes occur. For the 2025 long planning horizon, the projected 33,807 residents require 101.5 acres of park. The net impact on demand for park acreage, resulting from this amendment, is as follows: $84 \text{ units} \times 2.64^* \text{ persons per unit} = +/- 222 \times 3\text{ac}/1000 = +/- .7 \text{ acres}$ and thus, the City does not provide sufficient facilities to meet the adopted level of service for the current and projected population. In conclusion, the applicant should address the impact of the amendment and level of service change.

STAFF CONCLUSION & RECOMMENDATION

According to the Comprehensive Plan's compatibility criteria, staff concurs that the proposed amendment is incompatible with the current surrounding land uses as the proposed FLU is adjacent on the immediate south with multi-family residential and to the west with commercial land use designations. The proposed map amendment is also inconsistent with the update of the Broward County Land Use Plan. See Section 2 – Policies – Targeted Redevelopment.

The current proposal, however, is based on the direction and the vision of the City Commission to diversify the City's housing stock and promote a high quality of housing within the City. The City Commission would like to create a balance in the community, providing a range of housing choices across all financial sectors for current and future residents. Furthermore, the proposed amendment will align with the new goals, objectives and policies of the City of Lauderdale Lakes, based upon the current City's Strategic Plan for 2018-2022.

The proposed amendment, as shown in the Applicant's documentation at the of this report, meets the Level of Service (LOS) standards identified in the Comprehensive Plan for sanitary sewer, water, drainage, and solid waste facilities.

The City's Development Review Committee, at its November 15, 2017 meeting, recommended a detailed traffic analysis to be performed on the proposed amendment.

The Petitioner will submit an application to rezone the subject site to be consistent with the proposed comprehensive plan amendment. As a companion to the rezoning, the Petitioner will also submit a site plan application for review and consideration by the City Commission.

Based upon the findings, conclusions and recommendations contained within this report, staff finds the application complete and suitable for transmittal to the Planning and Zoning Board for further recommendation.

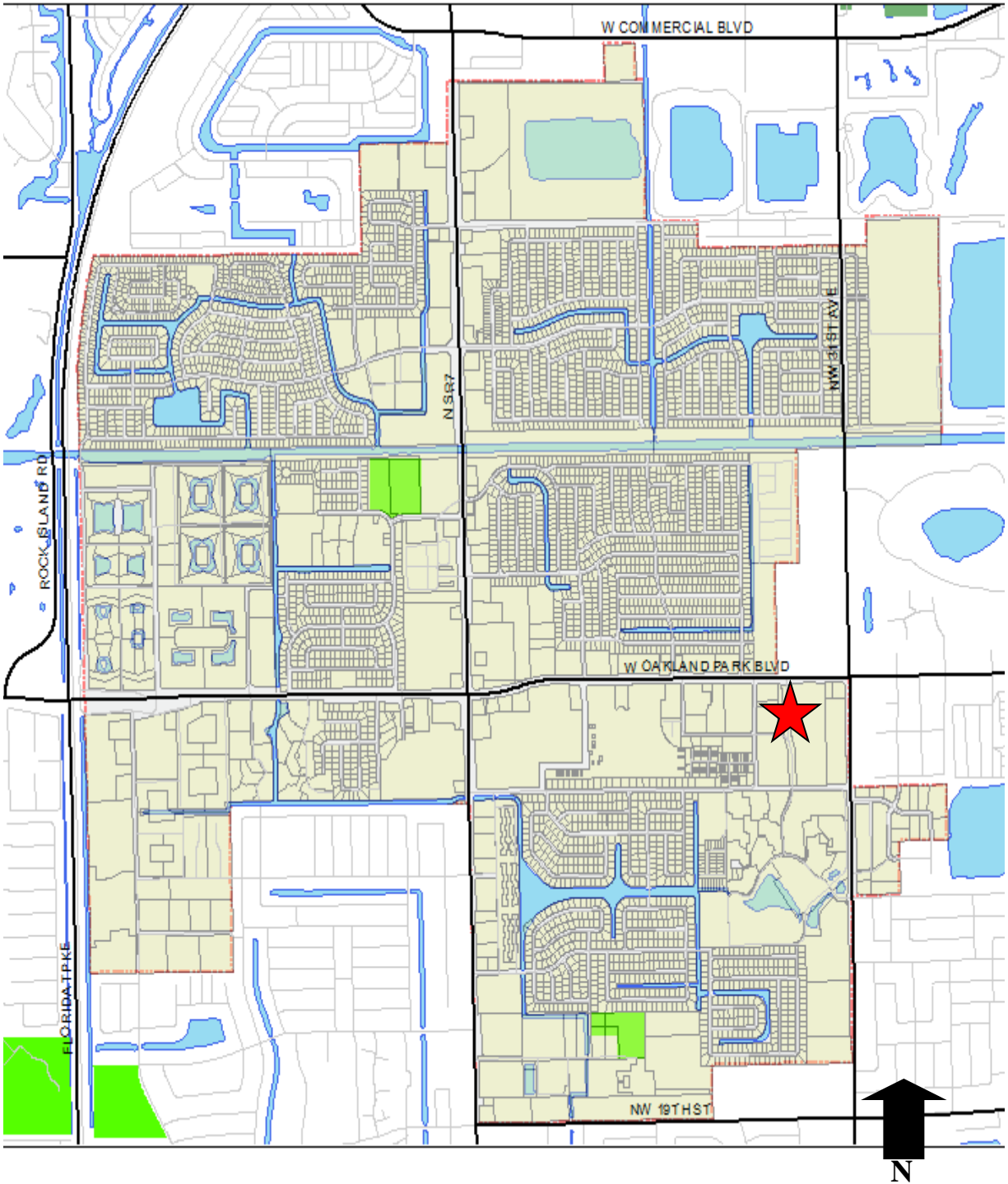
Planning and Zoning Board Recommendation: At its January 11, 2018 meeting, the Planning & Zoning Board voted to recommend approval of the proposed text amendment by a vote of 4-0.

On February 13, 2018, the City Commission approved Ordinance No. _____ authorizing staff to transmit the amendment to DEO and other reviewing agencies. Staff has received letters with no objections to this LUPA from all reviewing agencies.

ATTACHMENTS & EXHIBITS

- A. Location Map
- B. Land Use & Zoning Map
- C. Aerial Map
- D. Gross Acreage Calculation (Sketch)
- E. Conceptual Site Plan

EXHIBIT A




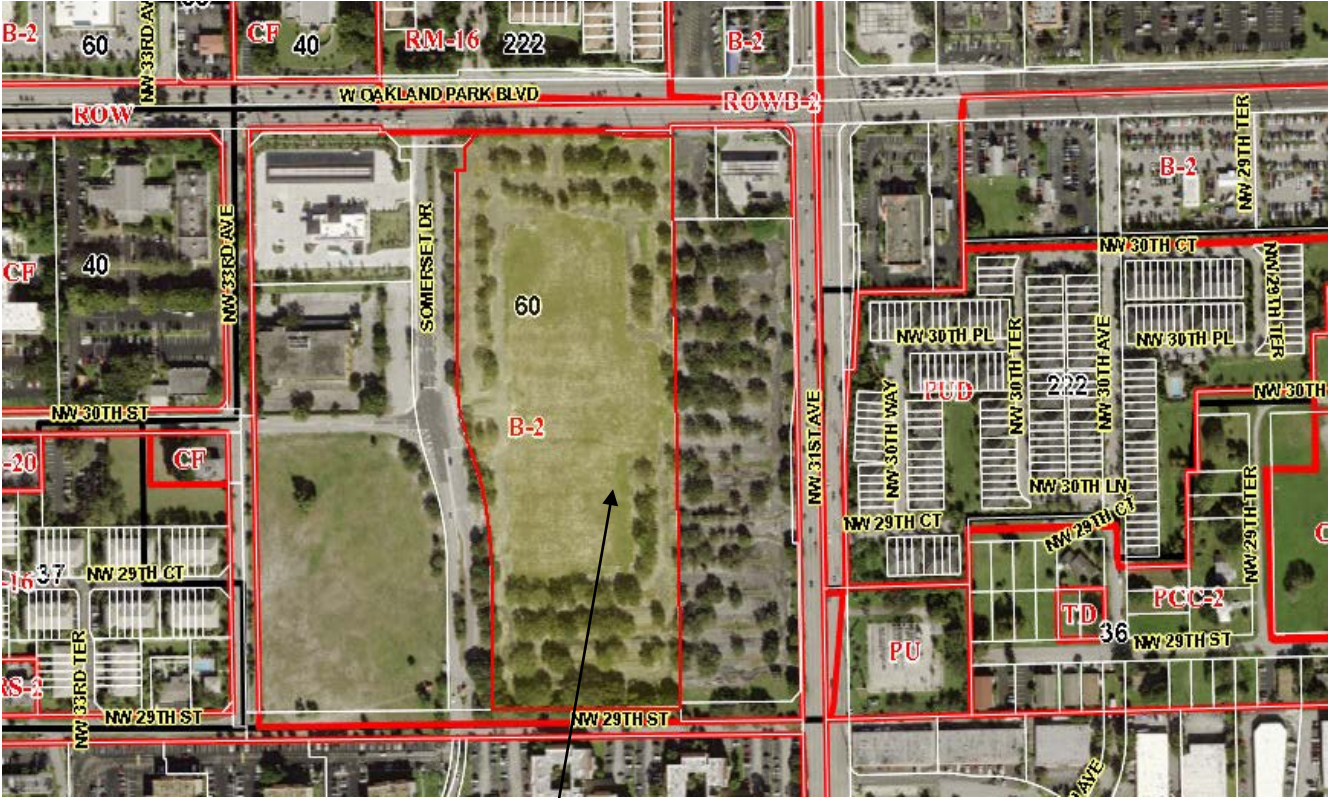
	<h2>Project Location Map</h2>
<h3>Land Use Plan Amendment 01-LU-17</h3>	<h3>Development Services Department</h3>

EXHIBIT B



Subject Site


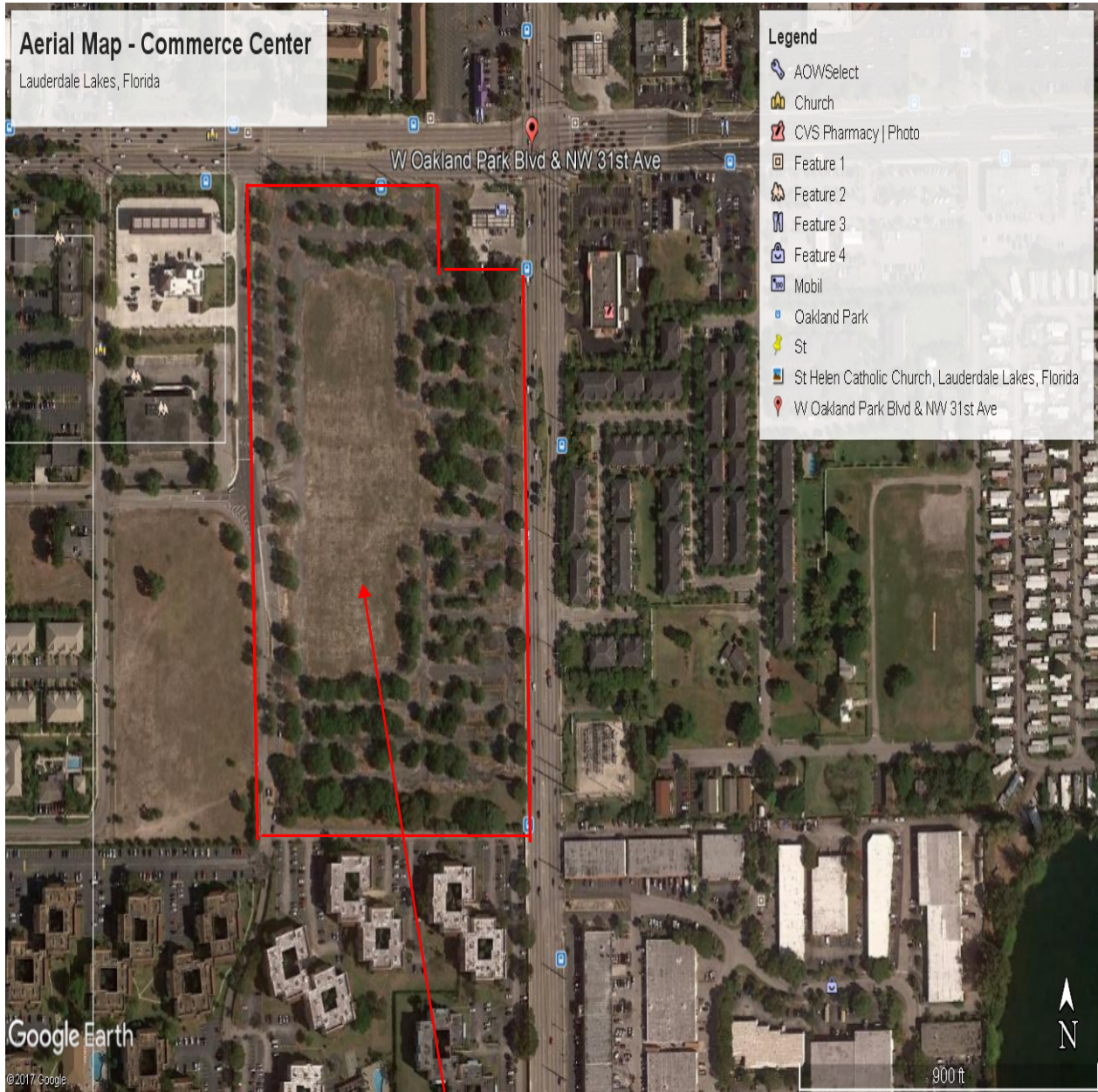

	<h2>Land Use & Zoning Map</h2>
<h3>Land Use Plan Amendment 01-LU-17</h3>	<h3>Development Services Department</h3>

EXHIBIT C



Subject Site: +/- 24 gross acres.

	<h2>Aerial Map</h2>
<h3>Land Use Plan Amendment 01-LU-17</h3>	<h3>Development Services Department</h3>

Leigh Robinson Kerr
& Associates, Inc.

Member, American Institute of Certified Planners

April 17, 2017

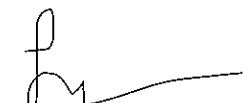
"TRICITY PLAT" and "SOMERSET PLAZA PLAT" PROPERTIES

Project Narrative

The City of Lauderdale Lakes is the owner of the properties contained in the above referenced plats (folios 494230190030, 494230120020, 494230120010) generally located at the south west corner of Oakland Park Boulevard and N.W. 31st Avenue in the City of Lauderdale Lakes.

The subject site is the former site of the Bazaar Flea Market which closed in 1995. Since then, development proposals to use the site for a church and film studios, to name a few, have been unsuccessful.

The City's Redevelopment Agency bought the foreclosed property in 2010, marketed the property, and selected American Land Ventures, LLC, now the contract purchaser, to develop the site. American Land Ventures proposes to develop the site with 84 single-family homes. In order to construct the development proposed for the site, various approvals must be accomplished. These include vacation of easements, rezoning, land use, and platting. Therefore, the enclosed development application is being filed to accomplish the development proposed for the site.



Leigh R. Kerr, AICP

<https://d.docs.live.net/ca11f1bfbb72375f/2016/1604 - ALV Lakes/Narrative.docx>

TABLE OF CONTENTS

CONTENTS

I. TRANSMITTAL INFORMATION.....	4
II. LOCAL GOVERNMENT INFORMATION	4
III. APPLICANT INFORMATION.....	5
IV. AMENDMENT SITE DESCRIPTION	6
V. EXISTING AND PROPOSED USES.....	6
VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES.....	8
VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES.....	20
VIII. AFFORDABLE HOUSING	22
IX. LAND USE COMPATIBILITY	22
X. HURRICANE EVACUATION ANALYSIS.....	22
XI. REDEVELOPMENT ANALYSIS.....	22
XII. INTERGOVERNMENTAL COORDINATION	23
XIII. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN.....	23
XIV. POPULATION PROJECTIONS	24
XVI. ADDITIONAL SUPPORT DOCUMENTS.....	24
XVII. PUBLIC EDUCATION ANALYSIS	25

TABLES

Table 1 Sanitary Sewer Facilities..... 8

Table 2 Sanitary Sewer Impact 8

Table 3 Projected Plant Capacity & Demand – Sanitary Sewer 9

Table 4 Projected Plant Capacity & Demans – Potable Water 10

Table 5 Wellfields..... 10

Table 6 Potable Water Impact 10

Table 7 Projected Capacity & Demand - Potable Water..... 11

Table 8 Solid Waste Facilities..... 14

Table 9 Solid Waste Impact 14

Table 10 Recreation & Open Space 15

Table 11 Projected Park Needs..... 16

Table 12 Existing Roadway Capacity..... 17

Table 13 Projected Roadway Capacity – Short Term..... 17

Table 14 Projected Roadway Capacity – Long Term..... 18

Table 15 Traffic Impact 18

Table 16 Mass Transit Routes 19

Table 17 Change in Mass Transit Demand..... 19

Table 18 School Enrollment & Capacity..... 25

Table 19 School Impact..... 25

APPENDIX

Legal Description	I
Sanitary Sewer Correspondence	II
Potable Water Correspondence	II
Drainage Correspondence	III
Solid Waste Correspondence	IV
Mass Transit Correspondence	V

EXHIBITS

Location Map	A
Current Future Land Use	B
Proposed Future Land Use	C
Existing Uses	D

I. TRANSMITTAL INFORMATION

- A. Date local governing body held transmittal public hearing.

To be determined.

- B. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

The amendment site is not located in an Area of Critical State Concern or part of a joint planning agreement.

- C. Whether the amendment is one of the following:

- *Development of Regional Impact
- *Small scale development activity (per Florida Statutes)
- *Emergency (please describe on separate page)
- *Other amendments which may be submitted without regard to FL statutory limits regarding submittals (Brownfield amendments, etc.).

The amendment site is none of the above.

II. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case number.

To be determined.

- B. Proposed month of adoption of local land use plan amendment.

October 2017.

- C. Local Government Contact

**Mr. J Gary Rogers
Community Redevelopment Agency Manager
4300 NW 36 Street
Lauderdale Lakes, FL 33319
Tel: (954) 535- 2765
Email: JgaryR@lauderdalelakes.org**

- D. Description of public notification procedures followed for the amendment by the local government.

Per Chapter 163, F.S. and City requirements.

III. APPLICANT INFORMATION

- A. Applicant - Name, title, address, telephone, facsimile number and email.

**Mr. J Gary Rogers
Community Redevelopment Agency Manager
4300 NW 36 Street
Lauderdale Lakes, FL 33319
Tel: (954) 535- 2765
Email: JgaryR@lauderdalelakes.org**

- B. Agent - Name, title, address, telephone, facsimile number and email.

**Leigh R. Kerr, AICP
Leigh Robinson Kerr & Associates, Inc.
808 E. Las Olas Boulevard #104
Fort Lauderdale, FL 33301
P: 954-467-6308 F: 954-467-6309
Email: Lkerr808@bellsouth.net**

- C. Owner - Name, title, address, telephone, facsimile number and email.

**City of Lauderdale Lakes
Community Redevelopment Agency
4300 NW 36 Street
Lauderdale Lakes, FL 33319
Tel: (954) 535- 2765
Contact: Mr. J Gary Rogers
Email: JgaryR@lauderdalelakes.org**

- D. Applicant's rationale for the amendment.

The applicant is requesting an amendment from Commercial to Single Family (up to 5 du/ac). The City of Lauderdale Lakes is the owner of the subject properties (folios 494230190030, 494230120020, 494230120010) generally located at the south west corner of Oakland Park Boulevard and N.W. 31st Avenue in the City of Lauderdale Lakes.

The subject site is the former site of the Bazaar Flea Market which closed in 1995. Since then, development proposals to use the site for a church and film studios, to name a few, have been unsuccessful.

The City's Redevelopment Agency bought the foreclosed property in 2010, marketed the property, and selected American Land Ventures, LLC, now the contract purchaser, to develop the site. American Land Ventures proposes to develop the site with eighty-four (84) single-family homes. In order to construct the development proposed for the site, various approvals must be accomplished. These include vacation of easements, rezoning, and land use. Therefore, the enclosed development application is being filed to accomplish the development proposed for the site.

IV. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The site contains approximately 30 gross acres and is generally located at the south west corner of Oakland Park Boulevard and N.W. 31st Avenue in the City of Lauderdale Lakes. Legal attached as Appendix I.

- B. Sealed survey, including legal description of the area proposed to be amended.

To be provided.

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)

Please Location Map attached as Exhibit A.

V. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site.

The site is currently designated Commercial on the City and County plans. The proposed local land use designation is Single-Family Residential (5 du/ac).

- B. Current land use designations for the adjacent properties.

The adjacent land uses are depicted on Exhibit B: Current Future Land Use.

- C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

Flexibility provisions have not been utilized for adjacent areas.

- D. Existing use of amendment site and adjacent areas.

A portion of the subject property currently contains surface parking and Existing uses are depicted on Exhibit D attached.

- E. Proposed use of the amendment site including proposed square footage* for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MU-R amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

The applicant is proposing to develop the site with single family homes. Per the City's Comprehensive Plan, the proposed land use category permits single-family dwelling units at a density of five (5) dwelling units per gross acre. Therefore, a maximum of 150 residential units (30 gross acres x 5 du/ac) could be constructed on the subject site. Although the proposed land use would permit up to 150 residential units, the applicant is utilizing city flex units for the proposed 84-unit development. Therefore, the maximum development and subsequent analysis is based upon 84 units.

- F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.

Based upon the standard of 10,000 square feet per acre for non-residential uses, a maximum of 219,000 square feet of commercial use (21.9 gross acres x 10,000 sf/ac) could be constructed on the subject site.

- G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or DRI. If so, indicate the name of the development; provide the site plan or plat number, provide a location map; and, identify the proposed uses.

The amendment is not part of a larger development.

VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

By utilizing Article III of Chapter 25 of the Land Development Code (relative to measurement of capacities and levels of service) provide a detailed comparison of the existing land use with the proposed land use.

A. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is proposed to be serviced by septic tanks.

The subject site is not proposed to be serviced by septic tanks.

2. Sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

TABLE 1 SANITARY SEWER FACILITIES BROWARD COUNTY NORTH DISTRICT REGIONAL WASTEWATER TREATMENT PLANT	
Licensed Plant Capacity	95.00 MGD
Current + Committed Plant Demand 1.22 MGD + 70.0 MGD	71.22 MGD
Permitted Plant Capacity	95.00 MGD
Source: Broward County Water & Wastewater Division Letter 12/15/16	

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

TABLE 2 SANITARY SEWER IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	219,000 SF of Commercial	X .10 GPD/sq. ft.	= 21,900 GPD
Proposed	84 Single Family DUs	X 300 GPD/du	= 25,200 GPD
		change	+ 3,300 GPD

Source: City comp Plan Vol2 Table 4.6

4. Identify the projected plant capacity and demand for the short and long range planning horizons. Provide demand projections and information regarding planned plant capacity.

TABLE 3		
PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER		
Broward County North District Regional Wastewater Treatment Plant		
	2015	2025
Projected Plant Capacity	100 MGD	100 MGD
Projected Plant Demand ⁽¹⁾	88.9 MGD	93.4 MGD
Planned Plant Expansions	Expansion to 100 MGD. \$120.5 Mil awaiting administrative approval	
Funding Sources	Financed by user fees and revenue bonds.	
<small>(1) City Comprehensive Plan Vol I. Table 4.8</small>		

5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

See Appendix II and below:

Name: Mario Aispuro
Agency: Broward County Dpt.of Public Works and Transportation - Water & Wastewater Eng. Div.
Ph: 954-831-0930 Fax : 954-831-0925
Address: 2555 W. Copans Road, Pompano Bch, 33069

B. Potable Water Analysis

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

The Broward County 1A Water Treatment Plant serves the subject site. The Plant’s current Consumptive Water Use Permit expires in 2028. The Broward County 1A Water Treatment Plant is limited to an average daily raw water withdrawal of 10.04 MGD from the Biscayne Aquifer. The County anticipates expanding its potable water source of supply by establishing a new Floridan aquifer wellfield and associated treatment plant by 2017, and/or by other alternative water supply methods.

- Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

TABLE 4 PROJECTED PLANT CAPACITY & DEMAND – POTABLE WATER Broward County 1A Water Treatment Plant	
Current Plant Capacity	16.00 MGD
Current + Committed Demand (8.47 MGD + 0.16 MGD)	8.63 MGD
Projected Plant Demand	9.75 MGD
SFWMD Permitted Withdrawal	12.59 MGD
Expiration Date of SFWMD Permit	2028
CUP allows for annual avg raw water withdrawal of 10.04 MGS. CUP average withdrawals can be translated to finished water max. day equivalent of 12.59 MGD. The WWS 2014 population projections forecaste that by 2040, current customers would require 9.75 MGD of max. day wellfield capacity.	
(1) Broward County Water & Wastewater Division Letter 12/14/2016 and 11/15/16 (Wiley)	

- Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

TABLE 5 1AWTP WELLFIELDS	
Wellfield Permitted Capacity	12.59 MGD
Current + Committed Capacity	8.63 MGD
Expiration Date of Permit	2028
Source: Broward County Water & Wastewater Division Letter 12/14/2016, 11/15/2016	

- Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f.* or d.u.

TABLE 6 POTABLE WATER IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	219,000 SF of Commercial	X .10 GPD/sq. ft.	= 21,900 GPD
Proposed	84 Single Family DUs	X 375 GPD/du	= 31,500 GPD
			+ 9,600 GPD

Source: Broward County LDC

5. Identify the projected capacity and demand for the short and long range planning horizons

TABLE 7 POTABLE WATER PROJECTED CAPACITY AND DEMAND		
	2020	2040
Projected Plant Capacity	16.00 MGD	16.00 MGD
Projected Plant Demand	8.76 MGD	9.75 MGD
Planned Plant Expansions	None	
Planned Wellfield Expansions	None	
Year and Funding Sources	N/A	
Source: Broward County Water & Wastewater Division Letter 12/14/2016; Email correspondence 11/12/13 and 11/21/16.		

6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

See Appendix II: Potable Water and below:

Name: Mario Aispuro
Agency: Broward County Dpt.of Public Works and Transportation - Water & Wastewater Eng. Div.
Ph: 954-831-0930 Fax : 954-831-0925
Address: 2555 W. Copans Road, Pompano Bch, 33069

C. Drainage Analysis

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

Stormwater Regulation	Return Period and Frequency	Design Criteria
Drainage – off site discharge rate	25 years, 72 hours	75.9 cubic feet per square mile
Flood Protection – water elevation	100-year, 72-hour for finished floors 10-year, 72-hour for	Broward County 100-year flood elevation map Broward County 10-year

	road crowns	flood elevation map
Water quality – Retention/detention	Wet detention	The larger volume of first inch of runoff or 2.5 times the site’s percent of impervious area
	Dry detention	75% of Wet detention requirement
	Dry retention	50% of Wet detention requirement
	Commercial or Industrial Development	½ inch of dry retention or detention pre-treatment is required

Excess stormwater runoff within the City is conveyed to the City’s canal network via the City’s secondary drainage system that is comprised of swales, ditches, catch basins, inlets and culvert pipe outfalls. The City’s canal network is approximately 11 miles long and connects to South Florida Water Management District’s (SFWMD) C-13 and C-12 canals. Under normal operating conditions, the C-13 Canal receives all excess stormwater flowing through the City’s canal network. During times when canal levels exceed 5.5 feet relative to the National Geodetic Vertical Datum of 1929, stormwater can be discharged to the C-12 Canal through a gated culvert located under NW 19th Street.

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

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

3. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

A permit will be requested.

4. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Development of the subject area will be required to meet the drainage standards of the City. The amendment area will meet the adopted levels of service when development of the site is complete.

5. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

See Appendix III: Drainage Correspondence and below:

Name: Mr. Joe Heilman
Agency: Broward County Water and Wastewater Services
 Water Management Division
Ph: 954-831-0751
Address: 2555 W. Copans Road, Pompano Beach 33069

D. Solid Waste

1. Provide the Town's adopted level of service standard.

The level of service standards are as follows:

Use	Rate
Residential	8.9 lbs. per unit per day
Industrial and Commercial Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Building	1 lb. per 100 sq. ft. per day
Department Store	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Restaurant	2 lbs. per meal per day

Drug Store	5 lbs. per 100 sq. ft. per day
School:	
Grade School	10 lbs. per room & 1/4 lbs. per pupil per day
High School	8 lbs. per room & 1/4 lbs. per pupil per day
Institution:	
Hospital	8 lbs. per bed per day
Nurse or Intern Home	3 lbs. per person per day
Home for Aged	3 lbs. per person per day
Rest Home	3 lbs. per person per day

- Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current plus committed demand on landfill/plant capacity, and planned landfill/plant capacity.

The City contracts with Waste Management, Inc. of Florida (WMIF), to collect garbage within the City. The City has contracted to utilize Wheelabrator as its disposal facility. WMIF delivers the waste to Wheelabrator for ultimate disposal at the South Plant. It may be delivered to the North Plant which has been converted to a transfer station and then delivered to the South Plant or it can go directly to the South Plant. (Source: Email dated 12/22/16 Ron Kaplan)

TABLE 8 SOLID WASTE FACILITIES	
Disposal Facilities:	Wheelabrator Waste-to-Energy Plants
Capacity:	821,250 Tons/Year
Current + Committed Demand:	500,000 Tons/Year
Expansions:	No planned expansions

- Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

TABLE 9 SOLID WASTE IMPACT			
	Use	Calculation	Total
Current	219,000 SF of Commercial	X 4 Lbs/100sf/ Day	= 8,760 Lbs/Day
Proposed	84 Single Family DUs	X 8.9 Lbs/unit/Day	= 748 Lbs/Day
		change	- 8,012 Lbs/Day

Source: Town Infrastructure Element Policy 4-1 Solid Waste

4. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See Appendix IV: Solid Waste Correspondence and below:

Name: Ron Kaplan
Agency: Waste Management Inc. of Florida
Position: Senior Counsel
Ph: 954-984-2000
Address: 2700 Wiles Rd, Pompano Beach, FL 33073

E. Recreation and Open Space Analysis

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

The adopted level of service for recreation and open space in the City is 3 acres per one thousand residents.

2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

Name	Type	Acreage
Vincent Torres Park	Community	13.1
Willie Webb Park	Community	11.4
C-13 Canal Greenway	Urban Open Space	14.5
Northgate Park	N/A	3.19
Oriole Elementary	Community	5.0
		Total 47.19

3. Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

TABLE 10 RECREATION & OPEN SPACE IMPACT			
City	Use	Calculation	Total
Current	Commercial 219,000 sf	N/A	N/A
Proposed	84 SF d.u.s x 3.0* pop = 252	X .003	= 0.76 acres
Net Change			+ 0.76 acres

*Broward County Land Development Code

**Density in Dwelling Units - Estimated Number per Gross Acre of Persons per Residential Land Area Dwelling Unit*

From 0 up to 1-	3.3
Over 1 up to 5-	3.0
Over 5 up to 10 -	2.5
Over 10 up to 16 -	2.0
Over 16 up to 25 -	1.8
Over 25 up to 50 -	1.5

Based upon the Broward County Planning Council’s inventory table, the City has 117.8 acres. Therefore, the City currently meets and will continue to meet the level of service for parks.

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

TABLE 11 PROJECTED PARK NEEDS			
Planning Horizon	Population*	Need	Available
2015 (short)	33,259	x .003 = 100 acres	117.8
2025 (long)	33,807	x .003 = 101 acres	117.8
*Source: Population Forecasts prepared by Bill Leonard, Broward County Planning and Environmental Regulation Division Aug. 2012; City Comprehensive Plan Tables VII-4 and VII-5			

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

**TABLE 12
EXISTING ROADWAY CONDITIONS (2013)**

ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
NORTH-SOUTH							
SR7/441							
N. of NW 19 Street	6	52000	59900	C	4940	5390	C
N. of Oakland Park Blvd	6	46000	59900	C	4370	5390	C
NW 31st Ave							
N. of NW 19 Street	6	35000	53910	C	3325	4851	C
N. of Oakland Park Blvd	6	29500	53910	C	2803	4850	C
EAST-WEST							
Oakland Pk Blvd							
E. of SR7	6	56500	59900	C	5368	5390	D
NW 44th Street							
E. of NW 31 st Ave	2	5300	13320	C	504	1197	C

Source: MPO Roadway Level of Service Analysis '13/'35

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short and long range planning horizons. Utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

**TABLE 13
PROJECTED ROADWAY CONDITIONS, SHORT-TERM (2024¹)**

ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
NORTH-SOUTH							
SR7/441							
N. of NW 19 Street	6	57104	59900	D	5425	5390	F
N. of Oakland Park Blvd	6	51577	59900	C	4900	5390	D
NW 31st Ave							
N. of NW 19 Street	6	41010	53910	C	3896	4851	C
N. of Oakland Park Blvd	6	31915	53910	C	3032	4850	C
EAST-WEST							
Oakland Pk Blvd							
E. of SR7	6	60811	59900	F	5777	5390	F
NW 44th Street							
E. of NW 31 st Ave	2	5769	13320	C	548	1197	C

Source: MPO Roadway Level of Service Analysis '13/'35; ¹Interpolation Kerr & Associates, Inc.

**TABLE 14
PROJECTED ROADWAY CONDITIONS, LONG –TERM (2035)**

ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
NORTH-SOUTH							
SR7/441							
N. of NW 19 Street	6	62209	59900	F	5910	5390	F
N. of Oakland Park Blvd	6	57154	59900	C	5430	5390	F
NW 31st Ave							
N. of NW 19 Street	6	47020	53910	C	4467	4851	C
N. of Oakland Park Blvd	6	34331	53910	C	3261	4851	C
EAST-WEST							
Oakland Pk Blvd							
E. of SR7	6	65122	59900	F	6187	5390	F
NW 44th Street							
E. of NW 31 st Ave	2	6238	13320	C	593	1197	C

Source: MPO Roadway Level of Service Analysis '13/'35

- Traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations.

**TABLE 15
TRAFFIC IMPACT**

Land Use		ITE Code	Calculation (Trips)	
			Daily	PM Peak
Current	Commercial 219,000 s.f.	820	11,304	1,013
Proposed	84 Single Family DUs	210	800	84
		Change	- 10,504	- 929

- Provide any transportation studies relating to this amendment, as desired.

No additional transportation studies are presented at this time.

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

TABLE 16 MASS TRANSIT ROUTES			
Route	Coverage	Weekday Headways	Weekend Headways
BCt 31	NW 31 st /MLK Blvd	15-30 min	Saturday 45 min Sunday 50 min
BCt 72	Oakland Pk Blvd	15 min	Saturday 15-20 min Sunday 20 min

2. Quantify the change in demand resulting from this amendment.

TABLE 17 CHANGE IN MASS TRANSIT DEMAND				
	Land Use	PM Peak Trips	Transit Share	Transit Trips
Current	Commercial 219,000 s.f.	1,013	X 1.64%	17
Proposed	84 SF DUs	84	X 1.64 %	2
Source: Broward County Transportation Element Table 3-42			Change	-15

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above.

See Appendix V: Mass Transit Correspondence and below:

Name: Nichols Sofoul
Agency: Broward County Transit Division
Position: Senior Planner
Ph: 954-357-8450 **Fax:** 954-978-1189
Address: 1101 Park Central South #3500, Pompano Bch 33064

4. Describe how the proposed amendment furthers or supports mass transit use.

The proposed land use designation will support the utilization of mass transit by developing along and near roadways which are currently served by mass transit services.

- H. Provision of Open Space – As applicable, describe how the local government/applicant is addressing Broward County Land Use Plan Obj. 5.04.00 and Policies 5.01.01, 5.04.02, 5.04.03, and 5.04.04 (a through e).

Not applicable.

VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City's Comprehensive Plan indicates that no natural or historical resources are located on or adjacent to the site.

- B. Archaeological sites listed on the Florida Master Site File.

A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City's Comprehensive Plan indicates that no archeological sites are located on the site.

- C. Wetlands

There are no known wetlands within the amendment site. If wetlands are found to be located along the water's edge, they will be properly permitted.

- D. Priority Planning Area Map and Broward County Land Use Policy A.03.05 regarding sea level rise.

A review of the Priority Planning Area Map indicates no areas for planning consideration located within the subject site.

- E. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.

A review of the LAPC indicates no LAPC areas are located within the subject site.

- F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

The applicant is not aware of any listed species on the site.

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

The applicant is not aware of any listed species on the site. However, there are Oak trees on the site. The applicant is working with Broward County on an appropriate mitigation/relocation plan.

- H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the protected zone and any provisions, which will be made to protect the wellfield

The subject site is not located within a wellfield zone.

- I. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to mitigate the area's natural features

The soil topography will be altered within the site to construct the improvements of the amendment. All site alterations will be conducted in accordance with the City and Broward County requirements.

- J. Beach Access – Indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.

The site is not ocean-front.

VIII. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

Not Applicable.

IX. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The subject site is currently designated Commercial on the City Land Use Plan. The proposed land use designation is Single-Family Residential (up to 5 du/ac) on the City Plan. The proposed land use is compatible with the surrounding residential and commercial uses and will provide residents convenient proximity to nearby retail and employment centers in a manner that supports the potential for a reduction in auto use through walkability and access to mass transit routes. The subject site will be developed with proper landscape, open space and setbacks to ensure that the proposed development is compatible with the existing surrounding areas.

X. HURRICANE EVACUATION ANALYSIS

(Required for amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Agency). Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearancé times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Agency.

The amendment site is not located in a hurricane evacuation zone.

XI. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified Redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The subject site is located within the City's CRA. The subject site is the former site of the Bazaar Flea Market which closed in 1995. Since then, development proposals to use the

site for a church and film studios, to name a few, have been unsuccessful.

The city's redevelopment agency bought the foreclosed property in 2010, marketed the property, and selected American Land Ventures, LLC, now the contract purchaser, to develop the site. American Land Ventures proposes to develop the site with 84 single-family homes.

XII. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The subject site is not located adjacent to other local governments.

XIII. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN

Policy 1.2.7

The compatibility of proposed land use plan amendments and rezoning applications with adjacent land use plan and zoning designations shall be a primary consideration in the review and approval of such applications.

Objective 1.3

To ensure an adequate balance of housing in the redevelopment area and encourage mixed income and higher rate market housing, thereby providing a range of options to diversify the City's current housing stock.

Policy 1.3.1

In recognition that the City provides approximately 34 percent of Broward County's housing for very low and low income residents and to the extent allowed by market trends, the City shall encourage the development of mixed income housing and market rate housing by continuing to pursue higher rate housing through an aggressive marketing and Request For Proposals (RFP) process.

Policy 1.3.5

The City shall utilize flex and reserve unit allocations as needed and as available to accommodate additional housing units to serve its future population.

Policy 1.3.8

The City will locate housing along urban corridors with increased connectivity to transit as outlined in the Citizen's Master Plan.

XIV. POPULATION PROJECTIONS

- A. Population projections for the 20 year planning horizon (indicate year).

Year	Population
2015	32,936
2025	33,473
2035	35,784
Source: Broward County Population Forecasts, Broward County Planning and Environ. Regulation Div. Aug 12, 2012	

- B. Population projections resulting from proposed land use (if applicable).

84 dwelling units x 3.0 persons per unit = 252 people

- C. Using population projections for the 20 yr planning horizon, demonstrate the effect of the amendment on the land needed to accommodate projected population.

The proposed amendment will help provide additional housing opportunities to serve the city's current and future population.

XVI. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.

Not applicable.

- B. Any proposed voluntary mitigation or draft agreements.

Not applicable.

XVII. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per the School Board of Broward County Policy 1151, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss these issues as soon as possible.

- A. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

Elementary: Park Lakes
Middle: William Dandy
High School: Boyd Anderson

- B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

TABLE 18 SCHOOL ENROLLMENT AND CAPACITY			
School	Benchmark Enrollment	Gross Capacity	Over + (Under)
Park Lakes Elementary	1,102	1,214	(112)
William Dandy Middle	876	1,232	(356)
Boyd Anderson High	1,879	2,829	(950)
<small>Source: SBBC Planning Tool for Enrollment accessed 11/18/2016</small>			

- C. Identify the additional student demand resulting from this amendment – calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.

TABLE 19 SCHOOL IMPACT			
City	Students		
	Elementary	Middle	High
Current Commercial 219,000 sf	N/A	N/A	N/A
Proposed 84 d.u.s (Single Fam 3 BR rate)	x.173 = 15	x.091 = 8	x.107 = 9
	+15 students	+8 students	+9 students

- D. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.

The School District's Tentative District Educational Facilities Plan shows no planned capacity improvements for the schools serving the subject site.

- E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

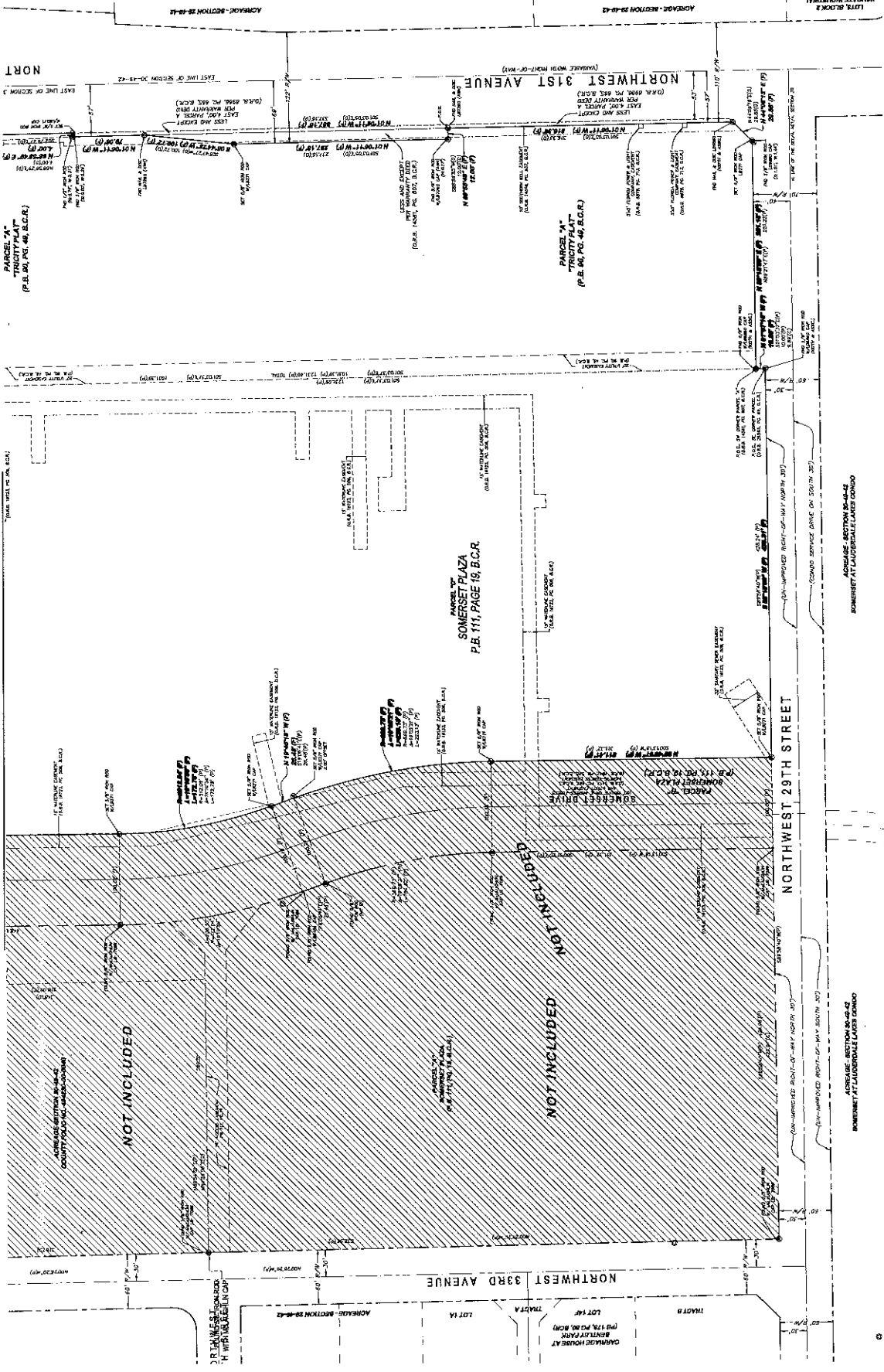
Applicant will pay school impact fees.

APPENDIX I
Legal Description

NOTE: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

MATCHLINE SEE SHEET 2 OF 6



DATE	8/22/06
SCALE	1"=50'
DRAWN BY	MM
CHECKED BY	DDM
FIELD BOOK	SEE CERT.
SEE CERT.	SEE CERT.
BY	1/12/06
REPORT TO ALTA/ACSM SURVEY	
DESCRIPTION	

GRAVEN, THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS

1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1T1
TEL: (604) 278-4400
FAX: (604) 278-4409

ALTA/ACSM SURVEYORS
REGISTERED UNDER THE SURVEYORS ACT AND THE ALTA/ACSM ACT
REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL PLANNERS
REGISTERED UNDER THE ENGINEERING ACT AND THE PLANNING ACT

CENTRAL SQUARE
PREPARED FOR:
TARAGON SOUTH DEVELOPMENT
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.
06-0075

S-C

SHEET 3 OF 8

GRAPHIC SCALE IN FEET
0 50 100

PARCEL 14
SOMERSET PLAZA
(P.B. 111, PAGE 19, B.C.R.)

PARCEL 15
SOMERSET PLAZA
(P.B. 111, PAGE 20, B.C.R.)

PARCEL 16
SOMERSET PLAZA
(P.B. 111, PAGE 21, B.C.R.)

LOT 15 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 16 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 17 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 18 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 19 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 20 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 21 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 22 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 23 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 24 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 25 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 26 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 27 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 28 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 29 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 30 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 31 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 32 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 33 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 34 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 35 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 36 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 37 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 38 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 39 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 40 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 41 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 42 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 43 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 44 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 45 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 46 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 47 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 48 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 49 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 50 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 51 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 52 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 53 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 54 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 55 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 56 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 57 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 58 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 59 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 60 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 61 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 62 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 63 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 64 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 65 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 66 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 67 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 68 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 69 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 70 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 71 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 72 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 73 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 74 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 75 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 76 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 77 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 78 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 79 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 80 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 81 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 82 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 83 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 84 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 85 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 86 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 87 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 88 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 89 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 90 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 91 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 92 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 93 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 94 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 95 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 96 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 97 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

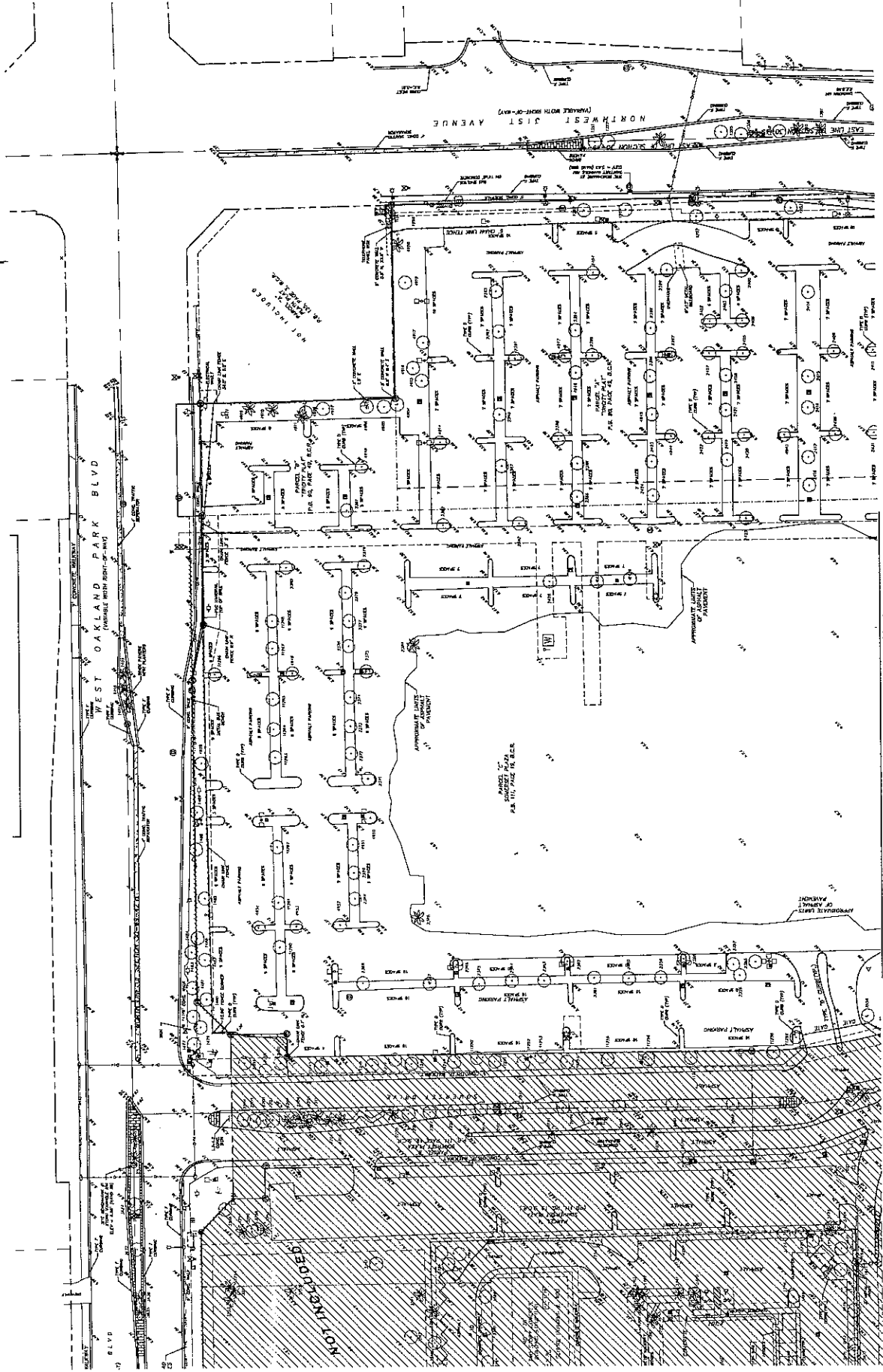
LOT 98 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 99 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

LOT 100 BLOCK 3
WHITE HORSE
P.L. 19, P.C. 80, B.C.R.

SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

NOTE: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).



MATCHLINE SEE SHEET 5 OF 6

DATE	9/23/04
SCALE	1"=40'
DRAWN BY	MM
CHECKED BY	MM
FIELD BOOK	302 CENT.
PROJECT	ALTA/ACSM LAND TITLE SURVEY
DESCRIPTION	
BY	MM
DATE	9/23/04
PROJECT NO.	06-0075

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS

3665 N.W. 52ND STREET, NORTH LAUDERDALE, FLORIDA 33066
TEL: (954) 728-4400
FAX: (954) 728-4403

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
KIMLEY-HORN AND ASSOCIATES, INC.

PROJECT NO.
06-0075

S-4
SHEET 4 OF 8

NOTE: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

DATE	9/22/88
SCALE	N/A
BY	MM
CHECKED BY	MM
FIELD BOOK	
DATE	9/17/12
PROJECT	
DESCRIPTION	

GRAVEN - THOMPSON AND ASSOCIATES, INC.
ENGINEERS - PLANNERS & SURVEYORS
2083 W. 3200 STREET, PORT LINDSBOROUGH, FLORIDA 33409
TEL: (813) 785-4100
FAX: (813) 785-4101

PREPARED FOR:
KIMLEY-HORN AND ASSOCIATES, INC.
CENTRAL SQUARE

PROJECT NO.
08-00795
S-6
SHEET 8 OF 8

Tree Number	Tree Size	Tree Description	Elevation	Utility Structure	Utility Description
2000	14" OAK	14" OAK	7161	2822	STORM MANHOLE
2001	18" MANGROVE	18" MANGROVE	2452	1510	STORM MANHOLE
2002	18" MANGROVE	18" OAK	2453	2788	CURB INLET
2003	18" MANGROVE	8" OAK	2454	2833	CATCH BASIN
2004	18" MANGROVE	18" MANGROVE	2455	2837	STORM MANHOLE
2005	18" MANGROVE	8" OAK	2456	2838	CATCH BASIN
2006	18" MANGROVE	18" MANGROVE	2457	2844	CURB INLET
2007	18" MANGROVE	18" MANGROVE	2458	2849	CURB INLET
2008	18" MANGROVE	18" MANGROVE	2459	2850	CATCH BASIN
2009	18" MANGROVE	18" MANGROVE	2460	2851	CATCH BASIN
2010	18" MANGROVE	18" MANGROVE	2461	2852	CATCH BASIN
2011	18" MANGROVE	18" MANGROVE	2462	2853	CATCH BASIN
2012	18" MANGROVE	18" MANGROVE	2463	2854	CATCH BASIN
2013	18" MANGROVE	18" MANGROVE	2464	2855	CATCH BASIN
2014	18" MANGROVE	18" MANGROVE	2465	2856	CATCH BASIN
2015	18" MANGROVE	18" MANGROVE	2466	2857	STORM MANHOLE
2016	18" MANGROVE	18" MANGROVE	2467	2858	CURB INLET
2017	18" MANGROVE	18" MANGROVE	2468	2859	CURB INLET
2018	18" MANGROVE	18" MANGROVE	2469	2860	CATCH BASIN
2019	18" MANGROVE	18" MANGROVE	2470	2861	CATCH BASIN
2020	18" MANGROVE	18" MANGROVE	2471	2862	CATCH BASIN
2021	18" MANGROVE	18" MANGROVE	2472	2863	CATCH BASIN
2022	18" MANGROVE	18" MANGROVE	2473	2864	CATCH BASIN
2023	18" MANGROVE	18" MANGROVE	2474	2865	CATCH BASIN
2024	18" MANGROVE	18" MANGROVE	2475	2866	CATCH BASIN
2025	18" MANGROVE	18" MANGROVE	2476	2867	CATCH BASIN
2026	18" MANGROVE	18" MANGROVE	2477	2868	CATCH BASIN
2027	18" MANGROVE	18" MANGROVE	2478	2869	CATCH BASIN
2028	18" MANGROVE	18" MANGROVE	2479	2870	CATCH BASIN
2029	18" MANGROVE	18" MANGROVE	2480	2871	CATCH BASIN
2030	18" MANGROVE	18" MANGROVE	2481	2872	CATCH BASIN
2031	18" MANGROVE	18" MANGROVE	2482	2873	CATCH BASIN
2032	18" MANGROVE	18" MANGROVE	2483	2874	CATCH BASIN
2033	18" MANGROVE	18" MANGROVE	2484	2875	CATCH BASIN
2034	18" MANGROVE	18" MANGROVE	2485	2876	CATCH BASIN
2035	18" MANGROVE	18" MANGROVE	2486	2877	CATCH BASIN
2036	18" MANGROVE	18" MANGROVE	2487	2878	CATCH BASIN
2037	18" MANGROVE	18" MANGROVE	2488	2879	CATCH BASIN
2038	18" MANGROVE	18" MANGROVE	2489	2880	CATCH BASIN
2039	18" MANGROVE	18" MANGROVE	2490	2881	CATCH BASIN
2040	18" MANGROVE	18" MANGROVE	2491	2882	CATCH BASIN
2041	18" MANGROVE	18" MANGROVE	2492	2883	CATCH BASIN
2042	18" MANGROVE	18" MANGROVE	2493	2884	CATCH BASIN
2043	18" MANGROVE	18" MANGROVE	2494	2885	CATCH BASIN
2044	18" MANGROVE	18" MANGROVE	2495	2886	CATCH BASIN
2045	18" MANGROVE	18" MANGROVE	2496	2887	CATCH BASIN
2046	18" MANGROVE	18" MANGROVE	2497	2888	CATCH BASIN
2047	18" MANGROVE	18" MANGROVE	2498	2889	CATCH BASIN
2048	18" MANGROVE	18" MANGROVE	2499	2890	CATCH BASIN
2049	18" MANGROVE	18" MANGROVE	2500	2891	CATCH BASIN
2050	18" MANGROVE	18" MANGROVE	2501	2892	CATCH BASIN
2051	18" MANGROVE	18" MANGROVE	2502	2893	CATCH BASIN
2052	18" MANGROVE	18" MANGROVE	2503	2894	CATCH BASIN
2053	18" MANGROVE	18" MANGROVE	2504	2895	CATCH BASIN
2054	18" MANGROVE	18" MANGROVE	2505	2896	CATCH BASIN
2055	18" MANGROVE	18" MANGROVE	2506	2897	CATCH BASIN
2056	18" MANGROVE	18" MANGROVE	2507	2898	CATCH BASIN
2057	18" MANGROVE	18" MANGROVE	2508	2899	CATCH BASIN
2058	18" MANGROVE	18" MANGROVE	2509	2900	CATCH BASIN
2059	18" MANGROVE	18" MANGROVE	2510	2901	CATCH BASIN
2060	18" MANGROVE	18" MANGROVE	2511	2902	CATCH BASIN
2061	18" MANGROVE	18" MANGROVE	2512	2903	CATCH BASIN
2062	18" MANGROVE	18" MANGROVE	2513	2904	CATCH BASIN
2063	18" MANGROVE	18" MANGROVE	2514	2905	CATCH BASIN
2064	18" MANGROVE	18" MANGROVE	2515	2906	CATCH BASIN
2065	18" MANGROVE	18" MANGROVE	2516	2907	CATCH BASIN
2066	18" MANGROVE	18" MANGROVE	2517	2908	CATCH BASIN
2067	18" MANGROVE	18" MANGROVE	2518	2909	CATCH BASIN
2068	18" MANGROVE	18" MANGROVE	2519	2910	CATCH BASIN
2069	18" MANGROVE	18" MANGROVE	2520	2911	CATCH BASIN
2070	18" MANGROVE	18" MANGROVE	2521	2912	CATCH BASIN
2071	18" MANGROVE	18" MANGROVE	2522	2913	CATCH BASIN
2072	18" MANGROVE	18" MANGROVE	2523	2914	CATCH BASIN
2073	18" MANGROVE	18" MANGROVE	2524	2915	CATCH BASIN
2074	18" MANGROVE	18" MANGROVE	2525	2916	CATCH BASIN
2075	18" MANGROVE	18" MANGROVE	2526	2917	CATCH BASIN
2076	18" MANGROVE	18" MANGROVE	2527	2918	CATCH BASIN
2077	18" MANGROVE	18" MANGROVE	2528	2919	CATCH BASIN
2078	18" MANGROVE	18" MANGROVE	2529	2920	CATCH BASIN
2079	18" MANGROVE	18" MANGROVE	2530	2921	CATCH BASIN
2080	18" MANGROVE	18" MANGROVE	2531	2922	CATCH BASIN
2081	18" MANGROVE	18" MANGROVE	2532	2923	CATCH BASIN
2082	18" MANGROVE	18" MANGROVE	2533	2924	CATCH BASIN
2083	18" MANGROVE	18" MANGROVE	2534	2925	CATCH BASIN
2084	18" MANGROVE	18" MANGROVE	2535	2926	CATCH BASIN
2085	18" MANGROVE	18" MANGROVE	2536	2927	CATCH BASIN
2086	18" MANGROVE	18" MANGROVE	2537	2928	CATCH BASIN
2087	18" MANGROVE	18" MANGROVE	2538	2929	CATCH BASIN
2088	18" MANGROVE	18" MANGROVE	2539	2930	CATCH BASIN
2089	18" MANGROVE	18" MANGROVE	2540	2931	CATCH BASIN
2090	18" MANGROVE	18" MANGROVE	2541	2932	CATCH BASIN
2091	18" MANGROVE	18" MANGROVE	2542	2933	CATCH BASIN
2092	18" MANGROVE	18" MANGROVE	2543	2934	CATCH BASIN
2093	18" MANGROVE	18" MANGROVE	2544	2935	CATCH BASIN
2094	18" MANGROVE	18" MANGROVE	2545	2936	CATCH BASIN
2095	18" MANGROVE	18" MANGROVE	2546	2937	CATCH BASIN
2096	18" MANGROVE	18" MANGROVE	2547	2938	CATCH BASIN
2097	18" MANGROVE	18" MANGROVE	2548	2939	CATCH BASIN
2098	18" MANGROVE	18" MANGROVE	2549	2940	CATCH BASIN
2099	18" MANGROVE	18" MANGROVE	2550	2941	CATCH BASIN
2100	18" MANGROVE	18" MANGROVE	2551	2942	CATCH BASIN
2101	18" MANGROVE	18" MANGROVE	2552	2943	CATCH BASIN
2102	18" MANGROVE	18" MANGROVE	2553	2944	CATCH BASIN
2103	18" MANGROVE	18" MANGROVE	2554	2945	CATCH BASIN
2104	18" MANGROVE	18" MANGROVE	2555	2946	CATCH BASIN
2105	18" MANGROVE	18" MANGROVE	2556	2947	CATCH BASIN
2106	18" MANGROVE	18" MANGROVE	2557	2948	CATCH BASIN
2107	18" MANGROVE	18" MANGROVE	2558	2949	CATCH BASIN
2108	18" MANGROVE	18" MANGROVE	2559	2950	CATCH BASIN
2109	18" MANGROVE	18" MANGROVE	2560	2951	CATCH BASIN
2110	18" MANGROVE	18" MANGROVE	2561	2952	CATCH BASIN
2111	18" MANGROVE	18" MANGROVE	2562	2953	CATCH BASIN
2112	18" MANGROVE	18" MANGROVE	2563	2954	CATCH BASIN
2113	18" MANGROVE	18" MANGROVE	2564	2955	CATCH BASIN
2114	18" MANGROVE	18" MANGROVE	2565	2956	CATCH BASIN
2115	18" MANGROVE	18" MANGROVE	2566	2957	CATCH BASIN
2116	18" MANGROVE	18" MANGROVE	2567	2958	CATCH BASIN
2117	18" MANGROVE	18" MANGROVE	2568	2959	CATCH BASIN
2118	18" MANGROVE	18" MANGROVE	2569	2960	CATCH BASIN
2119	18" MANGROVE	18" MANGROVE	2570	2961	CATCH BASIN
2120	18" MANGROVE	18" MANGROVE	2571	2962	CATCH BASIN
2121	18" MANGROVE	18" MANGROVE	2572	2963	CATCH BASIN
2122	18" MANGROVE	18" MANGROVE	2573	2964	CATCH BASIN
2123	18" MANGROVE	18" MANGROVE	2574	2965	CATCH BASIN
2124	18" MANGROVE	18" MANGROVE	2575	2966	CATCH BASIN
2125	18" MANGROVE	18" MANGROVE	2576	2967	CATCH BASIN
2126	18" MANGROVE	18" MANGROVE	2577	2968	CATCH BASIN
2127	18" MANGROVE	18" MANGROVE	2578	2969	CATCH BASIN
2128	18" MANGROVE	18" MANGROVE	2579	2970	CATCH BASIN
2129	18" MANGROVE	18" MANGROVE	2580	2971	CATCH BASIN
2130	18" MANGROVE	18" MANGROVE	2581	2972	CATCH BASIN
2131	18" MANGROVE	18" MANGROVE	2582	2973	CATCH BASIN
2132	18" MANGROVE	18" MANGROVE	2583	2974	CATCH BASIN
2133	18" MANGROVE	18" MANGROVE	2584	2975	CATCH BASIN
2134	18" MANGROVE	18" MANGROVE	2585	2976	CATCH BASIN
2135	18" MANGROVE	18" MANGROVE	2586	2977	CATCH BASIN
2136	18" MANGROVE	18" MANGROVE	2587	2978	CATCH BASIN
2137	18" MANGROVE	18" MANGROVE	2588	2979	CATCH BASIN
2138	18" MANGROVE	18" MANGROVE	2589	2980	CATCH BASIN
2139	18" MANGROVE	18" MANGROVE	2590	2981	CATCH BASIN
2140	18" MANGROVE	18" MANGROVE	2591	2982	CATCH BASIN
2141	18" MANGROVE	18" MANGROVE	2592	2983	CATCH BASIN
2142	18" MANGROVE	18" MANGROVE	2593	2984	CATCH BASIN
2143	18" MANGROVE	18" MANGROVE	2594	2985	CATCH BASIN
2144	18" MANGROVE	18" MANGROVE	2595	2986	CATCH BASIN
2145	18" MANGROVE	18" MANGROVE	2596	2987	CATCH BASIN
2146	18" MANGROVE	18" MANGROVE	2597	2988	CATCH BASIN
2147	18" MANGROVE	18" MANGROVE	2598	2989	CATCH BASIN
2148	18" MANGROVE	18" MANGROVE	2599	2990	CATCH BASIN
2149	18" MANGROVE	18" MANGROVE	2600	2991	CATCH BASIN
2150	18" MANGROVE	18" MANGROVE	2601	2992	CATCH BASIN
2151	18" MANGROVE	18" MANGROVE	2602	2993	CATCH BASIN
2152	18" MANGROVE	18" MANGROVE	2603	2994	CATCH BASIN
2153	18" MANGROVE	18" MANGROVE	2604	2995	CATCH BASIN
2154	18" MANGROVE	18" MANGROVE	2605	2996	CATCH BASIN
2155	18" MANGROVE	18" MANGROVE	2606	2997	CATCH BASIN
2156	18" MANGROVE	18" MANGROVE	2607	2998	CATCH BASIN
2157	18" MANGROVE	18" MANGROVE	2608	2999	CATCH BASIN
2158	18" MANGROVE	18" MANGROVE	2609	3000	CATCH BASIN
2159	18" MANGROVE	18" MANGROVE	2610	3001	CATCH BASIN
2160	18" MANGROVE	18" MANGROVE	2611	3002	CATCH BASIN
2161	18" MANGROVE	18" MANGROVE	2612	3003	CATCH BASIN
2162	18" MANGROVE</				

APPENDIX II
Sanitary Sewer & Potable Water Correspondence



Our Best.
Nothing Less.

Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach Florida 33069
PHONE: 954-831-0745 • FAX: 954 831-0798/0925

December 14, 2016

Kelly Ray
Planner
Leigh Robinson Kerr & Associates
808 East Las Olas Boulevard
Fort Lauderdale, FL 33301

RE: ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE TO COMMERCE CENTER AT LAUDERDALE LAKES

Dear Ms. Ray:

Reference is made to your December 13, 2016 letter regarding the ability of Broward County Water & Wastewater Services (WWS) to provide potable water and wastewater services to the referenced development located within the City of Lauderdale Lakes.

Nothing in this letter reserves capacity for the referenced development.

POTABLE WATER SOURCE OF SUPPLY AND TREATMENT

The referenced development will be supplied with potable water treated at the District 1 Water Treatment Plant (1AWTP).

The referenced development is expected to increase potable water demand from its current land use potential of 0.0219 million gallons per day (MGD) to 0.099 MGD, for an increase of 0.0771 MGD average day finished water demand. The level of service standard for potable water source of supply (wellfields) and treatment plants is maximum day flow. The average day to maximum day conversion factor for the 1AWTP is 1.28, therefore the proposed development will increase finished potable water maximum day demand by 0.0986 MGD (0.0771 times 1.28).

As of October 1, 2016, the one-year maximum day flow of the 1AWTP was 8.47 MGD and committed capacity was 0.16 MGD maximum day flow, for a total of 8.63 MGD. Committed capacity means capacity for which construction permits have already been signed but the development is not yet generating demand.

Source of Supply

The 1AWTP receives its raw water supply from the 1A wellfield whose source is the Biscayne Aquifer. This wellfield has a Consumptive Use Permit (CUP) from the South Florida Water Management District (SFWMD) that was issued on April 10, 2008 and will expire on April 10, 2028. The CUP allows for an annual average raw water withdrawal of 10.04 MGD. Even though the level of service standard for source of supply is maximum day flow, the CUP does not contain maximum day withdrawal values. However, the CUP average withdrawals can be translated to its finished water maximum day equivalent, which is 12.59 MGD for the 1AWTP, based on a maximum day to average day ratio of 1.28 and a 2% allowance for in-plant uses of raw water

Current available source of supply capacity is 3.96 MGD (12.59 – 8.63).

The WWS 2014 population projections forecasted that by 2040, our current customers and non-rezoning – non-land use plan amendment future customers would require 9.75 MGD of maximum day wellfield capacity, leaving 0.29 MGD (10.04 - 9.75) for rezoning and land use plan amendments.

Please note that the above mentioned limitation on our source of supply is a “paper” limitation imposed by the CUP. The wellfields have an actual firm physical capacity of over 19.00 MGD.

Treatment Plant

The 1AWTP's permitted capacity is 16.00 MGD. Current available treatment plant capacity is 7.37 MGD (16.00 – 8.63).

By 2040, our current customers and non-land use plan amendment future customers are forecasted to require 9.75 MGD of treatment capacity, leaving 6.25 MGD (16.00 – 9.75) finished water maximum day demand of treatment capacity for rezoning and land use plan amendments.

WASTEWATER TREATMENT

The referenced development's wastewater will be treated at the North Regional Wastewater Treatment Plant (NRWWTP).

The referenced development is expected to increase wastewater demand from its current land use potential of 0.0219 MGD to 0.099 MGD, for an increase of 0.0771 MGD average day demand. The level of service standard for wastewater treatment plants is average day flow.

Treatment Plant

As of November 1, 2016, the one-year average day flow for the NRWWTP was 70.0 MGD and committed capacity was 1.22 MGD average day flow, for a total of 71.22 MGD. Committed capacity means capacity for which construction permits have already been signed but the development is not yet generating demand.

Kelly Ray
Page 3 of 3
December 14, 2016

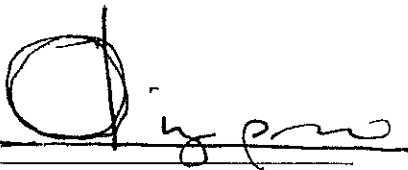
The NRWWTs permitted capacity is 95.00 MGD. Current available treatment plant capacity is 23.78 MGD (95.00 – 71.22).

POTABLE WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION SYSTEM PIPING

The level of service standard for potable water distribution systems is maximum day plus fire flow or peak hour, whichever is most stringent. The level of service standard for wastewater collection systems is peak flow. In addition, WWS analyzes piping systems in both existing and future demand configurations to determine which configuration is most stringent. WWS does not analyze piping systems at this early stage in the development process as our piping systems continually change. Please contact this office again when site plan details are more firm, a few months prior to the beginning of detailed design, to obtain more information on the piping system's ability to provide the required level of service.

Please contact me at (954) 831-0930 or, maispuero@broward.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mario C. Aispuro', written over a horizontal line.

Mario C. Aispuro

cc: Rolando Nigaglioni, P.E., PMP, Planning, Development and GIS Manager
File: Rezoning and Land Use Plan Amendments

APPENDIX III
Drainage Correspondence



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

Kelly Ray-Sosnowski
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard Suite 104
Fort Lauderdale, FL 33301

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: "Commerce Center at Lauderdale Lakes" Land Use Plan Amendment –
Drainage

Ms. Ray-Sosnowski:

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

Sincerely,

A handwritten signature in black ink, appearing to be "JHeilman", written over a horizontal line.

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
E-mail: JHeilman@Broward.org

APPENDIX IV
Solid Waste Correspondence

Kelly Ray-Sosnowski

From: Kaplan, Ron <rkaplan@wm.com>
Sent: Thursday, December 22, 2016 12:30 PM
To: Kelly Ray-Sosnowski
Subject: RE: Commerce Center at Lauderdale Lakes

Kelly -- a few comments:

- The City contracts with Waste Management Inc. of Florida to collect its garbage. The City has contracted to utilize Wheelabrator as its disposal facility. WMIF delivers the waste to Wheelabrator for ultimate disposal at the South Plant. It may be delivered to the North Plant which has been converted to a transfer station and then delivered to the South Plant or it can go directly to the South Plant. The City's waste is not disposed at Monarch Hill.
- On page 4 my position is Senior Counsel, not Manager of Government Affairs.

Ronald Kaplan
Senior Counsel
Authorized House Counsel – NJ Bar Only
Waste Management Inc. of Florida
2700 Wiles Road
Pompano Beach, FL 33073
Office 954-984-2021
Cell 954-410-4713
rkaplan@wm.com

From: Kelly Ray-Sosnowski [mailto:Kray808@bellsouth.net]
Sent: Tuesday, December 13, 2016 11:34 AM
To: Kaplan, Ron <rkaplan@wm.com>
Cc: Leigh Kerr - Office <lkerr808@bellsouth.net>
Subject: Commerce Center at Lauderdale Lakes

Mr. Kaplan:

My office is preparing an application for a land use plan amendment to the City of Lauderdale Lakes Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Solid Waste.

I have attached a letter requesting your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

Kelly Ray-Sosnowski, LEED AP+BDC
Planner

Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 F: 954-467-6309
www.LeighRobinsonKerr.com

APPENDIX V
Mass Transit Correspondence



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

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

VIA EMAIL

December 14, 2016

Kelly Ray, LEED AP+BDC
 Leigh Robinson Kerr & Associates, Inc.
 808 East Las Olas Blvd., Suite 104
 Fort Lauderdale, FL 33301

RE: Transit Verification Letter – Commerce Center of Lauderdale Lakes LUPA

Dear Ms. Ray:

Broward County Transit (BCT) has reviewed your correspondence dated December 13, 2016 regarding the Commerce Center of Lauderdale Lakes Land Use Plan Amendment (LUPA) located in the City of Lauderdale Lakes for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site includes BCT Routes 31, 72, and Lauderdale Lakes Community Bus. Please refer to the following table for detailed information:

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT 31	Weekday	5:03a – 11:51p	30 Minutes
	Saturday	5:28a –10:59p	50 Minutes
	Sunday	8:50a –9:16p	50 Minutes
BCT 72	Weekday	5:00a – 12:43a	15 Minutes
	Saturday	5:21a –12:44a	15 Minutes
	Sunday	7:50a –10:08p	20 Minutes
Lauderdale Lakes East-West Route	Weekday	9:00a – 5:53p	70 Minutes
	Saturday	Not In Service	Not In Service
	Sunday	Not In Service	Not In Service

Future fixed-route bus improvements including Rapid/Enhanced Bus along the Oakland Park Blvd corridor are specified in the Broward County Transit Development Plan (TDP) and/or Broward MPO 2040 Long Range Transportation Plan (LRTP).



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

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

Although transit demand is not expected to increase as a result of this LUPA, additional demand can be accommodated with the existing and planned fixed-route bus service near the amendment site.

BCT recommends that any proposed redevelopment on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to transit stops (ID# 2664 and 1870) adjacent to the site along NW 31st Avenue. Any proposed changes to existing bus stops related to a future development will need to be closely coordinated with BCT during the plat or development/site plan review.

If I can be of further assistance on this matter please feel free to contact me by phone at (954) 357-8381 or email nsofoul@broward.org.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Sofoul", written in a cursive style.

Nicholas A. Sofoul, AICP
Senior Planner
Service and Capital Planning

**EXHIBIT A
LOCATION MAP**

COMMERCE CENTER AT LAUDERDALE LAKES

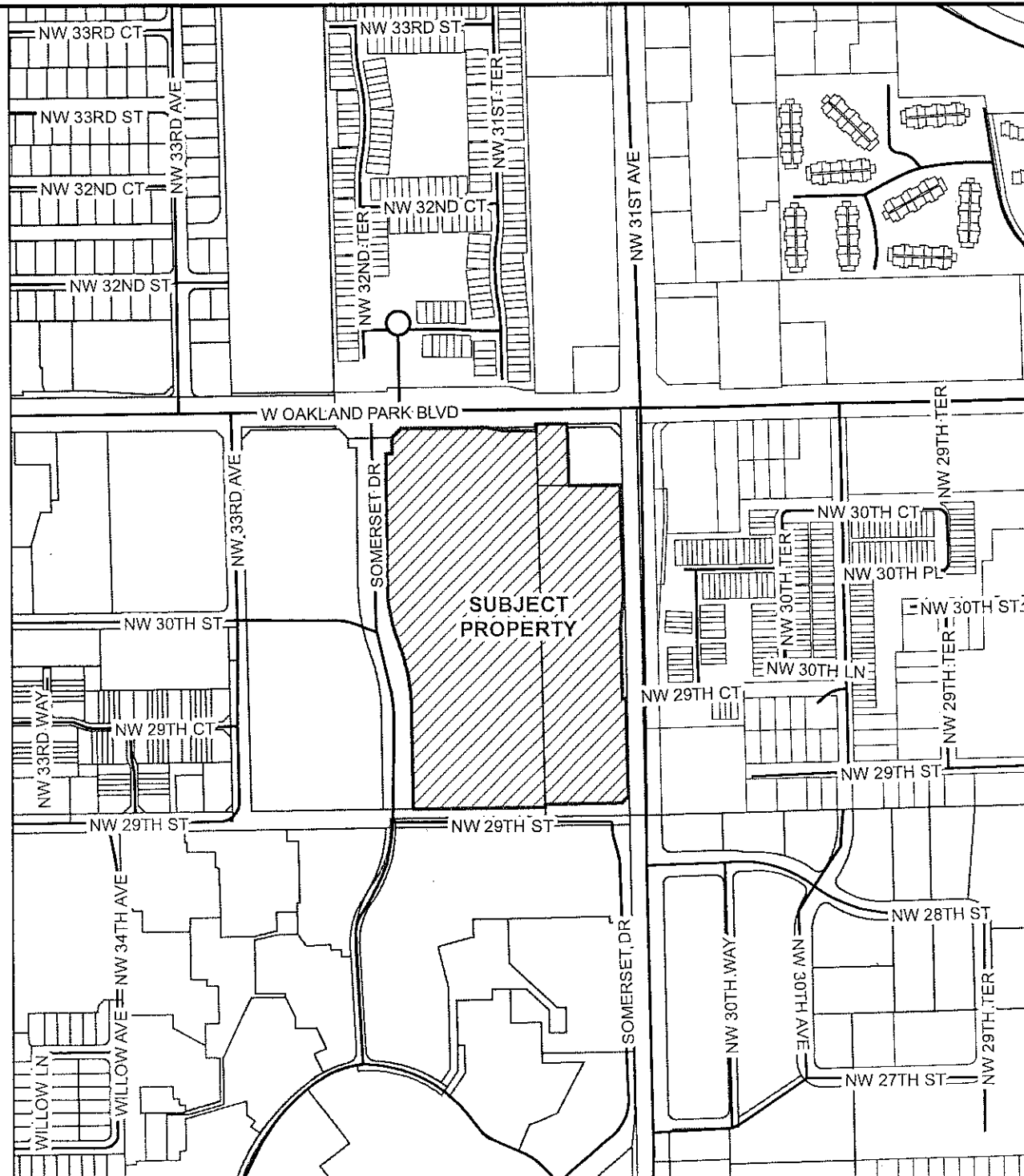


EXHIBIT A LOCATION

Leigh Robinson Kerr & Associates, Inc. 808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net



1 inch = 500 feet

EXHIBIT B
CURRENT FUTURE LAND USE

COMMERCE CENTER AT LAUDERDALE LAKES

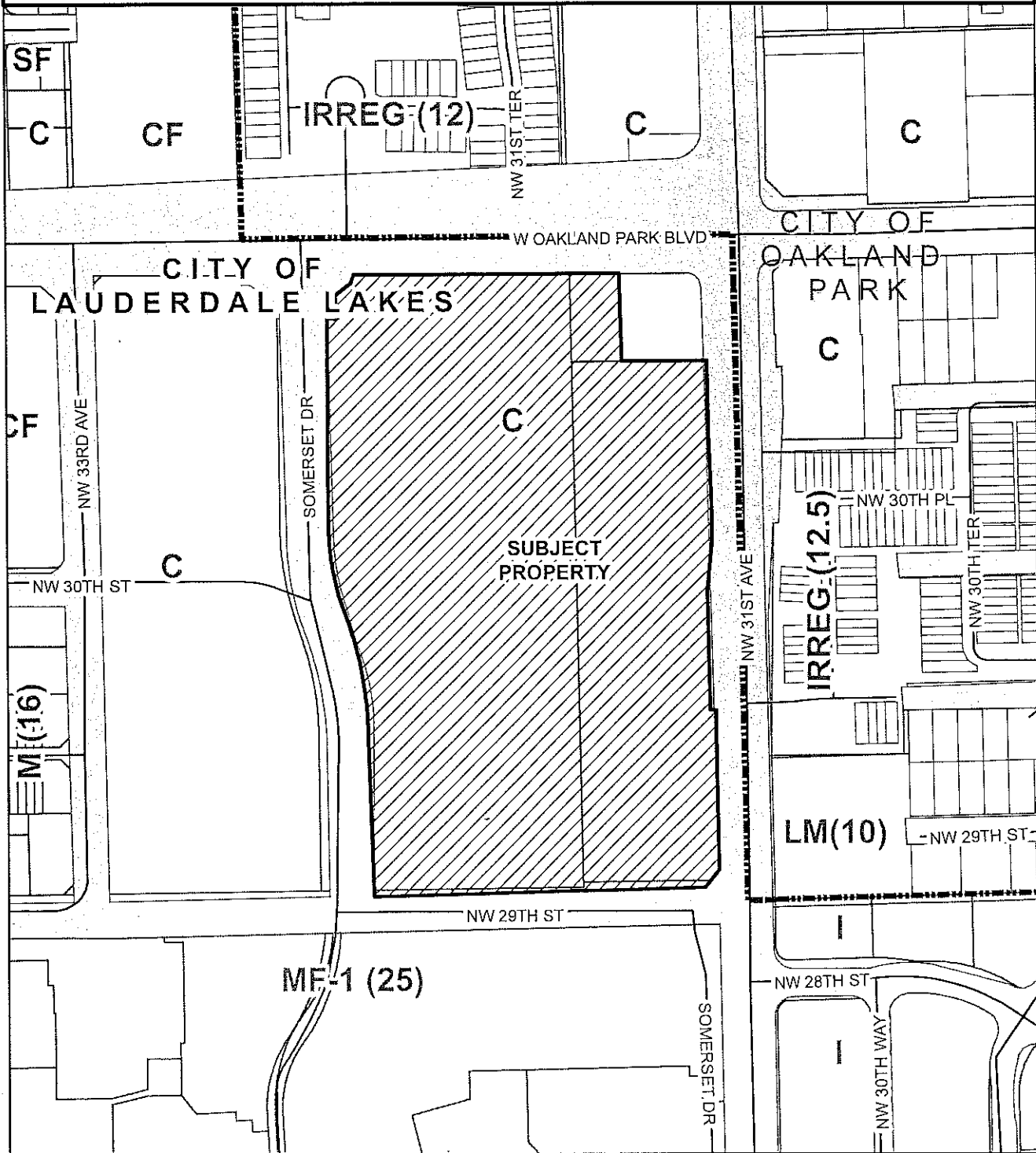


EXHIBIT B CURRENT FUTURE LAND USE

Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net



1 inch = 300 feet

EXHIBIT C
PROPOSED FUTURE LAND USE

COMMERCE CENTER AT LAUDERDALE LAKES



EXHIBIT C PROPOSED FUTURE LAND USE

Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net



1 inch = 300 feet

**EXHIBIT D
EXISTING USES**

COMMERCE CENTER AT LAUDERDALE LAKES

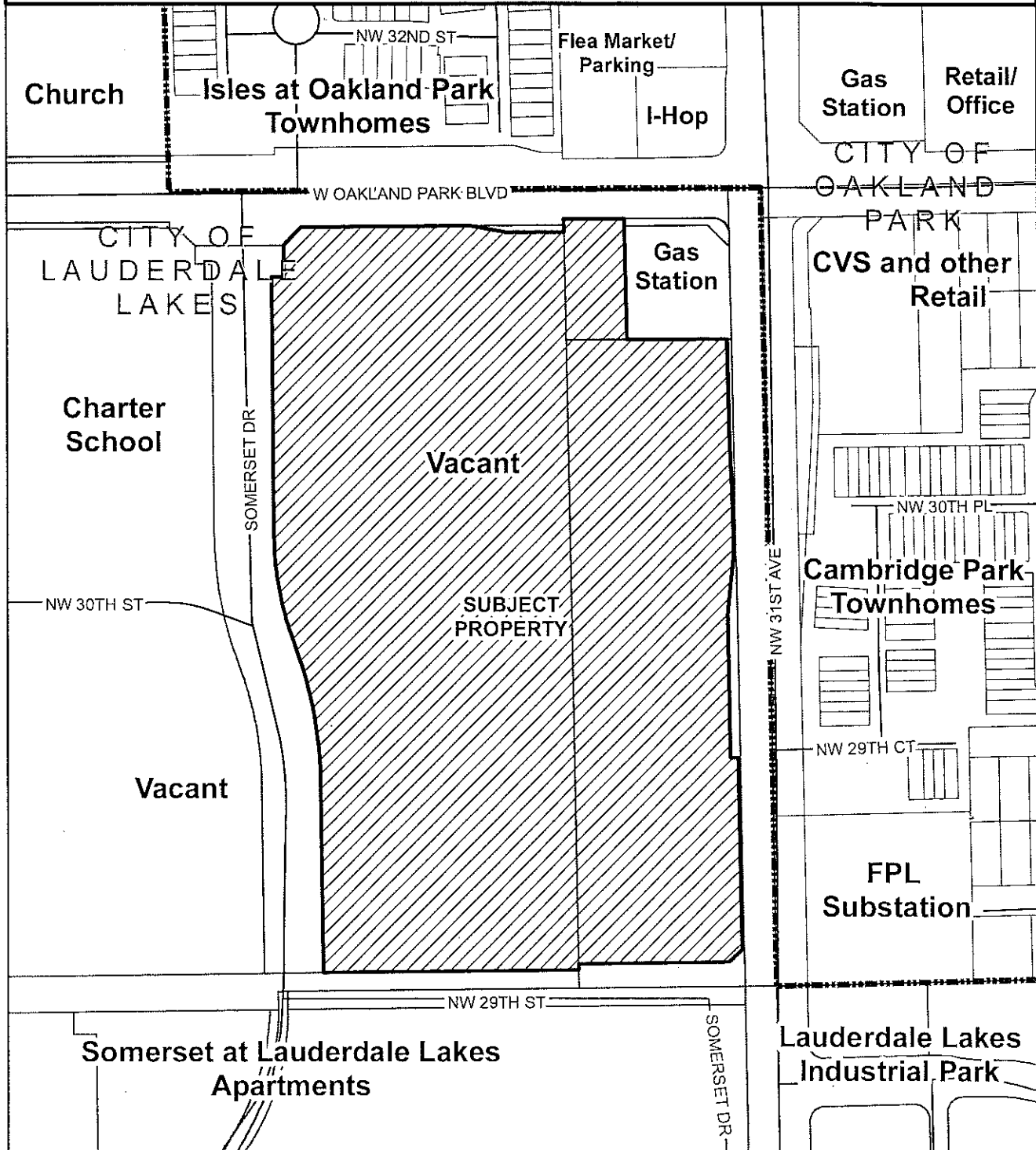


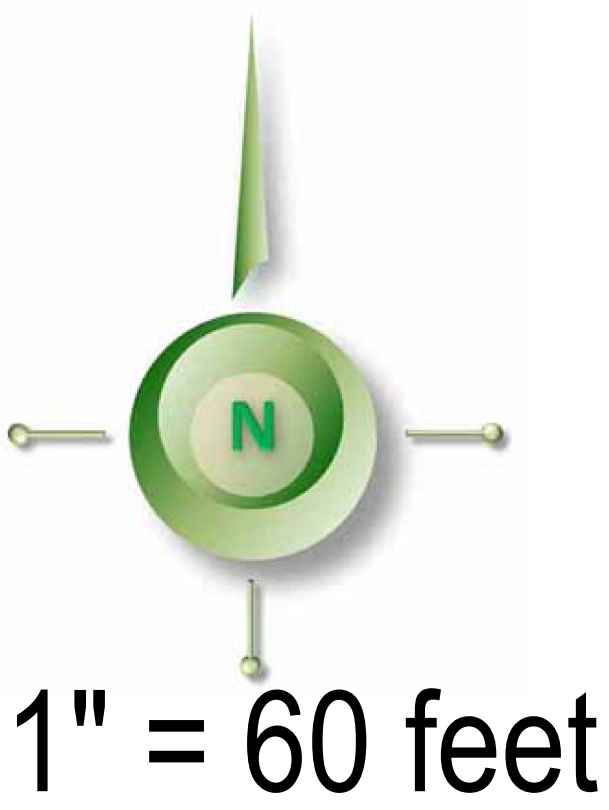
EXHIBIT D EXISTING USES

Leigh Robinson Kerr
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net



1 inch = 250 feet



800 Brickell Avenue, Penthouse One - Miami, Florida 33131
 Phone: (305) 350-1901 www.americanlandventures.com

Proposed Lauderdale Lakes Neighborhood

Rick Harrison Site Design
Studio

8832 7th Ave N. Minneapolis, MN 55427 763-595-0080
www.rhsdplanning.com www.neighborhoodinnovations.com

Site Data:

Total Number of Lots	84
Setback Minimums:	
Front Yard	25'
Side Yard	5'
Rear yard	20'
Minimum Width	60' (at front setback)
Total Lineal Feet of Street	2,873



NOTICE OF PUBLIC HEARING CITY OF LAUDERDALE LAKES, FLORIDA

PUBLIC NOTICE IS HEREBY GIVEN that the City Commission of the City of Lauderdale Lakes will hold a Public Hearing on Tuesday, May 8, 2018, at 7:00 p.m. in the Commission Chambers at 4300 N.W. 36th Street, Lauderdale Lakes, Florida 33319, to consider following application on second reading:

LAND USE CHANGE: APPLICATION NO. 01-LU-17/ORDINANCE NO. 2018-
NAME OF APPLICANT: CITY OF LAUDERDALE LAKES COMMUNITY REDEVELOPMENT
AGENCY (CRA)
PROJECT NAME: COMMERCE CENTER OF LAUDERDALE LAKES LUPA
PROJECT LOCATION: SOUTHWEST CORNER OF WEST OAKLAND PARK BOULEVARD
AND NW 31ST AVENUE

SUN SENTINEL

Published Daily

Fort Lauderdale, Broward County, Florida

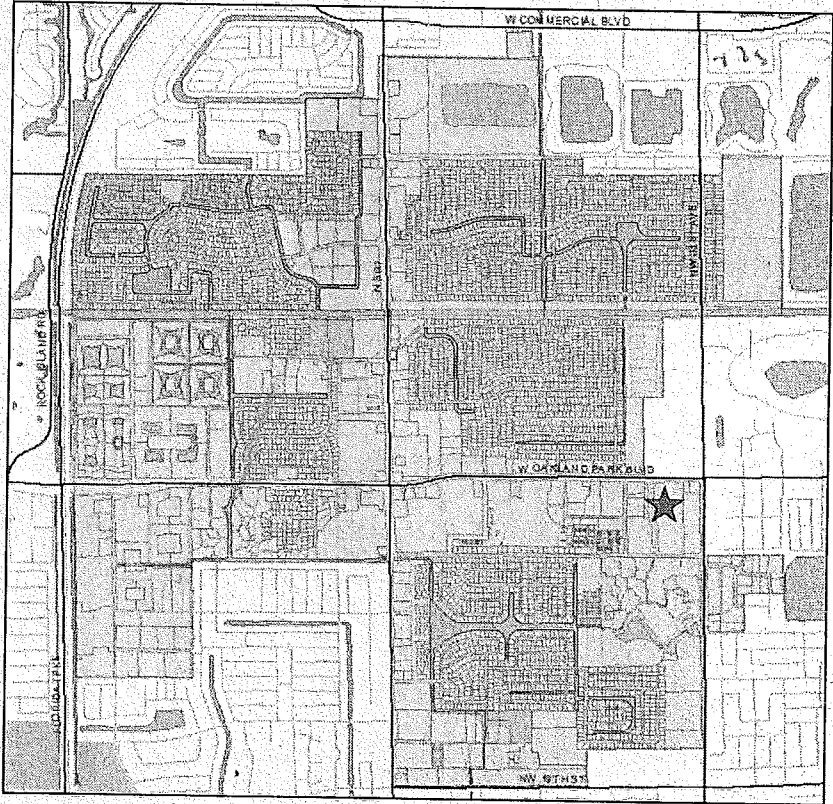
Boca Raton, Palm Beach County, Florida

Miami, Miami-Dade County, Florida

STATE OF FLORIDA

COUNTY OF BROWARD/PALM BEACH/MIAMI-DADE

Before the undersigned authority personally appeared **MARK KUZNITZ** who on oath says that he/she is a duly authorized representative of the Classified Department of the Sun-Sentinel, daily newspaper published in Broward/Palm Beach/Miami-Dade County, Florida, that the attached copy of advertisement, being, a **NOTICE OF PUBLIC HEARING** in the Matter of **THE CITY OF LAUDERDALE LAKES - 2ND READING APF 01-LU-17 LUPA** appeared in the paper on **MAY 1, 2018** AD# 5590194. Affiant further says that the said Sun Sentinel said newspaper has heretofore been continuously published in said Broward/Palm Beach/Miami-Dade County, Florida, each day, and has entered as second class matter at the post office in Fort Lauderdale, in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of she has neither paid, nor promise any person, firm or corporation any discount, rebate commission or refund for the purpose of securing this advertisement for publication in said newspaper.



★ **Project Location**

PROJECT DESCRIPTION:

REQUEST TO CHANGE THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN FOR +/-24 GROSS ACRES OF LAND COMMONLY KNOWN AS COMMERCE PARK, LOCATED AT THE SOUTHWEST CORNER OF WEST OAKLAND PARK BOULEVARD AND NORTHWEST 31ST AVENUE, LAUDERDALE LAKES, FROM COMMERCIAL TO SINGLE FAMILY RESIDENTIAL (UP TO 5 DU/AC); REVISING THE CITY'S ADOPTED COMPREHENSIVE LAND USE PLAN; APPROVING FOR ADOPTION; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR EFFECTIVE DATE.

If a person decided to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0015) Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's office at (954) 535-2705 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

Sharon Houslin
City Clerk

Mark Kuznitz

Mark Kuznitz, Affiant

Sworn to and subscribed before me on

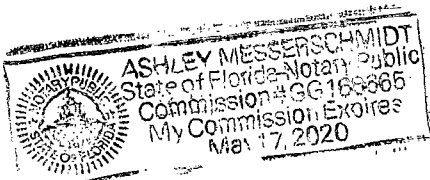
MAY 1, 2018 A.D.

[Signature]

(Signature of Notary Public)

(Name of Notary typed, printed or stamped)

Personally Known or Produced
Identification _____



CITY OF LAUDERDALE LAKES PUBLIC NOTICE

The City of Lauderdale Lakes has been awarded approximately \$184,236 from Broward County, Florida as part of the Department of Housing and Urban Development (HUD) funding cycle in the 42nd Year Community Development Block Grant Program Year to implement a Minor Home Repair Program. The City of Lauderdale Lakes proposes to address primarily roof replacement, windows replacement and door replacement; and secondarily all other safety and health related code issues. Under this Program, assistance will be provided on a first come, first income certified basis only.

Interested applicants must attend the application workshop scheduled for Saturday, June 02, 2018 at 10:00 AM. The workshop will be held in the City of Lauderdale Lakes Multi-Purpose Auditorium, at 4340 NW 36th Street, Lauderdale Lakes, Florida 33319. Applications will be made available at the workshop only, and will be limited to the homeowner or designated adult serving in the absence of the homeowner. To receive an application, the homeowner will be required to present a photo Identification Card (ID). In his/her absence, the homeowner's representative must have a written notice from the homeowner.

Assistance under this HUD funded program is limited to low-to-moderate income households. As such, an applicant's total household income cannot exceed the household income limits below.

Maximum Income Limit Per Household

Household Size	INCOME LIMITS		
	Extremely Low (30%)	Very Low (50%)	Low (80%)
1 person	\$17,000	\$28,300	\$45,300
2 person	\$19,400	\$32,350	\$51,750
3 person	\$21,850	\$36,400	\$58,200
4 person	\$25,100	\$40,400	\$64,650
5 person	\$29,420	\$43,650	\$69,850
6 person	\$33,740	\$46,900	\$75,000
7 person	\$38,060	\$50,100	\$80,200
8 person	\$42,380	\$53,350	\$85,350

Effective April 1, 2018

*Income should not exceed Column 4 (51-80% Moderate Income)
Income Guidelines are Subject to Change

Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at (954) 535-2705 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

1-800-955-8771

SUN SENTINEL

Published Daily

Fort Lauderdale, Broward County, Florida

Boca Raton, Palm Beach County, Florida

Miami, Miami-Dade County, Florida

STATE OF FLORIDA

COUNTY OF BROWARD/PALM BEACH/MIAMI-DADE

Before the undersigned authority personally appeared

MARK KUZNITZ who on oath says that he/she is a

duly authorized representative of the Classifier

Department of the Sun-Sentinel, daily newspaper

published in Broward/Palm Beach/Miami-Dade County,

Florida, that the attached copy of advertisement, being

a NOTICE OF PUBLIC HEARING in the Matter of

THE CITY OF LAUDERDALE LAKES - CDBG MHR

WORKSHOP NOTICE appeared in the paper on MAY 2,

2018 AD# 5620930 Affiant further says that the said

Sun-Sentinel Said newspaper has heretofore been

continuously published in said Broward/Palm

Beach/Miami-Dade County, Florida, each day, and has

entered as second class matter at the post office in Fort

Lauderdale, in said Broward County, Florida, for

period of one year next preceding the first publication

the attached copy of she has neither paid, nor promised

any person, firm or corporation any discount, rebat

commission or refund for the purpose of securing the

advertisement for publication in said newspaper.

Mark Kuznitz

Mark Kuznitz, Affiant

Sworn to and subscribed before me on

MAY 21, 2018 A.D.

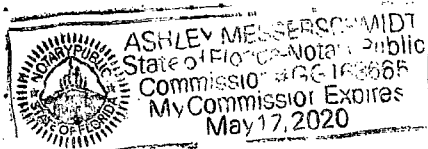
[Signature]

(Signature of Notary Public)

(Name of Notary typed, printed or stamped)

Personally Known or Produced

Identification _____



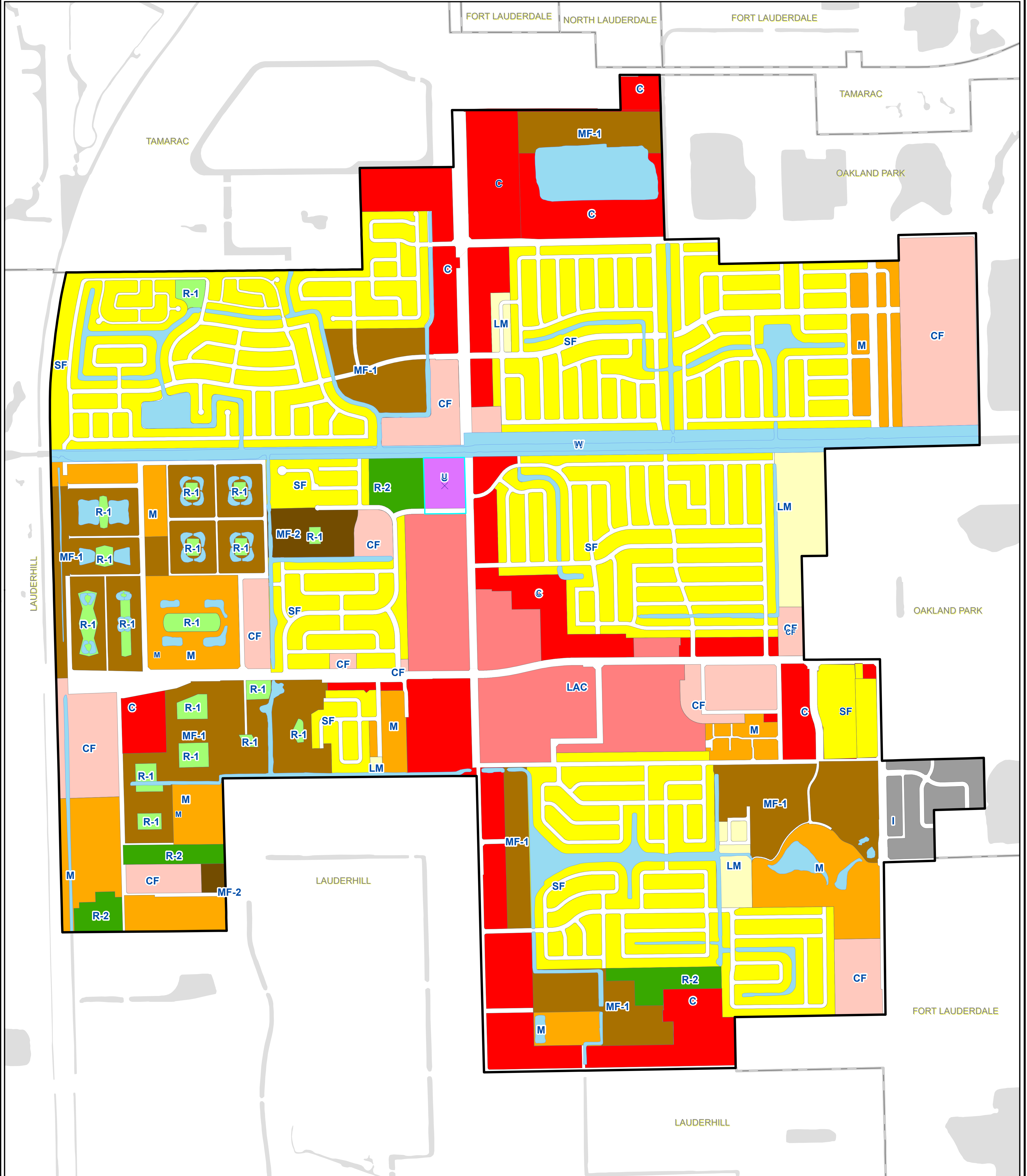
may prior at the 70 or

CITY OF LAUDERDALE LAKES

Future Land Use Map



"WE CARE"



LAND USE CLASSIFICATIONS

- SF SINGLE FAMILY (UP TO 5 DU/ACRE)
- LM LOW MEDIUM RESIDENTIAL (6 TO 9.9 DU/ACRE)
- M MULTI-FAMILY RESIDENTIAL (10 TO 16 DU/ACRE)
- MF-1 MEDIUM MULTI-FAMILY RESIDENTIAL (UP TO 25 DU/ACRE)
- MF-2 HIGH MULTI-FAMILY RESIDENTIAL (UP TO 50 DU/ACRE)
- C COMMERCIAL

- LAC LOCAL ACTIVITY CENTER
- R-1 PRIVATE RECREATION
- R-2 PUBLIC RECREATION
- CF COMMUNITY FACILITIES
- I INDUSTRIAL
- U UTILITIES

OTHER MAP FEATURES

- LAUDERDALE LAKES MUNICIPAL BOUNDARY
- WATER BODIES
- ADJACENT MUNICIPAL BOUNDARIES

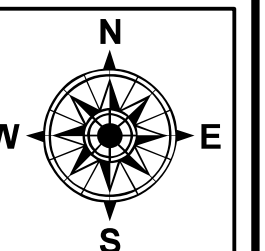
Source: Base data (roadways, water features, municipal boundaries) obtained from Broward County Geographic Information Systems Department download page, last accessed November, 2014. Future land use data obtained from the City of Lauderdale Lakes.

Note: Road rights-of-way derive their land use designations from abutting land uses, up to the right-of-way centerline.

MELGREN PLANNING GROUP
3350 NW 53rd Street, Suite 101
Fort Lauderdale, FL 33309
www.floridaplanning.net

Absolute Scale: 1:7,200
Relative Scale: 1 inch = 600 feet

0 300 600 1,200 Feet



Map Date: June 2018