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APPLICATION FOR AMENDMENT TO THE LAND USE PLAN

1778 Apartments

**7730 W. Commercial Blvd.
Lauderhill, FL**

January 7, 2020

1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan, including the date that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

To be provided.

- B. Name, title, address, telephone, facsimile number and e-mail of the local government contact.**

Stephen Tawes, City Planner
 City of Lauderhill
 Planning & Zoning Department
 5581 W. Oakland Park Blvd.
 Lauderhill, FL 33313
 Telephone: 954-730-3064
 E-mail:stawes@lauderhill-fl.gov

- C. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.**

To be provided.

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

The City of Lauderhill will provide public notification of the proposed amendment consistent with the City Code of Ordinances and Florida Statutes. Specifically, notice of the Local Planning Agency public hearing will be mailed to property owners within 300 feet of the boundaries of the Property. Notice of the City Commission hearings will be mailed to property owners within 300 feet of the boundaries of the Property and will be published in the newspaper. Furthermore, signs will be posted on the property in accordance with the City Code of Ordinances notifying the public of a pending application.

- E. 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 Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)**

The application does not meet any of the criteria described above.

2. APPLICANT INFORMATION

A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

Three Amigos Lauderhill, LLC
4125 NW 88th Ave.
Sunrise, FL 33351
Robert Suris, Managing Member
PH: (305) 663-1002
Email: rsuris@eigfl.com

B. Name, title, address, telephone, facsimile number and e-mail of the agent.

Dunay, Miskel, & Backman, LLP
Hope Calhoun
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432
PH: (561) 405-3324
Email: hcalhoun@dmbblaw.com

C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

Three Amigos Lauderhill, LLC
4125 NW 88th Ave.
Sunrise, FL 33351
Robert Suris, Managing Member
PH: (305) 663-1002
Email: rsuris@eigfl.com

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

This Property is located at the intersection of two major commercial corridors, N. University Dr. & W. Commercial Blvd. The existing use on the Property is an abandoned retail box store, surrounded by outparcels with various commercial retail and restaurant uses. This application proposes to amend the future land use map to allow the development of a residential multi-family project on the Property.

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

3. AMENDMENT SITE DESCRIPTION

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

The Property is generally located on the southwest corner of the intersection of W. Commercial Blvd. & N. University Dr. within the municipal boundaries of the City of Lauderhill. The project is located on Parcel A of the University Plaza Plat and is a total of 14.16 gross acres in size.

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

The survey and legal description of the property is attached as Exhibit A.

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

A location map of the property showing the proposed land use designation is attached as Exhibit B.

4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

| | Broward County | City of Lauderhill |
|-----------------------------|-----------------------|-------------------------------|
| Current Designation | Commerce | Commercial |
| Proposed Designation | High (50) Residential | High (50 du/acre) Residential |

See Exhibit C for a map of the existing Broward County and City of Lauderhill Future Land Use designations.

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

The flexibility provisions of the Broward County Land Use Plan have not been used for areas adjacent to the Property.

C. Existing use of amendment site and adjacent areas.

Subject Property: Abandoned Retail Store

Adjacent Properties:

| | |
|--------------|--|
| North | Restaurants & Coffee Shop |
| South | Commercial & Single-Family Residential |
| East | Commercial |
| West | Retail & Single-Family Residential |

D. Proposed use of the amendment site including square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

The applicant is proposing a multi-family residential development with 529 dwelling units on the 14.16 gross acre site. This equates to a density of 38 dwelling units per acre for the site. The City of Lauderhill Comprehensive Plan provides for medium and high residential density categories of 25 and 50 dwelling units per acre. A density of 25 dwelling units per acre will not allow the number of units for the proposed project. Therefore, the proposed land use designations of High (50) Residential (Broward County) and High (50 du/acre) Residential (City of Lauderhill) are being requested. The High (50 du/acre) Residential category allows for the development of a maximum of 708 dwelling units.

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

Per the adopted City of Lauderhill Future Land Use Map, the existing future land use designation for the Property is Commercial. The Commercial land use category allows a maximum floor area ratio (FAR) of 0.35. Based on a lot size of 14.16 gross acres, a maximum of 215,883 square feet of commercial use is permitted under the current land use designation.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis**1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.**

Per the Infrastructure Element of the City's Comprehensive Plan, the level of service for potable water is 100 gallons per capita per day. The City's 10 Water Supply Facilities Plan was adopted on February 9, 2009.

2. **Identify the potable water facility serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

The potable water for the project is serviced by the City of Lauderhill's Water Treatment Plant (WTP). The WTP treats and distributes an average of 6.6 MGD. The current plant capacity is 16 MGD with a permitted water availability of 8.9 MGD. The current committed capacity is 0.205 MGD with an excess capacity of 29%.

The City's Consumptive Use Permit (CUP) was issued by the South Florida Water Management District (SFWMD) on August 24, 2010 and will expire on August 23, 2030. The CUP number is 06-00129-W.

The CUP permits 7.7 Million Gallons per Day (MGD) of flow on an average day basis from the Biscayne Aquifer and 0.8 MGD on an average day basis from the Floridan Aquifer.

3. **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 square foot or dwelling unit.**

The City of Lauderhill utilizes the factors provided in the Broward County Code for determining the potable water demand for projects. The calculations for the projected demand on potable water for the project are provided below:

Existing Use: $215,730 \times .10 \text{ gpd} = 21,573$

Proposed Use: $708 \text{ dwelling units} \times 350 \text{ gpd} = 247,800 \text{ gpd}$

Net Increase: $226,227 \text{ gpd}$

4. **Correspondence from potable water provider verifying 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 Attached Exhibit D (Potable Water Letter).

B. Sanitary Sewer Analysis

1. **Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

Per the Infrastructure Element of the City's Comprehensive Plan, the level of service standard for sanitary sewer shall be the Florida Department of Environmental Protection permitted capacity of the Broward County North Regional Wastewater Treatment Plant. Per the Water Management Element of the Broward County Comprehensive Plan, the capacity of the Broward County North Regional Wastewater Treatment Plant is 95 MGD on an average daily flow (ADF).

- 2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.**

The project is serviced by the Broward County North Regional Wastewater Treatment Plant. The plant's permitted capacity is 95 MGD with a current available capacity of 23.79 MGD. There are no planned plant capacity expansions at this time.

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

Because the project is serviced by the Broward County North Regional Wastewater Treatment Plant, Broward County level of service standards were utilized to calculate the net impact on the sanitary sewer demand. The calculations are provided below:

Existing Use (Merchandising): $215,730 \text{ SF}/1,000 = 215.73$
 $215.73 \times 30 = 6,471 \text{ GPD}$

Proposed Use (Apartments): $708 \text{ units} \times 100 = 70,800 \text{ GPD}$

Net Demand Increase: $64,329 \text{ GPD}$

- 4. Correspondence from sanitary sewer 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 attached Exhibit E (Wastewater Letter)

C. Solid Waste Analysis

- 1. Provide the solid waste level of service per the adopted and certified local land use plan.**

Per the Infrastructure Element of the City's Comprehensive Plan, the adopted level of service for solid waste disposal shall be the design capacity of the Broward County North Regional Resource Recovery Facility and 7.8 pounds per capita per day. The North Broward County Regional Resource Recovery Facility has a design capacity of 2,250 tons per day.

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

The Property is served by the Wheelabrator South Broward Waste to Energy Facility located at 4400 S. State Rd. 7, Fort Lauderdale, FL 33314. Per the Solid Waste Element of the Broward County Comprehensive Plan, the facility has a gross electrical generating capacity of approximately 66 megawatts. In anticipation of future disposal needs, Broward County has received certification for ultimate generating capacities of 96.1 megawatts.

3. **Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Assuming the level of service previously noted and based on the 50 du/acre density for the 14.15-acre site, there will be approximately 5,522 lbs. of solid waste generated per day for collection (708 units x 7.8 lbs. per capita per day) for the proposed development. As such, the Wheelabrator South Broward Waste to Energy Facility has ample capacity to service the needs of the project.

4. **Correspondence from the solid waste provider verifying 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.**

An email from Robert Hely with Wheelabrator Technologies confirming the capacity of the waste to energy facility is attached as Exhibit F (Waste to Energy Facility Capacity Correspondence).

D. Drainage Analysis

1. **Provide the drainage level of service per the adopted and certified local land use plan.**

The City's Infrastructure Element of the Comprehensive Plan provides the following level of service standards regarding drainage:

All Development

Discharge: 25 year-1 day storm even

Private/Public Road Elevations: 1 day storm event

Floor Elevation: 100 year- 3 day storm event

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

The site is permitted under SFWMD permit 06-00184-S and Broward County SWM 2000-012-0.

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

There are no planned drainage improvements at this time.

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

The site is permitted under SFWMD permit 06-00184-S and Broward County SWM 2000-012-0. No applications for modifications have been submitted yet.

- 5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates 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 of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to natural land elevation.**

The area of the amendment already meets the adopted level of service. In addition, the existing drainage system will be reconfigured as part of this project but will be permitted to maintain the existing level of service.

- 6. 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 attached Exhibit G (Drainage Letter).

E. Recreation and Open Space Analysis

- 1. Provide the recreation and open space level of service per the adopted and certified local land use plan.**

The City of Lauderhill has adopted a level of service for parks/open space of 3 acres per 1,000 of existing and projected permanent residents. Per the City's 2019 parks inventory and analysis, Lauderhill currently has a total of 307.94 acres of parkland that can be counted towards the City's level of service requirements for parks. Based on a population of 71,970 (2017 US Census data), the City requires a total of 215.91 acres of parkland. With a total of 307.94 acres of parkland, the City is currently operating above the required level of service.

- 2. For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

See Exhibit H (Community Park Inventory).

3. Identify the net impact on demand for “community parks” acreage, as defined by the City Comprehensive Plan, resulting from this amendment.

The table below provides the projected community parks demand resulting from this project.

| Proposed Land Use Plan Designation: | | |
|--|------------------------|---------------|
| Development Intensity | Generation Rate | Demand |
| 708 Dwelling Units (persons per household estimate: 2) | 3 acres/1,000 people | 4.24 acres |
| Net Change: +4.24 acres | | |

4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.

The 2019 parks inventory and analysis completed by the City of Lauderdale estimates a projected population of 83,924 in 2035. To meet a level of service of 3 acres/1,000 residents, the amount of required park space in 2035 is 251.77 acres. Currently, the City has 307.94 acres of park space, meeting and exceeding the projected level of service for the current and projected populations.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

Policy 2.5.4: Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met; including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

This policy is not applicable as the project will not reduce the amount of open space in Broward County.

Policy 2.5.5: Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.**

This policy is not applicable as the project is not located on a golf course.

- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.**

This policy is not applicable as the project is not located on a golf course.

- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.**

This policy is not applicable as the project is not located on a golf course.

- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase II environmental assessment may be required based upon the findings of the Phase I assessment.**

This policy is not applicable as the project is not located on a golf course.

- e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.**

This policy is not applicable as the project is not located on a golf course.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

- 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.**

The roadways most impacted by the proposed amendment are Commercial Boulevard (SR 870) and University Drive (SR 817). Commercial Boulevard is a 6-lane divided state roadway with a posted speed limit of 45 MPH and provides connectivity in the east-west direction. Similarly, University Drive is a 6-lane divided state roadway with a posted speed limit of 45 MPH and provides connectivity in the north-south direction. The table below shows the current adopted level of service for the impacted roadways.

| Roadway | Segment | Daily Condition | | | Peak Hour Two-Way | | |
|---------------------------|---------------------------|------------------------|--------|-----|-----------------------|--------|-----|
| | | Adopted LOS / Capacity | 2017 | | Adopted LOS/ Capacity | 2017 | |
| | | | AADT | LOS | | Volume | LOS |
| Commercial Boulevard | East of Pine Island Rd. | LOS D / 59,900 VPH | 47,000 | C | LOS D/5,390 VPH | 4,465 | C |
| Commercial Boulevard | East of University Dr. | LOS D / 59,900 VPH | 50,500 | C | LOS D/ 5,390 VPH | 4,798 | C |
| University Drive (SR 817) | North of NW 44 St. | LOS D / 59,900 VPH | 59,500 | D | LOS D/5,390 VPH | 5,653 | F |
| University Drive (SR 817) | North of Commercial Blvd. | LOS D / 59,900 VPH | 55,000 | C | LOS D/5,390 VPH | 5,225 | C |

- 2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization (MPO) plans and projections.**

The table below shows the projected level of service for the impacted roadways.

| Roadway | Segment | Daily Condition | | | Peak Hour Two-Way | | |
|---------------------------|---------------------------|------------------------|--------|-----|-----------------------|--------|-----|
| | | Adopted LOS / Capacity | 2040 | | Adopted LOS/ Capacity | 2040 | |
| | | | AADT | LOS | | Volume | LOS |
| Commercial Boulevard | East of Pine Island Rd. | LOS D / 59,900 VPH | 57,500 | C | LOS D/5,390 VPH | 5,463 | F |
| Commercial Boulevard | East of University Dr. | LOS D / 59,900 VPH | 68,000 | F | LOS D/ 5,390 VPH | 6,460 | F |
| University Drive (SR 817) | North of NW 44 St. | LOS D / 59,900 VPH | 67,000 | F | LOS D/5,390 VPH | 6,365 | F |
| University Drive (SR 817) | North of Commercial Blvd. | LOS D / 59,900 VPH | 67,000 | F | LOS D/5,390 VPH | 6,365 | F |

- 3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant 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. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long range planning horizons.**

Per the attached traffic analysis, “the existing land use designation yielded 4,936 trips for the Average Daily Condition and 421 trips for the PM Peak Hour. Similarly, the trip generation for the proposed land use designation resulted in 3,852 daily trips and 312 trips for the PM Peak Hour. When comparing the trip generation results, the net difference yielded negative trips for both the Average Daily Condition (-1,084 trips) and PM Peak Hour (-109 trips). Therefore, it is fair to conclude that the proposed land use amendment will reduce the traffic impacts on the adjacent roadways.”

- 4. Provide any transportation studies relating to this amendment, as applicable.**

A traffic impact analysis is attached as Exhibit I.

G. Mass Transit

- 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.**

According to the Broward County Transit Division, the current transit service provided within one-quarter mile from the Property includes BCT Routes 2, 55 and 102. Route 2 travels along University Dr. from the Westview Dr. in Coral Springs to 207th St., near the Miami-Dade County Line and Route 55 travels along Commercial Blvd. from the Galt Ocean Mile in Lauderdale-by-the-Sea to Nob Hill Rd. The University Breeze (Route 102) travels along University Dr. from Westview Dr. in Coral Springs to the Golden Glades Tri-Rail Station in Miami-Dade County. Additionally, the Lauderhill Community Shuttle Route 4 (BCT 717) and the Tamarac Community Shuttle Red Route (BCT 736) provide service to the Project. Please see the Table below for detailed information:

| BUS ROUTE | DAYS OF SERVICE | SERVICE SPAN A.M. – P.M | SERVICE FREQUENCY |
|---|-------------------------------|--|--|
| 2 | Weekday Saturday Sunday | 5:00a – 12:42a 5:00a – 12:42a 7:00a – 10:40p | 21 minutes 35 minutes 40 minutes |
| 55 | Weekday Saturday Sunday | 5:05a – 10:06p 6:00a – 9:30p 9:00a – 8:00p | 32 minutes 45 minutes 45 minutes |
| 102 | Weekday | 5:30a – 9:52a 3:25p – 8:31p | 30 minutes |
| Lauderhill Community Shuttle Route 4 (BCT 717) | Weekday | 6:30a – 6:30p | 60 minutes |
| Tamarac Community Shuttle Red Route (BCT 736) | Weekday | 7:00a – 6:56p | 60 minutes |

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

The proposed amendment will add 529 additional dwelling units that could potentially support bus transit along Commercial Blvd. and University Dr.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1 and 2 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit J (Mass Transit Letter).

H. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning County staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application (PSIA).

A PSIA was submitted to the School Board for review. A School Consistency Review Report is attached as Exhibit K. The report states that there is sufficient capacity in the applicable schools to meet the anticipated number of students generated by the Project.

2. The associated fee in the form of a check made payable to the SBBC.

The review fee was submitted with the PISA.

6. 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.

The Property does not contain any historic sites or districts on the National Register of Historic Places or locally designated historical sites. In addition, no National Register historic sites are located adjacent to the Property.

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

Based upon review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master Site File, there are no previously recorded cultural resources within the Property.

C. Wetlands.

No wetlands are present on-site.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

According to the Broward County Environmentally Sensitive Lands Map, there are no areas of particular concern identified with this Property.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

According to the Broward County Priority Planning Areas Map, the Property is not located in a Priority Planning Area.

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 endangered, threatened species or species of special concern or commercial exploited species that inhabit the Property.

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 plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services located on the Property.

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 affected zone and any provisions which will be made to protect the wellfield.

The Property is not located within a wellfield protection zone of influence.

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 protect or mitigate the area’s natural features.

The existing topography will be modified, however there are not any natural features on the Property as it is an existing developed retail site. Required permits will be obtained as part of the reconstruction process.

J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

The Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5.

In accordance with Policy 2.16.2, an affordable housing analysis was completed for the City of Lauderhill. Using the Meridian Appraisal Group GAP Analysis (based on 2017 ACS Data), The City of Lauderhill has a current surplus of ownership in the very low income category and a surplus of rental units in the low and moderate income categories. The City has deficits of ownership units in the low and moderate income categories and in the very low category for rental units.

The City of Lauderhill provides several programs and funding to address affordable housing needs within the City, including:

- Home Investment Partnership Program (HOME): provides funds for minor home repairs and weatherization and purchase assistance;
- State Housing Initiatives Partnership (SHIP): The City has used these funds for purchase assistance programs, minor home repair and weatherization, the acquisition of vacant land to be developed for affordable housing units, disaster mitigation and recovery and emergency roof repair;
- Neighborhood Stabilization Program (NSP): The City utilizes these funds to purchase and rehabilitate vacant foreclosed and abandoned properties for affordable housing units.

Full details on the GAP analysis and the City's affordable housing programs are included in the attached affordable housing analysis (Exhibit L.)

8. 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 redevelopment of the Property for a multi-family residential project is compatible with the surrounding commercial retail uses as it will create a mixed-use space at the intersection of two major commercial corridors, University Dr. & Commercial Blvd. The addition of a multi-family development will complement the existing retail uses and enhance the economic vitality of the corridor.

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

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 routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The Property is not located within an evacuation zone.

10. 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 Property is not located within a Community Redevelopment Area or Community Development Block Grant area.

11. 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 City of Tamarac is located to the north of the Property, across W. Commercial Blvd. An additional copy for notification to the City of Tamarac is included.

12. CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY AND CITY OF LAUDERHILL LAND USE PLANS

Broward County Land Use Plan

Policy 2.20.1: Adopt, implement and encourage land use provisions which promote the principles of the “Smart Growth” initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

The redevelopment of the Property for a multi-family residential project is in line with the principles of Smart Growth by creating a walkable, mixed-use development area with a connected pedestrian network. Residents of this development will be able to easily access the adjacent commercial uses and nearby Veteran’s Park with recreational facilities and a community pool.

Policy 2.20.2: Provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and serves the needs of residents in all age and income groups.

This project will provide a high density housing choice along two large commercial corridors, N. University Dr. & W. Commercial Blvd. The surrounding area consists of commercial and residential uses that are mainly single-family. This project will provide a housing choice that is within walking distance to commercial retail and restaurant uses, creating a walkable, mixed-use development space that accommodates residents of all ages.

Policy 3.6.5: Development designs should be context-sensitive, and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.

This Property is located at the intersection of N. University Dr. and W. Commercial Blvd. Both of these corridors have an existing sidewalk network that provides connectivity to the existing commercial uses and nearby residential uses. The Project will provide sidewalks that tie into this existing network, providing connectivity to commercial and recreational use for the residents.

The Property also has access to mass transit, with 2 Broward County Transit (BCT) routes along University Dr. and 1 BCT route along Commercial Blvd. Additionally, there are two city operated shuttle buses with routes along these roadways.

City of Lauderdale Land Use Plan

Policy 2.1.1 Residential Uses: Provide for a variety of housing types and densities, which offer convenient and affordable housing opportunities to the City's permanent and seasonal population, while maintaining a desired quality of life and adequate public services and facilities.

This amendment will allow a site containing a vacant commercial building to be redeveloped with a multi-family housing project consisting of 529 dwelling units. The development of this Project will increase the City's multi-family housing supply, helping to make dwelling units more affordable throughout the City.

Policy 2.29.4: The City shall continue to support transit ready commercial and multi-family development along major transportation corridors.

This amendment will allow the development of a multi-family located at the intersection of N. University Dr. and W. Commercial Blvd. These two major transportation corridors in Broward County contain 3 bus routes and 2 local shuttles providing services to the area; making this a prime location for the development of a transit ready multi-family project.

Objective 2.21 Mitigation of Urban Sprawl: Mitigate the impacts of urban sprawl through the encouragement of compact urban development.

The redevelopment of the Property to construct a high density multi-family residential project at the intersection of two major commercial corridors will reduce urban sprawl and create a compact urban development. The impacts of urban sprawls, such as traffic will be reduced with the construction of this Project as it will provide housing units within walking distance to many nearby commercial and restaurant uses.

13. ADDITIONAL SUPPORT DOCUMENTS

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

None provided.

B. Any proposed voluntary mitigation or draft agreements.

None provided.

14. PLAN AMENDMENT COPIES

A. 3 hard copies and 10 digital copies (13 total) for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

14 hard copies and 10 digital copies will be provided to the Broward County Planning Council.

B. If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to DEO.

1 hard copy and 10 digital copies for DEO submittal will be provided to the Broward County Planning Council.

15. PLAN AMENDMENT COPIES

5 hard copies are provided for the City of Lauderhill.

Exhibits

- A. Survey & Legal Description**
- B. Map of Proposed Future Land Use Designation**
- C. Map of Existing Future Land Use Designation**
- D. Potable Water Letter**
- E. Wastewater Letter**
- F. Waste to Energy Facility Capacity Correspondence**
- G. Drainage Service Letter**
- H. Lauderhill Community Parks Inventory**
- I. Traffic Analysis**
- J. Mass Transit Service Letter**
- K. SCAD Letter**
- L. Affordable Housing Analysis**