City of Lauderdale Lakes

Office of the City Clerk
4300 Northwest 36 Street - Lauderdale Lakes, Florida 33319-5599
(954) 535-2705 - Fax (954) 535-0573

CITY COMMISSION WORKSHOP AGENDA

City Commission Chambers
November 24, 2025
5:00 PM

Please join the meeting via Zoom
https://us06web.zoom.us/j/89415291827

Please join the meeting via telephone:
1 305 224 1968 or 1 646 558 8656
Meeting ID: 894 1529 1827

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION**

   REVIEW OF THE NOVEMBER 25, 2025 CITY COMMISSION MEETING AGENDA

4. **DISCUSSION OF PROPOSED ORDINANCE(S)**
5. **ADDITIONAL WORKSHOP ITEMS**

   A. UPDATE ON UAZ PROJECT (5:30 P.M TIME CERTAIN)

   This is an update on the current status of the UAZ project.

   B. DISCUSSION REGARDING RESOLUTION 2025-100 APPROVING AND AUTHORIZING THE ESTABLISHMENT OF A LIMITED-TIME AMNESTY PROGRAM FOR REDUCTION OF QUALIFYING CODE ENFORCEMENT LIENS

   This is a discussion regarding a resolution to approve and authorize a Code Enforcement Lien Amnesty Program to address outstanding code enforcement liens.

   C. DISCUSSION REGARDING RESOLUTION 2025-101 ESTABLISHMENT OF A COMPREHENSIVE LIEN REDUCTION PROGRAM TO ADDRESS CODE ENFORCEMENT LIENS THROUGH STRUCTURED REVIEW PATHWAYS

   This is a discussion regarding a Code Enforcement Lien Reduction Program to address code enforcement liens.

   D. DISCUSSION REGARDING AN ORDINANCE APPROVING ADOPTION OF THE LAUDERDALE LAKES COMPREHENSIVE PLAN 2050; PROVIDING FOR THE ADOPTION OF THE 2025 EVALUATION AND APPRAISAL (EAR) REPORT FOR THE COMPREHENSIVE PLAN; PROVIDING FOR THE EAR-BASED PROPOSED AMENDMENTS TO ALL APPLICABLE ELEMENTS; AND PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE AND OTHER APPLICABLE REVIEWING AGENCIES AS REQUIRED UNDER PART II OF CHAPTER 163, FLORIDA STATUTES

   This is a discussion regarding the transmittal of the City's 2025 Evaluation and Appraisal (E.A.R.)

report to the Department of Commerce and applicable state review agencies to comply with statutory requirements.

E. DISCUSSION REGARDING APPROVING SERVICES WITH TRANE U.S. INC FOR BUILDING AUTOMATION SYSTEMS (BAS) FOR THE CHILLER PLANT AT CITY HALL

This is a discussion regarding approving services with Trane US Inc. for Building Automation Systems (BAS) for the inspection, maintenance and emergency services to the Chiller Plant at City Hall.

F. DISCUSSION REGARDING PURCHASE OF CO-MANAGED CYBER SECURITY SYSTEM SERVICES IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE OMNIA CONTRACT 01-170 FOR ADVANCED TECHNOLOGY SOLUTIONS SERVICES, FROM COMPUQUIP, INC., (AN AUTHORIZED RESELLER OF TD SYNNEX CORPORATION) AUTHORIZING THE ANNUAL COST OF CO-MANAGED CYBER SECURITY SYSTEM SERVICES IN AN AMOUNT OF $39,000 PER YEAR, FOR A THREE-YEAR TERM

This is a discussion regarding a to renew the authorization of the purchase of Co-managed Cyber Security System Services, in accordance with the terms and conditions of the Omnia Contract 01-170 For Advanced Technology Solutions Services from Compuquip, Inc. in an annual amount of $39,000 for a three-year term.

G. DISCUSSION REGARDING AWARD OF A CONTRACT TO HEAVY CIVIL INC. IN THE AMOUNT OF EIGHT HUNDRED AND NINETY THREE THOUSAND, SEVEN HUNDRED AND EIGHTEEN DOLLARS AND FIFTY CENTS ($893,718.50) TO PROVIDE CONSTRUCTION SERVICES FOR THE NW 36TH TERRACE IMPROVEMENT PROJECT (FROM OAKLAND PARK BLVD TO NW 38TH AVENUE)

This is a discussion regarding award of a contract to Heavy Civil Inc. in the amount $893,718.50 to provide construction services for the NW 36th Terrace Improvement project.

H. DISCUSSION REGARDING RAMADAN EVENT AS COMMISSIONER INITIATIVE (SPONSORED BY COMMISSIONER HARRISON)

This is a discussion regarding Ramadan event as Commissioner Harrison's initiative.

I. DISCUSSION REGARDING AWARDING A CONTRACT TO SAFA CONSTRUCTION, LLC IN ACCORDANCE WITH SECTION 82-356(A)(1) OF THE LAUDERDALE LAKES PROCUREMENT CODE AS THE MOST RESPONSIBLE, RESPONSIVE AND LOWEST VENDOR FOR ITB 25-6310-15B-0-2025/AP FOR WATER QUALITY IMPROVEMENT PROJECT CANAL 8

This is a discussion regarding the intent to award a contract to Safa Construction, LLC in response to ITB 25-6310-15B-0-2025/ap for Water Quality Improvement Project Canal 8 for an amount not to exceed $2,218,740.00.

J. DISCUSSION REGARDING CITYWIDE DRAINAGE IMPROVEMENTS PROJECTS FUNDED BY RESILIENCE GRANT (FDEP AGREEMENT# 22FRP22)

This is a discussion regarding the Citywide Drainage Improvements Project funded by Florida Department of Environmental Protection Resilient Florida Program Agreement No. 22FRP22. The project includes installation of new drainage system and also the repair and/or replacement of the roadway drainage system including the swale improvements throughout the City of Lauderdale Lakes. This project consists of design, permitting and construction.

K. DISCUSSION REGARDING AWARDING A CONTRACT TO REMANTON DESIGNS FOR ALZHEIMER'S CARE CENTER IMPROVEMENTS AFTER COMPLETING A COMPETITIVE PROCUREMENT PROCESS ON THE CITY'S OPENGOV PLATFORM ITB26-6310-05B IN AN AMOUNT NOT TO EXCEED $249,794.06

This is a discussion regarding the award of a contract to the Alzheimer's Care Center. The project involves the renovation of an Alzheimer's Care Center, focusing on ADA compliance and general updates.

L. DISCUSSION REGARDING FY 2026 MAYOR AND COMMISSIONER INITIATIVES

This is a discussion regarding FY 2026 Mayor and Commissioner initiatives.

M. DISCUSSION REGARDING AUTHORIZING THE APPROVAL OF MASTER CONTRACT JM023-25-2028, EFFECTIVE JANUARY 1, 2026, THROUGH DECEMBER 31, 2028,

BETWEEN THE AREAWIDE COUNCIL ON AGING OF BROWARD COUNTY, INC. AND THE CITY OF LAUDERDALE LAKES/LAUDERDALE LAKES ALZHEIMER'S CARE CENTER

This item is presented for discussion and approval by the Mayor and City Commission regarding the Master Contract JM023-25-2028, effective January 1, 2026, through December 31, 2028, between the Areawide Council on Aging of Broward County, Inc. and the City of Lauderdale Lakes/Lauderdale Lakes Alzheimer's Care Center.

6. REPORTS

A. PETITIONS FROM THE PUBLIC

Bessie Dennis – Home Improvement program
Church of Atonement - Bounce House for event update

FUTURE MEETINGS:

The next scheduled City Commission Workshop will take place December 22, 2025 at 5 p.m.
The next scheduled City Commission Meeting will take place on December 23, 2025 at 7 p.m.

PLEASE TURN OFF ALL CELL PHONES DURING THE MEETING

If a person decides 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 286.0105)

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.

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Contract Requirement:

Title

UPDATE ON UAZ PROJECT (5:30 P.M TIME CERTAIN)

Summary

This is an update on the current status of the UAZ project.

Staff Recommendation

Background:
Funding Source:

Fiscal Impact:
Sponsor Name/Department: Ronald Desbrunes, P.E., Public Works Director
Meeting Date: 11/24/2025

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Contract Requirement:

Title
DISCUSSION REGARDING RESOLUTION 2025-100 APPROVING AND AUTHORIZING THE ESTABLISHMENT OF A LIMITED-TIME AMNESTY PROGRAM FOR REDUCTION OF QUALIFYING CODE ENFORCEMENT LIENS

Summary
This is a discussion regarding a resolution to approve and authorize a Code Enforcement Lien Amnesty Program to address outstanding code enforcement liens.

Staff Recommendation

Background:

Over the past several years, the City has accumulated a growing number of code enforcement liens on properties that remain unresolved, many of which have accrued significant penalties due to prolonged non-compliance. These outstanding liens pose a barrier to property rehabilitation, real estate transactions, and community reinvestment. In response to these challenges within the City, staff has initiated the Amnesty Program as a strategic tool to encourage voluntary compliance and clear title issues while encouraging opportunities for economic recovery and neighborhood improvement while shaping a local policy tailored to the City's needs.

This initiative is designed to encourage compliance, reduce the financial burden on property owners, and improve the City's ability to resolve longstanding liens. The Amnesty Program would provide a temporary opportunity for eligible homestead and non-homestead property owners to settle code enforcement liens at a significantly reduced rate, contingent upon meeting compliance benchmarks.

The program aims to provide:

- Equitable relief to property owners facing liens.
- Incentivize compliance with municipal codes.
- Expedite the settlement of delinquent accounts; and
- Maintain the integrity and deterrent effect of the code enforcement program.

Funding Source:

N/A

Fiscal Impact:

Sponsor Name/Department: Tanja McCoy, AICP, CGC, CFM

Meeting Date: 11/24/2025

ATTACHMENTS:

	Description	Type
🗋	Resolution 2025-100 Authorizing Code Enforcement Amnesty Program	Resolution
🗋	2025 Amnesty Program	Backup Material

RESOLUTION 2025-100

A RESOLUTION OF THE CITY COMMISSION OF LAUDERDALE LAKES, FLORIDA; APPROVING AND AUTHORIZING THE ESTABLISHMENT OF A LIMITED-TIME AMNESTY PROGRAM FOR REDUCTION OF QUALIFYING CODE ENFORCEMENT LIENS; A DRAFT COPY OF THE AMNESTY PROGRAM GUIDELINES IS ATTACHED HERETO AS **EXHIBIT A**; A COPY OF WHICH IS AVAILABLE FOR INSPECTION IN THE OFFICE OF THE CITY CLERK; PROVIDING FOR THE ADOPTION OF RECITALS; PROVIDING FOR INSTRUCTIONS TO THE DEPUTY CITY CLERK; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lauderdale Lakes ("City") is committed to maintaining public safety, community standards, and neighborhood integrity through diligent enforcement of its municipal codes;

WHEREAS, accumulated code enforcement liens, particularly older and high-balance liens, have presented barriers to property redevelopment, ownership transfer, and community revitalization;

WHEREAS, the City Commission recognizes that offering a short-term lien settlement opportunity can incentivize compliance, reward responsible property maintenance, and support the goals of the Code Enforcement Division;

WHEREAS, in an effort to mitigate these barriers and promote compliance, the City Commission finds it in the public interest to establish a limited-time Code Enforcement Lien Amnesty Program ("Amnesty Program") to reduce lien burdens for property owners who have brought their properties into full and sustained compliance;

WHEREAS, the Amnesty Program shall be available for a defined term of six (6) months, during which eligible applicants may apply for lien settlement consideration;

WHEREAS, the City will engage in a public outreach campaign to promote awareness of the Amnesty Program through postings on the City's website, notices in local newspapers, and direct mailings to owners of lien-encumbered properties; and

WHEREAS, the Amnesty Program is intended to function as a short-term remedy in tandem with the City's long-term Comprehensive Lien Reduction Program, forming a balanced and strategic approach to sustainable code enforcement and neighborhood revitalization.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AS FOLLOWS:

SECTION 1. PROGRAM ESTABLISHMENT AND PURPOSE: The City Commission hereby approves and authorizes the establishment of a limited-time Code Enforcement Lien Amnesty Program ("Amnesty Program"), namely a six (6) month term, to reduce the lien burden on qualifying properties and promote long-term compliance, redevelopment, and property ownership transfers.

SECTION 2. IMPLEMENTATION AUTHORIZATION: The City Commission hereby authorizes the Acting City Manager, or designee, to administer and oversee the Amnesty Program, including approval of qualifying applications, execution of payment agreements, and settlement approvals within established thresholds set by policy; further authorizing the City Attorney to prepare and review all lien settlement and stipulation agreements for legal sufficiency and enforceability, subject to the City Commission retaining final authority for reduction settlements.

SECTION 3. PROGRAM DURATION: The Program shall be open for a limited window of six (6) months, beginning on [start date] and ending on [end date], unless extended or modified by the City Commission.

SECTION 4. ADOPTION OF RECITALS: The foregoing RECITALS are hereby ratified and confirmed as being true, and the same are hereby made a part of this Resolution.

SECTION 5. INSTRUCTIONS TO THE DEPUTY CITY CLERK: The Deputy City Clerk and other appropriate City Officials are hereby authorized to take any and all action necessary to effectuate the intent of this Resolution.

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SECTION 6. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AT ITS REGULAR MEETING HELD JULY 22, 2025.

_____
VERONICA EDWARDS PHILLIPS, MAYOR

ATTEST:

_____
PAVITRI BENASRIE-WATSON, CMC, DEPUTY CITY CLERK

Approved as to form and legality
for the use of and reliance by the
City of Lauderdale Lakes only:

_____
Sidney C. Calloway, City Attorney

Sponsored by: Tanja McCoy, AICP, CGC, CFM, Development Services Director

VOTE:

Mayor Veronica Edwards Phillips	____ (For) ____ (Against) ____ (Other)
Vice-Mayor Tycie Causwell	____ (For) ____ (Against) ____ (Other)
Commissioner Easton Harrison	____ (For) ____ (Against) ____ (Other)
Commissioner Karlene Maxwell-Williams	____ (For) ____ (Against) ____ (Other)
Commissioner Sharon Thomas	____ (For) ____ (Against) ____ (Other)

Pathway to Code Compliance Program

Lien Amnesty

Purpose
To encourage compliance and reduce the lien burden on qualifying properties through a **limited-time settlement window**, particularly for older, high-balance liens that deter redevelopment or ownership transfer.

Program Characteristics

- **Duration**: Amnesty window will be open for a period of 18 months starting on the first day of the month following Commission approval.
- **Eligibility Criteria for Amnesty Program:**

  This amnesty program applies to all code enforcement liens issued for violations that were brought into full compliance.
- **Settlement Offer**: The City will accept a **flat percentage of the total lien balance** equal to:
  - **15% of total lien amount**, for all homestead properties
  - **35% of total lien amount**, for all non-homestead properties
  - **20% of total lien amount**, for the second and subsequent non-homestead properties owned by the same owner/owners brought forward for reduction with the same application.

Required Documentation

- Amnesty application including the application fee:
  - $200 Single Family Residential, Townhome or Condo
  - $1500 Multi-family and Commercial property
- Proof of compliance via a Pre-inspection and Final inspection.
- Property ownership verification.

Payment Option:

- Payment in full within 30 business days of approval; otherwise, the lien reverts to the original amount.

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CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement:

Title

DISCUSSION REGARDING RESOLUTION 2025-101 ESTABLISHMENT OF A COMPREHENSIVE LIEN REDUCTION PROGRAM TO ADDRESS CODE ENFORCEMENT LIENS THROUGH STRUCTURED REVIEW PATHWAYS

Summary

This is a discussion regarding a Code Enforcement Lien Reduction Program to address code enforcement liens.

Staff Recommendation

Background:

Over the past several years, the City has accumulated a growing number of code enforcement liens on properties that remain unresolved, many of which have accrued significant penalties due to prolonged non-compliance. These outstanding liens pose a barrier to property rehabilitation, real estate transactions, and community reinvestment. In response to these challenges within the City, staff has initiated the Comprehensive Lien Reduction Program as a strategic tool to encourage voluntary compliance and clear title issues while encouraging opportunities for economic recovery and neighborhood improvement while shaping a local policy tailored to the City's needs.

his initiative is designed to encourage code compliance while, reducing the financial burden on property owners, and improve the City's ability to resolve new as well as longstanding liens.

The Comprehensive Lien Reduction Program will establish a formal process for reviewing and adjusting liens based on compliance status, property condition, and other qualifying factors for Homestead and Non-Homestead property owner.

The program aims to provide a procedural framework that will:

- Provide equitable relief to property owners facing liens;
- Incentivize compliance with municipal codes.
- Expedite the settlement of delinquent accounts; and
- Maintain the integrity and deterrent effect of the code enforcement program.

Funding Source:

N/A

Fiscal Impact:

Sponsor Name/Department: Tanja McCoy, AICP, CGC, CFM

Meeting Date: 11/24/2025

ATTACHMENTS:

	Description	Type
🗋	Resolution 2025-101 Authorizing Code Enforcement Lien Reduction Program	Resolution
🗋	Comprehensive Lien Reduction Program	Backup Material

RESOLUTION 2025-101

A RESOLUTION OF THE CITY COMMISSION OF LAUDERDALE LAKES, FLORIDA; APPROVING AND AUTHORIZING THE ESTABLISHMENT OF A COMPREHENSIVE LIEN REDUCTION PROGRAM TO ADDRESS CODE ENFORCEMENT LIENS THROUGH STRUCTURED REVIEW PATHWAYS; A DRAFT COPY OF THE LIEN REDUCTION PROGRAM GUIDELINES IS ATTACHED HERETO AS **EXHIBIT A**; A DRAFT COPY OF WHICH MAY BE INSPECTED IN THE OFFICE OF THE CITY CLERK; PROVIDING FOR THE ADOPTION OF RECITALS; PROVIDING FOR INSTRUCTIONS TO THE DEPUTY CITY CLERK; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lauderdale Lakes ("City") is committed to maintaining public safety, community standards, and neighborhood integrity through diligent enforcement of its municipal codes;

WHEREAS, accumulated code enforcement liens, particularly older and high-balance liens, have presented barriers to property redevelopment, ownership transfer, and community revitalization;

WHEREAS, the City has developed a Comprehensive Lien Reduction Program designed to provide equitable, fair, and structured relief pathways for property owners, developers, and other stakeholders who demonstrate a genuine commitment to improving community conditions;

WHEREAS, the program serves to balance fairness, code compliance, and the protection of public resources and taxpayer interests; and

WHEREAS, the City Commission finds that a structured, tiered, and legally sound approach to lien resolution will promote consistent decision-making, encourage voluntary compliance, stimulate community reinvestment, and facilitate the productive use of encumbered properties.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AS FOLLOWS:

SECTION 1. PROGRAM ESTABLISHMENT AND PURPOSE: The City Commission hereby approves and authorizes the establishment of a Comprehensive Lien Reduction Program, as described herein and administered through a multi-tiered framework.

SECTION 2. IMPLEMENTATION AUTHORIZATION: The City Commission hereby authorizes the Acting City Manager to implement and oversee the program in coordination with the Director of Development Services, the Special Magistrate, and the City Attorney, and further to establish procedures, forms, and timelines consistent with the intent of this Resolution.

SECTION 3. ADOPTION OF RECITALS: The foregoing RECITALS are hereby ratified and confirmed as being true, and the same are hereby made a part of this Resolution.

SECTION 4. INSTRUCTIONS TO THE DEPUTY CITY CLERK: The Deputy City Clerk and other appropriate City Officials are hereby authorized to take any and all action necessary to effectuate the intent of this Resolution.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 5. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AT ITS REGULAR MEETING HELD JULY 22, 2025.

_____
VERONICA EDWARDS PHILLIPS, MAYOR

ATTEST:

_____
PAVITRI BENASRIE-WATSON, CMC, DEPUTY CITY CLERK

Approved as to form and legality
for the use of and reliance by the
City of Lauderdale Lakes only:

_____
Sidney C. Calloway, City Attorney

Sponsored by: Tanja McCoy, AICP, CGC, CFM, Development Services Director

VOTE:

Mayor Veronica Edwards Phillips	____ (For) ____ (Against) ____ (Other)
Vice-Mayor Tycie Causwell	____ (For) ____ (Against) ____ (Other)
Commissioner Easton Harrison	____ (For) ____ (Against) ____ (Other)
Commissioner Karlene Maxwell-Williams	____ (For) ____ (Against) ____ (Other)
Commissioner Sharon Thomas	____ (For) ____ (Against) ____ (Other)

City of Lauderdale Lakes

Comprehensive Lien Reduction Program

Background

The City of Lauderdale Lakes recognizes that outstanding code enforcement liens can impede property rehabilitation, hinder real estate transactions, and contribute to neighborhood blight. This Lien Reduction Program is established to encourage compliance with the City Code, facilitate reinvestment in properties, and return properties to productive use while safeguarding the public interest and recouping taxpayer funds where appropriate.

This Lien Reduction Program is designed to encourage compliance, reinvestment, and fairness while protecting the City's financial interests. It offers structured relief pathways for homeowners, developers, and stakeholders committed to the rehabilitation and improvement of Lauderdale Lakes' neighborhoods.

Purpose

This program is established to reduce long-standing code enforcement liens in a fair and structured manner, promoting neighborhood reinvestment and code compliance while safeguarding the City's financial and policy interests. Providing for a structured framework, encouraging code compliance, facilitating property rehabilitation, and returning blighted properties to productive use. The program includes three integrated tracks:

1. **Standard Lien Reduction Program- Administrative Review-$1000-$25,000**
2. **High Lien Reduction Procedure (HLRP)- Special Magistrate Review-$25,001-$150,000**
3. **Extremely High Lien Reduction Procedure (EHLRP)-Commission Review-$150,000+**

I. Standard Lien Reduction Program

Applies to properties with **code enforcement liens between $1000 to $25,000**. After a complete application, as determined by staff, meeting the basic requirements stated below, the Development Services Director may administratively reduce the lien by a maximum of 85% of the lien amount, subject to the City Manager's final authorization. The final lien determination by the Development Services Director is final and binding.

Additional Fees:

- Enforcement Cost Fee (TBD)
- Administrative Fee (TBD)

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II. High Range Lien Reduction Procedure (HRLRP)

Eligibility:
Applies to properties with **code enforcement liens of $25,001 to $150,000.** After a complete application, as determined by staff, meeting the basic requirements stated below, the Special Magistrate may reduce the lien by a maximum of 80% of the lien amount. The final lien reduction determination by the Special Magistrate is final and binding.

Additional Fees:

- Special Master Fee (TBD)
- Enforcement Cost Fee (TBD)
- Administrative Fee (TBD)

III. Extremely High Range Lien Reduction Procedure (EHRLRP)

Eligibility:
Applies to properties with **code enforcement liens of $150,001 and above.** Upon review of a completed application, as determined by staff, the application will be set for hearing at the Commission workshop and meeting, as applicable. Staff will prepare a staff report and recommendation for the Commission meetings. The Commission may reduce the lien by a maximum of 65% of the lien amount. The Commission shall determine the final lien reduction amount, which is final and binding.

Additional Fees:

- Enforcement Cost Fee (TBD)
- Administrative Fee (TBD)

IV. Basic Eligibility Criteria:

- Property must be in full compliance with the City Code.
- All municipal charges and taxes must be paid in full.
- Applicant must submit a notarized application.
- Applicant must submit a written narrative justifying the request for reduction.

Evaluation Considerations:

- Duration of non-compliance.
- Duration of compliance
- Timeliness of corrective actions.

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- Number of Violations.
- Nature of the property: Homestead or Non-Homestead.
- Nature of code enforcement violation: Life Safety (LS)/Florida Building Code (FBC)/ Community Standards (CS).
- History of code violations or liens on other properties held by the applicant within the City of Lauderdale Lakes.
- Other unique or material circumstance that may apply.

Application Process:

- Application Submission:
    - The property owner, or an authorized representative with notarized consent, must submit a completed "Lien Reduction Request Application" along with a non-refundable application $200 fee.
    - Applications to the Special Magistrate and Commission must be accompanied by a processing fee in the amount of 1% of the lien amount.
    - A notarized statement explaining the basis for the requested reduction.
    - Proof of compliance and payment of all ad valorem taxes, assessments, and municipal charges.
    - Code Enforcement Supervisor/Staff will review the application and forward it to the appropriate Reviewer with a recommendation.

V. Procedural Provisions

1. **Application Limits:**
    - Homestead owners: maximum two applications per property for 10 years post-2025.
    - Non-homestead owners: maximum one application per property for 10 years post-2025.
2. **Legal Agreements:**
    - All reductions require a notarized settlement agreement approved by the City Attorney and executed by the City Manager and property owner.
3. **Homestead Payment Plan Option:**
    - Payment due within 30 business days of approval; otherwise, the lien reverts to the original amount.

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- 50% upfront payment followed by a payment plan for up to 24-months, of equal monthly installments.
- Homestead property owners may be eligible for income-based payment plans with additional lien forgiveness at the end of the 24-month period.
- Lien release only upon full payment clearance.

4. **Non-Homestead Payment Plan Option:**
    - 50% upfront payment followed by a payment plan for up to 18-months, of equal monthly installments.
    - Lien release only upon full payment clearance.

Conclusion

This updated Lien Reduction Program provides a structured path to resolution for both low- and high-value code enforcement liens, ensuring consistent, equitable outcomes while promoting code compliance, property investment, and community revitalization in Lauderdale Lakes. The tiered approach strengthens code compliance, accelerates lien recovery, and fosters community improvement throughout the City of Lauderdale Lakes.

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CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title

DISCUSSION REGARDING AN ORDINANCE APPROVING ADOPTION OF THE LAUDERDALE LAKES COMPREHENSIVE PLAN 2050; PROVIDING FOR THE ADOPTION OF THE 2025 EVALUATION AND APPRAISAL (EAR) REPORT FOR THE COMPREHENSIVE PLAN; PROVIDING FOR THE EAR-BASED PROPOSED AMENDMENTS TO ALL APPLICABLE ELEMENTS; AND PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE AND OTHER APPLICABLE REVIEWING AGENCIES AS REQUIRED UNDER PART II OF CHAPTER 163, FLORIDA STATUTES

Summary

This is a discussion regarding the transmittal of the City's 2025 Evaluation and Appraisal (E.A.R.) report to the Department of Commerce and applicable state review agencies to comply with statutory requirements.

Staff Recommendation

Background:

Every seven years, the City is required by State statute to review its Comprehensive Plan and submit an Evaluation and Appraisal Review (EAR) based amendments for approval to the Florida Department of Commerce (Commerce). In accordance with Section 163.3191(1)-(5), Florida Statutes (F.S.) the City must determine if amendments to its Comprehensive Plan are necessary to reflect changes in state requirements and notify the state planning agency of its determination.

In 2024, the City transmitted EAR-based amendments of the Future Land Use and Recreation and Open Space elements of the Comprehensive Plan via Commerce reference number 24-01ER and 02-TA-24. On August 07, 2024, the Department of Commerce provided the City correspondence of its review of the proposed comp plan amendment and attached a Objections, Recommendations, and Comments (ORC) report outlining deficiencies concerning the amendment.

On January 28, 2025 the Mayor and City Commission approved authorization of a task order to Kimley-Horn and Associates, Inc, to provide the necessary modifications to the City's Comprehensive Plan to address statutory requirements and deficiencies outlined by the State and County (Resolution # 2025-014).

On August 12, 2025, the transmittal letter was initially submitted electronically for the proposed City of Lauderdale Lakes Evaluation and Appraisal Review (EAR), along with the proposed comprehensive plan amendments (Amendment No. 25-01ER) to constitute the necessary amendments to the City Comprehensive Plan to fulfill the statutory requirements of the Evaluation and Appraisal Review (EAR) process, as established in Section 163.3191, Florida Statutes.

The transmittal letter and comprehensive plan amendments were received by the Florida Department of Commerce on August 13, 2025. After completing the review of Amendment No. 25-01ER, FloridaCommerce has identified a conflict with the application of Chapter 2025-190, Section 28, Laws of Florida (L.O.F.). In a letter, dated October 13,2025, the proposed comprehensive plan amendment submitted was deemed more restrictive or burdensome, making it null and void.

The Data, Inventory, and Analysis and the Comprehensive Plan Goals, Objectives, and Policies are revised pursuant to Section 28 of Chapter 2025-190, L.O.F., and the Florida Commerce letter dated October 13, 2025. These revisions are made to provisions that are or could be potentially deemed more restrictive or burdensome. This collaboration seeks to complete all necessary Comprehensive Plan amendments by Q1 2026.

Funding Source:

N/A

Fiscal Impact:
N/A
Sponsor Name/Department: Tanja McCoy, AICP, CGC, CFM
Meeting Date: 11/24/2025

ATTACHMENTS:

	Description	Type
🗋	Staff Report	Cover Memo
🗋	Goals Objective and Policies	Exhibit
🗋	Data Inventory and Analysis	Exhibit
🗋	FLUM Map Series	Backup Material

Staff Report to the

Planning and Zoning Board

December 09, 2025

App No.
04-TA-25

RE: 2050 Comprehensive Plan Amendment

I. PROJECT DESCRIPTION

Project Name: 2050 Comprehensive Plan Amendment	**Project Request: 04-TA-25** An Ordinance of the City of Lauderdale Lakes, Broward County; approving adoption of the Lauderdale Lakes Comprehensive Plan 2050; providing for the adoption of the 2024 Evaluation and Appraisal (EAR) Report for the Comprehensive Plan; providing for the EAR-based proposed amendments to all applicable elements; and providing for transmittal to the Department of Commerce and other applicable reviewing agencies as required under Part II of Chapter 163, Florida Statutes.	Staff Recommendation: Staff recommends that the P&Z Board approve the application and recommend transmittal to the City Commission with a favorable recommendation.
Project Location: Citywide		
Project Petitioner: Tanja McCoy, Director AICP, CGC, CFM	Project Planner:	Related Applications: 02-TA-24

II. SUMMARY

REQUEST:

This is a City initiated request for approval and transmittal of the proposed ordinance to the City's Comprehensive Plan and Future Land Use Map Series for review under the state coordinated review (ER) process. The amendments are subject to the requirements of Chapter 163.3184(3)(B)(1), Florida Statutes and is associated with proposed amendments previously approved by Ordinance 2021-009, Ordinance 2021-010, Ordinance 2024-002 and Ordinance 2025-009 unanimously.

If approved by the Planning and Zoning Board and City Commission, the amendments will be transmitted for review and comment to the Department of Commerce, the Broward County Planning Council, and all other required reviewing agencies in accordance with Section 163.3177(6)(I), Florida Statutes. The State of Florida is anticipated to issue comments within 30 days of receipt of the proposed amendments. Upon issuance of no objections, the City will receive correspondence from the State to proceed with adopting the proposed amendments as written within 180 days.

BACKGROUND:

Every seven years, the City is required by State statute to review its Comprehensive Plan and submit an Evaluation and Appraisal Review (EAR) based amendments for approval to the Florida Department of Commerce (Commerce). In accordance with Section 163.3191(1)-(5), Florida Statutes (F.S.) the City must determine if amendments to its Comprehensive Plan are necessary to reflect changes in state requirements and notify the state planning agency of its determination.

In 2024 City transmitted EAR-based amendments of the Future Land Use and Recreation and Open Space elements of the Comprehensive Plan via Commerce reference number 24-01ER and 02-TA-24. On August 07, 2024, the Department of Commerce provided the City correspondence of its review of the proposed comp plan amendment and attached a Objections, Recommendations, and Comments (ORC) report outlining deficiencies concerning the amendment.

On January 28, 2025 the Mayor and City Commission approved authorization of a task order to Kimley-Horn and Associates, Inc, to provide the necessary modifications to the City's Comprehensive Plan to address statutory requirements and deficiencies outlined by the State and County. This collaboration seeks to complete all necessary Comprehensive Plan amendments by Q4 2025.

On August 12, 2025, the transmittal letter was initially submitted electronically for the proposed City of Lauderdale Lakes Evaluation and Appraisal Review (EAR), along with the proposed comprehensive plan amendments (Amendment No. 25-01ER) to constitute the necessary amendments to the City Comprehensive Plan to fulfill the statutory requirements of the Evaluation and Appraisal Review (EAR) process, as established in Section 163.3191, Florida Statutes.

The transmittal letter and comprehensive plan amendments were received by the Florida Department of Commerce on August 13, 2025. After completing the review of Amendment No. 25-01ER, FloridaCommerce has identified a conflict with the application of Chapter 2025-190, Section 28, Laws of Florida (L.O.F.). In a letter, dated October 13,2025, the proposed comprehensive plan amendment submitted was deemed more restrictive or burdensome, making it null and void.

The Data, Inventory, and Analysis and the Comprehensive Plan Goals, Objectives, and Policies are revised pursuant to Section 28 of Chapter 2025-190, L.O.F., and the FloridaCommerce letter dated October 13, 2025. These revisions are made to provisions that are or could be potentially deemed more restrictive or burdensome. This collaboration seeks to complete all necessary Comprehensive Plan amendments by Q1 2026.

PUBLIC OUTREACH:

Extensive public outreach and communication efforts were conducted throughout the EAR process and plan amendment project between December 2018 and July 2021. These outreach efforts included a public outreach meeting on January 23, 2019, distribution of an online and paper-based survey, and distribution of the survey at the 2019 Spring Festival as well as duly notified public hearings.

III. ANALYSIS

COMPREHENSIVE PLAN AMENDMENT PROCESS:

The amendment process for comprehensive plans is initiated when a local government transmits a proposed or adopted comprehensive amendment to the appropriate state and regional agencies, including DEP, Department of Commerce (Commerce), Department of State, Department of Transportation, regional planning councils and water management districts. Other agencies that may be included in the review process are the Department of Education (if the amendment affects schools), Florida Department of Agriculture and Consumer Services and Florida Fish and Wildlife Conservation Commission (for county amendments); county governments (for municipal amendments); and the commanding officer of any affected military installation.

Amendments can be in the form of: 1) map amendments that propose changes to a local government's future land use map; 2) text amendments that propose changes to the goals, objectives and polices of the adopted comprehensive plan; and 3) amendments that are based on the evaluation and update of a local government's comprehensive plan. The latter may be a combination of both map and text amendments.

CONFORMANCE WITH THE LAND DEVELOPMENT REGULATIONS (LDRs):

Pursuant to Chapter 4 section 403 of the LDRs, the Comprehensive Plan may be amended in accordance with the section and applicable state statutes. The Future Land Use Element of the City's Comprehensive Plan is the effective land use for the City of Lauderdale Lakes.

PROPOSED UPDATES:

The 2050 Comprehensive Plan update provides EAR based amendments to the nine (9) existing elements of the comprehensive plan, adds a new property rights element and updates the City's Future Land Use map series as outlined below (Table 1):

TABLE 1: SUMMARY OF AMENDMENTS

#	**Elements**
1	Future Land Use
2	Transportation
3	Housing
4	Infrastructure & Capital Improvements
5	Conservation
6	Recreation and Open Space

7	Intergovernmental Coordination
8	Public Schools
9	Economic Development
10	Property Rights (new)
#	**Map Series**
1	Future Land Use Map
2	Existing Land Use Map
3	Floodplains
4	Wetlands and Conservation Lands
5	Broward County Public Schools
6	Community Bus Routes and Stops
7	Transportation Facilities 2025 LOS
8	Transportation Facilities 2035 LOS
9	Transportation Facilities 2045 LOS
10	Public and Private Parks and Recreational Facilities
11	Public Park Facilities
12	Functional Classification
13	Community Redevelopment Area
14	Soils Survey
15	Wellhead Protection Zones

IV. STAFF RECOMMENDATION

Based upon the assessment and findings contained within this report, Staff is recommending for the Planning and Zoning Board to approve the application as it complies with the provisions set forth in the City's Comprehensive Plan and Land Development Regulations.

V. ATTACHMENTS

A. FloridaCommerce-(ORC) Report_July 2024
B. FloridaCommerce-(ORC) Report_October 2025
C. EAR Transmittal Letter Draft_ December 2025

VI. EXHIBITS

A. Goals, Objectives and Policies (GOPs) Draft
B. Data Inventory Analysis (DIA) Draft

December 10, 2025
James D. Stansbury, Chief
Florida Department of Commerce
Bureau of Community Planning and Growth
107 East Madison, MSC 160
Tallahassee, FL 32399

Transmittal of the City of Lauderdale Lakes proposed EAR-based amendments to the City Comprehensive Plan (25-02ER) - response to FloridaCommerce letter, dated October 13, 2025

Dear Mr. Stansbury,

On August 12, 2025, the transmittal letter was initially submitted electronically for the proposed City of Lauderdale Lakes Evaluation and Appraisal Review (EAR), along with the proposed comprehensive plan amendments (Amendment No. 25-01ER) to constitute the necessary amendments to the City Comprehensive Plan to fulfill the statutory requirements of the Evaluation and Appraisal Review (EAR) process, as established in Section 163.3191, Florida Statutes.

The transmittal letter and comprehensive plan amendments were received by the Florida Department of Commerce on August 13, 2025. After completing the review of Amendment No. 25-01ER, FloridaCommerce has identified a conflict with the application of Chapter 2025-190, Section 28, Laws of Florida (L.O.F.). In a letter, dated October 13,2025, the proposed comprehensive plan amendment submitted was deemed more restrictive or burdensome, making it null and void.

The Data, Inventory, and Analysis and the Comprehensive Plan Goals, Objectives, and Policies are revised pursuant to Section 28 of Chapter 2025-190, L.O.F., and the FloridaCommerce letter dated October 13, 2025. These revisions are made to provisions that are or could be potentially deemed more restrictive or burdensome. The specific list of policies that are changed in response to the null and void notification are listed below:

Future Land Use Element

- Policy 1.1.1.3:a.7.iii & iv
- Policy 1.1.1.7
- Policy 1.3.1.3
- Policy 1.4.2.10
- Policy 1.4.2.11

Housing Element

- Policy 3.1.1.6

Transportation Element

- Policy 2.1.3.1

Infrastructure Element

- Policy 4.4.1.4

Conservation Element

- Policy 5.1.2.3
- Policy 5.1.2.4
- Policy 5.1.2.5
- Policy 5.1.2.6
- Policy 5.1.3.1

Capital Improvements Element

- Policy 10.1.2.2

It is important to note that in addition to the changes noted above, the currently adopted BrowardNext Broward County Land Use Plan (BCLUP) was a comprehensive update adopted in April 2017. With the adoption of the BrowardNext BCLUP, among many things, the Commerce category was created, which is an umbrella category for Commercial, Industrial, Employment Center and Office Park (as retained by most local governments) and the permitted uses were updated as well. In April 2018, the Commerce permitted uses were updated again. Additional requirements for environmentally sensitive lands, compliance with the County Trafficways Plan, among others, were provided for at that time with the State of Florida. Changes to the Commerce land use are significantly less restrictive than what was previously required by the County, based on a significant stakeholder outreach process that occurred during the time of the BrowardNext BCLUP update.

The following statements are included to ensure consistency with the statutory requirements of the State Coordinated Review Process.

The City previously proposed EAR-based amendments in May 2024 as part of the City of Lauderdale Lakes 24-01ER. The City received objections and comments back from FloridaCommerce and reviewing agencies in the related Objections, Recommendations, and Comments (ORC) Report. The City requested an extension in responding until the end of 2025. However, 24-01ER was officially withdrawn in order to transmit the 25-01ER amendment (see further information below).

On April 29, 2025, an Evaluation and Appraisal Review Notification Letter was first sent to FloridaCommerce notifying that an EAR-based review of the comprehensive plan was conducted and the City determined that amendments were necessary to reflect changes in statutory requirements and local conditions.

The City of Lauderdale Lakes Planning and Zoning Staff reviewed and recommended approval of the EAR-based comprehensive plan amendments to the Planning and Zoning Board at a legally noticed public hearing held on May 22, 2025.

On June 10, 2025, the City Commission held their first reading of the proposed amendments and voted to approve Ordinance 2025-009 of the City of Lauderdale Lakes, Broward County, Florida, and authorized transmittal of the proposed amendments to FloridaCommerce and required reviewing agencies.

On June 12, 2025, the City met with the Florida Department of Commerce to discuss whether to withdraw 24-01ER or simply respond to comments. Based on that conversation, it was decided the City should withdraw and transmit the amendment separately to address the requirements of both the First and Second Round requests. The City opted to withdraw the City of Lauderdale Lakes 24-01ER through an electronically transmitted request after further coordination with the Florida Department of Commerce. That request was sent electronically on July 17, 2025.

A copy of the documents were uploaded through the Florida Department of Commerce online portal. In addition, each reviewing agency identified in Section 163.3184, Florida Statutes, has been notified of this submission via email. Electronic copies of the revised submittal were emailed to those agencies as well.

Your continued assistance and cooperation is appreciated. Please contact Tanja McCoy, Development Services Director at 954-535-2482 or via email at tanjam@lauderdalelakes.org if you have any questions, comments, concerns, or require additional information.

Thank you,

Tanja McCoy, AICP, CGC, CFM
Director, Development Services
City of Lauderdale Lakes
4300 NW 36th Street, Lauderdale Lakes, FL 33319
954-535-2482

Enclosed: City of Lauderdale Lakes Proposed EAR-Based Comprehensive Plan Amendments;

City of Lauderdale Lakes Proposed EAR-Based Comprehensive Plan Amendment Supporting Data and Analysis;

City of Lauderdale Lakes EAR Matrix.

cc. External Agency Contacts:

- Broward County, Dawn Teetsel, Director of Planning: DTEETSEL@broward.org;
- Department of Education: Office of Educational Facilities, CompPlans@fldoe.org;
- Department of Environmental Protection: Office of Intergovernmental Programs, Plan.Review@dep.state.fl.us;
- Department of State: Alissa S. Lotane, State Historic Preservation Officer, CompliancePermits@dos.fl.gov;
- Department of Transportation: District 4, Cesar Martinez, P.E., District Planning and Environmental Administrator, d4-planningreviews@dot.state.fl.us;
- South Florida Regional Planning Council: Isabel Cosio Carballo, Executive Director, sfadmin@sfrpc.com;
- South Florida Water Management District: Mark Elsner, Water Supply Bureau Chief, Water Supply Implementation Unit, Meslner@sfwmd.gov.

October 13, 2025

The Honorable Veronica Edwards Phillips
Mayor, City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, Florida 33319

Dear Mayor Phillips,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for the City of Lauderdale Lakes (Amendment No. 25-01ER), which was received on August 13, 2025. FloridaCommerce received the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.).

FloridaCommerce has identified a conflict with the application of Chapter 2025-190, Section 28, Laws of Florida (L.O.F.), and the proposed comprehensive plan amendment. These conflicts render the proposed comprehensive plan amendment null and void ab initio pursuant to Chapter 2025-190, Section 28, L.O.F.
Chapter 2025-190 provides:

> Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land redevelopment regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, an any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

For the reasons outlined herein, the City of Lauderdale Lakes' proposed amendment is more restrictive or burdensome, making it null and void ab initio, pursuant to Section 28 of Chapter 2025-190, L.O.F.

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If you have any questions concerning this review, please contact me by telephone at (850) 717-8512 or by email at James.Stansbury@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jc

cc: Tanja McCoy, AICP, CGC, CFM, Director of Development Services, City of Lauderdale Lakes
Isabel Cosio Carballo MPA, Executive Director, South Florida Regional Planning Council

Chapter 2025-190, Section 28, Laws of Florida (L.O.F.), to provide:

> Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land redevelopment regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, an any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

The City of Lauderdale Lakes' proposed Amendment 25-01ER proposes changes related to the following policies in the Comprehensive Plan that are more restrictive or burdensome and other policies that are potentially more restrictive or burdensome than the City's currently adopted Comprehensive Plan. The following identified objectives and policies are more restrictive or burdensome: Future Land Use Element Policy 1.1.1.3:a.7.iii & iv., Policy 1.1.1.7, Policy 1.3.1.3, Policy 1.4.2.10; Transportation Element Policy 2.1.3.1; Infrastructure Element Policy 4.4.1.4; Conservation Element Policy 5.1.2.3, Policy 5.1.2.4, Policy 5.1.2.5, Policy 5.1.2.6, and Policy 5.1.3.1. The following policies and objective are potentially more restrictive or burdensome: Future Land Use Element Policy 1.4.2.11; Housing Element Policy 3.1.1.6; Capital Improvements Element Policy 10.1.2.2.

July 26, 2024

The Honorable Veronica Edwards Phillips
Mayor, City of Lauderdale Lakes
4300 Northwest 36th Street
Lauderdale Lakes, Florida 33319

Dear Mayor Phillips:

The Florida Department of Commerce (FloridaCommerce) has completed its review of the proposed comprehensive plan amendment for the City of Lauderdale Lakes 24-01ER (Amendment No. 24-01ER), which was received on May 29, 2024. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified an objection and have included recommendations regarding measures that can be taken to address the objection.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to Section 163.3184(4)(e)2., F.S.**

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FloridaCommerce staff is available to assist the City to address the objection. If you have any questions related to this review, please contact Christina Nazaire, Planning Analyst, by telephone at (850)-717-8532 or by email at christina.nazaire@commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/cn

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Treasa Brown Stubbs, City Manager, City of Lauderdale Lakes
Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council

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Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Lauderdale Lakes 24-01ER

The Florida Department of Commerce has identified an objection regarding Lauderdale Lake's proposed comprehensive plan amendment. The objection is provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan amendment without adequately addressing the objection, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the City to address the objection.

I. Objection: Comprehensive Plan Update

The proposed amendment does not update the City's Comprehensive Plan to comply with statutory requirements relating to the City's planning period, does not establish coordination of and consistency between the elements, and is not based on relevant and appropriate data and analysis.

Chapter 2023-31, Laws of Florida, modified section 163.3177(5)(a), F.S., to require local governments to increase the two required planning periods in their comprehensive plans from 5-year and 10-year planning periods to 10-year and 20-year planning periods. While the City's Plan should contain a long-term planning period covering a period from now until 2044, the current adopted Plan includes a long-term planning period that only extends through 2017, which is seven (7) years past due. Furthermore, the proposed 2040 planning horizon does not meet the requirements of Chapter 2023-21, Laws of Florida.

The proposed Amendment 24-01ER does not update the City's Comprehensive Plan elements to address the required planning periods based upon relevant and appropriate data and analysis, consistent with the requirements of section 163.3177(1)(f), F.S., that all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government. Coordination of the elements of the local comprehensive plan shall be a major objective of the planning process, and the elements shall be consistent. Where data is relevant to several elements, consistent data shall be used, including population estimates and projections unless alternative data can be justified for a plan amendment through new supporting data and analysis. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Additionally, the proposed Amendment 24-01ER also does not update the Comprehensive Plan planning periods based upon relevant and appropriate data and analysis of permanent and seasonal population estimates and projections consistent with the requirements of sections

163.3177(1)(f)3., and 163.3177(2), F.S. The proposed Amendment 24-01ER does not update the Comprehensive Plan elements to be coordinated and consistent based upon updated population estimates and projections consistent with the requirements of sections 163.3177(1)(f)3., and 163.3177(2), F.S., and also does not update the Comprehensive Plan elements to be coordinated and consistent based upon updated population estimates and projections consistent with the requirements of sections 163.3177(1)(f)3., and 163.3177(2), F.S.

The proposed Amendment 24-01ER update to the Comprehensive Plan (Future Land Use, Housing, Infrastructure, and Transportation Elements) is not based upon relevant and appropriate data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities) addressing the following for the required updated planning periods: (1) current and projected demand upon public facilities based upon relevant and appropriate population estimates and projections; (2) current and projected designed capacity of public facilities; (3) current and projected operating levels of service of public facilities; (4) identification of any improvements that are needed to public facilities, including the timing and scope of such improvements, in order to achieve and maintain the adopted level of service standards of public facilities; and (5) coordination of any need improvements with the Capital improvements Element. The City should revise proposed Amendment 24-01ER to be based upon relevant and appropriate data analysis of public facilities for the planning period.

Lastly, the proposed Amendment 24-01ER update to the Future Land Use Element is not based upon relevant and appropriate data and analysis consistent with the requirements of Section 163.3177(6)(a)2., F.S., for the required planning periods. The proposed Amendment 24-01ER update to the Housing Element is not based upon relevant and appropriate data and analysis consistent with the requirements of section 163.3177(6)(f)2., F.S., for the required planning periods.

Statutory Authority: Sections 163.3177(1)(f), 163.3177(1)(f)3., 163.3177(2), 163.3177(5)(a), 163.3177(6)(a)2., 163.3177(6)(b), 163.3177(6)(c), 163.3177(6)(d), 163.3177(6)(e), 163.3177(6)(f)2., 163.3177(6)(g), 163.3178, 163.3184(4) and 163.3191, F.S.

Recommendation: The City must revise the amendment to include an update to the Comprehensive Plan to ensure the Plan contains at least two planning periods in accordance with the requirements set forth by section 163.3177(5)(a), F.S. The necessary update must also be based upon relevant and appropriate data and analysis. The Plan must include one planning period to cover at least the first 10-year period occurring after the plan amendment adoption and another planning period must cover at least a 20-year period. The update to the planning periods must also consider the following:

- Data and analysis of the permanent and seasonal population estimates and projections;

- Coordination of and consistency between all of the elements of the Comprehensive Plan; and

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- Data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities).

Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | Twitter: @FLACommerce

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SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Florida Department of Commerce identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, **in color format,** clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the Florida Department of Commerce did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Florida Department of Commerce to the ORC report from the Florida Department of Commerce.

1. FUTURE LAND USE ELEMENT

Purpose

The purpose of the Future Land Use Element is to designate the proposed future general distribution, location, and extent of land uses within the City of Lauderdale Lakes. As an element of the City Comprehensive Plan required by section 163.3177(6)(a), Florida Statues, the Future Land Use Element endeavors to provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population.

The City Comprehensive Plan is established upon two planning periods, a 10-year planning period out to planning horizon year 2035, and a 25-year planning period out to planning horizon year 2050.

Due to the city's built-out character, this growth trend is expected to continue, averaging a two (2) percent annual increase, consistent with Broward County's average aggregate growth rate. The city's population projections, sourced from the University of Florida's Bureau of Economic and Business Research (BEBR) provides low, medium, and high end bi-decennial population projections from year 2025 to year 2050. For planning purposes, the BEBR high projection scenario will be used, as the city's historical growth has consistently measured between the medium and high projections.

TABLE 1.1- Population Projections for the City of Lauderdale Lakes and Broward County: 2025 – 2050, Low, Medium, High

Year	Lauderdale Lakes	Percentage Growth Change	Broward County	Percentage Growth Change
2025	35,252 37,106 **38,961**	-1.95% 3.21% **8.36%**	1,906,400 2,006,700 **2,107,000**	-1.95% 3.21% **8.36%**
2030	35,128 38,392 **41,655**	-0.35% 3.46% **6.92%**	1,899,700 2,076,200 **2,252,700**	-0.35% 3.46% **6.92%**
2035	34,690 39,309 **45,857**	-1.25% 2.39% **5.46%**	1,876,000 2,125,800 **2,375,600**	-1.25% 2.39% **5.46%**
2040	33,399 40,483 **47,567**	-1.79% 1.66% **4.39%**	1,842,400 2,161,100 **2,479,900**	-1.79% 1.66% **4.39%**
2045	33,399 40,483 **47,567**	-1.96% 1.30% **3.73%**	1,806,200 2,189,300 **2,572,400**	-1.96% 1.30% **3.73%**
2050	32,750 40,936 **49,124**	-1.94% 1.12% **3.27%**	1,771,100 2,213,800 **2,656,600**	-1.94% 1.12% **3.27%**

Source: *University of Florida Bureau for Economic Research (BEBR), Volume 57, Bulletin 198, Projections of Florida Population by County, 2025-2050, with Estimates for 2023, January 2024*

GOAL 1.1: Establish and maintain a compatible and sustainable distribution of land use categories, densities, and intensities that are appropriate for the neighborhoods, districts, and corridors throughout Lauderdale Lakes.

OBJECTIVE 1.1.1: Establish Future Land Use designations and adopt a Future Land Use Map ~~to~~ that ensures development and redevelopment is coordinated with the appropriate topography and soil conditions, the availability of facilities and services, and can accommodate projected population growth through the ~~2040~~ 2035 and 2050 planning ~~period~~ horizons.

~~**Monitoring and Evaluation:**~~

~~**-Maintenance of an accurate and up-to-date Future Land Use Map that allows for a full range of land uses.**~~

~~**-Update the Land Development Regulations (LDRs) for consistency with the following Future Land Use Designations.**~~

Policy 1.1.1.1: Improve the livability and desirability of the City through the encouragement of compatible uses in the areas designated for residential uses.

Policy 1.1.1.2: ~~Purpose: To improve the livability and desirability of the City through the encouragement of compatible uses in the areas designated residential, while enhancing the existing residential development.~~ Establish residential Future Land Use classifications to provide for a variety of residential densities and compatible non-residential uses in accordance with the following provisions:

a. The ~~Low (5) Residential category~~ Low Residential (LR) designation permits ~~up to~~ a maximum residential density of five (5) dwelling units per gross acre.
b. The ~~Low-Medium (10) Residential category~~ Low-Medium Residential (LM) designation permits ~~up to~~ a maximum residential density of ten (10) dwelling units per gross acre.
c. The ~~Medium (16) Residential category~~ Medium Residential (M) designation permits ~~up to~~ a maximum residential density of sixteen (16) dwelling units per gross acre.
d. The ~~Medium (16) Residential category~~ Medium-High Residential (MH-25) designation permits ~~up to~~ a maximum residential density of twenty-five (25) dwelling units per gross acre.
e. The ~~High (50) Residential category~~ High Residential (H-50) designation permits ~~up to~~ a maximum residential density of fifty (50) dwelling units per gross acre.

~~Uses: Each parcel of land within an area which is designated "Residential" by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:~~

~~Dwelling units and accessory structures subject to the limitations upon density as expressed on the Lauderdale Lakes Future Land Use Map and the Land Development Regulations, and the following customary uses as expressly permitted below:~~

The permitted uses per each residential Future Land Use designation are:

f. Dwelling Units and accessory structures;
g. Parks, golf courses and other recreational facilities, and recreational, civic, or cultural buildings ancillary to the primary outdoor recreational use of the site;

h. Community facilities designed to serve the residential area as permitted in the Land Development Regulations such as schools and houses of worship;
i. Communication Facilities;
j. Offices and/or Neighborhood retail sales of merchandise or service, subject to the following limitations and provisions:
    1. No more than a total of five percent of the area designated for residential use on the Broward County Future Land Use Map (Series) within a flexibility zone, as defined by the Broward County Land Use Plan, may be used for offices and/or retail sales of merchandise or services;
    2. No added contiguous area used for offices and/or retail sales of merchandise or services may exceed ten acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements;
    3. Regardless of the constraints of (a) and (b) above, space within residential buildings in areas designated for ~~Medium-High (25) Residential or High (50) Residential density~~ MH-25 or H-50 may be used for offices and/or retail sales of merchandise or services, as long as no more than 50 percent of the floor area is used for said purposes;
    4. Regardless of the constraints of (a) and (b) above, space within residential buildings in areas designated for Medium (16) Residential density may be used for offices, as long as no more than 50 percent of the floor area is used for offices;
k. Home occupations and other activities accessory to a dwelling unit; and
l. Special Residential Facilities subject to: meeting one of the Category definitions as contained in the Plan Implementation Requirements section of the 2017 Broward County Land Use Plan; meeting the density provisions by Category type stated below; and the limitations as expressed by the City of Lauderdale Lakes regarding the use and allocation of Redevelopment Units, Flexibility Units or bonus sleeping rooms as contained in the Administrative Rules Document: Broward County Land Use Plan.
    1. Special Residential Facility Category (1) development shall count as one dwelling unit each.
    2. Special Residential Facility Category (2) development shall count as two dwelling units each.
    3. Special Residential Facility Category (3) development shall count as one dwelling unit per every two sleeping rooms regardless of the number of kitchens or baths.

    The building intensity for non-residential uses reverts to the building intensity regulations permitted by the corresponding Future Land Use designation that such uses typically fall in.

Policy 1.1.1.3: ~~Purpose: To provide land for business, office, retail, personal services, and other commercial enterprises that are intended to serve and provide for the current and future residents of the City.~~ Establish a commercial Future Land Use classification to provide for commercial, business, retail, personal services and other commercial enterprises that are intended to serve and provide for the current and future residents of the City. Development within this Future Land Use Classification shall comply with the following provisions:

a. ~~Intensity: The maximum nonresidential intensity in the Commercial designation shall be a FAR of 3.0~~ The Commercial (C) designation permits a maximum building intensity 3.0 Floor Area Ratio.

~~Uses: Each parcel of land within an area which is designated "Commercial" by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:~~

The permitted uses in the Commercial Future Land Use designation are:

1. Neighborhood, community, regional and highway retail and wholesale uses;
2. Office and business uses;
3. Hotels and motels;
4. Parks and recreation;
5. Community facilities, consistent with ~~1.1.4.~~ the Community Facilities designation;
6. Utilities, transportation and communication facilities (excluding landfills and power plants);
7. Residential Uses ~~provided that the City Commission applies flexibility or reserve units to the parcel consistent with the requirements of the Broward County Land Use Plan and that~~:
   ~~a. The residential units are located in the same structure as the commercial building).~~
   ~~b. The residential floor area does not exceed 50 percent of the total floor area of the building; or~~
   ~~c. The first floor is totally confined to commercial uses; or~~
   ~~d. For parcels 10 acres in size or less, free standing multi-family residential uses are permitted; or~~
   ~~e. For mixed commercial/ residential developments greater than 10 acres in size free standing multi-family residential uses are permitted provided the gross residential acreage does not exceed 10 acres or 40 percent of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; or~~
   ~~f. Residential units within the same structure as commercial uses for the owner, manager or caretaker of commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.~~
   i. Residential uses, up to 10 acres, are permitted via City allocation of "flexibility units" and/or "redevelopment units," provided that total residential uses do not exceed 20% of the land area designated "Commercial" on the future land use map.
   ii. Residential units within the same structure as Commercial uses for the owner, manager or caretaker of the Commercial uses are permitted.
8. Retail uses, restaurants, financial institutions, and personal services;
9. Employment uses, such as offices for administrative, professional, research, and business purposes;
10. Entertainment centers; and
11. Commercial recreation uses, such as outdoor and indoor recreation facilities, active recreation complexes, and stadiums.

Policy 1.1.1.4: ~~Purpose: To manage the growth and retention of light industrial land uses such as manufacturing, warehouse distribution, research and development, and other heavy commercial or industrial related uses~~ Establish an Industrial Future Land Use classifications to provide for light and heavy industrial development in accordance with the following provisions:

a. ~~Intensity: The maximum nonresidential intensity in the Industrial designation shall be a FAR of 2.0~~ The Industrial designation permits a maximum residential density of zero (0) dwelling units per acre and a maximum building intensity of 2.0 Floor Area Ratio.

~~Uses: Each parcel of land within an area which is designated "Industrial" by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:~~

The permitted uses in the Industrial designation are:

b. Industrial uses;
c. "Heavy Commercial" uses such as warehouses, wholesale distributors, etc;
d. Office uses; Utilities, transportation and communication facilities and easements (excluding landfills and power plants);
e. Parks and recreation uses as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry;
f. Community facilities as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry;
g. The following uses are permitted in industrial areas provided the total area of these uses does not exceed 20 percent of the area designated for industrial use in the City of Lauderdale Lakes on the Broward County Land Use Plan and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry and is certified by the Broward County Planning Council subject to the review and approval requirements of the Administrative Rules Document: Broward County Land Use Plan; and
    1. Commercial and retail business uses.
    2. Hotels and motels.

Policy 1.1.1.5: ~~Purpose:~~ Establish a Community Facilities Future Land Use classifications to provide land or ~~the engagement and interaction of members of~~ for the community, to enhance the overall health and wellbeing of the City. These include uses such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities. Development within the Community Facilities Future Land Use classification shall comply with the following provisions:

~~Intensity: The maximum allowable intensity within the Community Facilities designation shall be an FAR of 0.75.~~

a. The Community Facilities (CF) designation permits a maximum residential density of zero (0) dwelling units per acre and a maximum building intensity of 0.75 Floor Area Ratio.

~~Uses: Each parcel of land within an area which is designated "Community Facility" by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:~~

The permitted uses in the CF Future Land Use designation are:

1. Schools, houses of worship, hospitals, governmental administration, police, and fire stations, libraries, civic centers, courts, nursing homes, and governmentally sponsored residential-care facilities for the elderly and/or persons with disabilities. Also permitted in areas designated for community facilities are parks and recreation facilities.

    i. Special Residential Facility Category (2) development as defined by the Broward County Land Use Plan subject to the allocation of redevelopment or flexibility units in accordance with the Special Residential Facilities provisions and policies for application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council.

    ii. Special Residential Facility Category (3) development as defined by the Broward County Land Use Plan; subject to the allocation of redevelopment units or flexibility units in accordance with the Special Residential Facilities provisions and policies for application of these units as explained in the "Administrative Rules Document" of the Broward County Planning Council; each flexibility or redevelopment unit shall permit two sleeping rooms regardless of the number of kitchens or baths.

Policy 1.1.1.6: ~~Purpose:~~ Establish Recreation Future Land Use classifications to provide areas that are generally free from development~~. This land use designation shall~~ and provide opportunities for new and existing recreational facilities in the City and support physical and mental well-being for residents of all ages. "Private Recreation" or "Public Recreation" facilities must meet the following provisions:

a. ~~Intensity:~~ The maximum allowable intensity of zero (0) dwelling units per acre ~~within the Private Recreation and Public Recreation designations shall be an FAR~~ Floor Ara Ratio of 0.10 for accessory structures and 3.0 for principal ~~recreation~~ structures.

~~Uses: Each parcel of land within an area which is designated "Private Recreation" or "Public Recreation" by the Lauderdale Lakes Land Use Plan must be included in a zoning district that permits one or more of the following uses:~~

The permitted uses within the "Private Recreation" or "Public Recreation" Future Land Use designation are:

1. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas;
2. Golf courses which are intended to remain as permanent open space;
3. Camping grounds and related facilities;
4. Cemeteries;

5. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches, and bikeways;
6. Boat ramps and docks; and
7. Outdoor cultural, educational and civic facilities, including but not limited to: animal exhibits, habitats, band shells, and outdoor classrooms.

Level of Service: The City shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents.

Policy 1.1.1.7: Establish a Utilities Future Land Use classification to provide for development which ensures adequate level of service is maintained consistent with the standards established in the Infrastructure Element and in accordance with the following provisions. The Utilities (U) designation permits a maximum residential density of zero (0) dwelling units per acre and a maximum building intensity as found in the Land Development Regulations.

The permitted uses in the U Future Land Use designation are:

a. Utilities such as water and wastewater treatment plants, pumping stations, electrical power plants and substations, solid waste disposal and transfer stations; excluding Landfills;
b. Other uses determined to be ancillary to the primary uses described in (1); and
c. The following uses may also be permitted in the areas designated utilities as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities.
    1. Recreation and open space uses.
    2. Non-residential agricultural uses.
    3. Communication facilities.

~~Purpose: To ensure that land is available to produce utilities and guarantee that an adequate level of utility service is provided for the current and future residents of the City.~~

~~Uses: Each parcel of land within an area which is designated "Utilities" by the Lauderdale Lakes Land Use Plan must be included in a zoning district which permits one or more of the following uses:~~

Policy 1.1.1.8: ~~Purpose: To promote~~ Establish a Mixed-Use Future Land Use classification to allow for mixed use development in a single area, to discourage the use of the automobile, and to promote multi-modal transportation. Land within this designation shall balance land uses with multi-modal transportation and innovative design principles to create space that are more desirable for current and future residents of the City.

~~Uses: Each parcel of land within an area which is designated "Local Activity Center" (LAC) by the Lauderdale Lakes Land Use Plan shall be in conformance with the following criteria:~~

Development within this Future Land use Classification shall be subject to compliance with the following provisions:

a. The Local Activity Center (LAC) designation permits a maximum residential density and building intensity governed by site-specific comprehensive plan amendments.
b. The Lauderdale Lakes Downtown Activity Center is permitted:

1. Acreage: Approximately 140 acres
2. General Location: East of Northwest 43rd Avenue, south of Northwest 36th Street, west of Northwest 35th Avenue and north of Northwest 29th Street.
3. Density and Intensity of Land Uses:
    i. Residential Land Uses 3,000 dwelling units*
    ii. Commercial Land Uses 500,000 square feet**
    iii. Hotel 300 rooms
    iv. Community Facilities Land Uses 50,000 square feet
    v. Recreation and Open Space 5.0 acres minimum

*Consisting of 1,500 high rise† dwelling units, 500 garden apartments and 1,000 townhouses. The City shall not issue residential building permits until the execution and implementation of a legally enforceable mechanism, such as a tri-party interlocal agreement, regarding a student station fee. Additional high rise units may be substituted for garden and/or townhouse units provided that (i) not more than 3,000 total residential units are developed in the LAC and (ii) any such substitution is approved by the City Commission.

**A 20 percent increase (100,000 square feet) was added as part of the 2022 Broward County Land Use Plan.

† Note: High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment.

The requirements of the LAC designation are:

a. Shall support a balanced mix of land use characterized by compactness, pedestrian friendly design, neighborhood-scale, and framed by architecture and landscape design appropriate to local history and ecology.
b. Shall have a development pattern that generally reflects planning and design principles such as walkable neighborhoods oriented around the “five-minute walk”, primary orientation toward public transit systems, a centrally located community serving land use or land uses, and greater integration of housing, employment, shopping and recreation at the neighborhood level.
c. Shall protect archeological and paleontological resources and encourage rehabilitation or reuse of historic buildings on site, whenever feasible.
d. Shall promote an urban form with well-integrated land use combinations, balanced intensities and densities or uses compatible with surrounding uses, and promote mobility through safe and convenient interconnectivity of vehicular (including transit access), pedestrian and other non-motorized modes of travel. The design guidelines shall integrate public areas through open space, urban public plazas, and/or recreational or community facility areas. These guidelines may include:
    1. Buildings should front the street (zero or minimum setbacks are preferable).
    2. Vehicle parking strategies which lessen conflicts with bicycles and pedestrians and promote transit usage (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities, and parking which does not front the street).
    3. Transit/bus stop.

4. A circulation system designed to strengthen bicycle and pedestrian connectivity to all areas of the site/area, including recreation areas, parks, adjacent uses, transit/bus stop and activity nodes.
5. Physical separation, such as walling off neighborhoods from adjacent development or roadways, is discouraged where it disrupts the connectivity of
6. compatible uses, pedestrian and/or bicycle access. If a buffer is necessary, adequate landscaping could be used in place of a continuous wall.
7. Complement and support adjacent existing land uses and/or adopted future land use designations through the effective use of density, massing, and other design elements.

e. Shall consider community needs for affordable housing and support the policies, methods, and programs included in this plan to achieve and/or maintain sufficient supply of affordable housing opportunities, though various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units with non-residential uses, the allowance of accessory dwelling units, or though other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Center which proposed to include “very low” of “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

OBJECTIVE 1.1.2: Maintain consistency with the Broward County Comprehensive Plan and ensure Broward County certification of the City Comprehensive Plan.

~~**The intensities and densities of all land uses shall be interpreted in accordance with the following policies of this objective, and further restricted by enforcing the City of Lauderdale Lakes’ zoning map, the specific requirements of each zoning district, the City’s Code of Ordinances and the City and County platting and subdivision regulations.**~~

~~**Monitoring and Evaluation:**~~

~~**-Maintain the City’s Flexibility and Redevelopment Units inventory and provide an update**~~

~~**of the total number of remaining units annually to the public.**~~

Policy 1.1.2.1: Implement zoning categories through the City Land Development Regulations that maintain consistency with City and Broward County Future Land Use designations.

~~The intensities of all land uses shall be further restricted by enforcing the Lauderdale Lakes’ zoning map and the specific requirements of each zoning district, the City’s Code of Ordinances and the City and Broward County platting and subdivision regulations. The vertical mixing of land uses along main thoroughfares shall be encouraged.~~

Policy 1.1.2.2: Manage development through land use, zoning, platting, site planning, permitting, and professional licensing and registration.

Policy 1.1.2.3: Maintain partnerships between residents and businesses, law enforcement, and fire rescue to address code enforcement, community safety, emergency management, disaster preparedness, public safety, infrastructure improvements, crime prevention, and drug education activities.

Policy 1.1.2.4: Continue to invest in public parks, community facilities, and libraries to serve neighborhood residents.

Policy 1.1.2.5: To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the Lauderdale Lakes Land Use Plan shall permit up to 5% of the area designated residential within Lauderdale Lakes to be used for neighborhood commercial uses as identified and in accordance with this Plan and the rules established within the “Administrative Rules Document: Broward County Land Use Plan.”

Policy 1.1.2.6: The City may decrease by 20 percent the lands designated “Commercial” on the Broward County Land Use Map for residential use in accordance with the rules established within the “Administrative Rules Document: Broward County Land Use Plan” and the Chapter 163, Florida Statutes plan adoption and amendment process.

Policy 1.1.2.7: ~~The City shall continue to~~ Implement the Flexibility Unit provisions as provided for in this Element and as consistent with the Broward County Land Use Plan and the Administrative Rules Document: Broward NEXT.

a. Flexibility Units are equal the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the City of Lauderdale Lakes' Future Land Use Map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as ""Reserve Units"" which were equal to two percent (2%) of the total number of dwelling units permitted by the City of Lauderdale Lakes’ Future Land Use Map. The certified Lauderdale Lakes Future Land Use Map may be more restrictive than the Broward County Land Use Plan Map (Series), therefore, available Flexibility Units may be utilized by the City to rearrange residential densities.
b. The City of Lauderdale Lakes has been established as a "Unified Flexibility Zone." The City’s utilization of the Broward County Land Use Plan “Flexibility Rules” shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:
    1. Allocations to sites which are contiguous to a municipality upon request of the contiguous municipality.
    2. Allocations to sites which are adjacent to an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, located within 500 feet, or separated only by streets and highways, canals and rivers or easements, upon request of the Broward County Commission. Additional rules and procedures for the processing of County Commission compatibility reviews shall be included in the Planning Council’s administrative rules.

Policy 1.1.2.8: Redevelopment Units are defined as additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the Broward County Land Use Plan. Municipalities that have fewer than 250 combined “flexibility units” or “redevelopment units” may apply to the Broward County Planning Council for the allocation of “redevelopment units” in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan,

whichever is less, subject to the requirements set forth in Broward County Land Use Plan.

Policy 1.1.2.9: ~~The City shall establish~~ Implement programs to provide, encourage, or enable, low and moderate income housing to meet the needs of ~~it's~~ the City's existing and future residential population and economic activities.

Policy 1.1.2.10: For amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the ~~BCLUP~~ Broward County Land Use Plan (BCLUP), Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments ~~that~~ which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
d. property tax abatement programs aimed at preserving or creating affordable housing;
e. streamlined and reduced-cost permitting procedures for affordable housing;
f. specific minimum set-aside requirements for new affordable housing construction;
g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
i. Land Development Regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
j. the existing supply of affordable housing.

~~The affected municipality~~ The City shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the City's ~~affected municipality's~~ chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate. The City shall estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by

The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. For the purposes of this Policy, the term “affordable housing” shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

Policy 1.1.2.11:

a. Bonus Residential Density: Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:
   1. Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.*
   2. Low income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county. *
   3. Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county. *

   *While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size."

b. Bonus Formulas

   1. Moderate-income: Six (6) bonus units per every one (1) “moderate-income” unit (including areas east of the Intracoastal Waterway).
   2. Low-income: Nine (9) bonus units per every one (1) “low-income” unit (including areas east of the Intracoastal Waterway).
   3. Very-Low-income: Nineteen (19) bonus units per every one (1) “very-low-income” unit (including areas east of the Intracoastal Waterway).

c. Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the City, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner-occupied housing.

d. <u>The total number of units, including affordable and bonus units, on lands designated as “Residential” may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan. For parcels designated “Commerce” or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the City shall make a finding of compatibility with existing and future land uses and its local Land Development Regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above.</u>

e. At the time of allocation of bonus density, the City must make a finding that adequate public facilities and services are in place, or will be in place with completion of project construction, to accommodate all bonus and affordable units.
f. Allocations of bonus residential density does not require an amendment to the Broward County Land Use Plan or the City land use plan.
g. The City of Lauderdale Lakes may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within the land use elements.
h. By January 31 of each year, a City official shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.
i. Bonus "affordable" unit and bonus unit construction is subject to the following, as enforced by the City of Lauderdale Lakes:
    1. One hundred percent (100%) of bonus "affordable" units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or
    2. The City must require that bonus "affordable" units are available before or concurrently with bonus units.
j. The City may be more restrictive and is not required to adopt, utilize or implement the above referenced bonus formulas.

~~4. The total number of bonus affordable and bonus units may not exceed 50% of the maximum number of dwelling units indicated for the parcel by the City land use plan map. However, for "very-low or low-income" units, the total number of bonus affordable and bonus market rate units may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the City land use plan map. For parcels designated "Commerce" or similar designation on the City land use plan map, these percentages shall not be applicable.~~

OBJECTIVE 1.1.3: Future growth and development, redevelopment and rehabilitation will be managed through the preparation, adoption, implementation, and enforcement of Land Development Regulations consistent with the Comprehensive Plan, the City adopted level of services in the Capital Improvement Element, and with s.163.3202, F.S.

~~**Monitoring and Evaluation:**~~

~~**-Maintenance of customer satisfaction records**~~

~~**-Creation of a Priority Development Incentive Program**~~

~~**-Strategic Economic Development Plan**~~

Policy 1.1.3.1: Adopt and maintain Land Development Regulations and zoning districts that are based on the principles, goals, objectives, policies, future land use categories, and maximum densities and intensities established by this plan to enhance the quality of life of Lauderdale Lakes residents.

Policy 1.1.3.2: Continue to administer Land Development Regulations consistent with s.163.3202, F.S. that shall also contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which as a minimum:

a. Regulate the subdivision of land;
b. Regulate the use of land and surface water;

c. Ensure the compatibility of adjacent land uses and provide for open space;
d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
e. Regulate signage;
f. Provide that public facilities and services meet or exceed the standards established in the capital improvements element;
g. Ensure safe and convenient traffic flow, adequate rights-of-way, and vehicle parking needs; and
h. Encourages energy efficient and innovative development (planned developments, mixed-use development & Redevelopment Units).

Policy 1.1.3.3: The Lauderdale Lakes Land Development Regulations shall continue to provide for the discontinuation of non-conforming land and building uses which are incompatible or inconsistent with the Land Use Plan. Regulations for buffering of incompatible land uses shall continue to be enforced as set forth in the Lauderdale Lakes Land Development Regulations, consistent with s.163.3202, F.S.

Policy 1.1.3.4: The Lauderdale Lakes Land Development Regulations shall continue to provide for the protection and creation of surface waters in conformance with State of Florida and South Florida Water Management District policies.

Policy 1.1.3.5: New development adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water.

Policy 1.1.3.6: The City shall consider the impacts of land use plan amendments on ~~historic, archaeological and paleontological resources~~ historically significant archaeological resources.

OBJECTIVE 1.1.4: Continue to coordinate with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities.

Policy 1.1.4.1: Requests for development orders or permits shall be coordinated with applicable and appropriate City service providers, Broward County, Broward County Public Schools, special districts 4.1.10, the South Florida Regional Planning Council, the South Florida Water Management District and state and federal agencies to ensure consistency with adopted concurrency requirements of Section 163.3180, Florida Statutes and to provide adequate land for public utilities.

Policy 1.1.4.2: The City shall administer platting requirements in conformance with, or more stringent than the Broward

s a plat including the parcel or parcels of land approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit which meets the criteria established within Article 4 of the *Administrative Rules Document: BrowardNext.* The City shall adopt Land Development Regulations that require platting at least in those circumstances where this plan requires platting; and such regulations may establish additional standards, procedures, and requirements as may be necessary to regulate and

control the platting of lands within its boundaries. ~~has been approved by Broward County on the subject parcel. (Broward County Land Use Plan 2.13.1, 2.13.3, 2.13.4)~~

Policy 1.1.4.3: At the time of plat recordation, rights-of-way shall be conveyed to the public by deed or easement sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan.

Policy 1.1.4.4: The City shall not accept a building permit application, nor issue a building permit for new development unless the applicant has presented evidence from Broward County that the impact of the proposed development to public facilities (e.g. Schools & Transportation) has been mitigated through the payment of impact fees, or other measures in compliance with the Broward County Land Use Plan and Broward County Land Development Code.

Policy 1.1.4.5: Development orders shall be consistent with the Broward County Land Use Plan, the Lauderdale Lakes Land Use Plan and Land Development Regulations.

Policy 1.1.4.6: The City, Broward County and the School Board of Broward County shall coordinate through the processes and procedures identified in the ILA as amended from time to time to ensure collaborative planning and decision making on population projections and public school siting and to accomplish coordination between the City's adopted comprehensive plan and the School Board's District Educational Facilities Plan.

OBJECTIVE 1.1.5: Maintain consistency with Broward County land use practices and Chapter 163, Florida Statutes, and coordinate with adjacent local governments and regional jurisdictional external agencies in the comprehensive planning and amendment process.

~~**The Lauderdale Lakes Land Use Element and any proposed Future Land Use Map amendments shall be reviewed in a manner consistent with the applicable and appropriate processes identified in Chapter 163, F.S., the Broward County Land Use Plan, and the Lauderdale Lakes Comprehensive Plan.**~~

Policy 1.1.5.1: Prepare and transmit to the Broward County Planning Council the information listed below within the time periods specified. This information is for the purposes of monitoring compliance with the Broward County Land Use Plan and for maintaining current, countywide records of land development activities on which to base future planning. Information shall be transmitted in a format to be prescribed by the Broward County Planning Council.

a. A yearly summary regarding allocation of acreage proposed for commercial or residential uses within lands designated Residential, Activity Center, or Commerce utilizing the "flexibility" provisions of the Broward County Land Use Plan, if certified within the local land use plan.

Upon Determination by the Broward County Commission that a local government has granted development permits or permitted uses which are inconsistent with the requirements of the Broward County Land Use Plan, or fails to act in substantial compliance with the Broward County Land Use Plan, the Broward County Commission shall take such actions as may be necessary and proper to enforce the requirements of the Broward County Land Use Plan.

Policy 1.1.5.2: ~~The Broward County Planning Council shall continue to~~ Maintain Broward County Certification of the City Comprehensive plan, as administered in the certification and recertification process established within the Broward County Charter to ensure the land use plans of Broward County's local governments are in substantial conformity with the Broward County Land Use Plan and implement the procedures identified within the "Administrative Rules Document: Broward County Land Use Plan."

Policy 1.1.5.3: ~~Broward County and the City of Lauderdale Lakes shall~~ Review proposed amendments to the County and City land use plans to ensure the provision of adequate public facilities when needed to serve the proposed development, including the review of available water and wastewater services and/or plans to provide such services within a financially feasible capital plan adopted by the City.

Policy 1.1.5.4: ~~Broward County and the City of Lauderdale Lakes shall~~ In the review and approval of amendments to the Broward County and City land use plans, the ~~for~~ compatibility of ~~with~~ existing and future land uses~~, the character of the predominate development area, and future land uses as~~ shall be a primary consideration. It is recognized ~~in that review, but shall also recognize~~ that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land uses patterns.

Policy 1.1.5.5: In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

Policy 1.1.5.6: The individual and cumulative impacts on the existing and planned transportation facilities shall be considered in the review of land use amendments that are proposing to increase density and intensity; the required traffic review methodology shall be endorsed by the Broward Metropolitan Planning Organization.

Policy 1.1.5.7: Prior to plat approval, Broward County and/or the City of Lauderdale lakes shall ensure that the public facilities and services necessary to meet the level of service standards established within the Broward County Comprehensive Plan and affected municipal comprehensive plan will be available to serve new development.

Policy 1.1.5.8: For those portions of the regional roadway network within the City's jurisdiction, ensure the adopted levels of service and concurrency management systems are consistent with the Broward County Transportation Element.

Policy 1.1.5.9: Utilize the highway capacity methodology endorsed by the Broward Metropolitan Planning Organization and approved by the Broward County Board of County Commissioners to determine the capacities and levels of service on the regional roadway network.

Policy 1.1.5.10: ~~The City shall~~ Review proposed amendments that increase density for consistency with the Public School Facilities Element and countywide and municipal level of service standards for schools in compliance with the Public School Facilities Inter-local Agreement to ensure that there is sufficient capacity to accommodate the projected student impact of the proposed amendment.

Policy 1.1.5.11: ~~The City shall~~ Ensure that applications for increases in density or intensity are reviewed by the utility provider (Broward County Water & Wastewater Services) for concurrency requirements and for consistency with the Broward County Water Supply Facilities Work Plan and for areas of the City where Fort Lauderdale is the potable water provider.

Policy 1.1.5.12: ~~Broward County shall~~ Discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities.

Policy 1.1.5.13: ~~Broward County and the City of Lauderdale Lakes shall consider the~~ Consider the impacts of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practicable.

Policy 1.1.5.14: Amendments to the City Comprehensive Plan for sites developed for use as a golf course, 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.
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.
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.
d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.
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.

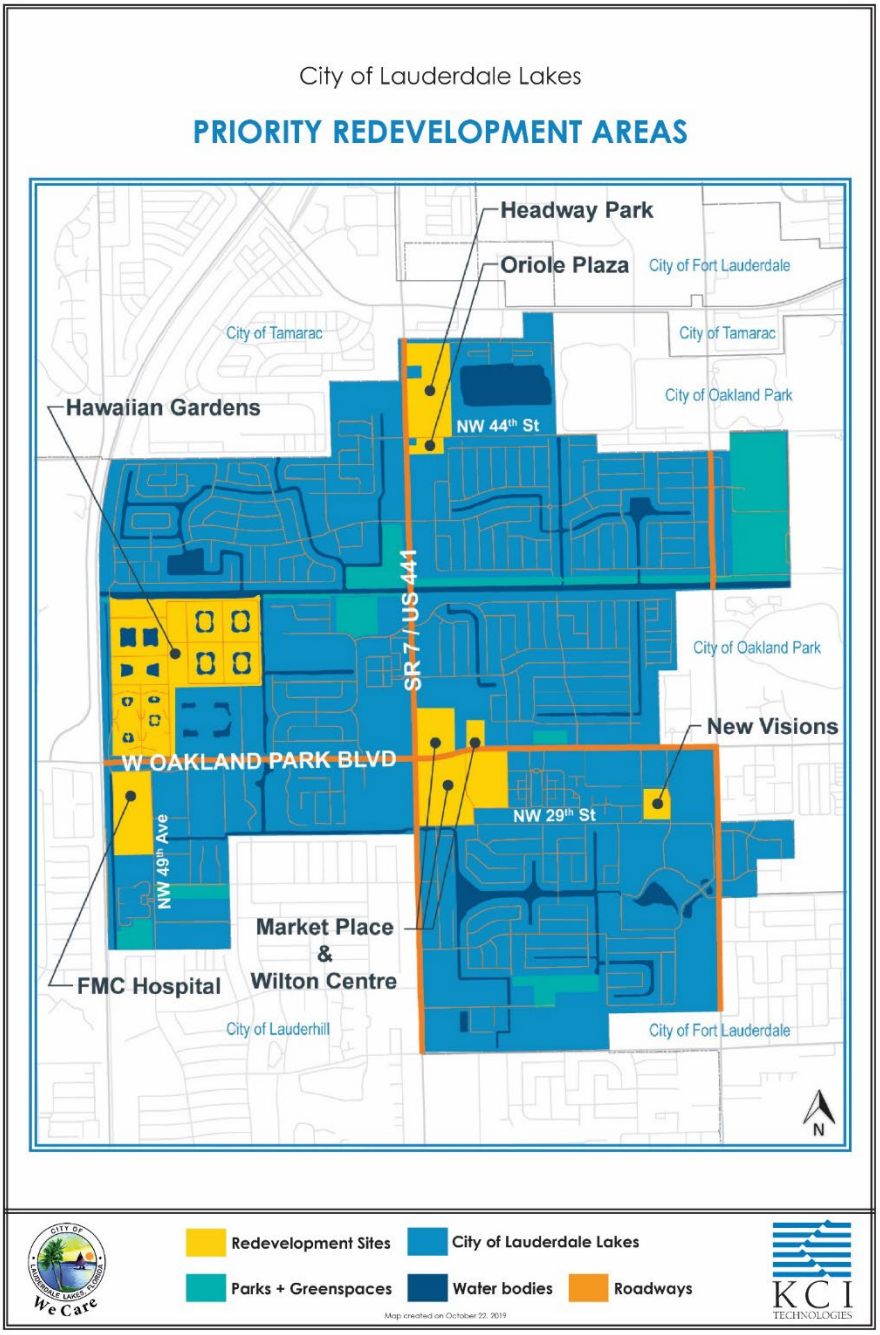
~~Broward County and the City of Lauderdale Lakes shall address land use plan amendments containing golf courses, including closed golf courses, consistent with the Broward County Land Use Plan Policy 2.5.5.~~

Policy 1.1.5.15: Amendments that propose to add 100 or more dwelling units shall be reviewed for consistency with Policy 2.16.2 of the Broward County Land Use Plan.

Policy 1.1.5.16: Amendments to the land use plan shall successfully complete the Chapter 163, Florida Statues local comprehensive plan review process prior to their certification or recertification by the Broward County Planning Council.

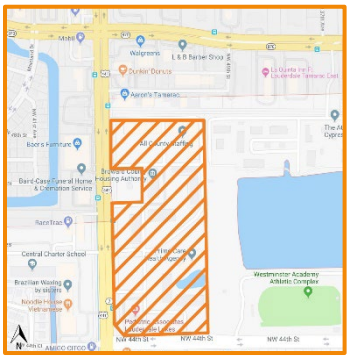
<u>OBJECTIVE 1.1.6:</u> Prioritize the infill and redevelopment of commercial corridors and strategic priority redevelopment areas for general consistency principles and concepts in this element.

~~**Monitoring and Evaluation:**~~



~~**Review approved projects for consistency with the following general principles and design concepts.**~~

Policy 1.1.6.1: Headway Office Park



Location Map

Location: Northeast corner of SR 7/US 441 and NW 44th Street.

Recommendation: Redevelop and enhance the vibrancy of the existing office park with site improvements, open space, and additional uses, including residential (in mixed-use structures), and retail.

Vision: Adaptive and flexible, accessible and interconnected, and sustainable: a reimagined Headway Office Park will be a unique business park that is designed and planned for the needs of the 21st century work force. With its expansive open and green spaces, interconnected pedestrian and bicycle pathways, compact and efficient design, and variety of uses, this innovative business hub will be an extension of the neighborhood and could serve as the anchor and gateway for the northern boundary of the City.

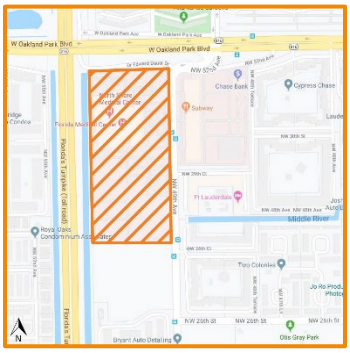
Existing Conditions

Design Guidelines:

a. Protect the pedestrian and enhance the pedestrian environment and scale.
b. Commercial and retail spaces should be placed along US 441 and designed in such a way as to enhance the pedestrian experience.
c. On-site circulation should prioritize the pedestrian and bicyclist over the automobile.
d. Building setbacks and placement should enhance the pedestrian experience, whenever possible.
e. Incorporate open spaces that are accessible to the public.
f. Buildings should be designed to maximize natural light and ventilation, and be cohesive and similar in aesthetic, including creating an open and translucent ground level and minimize "blind corners."
g. Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
h. Place ride share pick-up/drop-off locations, electric vehicle charging stations, and bicycle amenities close to building entrances.
i. The atmosphere within the parking lot is to be as pleasant and park-like as possible and should limit paved surfaces whenever feasible.
j. The use of sustainable, permeable materials, such as porous pavement is encouraged.
k. Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.
l. Ensure consistent streetscaping details throughout all of the gateways into the City of Lauderdale Lakes.

The central green and the pedestrian amenities along the thoroughfare roadway enhance the public realm

Policy 1.1.6.2: Florida Medical Center Hospital Property and Property to the South



Location Map

Location: NW 49th Avenue, north of Woodsdale Oaks Apartments, just east of Florida's Turnpike.

Recommendation: Through a future concurrent Future Land Use amendment and the creation of an overlay/zoning district, create a mixed-use hospital district to allow for complimentary uses such as a commercial liner in parking garages and workforce housing at a base density of 25-30 dwelling units per acre.

Vision: Allow for a mixture of housing types and densities, commercial, retail, and recreational activities, and a network of interconnected, tree lined, and accessible pedestrian pathways. The *Florida Medical Center Hospital* could serve as the anchor and gateway for the western boundary of the City and provide workforce housing to hospital employees.

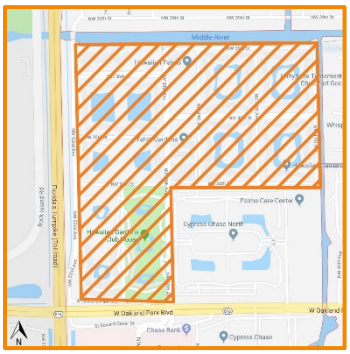
Design Guidelines:

a. Low scale retail and commercial spaces should be placed along NW 49th Avenue, with minimal setbacks.
b. Parking should be placed at the rear of the building, not along NW 49th Avenue nor along NW 52nd Avenue/Access Road.
c. Parking structures lined with ground floor retail and commercial spaces are strongly encouraged over surface parking.
d. Protect the pedestrian and enhance the pedestrian environment and scale.
e. Develop a safe and sustainable mixed-use hospital development.
f. Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
g. The use of sustainable, permeable, heat reflective materials should be used wherever feasible.
h. Shade trees and Florida-friendly landscaping should be utilized.
i. Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.

Conceptual example of infill development over surface parking

Example: this pedestrian promenade helps to promote connectivity and enhances the pedestrian environment

Policy 1.1.6.3: Hawaiian Gardens



Location Map

Location: North side of W Oakland Park Boulevard, just east of Florida's Turnpike.

Recommendation: Through a site-specific Future Land Use Amendment, allow for a higher density residential development (High density residential, at up to 50 dwelling units per acre) with concurrent site-plan approval to ensure general consistency with the City's vision.

Vision: With a focus on promoting health and wellness living, a reimagined higher density residential development on the property aims to create a dense, sustainable, affordable, and attractive residential community for all ages and abilities that creatively mitigates potential flood hazard. As the property is adjacent to the elevated Florida Turnpike and the hospital property to the south, additional height at this location would not be out scale with the surrounding conditions.

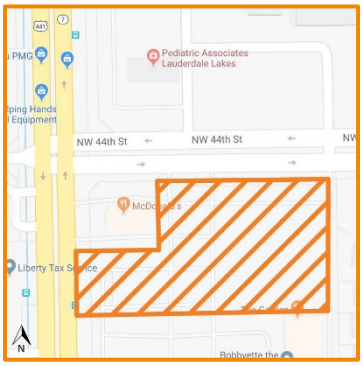
Existing Conditions

Design Guidelines:

a. Provide a mixture of housing types to support a variety of income levels, and which include flexible spaces to support changes in market demand.
b. Encourage opportunities for social interaction and community building by incorporating flexible spaces and open / recreational spaces to support a variety of users, abilities, and activities. Additionally, including interconnected, wide, and safe walking paths, centralized mailboxes, and active and passive open and green spaces would allow for increased opportunities for social interaction.
c. Buildings should be designed to maximize natural light and ventilation and be cohesive and similar in aesthetic.
d. Buildings should be placed in such a way that would encourage walking or bicycling over driving.
e. Prioritize flood mitigation through the application of sustainable, permeable materials, and open space areas that serve a dual role of flood mitigation and recreation whenever feasible.
f. To encourage "eyes on the street," front facades, (the bottom floor of a residential structure) should be open and translucent and continue active uses like community spaces or amenities.
g. Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.
h. Prioritize the protection of the City of Lauderdale Lakes' certified open space.
i. Provide for a portion of the open space to be accessible to the public.

Example of how taller scale buildings are appropriate in areas adjacent to an elevated roadway, which also provide enhanced open space opportunities

Policy 1.1.6.4: Oriole Plaza



Location Map

Location: Southeast corner of SR 7/US 441 and NW 44th Street.

Recommendation: Encourage the redevelopment of the site with a mixed-use development with community serving commercial uses like grocery store, restaurants, retail, Commercial, family entertainment.

Vision: To create a safe and sustainable low to medium scale mixed-use development that is respectful of the adjacent single-family residential to the east. This vacant PRA area should be expanded to include the commercial development to the south whenever feasible and the fast-food restaurant to the northwest.

Design Guidelines:

Example: awnings, pedestrian-scaled buildings and lighting, seating, and shade trees help to enhance the pedestrian realm

a. Protect the pedestrian and enhance the pedestrian environment and scale.
b. Retail spaces should be placed along US 441 and NW 44th Street to capture foot traffic.
c. Building setbacks and placement should be minimized to enhance the pedestrian experience, whenever possible.
d. Buildings should be designed to maximize natural light and ventilation and be cohesive and similar in aesthetic, including creating an open and translucent ground level and minimize "blind corners."
e. All buildings on the site should be cohesive and similar in aesthetic to create a unique character and sense of place.
f. Buildings should be scaled down to two stories and/or be setback appropriately along the property lines adjacent to single-family residential.
g. A decorative lighting plan and cohesive signage / branding plan should be established for the development, which includes a public art component.
h. Develop a safe and sustainable low to medium scale mixed use development.
i. Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
j. The use of sustainable, permeable, heat reflective materials should be used wherever feasible; porous pavement is encouraged.
k. Shade trees and Florida-friendly landscaping should be utilized.
l. Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.

Example: development steps down adjacent to less dense/intense uses like single-family residential

Policy 1.1.6.5: New Visions

Location Map

Location: Northeast corner of NW 29th Street and NW 33rd Avenue.

Recommendation: Medium density residential in the form of apartments or townhomes, at 15-20 dwelling units per acre.

Vision: To create a vibrant, sustainable, and safe neighborhood.

Design Guidelines:

Existing Conditions

a. Building design and placement should maximize natural light, ventilation, and site-wide pedestrian circulation.
b. To encourage "eyes on the street," front facades should be translucent, not solid, include porches and balconies, and should be minimally setback from the roadway.
c. Create a safe and sustainable neighborhood.
d. Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
e. The use of sustainable, permeable, heat reflective materials should be used wherever feasible.
f. Shade trees and Florida-friendly landscaping should be utilized.
g. Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.

Policy 1.1.6.6: Market Place & Wilton Centre

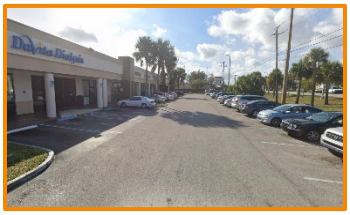
Location Map - Top: Wilton Centre; Bottom: Market Place

Location: *Market Place* - Southeast corner of W Oakland Park Boulevard and SR 7/US 441. *Wilton Centre* – Northeast corner of W Oakland Park Boulevard and SR 7/US 441.

Recommendation: Encourage mixed use and an approximate density of high density residential in the form of apartments or townhomes, at 25-50 dwelling units per acre with redevelopment or flexibility units. Allow for both the horizontal and vertical mixing of uses within a newly created street grid network. Residential uses shall be required as the principal component with at least two non-residential uses as an additional principal uses such as retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional.

Existing Conditions (Wilton Centre)

Vision: To transform Market Place Plaza into a City Center district that is an active, diverse, well connected, and prosperous mixed-use destination. This concept could be implemented through phased infill development and incremental new urbanism, or through a complete redevelopment of the property. The City Center concept could be applied to the larger commercial properties located on each of the four corners of the W Oakland Park Boulevard and U.S. 441 intersection.



Existing Conditions (Market Place)

Design Guidelines:

a. Establish an internal grid street network with a street hierarchy within the property, which should connect to the adjacent commercial and residential properties whenever feasible.
b. Protect the pedestrian and enhance the pedestrian environment and scale.
c. Building setbacks should be minimized, in order to enhance the pedestrian experience.
d. Retail spaces should be placed along W. Oakland Park Boulevard / U.S. 441.
e. Courtyards, plazas, and squares with well-defined edges and are open to the public, such as buildings and foliage, are required.
f. Ground floor commercial and retail spaces should include translucent facades.
g. Parking structures with decorative wrapping on the parking levels and ground floor retail are encouraged over surface parking lots.
h. Create a "gateway experience" to the City on the property that establishes a unique character and sense of place on the property and adjacent public roadways.
i. Entrances and the intersection of W. Oakland Park Boulevard and U.S. 441 should be marked with gateway signage and vibrant Florida friendly landscaping welcoming visitors to Lauderdale Lakes and City Center District.
j. A decorative lighting plan should be developed with branded banners at gateways and along the internal main street.
k. Include a public art component.
l. Ensure consistent streetscaping details throughout all the gateways into the City of Lauderdale Lakes.
m. Create a safe and sustainable City Center development.
n. The use of sustainable, permeable, heat reflective materials should be used wherever feasible.
o. Shade trees and Florida-friendly landscaping should be utilized.

p. Incorporate design concepts and principles which foster connected, safe, active, and successful urban environments, such as New Urbanism and Crime Prevention Through Environmental Design (CPTED).
q. Ensure site lighting is sufficient to prevent dark areas and enhance safety, without causing a nuisance to neighboring properties, and is dark sky friendly.

Example: Complimentary architecture and building types create a walkable mixed-use development

Example concept of an infill mixed-use structure with retail wrapped parking garage.

GOAL 1.2: Support innovative infill and redevelopment that is economically and environmentally resilient and enhances community character with aesthetic pleasing energy efficient design.

OBJECTIVE 1.2.1: Encourage new economic investment and redevelopment through strategic public investments and maintaining a development review process that is responsive, efficient and equitable.

~~**Monitoring and Evaluation:**~~

~~**-Maintenance of customer satisfaction records**~~

~~**-Creation of a Priority Development Incentive Program**~~

~~**-Strategic Economic Development Plan**~~

Policy 1.2.1.1: ~~Lauderdale Lakes shall complete a~~ Maintain a living Strategic Economic Development Master Plan ~~by December 2024~~ to identify opportunities and establish measurable goals that support new vibrant and sustainable development in the City.

Policy 1.2.1.2: Maintain a living Community Redevelopment Area (CRA) Master Plan, and incorporate the findings, recommendations, and policies established in the most up-to-date City CRA Master Plan into the City Comprehensive Plan.

Policy 1.2.1.3: Implement and build upon community branding concepts that support new investment, including the branding of the City's gateways~~, as recommended in the Community Redevelopment Area Master Plan (2013)~~.

Policy 1.2.1.4: Analyze opportunities for grant funding, public-private partnerships, including leveraging the tools available through the State of Florida Opportunity Zones program.

Policy 1.2.1.5: Maintain continuous improvement in the City development review process and grant an application for a development permit consistent with the Lauderdale Lakes Future Land Use Plan and Broward County Land Use Plan, when it has determined that the following requirements are met:

a. Transportation, parks and open space, drainage and flood protection, potable water, solid waste, sanitary sewer public facilities and services, and public schools will be available to meet established level of service standards, consistent with Chapter 163.3180, Florida Statutes, and the concurrency management policies of the Broward County Land Use Plan.
b. Local streets and roads will provide safe, adequate access within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.
c. Fire protection service will be adequate to protect people and property in the proposed development.
d. Police protection service will be adequate to protect people and property in the proposed development.
e. School sites and school buildings will be adequate to serve the proposed development.
f. A development does not include a structure, or alteration thereafter, that is subject to the notice requirements of Title 14, Code of Federal Regulations, Part 77, Subpart B,

unless the Federal Aviation Administration (FAA) issues, or has issued a written acknowledgement that said structure or alteration meets the FAA Part 77 criteria.

g. No development permit shall be issued for the development, construction, establishment, enlargement, substantial alteration, or repair of a structure that would exceed the maximum height for the Airspace Imaginary Surface in which it is located, or is proposed to be located, unless Obstruction Approval has been issues by the Broward County Aviation Department, pursuant to Section 5-182 of the Broward County Code of Ordinances, and Chapter 333, Florida Statutes.

~~Lauderdale Lakes shall continuously improve its development review process by making gains in efficiency, applying standards and regulations uniformly, and providing mechanisms to improve the project proposal early in the development review process. The City may grant an application for a development permit consistent with the Broward County Land Use Plan or a certified City land use plan when it has determined that the following requirements are met:~~

~~a. Traffic circulation, transit, parks and recreation, drainage and flood protection, potable water, solid waste, sanitary sewer public facilities and services and public schools will be available to meet established level of service standards, consistent with Chapter 163.3180, Florida Statutes, and the concurrency management policies of the Broward County Land Use Plan.~~

~~b. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.~~

~~c. Fire protection service will be adequate to protect people and property in the proposed development.~~

~~d. Police protection service will be adequate to protect people and property in the proposed development.~~

~~e. School sites and school buildings will be adequate to serve the proposed development.~~

~~f. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgment that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.21(c)(2).~~

Policy 1.2.1.6: Maintain continuous improvement in the City Land Development Regulations and procedures to:

a. Implement the Broward County Land Use Plan by adoption and enforcement of appropriate local regulations on the development of lands and waters within the jurisdiction of City of Lauderdale Lakes.

b. Deny the application of public or private development unless it is in compliance with the Broward County Land Use Plan or the Lauderdale Lakes Land Use Plan.

c. In the event that the City of Lauderdale Lakes does not have a land use plan certified by Broward County Planning Council:

1. The City may grant an application for a development permit, provided:

i. The proposed development would be consistent with the Broward County Land Use Plan; and
ii. The proposed development would be in compliance with local land development; and
iii. The development permit is granted in compliance with the Development Review Requirement subsection of the Broward County Land Use Plan or with the Land Development Regulations policy of this plan which meet or exceed the requirements of said subsection.

2. The City may adopt Land Development Regulations or amendments thereto, which are consistent with the Broward County Land Use Plan.
3. The City shall transmit to Broward County Planning Council for review, no less than forty-five (45) days prior to adoption, a copy of all proposed Land Development Regulations or amendment thereto, and notice of all proposed changes of zoning district.

d. A local government which does have a land use plan certified by the Broward County Planning Council that is effective:
1. May grant an application for a development permit provided:
i. The proposed development would be consistent with the application certified land use plan; and
ii. The proposed development would be in compliance with local Land Development Regulations; and
iii. The development permit is granted in compliance with the Development Review Requirements subsection of the Broward County Land Use Plan or with the Land Development Regulations policy of this plan which meet or exceed the requirements of said subsection.
2. May adopt Land Development Regulations or amendments thereto, and amend zoning districts consistent with its certified land use plan.

Policy 1.2.1.7: Create a priority development incentive program which allows development proposals that meet criteria that support~~s~~ sustainable investments to qualify for streamline permitting, density bonuses, and/or reduced fees.

Policy 1.2.1.8: ~~Lauderdale Lakes will continue to~~ Implement the Flexibility and Redevelopment Unit provisions as provided for in the Land Use Implementation Section of this Element and consistent with the BCLUP and the Administrative Rules Document: Broward County Land Use Plan.

Policy 1.2.1.9: ~~Lauderdale Lakes shall use its~~ Utilize City Flexibility and Redevelopment Units to encourage development that support sustainable investments in the community and maintain an up-to-date inventory.

Policy 1.2.1.10: Eliminate regulatory activities that are no longer tied to current or future needs.

Policy 1.2.1.11: Encourage the development of affordable housing and workforce housing to create a varied market which serves the needs for all current and projected City residents

~~In order to provide for a broad range of current and future residents, low, moderate, and work force housing is encouraged.~~

OBJECTIVE 1.2.2: Strategically prioritize the redevelopment and revitalization of commercial corridors, priority redevelopment areas, and blighted areas by codifying resilient and innovative development principles and eliminating uses and conditions that are not in alignment with the vision of Lauderdale Lakes.

~~**Monitoring and Evaluation:**~~

~~**-The number of acres remaining in the City of Lauderdale Lakes that are in need of redevelopment or renewal, or which are developed and/or used inconsistent with the vision of Lauderdale Lakes and do not contribute to the quality of life desired by residents.**~~

~~**-The change in the property values within the City and CRA limits.**~~

Policy 1.2.2.1: ~~Lauderdale Lakes and the CRA shall continue to~~ Develop and implement programs to encourage redevelopment and private investment within identified blighted and economically distressed areas.

Policy 1.2.2.2: Ensure that land uses and development standards promote the infill and redevelopment of underutilized and vacant properties, which maximize the use of existing public facilities, provide for a mix of uses and housing types, and prioritize the provision of additional open space within the City of Lauderdale Lakes' built urban/suburban environment.

Policy 1.2.2.3: ~~Lauderdale Lakes shall use all feasible methods to~~ Seek to eliminate existing land uses and conditions that are inconsistent with the City's adopted goals and overall vision, as expressed in the Citizens' Master Plan and which are contrary to the quality of life desired by its citizens. ~~Such methods may include effective nonconforming use and structure regulations, redevelopment incentives, the City's economic development program, incentives for business and industry relocation to the City, capital improvements, and property improvement grants, loans and programs.~~

Policy 1.2.2.4: Prioritize infill and redevelopment efforts along commercial corridor and in Priority Redevelopment Areas (PRAs) to facilitate infill and redevelopment in strategically important locations throughout the City of Lauderdale Lakes. ~~Proposed site development applications in these PRAs shall be reviewed for general consistency from the design concept recommendations identified in Objective 2.4.~~

Policy 1.2.2.5: Ensure compatibility between redeveloping properties and existing adjacent uses including established single-family residential neighborhoods by regulation of building scale, design, building placement, open space, buffering, and use.

Policy 1.2.2.6: ~~To the greatest extent feasible, Lauderdale Lakes shall~~ Require, to the greatest extent feasible, multi-family housing of 16 units per acre or greater to be located near established transit corridors, or in identified Priority Redevelopment Areas.

OBJECTIVE 1.2.3: ~~To~~ Improve the aesthetics and safety of the natural and built environments, and create a stronger sense of place in Lauderdale Lakes, through the implementation of urban design strategies for the City, with particular focus on the Community Redevelopment Area (CRA) and the Priority Redevelopment Areas.

~~**Monitoring and Evaluation:**~~

~~**Conduct an internal review of approved projects to ensure the implementation the objective and its supporting policies.**~~

Policy 1.2.3.1: ~~Lauderdale Lakes shall~~ Identify and implement opportunities to enhance the public realm, including:

a. Requiring that urban design elements within the public realm include urban open spaces, street trees, street furniture, attractive sidewalk surfacing, pedestrian-scale lighting, awnings/overhangs, and attractive transit shelters.
b. Investing in complete street project whenever feasible,
c. Improving way finding in the City,
d. Providing gateway and entrance features to announce arrival into, and departure from, the City,
e. Widen public sidewalks along major thoroughfares whenever feasible to provide for pedestrian circulation, outdoor dining, ADA compliance, and landscaping to buffer pedestrians from high-speed traffic on adjacent collector and arterial roads, and
f. Maintaining and enforcing sign regulations that balance community aesthetics, sense of place and motorist safety with way finding and effective identification of uses.

Policy 1.2.3.2: ~~Lauderdale Lakes shall continue to~~ Participate with the South Florida Regional Planning Council, the Broward MPO, and the other participating municipalities in the State Road 7 Collaborative process and the NW 31st Avenue Planning Collaborative process.

Policy 1.2.3.3: ~~Lauderdale Lakes shall continue to~~ Implement regulations that employ Crime Prevention Through Environmental Design (CPTED) principles to reduce the incidence of crime and protect the safety and welfare of its residents.

Policy 1.2.3.4: Adopt standards for unified urban design, architecture, signage and landscaping for major corridors within the CRA boundaries to further assist in creating a sense of place. During the creation of the urban design standards, the City of Lauderdale Lakes shall consider the use of Universal Design in new construction, residential rehabilitation, and remodeling.

Policy 1.2.3.5: Maintain and periodically update the Lauderdale Lakes Land Development Regulations to require the following design principles to be utilized for all new development and redevelopment:

a. Encourage increased residential density adjacent to transit corridors where feasible,
b. Engagement of the street and enhancement of the public realm by bringing buildings closer to sidewalks and adding lighting, sidewalk and landscaping improvements on portion of property adjacent to the public right-of-way where appropriate,
c. Creation of internal street networks on larger properties,
d. New public and open space in commercial and mixed-use development,
e. Vertical mixing of land uses and high residential densities along major thoroughfares and in Priority Redevelopment Areas,
f. Building designs with unique architectural elements that add character and create visual interest, and

g. Sustainable materials for landscaping and hardscaping, including Florida Friendly landscaping and porous pavement,
h. Encourage the use of best practices development and redevelopment strategies and engineering solutions to reduce flood risk to real property in flood prone areas.

Policy 1.2.3.6: Maintain and periodically update the City's design guidelines in the Land Development Regulations to address the following:

a. Physical compatibility of the scale and massing of building, especially when adjacent to single-family residential,
b. Setbacks that allow for new public spaces along the public roadways, including pedestrian pathways with shade trees.
c. Building design that reflects a single architectural style and incorporates a combination of high-quality materials and colors that support and strengthen the design integrity and authenticity of the selected architectural style,
d. Fenestration on all building facades that front a right of way,
e. Terraces, balconies and architectural breaks to help break up the massing of larger structures,
f. Energy efficient lighting that improves public safety and has adequate shielding to protect residential areas from glare and light pollution,
g. Green building construction methods that are energy efficient and incorporate innovative components into building design that may include rooftop parking, recreational amenities, civic spaces and gardens on buildings with relatively large roof areas,
h. Florida Friendly or Florida native landscaping that is drought resistant and requires minimal fertilization.

Policy 1.2.3.7: Assist in building a positive community image through such activities as:

a. Improving aesthetics through code enforcement, gateway improvements, and façade improvements,
b. Creating opportunities for cultural activities and public art, and
c. Investing in the creation of a network of parks and pathways that enhances access to recreation and improves the quality of life of residents.

GOAL 1.3: Support multi-modal transportation facilities to optimize use of the regional transportation network to move people, goods, and services safely and efficiently while incorporating and promoting Complete Streets principles where appropriate in a context sensitive manner.

~~**Monitoring and Evaluation:**~~

~~**-Continuing to require through the Lauderdale Lakes Land Development Regulations, Code of Ordinances and the City and County platting and subdivision regulations the dedication of public utility and transportation easements and rights-of-way to agencies responsible for providing public utility services.**~~

OBJECTIVE 1.3.1: ~~To~~ Ensure the availability of public utility and multi-modal transportation facilities and services necessary to support proposed development.

Policy 1.3.1.1: Accommodate and support Complete Streets features and technology into County and City roadways where practical, context sensitive, and financially feasible.

Policy 1.3.1.2: Capitalize on intergovernmental coordination and technical assistance opportunities City, including coordination with the Florida Department of Transportation (FDOT) regarding access management, transit, parking, and streetscaping proposals.

Policy 1.3.1.3: Encourage the integration of attractive, comfortable, and convenient transit shelters into site planning along appropriate corridors.

Policy 1.3.1.4: ~~Lauderdale Lakes shall continue to~~ Require the dedication of easements and rights-of-way to acquire suitable land for utilities and transportation facility development.

Policy 1.3.1.5: ~~The Lauderdale Lakes Land Development Regulations shall~~ Encourage pedestrian and bicycle travel by providing for exceptional pedestrian and bicycling infrastructure including, but not limited to:

a. wide, continuous and well-maintained sidewalks and bike ways adequately separated from traffic; shade provided through street trees, awnings, arcades or the like;
b. a high degree of natural surveillance opportunities from roadways and adjacent businesses and residences (via buildings built close to the street with front porches and balconies, and large, frequent window openings) to enhance safety;
c. adequate lighting for way finding and safety; way finding signage; engaging streetscapes; safe and convenient bicycle lock-ups;
d. frequent shelter opportunity from wind and wind-driven rain; workplaces with shower and changing facilities; and
e. an array of businesses and services distributed along pedestrian and bicycle routes that cater to pedestrians and bicyclists, such as bicycle repair stores, bicycle and scooter rental stores, and food and beverage stores.

Policy 1.3.1.6: ~~The City of Lauderdale Lakes shall, through its Land Development Regulations,~~ Encourage, in its Land Development Regulations, the use of sidewalks, bikeways, lighting, surface treatments, narrower vehicle lane widths, signs and signals to help slow traffic on neighborhood streets, to encourage pedestrian-friendly uses.

Policy 1.3.1.7: The City of Lauderdale Lakes shall, through its Land Development Regulations, promote pedestrian orientation by providing for pedestrian linkages between developments and neighborhoods.

Policy 1.3.1.8: Implement Land Development Regulations to form the basis for access control regulations for the protection of the regional roadway network and Broward County Trafficways Plan.

Policy 1.3.1.9: At the time of plat recordation rights-of-ways shall be conveyed to the public by deed or easement sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan.

Policy 1.3.1.10: Adopt and implement Land Development Regulations to provide for the reservation and acquisition of rights-of-way sufficient to meet the requirements of the Broward County Trafficways Plan.

Policy 1.3.1.11: Protect transportation corridors identified on the Broward County Trafficways Plan by requiring development to be set back from identified rights-of-way when issuing development orders, and providing for an administrative relief process to ensure such setbacks does not deny all beneficial use of the property proposed for development.

GOAL 1.4: Balance land use and revitalization efforts with proactive approaches to energy efficiency, sustainability, hazard mitigation, and resource protection.

OBJECTIVE 1.4.1: The City of Lauderdale Lakes shall support the State's efforts to reduce greenhouse gas emissions and to promote energy efficiency and conservation through the development and implementation of local policies and programs.

~~**Monitoring and Evaluation:**~~

~~**-The effectiveness of the following policies at reducing greenhouse gas emissions and promoting energy efficiency shall be monitored and evaluated every seven years in conjunction with the City of Lauderdale Lakes' Evaluation and Appraisal Report (EAR).**~~

~~**-Evaluate the effectiveness of information and resources provided to residents to make sure they are utilized.**~~

Policy 1.4.1.1: The City of Lauderdale Lakes shall support the State's efforts to reduce greenhouse gas emissions and to promote energy efficiency and conservation through the development and implementation of local policies and programs.

Policy 1.4.1.2: Review the Lauderdale Lakes Land Development Regulations to identify any regulatory barriers to promoting green building (e.g., prohibition of photovoltaic panels). Upon identification of regulatory barriers to said program, the City shall amend the Land Development Regulations as necessary to support energy efficiency and the use of renewable energy resources while continuing to ensure compatibility and a high standard of development.

Policy 1.4.1.3: Update the Lauderdale Lakes Land Development Regulations to support residential and commercial construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally or state recognized, high-performance green building rating system as recognized by the City Manager or designee.

Policy 1.4.1.4: The Community Development Services Department shall encourage residents, businesses, and developers to embrace low impact development practices including green buildings by providing readily-available information and resources to these parties. Information and resources may include how-to-guides or information on available funding sources for green development or energy efficient improvements (e.g., tax credits, low interest loans, grants).

Policy 1.4.1.5: Amend the Lauderdale Lakes Land Development Regulations to include incentives (e.g., expedited review process, density/intensity bonus) for constructing green-certified buildings or implementing low impact development practices as identified by the City of Lauderdale Lakes.

Policy 1.4.1.6: Continue to support the efforts of local utility providers to reduce energy and water consumption of residences and businesses in the City of Lauderdale Lakes.

Policy 1.4.1.7: Encourage development with energy conserving design that is consistent with the sustainable development policies of the Conservation Element including but not limited to

energy and environmental conservation and water reuse best practices. The City of Lauderdale Lakes will coordinate with Broward County to pursue the establishment of mandatory reuse zones in order to require the use of ~~for~~ reclaimed water for irrigation, when source water is available, with the goal of reducing demands on the Biscayne Aquifer.

Policy 1.4.1.8: Implement a Tree Inventory and Planting Program, as described in the Conservation Element to replace tree canopy lost to storms, to enhance the appearance and property values of residential neighborhoods, to reduce energy demand, to facilitate pedestrian and bicycle travel, and to contribute to an enticing business environment.

Policy 1.4.1.9: Coordinate with Broward County ~~for~~ in reviewing all proposed development with respect to the potential for related impacts to the regional air quality, negative impacts eliminated or effectively mitigated.

Policy 1.4.1.10: Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.

OBJECTIVE 1.4.2: To ensure the protection of natural resources and a climate-resilient future.

~~**Monitoring and Evaluation:**~~

~~**The adoption and enforcement of standards and regulations that protect natural resources and consider resiliency against the impacts of climate change.**~~

Policy 1.4.2.1: Protect wellfields in accordance with Broward County's Wellfield Protection Ordinance.

Policy 1.4.2.2: Prohibit industrial uses within Wellfield Protection Zones of Influence consistent with Broward County regulations.

Policy 1.4.2.3: When it is determined to be practical and financially feasible, the availability of sanitary sewer service, or plans to extend or provide such service, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed and the City shall require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters. New septic tanks shall only be permitted by the Florida Department of Health as consistent with Broward County's Water, Sanitary Sewer, and Septic Tank Ordinance and with the requirements of the Florida Statutes and the Florida Administrative Code.

Policy 1.4.2.4: Ensure adequate pervious surface areas throughout the City of Lauderdale Lakes to promote natural groundwater recharge and filtration through the City's Land Development Regulations.

Policy 1.4.2.5: Encourage the preservation of open space areas. Amendments to the Lauderdale Lakes Land Use Plan, which would result in the loss of open space shall be strongly discourages and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including ~~evaluated to determine how the applicant will provide equivalent or better open space and recreation facilities to meet the level of service requirements, and~~ how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

Policy 1.4.2.6: Incorporate designs which are environmentally sensitive (i.e. reduction of impervious surfaces, alternative pavement materials for overflow parking lots).

Policy 1.4.2.7: To minimize soil erosion on new construction sites, the Land Development Regulations ~~City of Lauderdale Lakes~~ shall continue to require treatments and other measures consistent with Chapter 27 of the Broward County Code.

Policy 1.4.2.8: No new solid-fill transportation facilities or similar structures shall be permitted within Broward County's identified water conservation areas without provisions for maintaining the freshwater sheet flow.

Policy 1.4.2.9: The City of Lauderdale Lakes' Land Development Regulations shall require protective measures such as restrictions regarding blasting, noise, and air quality as well as fencing during excavation and shall provide that slopes be maintained after excavation of mining pits to provide for shallow water aquatic habitat, in order to protect the health, safety and welfare of Broward County's residents.

Policy 1.4.2.10: Pursuant to the Broward County Land Use Plan, prohibit, in any Future Land Use designation the use of hydraulic fracturing, acid fracturing, and any form of extreme well stimulation for the purposes of resource extraction.

Policy 1.4.2.11: Pursuant to the Broward County Land Use Plan, any Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Regulations regarding environmentally sensitive lands.

OBJECTIVE 1.4.3: Lauderdale Lakes shall assess its risk of hazards and reduce its exposure to natural and manmade disasters through proactive mitigation.

~~**Monitoring and Evaluation:**~~

~~**-Complete a hazard and risk exposure evaluation and mitigation action plan.**~~

~~**-Re-evaluate impact from sea-level rise every 7 years; no impact is projected through 2040.**~~

Policy 1.4.3.1: Continue to enforce the City of Lauderdale Lakes' flood damage prevention Land Development Regulations and the flood resistant construction provisions of the Florida Building Code, including minimum base flood elevation requirements.

Policy 1.4.3.2: Evaluate participation in the National Flood Insurance Program Community Rating System to reduce insurance premiums for residents.

Policy 1.4.3.3: Seek funding and partnerships to include blue green infrastructure components in parks or facilities in flood prone areas and adjacent to canals.

Policy 1.4.3.4: In conjunction with Broward County, develop and implement post-disaster redevelopment and hazard mitigation land use controls and development regulations including strong preventive measures, to protect the health, safety and welfare of City of Lauderdale Lakes' current and future residents.

Policy 1.4.3.5: Coordinate with Broward County on the adoption of a countywide long-term recovery and redevelopment strategy, which focuses on immediate recovery needs and establishes an

orderly process for reviewing private and public redevelopment proposals to restore the economic and social viability of the community in a timely fashion.

OBJECTIVE 1.4.4: The City of Lauderdale Lakes shall continue to identify and protect structures and sites that are historically, culturally, or archaeologically significant.

~~**Monitoring and Evaluation:**~~

~~**-At least once every seven years, the City of Lauderdale Lakes shall review the Florida Master Site File and National Register of Historic Places to determine if there are any historically and archaeologically significant resources within the City.**~~

Policy 1.4.4.1: Maintain a current list of all ~~an inventory of~~ historically, architecturally, and archeologically significant properties and address the protection of these historic resources. ~~and protect those structures and sites from degradation and loss.~~

Policy 1.4.4.2: Continue to consider the impacts of land use plan amendments on ~~implement procedures in the Lauderdale Lakes Land Development Regulations to ensure the continued protection of~~ historically, architecturally, archaeologically, and paleontologically significant resources.

Policy 1.4.4.3: ~~The City shall~~ Draw upon information contained of the Broward County Historical Commission, the Florida Master Site File, and the National Register of Historic Places to help identify potential historical, architecturally, and archaeological significant resources in the City.

Policy 1.4.4.4: Continue to coordinate resource protection activities with applicable state and federal laws.

OBJECTIVE 1.4.5: The City shall protect and enhance the natural qualities of Lauderdale Lakes' canal system and groundwater.

Policy 1.4.5.1: ~~The City of Lauderdale Lakes shall~~ Require all development in the flood hazard areas to comply with the provisions of the City's Flood Prevention and Protection Ordinance.

Policy 1.4.5.2: All new development and redevelopment projects shall be designed to minimize the introduction of pollutants into stormwater runoff, to the maximum extent practicable, as well as minimize the amount of runoff through the incorporation of appropriate best management practices.

2. TRANSPORTATION ELEMENT

Purpose

The purpose of the Transportation Element is to address mobility issues in relationship to the size and character of the City, with an emphasis on public and multi-modal transportation mediums which are safe, convenient, and coordinated. As required by section 163.3177(6)(b), Florida Statutes, the Transportation Element endeavors to ensure transportation concurrency and efficiency, while also preserving the character and wellbeing of the City. A major thrust of this Element is to coordinate current and planned transportation facilities (local, county, and state-maintained) with existing and future land uses so that all users of the transportation system, including pedestrians, bicyclists, bus and rail transit riders, automobile drivers, and the transportation disadvantaged, can be better served. As the population of the City, and Broward County as a whole, continues to increase, the availability of safe, convenient, environmentally friendly, and scalable transportation modes will become increasingly vital to the region.

GOAL 2.1: ~~To~~ Develop and maintain a multi-modal transportation system that serves all members of the community, including the transportation disadvantaged, in a safe, efficient, convenient, environmentally-responsible, and aesthetically pleasing manner.

OBJECTIVE 2.1.1: ~~To~~ Maintain and improve the current roadway network in Lauderdale Lakes, consisting of arterials, collectors, and local roads, and to meet all adopted level of service standards and safety requirements.

~~**Monitoring and Evaluation:**~~

~~**• The number of roadway segments that fail to meet adopted level of service and safety standards.**~~

Policy 2.1.1.1: ~~The City adopts~~ Maintain the following level of service (LOS) standards for ~~its~~ City roadway network consisting of arterials, collectors, and local roads:

1. For Local Roads: LOS C Peak Hour
2. For Local and County Collectors: LOS D Peak Hour
3. For County and State Arterials (non-TRIP funded facilities): LOS D+75% Peak Hour, Adopted per Broward County Transportation Element of Comprehensive Plan.
4. For FIHS/SIS Facilities and all other facilities: LOS D, Adopted per FDOT Rule Chapter 14-94

Policy 2.1.1.2: ~~The City shall~~ Obtain traffic count information for ~~its~~ local roadways and collectors at least once every five years ~~in order~~ to evaluate whether the City is maintaining its adopted roadway ~~City is maintaining its adopted roadway level of service~~ LOS ~~standards~~ and to identify deficiencies in the roadway network that can be addressed with alternative transportation modes.

Policy 2.1.1.3: ~~The City shall~~ Coordinate with county and state agencies to evaluate the adopted roadway ~~level of service~~ LOS standards and ensure ~~the extent feasible that the level of service standards are being maintained on state and county roadways within the City~~ the maintenance of adopted LOS standards on local roadways.

Policy 2.1.1.4: ~~The City shall~~ Survey and document street signing and pavement markings to determine needs and deficiencies at least every two years.

Policy 2.1.1.5: ~~The City shall~~ Implement traffic calming strategies in its neighborhoods ~~where appropriate~~ to discourage cut-through traffic and preserve ~~the multi-functional nature of local streets~~ multi-modal and pedestrian friendly streets.

Policy 2.1.1.6: Regulate roadway and driveway connections and access points consistent with the Florida Department of Transportation (FDOT) and Broward County access management standards.

Policy 2.1.1.7: ~~Lauderdale Lakes will continue to~~ Ensure provisions of safe and convenient on-site and off-site traffic flow through its platting and site plan review approval process.

Policy 2.1.1.8: Protect the integrity of Broward County and regionally significant right of ways, as depicted in the Broward County Planning Council Trafficways Map.

~~The City adopts by reference, the Broward County Planning Council "Trafficways Map" as part of the City's Transportation Element and shall protect the rights of way identified on the Map.~~

Policy 2.1.1.9: ~~The City shall~~ Routinely evaluate the Broward County Metropolitan Planning Organization (MPO) collector roadways ~~shown~~ within the City ~~and~~ to determine whether any additional roadways should be included or deleted from the Trafficways Plan.

Policy 2.1.1.10: ~~The City, as consistent with Broward County Transportation Element Policy 3.4.18, will~~ Coordinate with Broward County and implement strategies that facilitate local traffic use of alternatives to the Florida Interstate Highway System (FIHS) to protect ~~its~~ interregional and interstate function and ~~to~~ mitigate ~~its current~~ adverse impacts on the Strategic Intermodal System (SIS)/FIHS facilities which ~~failing~~ fail the City's adopted ~~level of service~~ LOS standards ~~aforementioned in Policy 1.1.1 of this element~~.

OBJECTIVE 2.1.2: ~~To~~ Develop and maintain a safe, reliable and convenient community bus transit system consisting of buses, bus stops, bus benches and shelters, transit stations, signage, paths, routes and destinations to serve all riders including the transportation disadvantaged and the special needs population.

~~**Monitoring and Evaluation:**~~

~~**• Percentage of trip needs satisfied in a safe, comfortable, reliable, and time efficient manner.**~~

Policy 2.1.2.1: ~~The City adopts~~ Maintain the following bus transit ~~level of service~~ LOS standards ~~pertaining~~ in coordination with ~~to~~ Broward County Transit (BCT) operations and Broward County's Transportation Concurrency Management Area (TCMA) Central District:

1. Increase transit ridership 10%;
2. Maintain bus shelters at all bus stop locations;
3. Maintain average fleet age of 6 years or less;
4. Expand network of Adaptive Traffic Signal Control technology;
5. Maintain a maximum vehicular traffic volume 75% above the adopted LOS standards;
6. Ensure adequate transit maintenance infrastructure to accommodate fleet demand;
7. Study and develop two additional intermodal transit centers;
8. Increase fixed-route fleet to support new and expanded service;
9. Procure up vehicles necessary to support Community Bus shuttle operations; and

10. Maintain a minimum LOS of 30-minute peak hour headways on 60% of bus routes.

~~1. Overall, increase number of bus stop shelters by 25 percent from FY 2009 to FY 2013.~~

~~2. In the Central District, maintain headways of 30 minutes or less on 80% of routes. Establish and maintain service at one or more neighborhood transit centers. Reduce traffic signal communication failures by 50% by FY 2013. Increase peak-hour weekday fixed-route transit ridership by 19 percent from FY 2009 to FY 2013. Maintain the current number of community bus routes (24) through 2013.~~

Policy 2.1.2.2: Maintain public transit LOS standards consistent with standards established by BCT and TCMA.

~~The City shall utilize the transit level of service standards aforementioned in Policy 1.2.1 of this element for the purposes of maintaining transit concurrency in Lauderdale Lakes.~~

Policy 2.1.2.3: Work cooperatively with BCT in implementing the Broward County concurrency credit system.

~~The City shall support the BCT concurrency credit system.~~

Policy 2.1.2.4: ~~The City shall continue to~~ Fund and ensure the continued ~~operate~~ operation of a community bus transit service ~~as a means to~~ to supplement BCT ~~operations and improve mobility within Lauderdale Lakes~~.

Policy 2.1.2.5: Engage in an analysis of the community bus transit service to identify areas of improvement and potential service deficiencies at least once per five years.

~~The City shall evaluate whether the community bus transit system is meeting the needs of all members of the community at least once every five years.~~

Policy 2.1.2.6: ~~The City shall continue to improve the~~ Implement continuous improvement in the community bus transit system as a means to improve mobility within Lauderdale Lakes.

Policy 2.1.2.7: Prioritize maintenance and investments in the community bus transit service for the Community Redevelopment area.

~~The City shall ensure that the Community Redevelopment Area (CRA) is served by the community bus transit service.~~

Policy 2.1.2.8: Maintain transit shelters and community amenities in the Local Activity Center to encourage transit usage and ridership.

~~The City shall construct well-designed transit shelters in the Local Activity Center to encourage transit usage.~~

Policy 2.1.2.9: ~~The City's community bus service shall continue to assist~~ Prioritize the provision of transit service to all riders, ~~including~~ particularly those in the most need, such as the transportation disadvantaged and residents who are participating in the City's recreation and social programs.

Policy 2.1.2.10: Direct development through future land use designations to establish major trip generating land uses along transportation corridors served by BCT and the community bus transit service.

~~The Future Land Use Map shall continue to direct major trip generators and attractors to corridors served by Broward County Transit.~~

OBJECTIVE 2.1.3: ~~To~~ Develop and maintain a quality bicycle network consisting of buffered bicycle lanes ~~and~~, multiuse pathways, bicycle parking racks, and destinations.

~~**Monitoring and Evaluation:**~~

~~**• Periodic assessment of whether all sectors of the community have safe and convenient access to the bicycle network, and whether the bicycle network allows users to reach destinations in a safe, convenient and comfortable manner.**~~

Policy 2.1.3.1: ~~The City shall adopt~~ Continue to adopt standards for all new development and redevelopment to facilitate ~~its~~ bicycle network infrastructure that ~~address~~ encourages and incentivizes non-motorized transportation connectivity, convenience and safety ~~by December, 2012~~.

Policy 2.1.3.2: Engage in an analysis of the City bicycle transportation facilities network to identify areas of improvement and potential infrastructure deficiencies to guide prioritization of capital improvements projects at least once per five years.

~~The City shall evaluate whether the bicycle network in Lauderdale Lakes is meeting the needs of all sectors of the community at least once every five years.~~

Policy 2.1.3.3: Implement identified opportunities for expansion of the bicycle transportation facilities network that provide bicycle transportation facilities to areas of the community not served by safe designated buffered cycling lanes, multi-use pathways, and sites related to bicycle parking and storage.

~~The City shall continue to improve the existing bicycle network as a means to improve mobility within Lauderdale Lakes.~~

Policy 2.1.3.4: ~~The City shall continue to improve the~~ Implement continuous improvement to the existing bicycle transportation facilities network as a means to improve mobility and encourage non-motorized transportation modes within the City of Lauderdale Lakes.

Policy 2.1.3.5: ~~The City shall develop a bicycle network that is coordinated with~~ Maintain a concurrent and coordinated bicycle transportation facilities network with Broward County's countywide bicycle network system~~,~~ and ~~as appropriate the~~ Broward County Greenways Master Plan.

OBJECTIVE 2.1.4: ~~To~~ Develop and maintain a safe and convenient pedestrian-scale transportation facilities network consisting of pedestrian paths, ~~and~~ trails, buffering, shading and shelters, pedestrian scale street lighting, and ~~destinations~~ multi-modal connectivity to meaningful and convenient destinations.

~~**Monitoring and Evaluation:**~~

~~**• Periodic assessment of the pedestrian network to determine if all sectors of the community have safe and convenient access to the pedestrian network, and whether the pedestrian network allows users to reach destinations in a safe, convenient, and comfortable manner.**~~

Policy 2.1.4.1: ~~The City shall adopt~~ Continue to adopt standards for ~~it's the~~ pedestrian-scale transportation facilities network that ~~address~~ encourages and incentivizes pedestrian connectivity, convenience and safety ~~by December, 2012~~.

Policy 2.1.4.2: Engage in an analysis of the City pedestrian-scale transportation facilities network to identify areas of improvement and potential infrastructure deficiencies to guide prioritization of capital improvements projects at least once per five years.

~~The City shall evaluate whether the pedestrian network in Lauderdale Lakes is meeting the needs of all sectors of the community at least once every five years.~~

Policy 2.1.4.3: ~~The City shall continue to improve the~~ Implement continuous improvement to the existing pedestrian-scale transportation facilities network as a means to improve mobility and encourage walking as a viable transportation mode within the City of Lauderdale Lakes.

Policy 2.1.4.4: ~~Lauderdale Lakes shall consider~~ Encourage the installation of safe buffered pedestrian and multi-use pathways in ~~the planning of future arterial roadways by amending the City's LDRs as necessary by June, 2012 to require sidewalks adjacent to~~ all new developments and redevelopments.

OBJECTIVE 2.1.5: ~~**To**~~ **Minimize conflicts between modes of travel and provide for a well-integrated multi-modal transportation system.**

~~**Monitoring and Evaluation:**~~

~~**• Implementation of system design regulations that require modal paths to be clearly defined and demonstrate a hierarchy of use at all locations in the City.**~~

Policy 2.1.5.1: ~~The City shall~~ Engage in an analysis of the City's transportation facilities to identify existing conflicts between modes of travel ~~within Lauderdale Lakes~~ and mitigate ~~these~~ conflicts through ~~improved system design~~ policy recommendations to guide prioritizing transportation capital improvements projects.

Policy 2.1.5.2: ~~The City shall~~ Maintain existing, and ~~design and construct~~ develop transportation facilities using ~~different~~ vibrant and aesthetically pleasing colors, materials, and textures to create a hierarchical interconnected network of multi-use paths consistent with the FDOT Design Manual and the Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways 2023.

Policy 2.1.5.3: ~~The City shall~~ Investigate the feasibility of developing multi-modal transfer stations at strategic locations throughout the City to ~~allow users to switch~~ facilitate a seamless transition between modes of travel.

Policy 2.1.5.4: ~~The City shall continue to~~ Ensure transportation concurrency by integrating transportation planning activities with land use planning activities.

Policy 2.1.5.5: ~~The City shall~~ Explore opportunities ~~to~~ develop structured public parking within strategic locations in the CRA and provide for reduced on-site parking requirements for developments within ¼ mile of aforementioned parking.

Policy 2.1.5.6: ~~Future parking facilities in the~~ Require ~~CRA shall be developed as~~ parking facilities to be structured parking ~~whenever feasible~~ when possible, and work to eliminate inefficient parking lots within the CRA.

OBJECTIVE 2.1.6: ~~To~~ Maintain and develop a transportation system that is environmentally responsible, ensures economic sustainability, and is aesthetically pleasing.

~~**Monitoring and Evaluation:**~~

~~**• This objective will be monitored and evaluated by its implementing policies.**~~

Policy 2.1.6.1: ~~The City shall adopt design standards by December 2012 for~~ Implement standards for structured parking to ensure that it is attractive, safe, and convenient, and identify areas where on-street parking can be located.

Policy 2.1.6.2: Minimize the frontage space dedicated to automobiles and automobile-centered activities to minimize conflict points with, and encourage the use of non-motorized transportation modes.

~~The City shall adopt design standards by December 2012 for structured parking to ensure that it is attractive, safe, and convenient, and identify areas where on-street parking can be located.~~

Policy 2.1.6.3: ~~The City shall~~ Integrate urban design with transportation planning to ensure that the transportation system is both aesthetically pleasing ~~in addition to being~~ and functional.

Policy 2.1.6.4: ~~The City shall~~ Maintain and develop a transportation system that allows users to reach destinations by non-polluting modes of travel.

Policy 2.1.6.5: Transition all City-owned automobiles to electric or ultra-low emissions vehicles by the year 2035 planning horizon.

Policy 2.1.6.6: ~~The City shall~~ Utilize the highway capacity methodology or other ~~acceptable~~ best practice methodologies endorsed by the Broward County MPO and approved by the Broward County Board of County Commissioners to determine the capacities and levels of service on appropriate roadways.

Policy 2.1.6.7: ~~The City shall~~ Maintain a~~n updated~~ concurrency management system consistent with Broward County to ensure that adopted transportation level of service standards are maintained.

Policy 2.1.6.8: ~~The City shall~~ Allow “de minimus” exemptions to its transportation concurrency level of service standards consistent with Chapter 163.3180(6).

Policy 2.1.6.9: ~~The City shall~~ Allow ~~developers in certain circumstances~~ proposed developments to satisfy transportation concurrency requirements by making proportionate fair-share contributions, consistent with Chapter 163.3180(16).

Policy 2.1.6.10: ~~The City shall~~ Maintain and develop a multimodal system within the CRA that reduces transportation costs and promotes new business growth.

Policy 2.1.6.11: ~~The City shall~~ Protect and stabilize neighborhoods within designated redevelopment areas by implementing transportation management strategies such as traffic calming.

Policy 2.1.6.12: ~~The City shall continue to~~ Coordinate ~~its~~ redevelopment efforts with the transportation plans and programs of Broward County Commission, MPO, Planning Council, and FDOT.

Policy 2.1.6.13: ~~The City shall~~ Actively participate in the State Road 7/US 441 Collaborative in order to efficiently coordinate future redevelopment projects proposed within the corridor.

Policy 2.1.6.14: Encourage new development and redevelopment within the adopted Urban Redevelopment Area ~~shall be encouraged~~ to adhere to the following guidelines designed to promote transportation alternatives to the single-occupant automobile and increase the usage of public transit, bicycle and pedestrian facilities within the Urban Redevelopment Area:

GUIDELINES FOR EVALUATING DEVELOPMENT/REDEVELOPMENT PROPOSALS WITHIN THE ADOPTED URBAN REDEVELOPMENT AREA

In order for the City to facilitate and evaluate development/redevelopment proposals requiring a development permit located in the adopted Urban Redevelopment Area,

the City shall determine if the applicant has committed to providing at least three of the alternatives for mitigating developments traffic impact listed in Group A and a

minimum of three alternatives listed in Group B. The City shall review all applications for development orders with the Urban Redevelopment Area, including site plans and

plats, according to this list and further request that the applicant be legally bound to these alternatives by a Developer's Agreement approved by the City Attorney.

ALTERNATIVES FOR MIGATING DEVELOPMENTS TRAFFIC IMPACT

GROUP A

Check Three Items

_____ 1. Install a bikeway or sidewalk in accordance with the Comprehensive Plan to service the Urban Redevelopment Area.

_____ 2. Provide ongoing staggered work hours and encourage employee travel during "off-peak" hours.

_____ 3. Provide automobile parking controls and pricing policies which give priority to transit or high occupancy vehicle travel.

_____ 4. Provide ongoing employee shuttle service from nearby public transportation modes or contract with a "Jitney service".

_____ 5. Financially subsidize public transportation usage by employees.

_____ 6. Install a bus pullout bay within the Urban Redevelopment Area.

GROUP B

Check Three Items

_____ 1. Provide a frontage road parallel to the adjacent arterial corridor in accordance with City and County standards, or submit a legal cross access easement with the adjacent property owner as the opportunity arises.

_____ 2. Reduce the number of driveways providing ingress and egress along the adjacent trafficway.

_____ 3. Provide a monthly maintenance program to power sweep parking lots.

_____ 4. Provide greater than 25 percent additional trees or increase the minimum diameter at diameter breast height (DBH) of trees within the property by 25 percent.

_____ 5. Up to two additional mitigation options provided by applicant and accepted by the City.

_____ _____ Additional Item

_____ _____ Additional Item

_____ 6. In lieu of providing off-site improvements, the developer may contribute to the City a fair share of the costs necessary to construct one or more of the above described

improvements, based on valuation by City engineers/consultants. These funds must be used in the Urban Redevelopment Area.

In addition, the applicant shall submit with the final site plan package a report prepared by a registered traffic engineer that shall include data and analysis demonstrating that consideration has been given to both short and long range impacts of the proposed development on FIHS. The City's engineers shall review said report and, if a negative impact is found on FIHS, the City Commission shall not approve a development order, unless affirmative mitigation measures have been recommended by FDOT.

3. HOUSING ELEMENT

Purpose

The purpose of the Housing Element is to ensure the provision of adequate and affordable housing for all current and projected residents of the City of Lauderdale Lakes. As required by Section 163.3177(6)(f)1., Florida Statutes, the Housing Element endeavors to support the Future Land Use Element in facilitating the development, redevelopment, maintenance, and affordability of the City's housing stock. This is a vital role in ensuring the City's long-term economic viability, sustainability, and resilience.

GOAL 3.1: ~~To~~ Provide a choice of safe, sustainable, and decent housing in a variety of unit types to accommodate the needs of the City's present and future residents.

OBJECTIVE 3.1.1: ~~The City shall continue to ensure that~~ Provide for the preservation of the existing housing stock ~~is preserved~~ through rehabilitation, and encourage residents to improve upon the structural and aesthetic integrity of the dwelling units.

~~**Monitoring and Evaluation:**~~

~~**• Create easily accessible information on rehabilitation programs offered by the County.**~~

~~**• By 2010, assist at least 30 families through local and state rehabilitation funds.**~~

~~**• Creation of a residential enhancement program by January 2011.**~~

~~**• Creation of a volunteer housing rehabilitation program to assist the elderly and those with special needs by June 2011.**~~

Policy 3.1.1.1: Continue to seek funds, when available, from local, State and Federal agencies to enhance and revitalize the existing housing stock.

Policy 3.1.1.2: Continue to participate in programs such as the Community Development Block Grant (CDBG) program offered by the Broward County Office of Housing Finance to assist with housing rehabilitation and to assist property owners in making the necessary repairs to their homes.

Policy 3.1.1.3: ~~The City should encourage~~ Maintain and develop programs that encourage and incentivize homeowners to maintain a high aesthetic standard for ~~their~~ properties in the community ~~by~~ through initiatives such as:

1. Implementing a façade improvement program; ~~and~~
2. Developing a volunteer housing rehabilitation program to assist the elderly and those with special needs in making minor repairs to their homes. Projects ~~could~~ may include painting, landscaping, swale maintenance, gutter cleaning, basic plumbing and other minor repair tasks;
3. Foster a strong sense of community involvement by organizing clean-up events to pick up trash; and
4. Partner with non-profit and community shareholders to aid in landscaping, rehabilitation, and remodeling of homes in a poor state of repair.

Policy 3.1.1.4: ~~The City shall~~ Utilize preservation and rehabilitation programs ~~as the primary means of~~ to protect the City's stock of affordable housing and workforce housing. ~~protecting its affordable housing stock.~~

Policy 3.1.1.5: ~~By January 2011, the City should create~~ Maintain a residential enhancement program to accomplish citywide residential improvement and communicate the benefits of engaging in the redevelopment process.

Policy 3.1.1.6: Utilize Community Redevelopment Agency (CRA) TIF funds to create a housing rehabilitation revolving loan program that is targeted to the improvement of housing for the very low, low and moderate income households as outlined in the updated Redevelopment Plan. ~~The program should be extended to owners of rental property in an effort to preserve current affordable rentals."~~

OBJECTIVE 3.1.2: ~~To~~ Ensure that all substandard units are either eliminated or renovated to ~~meet minimum building code standards~~ be consistent with Land Development Regulations ~~in order~~ to ensure safe and decent dwelling units and enhance the aesthetic quality of the community.

Policy 3.1.2.1: ~~The City shall continue to~~ Provide support to code enforcement through the budgetary allocation~~s~~ process.

Policy 3.1.2.2: ~~The City shall update the housing and subdivision regulations in the City's Land Development Code~~ Implement Land Development Regulations to maintain and enhance the quality of housing and promote stabilization of neighborhoods.

Policy 3.1.2.3: ~~The City shall continue to~~ Participate in the CDBG Program and explore the availability of utilizing federal, state, and local subsidy programs to upgrade substandard units.

Policy 3.1.2.4: ~~The City shall establish~~ Maintain a Citizens Code Education Team to work with existing neighborhood associations for the following purposes:

1. Public awareness campaigns to understand the values of code compliance;
2. Negotiate compliance remedies;
3. Advise code violators of available and valid alternative remedies; and
4. Report chronic cases of code violation.

Policy 3.1.2.5: ~~By December 2012, the Code Enforcement Department should implement~~ Maintain a property information system database to track deficiencies in housing, buildings at risk of abandonment, code violations, tax arrearages and crime complaints.

OBJECTIVE 3.1.3: ~~To ensure~~ Provide for 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 3.1.3.1: ~~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 3.1.3.2: ~~The City shall~~ Establish areas for implementing mixed-used zoning regulations that will permit higher densities and intensities for residential mixed-used developments, as well as reduced standards for parking.

Policy 3.1.3.3: ~~The City shall establish~~ Implement regulatory and financial incentives for property owners to voluntarily change or convert their properties in the CRA district to the Redevelopment Plan~~'s~~ recommended use.

Policy 3.1.3.4: ~~While seeking to increase the property values, tax base and quality of life for the residents, the City should~~ Maintain the unique and positive cultural character of the neighborhoods and ~~discourage widespread~~ mitigate gentrification of neighborhoods.

Policy 3.1.3.5: ~~The City shall~~ Utilize flex and reserve unit allocations ~~as needed and as available~~ to accommodate ~~additional~~ housing ~~units to serve its~~ demands for the ~~future~~ projected population.

Policy 3.1.3.6: ~~Through mixed-use redevelopment activities, the City shall~~ Encourage workforce housing and affordable housing that is accessible to employment opportunities, shopping, and public transportation, incorporating the mobility principles outlined in the Citizen's Master Plan.

Policy 3.1.3.7: ~~The City should develop urban design guidelines, specifically to encourage~~ Facilitate redevelopment which creates well-planned, compact, mixed-use communities that provide a variety of housing that are designed with consideration of existing and planned infrastructure, including recreation and open space.

Policy 3.1.3.8: ~~The City will locate~~ Focus housing development and redevelopment along urban corridors with increased connectivity to transit as outlined in the Citizen's Master Plan.

OBJECTIVE 3.1.4: Provide uniform and equitable treatment to those persons displaced or relocated by public action.

Policy 3.1.4.1: ~~The City staff shall~~ Provide coordination and educational assistance to its residents prior to being displaced or relocated due to public action.

Policy 3.1.4.2: ~~The City shall~~ Provide assistance in accordance with its relocation policy and Federal Uniform Relocation Assistance Act to persons displaced as a result of redevelopment initiatives.

OBJECTIVE 3.1.5: ~~To~~ Maintain a range of affordable housing opportunities to accommodate the City's present and future population, particularly through the preservation of the current affordable housing stock in the City.

Policy 3.1.5.1: Endeavor to co-locate affordable housing and workforce housing opportunities ~~shall be located~~ in proximity to major employment and transit centers.

Policy 3.1.5.2: ~~The City should ensure~~ Facilitate the availability and equitable distribution of affordable housing for very low, low and moderate income households.

Policy 3.1.5.3: ~~Lauderdale Lakes shall C~~onsider the effect of land development regulations and permitting procedures on affordability of housing and:

1. Minimize excessive and unnecessary duplication;
2. Take appropriate actions to support the affordability of new and renovated housing; and
3. Continue to offer incentives such as expedited review or fee waivers for affordable housing projects.

Policy 3.1.5.4: ~~The City shall make available~~ Provide availability, pricing, location, and other relevant and important information to very low, low and moderate income families information ~~concerning~~ regarding affordable housing and workforce housing opportunities and programs within the City.

Policy 3.1.5.5: ~~The City shall pursue and~~ Assist private developers by such mechanisms as leveraging funds to identify vacant land for quality owner-occupied housing in exclusive or mixed-use districts.

Policy 3.1.5.6: ~~The City should conduct a study to~~ Engage in annual analysis to quantify the number of affordable housing units available within the City and study the proportional relationship between units offered in the City and those available County-wide.

Policy 3.1.5.7: ~~The City shall continue to establish~~ Implement alternative roadway LOS standards to encourage and expand employment and affordable and workforce housing opportunities for very low, low moderate and moderate income housing.

Policy 3.1.5.8: ~~The City should~~ Designate a representative to coordinate with local and regional agencies such as the South Florida Regional Planning Council to identify housing needs and strategies for housing attainment and affordability on a regional basis.

Policy 3.1.5.9: Consider the provision of affordable housing in terms of necessary infrastructure, and the extent of incorporating affordable housing and workforce housing costs in proposed residential and mixed-use developments and redevelopments in designating Future Land Uses and evaluating proposed developments and redevelopments.

~~Decisions regarding proposed development shall consider the ability of the proposal to provide affordable housing and shall treat affordable housing as infrastructure to the extent that the cost of affordable housing is factored into proposed developments that create the need for affordable housing.~~

Policy 3.1.5.10: Encourage employers to offer assistance in meeting the housing needs of employees who are cost-burdened.

OBJECTIVE 3.1.6: ~~The City will continue to allow for~~ Provide for adequate ~~sites for the location of~~ availability of foster care facilities, groups homes and special needs housing as licensed by the appropriate Florida agencies.

Policy 3.1.6.1: Maintain Land Development Regulation consistency with Broward County, South Florida Regional Planning Council, and State of Florida regulations for health and safety for the operation of foster care facilities, group homes, and other unique housing situations licensed by the Florida Department of Children and Families and other licensing agencies.

Policy 3.1.6.2: ~~The City should adequately Address locations~~ Engage in analysis to develop a living master plan which identifies and provides policy recommendation for addressing the demand for housing special needs populations, including those with disabilities, the homeless, those earning very low incomes, seasonal workers, the elderly, and those previously institutionalized for mental or health concerns.

OBJECTIVE 3.1.7: ~~Recognizing the vulnerability of the housing stock during natural and other disasters, the City should~~ Seek to provide ~~adequate~~ support to residents needing housing rehabilitation assistance to meet the demands of those with special housing needs.

Policy 3.1.7.1: ~~The City should~~ Pursue ~~and maintain~~ funding opportunities for disaster mitigation response ~~and repair~~ in the event that the housing stock is severely compromised as a result of a catastrophic ~~event~~ natural or human-caused disaster. ~~The City should ensure that adequate funding exists to assist the very low, low and moderate income households in adequately repairing post-disaster damage to their homes in a timely fashion.~~

Policy 3.1.7.2: Seek funding exists to assist the very low, low and moderate income households in adequately repairing post-disaster damage to their homes in a timely fashion.

Policy 3.1.7.3: The City should participate in the Federal Emergency Management Agency's Community Rating System (CRS) program and implement a program that will help to reduce flood insurance costs for residents in the City. The program should reflect a reduced flood risk resulting from community actions meeting the three goals of the CRS:

1. Reduce flood losses;
2. Facilitate accurate insurance rating; and
3. Promote the awareness of flood insurance.

OBJECTIVE 3.1.8: ~~To~~ Promote the health, sustainability and energy and water efficiency of the housing stock by encouraging residents and builders to adopt environmentally efficient practices.

Policy 3.1.8.1: ~~In conjunction with other elements of this Comprehensive Plan, the City shall~~ Develop a comprehensive Low Impact Development Program~~. The program should comprehensively~~ which aims to promote healthier buildings with reduced energy and water usage, conserve natural resources, encourage a greater neighborhood connectivity to schools, services and jobs, thus creating a more viable and sustainable community.

Policy 3.1.8.2: ~~The Community Development Department shall~~ Encourage residents of the City to adopt energy and water efficient practices in their home, and collaborate with local water and energy providers in disseminating information materials to homeowners.

Policy 3.1.8.3: ~~By December 2010, the City shall review its Land Development Regulations~~ Engage in analysis of the City Land Development Regulations to identify and amend ~~any~~ regulatory barriers to promoting green building (e.g., prohibition of photovoltaic panels). ~~Upon identification of regulatory barriers to said program, the City shall amend the Land Development Regulations as necessary to support energy efficiency and the use of renewable energy resources while continuing to ensure compatibility and a high standard of development~~.

Policy 3.1.8.4: ~~The City should~~ Encourage developers to seek funding toward building green market rate and affordable housing from organizations, such as the Florida Green Communities Loan Fund supported by the Enterprise Foundation and the Florida Green Building Coalition.

Policy 3.1.8.5: ~~The City, in conjunction with the CRA, should~~ Encourage developers to utilize principles of sustainable design by implementing environmentally friendly and green building design standards to the greatest extent possible while not adversely affecting the affordability of the units.

Policy 3.1.8.6: Implement requirements for proposed developments to be constructed utilizing nationally and regionally recognized sustainable and resilient building practices, such as LEED and WELL.

Policy 3.1.8.7: ~~The City shall~~ Support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 3.1.8.8: ~~The City shall make available to interested~~ Provide advice, information, and technical assistance to homeowners ~~the advice of professional City staff~~ concerning topics involving energy and water efficiency and other green initiatives.

4. INFRASTRUCTURE ELEMENT

Purpose

The purpose of the Infrastructure Element is to serve as a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element. As required by section 163.3177(6)(c), Florida Statues, the Infrastructure Element endeavors to establish Level of Service (LOS) standards consistent with the providing utility entities, and that ensure the utility and amenity needs of City residents are met.

GOAL 4.1: ~~To~~ Ensure that all properties within the City are served by a centralized sanitary sewer system that meets all public health and safety standards in an efficient and environmentally responsible manner.

OBJECTIVE 4.1.1: ~~To~~ Correct existing sanitary sewer facility deficiencies, maximize the use of existing facilities, and coordinate the extension and capacity expansion of facilities with future needs.

Policy 4.1.1.1: ~~The City shall continue to~~ Ensure, through ~~it's~~ the interlocal agreement ~~that~~ with Broward County, ~~corrects any existing~~ that any identified sanitary sewer facility deficiencies are corrected and prioritized in capital improvements projects.

Policy 4.1.1.2: Prohibit onsite sewage treatment and disposal systems, commonly known as septic tanks, and require sewage treatment and disposal through the municipal sanitary sewer system for all developments.

~~Septic tanks shall not be allowed in the City of Lauderdale Lakes and all development must be connected to the centralized sewer system.~~

Policy 4.1.1.3: ~~Lauderdale Lakes shall~~ Coordinate ~~its~~ with Broward County Water and Wastewater Services (BCWWS) to address ~~future~~ projected sanitary sewer ~~needs~~ demand and, as needed, the extension and capacity expansion of the municipal sanitary sewer. ~~plans of Broward County Water and Wastewater Services (BCWWS).~~

Policy 4.1.1.4: ~~Lauderdale Lakes shall~~ Maintain an up-to-date interlocal agreement with Broward County ~~for as long as it provides~~ regarding the provision of sanitary sewer facilities and services to the City.

Policy 4.1.1.5: ~~Lauderdale Lakes shall continue to~~ Promote infill development and redevelopment to ensure an efficient use of the sanitary sewer system.

Policy 4.1.1.6: ~~The City shall~~ Utilize a concurrency management system consistent with Broward County to ensure that development orders and permits are issued only when sufficient capacity exists in the sanitary sewer system including pipes, pump stations, and the wastewater treatment plant.

Policy 4.1.1.7: As the City's sanity sewer service is served by the BCWWS North Regional Wastewater Treatment Plant, the maximum City residential and non-residential sanitary sewer demand is 100 million gallons per day (MGD).

~~The level of service standard for Lauderdale Lakes Sanitary Sewer System is the permitted capacity of BCWWS North Regional Wastewater Treatment Plant which is currently 100 MGD.~~

Policy 4.1.1.8: Establish maximum sanitary sewer demand generation rates consistent with BCWWS and Broward County Comprehensive Plan:

TABLE 4.1.1.8: Maximum Permitted Sanitary Sewer Demand Generation Rates	
Type of Structure	**Design Flow Per Unit in Gallons Per Day (GPD)**
Airports, bus terminals, train stations, port & dock facilities	5 GPD per passenger; 20 GPD per Full Time Equivalent (FTE) Employee
Assembly Halls	2 GPD per seat
Bars and Cocktail Lounges without food service	20 GPD per seat
Barber and Beauty Shops with regular on-site service	100 GPD per dry service chair; and 200 GPD per wet service chair.
Bowling Alleys without food service	100 GPD per bowling lane.
Recreational Vehicles	150 GPD per unit
Car Wash Facilities	3,500 GPD per automatic car wash; 350 GPD per automatic car wash with water recycling; and 1,750 GPD per day per non-automatic car wash.
Religious and/or Spiritual Places of Worship	7 GPD per sanctuary seat
Dance Halls and Dance Clubs	2 GPD per person
Dentist Offices	250 GPD per dentist; and 200 GPD per wet service chair.
Doctor's Offices	250 GPD per physician; and 200 GPD per wet service chair.
Drive-In Theaters	5 GPD per car space
Fire Station	100 GPD per bed
Hospitals and Nursing Homes, not including public food service areas and offices	210 GPD per bed space
Institutional Developments, including residential staff	100 GPD per person
Kennels	30 GPD per animal space; and 250 GPD per veterinarian
Laundry Services	400 GPD per coin operated machine; and 650 GPD per non-coin operated machine.
Marinas, not including offices, repairs, or leisure facilities	40 GPD per boat slip
Office Buildings	0.20 GPD per square foot of floor space
Parks and Public areas with Comfort Stations	10 GPD per projected visitor
Recreation Facilities and Simming Pools operating at a minimum of 300 gallons	2 GPD per person
Residential Dwelling Units	300 GPD per single-family detached dwelling unit; 250 GPD per multi-family dwelling unit; 150 GPD per Motal/Hotel transient unit; 150 GPD per single-family detached bedroom addition; and 300 GPD per mobile home.
Restaurants	50 GPD per seat for restaurants open 24 hours;

TABLE 4.1.1.8: Maximum Permitted Sanitary Sewer Demand Generation Rates	
	30 GPD per seat for restaurants open less than 24 hours; 50 GPD per seat for restaurants open less than 24 hours with drive through window(s); and 50 GPD per 100 square feet of carry-out only food service restaurants.
Schools	10 GPD per elementary student; 15 GPD per high-school student; 5 GPD for shower unit per student; 5 GPD for cafeterias per student; 100 GPD per boarding elementary student; and 210 GPD per boarding high-school student.
Service Stations and Auto Repair Shops	250 GPD per water closet; and 100 GPD per service bay.
Shopping Centers and General Retail, excluding food service or laundry	0.1 GPD per square food of floor space
Theaters and Auditorium	5 GPD per seat
Warehousing, mini-storage, with resident manager	0.01 GPD per square foot of floor space; and 250 GPD per resident
Warehousing	0.1 GPD per square foot of storage space

~~Lauderdale Lakes adopts the following demand generation rates for its sanitary sewer system as consistent with Broward County Water and Wastewater Services and Broward County Comprehensive Plan.~~
~~Airports, bus terminals, train stations, port & dock facilities~~
~~Per passenger- 5~~
~~Add per employee per 8 hour shift- 20~~
~~Assembly Halls per seat-2~~
~~Bar & Cocktail Lounge (no food service) per seat- 20~~
~~Barber and Beauty Shops~~
~~Per dry service chair- 100~~
~~Per wet service chair- 200~~
~~Bowling Alleys Per lane (no food service)- 100~~
~~Camps~~
~~Day, no food service- 25~~
~~Luxury Resort, per person- 100~~
~~Labor, per person- 100~~
~~Camper or RV Trailer ParkPer space- 150~~
~~Car Wash~~
~~Automatic type3500~~
~~Automatic Type (recycled water)- 350~~
~~Hand wash- 1750~~
~~Churches Per sanctuary seat- 7~~
~~Dance Halls Per person- 2~~
~~Dentist Offices~~
~~Per dentist- 250~~

~~Plus wet service chair- 200~~
~~Doctor Offices~~
~~Per physician- 250~~
~~Plus wet service chair- 200~~
~~Drive in theater Per car space- 5~~
~~Fire Station Per bed- 100~~
~~Hospitals and Nursing Homes Per bed space (does not include public food service areas and offices)- 210~~
~~Institutions Per person (including resident staff)- 100~~
~~Kennels~~
~~Per animal space- 30~~
~~Per veterinarian- 250~~
~~Laundries~~
~~Per coin operated machine- 400~~
~~Per commercial non-coin operated machine- 650~~
~~Marinas Per boat slip (does not include office, repair, and leisure facilities)- 40~~
~~Office Buildings Per square foot of floor space- 0.20~~
~~Parks, Public With Comfort Stations per visitor- 10~~
~~Recreation / pool Buildings Per person (300 gallon minimum)- 2~~
~~Residences~~
~~Single family, detached- 300 GPD each unit~~
~~Multi-family buildings- 250 GPD per unit~~
~~Motel/Hotel Units- 150 GPD per bedroom~~
~~Bedroom additions to SFR- 150 GPD per bedroom~~
~~Mobile Home- 300 GPD each~~
~~Restaurants~~
~~Open 24 hours, per seat (including bar)- 50~~
~~Open less than 24 hours/seat (including bar)- 30~~
~~Open less than 24 hours, with drive thru window, per seat including bar Drive-ins, per space Carry out food service only per 100 SF- 50~~
~~Schools~~
~~Each pupil per day- 10 (elementary)/ 50 (high)~~
~~Add for shower/pupil- 5 (elementary)/ 5 (high)~~
~~Add for cafeteria/pupil- 5 (elementary)/ 5 (high)~~
~~Boarding pupil- 100 (elementary)/ 210 (high)~~
~~Service Stations and Auto repair shops~~
~~Per water closet- 250~~
~~Plus per service bay- 100~~
~~Shopping Centers and retail shops~~
~~Per square foot of floor space (no food service or laundry)- 0.1~~
~~Theaters and auditoriums Per seat- 5~~
~~Warehouse, mini-storage, with resident manager~~
~~Per square foot or floor space plus- 0.01~~
~~Resident- 250~~
~~Warehouses Per square foot of storage space- 0.1~~

GOAL 4.2: ~~To~~ Ensure that all properties within the City are served by a centralized potable water system that meets all public health and safety standards in an efficient and environmentally-responsible manner.

OBJECTIVE 4.2.1: ~~To~~ Correct existing potable water facility deficiencies, maximize the use of existing facilities, and coordinate the extension and capacity expansion of facilities with future needs.

Policy 4.2.1.1: ~~The City shall continue to~~ Ensure, through its interlocal agreement ~~that~~ with Broward County ~~County corrects any~~ that potential existing potable water facility deficiencies are corrected and the adopted LOS standard for Broward County is maintained.

Policy 4.2.1.2: ~~Lauderdale Lakes shall coordinate its~~ Coordinate with BCWWS in ensuring the City's ~~future~~ projected potable water ~~needs~~ demands are considered in extension and capacity expansion plans ~~of Broward County Water and Wastewater Services~~.

Policy 4.2.1.3: ~~Lauderdale Lakes shall~~ Maintain an up-to-date interlocal agreement with Broward County ~~for as long as it provides~~ for joint planning and coordination with potable water facilities and services ~~to the City~~.

Policy 4.2.1.4: ~~Lauderdale Lakes shall continue to~~ Promote infill development and redevelopment to ensure an efficient use of the potable water system.

Policy 4.2.1.5: ~~The City shall~~ Utilize a concurrency management system, consistent with Broward County, to ensure that development orders and permits are issued only when sufficient capacity exists in the potable water system including pipes, wells, pumps, and the water treatment plant.

Policy 4.2.1.6: As the City's potable water demand is primarily served by Broward County Water and Wastewater Services (BCWWS), and a small portion served by Fort Lauderdale Utility, LOS standards are established in coordination with the serving utility entities:

a. The maximum LOS standard for the area served by BCWWS is 96 gallons per capita per day (gpcd).

b. The maximum LOS standard for the area served by Fort Lauderdale is 170 gpcd.

~~The level of service standard for the water supply serving Lauderdale Lakes is the maximum day plus in-plant use.~~

Policy 4.2.1.7: Establish maximum potable water demand generation rates consistent with BCWWS and Broward County Comprehensive Plan:

TABLE 4.2.1.7: Maximum Permitted Potable Water Demand Generation Rates

Type of Use	Unit Per	Permitted Demand Generation Rate
Bar and Cocktail Lounges	1,000 square feet of gross building area	346 GPD per unit
Condominiums and Apartments	1,000 square feet of gross building area	225 GPD per unit
Child Day Care	1,000 square feet of gross building area	177 GPD per unit
Fast Food Service	1,000 square feet of gross building area	967 GPD per unit
Gas Station, fueling only	Fuel pump	154 GPD per unit

TABLE 4.2.1.7: Maximum Permitted Potable Water Demand Generation Rates		
Hotel, with restaurant and/or meeting rooms	Rental room	243 GPD per unit
Hotel, without restaurant and/or meeting rooms	Rental room	71 GPD per unit
Laundry and/or Dry Cleaning, staff operated	1,000 square feet of gross building area	776 GPD per unit
Laundry and/or Dry Cleaning, customer operated	1,000 square feet of gross building area	2,425 GPD per unit
Merchandising Retail	1,000 square feet of gross building area	154 GPD per unit
Mobile Homes and Recreational Vehicles	Lot	157 GPD per unit
Movie Theater	Seat	3 GPD per unit
Office	1,000 square feet of gross building area	178 GPD per unit
Religious and/or Spiritual Places of Worship	1,000 square feet of gross building area	146 GPD per unit
Restaurants	1,000 square feet of gross building area	146 GPD per unit
Schools	Student	12 GPD per unit

OBJECTIVE 4.2.2: ~~To~~ Implement plans, programs, and technologies that effectively reduce potable water consumption in the City.

Policy 4.2.2.1: ~~Lauderdale Lakes shall~~ Comply with the water conservation programs of Broward County and the South Florida Water Management District.

Policy 4.2.2.2: ~~Lauderdale Lakes shall~~ Require that all ~~new~~ developments ~~use~~ utilize xeriscaping and Florida Friendly ~~concepts~~ landscaping and native plantings to minimize the need for irrigation.

Policy 4.2.2.3: ~~The City shall~~ Conserve potable water resources and promote water reuse by initiating a Low Impact Development Program, consistent with provisions established in the Conservation Element, that includes the following standards:

1. Result in the development of new buildings or conversion of existing buildings that are substantially more water efficient than conventional buildings or which employ systems that reuse water.

2. Develop a meaningful system of incentives that developers can use to offset additional costs of constructing green buildings.

3. Encourage the development of buildings certified by green building organizations such as the US Green Building Council (USGBC).

4. Recommend changes to the land development and zoning code to remove existing obstacles that work to discourage green building.

GOAL 4.3: ~~**To**~~ **Provide a stormwater management system that meets all public health and safety standards in an efficient and environmentally-responsible manner.**

OBJECTIVE 4.3.1: ~~**To**~~ **Correct existing stormwater management facility deficiencies, maximize the use of existing facilities, and coordinate the extension and capacity expansion of facilities with future needs.**

~~**Monitoring and Evaluation:**~~

~~**• The maintenance of a schedule of capital improvements and level of service standards used to regulate new development and plan stormwater management facility improvements.**~~

Policy 4.3.1.1: ~~Lauderdale Lakes Public Works Department shall monitor~~ Engage in analysis to identify and improve existing stormwater management facilities deficiencies.

Policy 4.3.1.2: ~~Lauderdale Lakes Community Development Department shall~~ Ensure ~~coordinate~~ coordination and consistency between the City's ~~future needs~~ projected stormwater and drainage needs with the extension and capacity expansion plans of the City's Public Works Department.

Policy 4.3.1.3: ~~Lauderdale Lakes shall comply~~ Maintain consistency with all applicable local, state, and federal stormwater management regulations and implement best management practices.

Policy 4.3.1.4: ~~Lauderdale Lakes shall take into account~~ Consider the use of existing stormwater management facilities and coordinate land use development in a manner that will ensure the preservation of flood protection and aquifer recharge, and the protection of natural systems in the review of proposed development and redevelopment.

Policy 4.3.1.5: ~~Through the concurrency management system, the City shall~~ Ensure that development orders and development permits are issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards for stormwater management facilities.

Policy 4.3.1.6: ~~Lauderdale Lake shall amend its Land Development Regulations by June 2012 to~~ Implement Land Development Regulations that clearly define the maximum amount of impervious surface coverage that may occur on any given site in an effort to ensure the City will maintain an adequate level of flood protection and aquifer recharge.

Policy 4.3.1.7: To meet the projected needs regarding stormwater and flooding drainage , as managed by the Lauderdale Lakes Stormwater Division, the following drainage standards apply to residential and non-residential developments:

a. Drainage: For all off-site discharges, the permitted return period and frequency for a 25-year, 72-hour storm event, is 75.9 cubic feet per square mile.

b. Flood Protection: The minimum permitted flood protection elevation for finished floors is equivalent to the minimum elevation necessary to remain above the flood waters of a 100-year, 72-hour storm event, according to the Broward County 100-year flood elevation map

c. Flood Protection: The minimum permitted flood protection elevation for road crowns is equivalent to the minimum elevation necessary to remain above the flood waters of a 10-year, 72-hour storm event, according to the Broward County 10-year flood elevation map

d. Water Quality –Detention: For stormwater detention under wet conditions, the larger volume must be retained of the first inch of runoff for a subject site, or 2.5 times the site's percentage of impervious area.

e. Water Quality – Detention: For stormwater detention under dry conditions, the 75 percent of the wet conditions stormwater detention requirement must be met.

f. Water Quality – Retention: For stormwater retention under dry conditions, 50 percent of the wet conditions stormwater detention requirement must be met.

~~Lauderdale Lakes adopts the following level of service (LOS) standards for its stormwater management system:~~

~~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/ Broward County 100-year flood elevation map~~

~~Flood Protection – water elevation- 10-year, 72-hour for road crowns/ Broward County 10-year 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~~

~~Water quality – Retention/detention- Dry detention- 75% of Wet detention requirement~~

~~Water quality – Retention/detention- Dry retention- 50% of Wet detention requirement~~

~~Water quality – Retention/detention- Commercial or Industrial Development/ ½ inch of dry retention or detention pre-treatment is required~~

GOAL 4.4: ~~To~~ Maintain natural groundwater recharge areas in a manner that will ensure a high quality and sufficient water source to meet the City's potable water needs.

OBJECTIVE 4.4.1: ~~To~~ Promote the creation and protection of natural groundwater recharge areas.

~~Monitoring and Evaluation:~~

~~• Compliance with all applicable local, state, and federal regulations pertaining to natural groundwater aquifer recharge areas.~~

Policy 4.4.1.1: ~~Lauderdale Lakes shall comply~~ Maintain consistency with all applicable local, state, and federal regulations pertaining to natural aquifer recharge best practices.

Policy 4.4.1.2: ~~Lauderdale Lakes shall~~ Maintain strict~~ly regulate land use development~~ Land Development Regulations and requirements in ~~it's~~ the wellfield protection zone as consistent with Broward County's Wellfield Protection Ordinance.

Policy 4.4.1.3: ~~Lauderdale Lakes shall~~ Maintain and enforce land development and zoning regulations that require minimum pervious areas to assist in natural aquifer recharge.

Policy 4.4.1.4: ~~Lauderdale Lakes shall~~ Improve natural groundwater recharge through encouraging innovative nature-based solutions, alternative materials, and pervious pavement ~~as it redevelops~~ in new development and redevelopment.

GOAL 4.5: ~~To provide, or cause to be provided,~~ Ensure the provision of a solid waste collection and disposal system that meets all public health and safety standards in an efficient and environmentally responsible manner.

OBJECTIVE 4.5.1: ~~To correct~~ Identify and correct potential existing solid waste collection and disposal facility deficiencies, efficiently use existing facilities, and coordinate the extension of services and capacity expansion of facilities with future needs.

~~**Monitoring and Evaluation:**~~

~~**• The maintenance of level of service standards and up-to-date interlocal agreements needed to provide solid waste collection and disposal services.**~~

Policy 4.5.1.1: ~~Lauderdale Lakes shall continue to~~ Maintain an up-to-date interlocal agreement with Broward County for solid waste disposal.

Policy 4.5.1.2: ~~Lauderdale Lakes shall~~ Maintain an up-to-date service agreement with at least one private hauler for the collection of solid waste.

Policy 4.5.1.3: Through ~~the~~ a Concurrency Management System that is consistent with that of Broward County, ~~the City shall~~ ensure that development orders and development permits are issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards for solid waste facilities.

Policy 4.5.1.4: As the City's solid waste disposal demand is served by Broward County Waste Management, Inc., all residential and non-residential solid waste disposal needs are established in coordination with the serving utility entity:

~~Lauderdale Lakes adopts the following level of service standards/generation rates for its solid waste collection and disposal system as consistent with Broward County Solid Waste Division and the Broward County Comprehensive Plan:~~

a. The maximum LOS standard for the Residential Future Land Use designation is 8.9 lbs. per unit per day

b. The maximum LOS standard for the Industrial & Commercial designation developments are:

   i. For Factory/Warehouse developments: 2 lbs. per 100 square feet per day.

   ii. For Office Building developments: 1 lb. per 100 square feet per day.

   iii. For Department Store developments: 4 lbs. per 100 square feet per day.

   iv. For Supermarket development: 9 lbs. per 100 square feet per day.

v. For Restaurant development: 2 lbs. per meal per day.

vi. For Drug Store development: 5 lbs. per 100 square feet per day.

c. The maximum LOS standards for public and private school developments are:

i. For Grade School developments: 10 lbs. per room & ¼ lbs. per pupil per day.

ii. For High School developments: 8 lbs. per room & ¼ lbs. per pupil per day.

d. The maximum LOS standards Institutional developments are:

i. For Hospital developments: 8 lbs. per bed per day.

ii. For Nurse or Intern Home developments: 3 lbs. per person per day.

iii. For Home for Aged developments: 3 lbs. per person per day.

iv. For Rest Home developments: 3 lbs. per person per day.

5. CONSERVATION ELEMENT

Purpose

The purpose of the Conservation Element is to provide for the maintenance, preservation, use, and protection of natural resources in the City of Lauderdale Lakes. These resources include, but are not limited to the air, water, groundwater recharge areas, wetlands, water wells, soils, flood plains, rivers, lakes, wildlife, minerals, and other natural and environmental resources, including factors that affect energy conservation. As an element of the City Comprehensive Plan required by section 163.3177(6)(d), Florida Statutes, the Conservation Element endeavors to establish an inventory of the City's living and non-living natural resources and conservation efforts to ensure that the City acts in good stewardship of the land. Conservation efforts in the City deal with less environmentally sensitive conditions due to the City's currently built-out state; however, subjects such as air quality, potable water quality and quantity, and energy conservation are of great import to the City's sustainability and resiliency.

GOAL 5.1: ~~To~~ Protect air and water quality, conserve natural resources, protect wildlife, and initiate and continue programs and technologies which lead to a safer and healthier living environment.

OBJECTIVE 5.1.1: Minimize the City's contributions to air pollutants and mitigate the impacts of the City's urban environment on the local air quality.

~~**To comply with all minimum air quality standards established by local, state, and federal regulatory agencies and to reduce greenhouse gas emissions and combat air pollution locally.**~~

~~**Monitoring and Evaluation:**~~

~~**• Continued compliance with local, state and federal regulatory standards on the issue of air quality.**~~

~~**• Develop the Tree Inventory and Planting program by January 2011.**~~

~~**• Develop a program for the City's Community Bus Service by January 2011.**~~

~~**• Prepare cost analysis on purchasing ultra-low emissions vehicles and create timeline for replacing City vehicles by January 2011.**~~

Policy 5.1.1.1: Unify the City's landscaping and tree planting efforts into a Tree and Native Vegetation Ordinance that strives to mitigate greenhouse gas emissions through planting and protecting productive carbon sequestering native vegetation.

~~The City shall reduce greenhouse gas emissions and combat air pollution locally by initiating a Tree Inventory and Planting program.~~

Policy 5.1.1.2: ~~The~~ Include a Tree Inventory and Planting program ~~shall include~~ in a Tree and Native Vegetation Ordinance that implements the following targets pertaining to the objective of combating air pollution:

1. Conduct a tree count for the purposes of establishing a baseline condition.
2. Establish a benchmark to increase the total number of trees in the City.
3. Fund and perform activities necessary to reach the benchmark.

4. Pass a tree protection ordinance to preserve and protect existing and future vegetative communities from destruction by development activity.
5. Recommend changes to the land development regulations.

Policy 5.1.1.3: ~~The City shall~~ Reduce greenhouse gas emissions and combat air pollution locally by continuing to fund and improve its Community Bus Service program.

Policy 5.1.1.4: Endeavor to increase ridership and reduce the City's contribution to private motorized transportation traffic by ensuring that City public transportation is safe, comfortable, convenient and reliable.

~~The Community Bus Service program shall have the following aims pertaining to the objective of combating air pollution:~~

~~1. Develop a Community Bus Service program by January 2011.~~

~~2. Ensure that public transit is safe, comfortable, convenient, and reliable so that it can serve as an alternative to the personal automobile.~~

~~3. Purchase and operate low-emissions bus transit vehicles.~~

Policy 5.1.1.5: Convert the City's fleet of automobiles, including buses utilized in the Community Bus Service program, to electric and/or other low emission vehicles by the 2035 planning horizon.

~~Whenever feasible, the City shall purchase ultra-low emission vehicles for its fleet.~~

Policy 5.1.1.6: Promote planning initiatives and activities which strengthen coordination between transportation planning and conservation planning to increase active participation in reducing point and non-point sources of air pollution.

Policy 5.1.1.7: ~~The City shall~~ Promote federal commuter tax incentives that are available to local employers who provide public transit assistance to employees through services such as Van pools, Ride share, free Bus Passes or free Tri-rail Passes. ~~Federal law allows employers to deduct the cost of providing transit assistance as a business expense. The City should focus its marketing of these incentives in the City's Local Activity Center (LAC) area.~~

Policy 5.1.1.8: Work cooperatively with Broward County in reducing the load of volatile organic compounds by requiring State I Vapor Recovery at all gasoline and petroleum fuel dispensing facilities.

Policy 5.1.1.9: Coordinate with Broward County in promoting awareness of air quality issues through educational programs and training workshops for the community, residents, schools, and local businesses.

OBJECTIVE 5.1.2: Improve the local water quality and quantity throughout the City by engaging in coordinated planning efforts and reducing potable water consumption.

~~**To comply with all water quality standards established by local, state, and federal regulatory agencies and to combat water pollution locally.**~~

~~**Monitoring and Evaluation:**~~

~~• Continued compliance with local, state and federal regulatory agencies on the issue of water quality.~~

~~• Review of land development and zoning regulations by December 2010 to assess potential changes to minimize stormwater runoff and improve water quality.~~

Policy 5.1.2.1: Coordinate with Broward County's water conservation planning efforts and in protecting County Water Conservation Areas.

~~The City of Lauderdale Lakes shall comply with all water quality standards established by local, state, and federal regulatory agencies.~~

Policy 5.1.2.2: Engage in evaluation, as necessary, of the City Land Development Regulations to ensure consistency with Broward County stormwater and drainage standards.

~~The City shall evaluate its land development and zoning regulations by December 2010 to determine what changes can be made to minimize stormwater runoff and improve lake and canal water quality.~~

Policy 5.1.2.3: Ensure that new developments adjacent to or in the vicinity of Lauderdale Lakes' surface waters are designed ~~shall be designed~~ to minimize direct discharges of stormwater run-off into such bodies of water ~~and promote the construction of facilities to include but not limited to shallow water littoral shelves around the edges of all water bodies, grassy swales, wetlands filtration, and ex-filtration trenches, consistent with the Best Management Practices of the South Florida Water Management District (SFWMD)~~.

Policy 5.1.2.4: Design new developments which include or are adjacent to the City's surface waters to maintain productive vegetated littoral zones around the edges of all water bodies, grassy swales, wetlands filtration, and ex-filtration trenches, consistent with the Best Management Practices of the South Florida Water Management District (SFWMD).

~~New developments adjacent to or in the vicinity of Lauderdale Lakes' surface waters shall be designed to minimize direct discharge of storm water run-off into such bodies of water and promote the construction of facilities to include but not limited to shallow water littoral shelves around the edges of all water bodies, grassy swales, wetlands filtration, and ex-filtration trenches, consistent with the Best Management Practices of the South Florida Water Management District (SFWMD).~~

Policy 5.1.2.5: ~~The City shall~~ Explore opportunities ~~to~~, for developments adjacent to the City's surface waters and which contribute direct discharges into such surface waters to construct Stormwater Treatment Areas (STAs) within the City to collect, store, and treat stormwater runoff prior ~~to releasing it~~ discharging into lakes and canals.

Policy 5.1.2.6: ~~The City shall adopt standards or incentives that require/encourage~~ Incentivize new development and redevelopment to minimize impervious surfaces and utilize vegetated pervious surfaces and alternative pervious surfaces.

Policy 5.1.2.7: ~~The City shall increase water supply (through natural groundwater infiltration) by providing for~~ Maximize natural groundwater aquifer recharge by implementing certain requirements for:

a. Shared parking arrangements;
b. Pervious pavement materials ~~in the land development and zoning regulations;~~ and
c. ~~by encouraging~~ Structured parking in major commercial areas to reduce the number and expanse of surface parking lots.

Policy 5.1.2.8: Implement public awareness and education programs to reduce water consumption and promote public awareness of City and County water conservation efforts.

~~The City shall cooperate with County, regional, and state agencies to conduct water conservation programs and promote public awareness.~~

Policy 5.1.2.9: ~~The City shall amend its land development regulations to~~ Require the use of xeriscaping and Florida-Friendly Landscaping practices for all new development and redevelopment in Lauderdale Lakes.

Policy 5.1.2.10: Unify the City's water conservation efforts into a Low Impact Development Ordinance to promote water reuse and reduce potable water demand and which establishes the following aims pertaining to water conservation, supply, and reuse:

1. Result in the development of new buildings or conversion of existing buildings that are substantially more water efficient than conventional buildings or which employ systems that reuse water.
2. Develop a meaningful system of incentives that developers can use to offset additional costs of constructing green buildings.
3. Encourage the development of buildings certified by green building organizations such as LEED the US Green Building Council (USGBC).
4. Recommend changes to the land development and zoning regulations to remove existing obstacles that work to discourage green building.

OBJECTIVE 5.1.3: ~~To~~ Conserve energy and where feasible, produce energy supply locally with clean, renewable resources.

~~**Monitoring and Evaluation:**~~

~~**• By 2012, implement the Low Impact Development program.**~~

~~**• By 2012, implement the Tree Inventory and Planting program.**~~

Policy 5.1.3.1: ~~The City shall adopt standards in its land development regulations that require the use of~~ Provide financial incentives for the transition to, ~~widely available~~ energy saving products and high-efficiency appliances. ~~such as compact fluorescent light bulbs, double-pane windows, and Energy Star certified appliances~~.

Policy 5.1.3.2: ~~The City shall~~ Encourage~~, in certain circumstances,~~ the reuse of existing buildings ~~as opposed to the demolition and construction of new buildings, as building construction alone can be a very energy intensive activity~~ to limit the strain on resources.

Policy 5.1.3.3: ~~The City shall explore the feasibility of equipping~~ Implement regulations which incentivize the use of roof-top photovoltaic solar panels on City-owned and private developments ~~buildings with solar panels or other devices that~~ to produce a clean, renewable supply of energy to increase energy efficiency within the City.

Policy 5.1.3.4: ~~The~~ Create a Low Impact Development program in the form of a Low Impact Development Ordinance that ~~shall include~~ establishes the following targets pertaining to energy conservation and supply:

1. Result in the development of new buildings or conversion of existing buildings that are substantially more energy efficient than conventional buildings or which employ systems that generate their own power through clean, renewable energy sources.
2. Develop a meaningful system of incentives that developers can use to offset additional costs of constructing green buildings.
3. Encourage the development of buildings certified by green building organizations such as the US Green Building Council (USGBC).
4. Recommend changes to the land development and zoning regulations to remove existing obstacles that work to discourage green building.

6. RECREATION AND OPEN SPACE ELEMENT

Purpose

The purpose of the Recreation and Open Space Element is to indicate a comprehensive system of public and private sites for recreation. As required by section 163.3177(6)(e), Florida Statutes, the Recreation and Open Space Element endeavors to provide residents and visitors in all areas access to parks and recreation facilities. Such facilities should provide a high quality of life for residents and are important to the health and wellbeing of a community. This element provides an inventory and acceptable level of service for both the existing public, and private parks and recreation facilities located within the City of Lauderdale Lakes.

GOAL 6.1: Ensure the provision of adequate parks, recreational facilities, and open space that meet the recreational and leisure time needs and interests of all current and future ~~Lauderdale Lakes'~~ City residents.

OBJECTIVE 6.1.1: Continue to maintain a diverse system of parks, recreation, and open space facilities throughout the City that adequately and efficiently provides recreation opportunities at the adopted level of service (LOS) standard for both existing and future populations.

~~**Monitoring and Evaluation:**~~

~~**-The provision of parks, recreation, and open space at the adopted LOS.**~~

~~**-Annual update of the public and private recreation facilities inventory.**~~

~~**-Require all development and redevelopment to provide adequate recreation facilities to maintain the adopted LOS.**~~

~~**-The annual update of the Parks and Human Services Department five-year capital improvements program.**~~

Policy 6.1.1.1: ~~Continue to~~ Utilize the minimum LOS standard of three acres of parks and recreation acreage per 1,000 City residents ~~persons of recreation facilities and open space~~.

Policy 6.1.1.2: ~~Comply with any~~ Ensure consistency with recommendations and/or rulings by Broward County concerning recreation and open space re-evaluations and calculations.

Policy 6.1.1.3: ~~The City of Lauderdale Lakes, in concert with Broward County, shall~~ Periodically re-evaluate the methodology for qualifying and quantifying recreation and open space in an urban environment.

Policy 6.1.1.4: ~~The Parks and Human Services Department shall continue to~~ Maintain an inventory of all public and private recreational lands and facilities.

Policy 6.1.1.5: Coordinate with ~~the~~ appropriate external agencies~~, including~~ and the Broward County School Board, to pursue the co-location of parks, schools, and other public facilities where appropriate for use and access.

Policy 6.1.1.6: ~~Continue with~~ Maintain existing, and ~~consider~~ evaluate new opportunities for, contracts, agreements, and leases with applicable agencies and organizations, including the

Broward County School Board and the South Florida Water Management District, for joint use of public parks, recreation, and open space facilities.

Policy 6.1.1.7: Annually update the Parks and Recreation strategic plan initiatives to determine detailed future and current facility and/or equipment needs.

Policy 6.1.1.8: ~~Maintain~~ Prioritize opportunities in the ~~a~~ five-year Capital Improvements Program and annual capital budget for the development, acquisition, and maintenance of parks and recreational facilities and programs.

OBJECTIVE 6.1.2: ~~The Parks and Human Services Department will~~ Maintain a high level of management efficiency, cost effectiveness and community participation ~~to ensure parks and~~ in the City's parks and recreational facilities through ensuring such facilities are sufficiently ~~are appropriately~~ funded, staffed, and equipped.

Policy 6.1.2.1: Maintain a staff of qualified maintenance personnel on a continuous basis, to the greatest extent feasible.

~~Monitoring and Evaluation:~~

~~- The funds appropriated for the Parks and Human Services Department within the City budget.~~

~~- Review the annual customer survey results.~~

Policy 6.1.2.2: Apply for appropriate Federal and State grants to aid in park and open space land acquisition and development.

Policy 6.1.2.3: Promote ongoing programs and special events, including those for youth and seniors, to gain maximum use of the City of Lauderdale Lakes' facilities.

Policy 6.1.2.4: Develop and distribute an annual comprehensive customer survey ~~as a means~~ to evaluate satisfaction level of all parks and recreation services~~. The City of Lauderdale Lakes shall use these results as a means to~~ and identify areas of improvement for the services and facilities provided by the Parks and Human Services Department.

OBJECTIVE 6.1.3: ~~Continue to~~ Coordinate the allocation of public and private resources to meet recreational facilities and open space demands.

~~Monitoring and Evaluation:~~

~~- The number of recreation facilities provided by private development and redevelopment.~~

~~- The amount of land acquired and/or developed as a result of in lieu of payments for development and redevelopment.~~

Policy 6.1.3.1: ~~Continue to~~ Require ~~a developer~~ proposed developments that fail to demonstrate no adverse impacts to the City's provision of existing parks and recreational facilities LOS to provide lands, funds, or a combination thereof to meet the park, open space, and recreational needs created by the additional residential demand of the proposed development.

Policy 6.1.3.2: ~~In order to provide for the requirements of Policy 1.3.1, the City of Lauderdale Lakes shall require a developer,~~ Proposed developments required to allocate resources to aid in maintaining the City's adopted LOS standards must, at the discretion of the City, ~~to~~ either:

1. Dedicate land of suitable size, dimension, topography, soil conditions, and general character to serve as public parks, which will meet local level park needs created by the development; or
2. Agree to deposit in the City's park impact fee fund an amount of money equal to the fair market value of the land otherwise to be dedicated for the purpose of land purchase and/or development or redevelopment of existing facilities to meet increased need.

Policy 6.1.3.3: Collaborate with Broward County to develop a framework of creditable urban recreation and open spaces such as green roofs, community gardens, small ecological parks and other forms of urban green space with access by the general public that will need to be utilized as Broward County urbanizes.

Policy 6.1.3.4: ~~Study~~ Evaluate the ~~feasibility~~ impacts and public satisfaction of ~~allowing~~ permitting private open space dedications with continued private maintenance in lieu of the public dedication of land or funds.

Policy 6.1.3.5: Ensure that no proposed development ~~be approved~~ is granted an approved development order unless it is determined that adequate park land area is available or will be available prior to the granting of a certificate of occupancy.

Policy 6.1.3.6: Continue to require ~~the~~ private ~~sector~~ developments to provide active and passive recreation and open space within residential developments in accordance with City of Lauderdale Lakes Land Development Regulations.

Policy 6.1.3.7: Continue to promote public awareness of parks and recreation programs and activities through the distribution of public information highlighting park programs and facilities.

Policy 6.1.3.8: Develop and distribute brochures, and special event flyers to citizens, and utilize local news media to promote recreational programs.

GOAL 6.2: Provide for high quality and diverse programming that supports healthy lifestyles and cultural interests of the community and future residents for people of all abilities.

OBJECTIVE 6.2.1: ~~Establish a~~ Maintain the adopted City of Lauderdale Lakes 2021 Parks and Recreation Master Plan as a living document which identifies the needs of the community to include facilities and recreation programs.

Policy 6.2.1.1: Identify opportunities for additional parks and open space to support a healthier lifestyle for community members of all ages, by encouraging exercise and time spent outside.

Policy 6.2.1.2: Partner with the Community Redevelopment Agency (CRA) to identify areas that are suitable for park development within the CRA boundaries.

Policy 6.2.1.3: Provide equitable access to parks to ensure that the community has a safe and convenient medium to pursue an active lifestyle.

Policy 6.2.1.4: Continue to maintain and retrofit existing and future recreational ~~sites and~~ facilities so that they are accessible to the elderly and the disabled, consistent with the American with Disabilities Act (ADA). ~~New sites and facilities shall also be designed consistent with the ADA~~.

OBJECTIVE 6.2.2: Maintain a high standard of aesthetic quality for current and future recreational facilities~~,~~ and continue to improve the appearance and function of municipal recreation areas, facilities, and public open spaces.

~~**Monitoring and Evaluation:**~~

~~**- Annually update the City's inventory of recreational facilities to indicate the accessibility of those facilities as consistent with the American with Disabilities Act.**~~

Policy 6.2.2.1: Regularly maintain the appearance of parks, recreation, and open space facilities, including renovating facilities, upgrading equipment and purchasing vehicles.

Policy 6.2.2.2: Develop new park and recreation facilities, both indoors and outdoors, as well as improve and/or retrofit its existing park and recreation facilities, utilizing proactive conservation efforts including water and energy conservation techniques, such as native landscaping, energy efficient lighting and recycled materials.

Policy 6.2.2.3: Identify strategic partnership opportunities to improve the City of Lauderdale Lakes' native tree canopy.

Policy 6.2.2.4: Accept alternate locations, such as Cypress Preserve Park, for planting of a portion of required trees upon new development or redevelopment, or contribution to the park impact fee fund as mitigation.

OBJECTIVE 6.2.3 Continue to enhance the ~~amount~~ quantity and quality of recreational and open space areas and opportunities to provide for the existing and future needs of the community.

~~**Monitoring and Evaluation:**~~

~~**-Continually monitor the appearance of municipal facilities and quality of municipal programs and prioritize deficiencies in the five-year capital improvements program.**~~

Policy 6.2.3.1: Pursue additional land areas for Recreation and Open Space uses, through either acquisition, redevelopment, lease arrangement, or acceptance of dedication.

Policy 6.2.3.2: ~~Enforce through Codes and Ordinances that~~ Require proposed developments to provide for, or pay ~~its fair share~~ a proportional burden of the cost of providing for the recreational needs of the Lauderdale Lakes residents through the development review process.

Policy 6.2.3.3: ~~Continue to~~ Maintain a system of collecting recreational program fees through facility rentals, athletic programs, and special events to generate revenue stream. ~~The fees will be reviewed annually to ensure they are comparable with neighboring recreation centers providing similar services.~~

Policy 6.2.3.4: Review the system of recreational program fees annually to ensure they are concurrent with neighboring recreation centers providing similar services.

Policy 6.2.3.5: Develop and encourage community programs that facilitate art and cultural activities for all ages.

Policy 6.2.3.6: Evaluate senior and youth programs to increase the average attendance rates, and City sanctioned events to compliment the strong community culture.

Policy 6.2.3.7: Develop and implement a full range of recreation programs, activities and events including but not limited to youth and adult sport leagues, aquatic programs, cultural events, and passive and active opportunities that promote the overall health and wellness benefits of physical activity.

Policy 6.2.3.8: Enhance and promote aquatic programs to increase the number of individuals within the City of Lauderdale Lakes that are able to swim, to provide ~~for~~ an overall safer recreation experience.

Policy 6.2.3.9: Regularly review current trends related to parks and recreation to adapt plans and investments that evolve with the changing needs and desires of the community.

Policy 6.2.3.10: Incorporate the diverse cultural and demographic needs of the community in park and recreational facility design and prioritize public involvement in parks and recreation planning.

Policy 6.2.3.11: Encourage open space in the form of small active and passive parks and squares in close proximity to mixed-use residential areas.

Policy 6.2.3.12: Enhance community interactions and engagement by providing rental spaces and facilities to residents at an affordable rate.

Policy 6.2.3.13: Prioritize the expansion and improvement of Vincent Torres Memorial Park, as identified in the Vincent Torres Master Plan.

OBJECTIVE 6.2.3: Connect parks and recreational facilities to foster pedestrian activity and support safe routes to schools.

Policy 6.2.3.1: Continue to explore the feasibility of bikeways, pathways, internal connections, and walkable streets that lead to and around park and recreation facilities within the City of Lauderdale Lakes to provide a connected park system.

Policy 6.2.3.2: Partner with the Broward MPO to establish a pedestrian and bicycle pathways plan for the City of Lauderdale Lakes, with connections to established pathways in the region.

Policy 6.2.3.3: Encourage the development of urban open spaces, such as plazas, waterfronts, and linear corridors in locations that enhance connections to park and recreational facilities.

Policy 6.2.3.4: Continue to develop areas along the C-13 Canal Greenway system that support the interconnectivity among and between recreational areas, school facilities, and City of Lauderdale Lakes administrative buildings as a means of improving access.

Policy 6.2.3.5: Partner with the Broward MPO and school district to improve the safety on the routes and pathways children walk or bike to school.

Policy 6.2.3.6: ~~Encourage~~ Work cooperatively with the Broward County MPO to ~~prioritize~~ facilitate the completion of the Middle River Trail.

7. INTERGOVERNMENTAL COORDINATION ELEMENT

Purpose

The purpose of the Intergovernmental Coordination Element is to coordinate relationships and to establish the principles and guidelines to be used for joint planning initiatives and coordination with adjacent local governments and other external governmental and quasi-governmental agencies. As required by section 163.3177(6)(h), Florida Statutes, the Intergovernmental Coordination Element endeavors to ensure that opportunities for joint planning are identified and coordinated, potential disputes are resolved, and interlocal agreements are implemented into the City's planning processes.

GOAL 7.1: ~~The City of Lauderdale Lakes shall take the necessary actions to~~ Establish and maintain intergovernmental relationships ~~designed to~~ that improve communication and coordination with ~~public and private entities~~ external agencies involved in development, redevelopment, economic development activities, resource conservation, transportation infrastructure, and growth management.

OBJECTIVE 7.1.1: ~~The City shall~~ Continue City participation in, and improve upon coordination activities with ~~federal, state, regional and county~~ external governmental and quasi-governmental agencies with planning and associated duties affecting the City, with units of government providing services but not having regulatory authority, that affect the City's land use and other applicable areas, and with the comprehensive plans of adjacent municipalities, Broward County, and other ~~appropriate state, regional, and local~~ external agencies.

~~**Monitoring and Evaluation:**~~

~~**• Maintain a list of coordination mechanisms and interlocal agreements with agencies, both public and private, and other units of local government the City shares common interests with, or that provides services to and/or receives services from the City.**~~

~~**• Attendance and participation of City staff at appropriate meetings and workshops.**~~

Policy 7.1.1.1: ~~The City shall~~ Ensure that an active and effective program of monitoring and communication is maintained with adjacent ~~area~~ local governments, Federal, State, regional, County, and ~~other local governments and~~ applicable external agencies~~, including both public and private~~.

Policy 7.1.1.2: ~~The City shall~~ Participate in ~~federal, state, regional and local~~ planning workshops, meetings, public hearings, ~~and the like~~ and other coordination opportunities that ~~relating~~ relate to topics affecting the City.

Policy 7.1.1.3: ~~In an effort to further intergovernmental coordination, the City shall continue to~~ Participate in coordination initiatives with appropriate external agencies and provide effective coordination through interlocal agreements, joint planning and service agreements, special legislation and joint meetings or work groups.

Policy 7.1.1.4: ~~Special coordination emphasis shall be placed on~~ Prioritize maintaining effective lines of communication with ~~county, regional and state~~ external agencies charged with setting levels of service and/or permitting requirements, and initiating maintenance and capital improvement projects for public facilities located in and around the City.

Policy 7.1.1.5: ~~When appropriate, the City shall~~ Utilize the mediation procedures established by the South Florida Regional Planning Council (SFRPC) to resolve applicable intergovernmental disputes.

Policy 7.1.1.6: ~~When appropriate, the City shall~~ Utilize the mediation procedures established by the South Florida Regional Planning Council (SFRPC) to resolve applicable intergovernmental disputes.

Policy 7.1.1.7: ~~The City shall~~ Coordinate with ~~appropriate county, state, and federal~~ external agencies to ensure that Lauderdale Lakes receives ~~its fair~~ a share of revenue sharing allocations, and facilities and services improvements that are most closely based on the City's revenue needs proportional to other local governments.

Policy 7.1.1.8: ~~The City shall continue to~~ Coordinate with Broward County, ~~the~~ state, and other appropriate external agencies regarding hurricane and natural disaster relief, to ensure the City receives necessary aid.

Policy 7.1.1.9: ~~The City shall continue to~~ Maintain a joint planning interlocal agreement to coordinate with the Broward County School Board (School Board) ~~to~~ and ensure the ~~continuance of existing shared/joint use agreements of~~ continued shared maintenance and use of public school recreation facilities.

Policy 7.1.1.10: ~~The City shall continue to coordinate~~ Maintain coordination with ~~the~~ South Florida Water Management District (SFWMD) to ensure the continuance of existing shared/joint use agreements of public recreation facilities.

Policy 7.1.1.11: ~~The City shall coordinate~~ Maintain coordination with ~~the~~ Broward County, ~~the~~ School Board, SFWMD, and other appropriate external agencies to identify opportunities for additional shared/joint use agreements and collocation opportunities.

Policy 7.1.1.12: ~~The City shall coordinate~~ Maintain coordination and interlocal agreement with Broward County regarding alternative methods to achieve parks and recreation level of service standards.

Policy 7.1.1.13: ~~The City shall~~ Expand ~~its~~ coordination efforts with the Federal Emergency Management Agency (FEMA) to participate in the Community Rating System (CRS) program to increase community awareness in relation to flood losses and insurance costs.

Policy 7.1.1.14: ~~The City shall coordinate~~ Maintain coordination and partner with the Lauderdale Lakes Business Chamber, Broward County Office of Economic Development, the Broward Alliance, the SFRPC, and other interested parties in efforts to promote economic development activity within Lauderdale Lakes.

Policy 7.1.1.15: ~~The City shall expand its~~ Maintain and expand coordination efforts with appropriate external public agencies and private entities to develop and implement the City's various programs, including but not limited to the following programs:

a. Low Impact Development;
b. Community Bus Service;
c. Tree Inventory and Planting; and
d. Urban Design Guidelines.

OBJECTIVE 7.1.2: ~~**The City shall**~~ **Monitor and review plans and activities of adjacent local governments, Broward County, the SFRPC, the SFWMD, the Broward County School Board, as well as other relevant entities as they are made available.**

~~**Monitoring and Evaluation:**~~

~~**• City participation and review of plans and/or projects developed by the County, public and private agencies, special districts and adjacent local governments, when impacting the City.**~~

~~**• Timely transmittal of City's plans and/or projects to the County, public and private agencies, special districts, and adjacent local governments for their review and comments to ensure consistency and avoid conflict.**~~

Policy 7.1.2.1: Engage in the review process of comprehensive plan and land development regulation amendments posed by adjacent and regional local governments that impact the City, and submit comments and/or objections when necessary to ensure concurrency and consistency with the City's goals, objectives, and policies.

~~The City shall engage established coordinating mechanisms to monitor, review, comment upon, and the like to provide the City's position on the plans and actions of adjacent local governments, Broward County, the SFRPC, and other various public and private entities.~~

Policy 7.1.2.2: ~~To facilitate and expedite the plan or project review process, the City shall consider designating~~ Designate specific City personnel to act as liaisons with various external government agencies and/or private entities, including but not limited to adjacent local governments, Broward County, the SFRPC, the SFWMD, and the School Board.

Policy 7.1.2.3: When the City and an ~~another agency, such as a county, regional, state, or federal~~ external agency both have planned improvements and/or projects within the same area of the City, the City shall ~~the City shall~~ make ~~a~~ reasonable ~~attempt~~ accommodations to coordinate said improvements and/or projects to coincide within the same timeframe.

OBJECTIVE 7.1.3 ~~**Continue to**~~ **Utilize existing coordination mechanisms between the City, Broward County, the state, regional, and other appropriate agencies, to review and comment on proposed level of service standards for any public infrastructure that would impact the operations of Lauderdale Lakes.**

~~**Monitoring and Evaluation:**~~

~~**• Annual review of level of service standards for public infrastructure impacting the City.**~~

Policy 7.1.3.1: ~~The City shall continue to coordinate~~ Maintain coordination with Broward County Water and Wastewater Services and the SFWMD to periodically update the Lower East Coast (LEC) regional water supply plan, associated water supply facilities work plans, and the City's Comprehensive Plan.

Policy 7.1.3.2: Within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan Update, the City's Water Supply Facilities Work Plan shall be updated.

Policy 7.1.3.3: ~~In order to evaluate and coordinate level of service standards, the City shall periodically~~ Engage in regular periodic review the standards of service providers and share

information with these service providers to ensure that the needs of the City are being met.

Policy 7.1.3.4: ~~When other public or private entities are providing a public facility or service within the City for roads, water, sewer, drainage, schools, parks or solid waste, the City will~~ Provide service demand projections, population projections, and other information needed to coordinate with the applicable entity.

Policy 7.1.3.5: ~~The City should~~ Actively pursue public and private grant opportunities that will enhance City services and facilities.

Policy 7.1.3.6: ~~The City shall~~ Designate a city official to join the Broward Water Resources Task Force in an effort to identify potential environmentally, economically, and technically feasible strategies to address future water needs.

Policy 7.1.3.7: ~~The City shall continue to~~ Provide water conservation information through the City website and printed materials, and coordinate water conservation practices with the City's water supplier as needed to ensure future water demands are met.

Policy 7.1.3.8: ~~On an annual basis, the City shall consider participating~~ Participate in the South Florida Water Management District's Water Savings Incentive Program (WaterSIP) to help reduce potable water ~~usage~~ consumption in the City.

OBJECTIVE 7.1.4: ~~To~~ Strengthen the mobility, including the safety of commuters and pedestrians, within the City and to adjacent areas, Lauderdale Lakes shall coordinate with government agencies that provide transit and transportation services and facilities within the City.

~~**Monitoring and Evaluation:**~~

~~**• City participation in regional transportation planning activities.**~~

Policy 7.1.4.1: ~~The City shall~~ Work cooperatively with the Florida Department of Transportation (FDOT), the Broward County Metropolitan Planning Organization (MPO), and Broward County to promote multi-modal transportation plans and programs to adequately provide future capacity for the City.

Policy 7.1.4.2: ~~The City shall~~ Support Broward County's efforts to improve existing transit systems, including expanded routes and increased frequency of service.

Policy 7.1.4.3: ~~The City shall~~ Participate in pedestrian, greenway, blueway, and bicycle planning programs of Broward County and other appropriate agencies.

Policy 7.1.4.4: ~~Lauderdale Lakes shall~~ Coordinate in joint planning initiatives with FDOT, Broward County and other appropriate agencies to implement the applicable streetscape portions of the City's Tree Inventory and Plantingscape program.

Policy 7.1.4.5: ~~Lauderdale Lakes shall continue to coordinate~~ Maintain coordination with Broward County Transit regarding the City's community bus service.

OBJECTIVE 7.1.5: ~~The City of Lauderdale Lakes, in conjunction with Broward County, Broward County municipalities, and the Broward County School Board, will follow~~ Adhere to the processes and procedures established in the adopted Amended Interlocal Agreement for Public School

Facility Planning (ILA) for coordination and collaborative planning and decision making of land uses, public school facilities siting, population projections, location and extension of public facilities subject to concurrency, and siting of facilities with a countywide significance.

~~**Monitoring and Evaluation:**~~

~~**• Adopt standards in the City's Land Development Code for reviewing the availability of land for public schools consistent with State and County laws.**~~

~~**• Attendance to pertinent municipal and county meetings to ensure implementation of school concurrency.**~~

~~**• Regular attendance to School Board meetings, including the Superintendent's Site Review Committee meetings, the Oversight Committee and Staff Working Group meetings to ensure compatibility with land uses, future school sites, and implementation of school concurrency.**~~

Policy 7.1.5.1: ~~The City shall coordinate~~ Maintain coordination with the School Board, Broward County and municipalities within Broward County to maintain the adopted level of service standards for public school facilities and any amendments affecting public school concurrency.

Policy 7.1.5.2: ~~The City shall~~ Coordinate ~~their~~ planning and permitting processes with Broward County, Broward County municipalities, and the Broward County School Board consistent with the processes and procedures established within the ILA as follows:

1. Review and update of the annual District Educational Facilities Plan (DEFP) containing the financially feasible schedule of capital improvements for school facilities needed to achieve and maintain the adopted level of service standards in all concurrency service areas (CSAs).
2. Coordinate County and City land use planning and permitting processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration of existing and planned school facilities and the surrounding land uses.
3. Coordinate the preparation of County and City projections for future development with the School Board's school enrollment projections to ensure consistency between the County and City future land use maps and the long term school planning process.
4. Coordinate with the School Board through the Staff Working Group and Oversight Committee regarding the preparation of County and City
5. annual comprehensive plan updates and the School Board's annual update of the DEFP to ensure consistency between the plans.
6. Coordinate with the School Board on the planning, siting, land acquisition, permitting and development of new school facilities to ensure the availability of public facilities, services and grounds, especially for purposes of exploring collocation opportunities.
7. Revise County and City land development codes and School Board policies to establish a county-wide public school concurrency system.

Policy 7.1.5.3: ~~Lauderdale Lakes shall continue to coordinate~~ Maintain adherence to the Amended Interlocal Agreement for Public School Facility Planning and coordinate with ~~with~~ the Broward County School Board to ~~implement the Amended Interlocal Agreement for Public School Facility Planning in Broward County between the City and the School Board. The agreement~~ address~~es~~ the following issues:

1. Joint meetings on a semi-annual basis between the City and the School Board to discuss issues and formulate recommendations regarding public education in the School District;
2. Student enrollment and population projections;
3. Coordination and sharing of information;
4. Periodic review of the Educational Facilities Impact Fee Ordinance to ensure that the full eligible capital costs associated with the development of public school capacity are identified when updating the impact fee structure;
5. Annual reporting by the City to the School Board of growth and development trends in the City;
6. Traffic circulation in and around school sites;
7. Supporting infrastructure;
8. Public education facilities site plan review;
9. Local Planning Agency, Comprehensive Plan amendments, rezonings, and development approvals;
10. Co-location and shared use;
11. Dispute resolution;
12. Oversight process; and
13. School site selection, significant renovations, and potential school closures.

8. ECONOMIC DEVELOPMENT ELEMENT

Purpose

The purpose of the Economic Development Element is to provide a framework for the analysis, planning, and community redevelopment efforts which facilitate the necessary sustainable and resilient economic foundations of the City of Lauderdale Lakes. Though not an element of the City Comprehensive Plan required by Florida Statutes, the Economic Development Element serves as an integral part of the comprehensive planning process in the City. The relevant and appropriate data and analysis of this element serves to ensure the City meets its market demands over the 10-year and 20-year planning periods.

GOAL 8.1: ~~**The City of Lauderdale Lakes shall**~~ **Strive to create a diversified economic environment that will sustain existing businesses, attract new businesses, increase the economic tax base of the City, and improve the quality of life for its residents.**

OBJECTIVE 8.1.1: ~~**To**~~ **Retain and expand existing businesses through the development of technical assistance programs and through the provision of business retention incentives.**

Policy 8.1.1.1: Promote business retention through individual consideration of the use of programs including but not limited to business and/or investment tax breaks.

Policy 8.1.1.2: Demonstrate support for existing local businesses by continuing to provide the appropriate professional level staff and municipal leadership, such as the City's designated Economic Development Officer.

Policy 8.1.1.3: Continue to provide programmatic incentives and services to businesses through programs such as the Business Development Training Program and others created by the City's Economic Development Division.

Policy 8.1.1.4: ~~By December 2011 the City will collaborate with the CRA to develop a "one stop shop"~~ Maintain an up-to-date online Community Redevelopment Agency (CRA) resource portal ~~via the internet~~ that identifies local, State and Federal funding sources that may provide grant assistance to existing businesses.

Policy 8.1.1.5: ~~The City shall~~ Continue to conduct and foster networking opportunities for businesses.

Policy 8.1.1.6: Seek funding, in collaboration with the Community Redevelopment Agency (CRA), to ~~create a commercial façade~~ maintain programs ~~to~~ that ~~improve~~ implement a high level of standards for the aesthetics of existing businesses ~~by December 2010~~ and future developments and redevelopments.

Policy 8.1.1.7: ~~The City shall~~ Coordinate ~~its efforts~~ with business redevelopment agencies to strengthen local businesses' opportunities to implement the various programs and strategies outlined in this Element.

Policy 8.1.1.8: Engage in coordination with public and private programs to ensure City residents' most basic needs are met, such as nourishing food, clean water, and safe and sanitary shelter.

Policy 8.1.1.9: Establish and maintain City programs that implement opportunities for providing shelter, counseling, workforce development, and other necessary services to individuals experiencing homelessness and poverty.

Policy 8.1.1.10: Implement programming that endeavors to eliminate homelessness and poverty in the City while also establishing the responsibility of preventing homelessness and poverty as a shared responsibility of the community.

OBJECTIVE 8.1.2: ~~**To**~~ **Recruit businesses and industries that will stimulate strong economic growth and provide employment for the City's residents, including youth.**

~~**Monitoring and Evaluation:**~~

~~**• Complete Economic Positioning Strategy by January 2011.**~~

~~**• Recruit at least one net new business to the City annually.**~~

~~**• Annually identify the number of partnerships established between the City and other public or private sector agencies throughout the region, and evaluate any joint ventures undertaken.**~~

Policy 8.1.2.1: ~~The City should complete an~~ Develop an Economic Positioning Strategy master planning document that ~~identifying~~ identifies market trends and specific market niches unique to Lauderdale Lakes, and which is updated concurrently with the City budget plan and 5-Year Capital Improvements Schedule. ~~by January 2011. The City should periodically update this strategy to align with changing market conditions~~.

Policy 8.1.2.2: Utilize the information contained in the City's economic development and market studies to identify opportunity gaps for products and services and target business development needs. ~~The Economic Development Officer shall seek to use the data to target and attract specific retail businesses.~~

Policy 8.1.2.3: Partner with the CRA, Lauderdale Lakes Chamber of Commerce, Broward County Office of Economic Development, the Broward Alliance, the South Florida Regional Planning Council, and other interested parties in efforts to identify industries that will provide a range of employment opportunities.

Policy 8.1.2.4: ~~The City should seek to attract key~~ Focus business development efforts to grow niche market retailers ~~to~~ and create a cluster of businesses producing ~~similar~~ varied goods and services that serve the needs of City residents and visitors.

Policy 8.1.2.5: ~~The City should seek to attract~~ Endeavor to increase the level of disposable income available to City residents and frequency of visitors ~~consumers to the area~~ by utilizing urban design standards contained in the City of Lauderdale Lakes Citizens Master Plan and the adopted Community Redevelopment Plan to capture passer-by traffic, encouraging them to purchase goods and utilize services in the City.

Policy 8.1.2.6: ~~The City should seek to~~ Reduce regulatory barriers and inefficiency ~~to~~ in the business relocation process and maintain an efficient, timely, and customer-friendly permit process.

Policy 8.1.2.7: Encourage joint ventures by promoting and developing public and private sector businesses partnerships.

Policy 8.1.2.8: Implement a walkable, bikeable, safe, 18-hour community that caters to City residents' needs and attracts businesses and customers to the City commercial areas.

Policy 8.1.2.9: ~~Establish a~~ Maintain a Business Assistance program that consists of financial and technical assistance for local and out of city businesses interested in locating in the CRA.

OBJECTIVE 8.1.3: ~~**The City shall D**~~**evelop a comprehensive branding and marketing strategy to highlight the City's diversity, economic advantages and attract business and consumers to the City.**

~~**Monitoring and Evaluation:**~~

~~**• Host at least three cultural events annually.**~~

Policy 8.1.3.1: ~~The City should continue to~~ Market the Town Center and promote a mix of business and residential uses, and encourage residents to frequent the area, making it a livable, workable and enjoyable environment.

Policy 8.1.3.2: ~~The City shall~~ Install and maintain appropriate signage and way finding markers as part of the City's marketing initiative.

Policy 8.1.3.3: Promote and sustain the City's current cultural environment by sponsoring events highlighting the local culture and partnering with neighboring communities to host such events.

Policy 8.1.3.4: ~~The City should seek~~ Endeavor to increase the quality and quantity of events within the City's urban center by developing events such as Cultural Festivals, Jazz in the Park, Youth Art Festivals, Antique Trade Fairs, etc. to increase the frequency of "in-town" consumers and bolster the marketability of the City.

Policy 8.1.3.5: ~~The City should~~ Work with existing merchants and retailers to generate strategies to strengthen the diversified Caribbean goods and services niche market.

Policy 8.1.3.6: ~~The City should~~ Retain the services of ~~a professional/marketing branding firm~~ a professional consulting firm to aid in engaging in economic analysis to identify ~~a new city motto~~ and develop new strategies to better market the City ~~by December 2010~~.

Policy 8.1.3.7: Identify and strategically apply for opportunities for workforce development and workforce infrastructure projects which coincide with the goals of local, state, and federal grants.

OBJECTIVE 8.1.4: ~~**The City shall M**~~**aintain the unique and positive character of the neighborhoods while enhancing the City's tax base, property values and quality of life in the redevelopment process.**

~~**Monitoring and Evaluation:**~~

~~**• Creation of a residential enhancement program by December 2011.**~~

Policy 8.1.4.1: ~~In conjunction with the Housing Element, the City should create~~ Maintain a residential enhancement program to ~~accomplish~~ incentivize citywide residential improvement and ~~communicate~~ educate homeowners about the benefits of engaging in the redevelopment process.

Policy 8.1.4.2: ~~In the redevelopment process the City should seek to~~ Endeavor to create ~~not only~~ an atmosphere for businesses ~~but also~~ that encourages ~~for~~ young professionals by including activities for young professionals, such as after work networking socials and professional development events.

Policy 8.1.4.3: ~~The City and the Community Redevelopment Agency will continue to~~ Encourage residents to participate in the City's various redevelopment and economic revitalization processes through public engagement with the Community Redevelopment Agency and public workforce development workshops.

Policy 8.1.4.4: ~~The City shall~~ Promote federal commuter tax incentives that are available to local employers who provide public transit assistance to employees through services such as van pools, ride share, or free bus passes. ~~Federal law allows employers to deduct the cost of providing transit assistance as a business expense. The City should primarily market these tax incentives to employers within the City's CRA area.~~

Policy 8.1.4.5: ~~The City should~~ Provide technical assistance to businesses owners displaced because of redevelopment initiatives in accordance with the CRA's relocation policy and the Federal Uniform Relocation Assistance Act.

OBJECTIVE 8.1.5: ~~To establish~~ Implement Future Land Use ~~land use~~ designations and development regulations ~~aimed~~ that ~~at facilitating~~ facilitate the City's future development and redevelopment goals ~~of the City~~.

~~**Monitoring and Evaluation:**~~

~~**• By June 2012 update future land use plan and land development regulations using principles of new urbanism and form based codes.**~~

Policy 8.1.5.1: ~~The City will~~ Encourage ~~a mix of uses~~ mixed-use developments within the redevelopment area, providing for a variety of retail, office, commercial and residential uses to stimulate vibrant redevelopment projects in the City.

Policy 8.1.5.2: ~~The City should create a~~ Maintain a ~~vacant parcel~~ database of vacant parcels and parcels that are targets for redevelopment to identify~~ing parcels of various sizes to~~ opportunities that suit a range of business types and sizes and also to support larger industries, aiding in the development of a niche market.

Policy 8.1.5.3: ~~To create land use designations and zoning regulations~~ Ensure that the location, organization, and regulation of Future Land Use designations and zoning districts ~~that~~ encourage, attract~~ion,~~ and ~~expansion~~ support expansion of businesses while supporting quality redevelopment in the City.

Policy 8.1.5.4: Endeavor to increase the accessibility and availability of information intended to be publicly available in an intuitive online format, especially with regard to regulating land development, signage, property maintenance, and public resources.

Policy 8.1.5.5: ~~Create~~ Implement ~~zoning districts to implement~~ the Local Activity Center (LAC) and facilitate redevelopment within the CRA district pursuant to the objectives and policies within the Future Land Use Element of this plan.

Policy 8.1.5.6: ~~Develop~~ Provide incentives for infill redevelopment and converting vacant land and greyfields into redevelopment projects through a process of negotiation with property owners and investors.

Policy 8.1.5.7: ~~The City should continue to~~ Coordinate with the CRA to undergo parcel aggregation and land banking to further redevelopment goals of the City.

Policy 8.1.5.8: ~~The City should seek to~~ Develop and implement redevelopment incentives such as:

a. Streamlined and expedited permitting process
b. Creative land use and density bonuses

OBJECTIVE 8.1.6: ~~To make the necessary~~ Prioritize necessary infrastructure improvements ~~to~~ which facilitate planned economic development.

~~Monitoring and Evaluation:~~

~~• Adopt urban design and performance standards by December 2012.~~

Policy 8.1.6.1: ~~Encourage~~ Implement regulations which require structured parking to utilize space efficiently, and ~~ensure that~~ which reduce minimum parking requirements ~~are not prohibitive and~~ to encourage redevelopment that supports transit-oriented development.

Policy 8.1.6.2: Prepare and regularly update corridor improvement plans and guidelines for State Road 7/US 441 and Oakland Park Boulevard to address traffic circulation, parking, land use, land development regulations, landscape codes and architectural guidelines.

Policy 8.1.6.3: Seek cooperative relationship with FDOT and with the Broward County Transit Authority for access management, parking, transit and streetscaping proposals.

Policy 8.1.6.4: Provide for a range of housing options for existing and future residents and encourage the development of mixed income housing developments.

Policy 8.1.6.5: Encourage adequate childcare and adult care facilities to support the workforce population.

OBJECTIVE 8.1.7: ~~To~~ Encourage and promote workforce training to increase the skilled labor force in the City and to ensure basic and advanced educational opportunities for residents and business owners.

~~Monitoring and Evaluation:~~

~~• Establish benchmark of participants and increase number of participants enrolled in the City's workforce development programs.~~

Policy 8.1.7.1: Conduct periodic labor surveys to assess the business needs of the community to adequately target worker recruitment.

Policy 8.1.7.2: Implement programs that encourage skill development, work-life programs for public employees to encourage flexibility and programs which provide on the job training.

Policy 8.1.7.3: ~~The City should create~~ Implement youth workforce development programs by recruiting local youth and encouraging business owners to mentor and work with youth to help them develop necessary work-related skills.

Policy 8.1.7.4: ~~The City should~~ Encourage employers to assist in continuing education and workforce development by ~~encouraging~~ incentivizing employer-based assistance and education ~~incentives~~.

Policy 8.1.7.5: ~~The City should continue to~~ Develop publicly available training workshops that encourage citizens to pursue entrepreneurial endeavors by educating them about business development plans and skills.

Policy 8.1.7.6: ~~The City shall~~ Partner with local education centers to facilitate job training and workforce development programs.

Policy 8.1.7.7: Provide, to the extent possible, classroom space in City facilities for adult education and language courses.

Policy 8.1.7.8: Work with Broward County to conduct Business Continuity and Disaster Recovery Planning programs for local businesses to mitigate negative impacts from storms and other disasters.

OBJECTIVE 8.1.8: ~~The City shall seek to~~ Foster a sustainable environment through initiatives which will help to reduce overall economic costs for the City, and promote environmental conservation and responsibility.

~~Monitoring and Evaluation~~

~~• By January 2012, phase out all incandescent light bulbs in favor of energy efficient light bulbs, which aids in shelf life and overall cost savings for the City.~~

Policy 8.1.8.1: ~~The City should engender~~ Promote corporate and environmental responsibility by encouraging businesses to adopt sustainable and efficient business practices.

Policy 8.1.8.2: ~~The City should seek to~~ Reduce the energy consumption in all City buildings, therefore increasing and stabilizing the City's economic bottom line and decreasing the City's energy costs and carbon footprint.

Policy 8.1.8.3: ~~By December 2010, the City should~~ Conduct ~~a study~~ an analysis on greening strategies to determine the economic benefits and the soft and hard costs of transitioning the City's governmental offices into more sustainable buildings.

Policy 8.1.8.4: ~~The CRA should seek to~~ Implement green standards in ~~its~~ CRA redevelopment projects and utilize the standards as a marketing strategy to encourage green friendly businesses in the City.

OBJECTIVE 8.1.9: ~~The City shall~~ Pursue the advancement of wireless services and digitizing technology to produce a technologically advanced working atmosphere.

~~Monitoring and Evaluation:~~

~~• By December 2009, incorporate Internet and web training into workforce development courses~~

~~**• Complete feasibility study for providing wireless internet services citywide by December 2012.**~~

Policy 8.1.9.1: ~~Complete feasibility study for~~ Coordinate with state, local, and private broadband initiatives to ~~providing~~ build out and maintain a City-wide fiber optic network and broadband wireless internet service~~s citywide by December 2012~~.

Policy 8.1.9.2: ~~In coordination with the City's workforce development initiatives, the City should~~ Identify and develop opportunities~~,~~ to assist residents in acquiring the skills necessary to participate in a computer-based society.

9. PUBLIC SCHOOLS FACILITIES ELEMENT

Purpose

The purpose of the Public Schools Facilities Element is to build upon the interlocal joint planning efforts established in the Intergovernmental Coordination Element and adopted through the standing Amended Interlocal Agreement with Broward County Public School. The Public Schools Facilities Element is not a required element established in Florida Statutes, but is necessary to provide a specific section that specifies the coordination and joint public schools facilities efforts which are an ongoing process of the City's cooperation with Broward County.

GOAL 9.1: ~~The City of Lauderdale Lakes, in coordination with the Broward County Board of Commissioners and the School Board of Broward County shall~~ Ensure that public school facilities will be available for current and future students consistent with available financial resources and adopted level of service standards (LOS). ~~This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of adequate public school facilities and the authority of the City of Lauderdale Lakes and Broward County for development permitting and comprehensive planning.~~

OBJECTIVE 9.1.1: Ensure consistency in public facilities planning and projections with the Broward County Public Schools Five-Year District Educational Facilities Plan (DEFP) by incorporating the DEFP into the City capital improvements element and prioritizing efforts to address existing deficiencies and maintain the adopted level of service in all Concurrency Service Areas (CSAs) through year 2050 planning horizon.

~~**The School Board, pursuant to Chapters 163.3177 and 163.3180 F.S. and the Interlocal Agreement for Public School Facility Planning (ILA), shall prepare and annually update and adopt the Five-Year District Educational Facilities Plan (DEFP) which shall contain a five-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted level of service in all concurrency service areas (CSA's). The School Board shall also ensure that school facilities are planned to meet the long term planning period of the Public School Facilities Element (PSFE) of the City of Lauderdale Lakes and Broward County Comprehensive Plans.**~~

~~**Monitoring and Evaluation:**~~

~~**• Annual updates and adoption of the ILA and maintenance of adopted level of service in the CSA's pursuant to the five-year financially feasible schedule of capital improvements.**~~

Policy 9.1.1.1: Incorporate the DEFP schedule of capacity additions to existing schools into the City capital improvements projections to ensure maintained public schools facilities concurrency between the City and Broward County.

~~The DEFP shall include a financially feasible schedule of capacity additions to existing schools and construction of new schools to eliminate existing level of service deficiencies and meet the needs of projected growth for the five-year planning period. This financially feasible schedule shall be annually adopted into the City of Lauderdale Lakes and Broward County Capital Improvements Elements. This adoption may either be by reference or by restatement of the relevant portions of the adopted DEFP, but in no event shall the city or county attempt to modify the adopted DEFP.~~

Policy 9.1.1.2: Incorporate the year-by-year DEFP capacity projections needed to achieve and maintain adopted LOS standards into the City's public schools facilities joint planning efforts.

~~The DEFP shall provide year-by-year projections of the capacity needed to achieve and maintain the adopted LOS within the CSA for each school for the five-year planning period. These projections are included in the supporting documents of the PSFE.~~

Policy 9.1.1.3: Incorporate the DEFP five-year financially feasible schedule in the identification and prioritization of capital improvements projects.

~~The DEFP's five-year financially feasible schedule shall provide for the remodeling/renovation of existing schools to meet the identified needs of aging schools and replace worn facilities.~~

Policy 9.1.1.4: ~~The DEFP shall be~~ Incorporate the data, analysis, and findings of the DFEP as it is amended on an annual basis to:

1. Add a new fifth year;
2. Reflect changes in estimated capital revenues, planned capital appropriation costs, planned capital facilities projects, CSA's and school usage; and
3. Ensure the DEFP continues to be financially feasible for the five-year planning period."

Policy 9.1.1.5: ~~Annually adopted updates to the DEFP and CSA maps shall be coordinated with annual plan amendments to the CIE of the city and county comprehensive plans. The annual plan amendments shall~~ Ensure that the schedule of capital improvements within the respective elements continues to be financially feasible and the adopted LOS standards are ~~will be achieved and~~ maintained through the incorporation of the DEFP and CSA maps into the City Capital Improvements Element.

OBJECTIVE 9.1.2: ~~The City of Lauderdale Lakes shall~~ Adopt ~~a~~ the Broward County~~-wide~~ public school concurrency management system ~~as adopted by the county for implementation of public school concurrency~~ to ensure that public school facilities are available at the adopted level of service standard concurrent with the impact of proposed residential development.

~~**Monitoring and Evaluation:**~~

~~**• Record of adoption of LDR's to implement county-wide public school concurrency management system consistent with the ILA within 90 days after adoption of PSFE.**~~

Policy 9.1.2.1: ~~The City will continue to~~ Implement ~~and update when necessary~~ land development regulations that ensure all facilities will either meet the adopted level of service standards identified in the comprehensive plan elements and land development regulations, and are available concurrent with the impacts of development, or development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

Policy 9.1.2.2: ~~The CSAs shall be the~~ Annually adopt~~ed~~ school attendance boundaries for each elementary, middle and high school~~. The maps of the~~ and maintain publicly available maps detailing the CSAs ~~are maintained in the data and analysis section of the PSFE~~.

Policy 9.1.2.3: Maintain an ~~The Level of Service Standard shall be~~ LOS standard of ~~110%~~ 100 percent of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

Policy 9.1.2.4: If adequate capacity is not available in a CSA for a proposed residential development, but capacity exists in one or more contiguous CSA, the development may proceed consistent with the provisions and procedures in the ILA and county and city LDR's.

Policy 9.1.2.5: If adequate capacity is not available in a CSA or contiguous CSA for a proposed residential development, but capacity is scheduled in the DEFP to be available within 3 years after the issuance of final subdivision or site plan approval (or functional equivalent), development of the project may proceed in accordance with the provisions and procedures in the ILA and county and city LDRs.

Policy 9.1.2.6: ~~The City of Lauderdale Lakes shall not approve~~ Reject proposed ~~a~~ residential plats, ~~or~~ site plans, ~~(~~or functional equivalent~~)~~ ~~until~~ unless the Broward County School Board has reported that the school concurrency requirement has been satisfied consistent with the provisions and procedures in the ILA and county and city LDRs.

Policy 9.1.2.7: ~~The CSA's shall be~~ Establish~~ed~~ and subsequently ~~modified~~ modify the CSAs to maximize available school capacity and make efficient use of new and existing public schools in accordance with level of service standards and the permanent capacity, taking into account special considerations such as core capacity, special programs, transportation costs, geographic impediments, diversity programs, and class size reduction requirements to prevent disparate enrollment levels among schools of the same type (elementary, middle and high) and provide an equitable distribution of student enrollment district-wide.

Policy 9.1.2.8: ~~The projected student impact of a proposed residential development shall be determined~~ Determine the projected student impact of a proposed residential development using the student generation rates approved by the School Board and adopted within the city and county land development (zoning) code. ~~The student generation rates shall be reviewed and updated by the School Board at least every three years through coordination activities with the city and county.~~

Policy 9.1.2.9: Review the student generation rates provided by the Broward County School Board at least once per three years to ensure that precision and accuracy are maintained in the LOS projections.

Policy 9.1.2.10: The public school concurrency approval for residential plats ~~shall expire~~ is considered expired and null if a proposed development within ~~the~~ an approved subject plat does not commence within 5 years following the date of county commission approval.

Policy 9.1.2.11: The public school concurrency approval for residential site plans ~~shall expire~~ is considered expired and null if a proposed development within ~~the~~ an approved subject site plan does not commence within 5 years following the date of City Commission approval.

OBJECTIVE 9.1.3: ~~The School Board, pursuant to chapter 163.3180 F.S., and the ILA shall adopt~~ Develop proportionate share mitigation alternatives that provide an option for residential developments unable to meet the public school concurrency requirement necessary for the approval of concurrency

measures by the Broward County School Board. ~~Upon approval of a proportionate share mitigation alternative by the School Board and completion of necessary binding agreements, a development will be deemed to have met the public school concurrency requirement and may proceed.~~

~~**Monitoring and Evaluation:**~~

~~**• Record of binding agreements for proportionate share mitigation alternatives.**~~

Policy 9.1.3.1: A residential development's proportionate share mitigation value ~~shall be~~ is determined by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards, by the State cost per student station for each school type plus a land impact cost share. ~~Pursuant to Section 163.3180(13) (e) (2), F.S., the applicant's proportionate share mitigation obligation shall be credited toward any other impact fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.~~

Policy 9.1.3.2: Pursuant to Section 163.3180(13) (e) (2), F.S., the applicant's proportionate share mitigation obligation is credited toward any other impact fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

~~A residential development's proportionate share mitigation value shall be determined by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards, by the State cost per student station for each school type plus a land impact cost share. Pursuant to Section 163.3180(13) (e) (2), F.S., the applicant's proportionate share mitigation obligation shall be credited toward any other impact fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.~~

Policy 9.1.3.3: Proportionate share mitigation will enhance the capacity of the schools or provide for the construction of new schools serving the proposed residential development.

~~Proportionate share mitigation shall enhance the capacity of the schools or provide for the construction of new schools serving the proposed residential development. The mitigation shall equate to at least one permanent classroom, which may be funded by one or more residential developments, or other identified funding sources. Mitigation that results in the need for school site(s) shall primarily be the dedication of land. Proportionate share mitigation shall include the following options, as further defined and subject to, procedures and requirements of the ILA:~~

~~1. Purchase or dedication of needed elementary, middle or high school sites;~~

~~2. Construction of capacity improvements identified in years four (4) or five (5) of the DEFP including advancement of such improvements into the first three years of the DEFP;~~

~~3. Construction of previously unplanned schools, classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three years of the DEFP through an amendment approved by the School Board;~~

~~4. Construction of the needed capacity at one or more charter schools; and~~

~~5. Other mitigation options approved by the School Board on a case by case basis contingent upon a finding by the School Board that the option mitigates the impact of the proposed development.~~

~~Mitigation shall be assured by a legally binding agreement between the School Board, the applicant, the City of Lauderdale Lakes and Broward County (as applicable), which shall be executed prior to the issuance of final subdivision plat or site plan approval (or functional equivalent). If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in the first three years of the DEFP.~~

Policy 9.1.3.4: Mitigation equates to at least one permanent classroom, that may be funded by one or more residential developments, or other identified funding sources.

Policy 9.1.3.5: ~~Proportionate share mitigation shall enhance the capacity of the schools or provide for the construction of new schools serving the proposed residential development. The Mitigation shall equate to at least one permanent classroom, which may be funded by one or more residential developments, or other identified funding sources.~~ Mitigation that results in the need for school site(s) shall primarily be met through the dedication of land. Proportionate share mitigation shall include the following options, as further defined and subject to, procedures and requirements of the ILA:

1. Purchase or dedication of needed elementary, middle or high school sites;
2. Construction of capacity improvements identified in years four (4) or five (5) of the DEFP including advancement of such improvements into the first three years of the DEFP;
3. Construction of previously unplanned schools, classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three years of the DEFP through an amendment approved by the School Board;
4. Construction of the needed capacity at one or more charter schools; and
5. Other mitigation options approved by the School Board on a case by case basis contingent upon a finding by the School Board that the option mitigates the impact of the proposed development.

Policy 9.1.3.6: Proposed mitigation efforts ~~shall be~~ must be assured by a legally binding agreement between the Broward County School Board, the applicant, the City of Lauderdale Lakes and Broward County (as applicable), ~~which shall be~~ and executed prior to the issuance of final subdivision plat or site plan approval (or functional equivalent). ~~If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in the first three years of the DEFP.~~

Policy 9.1.3.7: If the Broward County School Board agrees to a proposed mitigation, the agreement must be committed to by placing the improvement required for mitigation in the first three years of the DEFP.

OBJECTIVE 9.1.4: ~~The City of Lauderdale Lakes, Broward County, and the School Board shall establish~~ Implement coordination mechanisms ~~to~~ which ensure ~~that~~ the locations of existing and proposed school sites are compatible with and proximate to the existing and planned land uses they serve~~. Such coordination shall also ensure there is~~, and the existence of adequate public

infrastructure available to serve existing and planned school sites including infrastructure that provides safe access to schools.

~~**Monitoring and Evaluation:**~~

~~**• Record of School facility locations that are compatible with and proximate to the existing and planned land uses they serve and that adequate infrastructure is in place to serve the school facilities.**~~

Policy 9.1.4.1: ~~The City of Lauderdale Lakes, Broward County, and the School Board will~~ Coordinate with relevant external entities involved in the ILA through the procedures established in the ILA and the city and county planning processes to ensure that existing and proposed public school facility sites are consistent and compatible with the land use categories, future land use maps and policies of the city and county comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses."

Policy 9.1.4.2: ~~The City of Lauderdale Lakes, Broward County, and the School Board shall~~ coordinate with relevant external entities involved in the ILA to prepare projections of future development and public school enrollment growth, and to ensure such projections are consistent with the city and county future land use maps as well as the School Board's Long Range Public School Facilities Map, consistent with the procedures and requirements identified in the ILA.

Policy 9.1.4.3: ~~Consistent with Section 163.3177(12)(g), F.S., the city and county PSFE shall~~ Include future conditions maps in the Future Land Use Map Series ~~showing~~ that depict existing and anticipated school facilities for the ~~short term (5 year) and long term (10 year) planning time frames. Maps 9.1 through 9.12 of this element depict the short and long term existing and anticipated public school facilities and ancillary plants.~~ 10-year and 20-year planning periods.

Policy 9.1.4.4: ~~Consistent with provisions and procedures in the ILA, the School Board will advise the city and county~~ Engage in coordination with the Broward County School Board to identify potential ~~of~~ inconsistencies in the City Comprehensive Plan~~s~~ and proposed plan amendments with the DEFP and Broward County 2045 Long Range Facilities Plan.

Policy 9.1.4.5: ~~The School Board shall~~ Engage in coordination with the Broward County School Board to facilitate monitoring and ~~participate~~ participation in the City's ~~plat, site plan, Development of Regional Impact, land use plan amendment, and other development order/permit~~ development order, permitting, and proposed comprehensive plan amendment processes that may have an impact on current or planned public educational facilities in Broward County."

Policy 9.1.4.6: ~~The City of Lauderdale Lakes, Broward County, and the School Board shall~~ Utilize the procedures identified within the ILA, including the Staff Working Group and Oversight Committee established by the ILA, to coordinate the annual review of school enrollment projections in addition to the preparation and annual reviews of public school facilities elements, and ensure that the elements are consistent with each other.

Policy 9.1.4.7: ~~The School Board shall annually update and adopt the~~ Incorporate the annually updated DEFP ~~and transmit it, including any supplemental amendments, to the city and county for~~

~~amendment to their respective the updated DEFP~~ into the City Capital Improvements Element to ensure consistent with the provisions and procedures of the ILA.

Policy 9.1.4.8: ~~The City of Lauderdale Lakes, Broward County, and the School Board shall~~ Share and coordinate information with the Broward County School Board and Broward County through ~~the plat, site plan, and school siting~~ development order, permitting, and proposed comprehensive plan processes and procedures identified in the ILA to ensure the location, phasing, and development of public school facilities, including additions to existing facilities, is coordinated with the provision of necessary public infrastructure including water and sewer, roads, drainage, sidewalks, mass transit and other infrastructure required to support the public school facilities.

Policy 9.1.4.9: ~~The City of Lauderdale Lakes shall~~ Engage in joint planning ~~coordinate~~ coordination efforts with ~~the~~ Broward County and the Broward County School Board through the school siting process identified in the ILA as well as county and city platting and site plan processes to implement strategies, consistent with Florida's Safe Ways to School Program, which reduces hazardous conditions and provides direct, unobstructed and safe access for pedestrian travel (including sidewalks, bicycle paths, signage and signalization) to existing and new school facilities.

OBJECTIVE 9.1.5: ~~The City of Lauderdale Lakes, Broward County, and the School Board, pursuant to the ILA, shall coordinate~~ Engage in interlocal joint planning coordination efforts with Broward County and the Broward County School Board regarding the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers, and to promote schools to be focal points within the community.

~~**Monitoring and Evaluation:**~~

~~**• Record of proposed school facilities collocated with other public facilities such as parks, libraries and community centers.**~~

Policy 9.1.5.1: In the planning, siting, land acquisition, permitting and development of a new school facility or significant renovation or expansion, the ~~School Board shall~~ engage in ~~coordinate~~ joint planning coordination efforts with Broward County and the Broward County School Board ~~City of Lauderdale Lakes~~ on the availability of public facilities, services and grounds (especially for the purposes of collocating parks; libraries; ball fields; community centers; and public safety, parking, drainage and other appropriate facilities).

Policy 9.1.5.2: ~~The City of Lauderdale Lakes, Broward County, and the School Board shall~~ Pursue shared-use and co-location of school sites with city and county facilities having similar facility needs, such as libraries, parks, ball fields, and other recreation facilities. ~~At a minimum, per the ILA, the city and county will look for opportunities to collocate and share use of their facilities when preparing updates to the schedule of capital improvements within their comprehensive plans and planning and designing new or renovated facilities.~~

Policy 9.1.5.3: Seek and identify opportunities to collocate and share use of Broward County facilities when preparing updates to the schedule of capital improvements within their comprehensive plans and planning and designing new or renovated facilities.

~~The City of Lauderdale Lakes, Broward County, and the School Board shall pursue shared-use and co-location of school sites with city and county facilities having similar facility needs, such as libraries, parks, ball fields, and other recreation facilities. At a minimum, per the ILA, the city and county will look for opportunities to collocate and share use of their facilities when preparing updates to the schedule of capital improvements within their comprehensive plans and planning and designing new or renovated facilities.~~

Policy 9.1.5.4: Encourage school facilities to serve as community focal points through the design of school facilities, establishment of school siting standards and pursuit of collocation opportunities~~, the School Board shall encourage school facilities to serve as community focal points~~.

Policy 9.1.5.5: ~~The City of Lauderdale Lakes will coordinate~~ Engage in interlocal joint planning coordination efforts with ~~the~~ Broward County and the Broward County School Board ~~in efforts~~ to ~~build~~ develop new school facilities and redevelop existing school facilities that are ~~designed~~ utilized for ~~to serve as~~ emergency shelters ~~as required by Section 1013.372, F.S. The city, county and School Board will also collaborate and coordinate on emergency preparedness issues through the county's Emergency Operating Center~~.

Policy 9.1.5.6: Engage in interlocal coordination efforts for emergency preparedness and collaboration with the Broward County Emergency Operating Center.

10. CAPITAL IMPROVEMENTS ELEMENT

Purpose

The purpose of the Capital Improvements Element is to consider and provide for the principles regarding public facilities as it pertains to the construction, extension, or increase of public facilities while ensuring solvency and equitably meeting the needs of City residents. As required by section 163.3177(3)(a), Florida Statues, the City's Capital Improvements Element endeavors to outline and respond to the demand for public services, establish a 5-year Capital Improvements Program (CIP) consistent with the City long-range budget projections, and ensure the level of service (LOS) standards established in the City Comprehensive Plan are consistent and met in a solvent and equitable manner. The current adopted CIP is included as an appendix to this element and provides a 5-year schedule of capital improvements.

GOAL 10.1: ~~To~~ Ensure the infrastructure necessary to protect the health, safety, and welfare of the public is provided in a timely and efficient manner, and to maintain public facilities at or above the level of service standards adopted in this plan.

OBJECTIVE 10.1.1: ~~To use the capital improvements element as a means to~~ Meet the needs of the City of Lauderdale Lakes for the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth, and to replace ~~obsolete or worn-out~~ facilities as needed.

~~**Monitoring and Evaluation:**~~

~~**• Updating the City's five year Schedule of Capital Improvements on an annual basis.**~~

Policy 10.1.1.1: ~~As part of the City's annual budget cycle, the Lauderdale Lakes Community Development Department shall~~ Prepare an annual inventory of concurrency related facilities ~~for the purposes of~~ to aid in ~~establishing a~~ prioritizing capital improvements projects in the five-year ~~Schedule of Capital Improvements~~ CIP.

Policy 10.1.1.2: ~~The Schedule of Capital Improvements shall be a five year schedule of capital improvements needed to ensure that Lauderdale Lakes~~ Maintain a 5-year schedule of capital improvements which budgets for projects necessary to ~~maintains its~~ maintaining the City's adopted ~~level of service~~ LOS standards for all concurrency related facilities.

Policy 10.1.1.3: Incorporate the five-year CIP into a ten-year City budget plan that ensures solvency and demands for public facilities are met over the ten-year planning period.

~~The City shall incorporate the Schedule of Capital Improvements (SCI) into the adopted Capital Improvement Program (CIP) and Capital Improvements Element (CIE).~~

Policy 10.1.1.4: ~~Capital improvements shall be evaluated and prioritized~~ Evaluate and prioritize proposed capital improvements projects according to the following guidelines:

1. Does the improvement eliminate possible hazards or protect the health, safety, and welfare of the public or provide the necessary infrastructure as part of a legal requirement or prior commitment?
2. Will the improvement eliminate or correct existing deficiencies, increase capacity of existing facilities to meet future demand, or reduce the necessity for or cost of future improvements?

3. Does the project contribute to or further the achievement of goals, objectives, and policies contained in the elements of this Plan?
4. Will or can funds be available for the project? Can operating and maintenance costs associated with the improvement be provided from the annual operating budget?
5. Will the project provide services to developed areas lacking services, or be a logical extension or expansion of facilities or services within designated service areas?

OBJECTIVE 10.1.2: ~~To~~ Coordinate land use decisions with available or projected fiscal resources.

~~Monitoring and Evaluation:~~

~~• Whether the concurrency management system is utilized in the development review process.~~

Policy 10.1.2.1: ~~The City shall~~ Maintain ~~an up-to-date~~ a concurrency management system consistent with Broward County and adjacent local governments to evaluate ~~whether sufficient~~ public facilities capacity ~~exists to serve~~ for new development and redevelopment.

Policy 10.1.2.2: The City shall only issue development orders in accordance with the adopted concurrency management system.

Policy 10.1.2.3: ~~The City shall~~ Maintain a development review committee ~~which, among other things, is~~ responsible for ensuring that all new development adheres to adopted level of service standards.

Policy 10.1.2.4: ~~The City shall coordinate~~ Ensure that approval of land use changes and development and redevelopment be subject to the provision of necessary ~~with~~ projected fiscal resources and planned capital improvements projects being provided concurrently with the impacts of development.

Policy 10.1.2.5: ~~The City shall aggressively~~ Seek all grant opportunities to supplement funding capital improvements ~~Program~~ projects ~~tied to desired land use patterns~~.

Policy 10.1.2.6: ~~The City shall~~ Coordinate ~~planning for City improvements~~ capital improvements projects and funding opportunities with ~~the plans of state agencies, the South Florida Water Management District (SFWMD), Broward County and adjacent municipalities when applicable~~ Broward County, adjacent local governments, and other relevant external agencies.

Policy 10.1.2.7: ~~Prior to approving a building permit or its functional equivalent, the City shall~~ Consult with Broward County Water and Wastewater Services to determine whether ~~adequate water supplies~~ sufficient potable water capacity will be available to serve ~~the new~~ proposed development and redevelopment ~~no later than the anticipated date of issuance of a certificate of occupancy or its function equivalent by the City~~.

OBJECTIVE 10.1.3: Establish LOS standards which ensure sufficient, sustainable, resilient, and equitable access to public facilities for all City residents and visitors.

~~To ensure that adopted level of service standards are maintained for the following concurrency related facilities.~~

~~Monitoring and Evaluation:~~

~~• Maintaining all concurrency related facilities at adopted level of service standards.~~

Policy 10.1.3.1: As the City's potable water demand is primarily served by Broward County Water and Wastewater Services (BCWWS), and in small parts served by Fort Lauderdale Utility, LOS standards are established in coordination with the serving utility entities, and in consistency with the Infrastructure Element Permitted Demand Generation Rates:

c. The maximum LOS standard for the area served by BCWWS is 96 gallons per capita per day (gpcd).
d. The maximum LOS standard for the area served by Fort Lauderdale is 170 gpcd. ~~The level of service standard for the water supply serving Lauderdale Lakes is the maximum day plus in-plant use.~~

Policy 10.1.3.2: As the City's sanity sewer service is served by BCWWS, all residential and non-residential sanitary sewer demands are established in concurrency with the serving utility entity:

a. Consistent with the standards established in the Infrastructure Element, the maximum LOS standard for sanitary sewer service in the City is 100 million gallons per day (MGD). ~~The level of service standard for Lauderdale Lakes Sanitary Sewer System is the permitted capacity of BCWWS North Regional Wastewater Treatment Plant which is currently 100 MGD.~~

Policy 10.1.3.3: As the City's solid waste disposal demand is served by Broward County Waste Management, Inc., all residential and non-residential solid waste disposal needs are established in coordination with the serving utility entity, and consistent with the LOS standards established in the Infrastructure Element:

~~For its Solid Waste Collection and Disposal System, Lauderdale Lakes adopts the following level of service (LOS) standards/generation rates as consistent with Broward County Solid Waste Division and the Broward County Comprehensive Plan:~~

e. The maximum LOS standard for the Residential Future Land Use designation is 8.9 lbs. per unit per day
f. The maximum LOS standard for the Industrial & Commercial designation developments are:
   vii. For Factory/Warehouse developments: 2 lbs. per 100 square feet per day.
   viii. For Office Building developments: 1 lb. per 100 square feet per day.
   ix. For Department Store developments: 4 lbs. per 100 square feet per day.
   x. For Supermarket development: 9 lbs. per 100 square feet per day.
   xi. For Restaurant development: 2 lbs. per meal per day.
   xii. For Drug Store development: 5 lbs. per 100 square feet per day.
g. The maximum LOS standards for public and private school developments are:
   iii. For Grade School developments: 10 lbs. per room & ¼ lbs. per pupil per day.
   iv. For High School developments: 8 lbs. per room & ¼ lbs. per pupil per day.
h. The maximum LOS standards Institutional developments are:
   v. For Hospital developments: 8 lbs. per bed per day.
   vi. For Nurse or Intern Home developments: 3 lbs. per person per day.
   vii. For Home for Aged developments: 3 lbs. per person per day.
   viii. For Rest Home developments: 3 lbs. per person per day.

Policy 10.1.3.4: To meet the projected needs regarding stormwater and flooding drainage, as managed by the Lauderdale Lakes Stormwater Division, and to ensure consistency with the LOS

standards established for stormwater and drainage in the Infrastructure Element, the following drainage standards apply to residential and non-residential developments:

g. Drainage: For all off-site discharges, the permitted return period and frequency for a 25-year, 72-hour storm event, is 75.9 cubic feet per square mile.
h. Flood Protection: The minimum permitted flood protection elevation for finished floors is equivalent to the minimum elevation necessary to remain above the flood waters of a 100-year, 72-hour storm event, according to the Broward County 100-year flood elevation map
i. Flood Protection: The minimum permitted flood protection elevation for road crowns is equivalent to the minimum elevation necessary to remain above the flood waters of a 10-year, 72-hour storm event, according to the Broward County 10-year flood elevation map
j. Water Quality –Detention: For stormwater detention under wet conditions, the larger volume must be retained of the first inch of runoff for a subject site, or 2.5 times the site's percentage of impervious area.
k. Water Quality – Detention: For stormwater detention under dry conditions, the 75 percent of the wet conditions stormwater detention requirement must be met.
l. Water Quality – Retention: For stormwater retention under dry conditions, 50 percent of the wet conditions stormwater detention requirement must be met.
m. Water Quality – Detention: For stormwater detention for Commercial or Industrial developments, ½ inch of the dry conditions retention or detention requirements must be met.

~~Lauderdale Lakes adopts the following level of service (LOS) standards for its stormwater management system:~~

~~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/ Broward County 100-year flood elevation map~~

~~Flood Protection – water elevation- 10-year, 72-hour for road crowns/ Broward County 10-year 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~~

~~Water quality – Retention/detention- Dry detention/ 75 percent of Wet detention requirement~~

~~Water quality – Retention/detention- Dry retention/ 50 percent of Wet detention requirement~~

~~Water quality – Retention/detention- Commercial or Industrial Development/ ½ inch of dry retention or detention pre-treatment is required~~

Policy 10.1.3.5: To meet the projected needs regarding automobile Transportation Facilities system in the City of Lauderdale Lakes, the following roadway LOS standards apply to roadways within the City to ensure consistency with the Broward County Comprehensive Plan Transportation Element:

~~For its Transportation System, Lauderdale Lakes adopts the following level of service (LOS) standards as consistent with the Broward County Comprehensive Plan:~~

a. For Local Roads, the minimum acceptable LOS standard is LOS C under Peak Hour conditions.
b. For Local Collectors, the minimum acceptable LOS standard is LOS D under Peak Hour conditions.
c. For County and State Arterials (non-Trip funded facilities), the minimum acceptable LOS standard is LOS D~~+~~ plus 75% of Peak Hour traffic per Broward County Transportation Element under Peak Hour conditions.
d. For ~~FIHS/SIS~~ Florida Interstate Highway System and Strategic Intermodal System Facilities and all other Federal and State managed facilities, the minimum acceptable LOS standard is LOS D per FDOT Rule Chapter 14-94 F.A.C., under Peak Hour conditions.
e. For the Broward County Transportation Concurrency Management Area (TCMA) Central District:
    1. Overall, increase number of bus stop shelters by 25 percent from FY 2009 to FY 2013.
    2. In the Central District, maintain headways of 30 minutes or less on 80% of routes. Establish and maintain service at one or more neighborhood transit centers. Reduce traffic signal communication failures by 50% by FY 2013. Increase peak-hour weekday fixed-route transit ridership by 19 percent from FY 2009 to FY 2013. Maintain the current number of community bus routes (24) through 2013.
    3. Roadway LOS standards as listed above.

~~For Local Roads: LOS C Peak Hour~~

~~For Local Collectors: LOS D Peak Hour~~

~~For County and State Arterials (non-Trip funded facilities): LOS D+75% Peak Hour per Broward County Transportation Element~~

~~For FIHS/SIS Facilities and all other facilities: LOS D per FDOT Rule Chapter 14-94 F.A.C.~~

~~For Broward County Transportation Concurrency Management Area (TCMA) Central District:~~

~~1. Overall, increase number of bus stop shelters by 25 percent from FY 2009 to FY 2013.~~

~~2. In the Central District, maintain headways of 30 minutes or less on 80% of routes. Establish and maintain service at one or more neighborhood transit centers. Reduce traffic signal communication failures by 50% by FY 2013. Increase peak-hour weekday fixed-route transit ridership by 19 percent from FY 2009 to FY 2013. Maintain the current number of community bus routes (24) through 2013.~~

~~3. Roadway LOS standards as listed above.~~

Policy 10.1.3.6: As the City of Lauderdale Lakes does not directly manage any Public Schools, and coordinates Public Schooling needs through an Interlocal Agreement with Broward County, ~~For its Public School System, Lauderdale Lakes adopts~~ the following level of

service (LOS) standards ~~as consistent with the~~ must maintain consistency with the LOS standards utilized by the Broward County School Board:

a. For Elementary Schools, the LOS standard is 100 percent of Florida Inventory of School Houses (FISH);
b. For Middle Schools, the LOS standard is 100 percent of FISH; and
c. For High Schools, the LOS standard is 100 percent of FISH.

Policy 10.1.3.7: To meet the projected needs for recreational facilities, parks, and open space for residents and visitors ~~For its Park and Recreation System,~~ the City ~~Lauderdale Lakes adopts the following level of service (~~ will maintain ~~LOS) standards:~~ a minimum of 3 acres of parks and recreation acreage per 1,000 City residents. ~~Park Acreage- 3 acres per 1,000 residents~~

OBJECTIVE 10.1.4: ~~To~~ Ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted level of service (LOS).

~~**Monitoring and Evaluation:**~~

~~**• School enrollment projections compared to the School District's Adopted Five- Year District Educational Facilities Plan (DEFP), as adopted by reference into the Capital Improvement Element (CIE).**~~

Policy 10.1.4.1: ~~Consistent with policies and procedures within the Amended Interlocal Agreement for Public School Facility Planning (ILA), the DEFP shall~~ Update the City's five-year CIP annually to ensure consistency with Broward County Public Schools District Educational Facilities Plan (DEFP), ~~contain~~ a five-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all concurrency service areas (CSAs). ~~This financially feasible schedule shall be updated by the School Board on an annual basis and annually adopted into the City's CIE.~~

Policy 10.1.4.2: Pursuant to the ~~ILA~~ Amended Interlocal Agreement, the adopted LOS ~~shall~~ is be applied consistently by Broward County, the City, the municipalities, and the School Board, district-wide to all schools of the same type."

OBJECTIVE 10.1.5: ~~To~~ Ensure that transportation facilities are scheduled in a manner that maintains the adopted level of service standards.

~~**Monitoring and Evaluation:**~~

~~**• Transportation deficiencies compared to transportation projects scheduled in local, county, regional and state transportation plans.**~~

Policy 10.1.5.1: Incorporate the findings, transportation improvements projects, projections, and transportation policies and recommendations that correspond to the City of Lauderdale Lakes from the Broward County Metropolitan Planning Organization (MPO) 2045 Metropolitan Transportation Plan (MTP) and 2045 Transportation Improvements Plan (TIP) into the City Comprehensive Plan to confirm consistency with Broward County Transportation planning efforts.

~~Lauderdale Lakes hereby adopts by reference the FY2009/2010 to FY2013/2014 Broward County MPO Transportation Improvement Plan.~~

Policy 10.1.5.2: Incorporate the findings, transit improvement projects, projections, and transit policies that correspond to the City of Lauderdale Lakes from the Fiscal Year 2023 – 2032 Broward County Transit Development Plan (TDP) into the City Comprehensive Plan.

~~Lauderdale Lakes hereby adopts by reference the 2009-2018 Broward County Transit Development Plan (TDP).~~

Policy 10.1.5.3: Incorporate the findings, transportation improvements projects, projections, and transportation policies and recommendations that correspond to the City of Lauderdale Lakes from the most current Florida Department of Transportation Adopted Work Program into the City Comprehensive Plan.

~~Lauderdale Lakes hereby adopts by reference the FY2009 to FY 2014 Florida Department of Transportation Adopted Work Program.~~

OBJECTIVE 10.1.6: ~~**To**~~ **Develop and maintain a system where developers will bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.**

~~**Monitoring and Evaluation:**~~

~~**• Whether the City of Lauderdale Lakes has implemented a proportionate fair share system in its Land Development Regulations.**~~

Policy 10.1.6.1: ~~The City shall use~~ Utilize capital improvements cost estimates and adopted and/or State approved development impact methodologies to determine and assess proportionate fair share payments or dedications.

Policy 10.1.6.2: ~~At its discretion, the City may~~ Provide impact fee or proportionate share payment exemptions to certain proposed development projects ~~from paying impact fees or proportionate share payments when the project~~ that adheres~~s~~ to City adopted incentive programs~~, and is approved~~ subject to approval by the City Commission and recommendation of the City Development Services Director.

Policy 10.1.6.3: ~~The City shall~~ Ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at adopted LOS standards prior to the issuance of ~~new~~ development orders.

Policy 10.1.6.4: Maintain the City of Lauderdale Lakes 10-year Water Supply Facilities Work Plan (WSFWP), and engage in the analysis to update the WSFWP every five years which ensures consistency with Broward County potable water services, Broward County sanitary sewer services, and any other water supply utilities entities providing services within the City.

OBJECTIVE 10.1.7: ~~**The City shall**~~ **Exercise sound fiscal management to ensure that needed capital improvements are provided for existing and future development.**

~~**Monitoring and Evaluation:**~~

~~**• Whether the City has adopted a financially feasible five-year capital improvements program.**~~

Policy 10.1.7.1: ~~The City shall~~ Issue municipal bonds or borrow funds for municipal purposes only to the extent authorized by and subject to the limitations provided for in Florida Statutes and Municipal Home Rule Law.

Policy 10.1.7.2: ~~The City shall~~ Explore the possibility of adopting an impact fee or user fee independent of Broward County impact and user fees to fund capital improvements.

Policy 10.1.7.3: The Finance Director will review all proposed capital improvement projects and make a recommendation to the City Manager that ~~concerning the City's ability to finance such proposals. The recommendation shall~~ includes a review of the following:

1. Ability to use impact fees or proportionate share payments;
2. Ability to use an existing revenue stream;
3. Assessment of likelihood of getting a bond approved by voters of Lauderdale Lakes; and
4. Availability of grant funds.

11. PROPERTY RIGHTS ELEMENT

Purpose

The purpose of the Property Rights Element is to ensure that City respects judicially acknowledged and constitutionally protected property rights. As required by section 163.3177(6)(i), Florida Statutes, the Property Rights Element endeavors to ensure that the personal and private property of City residents is respected in City planning initiatives.

GOAL 11.1: Respect judicially acknowledged and constitutionally protected private and personal property rights in City planning initiatives.

OBJECTIVE 11.1.1: Consider City residents' and visitors' rights to personal and private property in Town planning initiatives.

Policy 11.1.1.1: Consider the right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights in local decision making.

Policy 11.1.1.2: Consider the right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances, in local decision making.

Policy 11.1.1.3: Consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property in local decision making.

Policy 11.1.1.4: Consider the right of a property owner to dispose of their property through sale or gift in local decision making.

Definitions

The following definitions are adopted as part of this comprehensive plan update to assist in the understanding and implementation of the Lauderdale Lakes Comprehensive Plan.

Accessory Dwelling Unit: An ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary single-family dwelling unit.

Administrative Rules Document: A publication containing rules, guidelines, procedures, and methodologies reviewed, revised, adopted and amended by the Broward County Planning Council and the Board of County Commissioners for the purpose of providing assistance and guidance to local governmental entities and the general public and direction to Council staff in implementing the BrowardNEXT - Broward County Land Use Plan.

Affordable Housing: Refers to housing for which monthly rents or monthly mortgage payments (including taxes and insurance) **do not exceed 30%** of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.

Agricultural Uses: Activities within land areas which are predominantly used for the cultivation of crops and livestock including cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas; and equestrian uses.

Airport Clear Zone: A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

Airport Facility: Any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

Airport Obstruction: Any structure, object of natural growth, existing condition or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.

Amendment: Any change to an adopted comprehensive plan except for corrections, updates and modifications of the capital improvements element concerning costs, revenue services, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), Florida Statutes, and corrections, updates or modifications of current costs in other elements, as provided in Section 163.3187(4), Florida Statutes.

Arterial Road: A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

Bicycle and Pedestrian Facilities: Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

BrowardNEXT - Broward County Land Use Plan: The Future Land Use Plan Element for all of Broward County adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and Florida Statutes Chapter 163.

Broward County's Premium Mobility Plan (PREMO): A transportation initiative aimed at improving Broward County's public transit network by providing high-quality, efficient, and reliable mobility options.

Broward County Trafficways Plan: The plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of Trafficways for Broward County. Definitions | 3 BUILDING - means any structure having a roof and used or built for the shelter or enclosure of persons, animals, or property of any kind.

Capital Budget: The first year of the capital program which includes capital project appropriations and the revenues required to support the projects.

Capital Improvement: Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Certified Land Use Plan: A local land use plan which has been certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan and which has been adopted by a unit of local government in conformance with the requirements of the Local Government Planning and Land Development Regulation Act.

Collector Road: A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local or arterial roads and serve as a linkage between land access and mobility needs.

Commercial Uses: Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

Community Park: Acreage as described in the "Community and Regional Parks" subsection of the Implementation Requirements and Procedures Section of the Broward County Land Use Plan that is utilized by local governments to meet the community level parks requirement of the Broward County Land Use Plan.

Comprehensive Plan: A plan that meets the requirements of 163.3177 and 163.3178, Florida Statutes, as amended.

Concurrency: Public facilities and services needed to support development will be provided in order to achieve and maintain the adopted level of service standards, per Section 163.3180, Florida Statutes, as amended

Concurrency Management System: The provisions in the local government comprehensive plan including implementation regulations, encompassing the restrictions, methods, resources, timing and solutions intended to be compatible with and further compliance with the statutory requirement to provide public facilities and services needed to support development consistent with concurrency requirements and Section 163.3180, Florida Statutes, as amended.

Consistent: Compatible with and furthers. Compatible with – means not in conflict with. Furthers means to take action in the direction of realizing the goals and policies. As applied to the local plan, a local plan shall be consistent with the state plan and the regional plan.

Developer: Any person, including a governmental agency, undertaking any development.

Development Order: Any order granting, denying, or granting with conditions an application for a development permit.

Development Permit: Any building permit, zoning permit, subdivision or plat approval, rezoning, certification, special exception, variance, or any other official action having the effect of permitting the development of land.

Drainage Facilities: A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

Environmentally Sensitive Land: Those lands that include rarity of species or habitat, connectedness, ecological quality, manageability, and importance to water resources, thereby warranting their protection in a natural state for the public interest and highly restricting their access and use to do so.

Floodplains: Areas susceptible to being inundated during an identified flood event or identified by the National Flood Insurance Program as A Zones (A, AE, AH AO), V Zones (V, VE) or X Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Florida Interstate Highway System (FIHS): A highway system created to be a statewide transportation network to provide for high-speed and high-volume traffic movements within the state. Created by the Florida Legislature in 1990 and repealed in 2012.

Goal: The long-term end toward which programs and activities are ultimately directed.

Group Home: A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Hazardous Waste: Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

Historic Resources: All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by the City of Pembroke Pines as historically, architecturally, or archaeologically significant.

Improvements: May include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names,

signs, landscaping, permanent reference monuments, permanent control points, or any other improvement required by a local governing body.

Industrial Uses: The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

Infrastructure: Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; storm water systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; roadways; railroads; sidewalks; and bikeways

Land Development Code: The various types of regulations for the development of land within the jurisdiction of a unit of local government when combined into a single document.

Land Development Regulations: Ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

Land Use: The development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

Level of Service: An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Limited Access Facility: A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

Local Road: A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

Low-Income Households: Households earning 51% to 80% of the AMI, adjusted for family size, as determined by HUD in Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area.

Low-Income Person: Means one or more natural persons or a family, that has a total annual household income between 50 and 80 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

Major Trip Generators or Attractors: Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

Mass Transit: Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

Minerals: All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

Mining: The extraction of minerals found in natural deposits on or in the earth from their location so as to make them suitable for commercial, industrial, or construction use.

Mobile Home: A structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width, and which is built on an integral chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained herein.

Moderate-Income Person: One or more natural persons or a family, that has a total annual household income between 80 and 120 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

Modal Split: The proportion of total person trips that use each of various specified modes of transportation (DOT).

Natural Reservations: Areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or nonprofit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis.

Neighborhood Park: A park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrians ways.

Objective: A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Open Spaces: Undeveloped lands suitable for passive recreation or conservation use.

Park: Public or private area of land, with or without buildings, primarily used for active or passive recreational purposes.

Plat: A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this element and of any local ordinances, and may include the terms “replat,” “amended Plat,” or “revised Plat.”

Policy: The way in which programs and activities are conducted to achieve an identified goal.

Pollution: The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

Potable Water Facilities: A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

Principal Building: A building which is occupied by, or devoted to, a principal use or an addition to an existing principal building which is larger than the original existing building. In determining whether a

building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.

Principal Use: The primary or main use of a parcel of land as distinguished from an ancillary or accessory use. There may be more than one principal or main use on a parcel of land.

Public Access: The ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Public Facilities: Major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational, and public health systems and facilities.

Public Recreation Sites: Sites owned or leased on along-term basis by a federal, state, regional or local government agency for purposes of public recreational use.

Public Utility: Any public or private utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone line, whether underground or overhead.

Recertification: A local land use plan which has previously been certified by the Broward County Planning Council, but because of amendments, de-certification, or amendment to the Broward County Land Use Plan, is no longer in conformity, and must be recertified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan.

Recreation: The pursuit of leisure time activities occurring in an indoor or outdoor setting.

Recreational Facility: A component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

Regional Park: Acreage listed in the “Community and Regional Parks” subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan that is utilized by the Broward County Board of County Commissioners to meet the regional level parks requirement of the Broward County Land Use Plan.

Regional Transportation Network: The facilities contained within the Broward Metropolitan Planning Organization’s adopted long range plan and roadway capacity tables, except for those roads functionally classified as city collector roads, but not excluding other modes and networks such as corridors, transit, greenways and freight.

Residential Uses: Activities within land areas used predominantly for housing.

Right-of-Way: Land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access or ingress and egress, or other purpose by the public, certain designated individuals, or governing bodies.

Roadway Capacity: The maximum sustainable flow rate at which persons or vehicles can reasonably be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions.

Roadway Functional Classification: The assignment of roads into systems according to the character of service they provide in relation to the total road network using procedures developed by the Federal Highway Administration. Basic functional categories in both urban and rural forms include principal

arterial roads, minor arterial roads, collector roads and local roads. Principal arterial roads include three (3) subcategories: Interstate, Other Freeways & Expressways (OF&E) and Other Principal Arterial (OPA). Collector roads are subcategorized into major and minor levels.

Sanitary Sewer Facilities: Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

Seasonal Population: Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farm workers, and other short-term and long-term visitors.

Septic Tank: An on-site sewage disposal system, consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.

Significant Parking Facilities: Parking lots or structures of more than 100 spaces or greater which serve public transit facilities or serve multiple off-site developments.

Solid Waste: Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid; liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

Solid Waste Facilities: Lands, structures or systems designed for the treatment, storage, collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

State Comprehensive Plan: The goals and policies contained within the state comprehensive plan, Section 187.201, Florida Statutes.

Stormwater: The flow of water which results from a rainfall event.

Structure: Anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. “Structure” also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and freestanding signs.

Subdivision: The platting of real property into two or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or areas subdivided.

Substantial Conformity: Refers to the Broward County Charter requirement contained in Article VI, Section 6.05 D & E that local governmental future land use plans shall be materially and pertinently compatible with and further the Broward County Land Use Plan in order to be certified or recertified.

Transportation Disadvantaged: Those persons who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social

activities, or other life sustaining activities, or children who are handicapped or high-risk or at-risk as defined in s. 411.202 Florida Statutes.

Urban Character: An area used intensively for residential, urban recreational, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes.

Urban Open Space: A smaller landscaped or natural open area, generally between one-tenth of an acre to an acre in size, that at a minimum provides an aesthetic green buffer.

Very Low-Income Person: One or more natural persons or a family, that has a total annual household income that does not exceed 50 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

For terms not listed above, Lauderdale Lakes adopts by reference those definitions of terms as delineated in Section 163.3164 F.S., Chapter 9J-5 F.A.C., and the Broward County Land Use Plan, as amended.

City of Lauderdale Lakes COMPREHENSIVE PLAN

2025 Data Inventory and Analysis

Prepared by Kimley-Horn and the City of Lauderdale Lakes Planning and Zoning Division

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Introduction

VISION

The City of Lauderdale Lakes' vision statement is
"A Vibrant, Connected, Diverse and Safe Community."

These words from the City's Strategic Plan 2025, Vision Lauderdale Lakes: Our City Our Story, represent the City's aspiration for its present and future. The Comprehensive Plan Update will reflect this vision by establishing goals, objectives, and policies that will guide growth and development through the year 2035 and year 2050 planning horizons.

PURPOSE

Pursuant to Florida Statutes (F.S.) Section 163.3191 – Evaluation and Appraisal of Comprehensive Plans, local governments comprehensively evaluate and, as necessary, update their comprehensive plans at least once every seven years to reflect changes in state requirements and local conditions.

BACKGROUND

Comprehensive Plan amendments associated with the Evaluation and Appraisal Review (EAR) process, as defined in Section 163.3191, Florida Statutes, are subject to the requirements of Section 163.3184(3)(b)(1), Florida Statutes and is associated with proposed amendments previously approved by Ordinance 2021-009, Ordinance 2021-010 and Ordinance 2024-002 unanimously.

If approved by the Planning and Zoning Board and City Commission, the amendments will be transmitted for review and comment to the Department of Commerce, the Broward County Planning Council, and all other required reviewing agencies in accordance with Section 163.3177(6)(I), Florida Statutes. The State of Florida is anticipated to issue comments within 30 days of receipt of the proposed amendments. Upon issuance of no objections, the City will receive correspondence from the State to proceed with adopting the proposed amendments as written within 180 days.

Every seven years, the City is required by State statute to review its Comprehensive Plan determine the necessity to submit EAR-based amendments for approval to the Florida Department of Commerce (FloridaCommerce). In accordance with Sections 163.3191(1)-(5), Florida Statutes, the City must determine if amendments to its Comprehensive Plan are necessary to reflect changes in state requirements and notify the state planning agency of its determination.

Most recently, the City transmitted EAR-based amendments of the Future Land Use and Recreation and Open Space elements of the Comprehensive Plan via Commerce reference number 24-01ER and 02-TA-24. On August 07, 2024, the Department of Commerce provided the City correspondence of its review of the proposed comp plan amendment and attached a Objections, Recommendations, and Comments (ORC) report outlining deficiencies concerning the amendment.

On January 28, 2025, the Mayor and City Commission approved authorization of a task order to Kimley-Horn and Associates, Inc, to provide the necessary modifications to the City's Comprehensive Plan to address statutory requirements and deficiencies outlined by the State and County. This collaboration seeks to complete all necessary Comprehensive Plan amendments by Q4 2025.

CITY PROFILE

ABOUT THE CITY

The City of Lauderdale Lakes (the City) was incorporated on June 22, 1961. It comprises an area of approximately four-square miles in Broward County (the County), centered at the crossroads of State Road (SR) 7/US 441 and Oakland Park Boulevard.

At the time of incorporation, approximately 300 residents lived in the area. Lauderdale Lakes' physical character was vastly different; SR 7, then a two-lane undivided road, served as the primary thoroughfare, and much of the land was used for farming and grazing. The City's fire service was initially staffed by five volunteers with a single fire truck, and the "fire station" was a parking lot on SR 7. The first City Hall operated out of a construction trailer on a development site.

Through the 1960s and 1970s, Lauderdale Lakes grew into a vibrant, diverse community with thriving neighborhoods and economic vitality. Over time, new construction, an expanding residential base, and increasing commercial development have transformed the City into a thriving suburban environment ideal for living, working, and playing. As countywide development has spread westward, Lauderdale Lakes has become not only conveniently central, but also highly desirable.

Since 1998, the City has operated under a Mayor-City Commission-City Manager form of government. Together, the Commission and City administration have established a Strategic Plan and Financial Plan that focus on enhancing the health, economic well-being, and overall quality of life for residents.

PLANNING PERIOD PROJECTIONS

According to the U.S. Census Bureau, the City of Lauderdale Lakes reported a 2020 decennial census population of 35,954. The City has maintained a relatively stable proportion of 1.8 to 2.0 percent of the total Broward County population.

Due to the City's built out character, this growth trend is expected to continue, averaging a 2 percent annual increase, consistent with Broward County's average aggregate growth rate. The City's population projections, sourced from the University of Florida's Bureau of Economic and Business Research (BEBR) provides low, medium, and high end bi-decennial population projections from year 2025 to year 2050. For planning purposes, the BEBR high projection scenario will be used, as the City's historical growth has consistently measured between the medium and high projections.

According to the table data below, the City is projected to experience a 0.78 percent compound annual growth rate from 2025 to 2050. This represents a decline from the 1.19 percent growth rate of the past three decades, reflecting the City's development limitations and reliance on infill and redevelopment opportunities.

TABLE 1.1 - HISTORICAL POPULATION CHANGES FOR THE CITY OF LAUDERDALE LAKES AND BROWARD COUNTY: 1990 – 2020				
Year	**Lauderdale Lakes**	**Percentage Growth Change**	**Broward County**	**Percentage Growth Change**
1990	27,341	-	1,255,488	-
2000	31,705	15.9%	1,623,016	29.7%
2010	32,593	3.6%	1,748,065	7.70%
2020	38,956	19.5%	1,926,205	10.19%
Source: *U.S. Census Bureau, 1990, 2000, 2010, and 2020 Population Census Data*				

TABLE 1.2 - POPULATION PROJECTIONS FOR THE CITY OF LAUDERDALE LAKES AND BROWARD COUNTY: 2025 – 2050, LOW, MEDIUM, HIGH				
Year	**Lauderdale Lakes**	**Percentage Growth Change**	**Broward County**	**Percentage Growth Change**
2025	35,252 37,106 **38,961**	-1.95% 3.21% **8.36%**	1,906,400 2,006,700 **2,107,000**	-1.95% 3.21% **8.36%**
2030	35,128 38,392 **41,655**	-0.35% 3.46% **6.92%**	1,899,700 2,076,200 **2,252,700**	-0.35% 3.46% **6.92%**
2035	34,690 39,309 **45,857**	-1.25% 2.39% **5.46%**	1,876,000 2,125,800 **2,375,600**	-1.25% 2.39% **5.46%**
2040	33,399 40,483 **47,567**	-1.79% 1.66% **4.39%**	1,842,400 2,161,100 **2,479,900**	-1.79% 1.66% **4.39%**
2045	33,399 40,483 **47,567**	-1.96% 1.30% **3.73%**	1,806,200 2,189,300 **2,572,400**	-1.96% 1.30% **3.73%**
2050	32,750 40,936 **49,124**	-1.94% 1.12% **3.27%**	1,771,100 2,213,800 **2,656,600**	-1.94% 1.12% **3.27%**
Source: *University of Florida Bureau for Economic Research (BEBR), Volume 57, Bulletin 198, Projections of Florida Population by County, 2025-2050, with Estimates for 2023, January 2024*				

POPULATION CHARACTERISTICS

Beyond total population growth numbers, the 2020 Census revealed a continuing demographic shift toward greater racial and ethnic diversity when compared to the 2010 Census. Approximately 88.8 percent of residents are now persons of color. The Black or African-American population remains the largest and fastest growing racial group, increasing by 13.9 percent from the previous decade to 84.9 percent of the total population.11.18 percent of the population in 2020 is White compared with 14.18 percent a decade earlier, while 1.29 percent is Asian and 3.95 percent is Hispanic or Latino. About 888 people reported themselves as partly two or more races and/or some other race.

TABLE 1.3 - POPULATION BY RACE:
CITY OF LAUDERDALE LAKES AND BROWARD COUNTY 2010 - 2020

	2010 Census		2020 Census		2010 – 2020 Change	
	Lauderdale Lakes	Broward County	Lauderdale Lakes	Broward County	Lauderdale Lakes	Broward County
Total Population	32,593 (100%)	1,748,066 (100%)	35,954 (100%)	1,944,375 (100%)	+3,361 (10.31%)	+196,309 (+11.23%)
White alone	4,623 (14.18%)	1,102,231 (63.05%)	2,495 (6.94%)	776,174 (39.92%)	-2,128 (-46.03%)	-326,057 (-29.58%)
Black or African American alone	26,278 (80.62%)	467,519 (26.74%)	30,266 (84.18%)	531,910 (27.36%)	+3,988 (+15.18%)	+64,391 (+13.77%)
American Indian/Alaska native alone	75 (0.23%)	5,065 (0.29%)	73 (0.20%)	7,442 (0.39%)	-2 (-2.67%)	2,377 (+46.93)
Asian alone	399 (1.22%)	56,795 (3.2%)	419 (1.17%)	75,922 (3.90%)	+20 (+5.01%)	19,127 (33.68%)
Native Hawaiian and Other Pacific Islander alone	7 (0.00%)	911 (0.00%)	6 (0.00%)	901 (0.00%)	-1 (-14.29%)	-10 (1.10%)
Some Other Race alone*	396 (1.21%)	64,694 (3.70%)	894 (2.49%)	167,236 (8.60)	+498 (+125.76%)	+102,542 (158.50%)
Two or more Races*	815 (2.50%)	50,851 (2.9%)	1,801 (5.01%)	384,790 (19.79%)	+986 (+120.98%)	+333,939 (+656.70%)

Source: *U.S. Census Bureau, 2010 and 2020 Population Census Data and American Community Survey (ACS) DEC Redistricting Data*

***Note:** A large boom in the "Some Other Race alone" and "Two or more Races" categories of the 2020 U.S. Census is a recognized phenomenon largely caused by changes in reporting and classification methods.*

According to the 2023 American Community Survey (ACS), the median age in Lauderdale Lakes is 36.6 years (35.6 years for males, 39.4 years for females). Females slightly outnumber males, with a ratio of 1.04. The senior population (those 65 and older) has declined by 3.03 percent since 2010. The preschool-age population (ages 0-4) has surged by 31.44 percent. The working-age population (18-64) has decreased by 3.03 percent, contrasting with Broward County's 8.24 percent growth in this category.

TABLE 1.4 - POPULATION BY AGE GROUP:
CITY OF LAUDERDALE LAKES AND BROWARD COUNTY 2010 – 2023

	2010 ACS 5-Year Estimate		2023 ACS 5-Year Estimate		2010 – 2023 Change	
	Lauderdale Lakes	Broward County	Lauderdale Lakes	Broward County	Lauderdale Lakes	Broward County
Total Population	32,593 (100%)	1,748,065 (100%)	35,952 (100%)	1,963,531 (100%)	3,359 (100%)	215,466 (100%)
Under 5 years	2,249 (6.9%)	103,136 (5.9%)	2,956 (8.2%)	106,031 (5.4%)	+707 (+31.44%)	+2,895 (+2.81%)
5 to 14 years	4,400 (13.5%)	216,760 (12.4%)	4,739 (13.2%)	223,843 (11.4%)	+339 (+7.70%)	7,082 (+3.27%)
15 to 17 years	1,369 (4.2%)	71,671 (4.1%)	1,422 (4.00%)	72,651 (3.7%)	+53 (+3.88%)	+980 (+1.37%)
18 to 64 years	20,240 (62.1%)	1,106,525 (63.3%)	19,626 (54.6%)	1,197,754 (61.0%)	-614 (-3.03%)	+91,229 (+8.24%)
65 years and over	4,335 (13.3%)	249,973 (14.3%)	7,181 (20.0%)	363,253 (18.5%)	+2,846 (+65.66)	+113,280 (+45.32%)

Source: *U.S. Census Bureau, 2010 and 2023 Population Census Data and American Community Survey (ACS).*

Future Land Use Element

EXISTING LAND USE

Lauderdale Lakes spans approximately 3.7 square miles (or 2,389 acres). A 2007 land use analysis characterized the City as a typical suburban community, which does not fully align with the City's vision to become a business and professional hub. As part of this EAR-based plan update, the Future Land Use Map (FLUM) will be adjusted to encourage higher densities along major corridors and promote mixed-use development to accommodate the projected growth through the year 2050 planning horizon. The proposed development will enhance the livability and desirability of Lauderdale Lakes. The proposed priority redevelopment areas includes a 144-acres Local Activity to support compact, walkable, and sustainable development. Additional comprehensive plan amendments may be required from time to time to implement the City's new vision.

Residential uses dominate the City's landscape, with single-family detached and multi-family dwelling units making up approximately 49 percent of the City's acreage. Commercial uses compose 4.9 percent of the City's land area and are primarily concentrated along the SR 7 corridor and Oakland Park Boulevard. Significant commercial development includes retail malls, the Oriole Shopping Center, the Oakland Shopping Center, the Lakes Mall, Reef Plaza, and the Lauderdale Market Place Mall. Retail businesses have been the most common type of commercial land use. In recent years, however, major residential developments have been developed on commercially designated land. Thus, the decrease in commercial and office space is one key challenge facing the community's economic base today. The City needs to expand commercial and other similar uses that have higher ad valorem tax revenue potential and provide for higher paying jobs.

Lauderdale Lakes has a limited number of industrial uses, making up a little more than 1 percent of the City's overall land use. The type of development found within the industrial use category is light manufacturing in row warehouses. No large industrial parks are in Lauderdale Lakes.

FUTURE LAND USE DESIGNATIONS

The City of Lauderdale Lakes is characterized by 12 Future Land Use Designations based on allowed density and intensity regulations and allowed uses. The table below lists the Future Land Use Designations by acreage.

TABLE 2.1 – FUTURE LAND USE DESIGNATIONS BY ACREAGE		
Future Land Use Designation	**Total Acreage**	**Percentage of Total**
Low Residential (LR)	691.5	29.0%
Low-Medium Residential (LM)	45.2	1.9%
Medium Residential (M)	117.2	4.9%
Medium-High Residential (MH-25)	206.2	8.6%
High Residential (H-50)	117.2	4.9%
Commercial (C)	223.5	9.4%
Industrial (I)	24.0	1.0%
Community Facilities (CF)	151.1	6.3%
Private Recreation (R-1)	48.0	2.0%
Public Recreation (R-2)	66.7	2.8%
Local Activity Center (LAC)	125.5	5.3%
Utilities (U)	8.1	0.3%
Undesignated **(water**, **roads**, etc.**)**	525.2	23.5%
TOTAL	**2,349.4**	**100%**
Source: City of Lauderdale Lakes, Accessed by Kimley-Horn in March 2025		

Section 163.3177(6)(a), F.S. requires Future Land Use designations to be established with general density and intensity regulations. Density generally refers to the allowed amount of permitted dwelling units in each unit of land area, while intensity generally refers to the amount of building and flood space for non-residential uses in each unit of land area. The Future Land Use Map reflects the updated Comprehensive Plan's anticipated location of different types of development.

RESIDENTIAL

The City delineates five Future Land Use designations in the residential category. Each designation is currently allowed a variety of uses and is characterized individually by its density and intensity regulations. The intent of the residential Future Land Use designations is to improve the livability and desirability of the City through the encouragement of compatible uses while enhancing existing residential development. Future residential development will be focused on redevelopment and infill development.

Allowed Uses:

- Parks, golf courses, recreational facilities, civic uses, cultural buildings accessory to a primary outdoor recreational use;
- Community facilities designed to serve the residential area;
- Communication facilities;
- Offices and/or Neighborhood retail sales of merchandise of service (subject to certain limitations);
    - No more than 5 percent of the area designated for residential use on the Broward County Future Land Use Map (Series) within a flexibility zone may be used for offices and/or retail sales of merchandise or services.

- No added contiguous area used for offices and/or retail sales of merchandise or services may exceed ten acres. For this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements.
- Regardless of the constraints of the allowed uses above, space within residential buildings in areas designated for the MH-25 designation or H-50 designation may be used for offices and/or retail sales of merchandise or services, as long as no more than 50 percent of the floor area is used for said purposes.
- Regardless of the constraints of (a) and (b) above, space within residential buildings in areas designated for Medium (16) Residential density may be used for offices, as long as no more than 50 percent of the floor area is used for offices.

- Residential occupation and those uses accessory to residential use; and
- Special Residential Facilities (subject to certain limitations).

  - Special Residential Facility Category (1) development shall count as one dwelling unit each.
  - Special Residential Facility Category (2) development shall count as two dwelling units each.
  - Special Residential Facility Category (3) development shall count as one dwelling unit per every two sleeping rooms regardless of the number of kitchens or baths.

Low Residential (LR)

The LR designation is primarily reserved for single-family detached residential development.

Density and Intensity Regulations:

- Maximum Density Permitted: Five (5) dwelling units per gross acre.
- The building intensity for non-residential uses reverts to the building intensity regulations permitted by the corresponding Future Land Use designation that such uses typically fall in.

Note: The City Land Development Regulations (LDRs) permit 65 percent impervious surface area; two stories or 30 feet, whichever is less under the corresponding zoning district (specific).

Low-Medium Residential (LM)

The LM designation is primarily utilized as an in-between designation for single-family detached development and multi-family developments. LM designated developments include a spectrum of residential development, such as closely packed single-family detached dwelling units and multi-story multi-family developments.

Density and Intensity Regulations:

- Maximum Density Permitted: Ten (10) dwelling units per gross acre.

- The building intensity for non-residential uses reverts to the building intensity regulations permitted by the corresponding Future Land Use designation that such uses typically fall in.

Medium Residential (M)

The M designation is characterized by low-density multi-family developments.

Density and Intensity Regulations:

- Maximum Density Permitted: Sixteen (16) dwelling units per gross acre.
- The building intensity for non-residential uses reverts to the building intensity regulations permitted by the corresponding Future Land Use designation that such uses typically fall in.

Medium-High Residential (MH-25)

The MH-25 designation is characterized by multi-family developments of moderate-density.

Density and Intensity Regulations:

- Maximum Density Permitted: Twenty-five (25) dwelling units per gross acre.
- The building intensity for non-residential uses reverts to the building intensity regulations permitted by the corresponding Future Land Use designation that such uses typically fall in.

High Residential (H-50)

The H-50 designation is characterized by multi-family developments of moderate to high density.

Density and Intensity Regulations:

- Maximum Density Permitted: Fifty (50) dwelling units per gross acre.
- The building intensity for non-residential uses reverts to the building intensity regulations permitted by the corresponding Future Land Use designation that such uses typically fall in.

COMMERCIAL (C)

The purpose of the Commercial Future Land Use designation is to provide land for business, office, retail, personal services, and other commercial uses that are intended to serve and provide for the current and projected growth of the City.

Allowed Uses:

- Neighborhood, community, regional and highway retail and wholesale use;
- Office and business uses;
- Hotels and motels;
- Parks and recreation;
- Community facilities;

- Utilities, transportation and communication facilities (excluding landfills and power plants).
- Residential uses, up to 10 acres, are permitted via City allocation of “flexibility units” and/or “redevelopment units,” provided that total residential uses do not exceed 20% of the land area designated “Commercial” on the future land use map;
- Residential units within the same structure as Commercial uses for the owner, manager or caretaker of the Commercial uses are permitted;
- Retail uses, restaurants, financial institutions, and personal services;
- Employment uses, such as offices for administrative, professional, research, and business purposes;
- Entertainment centers; and
- Commercial recreation uses, such as outdoor and indoor recreation facilities, active recreation complexes, and stadiums.

Density and Intensity Regulations:

- Maximum Density Permitted:
- Maximum Intensity Permitted: 3.0 Floor Area Ratio (FAR)

COMMUNITY FACILITIES (CF)

The purpose of the Community Facilities Future Land Use designation is to provide land for the engagement, interaction, and civic needs of members of the community. This includes uses such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities.

Allowed Uses:

- Schools, houses of worship, hospitals, governmental administration, police, and fire stations, libraries, civic centers, courts, nursing homes, and governmentally sponsored residential-care facilities for the elderly and/or persons with disabilities. Also permitted in areas designated for community facilities are parks and recreation facilities.
  Special Residential Facility categories 2 and 3 as defined in the Broward County Land Use Plan, Plan Implementation Requirements, Special Residential Facilities Uses subsection.

Density and Intensity Regulations:

- Maximum Density Permitted: No residential density is permitted in this Future Land Use designation.
- Maximum Intensity Permitted: 0.75 FAR.

INDUSTRIAL (I)

The purpose of the Industrial Future Land Use designation is to manage the growth and retention of light industrial land uses such as manufacturing, warehouse distribution, research and development, and other heavy commercial or industrial-related uses.

Allowed Uses:

- Industrial uses;

- "Heavy Commercial" uses, such as warehouses, wholesale distributors, et cetera;
- Office uses;
- Utilities, transportation, and communication facilities and easements;
- Parks and recreation uses as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry;
- Community facilities as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry; and
- The following uses are permitted in industrial areas provided the total area of these uses does not exceed 20 percent of the area designated for industrial use in the City of Lauderdale Lakes on the Broward County Land Use Plan and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry and is certified by the Broward County Planning Council subject to the review and approval requirements of the Administrative Rules Document: Broward County Land Use Plan.
    - Commercial and retail business uses.
    - Hotels and motels.

Density and Intensity Regulations:

- Maximum Density Permitted: No residential density is permitted in this Future Land Use designation.
- Maximum Intensity Permitted: 2.0 FAR.

LOCAL ACTIVITY CENTER (LAC)

The purpose of the Local Activity Center Future Land Use designation is to promote mixed land uses in a single area, to discourage the use of the automobile, and to promote a balance of multi-modal transportation.

Allowed Uses:

- Shall support a balanced mix of land use characterized by compactness, pedestrian-friendly design, neighborhood-scale, and framed by architecture and landscape design appropriate to local history and ecology;
- Shall have a development pattern that generally reflects planning and design principles such as walkable neighborhoods oriented around the "five-minute walk", primary orientation toward public transit systems, a centrally located community serving land use or land uses, and greater integration of housing, employment, shopping and recreation at the neighborhood level;
- Shall encourage rehabilitation or reuse of historic buildings on site, whenever feasible; and
- Shall promote an urban form with well-integrated land use combinations, balanced intensities and densities or uses compatible with surrounding uses, and promote mobility through safe and convenient interconnectivity of vehicular (including transit access), pedestrian and other non-motorized modes of travel. The design guidelines shall integrate public areas through open spaces, urban public plazas, and/or recreational or community facility areas. These guidelines may include:

- Buildings should front the street (zero or minimum setbacks are preferable).
- Vehicle parking strategies which lessen conflicts with bicycles and pedestrians and promote transit usage (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities, and parking which does not front the street).
- Transit/bus stops.
- A circulation system designed to strengthen bicycle and pedestrian connectivity to all areas of the site/area, including recreation areas, parks, adjacent uses, transit/bus stops and activity nodes.
- The physical separation, such as walling off neighborhoods from adjacent development or roadways, is discouraged where it disrupts the connectivity of compatible uses, and pedestrian and/or bicycle access. If a buffer is necessary, adequate landscaping could be used in place of a continuous wall.
- Complement and support adjacent existing land uses and/or adopted future land use designations through the effective use of density, massing, and other design elements.

Density and Intensity Regulations:

- Maximum Density Permitted: Twenty-two (22) dwelling units per acre; 2.5 transient dwelling units per acre.
- Maximum Intensity Permitted: 600,000 sq. feet per development of commercial space; 50,000 sq. feet per development of community facility use.

The Local Activity Center (LAC) designation permits a maximum residential density and building intensity governed by site-specific comprehensive plan amendments to be made concurrently with a proposed LAC development.

The Lauderdale Lakes Downtown Activity Center is permitted:

- Acreage: Approximately 140 acres
- General Location: East of Northwest 43rd Avenue, south of Northwest 36th Street, west of Northwest 35th Avenue and north of Northwest 29th Street.
    - Density and Intensity of Land Uses:
    - Residential Land Uses 3,000 dwelling units*
    - Commercial Land Uses 600,000 square feet**
    - Hotel 300 rooms
    - Community Facilities Land Uses 50,000 square feet
    - Recreation and Open Space 5.0 acres minimum

*Consisting of 1,500 high rise† dwelling units, 500 garden apartments and 1,000 townhouses. The City shall not issue residential building permits until the execution and implementation of a legally enforceable mechanism, such as a tri-party interlocal agreement, regarding a student station fee. Additional high rise units may be substituted for garden and/or townhouse units provided that (i) not more than 3,000 total residential units are developed in the LAC and (ii) any such substitution is approved by the City Commission.

**A 20 percent increase (200,000 square feet) is being added as part of the 2025 City Comprehensive Plan amendments to ensure consistency with public interest in limiting major increases in the square footage of Commercial Land Uses.

† Note: High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment.

RECREATION (R)

The City delineates two Future Land Use designations in the Recreation land use category. Both recreation designations are allowed the same uses and are characterized by their ownership: privately owned or city-owned. The purpose of the Recreation Future Land Use designations is to provide areas that are generally free from development. Recreation developments should provide opportunities for new and existing recreational facilities in the City and support physical and mental well-being for residents of all ages.

Allowed Uses:

- Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas;
- Golf courses which are intended to remain as permanent open space;
- Camping grounds and related facilities;
- Cemeteries;
- Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches, and bikeways;
- Boat ramps and docks; and
- Outdoor cultural, educational and civic facilities, including but not limited to: animal exhibits, habitats, band shells, and outdoor classrooms.

Private Recreation

Density and Intensity Regulations:

- Maximum Density Permitted: No residential density is permitted in this Future Land Use designation.
- Maximum Intensity Permitted: 3.0 FAR for principal structures, 0.10 FAR for accessory structures.

Public Recreation

Density and Intensity Regulations:

- Maximum Density Permitted: No residential density is permitted in this Future Land Use designation.
- Maximum Intensity Permitted: 3.0 FAR for principal structures, 0.10 FAR for accessory structures.

UTILITIES (U)

The purpose of the Utilities Future Land Use designation is to ensure that land is available to produce utilities and guarantee that an adequate level of utility service is provided for the current and future residents of the City.

Allowed Uses:

- Utilities such as water and wastewater treatment plants, pumping stations, electrical power plants and substations, solid waste disposal and transfer stations; excluding Landfills;
- Other uses determined to be ancillary to the primary uses described in (1); and
- The following uses may also be permitted in the areas designated utilities as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities.
    - Recreation and open space uses;
    - Non-residential agricultural uses; and
    - Communication facilities.

Density and Intensity Regulations:

- Maximum Density Permitted: No residential density is permitted in this Future Land Use designation.
- Maximum Intensity Permitted: 80 feet in height.

FUTURE LAND USE UPDATES

The table below indicates Future Land Use Map amendments adopted since the 2009 EAR-based amendments. There were 51.62 gross acres of land subject to a future land use amendment since the last EAR and three site-specific amendments adopted, of which one was city-initiated and associated with the assignment of 84 flexibility units.

TABLE 2.2 - FUTURE LAND USE MAP AMENDMENTS 2009 – 2020

#	ORD # RES #	Acres	Designation From	Designation To	Location	Name
1	2013-31	16.9	Commercial	Medium Multi-Family Residential (25 DU/AC)	North Central	American Land Ventures
2	2013-31	7.3	Commercial Recreation	Medium Multi-Family Residential (25 DU/AC)	North Central	American Land Ventures
3	2018-003	24	Commercial	Single-family Residential (Up to 5 DU/AC) with allocation of eighty-four (84) flex units	East	Commerce Park

TABLE 2.2 - FUTURE LAND USE MAP AMENDMENTS 2009 – 2020						
4	2018-001	3.42	Commercial	Community Facilities	East	Charter Acquisition Unlimited LLC
5	RES# 2018-120	2.56	Medium Multifamily Residential (RM-25 DU/AC)	Rezone from Multifamily Residential RM-16 to RM-25 with allocation of twenty-one (21) flex units.	West	Casa Lake LLC
***Source**: Planning and Zoning Division – City of Lauderdale Lakes – April 2021*						

AMOUNT OF VACANT LAND

Currently, there are only three tracts of vacant land in the City, totaling approximately seventeen acres across three Future Land Use Designations: Local Activity Center (+/- 3.16 acres), Low-Medium Residential (+/- 4.79 acres), and Community Facilities (+/- 9.06 acres). The City is 99.3 percent built out. Any currently vacant land will likely be developed within the 10-year planning period as the City experiences growth. Any new development will be primarily relegated to infill redevelopment in low and moderate-density areas.

LAND NEEDED FOR PROJECTED POPULATION

The City is projected to see a 1.21 percent compound growth rate over the 10-year planning period, and a 0.93 percent compound growth rate over the 25-year planning period. This yields an overall increase of approximately 4,967 residents over the 10-year planning period and 10,163 residents over the 25-year planning period.

Consistent with the BEBR High forecast, by year 2035, the City will need approximately 1,553 additional dwelling units, and by year 2050 the City will need approximately 3,176 additional dwelling units to serve the projected population growth (demand calculated at an average household size of 3.2 persons). Of the residentially designated vacant land, approximately 3.16 acres are designated LAC and approximately 4.79 acres are designated for the LM Future Land Use. These vacant tracts would need to be developed at an average density of 399.49 dwelling units per acre, which is unrealistic.

Based on the densities permitted by the various residential land use categories, Lauderdale Lakes can accommodate 118 additional housing units, not including “flexibility” balance units currently provided for in the Broward County Land Use Plan, as well as an undetermined number of potential residential units within the LAC (future mix of land uses to occur on the vacant tract designated LAC is unknown).

The City does not have a sufficient amount of vacant residentially designated land to accommodate future growth in the overall planning period. Additional housing units will need to be provided through the redevelopment process, even if allowable densities on residentially designated vacant land are increased. Although vacant land is insufficient to accommodate the future population, the City

anticipated being able to accommodate the projected population through redevelopment within the LAC and proposed priority redevelopment areas as shown in the FLUE Update.

To resolve potential housing shortages and prevent the City's projected growth from being capped, the City should engage in concerted efforts in redeveloping the existing housing conditions for multifamily residential housing with increased residential density and building intensity. Were the City's stock of Low-Residential Future Land Use designated housing development be redeveloped for Low-Medium Residential Future Land Use designated housing development, the City could accommodate between 691 dwelling units (developed at six dwelling units per acre) and 3,457 dwelling units (developed at ten dwelling units per acre).

FLEXIBILITY UNIT ALLOCATION

Broward County and local governments within Broward County provide a density bonus opportunity known as Flexibility Units. These Flexibility Units are calculated as the difference between the Broward County permitted maximum density and the local government's permitted maximum density for a given Future Land Use designation. The City of Lauderdale Lakes maintains a balance of Flexibility Units, as shown in the table below.

TABLE 2.3 - CITY OF LAUDERDALE LAKES FLEXIBILITY UNIT ALLOCATION		
LOCAL ACTIVITY CENTER (est. 2005)		
Land Use/ Development	Ordinance/ Resolution	Allowance
RESIDENTIAL		
High-Rise Dwelling Units		1,500
		0
Balance:		1,500
Garden Apartment Dwelling Units		500
Bella Vista Apartments	Res #17-146	315
Balance:		**185**
Town Home Dwelling Units		1,000
Bella Vista TND-PUD	Ord # 05-32	224
Balance:		**776**
COMMERCIAL		
Commercial Land Uses		500,000
Bella Vista	Res # 05-171	18,000
Dunkin Donuts	Res# 15-106	5,052
Reef Plaza	Res# XX-XXX	107,450
Balance:		**387,498**
HOTEL		
Hotel Rooms		300
		0
Balance:		**300**

TABLE 2.3 - CITY OF LAUDERDALE LAKES FLEXIBILITY UNIT ALLOCATION		
COMMUNITY FACILITY USES		
Community Facilities total (Sq.Ft)		50,000
~~**Bella Vista Clubhouse/Pool**~~	~~Res# 05-171~~	~~10,000~~
Bella Vista Library	Res# 05-171	10,000
Balance:		**40,000**
RECREATION & OPEN SPACE USES		
Open Spaces total (Sq.Ft)		217,800
Northgate Park	Ord# 05-12	137,025
~~**Bella Vista Green**~~	~~Res# 05-171~~	~~50,874~~
Balance:		**80,775**
Source: *City of Lauderdale Lakes Flexibility Zone 43 Report*		
Note: *Table updates are denoted in strikethrough/underline format*		

TABLE 2.4 FLEXIBILITY ZONE 43 REPORT						
City of Lauderdale Lakes Future Land Use Plan Map Categories	**Broward County Future Land Use Plan Map Categories**	**Allowed Density** (dwelling units per acre)	**City Acres**	**County Acres**	**City Units**	**County Units**
SF Single-Family	**L-5** Low Residential	up to 5	990.8	1,036.7	5,038*	**5,183**
LM Low-Medium	**LM** Low Medium	6 to 9.9	50.6***	50.6	487***	**443**
M Multi-Family	**M** Medium	10 – 16	218.5	231.8	3,496	**3,708**
MF-1 Multi-Family (Mod)	**MH** Medium-High	up to 25	318.5	350.6	7,419** <u>7,378</u>**	**8,765** **<u>8,786</u>****
MF-2 Multi-Family (High)	**H** High Residential	up to 50	19.4	19.4	970	**970**
C Commercial	**C** Commercial	n/a	313.8***	339.1***	0	**0**
LAC Local Activity Center	**LAC** Local Activity Center	n/a	140.0	140.0	3,000	**3,000**
CF Community Facilities	**CF** Community Facilities	n/a	198.1	166.5	0	**0**
I Industrial	**I** Industrial	n/a	30.7	30.7	0	**0**
	O Office Park	n/a	0.0	0.0	0	**0**
	CR Commercial Recreation	n/a	21.4	21.4	0	**0**
U Utilities	**U** Utilities	n/a	9.5	10.9	0	**0**
R-1 Private Recreation		n/a	20.2	0.0	0	**0**

TABLE 2.4 FLEXIBILITY ZONE 43 REPORT						
R-2 Public Recreation	**R&O** Recreation & Open Space	n/a	23.5	26.8	0	**0**
W Waterways		n/a	69.5	0.0	0	**0**
TOTAL			2,424.5	2,424.8	20,299	**21,464**

Source: *City of Lauderdale Lakes Flexibility Zone 43 Report*
Approved 84 single-family homes for Commerce Park (Ord. # 2018-003)
****Approved 62 21 mid-rise medium-high units for Casa Lake (Res # 2018-128)***
*****Recently approved 44 low-medium townhome units for Cassia Commons (Ord. # 2021-011)***

LARGE SCALE PROJECTS RECENTLY APPROVED

Since the City's 2021 EAR transmittal, three major non-residential development projects have initiated planning and site review processes:

- **Reef Plaza:** Major Site Amendment to an existing +/- 10 acre shopping center (pending);
- **Central Charter School:** Major Site Amendment to an existing charter school campus adding a new 4-story school for K-8 instruction (in progress); and
- **Space Shop Self Storage Facility:** New 3-story self-service storage facility (permits complete 2025).

Transportation Element

INTRODUCTION

PURPOSE

The purpose of the Transportation Element is to plan for a multimodal transportation system that emphasizes the use of public transportation systems. As such, a major thrust of this Element is to coordinate current and planned transportation facilities (local, county, and state-maintained) with existing and future land uses so that all users of the transportation system, including pedestrians, bicyclists, bus and rail transit riders, automobile drivers, and the transportation disadvantaged, can be better served.

EXISTING TRANSPORTATION SYSTEM

The City of Lauderdale Lakes is located in central Broward County, among a vast and well-developed network of roads and highways. Of this network, two arterial roadways (Oakland Park Boulevard and SR 7/US 441) serve as the main crossroads of the City and therefore, contribute significantly to how Lauderdale Lakes is viewed by its residents, business owners, and visitors. At this time, the City of Lauderdale Lakes is redefining itself through the redevelopment of these two commercial corridors; an effort that began in 1999 with the creation of a Community Redevelopment Agency (CRA), furthered in 2003 with the creation of the SR 7 Collaborative and Citizen's Master Plan (also referred to as the SR 7 Corridor Plan), and again strengthened by the County's Transit-Housing Oriented Redevelopment (THOR) planning initiative launched in 2007.

Consistent with regional trends, roadways and highways in Lauderdale Lakes are anticipated to reach capacity throughout the 25-year planning period. After a half-century of building wider roads as a means to alleviate growing congestion levels, it is now widely recognized that a city cannot build itself out of automobile traffic congestion and that road building does not serve the needs of all residents. For this reason, the City of Lauderdale Lakes will undertake a series of strategies to "civilize" its existing street network and plan for improvements that will create a multimodal transportation system that serves all residents and better utilizes its limited land area.[1]

FREIGHT AND PASSENGER RAIL FACILITIES

The City of Lauderdale Lakes does not contain freight and passenger rail facilities. The nearest rail line is the CSX/Tri-Rail line located approximately 1.5 miles east of the City and is operated by the SFRTA.

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[1] The term *civilize* is used in the State Road 7 Collaborative Master Plan to describe urban design and traffic calming strategies that, when implemented, will allow other modes of travel to play a larger role in the City of Lauderdale Lakes and thus, lessen congestion and improve mobility.

INTERMODAL FACILITIES

The City of Lauderdale Lakes does not contain any intermodal facilities. The nearest intermodal facility is located east of the City near Broward Boulevard and Interstate 95, where there is an Amtrak Station, a bus shuttle service, and a Tri-Rail stop. In addition, Downtown Fort Lauderdale's Transportation Management Association has an informal agreement to operate a park-and-ride service at the shopping center located at the southeast corner of Oakland Park Boulevard and SR 7/US 441.

EXISTING ROAD SYSTEM

The existing roadway system is shown in the Transportation Facilities Map of the Future Land Use Map Series.

LOCAL ROADS

The City of Lauderdale Lakes maintains a total of 106 lane-miles of roadway. In general, the local roadway network forms a grid-like pattern and is well-connected to collector and arterial roadways. Since the adoption of our current 2010 Comprehensive Plan, many road improvements have occurred, including resurfacing and or reconstruction of all roads within the UAZ Project limits. NW 31st Avenue between NW 39th Street and NW 44th Street has also been improved along with many other local roads. Through 2040 the City is on track to support the creation of multimodal transportation options, focusing on the need for reliable transit, bicycle, pedestrian and roadway projects that support land use densities and intensities. The City is working with state, regional and local transportation stakeholders to identify and secure funding for local and regional improvements aimed at a seamless transportation system. The Southeast Florida Transportation Council, the Broward Metropolitan Planning Organization (MPO) and the Florida Department of Transportation (FDOT) are developing a variety of regional plans, and the City supports several such efforts, including the development of the Regional Transportation Plan.

COLLECTOR ROADS

The City has the following three roadway segments classified as collectors: NW 44th Street, NW 39th Street, and NW 19th Street. All of the collector roadways are maintained by the City of Lauderdale Lakes except for NW 19th Street which is maintained by Broward County.

ARTERIAL ROADS

Lauderdale Lakes has two principal arterials, and one minor arterial located within its limits. SR 7 is a north-south arterial that stretches from Palm Beach County to Miami-Dade County. Oakland Park Boulevard is an east-west arterial that stretches from the Sawgrass Expressway to the Atlantic Ocean, the entire east-west extent of developed Broward County. Both of these roads are maintained by the State of Florida. NW 31st Avenue is a minor arterial maintained by Broward County. It runs as far south as SR 84 and as far north as McNab Road, within Broward County.

LIMITED AND CONTROLLED ACCESS FACILITIES

The Florida Turnpike is adjacent to and west of the City of Lauderdale Lakes. Currently, no access is provided to the Turnpike from within the City. However, the Turnpike can be accessed outside the

City at Commercial Boulevard (north of the City) or Sunrise Boulevard (south of the City). There are no other limited and controlled access facilities within or adjacent to the City of Lauderdale Lakes.

SIGNIFICANT PARKING FACILITIES AND DURATION LIMITATIONS

Significant parking facilities are defined here as parking lots or structures of 100 spaces or greater which serve public transit facilities or serve multiple developments off-site. The purpose of mapping these facilities is to identify medium to large parking lots or structures where a resident, visitor, or business owner could park a personal automobile and reach an off-site destination or public transit facility within a quarter-mile walk. Currently, the City of Lauderdale Lakes does not contain any facilities that meet this definition, so the map is omitted.

EXISTING TRANSPORTATION SYSTEM ANALYSIS

The following analysis provides the means to identify existing deficiencies in the transportation system.

ADOPTED LEVEL OF SERVICE STANDARDS

The currently adopted level of service (LOS) standards are established in Policy 1.1.1 of the Transportation Element:

- Local Roads: LOS C Peak Hour
- Local and County Collectors: LOS D Peak Hour
- County and State Arterials (non-TRIP funded facilities): LOS D + 75% Peak Hour
- For Florida Interstate Highway System (FIHS)/ Strategic Intermodal System (SIS) Facilities and all other facilities: LOS D

EXISTING ROADWAY SYSTEM ANALYSIS

The existing roadway system is shown in the Transportation Facilities Map in the Future Land Use Map Series.

FUNCTIONAL CLASSIFICATION AND MAINTENANCE RESPONSIBILITY

As can be seen in the table below, the roads most responsible for maintaining mobility through the City of Lauderdale Lakes and the region are maintained by the State of Florida or Broward County. The City is responsible for five of the six urban collectors in Lauderdale Lakes and all other local roads.

TABLE 3.1 – LAUDERDALE LAKES ROADS FUNCTIONAL CLASSIFICATION AND MAINTENANCE RESPONSIBILITY

Road	From	To	Lanes	Maintenance	Context Class
NW 44th Street	SR 7 / US 441	NW 31st Avenue	4LD	City	Collector
	NW 31st Avenue	NW 21st Avenue	2L	City	Collector

TABLE 3.1 – LAUDERDALE LAKES ROADS FUNCTIONAL CLASSIFICATION AND MAINTENANCE RESPONSIBILITY

NW 39th Street	NW 31st Avenue	NW 21st Avenue	2L	City	Arterial
Oakland Park Boulevard	Florida's Turnpike	SR 7 / US 441	6LD	FDOT	Arterial
	SR 7 / US 441	NW 31st Avenue	6LD	FDOT	Arterial
NW 19th Street	SR 7 / US 441	NW 31st Avenue	4LU	County	Collector
SR 7 / US 441	Commercial Boulevard	NW 44th Street	6LD	FDOT	Arterial
	NW 44th Street	Oakland Park Boulevard	6LD	FDOT	Arterial
	Oakland Park Boulevard	NW 9th Street	6LD	FDOT	Arterial
NW 31st Avenue	NW 44th Street	Oakland Park Boulevard	6LD	County	Arterial
	Oakland Park Boulevard	NW 19th Street	6LD	County	Arterial

Source: *FDOT C3C & C3R Motor Vehicle Arterial Generalized Service Volume Tables data obtained by Kimley-Horn in March 2025; Highway Functional Classification Concepts, Criteria and Procedures, Federal Highway Administration.*

NUMBER OF THROUGH LANES FOR EACH ROADWAY

Since the City of Lauderdale Lakes does not contain any interstate highways or expressways, the widest roads in Lauderdale Lakes contain between six and ten lanes. Nonetheless, two of the six-lane roads (SR 7 and Oakland Park Boulevard) intersect at the center of the City creating a large area within the heart of the City dominated by automobile traffic.

EXISTING AND FUTURE AVERAGE ANNUAL DAILY, PEAK HOUR TWO-WAY, AND PEAK-HOUR DIRECT TRAFFIC VOLUMES AND LEVEL OF SERVICE

As shown in the tables below, several roadways in Lauderdale Lakes have a failing (F) level of service during the peak hour. Many of these roads are regional and thus, are only slightly impacted by developed areas in Lauderdale Lakes. Two roads in particular (Oakland Park Boulevard and SR 7) carry an enormous amount of traffic through the center of Lauderdale Lakes.

TABLE 3.2 – AVERAGE ANNUAL DAILY TRAFFIC (AADT), PEAK HOUR TWO-WAY, AND PEAK HOUR DIRECTIONAL MINIMUM LEVEL OF SERVICE

Road	From	To	LOS D Volume Daily	LOS D Volume 2-Way	LOS D Volume Directional
NW 44th Street	SR 7 / US 441	NW 31st Avenue	37300	3360	1850
	NW 31st Avenue	NW 21st Avenue	22400	2020	1110
NW 39th Street	NW 31st Avenue	NW 21st Avenue	22400	2020	1110
Oakland Park Boulevard	Florida's Turnpike	SR 7 / US 441	54100	4870	2680
	SR 7 / US 441	NW 31st Avenue	54100	4870	2680
NW 19th Street	SR 7 / US 441	NW 31st Avenue	36600	3290	1810
SR 7 / US 441	Commercial Boulevard	NW 44th Street	54100	4870	2680
	NW 44th Street	Oakland Park Boulevard	54100	4870	2680
	Oakland Park Boulevard	NW 9th Street	54100	4870	2680
NW 31st Avenue	NW 44th Street	Oakland Park Boulevard	54100	4870	2680
	Oakland Park Boulevard	NW 19th Street	54100	4870	2680

Source: *FDOT C3C & C3R Motor Vehicle Arterial Generalized Service Volume Tables data obtained by Kimley-Horn in March 2025.*

TABLE 3.3 – EXISTING AADT, PEAK HOUR TWO-WAY, AND PEAK HOUR DIRECTIONAL TRAFFIC VOLUMES

Road	From	To	2023 AADT	Peak Hour 2-Way	Peak Hour Directional
NW 44th Street	SR 7 / US 441	NW 31st Avenue	8800	792	459
	NW 31st Avenue	NW 21st Avenue	8800	792	459
NW 39th Street	NW 31st Avenue	NW 21st Avenue	7300	657	380
Oakland Park Boulevard	Florida's Turnpike	SR 7 / US 441	51000	4590	2658
	SR 7 / US 441	NW 31st Avenue	58000	5220	3022
NW 19t Street	SR 7 / US 441	NW 31st Avenue	17000	1530	886
SR 7 / US 441	Commercial Boulevard	NW 44th Street	54000	4860	2814
	NW 44th Street	Oakland Park Boulevard	54000	4860	2814
	Oakland Park Boulevard	NW 9th Street	52000	4680	2710
NW 31st Avenue	NW 44th Street	Oakland Park Boulevard	34000	3060	1772
	Oakland Park Boulevard	NW 19th Street	45000	4050	2345

Source: *FDOT C3C & C3R Motor Vehicle Arterial Generalized Service Volume Tables data obtained by Kimley-Horn in March 2025.*

TABLE 3.4 – AADT, PEAK HOUR TWO-WAY, AND PEAK HOUR DIRECTIONAL MINIMUM LEVEL OF SERVICE

Road	From	To	LOS D Volume Daily	LOS D Volume 2 - Way	LOS D Volume Directional
NW 44th Street	SR 7 / US 441	NW 31st Avenue	37300	3360	1850

TABLE 3.4 – AADT, PEAK HOUR TWO-WAY, AND PEAK HOUR DIRECTIONAL MINIMUM LEVEL OF SERVICE

	NW 31st Avenue	NW 21st Avenue	22400	2020	1110
NW 39th Street	NW 31st Avenue	NW 21st Avenue	22400	2020	1110
Oakland Park Boulevard	Florida's Turnpike	SR 7 / US 441	54100	4870	2680
	SR 7 / US 441	NW 31st Avenue	54100	4870	2680
NW 19th Street	SR 7 / US 441	NW 31st Avenue	36600	3290	1810
SR 7 / US 441	Commercial Boulevard	NW 44th Street	54100	4870	2680
	NW 44th Street	Oakland Park Boulevard	54100	4870	2680
	Oakland Park Boulevard	NW 9th Street	54100	4870	2680
NW 31st Avenue	NW 44th Street	Oakland Park Boulevard	54100	4870	2680
	Oakland Park Boulevard	NW 19th Street	54100	4870	2680

Source: *FDOT C3C & C3R Motor Vehicle Arterial Generalized Service Volume Tables data obtained by Kimley-Horn in March 2025.*

TABLE 3.5 – CURRENT AADT, PEAK HOUR TWO-WAY, AND PEAK HOUR DIRECTIONAL LEVEL OF SERVICE

Road	From	To	LOS - AADT	LOS - Peak Hour 2-Way	LOS - Peak Hour Directional
NW 44th Street	SR 7 / US 441	NW 31st Avenue	C	C	C
	NW 31st Avenue	NW 21st Avenue	C	C	C
NW 39th Street	NW 31st Avenue	NW 21st Avenue	C	C	C
Oakland Park Boulevard	Florida's Turnpike	SR 7 / US 441	D	D	D
	SR 7 / US 441	NW 31st Avenue	E	E	E
NW 19th Street	SR 7 / US 441	NW 31st Avenue	C	C	C
SR 7 / US 441	Commercial Boulevard	NW 44th Street	D	D	E
	NW 44th Street	Oakland Park Boulevard	D	D	E
	Oakland Park Boulevard	NW 9th Street	D	D	E
NW 31st Avenue	NW 44th Street	Oakland Park Boulevard	C	C	C
	Oakland Park Boulevard	NW 19th Street	C	C	C

Source: *FDOT C3C & C3R Motor Vehicle Arterial Generalized Service Volume Tables data obtained by Kimley-Horn in March 2025.*

TABLE 3.6 – 2045 PROJECTED AADT, PEAK HOUR TWO-WAY, AND PEAK HOUR DIRECTIONAL TRAFFIC VOLUMES

Road	From	To	2045 AADT	2045 Peak Hour 2-Way	Peak Hour Directional
NW 44th Street	SR 7 / US 441	NW 31st Avenue	9768	879	509
	NW 31st Avenue	NW 21st Avenue	9768	879	509
NW 39th Street	NW 31st Avenue	NW 21st Avenue	9595	864	500

TABLE 3.6 – 2045 PROJECTED AADT, PEAK HOUR TWO-WAY, AND PEAK HOUR DIRECTIONAL TRAFFIC VOLUMES					
Oakland Park Boulevard	Florida's Turnpike	SR 7 / US 441	56610	5095	2950
	SR 7 / US 441	NW 31st Avenue	64380	5794	3355
NW 19th Street	SR 7 / US 441	NW 31st Avenue	18870	1698	983
SR 7 / US 441	Commercial Boulevard	NW 44th Street	59940	5395	3123
	NW 44th Street	Oakland Park Boulevard	59940	5395	3123
	Oakland Park Boulevard	NW 9th Street	57720	5195	3008
NW 31st Avenue	NW 44th Street	Oakland Park Boulevard	37740	3397	1967
	Oakland Park Boulevard	NW 19th Street	49950	4496	2603

Source: *FDOT C3C & C3R Motor Vehicle Arterial Generalized Service Volume Tables data obtained by Kimley-Horn in March 2025.*

TABLE 3.7 – 2045 PROJECTED AADT, PEAK HOUR TWO-WAY, AND PEAK HOUR DIRECTIONAL LEVEL OF SERVICE

Road	From	To	LOS - AADT	LOS - Peak Hour 2-Way	LOS - Peak Hour Directional
NW 44th Street	SR 7 / US 441	NW 31st Avenue	C	C	C
	NW 31st Avenue	NW 21st Avenue	C	C	C
NW 39th Street	NW 31st Avenue	NW 21st Avenue	C	C	C
Oakland Park Boulevard	Florida's Turnpike	SR 7 / US 441	E	E	E
	SR 7 / US 441	NW 31st Avenue	E	E	E
NW 19th Street	SR 7 / US 441	NW 31st Avenue	C	C	C
SR 7 / US 441	Commercial Boulevard	NW 44th Street	E	E	E

TABLE 3.7 – 2045 PROJECTED AADT, PEAK HOUR TWO-WAY, AND PEAK HOUR DIRECTIONAL LEVEL OF SERVICE

	NW 44th Street	Oakland Park Boulevard	E	E	E
	Oakland Park Boulevard	NW 9th Street	E	E	E
NW 31st Avenue	NW 44th Street	Oakland Park Boulevard	C	C	C
	Oakland Park Boulevard	NW 19th Street	D	D	D

Source: *FDOT C3C & C3R Motor Vehicle Arterial Generalized Service Volume Tables data obtained by Kimley-Horn in March 2025.*

Broward County created Transportation Concurrency Exception Areas (TCEAs) in 1993. The purpose of the TCEA was to encourage urban infill and redevelopment in eastern Broward County, where most major roadways currently continue to be over-capacity. Developments within a TCEA were exempt from roadway concurrency review but Transit Impact Fees were required by the County if platting was necessary.

In 2005, Broward County eliminated the TCEA and replaced it with a Transit Oriented Concurrency Management System. The Transportation Concurrency Management System divides the County into ten concurrency management areas. Two of these districts (Northwest and Southwest Districts) maintain the existing roadway concurrency system, and the remaining eight districts are established as Transportation Concurrency Management Areas (TCMA)

Each TCMA has specific LOS standards based primarily on transit service requirements, while standard roadway concurrency districts continue to have standards based on two-way, peak hour LOS standard volumes. The City of Lauderdale Lakes is subject to meeting the LOS standards of the Central TCMA. The transit component of the LOS standard adopted by Broward County for its regional transportation network is for Broward County Transit to achieve a headway of 30 minutes or less on 80 percent of routes and establish at least one neighborhood transit center and at least two additional community bus routes. The table below delineates the adopted roadway LOS standards for the Central TCMA.

To ensure that LOS standards are maintained, the County requires that a transportation concurrency satisfaction certificate be issued before the issuance of any building permits; the County maintains a charter form of government which allows for this arrangement. To receive a satisfaction certificate, applicants pay transit concurrency assessments which help fund enhancements in the five-year County Transit Program (CTP). The CTP is the plan that seeks to achieve the level of service standards for each district, and it is updated annually to ensure that it remains financially feasible.

TABLE 3.8 – CENTRAL TCMA CONCURRENCY LOS STANDARD	
TCMA	Concurrency LOS Standard
Central	30-minute peak hour headways on 60% of bus routes
	Maintain and enhance Lauderhill Transit Center and West Regional Terminal
Source: *Broward County Transportation Element, 2019.*	

TABLE 3.9 – PEAK HOUR TWO-WAY MAXIMUM SERVICE VOLUMES		
	Eastern Core TCMA	**All Other TCMA**
Two-lane arterials	2,468	2,800
Four-lane arterials	5,320	6,265
Six-lane arterials	8,033	9,422
Eight-lane arterials	-	12,618
Source: *Broward County Transportation Element, 2019.*		

EXISTING ROADWAY DEFICIENCIES

Based on the two-way peak, hour volumes shown in TABLE 3.3 – Existing AADT, Peak Hour Two-Way, and Peak Hour Direct Traffic Volumes and TABLE 3.4 – AADT, Peak Hour Two-Way, and Peak Hour Direct Minimum Level of Service, there are four roadway segments in Lauderdale Lakes that are currently exceeding adopted level of service standards. Oakland Park Boulevard from SR 7/US 441 to NW 31st Avenue and all three SR 7/US 441 segments.

These roads are not in the City's jurisdictional authority for maintenance or improvements. However, the City can enact transportation goals, objectives, policies, and initiatives to reduce the traffic load contributed by the City.

ANALYSIS OF EXISTING PARKING FACILITIES AND DURATION LIMITATIONS

With the large amount of automobile traffic traveling through the commercial corridors of the City, automobile parking facilities in Lauderdale Lakes are extremely important from a traffic operations standpoint and an economic development standpoint. To capitalize on this traffic (potential customers) and maintain mobility within the City, Lauderdale Lakes will need to ensure that adequate parking continues to be provided for the convenience of its residents, business owners, and visitors. Currently, on-site, surface parking lots surrounding individual developments satisfy this need. However, large surface parking lots conflict with policies to better utilize the limited land area of the City and to develop Lauderdale Lakes into an attractive urban village built upon a multi-modal transportation system. For this reason, future parking facilities in the heart of the City should be developed as structured parking in combination with on-street parking where applicable. In pursuing this strategy, the City should begin exploring opportunities to develop structured parking itself or partner with the private development community to develop public parking in strategic locations throughout the City of Lauderdale Lakes. In addition, the City should adopt design standards for

structured parking to ensure that it is attractive, safe, and convenient, and identify areas where on-street parking can be located.

CONCLUSION

As it currently exists, the transportation system in Lauderdale Lakes has nearly reached its capacity in terms of how it was originally designed to function. Almost the entire transportation system was built upon the concept that people would reach destinations by using a personal automobile and that most goods and services would be delivered similarly. Now that roadways are failing and can no longer be expanded due to a limited land area, the concept has proven to be unsustainable in a relatively short period. At the same time, it is widely recognized that a single-modal transportation system does not serve all members of the community and that automobile emissions can cause urban air quality concerns. Nonetheless, as the population in the region continues to grow so does the number of trips. With a limited transit system in place, many future trips in Broward County are projected to be in the form of automobile trips spread across a street network that is projected to expand only slightly. As such, the roadway LOS is projected to further degrade through the year 2035 and year 2050 planning horizons in every community in Broward County.

FUTURE TRANSPORTATION SYSTEM ANALYSIS

FUTURE ROAD SYSTEM ANALYSIS

Many of the roadways in Lauderdale Lakes are constrained facilities that cannot be easily expanded or improved. Further, the expansion of these roadways can be extremely costly, and the result may have a negative impact on the surrounding neighborhoods and businesses. As expressed in the City of Lauderdale Lakes US 441 Corridor and CRA Redevelopment Plans, it is not the resident's desire to further expand SR 7 or Oakland Park Boulevard. Instead, residents have encouraged the City to pursue other options which better support public bus transit. Therefore, it is not advised that the City pursue an expansion of roadways unless it can be demonstrated that funds are available to expand the roadway, and all negative impacts will be mitigated.

FUTURE TRANSIT SYSTEM ANALYSIS

The future public transit system will continue to be based primarily on bus transit services planned and operated by Broward County Transit (BCT). The City projects that it will continue to provide a community bus service for its residents to the greatest extent possible. At this time, BCT is exploring opportunities to introduce bus rapid transit service on highly traveled corridors in Broward County. As traffic congestion increases, it can be anticipated that bus rapid transit service will become more attractive to residents. The installation of bus shelters by the City is a positive step towards improving mobility within the City and County. In general, the City should continue to fund capital improvements that will support bus transit and begin requiring that all new developments located along transit corridors be oriented towards transit service.

PUBLIC TRANSIT SYSTEM

The public transit system is depicted in the Bus Routes and Stops map of the Future Land Use Map Series.

PUBLIC BUS TRANSIT ROUTES

The public transit system that serves the City is depicted in the Community Bus Routes and Stops Map of the Future Land Use Map Series. Six bus routes cross through the City with a combined 61 bus stops.

Two of the bus routes operate as community bus routes operating within Lauderdale Lakes that are maintained by the City in partnership with Broward County. One of these bus routes is operated by the City of Lauderhill and only serves a small segment of NW 19th Street along the southern City boundary. The remaining routes are operated and maintained by Broward County. Currently, Lauderdale Lakes is not served by any other mode of public transit than bus transit service.

PUBLIC TRANSIT TERMINALS AND TRANSFER STATIONS

There are no public transit terminals or transfer stations within the city limits of Lauderdale Lakes. However, there is a bus transfer station north of the City at the intersection of SR 7 and Commercial Boulevard, and there is a public transit terminal south of the City on SR 7, between NW 19th Street and Sunrise Boulevard.

PUBLIC TRANSIT RIGHTS-OF-WAY AND EXCLUSIVE PUBLIC TRANSIT CORRIDORS

There are no exclusive public rights-of-way or exclusive public transit corridors within the City of Lauderdale Lakes. The nearest facility is Tri-Rail, the commuter rail line linking Miami-Dade, Broward, and Palm Beach Counties. The Tri-Rail line is located approximately 1.5 miles east of the City and is operated by the South Florida Regional Transportation Authority (SFRTA).

ROUTES, HEADWAYS, AND HOURS OF OPERATION

In total, there are 15 fixed bus routes serving the City of Lauderdale Lakes. Nine of the routes are maintained by BCT Division, two routes are maintained by the City of Lauderdale Lakes' Parks and Leisure Services Department, one route is maintained by the City of Oakland Park, and three routes are maintained by the City of Lauderhill.

BUS STOPS, SHELTERS, AND AMENITIES

Along each fixed bus transit route, there are numerous bus stop locations for passengers to board or get off the bus. Each bus stop location is equipped with a sign notifying the bus transit user of the route(s) serving that location. In Lauderdale Lakes, there are a total of 118 bus stops which includes stops for BCT and community bus transit service. Not all stops are equipped with bus shelters, bus benches, or both. Currently, 49 bus stops are without benches, 47 have benches but no shelter, and 22 have both a bench and a shelter. The City of Lauderdale Lakes is responsible for the amenities provided at bus stop locations pursuant to Broward County's charter agreement.

CONCLUSION ON TRANSIT SERVICE

Lauderdale Lakes has a somewhat limited public transit system, which consists primarily of bus transit service operating on non-exclusive rights-of-way. Nonetheless, bus transit in Lauderdale Lakes is well-developed as compared to other Broward County municipalities and thus, the City is well-positioned to undergo future growth and development oriented around transit in Broward County. As with any bus transit system, the number of routes, headway times, service coverage, and hours of

operation are largely dependent on the funding available to operate the system. Broward County Transit Division and municipal operators schedule the service in a manner that will provide the most efficient and effective service to those who rely on public bus transportation services.

As was demonstrated in this analysis, transit ridership is increasing by a small percentage each year. The Broward County Transit Development Plan, under a ceteris paribus assumption, projects a ridership of 25,215,000 to 34,814,000 persons by year 2033 and 30,441,000 to 41,689,000 by year 2053. In order to capture a larger percentage of trips on the bus transit system, Broward County Transit and municipal service providers will need to enhance the operating and environmental conditions of the bus transit service.

TABLE 3.10 – BROWARD COUNTY TRANSIT DEVELOPMENT PLAN RIDERSHIP PROJECTIONS

Service	2023 Estimates	2033 Projections	2053 Projections	10-Year Growth	30-Year Growth
Local Bus	19,561,000	16.87M to 22.98M	17.18M to 23.14M	-14% to +17%	-12% to +18%
Breeze	1,161,000			-100%	-100%
Express Bus	825,000	1.01M to 1.86M	1.35M to 2.32M	22% to 126%	63% to 182%
High Freq Bus	-	7.73M to 11.40M	9.44M to 13.54M	-	-
Bus Rapid Transit	-	7.40M to 13.36M	13.63M to 24.36M	-	-
TOTAL	21,547,000	34.26M to 51.29M	46.43M to 69.50M	59% to 138%	115% to 223%

Source: Broward County Transit Development Plan FY 2024-33, Table 7.1

The City of Lauderdale Lakes should proactively improve its public bus transit system by enhancing its infrastructure and service operations so that it can maintain mobility within the City as traffic congestion grows throughout Broward County. A well-designed and well-operated public bus transit can be a major asset for the City to leverage when trying to attract new businesses and residents to the City and the region. The City should also endeavor to review the City Transportation Element for consistency with most current the BCT Development Plan and adopt the Goals, Objectives, and Policies recommended therein.

BICYCLE AND PEDESTRIAN SYSTEMS ANALYSIS

BICYCLE FACILITIES

The City of Lauderdale Lakes currently has two bicycle routes that are recognized by Broward County and the City as existing bicycle facilities. First, there is an undesignated bicycle route located along both sides of Commercial Boulevard adjacent to the northern city limits. This route has a high interaction with traffic along Commercial Boulevard and thus, it does not currently provide a favorable

environment for bicyclists. Second, there is an undesignated bicycle route located along both sides of Oakland Park Boulevard between NW 43rd Terrace and NW 50th Avenue. It also has high interaction with traffic and does not currently provide a favorable environment for bicyclists.

ANALYSIS OF BICYCLE SYSTEM

The City of Lauderdale Lakes currently has two bicycle routes that are disconnected from each other, and which are not part of a larger bicycle network. In addition, both routes have a high interaction with automobile traffic and thus, do not provide a favorable environment for the bicyclist. Bicycle travel along the identified facilities in Lauderdale Lakes is virtually non-existent currently.

Bicycling is considered to be one of the most socially responsible modes of travel since it is clean, energy-efficient, and not space-intensive. It can also expand the distance a person can travel without reliance on automobiles and offers public health benefits. For a community, it can reduce complex and costly parking problems and be incorporated with greenway development or urban redevelopment. As part of a larger effort to plan for the transportation system in Lauderdale Lakes, the City should study the feasibility of developing an interlinked bicycle network in the city to serve as another component of a multimodal transportation system. For more information on bicycle facility planning, City staff and residents can refer to the Florida Bicycle Facilities Planning and Design Handbook provided by the FDOT website.

ANALYSIS OF PEDESTRIAN SYSTEM

Walking is the most basic form of travel. As stated in the Florida Pedestrian Safety Plan, “walking provides free, immediate, healthful, energy-efficient motion. Evidence shows that when neighborhoods and communities are designed at a human scale to support walking trips, there are increases in community interaction and involvement. There are also reduced costs of transporting the elderly, children, the poor, and the physically challenged. A walking community also greatly increases the success of transit. These increases in walking and transit greatly reduce the congestion of roadways and hence help maintain the mobility of all.”[2]

A well connected, paved sidewalk encourages pedestrian activity and transit usage. In Lauderdale Lakes, the paved sidewalk network has nearly complete connectivity, as only two locations in the City have been identified as having missing sidewalks. Unfortunately, no data exists on the condition or quality of the sidewalk network in Lauderdale Lakes to determine whether there are other factors present that dissuade residents and visitors from using existing sidewalks.

CONCLUSION ON PEDESTRIAN AND BICYCLE SYSTEMS ANALYSIS

Although there are a few conclusions that can be drawn from the above analysis, a lack of comprehensive data on each system prevents the City from conducting a more useful, detailed analysis. From a macro point of view, the pedestrian network appears to be largely sufficient, as only

[2] Florida Department of Transportation. “Florida Pedestrian Facilities Planning and Design Handbook.”

two locations in Lauderdale Lakes do not have sidewalks. As with other communities, however, the condition of the sidewalks and the surrounding environment can play a major role in determining whether the sidewalk network is functioning as the community intended. Lauderdale Lakes can benefit from conducting an inventory of its existing sidewalk network to determine its quality and condition. The results of the inventory can then be used for future planning analysis and project prioritization.

The bicycle system in Lauderdale Lakes is underdeveloped and poorly connected to a larger bicycle network. In addition, existing bicycle routes have a high interaction with automobile traffic. The City will need to determine how it can introduce bicycle travel thorough Lauderdale Lakes in a safe, convenient, and enjoyable manner. A study examining the feasibility of expanding the bicycle network and related facilities is warranted. In addition, the City should develop a bicycle circulation map to prioritize future improvements and visualize possible connections.

MAJOR TRANSIT TRIP GENERATORS AND ATTRACTORS

Broward County's Transportation Planning Division inventories the major transit trip generators and attractors within the County based on data collected within traffic analysis zones. The areas with the greatest residential density in Lauderdale Lakes are considered to be major transit trip generators. However, there are no major transit trip attractors within Lauderdale Lakes based on the methodology used by Broward County's Transportation Planning Division.

PATTERN OF DEVELOPMENT

Much of Lauderdale Lakes' built environment can be characterized as suburban-style development, despite being centrally located in a generally urban environment. A transportation system that serves suburban-style development is typically one-dimensional because the distance between generators and attractors is typically greater than can be traveled by foot or bicycle, while the developments themselves are not compact or dense enough to support public transit. This applies to the City of Lauderdale Lakes. In order to address this state of flux, Broward County is encouraging cities to permit greater density along major corridors to support its bus transit system and move closer towards a multi-dimensional transportation system. Two of these major corridors are Oakland Park Boulevard and SR 7/US 441 in Lauderdale Lakes. It would be beneficial for the City to ensure that new development and/or redevelopment along Oakland Park Boulevard and SR 7/US 441 are designed in a manner that would support transit usage and allow residents to reach destinations by foot or bicycle.

EXISTING LAND USE/TRANSPORTATION SYSTEM COMPATIBILITY

The transportation system in Lauderdale Lakes serves many different land uses. In general, the more intense uses are located on principal arterials, such as Oakland Park Boulevard and SR 7, while the less intense uses are located on collectors or local roadways.

For example, at the intersection of Oakland Park Boulevard and SR 7, there is a department store, a regional shopping center, and a community shopping center. Each of these uses attracts a large amount of traffic and must be proximately located to a major roadway. A hierarchy of roads, such as

this, prevents excessive automobile traffic from being drawn into neighborhoods and promotes an efficient movement of people and goods.

BROWARD COUNTY METROPOLITAN PLANNING ORGANIZATION

The Broward Metropolitan Planning Organization (MPO) is a federally mandated agency responsible for setting policy on local transportation issues and deciding how to spend Federal and State funding on transportation projects in the Broward region. Broward MPO seeks to address overall mobility needs based on the needs and aspirations of residents, businesses, and visitors.

The Broward MPO's mission is to collaboratively plan, prioritize, and fund the delivery of diverse transportation options. Through the Commitment 2045 Metropolitan Transportation Plan (MTP), the Broward MPO emphasizes the need for reliable transit, bicycle, pedestrian, freight, and roadway projects that promote economic strength and environmental conservation and improve the quality of life.

The MPO uses the MTP to guide the use of Federal, State, and other funds to create a transportation system that moves people and goods, creates jobs, and strengthens communities within its planning area. The MPO also works with citizens, the private sector, and its planning partners to ensure that the transportation options funded in Commitment 2045 best represent the direction chosen in the context of policy direction from the MPO Board.

To ensure consistency with Section 163.3177(6)(b)2., F.S. and the Broward County Comprehensive Plan, the City must ensure consistency with the Broward MPO's MTP. This is especially vital, as the City is situated at the crossroads of two major arterial corridors (Oakland Park Boulevard and SR 7).

CURRENT PROPOSED AND FUNDED PROJECTS IN THE MTP

Currently, there are no proposed and/or funded projects for transportation infrastructure improvements in the City of Lauderdale Lakes within the 25-year planning period covered by the Broward MPO's MTP. Signalized intersections and transportation corridors through the City have been noted in the MTP for future safety study.

PERFORMANCE MEASUREMENTS

The Broward MPO sets certain safety and performance measurement targets in Section 6 of the MTP. The City may endeavor to assist in achieving these performance targets by reviewing the City's transportation infrastructure and material conditions for land use efficiency and transportation efficiency. This is particularly vital to the City in reducing traffic fatalities to accomplish the FDOT

safety target of zero, as well as achieving performance target improvements. The tables below are sourced from the Broward County MPO 2045 MTP, Section 6:

TABLE 3.11: BROWARD COUNTY MPO 2045 MTP PERFORMANCE MEASURES AND

Measure Area	Performance Measure	Target
System Safety	Number of Fatalities	Reduce by 100% by 2045
	Rate of Fatalities per 100 Million Vehicle Miles Travelled (VMT)	Reduce to 0.00 by 2045
	Number of Serious Injuries	Reduce by 100% by 2045
	Rate of Serious Injuries per 100 Million VMT	Reduce to 0.00 by 2045
Congestion Management	Percent of Freeways Operating at or Above Level of Service (LOS) Standards (AM Peak, PM Peak, Off-Peak)	Improve by 5% or more by 2045
	Percent of Uninterrupted Roads and High-Speed Arterials Operating at or Above LOS Standards (AM Peak, PM Peak, Off-Peak)	Improve by 2% or more by 2045
	Percent of Other Roadways Operating at or Above LOS Standards (AM Peak, PM Peak, Off-Peak)	Improve by 2% or more by 2045
	Percent of All Roadways Operating At or Above LOS Standards	Improve by 5% or more by 2045
	Percent of National Highway Freight Network (NHFN) Operating at or Above LOS Standards	Improve by 5% or more by 2045
Level of Delay	Total Daily Hours of Delay (Vehicle Hours)[1]	Reduce by 10% or more by 2045
Mode Share	Percent of Single Occupancy Vehicles (SOV) Mode Share	Reduce to 47% or less by 2045
	Percent of Transit Mode Share	Increase to 2% or more by 2045
Transit Supplied[2]	Average Transit System Service Headways (min)	Reduce by 20% or more by 2045
	Annual Revenue Hours of Service per Capita (working days only)	Increase by 20% or more by 2045
	Annual Revenue Miles of Service per Capita (working days only)	Increase by 35% or more by 2045
Transit Consumed	Daily Transit Passenger Trips (average weekday)	Increase by 75% or more by 2045
	Annual Transit Passenger Trips per Capita (average weekday)	Increase by 50% or more by 2045
	Transit Passenger Trips per Revenue Hour (average weekday)	Increase by 20% or more by 2045
System Capacity	Miles of Dedicated Transitways	Increase by 250% or more by 2045
	Lane Miles	Maintain or increase by 2045
	Miles of Bike Lanes	Increase by 10% by 2045
	Miles of Buffered Bike Lanes	Increase by 10% by 2045
	Miles of Paved Trails / Shared Use Paths	Increase by 10% by 2045

[1] Delay defined as excess travel time relative to free-flow conditions.
[2] Needs and Cost Feasible results do not necessarily include transit improvements proposed for implementation as part of County's Mobility Advancement Program.

TABLE 3.12: BROWARD COUNTY MPO 2045 MTP PERFORMANCE MEASURES AND TARGETS – GOAL 2

Measure Area	Performance Measure	Target
Employment	Number of New Jobs	Increase by 25% by 2045
Access to Jobs	Percent of Employment within 1/4 Mile of Transit Service	Increase to 70% by 2045
	Percent of Employment within 1/4 Mile of Premium Transit Service (>50% Fixed Guideway)	Increase to 30% by 2045
	Average Auto Travel Time to Employment Activity Centers with >5,000 Employees per Square Mile	Maintain or improve by 2045
	Average Transit Travel Time to Employment Activity Centers with >5,000 Employees per Square Mile	Maintain or improve by 2045
	Average Total Transit Trip Time for Daily Job Commute (Countywide)	Improve by 2045
	Average Vehicle Travel Time for Daily Job Commute (Countywide)	Improve by 2045

TABLE 3.13: BROWARD COUNTY MPO 2045 MTP PERFORMANCE MEASURES AND TARGETS – GOAL 3

Measure Area	Performance Measure	Performance Measure Target
Transit	Percent of Population within 1/4 Mile of Transit Service	Increase to 60% by 2045
System Access	Percent of Equity Area Population within 1/4 Mile of Transit Service	Increase to 65% by 2045
VMT	Vehicle Miles Traveled (VMT) per Capita	2045 VMT grows by 10% or less
VHT	Vehicle Hours Traveled (VHT) per Capita	2045 VHT grows by 5% or less
Air Quality /	Total Carbon Monoxide (CO) Emissions (kg)	Reduce by 10% or more by 2045
Pollutant Emissions	Total Nitrogen Oxide (NOx) Emissions (kg)	Reduce by 10% or more by 2045
Transportation Equity	Average Total Transit Trip Time for Daily Job Commute (Equity Areas)	Improve by 2045
	Average Vehicle Travel Time for Daily Job Commute (Equity Areas)	Improve by 2045
	Miles of Bike Lanes in Equity Areas	Increase by 10% by 2045.
	Miles of Buffered Bike Lanes in Equity Areas	Increase by 10% by 2045.
	Miles of Paved Trails / Shared Use Paths in Equity Areas	Increase by 10% by 2045.
Transportation System Vulnerability & Resiliency	Lane Miles of Evacuation Routes per 100,000 Population	Maintain or increase by 2045.
	Miles of Public Roads and Rail Forecasted to be Permanently Inundated by between 1 ft and 2 ft of Sea Level Rise	Decrease by 2045

CAPITAL IMPROVEMENTS

The City's 5-Year Capital Improvements Program does not categorize transportation improvements projects individually. However, multiple minor transportation improvements projects are proposed as depicted in the table below and included as an appendix to this Data & Analysis document.

TABLE 3.14 – PROPOSED TRANSPORTATION IMPROVEMENTS PROJECTS

Project Name	Funding Source	FY 23/24 Projected Estimated Costs	FY 24/25	FY 25/26 - FY 28/29	5 Year Project Cost
Somerset Drive Roundabout	Increment Revenue	$1,180,505	-	-	$1,180,505
NW 31st Ave Buffer Wall	Increment Revenue	$2,130,000	$2,130,000	-	$2,130,000
NW 30th Terrace Roadway Improvement Project	Increment Revenue	-	$1,688,000	-	$1,688,000
Westgate (South) Streetscape Project	Increment Revenue	-	$1,131,000	-	$1,131,000

Source: *City of Lauderdale Lakes FY 2025 Proposed Budget*

Housing Element

ECONOMIC STATISTICS

According to American Community Survey (ACS) estimates, the median or average household income (AHI) in Lauderdale Lakes is $44,333 with a poverty rate of 23.02 percent. While the 2015-2019 ACS 5-Year Estimates exhibits an estimated City AHI of $35,532 and an estimated poverty rate of 22.5 percent. By comparison, the poverty level in Broward County in 2020 is approximately 14 percent. The poverty level in Lauderdale Lakes increased from 19.25 percent in 2010 to 21.60 percent in 2020.

Countywide, the AHI shows $59,367. It should be noted that the City's median household income is approximately 75 percent of the County's AHI, to which the City contributes.

Household income is income earned by each household, which includes one or more wage earners 15 years old and over with income. A household is the person or group of people who occupy a housing unit. Median income provides the basis for several benchmarks and assumptions.

TABLE 4.1: CITY OF LAUDERDALE LAKES MEDIAN HOUSEHOLD INCOME

Income Range	Households	Margin of Error (+/-)
Less than $10,000	9.6%	2.1%
10,000 to $14,999	10.1%	3.7%
$15,000 to $24,999	11.2%	2.5%
$25,000 to $34,999	9.5%	2.6%
$35,000 to $49,999	15.0%	2.8%
$50,000 to $74,999	15.7%	3.2%
$75,000 to $99,999	11.6%	3.2%
$100,000 to $149,999	11.9%	2.6%
$150,000 to $199,999	3.0%	1.2%
$200,000 or more	2.3%	1.2%
TOTAL	**13,032**	**808**
Median income	$44,333	$5290
Mean income	$59,367	$5159

Source: *U.S. Census Bureau, S1901 Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)*

CHANGES IN HOUSING

Assessing changes in housing relies on credible sources of data and projections, and in most cases, significant data is collected from Broward County and the Shimberg Center for Housing Studies Florida Housing Data Clearinghouse.

Historically, the City of Lauderdale Lakes has been a residential community with a moderately aged housing stock, which is dominated by multifamily units with approximately 70 percent of the City's housing inventory. Highlights about this assessment of the City's housing conditions include:

- As previously reported, the AHI in Lauderdale Lakes is $44,333 (2023 dollars).
- The number of housing units in Lauderdale Lakes is not growing as fast as our population. The 2015-2019 ACS Estimates counted 14,767 units, although the Broward County Planning and Development Division reported 16,034 total units, an increase of almost 7 percent since 2010.
- The increase in housing units since 2010 has mostly been multi-family (420 new units for Atlantic Pacific, and 224 new townhomes and 317 mid-rise units for Bella Vista). Single-family units grew by 4-5 new units.
- The median house price rose 37 percent from $87,000 in 2010 to $119,800 in 2020.
- The median rent increased from $910 to $1,120 over the previous decade.

TABLE 4.2 – TOTAL DWELLING UNIT ESTIMATES BY JURISDICTION: 2010-2045

Year	Jurisdiction	
	City of Lauderdale Lakes	Broward County
2010	15,007	810,388
2015	15,404	844,529
2020	16,034	885,943
2025	16,584	941,294
2030	17,712	979,460
2035	18,480	1,014,895
2040	19,071	1,044,979
2045	19,534	1,069,750

Source: *Broward County Planning and Development Division – 2017*
Note: *This is what data was available from the County at the time of date of this Data & Analysis document.*

TABLE 4.3 – HOUSING UNITS BY TYPE, 2018-2022 5-YEAR ESTIMATES

Housing Unit Type	Single-Family	Multi-family	Mobile Home	Other	TOTAL
Count	4689	10947	120	-	**15756**

Source: Shimberg Center for Housing Studies: Florida Housing Data Clearinghouse

HOUSING CHARACTERISTICS

AGE OF RESIDENTIAL STRUCTURES

The Internal Revenue Service (IRS) defines the useful life of a residential rental property for depreciation purposes under the Modified Accelerated Cost Recovery System (MACRS). According to MACRS, the useful life of residential rental property is 27.5 years. This means that the cost of the property can be depreciated over a period of 27.5 years. Based on the Broward County Property Appraiser and the Shimberg Center for Housing Studies Florida Housing Data Clearinghouse, the estimated average age of housing structures in the City is 44 years old. It should be noted improvements made after 1986 to a property placed in service before 1987 should be treated as a separate depreciable property. As a result, the improvement may be depreciated as a separate property under MACRS if it is the type of property that otherwise qualifies for MACRS depreciation.

Due to the high age of residential properties in the City, most residences have most likely exceeded their market values in depreciation. As a result, priority should be given to redevelopment and property improvements on existing residential structures, with the highest priority being given to those oldest structures which have not been remodeled or updated since the original construction.

TABLE 4.3 - YEAR STRUCTURE BUILT, 2018-2022 5-YEAR ESTIMATES

Year Constructed	Estimate
2010 or after	431 (2.75%)
2000-2009	632 (4.03%)
1990-1999	1111 (7.08%)
1980-1989	1913 (12.18%)
1970-1979	8239 (52.47)
1960-1969	2730 (17.39%)
1950-1959	513 (3.27%)
1940-1949	0 (0.00%)
1939 or earlier	132 (0.84%)
TOTAL	**15701 (100%)**

Source: *Shimberg Center for Housing Studies: Florida Housing Data Clearinghouse*

HOUSING COST

According to data in the table below, approximately 55 percent of all households between zero and 80 percent of the Area Median Income (AMI) and experience housing cost burdening of greater than 30 percent. Cost burdened households, which attribute greater than thirty percent of their household income to housing cost, are more unlikely to be able to afford repairs and remodeling to their homes. This includes necessary repair and optional renovations which may increase the equity and/or efficiency and resiliency of a structure. The proportion of cost burdened renters is significantly greater than homeowners, as depicted in the tables below:

TABLE 4.4: ALL HOUSEHOLDS, COST BURDEN BY INCOME, 2023 ESTIMATE (SUMMARY)

Household Income/Housing Cost Burden	30% or less	30.1-50%	More than 50%	TOTAL
30% AMI or less	260	540	2769	3,569
30.01-50% AMI	397	767	999	2,163
50.01-80% AMI	1583	1326	465	3,374
80.01-100% AMI	1163	416	-	1,579
Greater than 100% AMI	2548	38	-	2,586
TOTAL	**5951**	**3087**	**4233**	**13,271**

Source: *Shimberg Center for Housing Studies: Florida Housing Data Clearinghouse*

TABLE 4.5: RENTER HOUSEHOLDS, COST BURDEN BY INCOME, 2023 ESTIMATE (SUMMARY)

Household Income/Housing Cost Burden	30% or less	30.1-50%	More than 50%	TOTAL
30% AMI or less	76	199	1940	2,215
30.01-50% AMI	40	653	669	1,362
50.01-80% AMI	771	730	189	1,690
80.01-100% AMI	546	194	-	740
Greater than 100% AMI	669		-	669
TOTAL	**2102**	**1776**	**2798**	**6,676**

Source: *Shimberg Center for Housing Studies: Florida Housing Data Clearinghouse*

When comparing the cost of owning and renting in the City, approximately 69 percent of renters experience a cost of renting greater than 30 percent of their household income, while approximately 43 percent of homeowners experience a cost of owning greater than 30 percent of their household

income. This shows a wealth disparity between renters and owners in Lauderdale Lakes, as well as a correlation between high rent and owner costs and the age of a residential structure.

TABLE 4.6: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2018-2022 5-YEAR ESTIMATES

Rent as Percentage of Household Income	Estimate
Less than 30%	2010
30-49.9%	1613
50% or More	2936
TOTAL	**6559**

Source: *Shimberg Center for Housing Studies: Florida Housing Data Clearinghouse*

TABLE 4.7: OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2018-2022 5-YEAR ESTIMATES

Cost as Percentage of Household Income	Estimate
With Mortgage, Less than 30%	1479
With Mortgage, More than 30%	1914
Without Mortgage, Less than 30%	1814
Without Mortgage, More than 30%	589
TOTAL	**5796**

Source: *Shimberg Center for Housing Studies: Florida Housing Data Clearinghouse*

AFFORDABLE HOUSING

Creating sufficient housing affordable to the County and/or City workforce has been one of the regions' most difficult challenges. According to the 2018 Broward County Affordable Housing Needs Assessment, approximately 53.9 percent of households experience cost-burdening (housing expenses exceeding 30 percent of household income) , making Broward County an unaffordable place to live. The assessment included an affordable housing supply and demand analysis of all 31 Broward County municipalities by household income category, and indicated of the 13,096 total households in the City of Lauderdale Lakes, approximately 5,929 (45.3 percent) of the City's households experience cost burdening.

The assessment further examined the critical link between affordable housing, transportation, and economic development. The County's Center for Neighborhood Technology Housing + Transportation Affordability Index averages 53 percent, in contrast to the City's 43 percent.

Historically, the City of Lauderdale Lakes has been successful in facilitating the maintenance of the existing supply of affordable housing stock. Past estimates (2007 EAR) reported that the City provided at least 34 percent of all the affordable housing units in the County. However, based on

most recent data, the City is facing underlying housing affordability issues due to the high cost of housing in comparison to income. If not addressed now, there will be lasting consequences to the City and County. The City currently administers several programs and policies which have facilitated the maintenance of the existing supply of affordable housing stock. These are as follows:

- **The Minor Home Repair Program** is aimed at providing financial assistance to eligible low-to-moderate income households up to $40,000. Eligible improvements include, but are not limited to, life safety, plumbing, electrical, roofing, doors and windows, HVAC, and handicap accessibility.
- **First Time Home Buyer Program** is currently administered by Broward County on behalf of the City of Lauderdale Lakes, and is aimed at assisting qualified property owners to purchase a property to occupy as their primary residence.
- **Air Conditioning Program** is aimed at single-family homes and condominium units up to $3,500 on a one-time basis.
- **Mortgage Assistance Program** is aimed at providing relief to single-family homes affected by COVID-19.
- Policies and regulations that promote a range of housing densities, types, and prices. Since 2014, the City has worked with several major developers to provide owner occupied units and new rental housing (Bella Vista and Atlantic Pacific).

In order to determine the housing needs of current and future residents, data from the Affordable Housing Needs Assessment provided by The Metropolitan Center at Florida International University is analyzed by staff in this report along with Broward County generated data. One of the findings from this report is that the majority of the residents in the City will continue to be in the low to moderate income bracket at least through 2025, which by today's standard for a family of four would range from $35,600 to $85,400. As such, the City will need to continue to preserve the current affordable housing stock while pursuing strategies to continue to attract higher rate market housing to encourage income diversity within the City.

Lauderdale Lakes has been supportive of regional affordable housing needs consistent with the South Florida Regional Planning Council's (SFRPC) strategic regional policies since the early 2000s, and most recently Broward County's 2017 initiative to maximize the attainability of housing for persons and households of moderate to lower incomes ("BrowardNext").

Based the direction from BrowardNext, the following recommendations policy recommendations are provided:

- Establish an affordable housing trust fund that would provide for the construction or supply of affordable housing;
- Establish minimum set-aside requirements for new affordable housing construction; and
- Establish an affordable housing density bonus provision (i.e., 10 to 20 percent affordable units for every project).

Other options including those using public-private partnerships should also be explored. Examples should include the development of a local land trust to strategically purchase and build affordable housing for low- and moderate-income residents.

NEW HOUSING SUPPLY

Since the 2007 EAR, the City has taken an active role in accommodating growth. Innovation in the development of a diverse range of housing types has been fundamental in accommodating population growth. The diversity of housing types has attracted new residents from nearby cities and allowed residents to stay within the community as their housing needs change. The City's most significant growth has been in residential development followed by some commercial along the Commercial Boulevard, SR 7, and West Oakland Park Boulevard corridors.

Since 2021, several large residential developments have been constructed and/or permitted, adding a cumulative 1,406 dwelling units:

- Atlantic Pacific (420 apartments);
- Cassia Estates (84 single-family homes, permits complete in 2024);
- Cassia Commons (44 townhomes, permits complete in 2024);
- Bella Vista (224 townhomes, 632 apartments, permits complete in 2021);

As for commercial uses, retail stores and gas stations have been the most common type of construction.

Figure 4.1: Bella Vista Apartments

Figure 4.2: Casa Lake Apartments

Figure 4.3: Atlantic Pacific Development (Cypress Creek Apartments LP)

PROJECTED HOUSING DEMAND

The 2025 population is estimated at 38,961 persons, and the projected population through the year 2035 and year 2050 planning horizons is 43,587 and 49,124 persons, respectively. This represents an overall increase of approximately 10,163 people, or a 26.08 percent change, through the year 2050.

For comparative purposes, the 2020 US Census population reflects a growth rate of approximately 19.5 percent increase between 2010 and 2020, from 32,593 to 38,956 persons counted in Lauderdale Lakes. Generally, the BEBR model low and medium forecasts population increases that are dramatically lower than the County's and City's historic population growth. Despite differences in population numbers (historic and forecast) between the US Census Data and BEBR population forecasts, data continues to document a strong positive growth trend in population increase through 2050.

Consistent with the BEBR High forecast, by 2050 the City will need approximately 3,176 additional dwelling units at an average household size of 3.2 persons. Of the residentially designated vacant land, approximately 3.16 acres are designated LAC and approximately 4.79 acres are designated LM. Of the vacant land remaining, as discussed in the Future Land Use Element data and analysis, there is not a practical density that can be developed to accommodate the future housing needs of the City.

Lauderdale Lakes can accommodate 118 additional housing units, not including "flexibility" balance units currently provided for in the Broward County Land Use Plan, as well as an undetermined number of potential residential units within the LAC (future mix of land uses to occur on the vacant tract designated LAC is unknown).

The City does not have a sufficient amount of vacant residentially designated land to accommodate future growth in the overall planning period. Additional housing units will need to be provided through the redevelopment process, even if allowable densities on residentially designated vacant land are increased. Although vacant land is insufficient to accommodate the future population, the City anticipated being able to accommodate the projected population through redevelopment within the LAC and proposed priority redevelopment areas as shown in the FLUE Update.

To resolve potential housing shortages and prevent the City's projected growth from being capped, the City should engage in concerted efforts in redeveloping the existing housing conditions for multifamily residential housing with increased residential density and building intensity. If the City's stock of Low-Residential Future Land Use designated housing development be redeveloped for Low-Medium Residential Future Land Use designated housing development, the City could accommodate between 691 dwelling units (developed at six dwelling units per acre) and 3,457 dwelling units (developed at ten dwelling units per acre).

Infrastructure and Capital Improvements Element

INTRODUCTION

The purpose of the Infrastructure Element is to identify public facilities and services needed to support the future population and development patterns envisioned within the Future Land Use Element of the City of Lauderdale Lakes' Comprehensive Plan. The objective of the Infrastructure Element Data, Inventory and Analysis is to inventory and evaluate existing potable water, sanitary sewer, solid waste, drainage, and natural groundwater aquifer recharge resources within the City and determine the projected demands on these facilities and resources given future service needs and facility levels of service necessary to meet them. Within the Infrastructure Element, each of the public facilities and/or resources mentioned above is treated as a sub-element in the document. Together, this information serves as the foundation for goals, objectives, and policies prepared to guide future development within the City of Lauderdale Lakes.

DEMANDS OF GROWTH ON INFRASTRUCTURE

Lauderdale Lakes has sufficient infrastructure or service agreements in place to accommodate its existing development through the year 2050 planning horizon and will ensure that facilities are available to support future development. More detailed information is provided under Level of Service (LOS) Analysis. If additional infrastructure is required to meet growth demands, the City will negotiate its contracts with the service providers, such as Fort Lauderdale Utility and Broward County Water and Wastewater Services, for potable water and sewer; Broward County Waste Management for solid waste and recycling; and Broward County Sheriff's Office for police, fire, and emergency services.

LEVEL OF SERVICE ANALYSIS

The adopted comprehensive plan and land development regulations require availability of adequate water supplies, public facilities and services as detailed under the Future Land Use Element and other related elements. Through the land development application requirements, the City ensures that development is consistent with the LOS standards for all public facilities within the City The specific LOS standards for services and facilities are discussed below.

POTABLE WATER

The City of Lauderdale Lakes does not own or manage its own potable water and sanitary sewer distribution system or public water supply facilities. The water service operation in Lauderdale Lakes is owned and managed by Broward County Water and Wastewater Services (BCWWS), as specified in an interlocal agreement signed by both governmental entities. There is also a small portion of the City that is served by the City of Fort Lauderdale's water utility entity. Each resident of Lauderdale Lakes is effectively a retail water customer of BCWWS.

The City of Lauderdale Lakes has set LOS standards for its water system and is consistent with the BCWWS and City of Fort Lauderdale Retail Water System LOS. The maximum LOS standards for the water supply serving Lauderdale Lakes is 96 gallons per capita per day (gpcd) for the area served by BCWWS and 170 gpcd for the small area served by Fort Lauderdale Utility.

During the 2020 EAR process of the comprehensive plan which resulted in Lauderdale Lakes 21-01ER and 24-01ER proposed comprehensive plan amendments, the City completed an update to its Water Supply Facilities Work Plan (WSFWP). This version of the City WSFWP is to be adopted as appendix to the 2025 City of Lauderdale Lakes Comprehensive Plan and will be updated in 2026 for the following 10 years.

SANITARY SEWER

The LOS standard for sanitary sewer within the City is the permitted capacity of BCWWS North Regional Wastewater Treatment Plant which is currently 100 MGD. The City currently is meeting its LOS and is expected to meet these levels over the 10- and 25-year planning periods, according to the BCWWS and the City's 2021 WSFWP Update. All collection, transmission, and treatment of City sewage is provided by BCWWS. No septic tanks exist in Lauderdale Lakes. All residential and non-residential uses are served by the County system. BCWWS is responsible for the maintenance and improvement of the City's sewage system.

BCWWS recently upgraded its wastewater treatment plant to meet projected demand until the year 2040. In addition, as part of BCWWS's ongoing efforts to maintain and upgrade its utility, a major sanitary water and sewer rehabilitation project to maintain existing and future capacity facilities and to replace obsolete citywide conveyance and transmission systems is underway, under a BCWWS Utility Analysis Zone (UAZ) project, and is expected to be completed in late 2021 – early 2022.

SOLID WASTE

The City does not provide its own solid waste collection and disposal services, and therefore, LOS standards are specified in agreements with Broward County and Waste Management, Inc. There continues to be sufficient capacity to collect and dispose of solid waste in Lauderdale Lakes, as established in the Broward County Solid Waste Element.

STORMWATER DRAINAGE

The City of Lauderdale Lakes Stormwater Division is responsible for treating the canals for aquatic plants, debris removal from the City's waterways, cleaning and repair of drainage structures, pipes and construction of minor drainage infrastructure. The City consists of six distinct drainage sub-basins. Five of the six sub-basins are centered on a City-owned canal connected to SFWMWD's primary canal system, while the C-13 Canal Sub-basin is centered on SFWMD's C-13 Canal.

To meet projected demand and ensure future stormwater drainage needs are met, the City has started to prepare a Citywide Stormwater Facilities Plan Update which includes approximately 11 miles of canal network and all roads within the jurisdictional boundary of the City. The City is expected to complete this plan by late 2021. The City has programmed in its current 5-Year Capital Improvements Schedule the construction of several stormwater runoff improvement projects. The current Stormwater Master Plan was completed in 2007, and it focused on analyzing stormwater LOS through hydraulic modeling in conjunction with improvements to the City's stormwater management system.

Two adopted LOS standards apply for stormwater. The first, for roadway crowns, is to provide sufficient drainage for a ten-year three-day storm. The second standard applies to finished floor elevations and requires a floor elevation above the 100-year three-day storm level. The stormwater drainage LOS is also subject to maintaining the requirements of the SFWMD for outfall into District canals and the New River, as outlined in the table below:

TABLE 5.1 - CITY OF LAUDERDALE LAKES STORMWATER MANAGEMENT LEVEL OF SERVICE STANDARDS

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	Broward County 100-year flood elevation map
	10-year, 72-hour for road crowns	Broward County 10-year 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

Source: *Broward County Chapter 27-14 and SFWMD Permit Volume IV, as shown in the City of Lauderdale Lakes Stormwater Management Master Plan Report, April 2007, prepared by A.D.A. Engineering Consultants, Inc.*

As for future improvement needs, the City will continue to consider water quality impacts before approving new development and significant redevelopment projects. All developments shall implement stormwater best management practices that require structural and non-structural controls during construction to reduce pollutants, and control erosion and sediments entering receiving water bodies. The management of surface water and groundwater resources is an important issue to the long-term environmental quality and economic viability within the City.

PARKS

The adopted LOS is three acres of parks, recreation, and open space land per 1,000 residents. In addition to using the adopted LOS as a measure for the general provision of public parks, recreation, and open space, the City also uses this LOS as the basis for requiring a neighborhood and community park land dedication by developers or alternatively, paying a fee based on the value of vacant land.

- The 2025 LOS demand is 116.883 acres of open space and park land per 1,000 residents [(38,961 residents / 1,000 residents per) x 3 acres = 116.883 acres].
- The projected 2035 LOS demand is 131.784 acres [(43,928 projected residents / 1,000 residents per) x 3 acres = 131.784 acres].
- The projected 2050 LOS demand is 147.372 acres [(49,124 projected residents / 1,000 residents per) x 3 acres = 147.372 acres].

The City will encounter a deficit in the maintained LOS for parks and recreational facilities by year 2030, according to BEBR High projections. To meet projected population demands, the City must add 14 additional acres of parks and recreational facilities by the 2035 planning horizon and 25 additional acres of parks and recreational facilities by the 2050 planning horizon. With only approximately 17 acres of vacant land remaining and a projected increase in demand housing, the City does not have enough land available to dedicate to parks and recreational facilities under current development conditions.

TABLE 5.2 – PROJECTED LEVEL OF SERVICE DEMAND FOR PARKS AND RECREATIONAL FACILITIES

Year	2025	2030	2035	2040	2045	2050
BEBR High Population Projection	38,961	41,655	43,928	45,857	47,567	49,124
Parks and Recreational Facilities Demand	116.883	124.966	131.784	137.570	142.701	147.372

Source: *Broward County Updated Population Projections 2018*

CAPITAL IMPROVEMENTS AND BUDGET PLAN

This Data and Analysis document includes the 5-Year Capital Improvements Plan for the City of Lauderdale Lakes from Fiscal Year (FY) 2023/2024 through FY 2028/2029 as an appendix item. The City also has adopted a FY 2024-2025 Budget Plan which serves as the alignment of financial resources to the prioritized goals, objectives, policies, and initiatives of the City. During the FY 2024-2025, an allocation is included in the budget to commence the planning to undergo a strategic session for a 2026-2045 Budget Plan which will establish a City financial plan, vision alignment, and will ensure solvency through the 10-year planning horizon.

FISCAL YEAR 2024/2025 ADOPTED BUDGET

The FY 2024/202525 Adopted Operating and Capital Budget is estimated at $108,109,128, which represents a 6.2 percent increase from the prior year. This increase is mostly due to including funding for the design and construction of the Community Center, which is estimated at $4 million. The All Funds Adopted budget allocates funding resources for Citywide operations, core functions, capital investments, and City priorities. The All Funds Budget includes the General Fund, Special Revenue Funds, Debt Service Fund, Capital Improvement Funds, and Enterprise Funds.

Major inclusions in the All Funds Adopted Budget includes:

- Allocations for projects and programs funded through American Rescue Plan Act (ARPA);
- Allowances for Revenue Loss;
- Assistance programs that support residents and business communities; and
- Capital investments to stabilize the canal banks infrastructures, to maintain facilities and equipment, improve water quality, protect the network systems, improve quality of life, provide services to vulnerable populations.

Public Safety services, such as police and emergency medical services (EMS), are major components of the general fund adopted budget. The City consideration from Broward Sheriff Office and services for policing increased by 5 percent ($10 million). The budget includes a partial grant from the U.S. Department of Justice for two additional officers, as well as funding for the new Community Policing Program, which will add 4 police offices to the staffing complement and is partially funded by the Community Redevelopment Agency (CRA).

EMS are funded in the General Fund at 37 percent of the total Fire-Rescue estimate. This amount is $4.3 million and includes a fire rate study. The remaining costs for Fire-Rescue services are funded in the Fire Fund.

TABLE 5.3 – ALL FUNDS BUDGET: FISCAL YEAR 2024/2025

Fund	2024 Revised Budget	2025 Adopted Budget	Change
General Fund	$38,512,483	$44,865,439	$6,352,956 (16.5%)
Alzheimer Care Center	$543,653	$666,075	$122,422 (22.5%)
Arts in Public Spaces	$25,000	$25,000	$0 (0.0%)
Building Services	$1,443,378	$1,691,076	$247,698 (17.2%)
Capital Improvements	$6,138,000	$10,365,500	$4,227,500 (68.9%)
CDBG Programs	$462,522	$464,158	$1,636 (0.4%)

TABLE 5.3 – ALL FUNDS BUDGET: FISCAL YEAR 2024/2025			
Code Enforcement Trust	$11,925	$15,000	$3,075 (25.8%)
Community Redevelopment Agency	$20,644,553	$18,299,340	-$2,345,213 (-11.4%)
Debt Service	$1,815,691	$927,812	-$887,879 (-48.9%)
Fire-Rescue	$7,403,550	$7,448,085	$44,535 (0.6%)
Grants	$5,704,143	$5,567,947	-$136,196 (-2.4%)
Home Repair Assistance Program	$60,000	$50,000	-$10,000 (-16.7%)
Hurricane Loss Mitigation	$194,000	$194,000	$0 (0.0%)
Impact Fund	$0	$200,000	$200,000 (100%)
LETF	$70,000	$80,000	$10,000 (14.3%)
Solid Waste	$2,046,035	$2,566,285	$520,250 (25.4%)
Stormwater	$13,715,631	$12,401,396	-$1,314,235 (-9.6%)
Surtax Transportation Projects Fund	$2,308,663	$1,458,663	-$850,000 (-36.8%)
Gas Tax 'Transportation'	$679,010	$823,352	$144,342 (21.3%)
TOTAL	**$101,778,237**	**$108,109,128**	**$6,330,891 (6.2%)**
Source: *City of Lauderdale Lakes All Funds Budget: Fiscal Year 2024/2025*			

An operations and financial summary of each department is included in the adopted budget document.

ALLOWANCE FOR LOSS OF REVENUE PROJECTS & INITIATIVES

The City received an allocation of $10 million from the US Treasury as an allowance for loss revenues experienced during the COVID-19 Pandemic. The City identified projects and initiatives to fund with this allocation. During the upcoming year, 6 projects and/or initiatives will receive a funding allocation totaling $1,692,500. These funds are budgeted in the General Fund but separated as its own accounting structure for reporting purposes. Projects or initiatives funded through this source is anticipated to be completed by December 2026 or upon expiration of the funds. These projects and initiatives are:

- Planning/Development for rebuilding of the City Hall Complex
- Enhanced Senior and Youth Programs
- Safe and Clean Restaurant Assistance Program
- Commercial Improvement Assistance Program
- Teen Skills Training Program
- Partial Funding for the Alzheimer Care Center

All other projects that have a construction component are funded in the General Capital Improvement Fund.

SPECIAL REVENUE FUNDS (DOES NOT INCLUDE CRA)

The overall adopted budgets for the Special Revenue Funds is anticipated at $15,533,617. Special Revenue funds are funds that account for special activities where separate accounting and reporting is required. The City's Special Revenue Funds are as follows:

- Fire-Rescue;
- Grants;
- Parks Impact Fee;
- Law Enforcement Trust;
- Arts in Public Places;
- Alzheimer Care Center;
- Code Enforcement;
- Transportation 'Gas Tax';
- Housing Assistance; and
- Community Development Block Grant Funds.

Fire-Rescue Fund

The FY 2024/2025 Adopted Budget for the Fire-Rescue Fund is $7,448,085, which is a slight increase of $44,535 of 0.6 percent from the prior year. This fund is responsible for 63 percent of the total costs of the annual contractual obligation to Broward Sheriff Office. The annual estimate for FY 2024/2025 is $11,806,483, which is a 6.3 percent increase from the prior year. This amount is shared with the General Fund, which is responsible for 37 percent of the total. The Fire-Rescue Fund is primarily funded by the special assessment fees and the residential rate of $333.84, and has remained the same since FY 2018/2019. However, this rate will not be sustainable as the costs of services continues to increase. During the upcoming FY, the City will undergo a rate study to assist in determining a sustainable and conservative rate.

GRANTS FUND

The FY 2024/2025 Adopted Budget for the Grants Fund is $5,567,947. Grants provide opportunities for the City to support programs and initiatives, while leveraging available funding. During the upcoming FY, the City anticipates to receive several grants to perform critical services, such as Community Oriented Policing Services, summer and afterschool programs, and senior citizen programs. This fund also accounts for several general government improvement grants, such as the

improvements to parks. Lastly, general government projects funded by ARPA grant is also accounted for in this fund for the following projects:

- Broadband Improvements - $882,180 (to be revised to support other assistance programs)
- Contractual Services (Temporary Services) - $135,000
- Housing Assistance Program (AC Repair/Replacement) - $50,000

TRANSPORTATION 'GAS TAX' FUND

The FY 2024/2025 Adopted Budget for the Transportation 'Gas Tax' Fund is $823,352, which is an increase of $144,342 or 21.3 percent. This increase is related to the purchase of the replacement equipment valued at $110,000. This fund is primarily supported by the local option fuel tax revenues from the State of Florida and maintenance agreement from FDOT. Funding received is mostly used to maintain the major corridors, such as lawn maintenance, general maintenance, minor road repairs, and street lighting.

OTHER MINOR SPECIAL REVENUE FUNDS

The remaining funds categorized as minor represent less than 10 percent of the budget. The overall FY 2024/2025 Adopted Budgets for the minor special revenue funds total $1,694,233. Activities performed in these funds include residential assistance programs, recreation programming, and improvements to facilities. The list of other minor funds is represented in TABLE 5.3 – All Funds Budget: Fiscal Year 2024/2025.

ENTERPRISE FUNDS

The overall adopted budget for the Enterprise Funds is anticipated at $16,658,757. Enterprise funds are business-like accounts that are self-sustaining and do noy receive support from the General Fund. The City's Enterprise Funds are as follows:

- Stormwater Management;
- Solid Waste Management; and
- Building Services Funds.

STORMWATER MANAGEMENT FUND

The FY 2024/2025 Adopted Budget for the Stormwater Management Fund is $12,401,396, which is a decrease of 9.67 percent from the prior year. The decrease is primarily due to the progression or completion of canal projects. The adopted budget is supported by the Stormwater Special Assessment and grants. The residential rate of $75 supports the operating costs associated with stormwater management and will generate approximately $1.9 million. The $75 rate has remained flat since 2016. Other funding sources in this fund includes: 2 Florida Resilience Grants, of which one grant of $1.5 million funds drainage improvements and another grant of $1.5 million funds canal bank stabilization projects; American Rescue Plan Act (ARPA) grant in the amount $4,329,165 to support canal bank stabilization projects; and an appropriation from the fund's balance to support continuing capital improvements and newly identified capital investments.

Projects that are funded in the Stormwater Management Fund is as follows:

- Canal Bank Restoration/Stabilization (Canals 1, 3, 5, 8) - $5,785,183
- Citywide Drainage Improvements - $2,000,000
- Canal 4 Bank Stabilization - $823,444
- Boat Ramp Installation - $700,000
- Citywide Bridgefront Replacement - $450,000
- Drain Pipe Lining & Repair Project - $200,000
- Canal Water Quality Improvements (Aerators) - $150,000

SOLID WASTE MANAGEMENT FUND

The FY 2024/2025 Adopted Budget for the Solid Waste Management Fund is $2,566,285, which is an increase of $520,250 of 25.4 percent from the prior year and primarily due to the 16 percent increase in the Waste Management solid waste pickup contract and cost to process contaminated recycling products. The adopted budget is supported by the Solid Waste Special Assessment and the contract administration fee paid to the City by Waste Management. The residential rate of $272 remains the same, and has remained flat since FY 2019/2020. However, this rate will not be sustainable as the costs of service continues to increase. During the upcoming FY, the City will undergo a rate study to assist in determining a sustainable and conservative rate for future years. The budget also includes $100,000 as a contingency, in the event an emergency is declared, and immediate funds are needed for debris and waste removal.

BUILDING SERVICES FUND

The FY 2024/2025 Adopted Budget for the Building Services Fund is $1,691,076, which is an increase of 17.2% from the prior year. The increase is primarily due to additional positions (Staff Assistant and Permit Technician. The Building Services Fund is self-sustaining and supported by fees generated mostly from permitting construction projects, inspections, and plan reviews. The adopted budget includes funding to complete the implementation and training for the Ener-Gov permitting software system and purchase of mobile computers and printers needed for inspection teams.

CAPITAL IMPROVEMENT FUNDS

Development of the Capital Improvement Plan (CIP) is a dynamic process that enables the City to plan for major expenditures in the future and adjust capital projects as needed and as circumstances change. The City's long-range CIP is updated annually to incorporate capital projects identified over the next five-year period. Specific revenue sources to fund these projects are also identified. The financial investment in the next year's plan is $29.8 million. The first-year investment includes funding for projects approved in prior years, as well as newly identified priorities. Funding sources for the projects is shown in the table below:

TABLE 5.4 – FISCAL YEAR 2024/2025

Funding Source	FY 2024/2025 CIP Adopted Projects	FY 2026-2029 CIP Adopted Projects	Total Project Cost	Funded Project Distribution
ARPA - Allowance for Loss Revenue	$4,030,000	$0	$4,030,000	14%

TABLE 5.4 – FISCAL YEAR 2024/2025				
ARPA Funding	$4,329,165	$0	$6,000,000	15%
Grants	$3,911,365	$4,800,000	$10,371,024	13%
Impact Fee	$200,000	$0	$200,000	1%
Fund Broward County Transportation Surtax	$1,458,663	$1,305,000	$2,763,663	5%
City Debt	$1,600,000	$5,400,000	$7,000,000	5%
Stormwater - Appropriated Fund Balance	$3,639,731	$5,025,000	$9,525,000	12%
General Fund - Appropriated Fund Balance	$4,765,500	$7,990,000	$14,151,883	16%
CRA - Increment Revenue	$5,917,000	$0	$7,546,866	20%
Source: *Lauderdale Lakes 5-Year Capital Improvements Program*				

GENERAL CAPITAL IMPROVEMENT FUND

Projects that do not require special or specific accounting or reporting are generally categorized as general government projects and funded by an appropriation from the General Fund balance. There are 20 projects budgeted in the General CIP Fund. Major projects funded are as follows:

- Community Center – $4 million
- Major Facilities Upgrade – $980,500
- Willie Webb Park Rehabilitation – $550,000 (partial funding)
- City Hall Complex Enhancements – $400,000
- Fuel Bay Upgrade – $330,000
- Pool Upgrade and Geothermal Heater – $325,000
- Elevator Upgrade and Modernization – $300,000
- Playground System Replacement – Otis Gray Park – $275,000
- Neighborhood Entryway Signs – $250,000
- Parks Facilities Interior Renovation – $250,000

SURTAX FUND

The City is moving ahead with executing the agreements with Broward County to receive the approved allocation for both the NW 36th Street Improvement Project and NW 50th Avenue Improvement Project.

Other projects that are funded by this surtax funding source included in the FY 2024/2025 budget are the Citywide Sidewalk Repair/Replacement and NW 36th Terrace Improvement Project. Annually Broward County reviews its commitment to the program and makes adjustments based upon availability of funding. The total funds anticipated to support the pre-approved projects is $1.4 million. A comprehensive list of capital improvement projects approved for funding in FY 2024/2025 is provided in Appendix X of this Data & Analysis document.

Conservation Element

INTRODUCTION

The City of Lauderdale Lakes is an inland community located in the heart of Broward County. It is surrounded on all sides by developed areas and the City is over 99 percent developed. As such, there are few isolated areas in the City which can be of any natural or ecological value. However, as an urban community within the larger South Florida region, the city faces growing environmental concerns over long-term air quality, water quality, and water supply. While the City of Lauderdale Lakes does not contain any of the threatened or endangered animal species listed in Broward County, the City can minimize its impact on all species by limiting the amount of pollutants it allows to enter the natural environment.

INVENTORY AND ANALYSIS OF PHYSICAL NATURAL RESOURCES

This section identifies and analyzes water bodies, wetlands, groundwaters, air and water quality, floodplains, commercially valuable mineral deposits, soil erosion problems, vegetative communities, wildlife habitats, and endangered species found within Lauderdale Lakes.

WATER BODIES

Lauderdale Lakes does not contain any natural condition waters as defined by the Florida Department of Environmental Protection. However, the City does contain numerous human impacted/created waters such as canals and altered lakes. One significant human impacted/created water body in the City is the Middle River Canal, also known as the C-13 Canal, which is owned and operated by the South Florida Water Management District (SFWMD). The C-13 Canal is recognized by the State as a Class III waterway, which means that it must be sufficient to foster fish and wildlife propagation and provide recreational opportunities.

GROUNDWATER

In Broward County, groundwater is primarily contained in two major aquifers: Biscayne Aquifer and Floridian Aquifer.

The Biscayne Aquifer is one of the most productive aquifers in the world and is the primary source of freshwater for residents of Broward, Miami-Dade, and southeastern Palm Beach Counties. Hydrological modeling indicates that the Biscayne Aquifer gets two-thirds of its water from rainfall infiltration and the remaining third from lateral seepage of the Florida Everglades.

The Floridian Aquifer is located deeper underground than the Biscayne Aquifer, and it is present in all of Florida and parts of Georgia, Alabama, and South Carolina.

Saltwater intrusion is one of Broward County's most serious water quality problems, threatening groundwater supplies in eastern portions of the County. The saltwater intrusion line has been moving steadily westward in recent decades. The City is not currently threatened by saltwater intrusion, though municipalities directly adjacent, such as the City of Fort Lauderdale, are currently being affected. Saltwater intrusion is caused by historical drainage of freshwater wetlands and resultant loss

of freshwater head and can be exacerbated by increased pumping of groundwater and diversion of surface water flows for drinking water, irrigation, and other purposes.

Saltwater intrusion currently threatens ten major wellfields operated by Broward County and the municipalities of Dania Beach, Deerfield Beach, Fort Lauderdale, Hallandale Beach, Hillsboro Beach, Hollywood, and Pompano Beach. The City of Lauderdale Lakes municipal boundary includes the outer zone of the City of Lauderhill wellfield and the entirety of the Broward County Water Services Division System 1A Wellfield. Neither of these wellfields are currently under threat by saltwater intrusion.

The U.S. Geological Survey, SFWMD, Broward County Water and Wastewater Services (BCWWS), and Broward County Environmental Protection and Growth Management Department (EPGMD) operate a groundwater monitoring system designed to track the extent of saltwater intrusion in the County. Another serious water quality issue is the potential for contamination of the public drinking water supply by industrial and commercial pollutants.

The current version of the Broward County Wellfield Protection Ordinance, No. 93-7, was enacted on November 23, 1993, to safeguard public health by providing criteria for the regulation of storage, handling, use, and production of hazardous and toxic substances within the protected areas of water supply wells. Implementation of the Hazardous Material Regulations and Storage Tank Regulations prevents discharges to the air, soil, groundwater, and surface water by providing specifications for facility design, construction, operation, maintenance, and closure which include early detection, containment, and recovery of discharges. BCWWS also employs certified water treatment operators, who conduct more than 317,000 process control tests annually. These tests ensure that the water treated and delivered to Broward County customers meets or exceeds all federal requirements for safe drinking water under the Safe Drinking Water Act.

WETLANDS

Section 373.019(27), F.S. defines wetlands as those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Wetlands in Florida generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, Riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, and other similar areas.

Much of the existing Broward County wetlands were drained by the 1920s via numerous canals in order to reclaim land. The freshwater wetlands remaining in Broward County today are made up of cypress swamps, pond apple and cypress sloughs, freshwater marshes, sawgrass marshes, and wet prairies.

According to the most recent Broward County Wetlands Inventory Map, there are no wetlands remaining in the City of Lauderdale Lakes.

AIR QUALITY

The Clean Air Act requires the Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards (NAAQS) for six common air pollutants. Harmful to human health and the environment, these commonly found air pollutants consist of particle pollution (often referred to as particulate matter), ground-level ozone, carbon monoxide, sulfur oxides, nitrogen oxides, and lead. Of the six pollutants, particle pollution and ground-level ozone are the most common health threats.

According to the Broward County Air Quality Division Index, the outdoor air quality in the County was rated as “good” 65.7 percent of the time. This follows a steady trend of worsening air quality in the County.

TABLE 6.1 - BROWARD COUNTY AIR QUALITY INDEX SUMMARY 2021-2025

Year	“Good” Days	“Moderate” Days	“Unhealthy for Sensitive Group” Days	“Unhealthy” Days
2020	291 (79.51%)	73 (19.95%)	2 (0.55%)	0 (0.00%)
2021	280 (76.1%)	84 (23.01%)	1 (0.27%)	0 (0.00%)
2022	300 (82.19%)	65 (17.81%)	0 (0.00%)	0 (0.00%)
2023	244 (65.86%)	118 (32.33%)	3 (0.82%)	0 (0.00%)
2024	240 (65.57%)	125 (34.15%)	0 (0.00%)	1 (0.27%)
2025 (as of Feb.)	49 (83.05%)	10 (16.95%)	0 (0.00%)	0 (0.00%)

Source: *Broward County Air Quality Division Air Quality Index*

Pollutant levels are kept well dispersed over the City due to a frequent sea breeze which also contributes to generally good air quality throughout southeastern Florida. During instances of limited vertical mixing and slow air-mass movement, the region occasionally experiences a buildup of emissions at ground level resulting in infrequent exceedances of the NAAQS.

Broward County is experiencing the worst air quality in days during the peak tourist season, which also corresponds with high pollen levels. Additionally, Saharan dust is transported to the United States on Atlantic air currents from late June to mid-August.

The Broward County Environmental Protection Department (EPD) maintains air quality monitoring stations throughout the County and outputs an Air Quality Index (AQI). The AQI is considered a uniform method of reporting daily pollution levels and the associated ill health effects. An air quality

monitoring station, located on north SR 7/US 441 in Lauderdale Lakes (AIRS #120115001), measures carbon monoxide levels. Additional sites throughout the County measure levels of ozone, nitrogen dioxide, sulfur dioxides, and other greenhouse gases.

Recognizing that motor vehicle emissions contribute the major source of air pollution, the Broward County EPD has produced newsletters encouraging motorists to purchase fuel efficient motor vehicles.

The City can help reduce air pollution by adopting and implementing programs in its comprehensive plan which reduce automobile emissions in its own fleet and promote the planting of trees and shrubs, which naturally intake air pollutants and excess carbon dioxide. Additionally, as development and redevelopment trends in the City encourage denser growth, the City can focus on standards that encourage non-motorized transportation and transit to reduce air pollution caused by private automobile use.

FLOODPLAINS

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X. According to the FEMA Flood Insurance Rate Maps (FIRM), more than 93.8 percent of the City of Lauderdale Lakes lies within the AE zone, 6.1 percent lies in the AH zone, and less than one-hundredth of a percent lies in the X zone. The definition of these zones is as follows:

- Zone AH Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
- Zone AE – Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. AE is the base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.
- Zone X – An area that is determined to be outside the 100- and 500-year floodplains

The most flood-prone areas of the City are zones AE and AH, which encompass 99.9 percent of the City.

SOIL

As a built-out community with a relatively flat topography, soil erosion problems are not a serious issue within the City. Although erosion is not an issue in the City, the three areas where soil erosion occurs are construction sites, ditches, and canal banks, which the City can minimize by stabilizing soil with suitable vegetation barriers along the banks of these artificial waterways.

COMMERCIALLY VALUABLE MINERAL DEPOSITS

There are no known commercially valuable mineral deposits in the City of Lauderdale Lakes. Mining in Broward County is a minor commercial activity that accounts for less than a tenth of a percent of the County's economy.

WILDLIFE AND MARINE HABITAT

Lauderdale Lakes does not contain any commercially important wildlife or marine habitats, although water from the C-12 and C-13 canal basins eventually flows to the Intracoastal Waterway and Atlantic Ocean, which are recreationally and commercially important marine habitats. The quality, quantity, timing, and distribution of water in all primary canals, such as the C-13 Canal, is currently monitored and managed by the SFWMD.

Currently, there is a 6.38-acre parcel in the City that qualifies as a recreationally and environmentally important vegetated community. Cypress Preserve Park located at 2525 NW 49th Avenue is used for environmental education and a place for quiet reflection and community gatherings.

The Middle River Canal (C-13) runs east to west through the City and is just north of NW 36th Street and NW 37th Street. SFWMD has agreed to allow the City to develop a recreational greenway and trail along the canal. The greenway and trail will also act as a connection between some of the City's parks and public school campuses.

In general, much of the City of Lauderdale Lakes has already been developed with very few areas remaining that can serve as wildlife habitat. At the same time, however, it is important to recognize that no city is static. Developed areas can be redeveloped in a manner that better supports wildlife, and which builds upon past conservation efforts.

SUSTAINABILITY AND RESILIENCY

This section is included to provide the foundation for further resource conservation, initiate green development strategies within the City, and in general, move the City of Lauderdale Lakes towards achieving long-term sustainability and resiliency against natural and human caused disasters, climate shocks, and other ecological events.

WATER CONSERVATION

To the best of their abilities, the SFWMD balances the water needs of the human population, the environment, and commercial and agricultural interests in the region. As the demand for water increases due to industry and human population growth, it becomes increasingly important to conserve water and to preserve the integrity of natural systems. Lauderdale Lakes water supply is replenished through rainfall, water releases from Lake Okeechobee, and lateral seepage from the

Everglades. When the region is experiencing a drought, there is less water to spread across all users and saltwater intrusion becomes a major local concern. In addition, local lake and canal levels drop, wetlands dry up, and landscaped areas wilt and turn brown. Not only does this situation result in an unattractive natural environment and threaten agricultural and commercial operations, it also has real consequences for plant and animal species, including migratory birds and waterfowl, which depend on water to reproduce and sustain life. It is understood that regional water demands are comprised of many different users making millions of individual decisions about water usage, however, there are strategies that the City can employ to influence individual decisions, reduce overall water consumption, and increase the regional water supply, such as:

- Requiring the use of xeriscaping for all new development and redevelopment.
- Incentivizing green development strategies that effectively reduce water consumption, or which employ systems that reuse it.
- Adopting standards or incentives that minimize impervious surface area.
- Providing in the code for shared parking arrangements and pervious pavement materials and developing structured parking in major commercial areas to reduce the number and expanse of surface parking lots.
- Developing stormwater treatment areas within the City which collect, store, and treat stormwater runoff, as opposed to releasing it in the primary canal system.
- Promoting public awareness of the issue through the distribution of literature and materials created by the County and the SFWMD.

ENERGY CONSERVATION

Human population growth, greater economic prosperity, greater automobile use, and an increased usage of electronics are a few of the major causes of increasing energy demand. The City of Lauderdale Lakes and its residents are supplied with electrical power from the Florida Power & Light (FPL) Company. Electrical energy is distributed from power plants through an extensive distribution system of lines, substations, and transformers to individual homes and businesses. The energy mix of FPL for Florida based on its ten-year plan is 73 percent natural gas, 11 percent nuclear, 14 percent solar. Two percent of electrical power from various other sources. The relationship between electrical energy and resource consumption is not obvious to many consumers despite growing national concern over long-term energy supply. Furthermore, energy production using traditional sources, such as oil, gas, and coal, still release air pollutants into the natural environment despite significant technological advances in pollution control devices. It is understood that statewide energy demands are comprised of many different users making millions of individual decisions about energy usage, however, there are strategies that the City can employ to influence individual decisions, reduce overall energy consumption, and marginally increase the statewide energy supply, such as:

- Adopting standards that require the use of widely available products such as compact fluorescent light bulbs, double-pane windows, and EnergyStar certified appliances.
- Incentivizing green development strategies that effectively reduce energy consumption and loss, or which employ designs that reduce the need for air conditioning, heating or artificial light, or which generate their own power through solar panels or other devices.

- Encouraging, in certain circumstances, the reuse of buildings as opposed to the demolition and construction of new buildings, as building construction alone can be a very energy intensive activity.
- Exploring the feasibility of equipping city-owned buildings with solar panels or other devices that produce a renewable supply of energy.
- Planting trees and shrubs in strategic locations to shade walls, windows, and outdoor air conditioning units.
- Replacing the City's fully depreciated fleet of vehicles with new fuel-efficient vehicles.
- Encouraging mass transit by ensuring that it is safe, convenient, comfortable, and reliable.

LAND CONSERVATION

Land development activities over the past century have utilized approximately 99 percent of the developable land in Lauderdale Lakes. Only a few small parcels of vacant land remain available in Lauderdale Lakes for new development. Conserving land for future population housing needs, parks and recreation facilities, commercial and industrial development, or any other land use was not well supported at the time the City was experiencing most of its land development activity. The City has acquired a few parcels of land for public recreational facilities, and, most recently, a cypress stand from was donated to the City from Broward County to be preserved. However, there is no land in Lauderdale Lakes which specifically meets the definition of land conservation in terms of land set aside for preservation in its natural state. At the same time, it is important to recognize that developed land is not lost forever and there is sometimes enough land on existing developed tracts to further develop. Built-out areas can be redeveloped, development patterns can be changed, and at any point that it is financially feasible to do so, land can be set aside for conservation or dedicated for preservation.

WILDLIFE CONSERVATION

Unlike some lesser developed communities, wildlife and its habitat does not play a significant role in shaping the character or the quality of life of Lauderdale Lakes' community. There are only a few areas in Lauderdale Lakes that are large enough to support animal and plant species; one being the Cypress Preserve Park. At any point it is desired by the community, the City could explore the feasibility of expanding wildlife habitat in the City by linking existing habitat areas and creating new habitats. The Cypress Preserve Park and the primary canal system are two existing opportunities to expand upon existing wildlife habitat.

Recreation and Open Space Element

INTRODUCTION

PURPOSE

The City of Lauderdale Lakes believes it is important for residents in all areas to have access to park and recreation facilities. Such facilities provide a high quality of life for residents and are important to the health and wellbeing of a community. This element provides an inventory of both the existing public and private parks and recreation facilities located within the City of Lauderdale Lakes. Facility type, general condition, and available equipment is cataloged in an effort to identify which items, if any, warrant an upgrade or replacement. Additionally, this element analyzes the inventory of parks, recreation, and open space to ensure the adopted level of service (LOS) standard is being provided. The data, inventory, and analysis also provides the basis for the goals, objectives, and policies to protect and preserve existing recreational areas, and provides guidelines for acquiring additional recreation and open space within the City to maintain a minimum level of service for the community.

INVENTORY

The City of Lauderdale Lakes owns, operates, and maintains five public park and recreational facilities totaling approximately 40 acres. A shared use agreement is maintained with the Broward County School Board for the use of parks and recreational facilities at Oriole Elementary School, Park Lakes Elementary School, Lauderdale Lakes Middle School, and Boyd Anderson High School.

As part of this agreement, the City constructed and currently operates an aquatics complex at the NW 31st Avenue school campus between Oriole Elementary and Lauderdale Lakes Middle School. These shared sites total 31.5 acres of recreational facilities. With the approval of the South Florida Water Management District (SFWMD), 14.5 acres of greenway space is available to the public along the C-13 Canal right-of-way. The sum of all existing public recreational facilities and open space in the City is 117.82 acres. The location and acreage of the public facilities located in the City are detailed below and listed in the table below.

TABLE 7.1 – LAUDERDALE LAKES INVENTORY OF PARKS AND RECREATIONAL FACILITIES

Name	Type	Acres
Northgate Park	Neighborhood	3.14
Otis Grey Park	Neighborhood	7.66
Cypress Preserve Park	Neighborhood	6.39
Trailhead Park	Neighborhood	0.22
Vincent Torres Memorial Park	Community	10.7
Vincent Torres Mem. Park (Undeveloped Parcel)	Community	2.57
Willie L. Webb Sr. Park	Community	11.1
Lauderdale Lakes Swimming Pool	Community	0.95
Lauderdale Lakes Library	Community	1.21
Middle River Trail – SR 7 – 31st Ave.	Community	11.9

TABLE 7.1 – LAUDERDALE LAKES INVENTORY OF PARKS AND RECREATIONAL FACILITIES		
Middle River Trail – 52nd Ave – SR 7	Community	3.88
Undeveloped Middle River Trail Parcel	Community	1.35
Central Broward Park	County (within 2 miles)	109.25
Park Lakes Elementary	Public School	4.5
Oriole Elementary	Public School	6.15
Lauderdale Lakes Middle	Public School	-
Boyd H. Anderson High	Public School	10.95
Westminster Academy	Private Recreation	22.75
TOTAL		**214.67**
Source: *City of Lauderdale Lakes 2019 Parks and Recreation Master Plan*		

LEVEL OF SERVICE

The adopted LOS is three acres of parks, recreation, and open space land per 1,000 residents. In addition to using the adopted LOS as a measure for the general provision of public parks, recreation, and open space, the City also uses this LOS as the basis for requiring a neighborhood and community park land dedication by developers or alternatively, paying a fee based on the value of vacant land. In 2018, Broward County recertified the most current inventory of public and private parks and recreation facilities within the City (see Table X.X). Not including Broward County facilities which lies outside of the City boundaries, the current City LOS is 105.42 acres.

- The 2025 LOS demand is 116.883 acres of open space and park land per 1,000 residents [(38,961 residents / 1,000 residents per) x 3 acres = 116.883 acres].
- The projected 2035 LOS demand is 131.784 acres [(43,928 projected residents / 1,000 residents per) x 3 acres = 131.784 acres].
- The projected 2050 LOS demand is 147.372 acres [(49,124 projected residents / 1,000 residents per) x 3 acres = 147.372 acres].

The City will continue to meet the projected demand for parks and recreational facilities due to the City's central location in Broward County and proximity to Broward County facilities.

TABLE 7.2 – PROJECTED LEVEL OF SERVICE DEMAND FOR PARKS AND RECREATIONAL FACILITIES						
Year	2025	2030	2035	2040	2045	2050
BEBR High Population Projection	38,961	41,655	43,928	45,857	47,567	49,124
Parks and Recreational Facilities Demand (Acres)	116.883	124.966	131.784	137.570	142.701	147.372
Source: *Broward County Updated Population Projections 2018*						

In late 2019, the City retained the services of BerryDunn to complete a Parks and Recreation Master Plan to address the growing parks, open space, and recreational requirements in the City, and has added certain recommendations for parkland acquisition and facility development within the Plan.

In reference to park acreage LOS for the City, the Master Plan noted 61.07 acres of public park lands provided through developed and undeveloped lands compared to 117.82 recreational acreage, which includes existing public, private, leased, and shared facilities along with City-owned, yet undeveloped parkland. According to the Master Plan completed in 2020, “[t]he best acreage LOS for the City will ultimately be reached through public input and debate as to what the community desires.” For this 2021 Comprehensive Plan Update, the City Commission directed to retain the recertified acreage (117.82 acres) by Broward County in 2018.

According to Trust for Public Land, 64 percent of Lauderdale Lakes Residents live within a 10-minute walk of a park. The City experiences the most need for parks and recreational facilities along the northwest city boundary and in the City’s southeast quadrant.

Of the southeast quadrant, most of this area is developed by low-rise multi-family and single-family detached developments. There is ample green space in this area, but no public parks or recreational facilities.

Intergovernmental Coordination Element

INTRODUCTION

The purpose of the Intergovernmental Coordination Element is to coordinate goals, objectives, and policies, and development with related governmental entities and agencies. Ultimately, the Intergovernmental Coordination Element should reduce growth and development conflict and increase cooperation among governmental agencies and private entities. The element also determines the need for and quality of existing coordination mechanisms and examining the potential for creating additional mechanisms. It is the intent of the element to enhance the City's role in regard to intergovernmental coordination issues in order to maximize quality, efficiency, and effectiveness in government service delivery and development.

LOCAL AND COUNTY AGENCIES

Several formal and informal intergovernmental coordination mechanisms exist. Formal mechanisms include contracts and interlocal and operating agreements, whereas informal mechanisms include meetings and telephone calls. The coordinating agencies are at the local, regional, state, and federal level. The inventory below provides a brief description of the coordination mechanisms, subject area, and the office with primary responsibility of coordination.

ADJACENT MUNICIPALITIES

- City of Fort Lauderdale
- City of Lauderhill
- City of North Lauderdale
- City of Oakland Park
- City of Tamarac

Due to their proximity to each other, the City of Lauderdale Lakes coordinates with the adjacent municipalities as needed. Issues include planning and development, land use, traffic, transit, and transportation, drainage, and emergency management. Information sharing and coordination regarding these topics occur through informal and formal means, on an as-needed basis. The contact responsibility is shared by several agencies because the topical interest is rather varied; however, the primary contacts are the City Manager and the Community Development Department.

BROWARD COUNTY

The City of Lauderdale Lakes is located within Broward County and coordinates with Broward County on numerous issues. Communication regarding these issues occurs through both formal and informal methods, such as interlocal agreements and phone calls. Information is exchanged on both a continuous level and on an as-needed basis. Since the coordination between the two entities spans a variety of interests, the contact responsibility is shared by several agencies, including Community Development, Building, Engineering and Construction, Parks and Leisure Services, and the City Clerk. Some of the major subjects of City and County coordination are:

- Transit
- Housing
- Planning and zoning
- Traffic control issues
- Building and permitting
- Economic redevelopment
- Drainage and National Pollutant Discharge Elimination System permitting
- Conservation of natural resources
- County recreation and open space
- Solid waste services
- Water and sewer/wastewater services
- Social services and public health services
- Construction and maintenance of County roads
- Emergency management, including disaster preparedness and repair and hurricane evacuation

BROWARD COUNTY WATER AND WASTEWATER SERVICES

Broward County Water and Wastewater Services (BCWWS) is a part of the County's Public Works Department and was created in 1988 with the reorganization of the Broward County Utilities Division.

Although Water and Wastewater Services is a direct agency of Broward County, it is singled-out for discussion because Lauderdale Lakes residents are retail customers of the County's potable water and wastewater services and facilities, as the City does not own or operate its own. Additionally, general water management and supply is an issue of importance throughout the state and region. To more effectively and efficiently provide water and wastewater services, Broward County divides its retail service areas into districts. There are different district boundaries for potable water service and wastewater service; however, the City falls within District 1 for both services.

Since the City uses Broward County as its sole source of water and wastewater, it is critical that constant and reliable coordination occur between these two government agencies. Another essential topic of coordination between these two agencies is population and demand projections. This information must be provided for updating the County's water supply plan. The Public Works Department and the Community Development Department are the principal contacts for the City in matters relating to the BCWWS.

BROWARD COUNTY HOUSING AND COMMUNITY DEVELOPMENT DIVISION

The Housing and Community Development Division is a part of the County's Urban Planning and Redevelopment Department. The Housing and Community Development Division is responsible for administering the housing programs of the Housing Finance Authority of Broward County, Florida, and the Broward County Commission. The Division's mission is to create partnerships, maximize resources, and find new tools to develop and preserve affordable housing and improve communities. Its primary purpose is to provide housing which persons and families of low, moderate, or middle income can afford and capital for investment in such housing, including development and rehabilitation. As such, the Division offers several services and programs to developers, lenders, and

home buyers and owners. These programs and services offer a variety of informational, educational, financial, and funding opportunities.

Although the Housing and Community Development Division is a direct agency of Broward County, it is singled-out for discussion because Lauderdale Lakes maintains the majority of the County's affordable housing stock, including subsidized and assisted units. The coordination between the City and the Housing Division are crucial not only to the tenants and owners of these units, but also to these two government agencies.

Since Lauderdale Lakes population size prevents it from being directly qualified to receive funding from the various state and federal housing programs, the City and County coordinate to ensure Lauderdale Lakes receives appropriate funding. Additionally, the City and County coordinate regarding maintenance and preservation of the existing affordable housing stock within Lauderdale Lakes and throughout the County. The Community Development Department is the principal contact for the City in matters relating to the Broward County Housing and Community Development Division.

BROWARD COUNTY HOUSING AUTHORITY

The Broward County Housing Authority's (BCHA) mission is to create, provide, and increase high quality housing opportunities to Broward County residents through effective and responsive management and responsible stewardship of public and private funds. Generally, the BCHA serves Broward County residents as tenants residing in the properties managed and maintained by the BCHA, through the rental subsidies BCHA pays for families living in the private rental market, and with the various programs operated and maintained by the BCHA, including the services they offer through the U.S. Department of Housing and Urban Development-certified Housing Counseling Program.

More specifically, the BCHA manages several public housing sites located throughout the County, which provide decent and safe rental housing for eligible and low-income families, the elderly and persons with disabilities. The BCHA also offers a variety of Section 8 programs to eligible households, including rental vouchers, shelter plus care, and family unification. Additionally, BCHA provides a Housing Counseling Program, which is cost-free and offers a complete range of advice, information, and services regarding:

- Homeownership
- Home Management
- Money Management
- Reverse Equity Mortgage
- Property Care and Maintenance
- Rental and Purchase Procedures
- Referrals to Community Resources
- Relief measures for defaulted mortgages

Since Lauderdale Lakes maintains a majority of the affordable housing units, inclusive of assisted and subsidized units within the County, the City and the BCHA coordinate on the information provided above as well as other housing issues, including maintenance, funding, and increasing housing

opportunities for residents. The Community Development Department is the principal contact for the City in matters relating to the Broward County Housing Authority.

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

As required by the Broward County Charter, the Broward County Board of County Commissioners (BOCC) was established to act as the legislative branch of Broward County Government. The Commission is charged with overseeing a variety of County operations, including land use, plats, and environmental matters. Therefore, the BOCC has final authority regarding Broward County Land Use Plan amendments. In addition, the BOCC appoints the County Attorney, Administrator, Auditor, and numerous other regulatory and advisory boards.

The BOCC is comprised of nine members; one Commissioner is elected by each of the nine districts in partisan elections. The City of Lauderdale Lakes falls entirely within the boundaries of District 9. The City and the BOCC coordinate through formal and informal meetings and information sharing. Dependent on the subject this communication occurs on a continuous or an as-needed basis. The City Manager and Mayor are the principal contacts for the City in matters relating to the Commission.

BROWARD METROPOLITAN PLANNING ORGANIZATION

The Broward County Metropolitan Planning Organization (MPO) was established in 1977 by the Florida Legislature to direct urban transportation planning and the expenditure of federal and state funds. In addition to coordinating efforts of local governments regarding transportation plans to ensure compatibility with long-range County plans, the MPO is the lead agency responsible for developing and administering plans and programs to maintain eligibility and receive federal funds for the transportation systems in Broward County, which includes the City of Lauderdale Lakes as an area of concern for these entities.

The duties of the MPO, in cooperation with the Florida Department of Transportation (FDOT), include preparation of the following:

- A multi-year planning program; a Transportation Plan consisting of a long-range element and a Transportation Systems Management element (Short Range Highway Plan);
- An annual Unified Planning Work Program; and,
- An annually updated Transportation Improvement Program, which consists of projects taken from the Transportation Systems Management element and Long-Range Transportation Plan.

The Broward MPO consists of five districts and 19 members, including representatives from cities within the County, the Broward County School Board, the Broward County BOCC, and the South Florida Regional Transportation Authority. For each of the five districts, the municipality with the largest population appoints an elected official to serve as the district representative, and the municipality with the second largest population is the alternate. The City of Lauderdale Lakes is located in District 3, which has six representatives due to population size. The City of Lauderdale Lakes serves as an alternate for District 3.

Additionally, the City considers communication with the MPO vital to implementing the local and regional transportation goals, especially those of the SR 7/US 441 Collaborative. Therefore, the City and Broward MPO will continue to coordinate through formal and informal meetings and information sharing, depending on the subject this communication occurs on an as needed or continuous basis. The Community Development Department is the principal contact for the City in matters relating to the MPO.

BROWARD COUNTY PLANNING COUNCIL

The Broward County Planning Council (BCPC) was created in 1974 to replace the 1959 Broward County Area Planning Board. The BCPC is multi-jurisdictional planning agency established to promote coordinated, comprehensive, long-range planning throughout Broward County through the joint cooperation and participation of all local governments, public officials, and private citizens.

The BCPC consists of twenty members: one member is a Broward County Commissioner selected by a majority vote of the Commission; one member is a Broward County School Board member, selected by the School Board membership. In addition, each County Commissioner individually appoints two members from their respective nine County Commission districts, one member in each district being an elected municipal official and one being an elector not holding elected public office.

In addition to special projects and participating in and encouraging intergovernmental coordination efforts, the BCPC is charged with three main responsibilities:

- **Broward County Trafficways Plan** – the BCPC rules on waivers and proposed amendments to this plan, which preserves roadway right-of-way for the County.
- **Broward County Land Use Plan** – the BCPC reviews and makes recommendations to the Broward County BOCC regarding proposed amendments to the Broward County Land Use Plan; and ensures that adequate facilities are available for the proposed land use.
- **Platting** – the BCPC staff implements a countywide plat compliance monitoring system; interprets the countywide platting requirements contained within the Broward County Land Use Plan; and reviews plats and other development proposals to ensure proposed uses are consistent with those permitted by the effective land use plan designation.

The BCPC and the City coordinate on the above issues through an informal means, such as meetings, and information sharing occurs on an as-needed basis. The Community Development Department is the principal contact for the City in matters relating to the Planning Council.

BROWARD COUNTY SCHOOL BOARD

The School Board of Broward County, Florida is composed of nine members and a superintendent. Seven members are elected from single member districts, and two members are residents of the district and are nominated and elected from the district at large. The School Board has the authority to acquire, build, construct, erect, enlarge, and improve Broward County public school facilities, and to furnish and equip public schools. To pay the cost of such projects, the School Board is authorized to tax real property and to issue certificates of indebtedness and bonds. Additionally, the Board is charged with formulating policy governing the administration and operation of public schools, including the public school facilities located in Lauderdale Lakes.

The City coordinates with the School Board to analyze public education facilities impacts on the transportation system, specifically to:

- Encourage the siting of future schools, if needed, and expansion of existing schools as closely to residential areas as practical;
- Encourage the co-location of Lauderdale Lakes public facilities, such as parks, libraries, and community centers, with schools to the extent possible; and
- Encourage the use of public schools as focal points for neighborhoods.

The School Board and the City coordinate through an interlocal agreement, shared/joint use agreements, meetings, and information sharing on a continuous basis. The Community Development Department and the City Manager are both principal contacts for the City in matters relating to the School Board.

BROWARD COUNTY PROPERTY APPRAISER'S OFFICE

The Broward County Property Appraiser's Office (BCPA) is responsible for placing a fair and just value on each individual property, both real and personal, within Broward County for tax purposes. Then various taxing authorities, such as the County BOCC and School Board, set the actual amount of taxes to be paid as a result of the appraised value. Thus, the BCPA requires that all updated information regarding real estate within Broward County be provided to it on a regular basis. The City's Building Division provides monthly reports on new building permits, as well as any other information that may be relevant. In turn, the City is provided an annual tax roll for the City. The Finance Department and the Community Development Department, which comprises the Building Division, are the principal contacts for the City in matters relating to the BCPA.

BROWARD COUNTY SHERIFF'S OFFICE

The Broward County Sheriff's Office (BSO) is the largest fully accredited sheriff's office in the nation and one of the County's largest employers. The City of Lauderdale Lakes maintains a contract with the BSO to provide a full spectrum of law enforcement services, as well as fire rescue services. The BSO and the City coordinate through a service agreement, meetings, and information sharing on a continuous basis. The City Manager is the principal contact for the City in matters relating to the BSO.

REGIONAL AGENCIES AND SPECIAL DISTRICTS

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

The South Florida Regional Planning Council (SFRPC) is one of Florida's 11 regional planning councils and includes the counties of Broward, Miami-Dade, and Monroe. The SFRPC is administered by an executive director who reports to a Board. The Board is composed of elected officials from local governments belonging to the Council and Governor appointees.

The SFRPC provides technical assistance to local governments. In addition, the SFRPC has the responsibility for reviewing comprehensive plans or portions thereof in order to ensure consistency with the Strategic Regional Policy Plan (SRPP) goals, objectives, and policies.

The City and SFRPC coordinate through formal and informal meetings and information sharing, depending on the subject this communication occurs on a continuous or an as-needed basis. The Community Development Department is the principal contact for the City in matters relating to the SFRPC.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

The South Florida Water Management District (SFWMD) is a State-created agency that functions as a multi-county independent special district responsible for flood-control and water conservation within the South Florida Region. Local governments within the SFWMD jurisdiction, including the City of Lauderdale Lakes, must base their local water supply plan on the SFWMD's regional water supply plan. As well, the City and SFWMD coordinate regarding the C-13 Canal, inclusive of the shared use agreement for the C-13 Canal bank as part of the City's Greenway. Other subjects of major interest between the City and SFWMD are:

- Stormwater drainage
- Wetlands protection
- Consumptive use permits
- Coordination with regional water supply plan
- Grant funding to perform stormwater evaluations and improvements

Information regarding these and other issues is shared on a continuous basis through informal means. The Public Works and Engineering Department and the Community Development Department are the principal contacts for the City in matters relating to the SFWMD.

As one of Florida's five regional water management districts, SFWMD issues permits for the consumptive use of water, surface water management, well construction, and artificial recharge and creates a regional water supply plan. Besides its permitting activities, the SFWMD is authorized to:

- Gather water resource data
- Engage in water resource planning
- Construct and operate water control works
- Participate in technical investigations of water resources
- Monitor discharges into SFWMD canals from City canals

An executive director appointed by a Citizen Board administers the staff of each district. Staff recommendations and public testimony received at Board meetings and public hearings are the basis of the Board's decisions and policy.

NORTH BROWARD HOSPITAL DISTRICTS

Broward County has created two special hospital districts: the North Broward Hospital District and the South Broward or Memorial Hospital District. Griffin Road serves as the dividing line between the two districts.

Lauderdale Lakes has been served by the North Broward Hospital District since 1938. The North Broward Hospital District is a nonprofit community health system offering a full spectrum of health care services.

The Hospital Districts are a medical safety net for Broward County residents. Four medical centers anchor the Hospital Districts' services which include primary health care centers, home health services and hospice, family health places, physician practices, specialty care and extensive community services, and programming. The Hospital Districts also provides a complete continuum of health care services, from wellness and prevention programs to treatment and rehabilitation, home health, and follow-up care.

This is accomplished through the availability of progressive specialty care services, advanced technology and equipment, a highly skilled and trained medical staff and professional personnel, and the guidance of a dedicated administrative staff and BOCC. The North Broward Hospital District and the City coordinate through formal and informal methods and information sharing on a continuous basis. The City Manager is the principal contact for the City in matters relating to the Hospital District.

BROWARD COUNTY SOLID WASTE DISPOSAL DISTRICT

The Broward County Solid Waste Disposal District is a special district, created in 1986, to provide quality, efficient, and reliable solid waste disposal services to the unincorporated portion of the County and the municipalities located within the County, choosing to join the District by resolution. The District is governed by the Resource Recovery Board (RRB), which consists of nine members; four BOCC, four appointed by the contract communities, and one appointed BOCC or elected official from a contract community. The City coordinates with the District to ensure the proper disposal of solid waste. Other main points of interest are:

- Recycling efforts
- Service fees
- Annual reports

The City is a Municipal Member of the RRB's Technical Advisory Board. Lauderdale Lakes and the Broward County Solid Waste Disposal District coordinate through an interlocal agreement, meetings, and information sharing on a continuous basis. The Public Works Department and the City Manager are principal contacts for the City in matters relating to the Broward County Solid Waste Disposal District.

PRIVATE

TELEPHONE SERVICE

The City maintains franchise agreements for the provision of telephone access and other telecommunication services opportunities within its corporate limits. Telecommunication services may include, but are not limited to internet, radio, wireless features, and cable and satellite services. The telephone service providers and Lauderdale Lakes coordinate regarding franchise fees. The service providers and the City coordinate through formal and informal information sharing methods on an as-needed basis. The City Manager is the principal contact for Lauderdale Lakes in matters relating to telephone and telecommunication services and related franchise service agreements.

ELECTRICITY

The City maintains a franchise agreement with the Florida Power and Light Company (FPL) for the provision of electricity within its corporate limits. This is the sole electric utility company in Broward County. Lauderdale Lakes depends on FPL to generate and distribute an adequate and dependable supply of electricity. In additional, FPL and Lauderdale Lakes coordinate regarding franchise fees and utility taxes. FPL and the City coordinate through formal and informal information sharing methods on an as-needed basis. The City Manager is the principal contact for Lauderdale Lakes in matters relating to FPL and electric franchise service agreements.

RECYCLING

Lauderdale Lakes maintains a franchise agreement with Waste Management, Inc. to operate its recycling program. The City depends on Waste Management, Inc. to properly collect, sort, and dispose of collected recyclable materials. In addition, Waste Management, Inc. and Lauderdale Lakes coordinate regarding franchise fees. Waste Management, Inc. and the City coordinate through formal and informal information sharing methods on an as-needed basis. The City Manager and the Public Works and Engineering Department are the principal contacts for Lauderdale Lakes in matters relating to these services.

SOLID WASTE PICK-UP

Lauderdale Lakes maintains a franchise agreement with Waste Management, Inc. for collection of solid waste within the City. The City depends on Waste Management, Inc. to properly collect and transfer collected solid waste to the appropriate solid waste disposable facilities within Broward County. In addition, Waste Management, Inc. and Lauderdale Lakes coordinate regarding franchise fees. Waste Management, Inc. and the City coordinate through informal and formal information sharing methods on an as-needed basis. The City Manager and the Public Works and Engineering Department are the principal contacts for Lauderdale Lakes in matters relating to solid waste pick-up service.

INTERGOVERNMENTAL COORDINATION ANALYSIS

Intergovernmental Coordination mechanisms, problems, and needs within the City of Lauderdale Lakes are analyzed in this section, including the effectiveness of existing coordination mechanisms.

EFFECTIVENESS OF EXISTING COORDINATION MECHANISMS

The City of Lauderdale Lakes has implemented several effective intergovernmental coordination mechanisms. Additionally, the City has adopted several interlocal and service agreements, which are two of the most prevalent methods of ensuring intergovernmental coordination. Such agreements provide the same benefits when the City is coordinating with a private entity. These agreements serve as coordination mechanisms in cases where the City of Lauderdale Lakes receives a service from another unit of local government or provides a service to a unit of local government outside the City's jurisdiction. The agreements also serve as coordination when two or more entities will be collaborating for a special purpose, such as public schools.

The City of Lauderdale Lakes finds interlocal and service agreements to be very productive and useful in facilitating intergovernmental coordination and projects. Table 8.1 inventories each of these

mechanisms. In addition, brief descriptions of two major interlocal agreements that affect the City are provided below.

BROWARD COUNTY SCHOOL BOARD

The City of Lauderdale Lakes maintains several shared/joint use agreements with the School Board to share school facilities, public open space, and recreation areas. These agreements allow the City to use the recreation facilities associated with each of the four public schools located within Lauderdale Lakes, when these facilities are not in use by the schools. In exchange for the use of these recreational facilities, the City provides maintenance and improvements for the schools' recreation facilities, including but not limited to the resurfacing of activity courts, payment of utility bills, and providing outdoor lighting systems. The City recognizes the amenities these agreements provide to residents and will continue to work with the School Board to ensure the continuance of these shared use agreements.

Additionally, in 2017 the City of Lauderdale Lakes signed the Third Amended and Restated Interlocal Agreement for Public School Facility Planning.

This interlocal agreement facilitates school facility planning, including:

- School concurrency
- Attendance boundaries
- Level of service standards
- Special education programs
- Facility siting and expansions
- Schools as neighborhood focal points
- Student population projections and needs
- Co-location of schools and other public facilities, such as libraries and parks

BROWARD COUNTY SHERIFF'S OFFICE

In 1978, the BSZO entered into its first contract for law enforcement services outside of unincorporated Broward County when the City of Lauderdale Lakes retained BSO to provide comprehensive law enforcement services for its residents. In addition, BSO entered a contract in 2003 to provide fire rescue services.

The BSO's Lauderdale Lakes district is bordered by Commercial Boulevard to the north, Martin Luther King, Jr. Boulevard to the east, NW 19th Street to the south, and the Florida Turnpike to the west..

ADDITIONAL COORDINATING TECHNIQUES

Other techniques that promote intergovernmental coordination include, but are not limited to the:

- Creation of joint planning areas
- Implementation of special legislation
- Establishment of special districts
- Organization of joint, advisory, and work groups and committees
- Attendance and/or hosting of meetings

Each of these techniques is employed by Lauderdale Lakes and has been deemed as effective coordination mechanisms by the City and other participating entities to further intergovernmental coordination and multi-jurisdictional collaboration efforts.

TABLE 8.1 - INTERLOCAL AND SERVICE AGREEMENT MATRIX

Coordinating Entities with City	Description of Coordination	Approval Date	Termination Date
Florida Department of Commerce	Statewide Mutual Aide Agreement	1992	ongoing
Broward County	National Pollutant Discharge Elimination System	1996	ongoing
Broward County	Solid Waste Disposal	1961	ongoing
Broward County	Potable Water	1961	ongoing
Broward County	Sanitary Sewer/Wastewater	1961	ongoing
Broward County	Service Agreement for Building Plan Review and Permit Inspection Services	2005	ongoing
Broward County Sheriff's Office	Service Agreement for Comprehensive Law Enforcement Services	1978	ongoing
Broward County Sheriff's Office	Service Agreement for Fire Rescue Services	2003	ongoing
Broward County School Board	Interlocal Agreement for Public Schools Facility Planning	2008	ongoing
Broward County School Board	Shared/joint use Agreement for Public School Recreation Facilities within City	1996	2036
Waste Management, Inc.	Solid Waste pick-up	2009	2014
All Service Refuse, Inc.	Solid Waste Recycling Program	*2009*	2014

Source: *City of Lauderdale Lakes, 2009 and Broward County, 2007.*

IMPROVING INTERGOVERNMENTAL COORDINATION

Although there are several effective formal and informal intergovernmental coordination mechanisms currently in place, each agency partnered in the intergovernmental coordination process and/or formal agreements is continually working to improve efficiency, services, and communication. Therefore, the City of Lauderdale Lakes has identified issues that could benefit from increased coordination efforts. These issues and their potential solutions for improving coordination are described below, and also currently the subjects of discussion between the City and respective agencies.

PUBLIC SCHOOLS

Public school facility planning and coordination are a high priority for both the City of Lauderdale Lakes and the Broward County School Board. Current effectiveness of coordination efforts between

the School Board and the City has been noted in previous versions of the Comprehensive Plan. The City has demonstrated intent to work to strengthen and promote these joint planning efforts, ensuring compliance with requirements of school concurrency and intergovernmental coordination with Broward County Public Schools.

WATER SUPPLY

Water supply planning is a high priority at all levels of state government. The City of Lauderdale Lakes, surrounding municipalities, Broward County, and the SFWMD have worked diligently to ensure that Lauderdale Lakes will have adequate potable water facilities and supply for current and projected populations. The City of Lauderdale Lakes will continue to coordinate with these and other appropriate entities by attending meetings and workshops, participating in committee efforts, developing policies to promote conservation and responsible consumption by water users, and providing information for studies and plans, including the SFWMD Lower East Coast Water Supply Plan, Broward's Integrated Water Resource Plan, and the City's Water Supply Plan. In addition, the City will continue to coordinate with the BCWWS to develop feasible alternative water supply options, including but not limited to implementing reverse osmosis technology on water withdrawals from the Floridian Aquifer.

MIXED INCOME HOUSING

The City of Lauderdale Lakes maintains a large portion of affordable housing units within Broward County. Although the City will continue to maintain the existing affordable housing units and supply additional units as redevelopment occurs, Lauderdale Lakes will also pursue the development of market rate housing within the municipality's jurisdiction. It is important for Lauderdale Lakes to increase its supply of market rate housing within the City limits, as the higher property values associated with this development type will help stabilize the City's economy. The City will begin to coordinate with developers that provide mixed income housing by communicating the City's desire for such development to appropriate agencies and parties. The City will also continue to coordinate with Broward County to receive funding for the maintenance of the Lauderdale Lakes' affordable housing units.

ECONOMIC DEVELOPMENT

The City of Lauderdale Lakes recognizes its strategic location within Broward County and is developing economic development and/or redevelopment plans to attract a variety of businesses to increase its ad valorem tax revenues and provide greater economic stability.

The City has also adopted an Economic Development Element within the Comprehensive Plan to further support these plans. The City has and will continue to aggressively pursue economic development opportunities. Although the City is pursuing economic development opportunities, Lauderdale Lakes recognizes the challenges of capturing quality economic development and will strive to fortify relationships within federal, state, regional, county, and local governments and other agencies to maximize economic redevelopment benefits. The City will also work with appropriate agencies and entities to evaluate impacts of proposed redevelopment, ensuring it will provide a positive economic impact in the short and long-term horizons. The City will also consider the impacts

of development on adjacent municipalities and the County, pursuing mutually beneficial opportunities to the greatest extent feasible.

RECREATION AMD OPEN SPACE

Although the City of Lauderdale Lakes is expected to meet the City's adopted LOS through the short-term planning horizon. Based on population projections and current parks and recreation acreage within the City, Lauderdale Lakes will eventually fail to meet its adopted LOS. However, this is a common challenge faced by many eastern Broward County municipalities experiencing growth and redevelopment. As such, the County has recognized a need to consider alternative methods of achieving recreation and open space requirements. It is noted that Broward County is reviewing alternatives and has not decided on an appropriate direction. However, this is an important issue within the region. The City of Lauderdale Lakes will coordinate with Broward County, other municipalities, and private agencies to develop appropriate alternative methods and forms of recreation and open space for County consideration. This coordination may include participating in workshops, on committees, and research and policy development. Additionally, the City will continue to require private developers to provide for public and private recreation and open space.

GROWTH AND DEVELOPMENT IMPLICATIONS

The data, inventory, and analysis for the Intergovernmental Coordination Element has:

- Presented an inventory and analysis of entities with which the City of Lauderdale Lakes coordinates multi-jurisdictional issues surrounding resource conservation, growth, and development;
- Identified and analyzed each functional element of the Plan for issues having multi-jurisdictional impacts; and
- Provided a proactive approach for guiding the governmental coordination process to promote and further the resolution of intergovernmental coordination issues and/or conflicts.

The City of Lauderdale Lakes will continue to coordinate intergovernmental issues involving land use, transportation, housing, public facilities, and resource conservation with Broward County, adjacent local governments, and regional, state, and federal agencies. The City of Lauderdale Lakes will also review future intergovernmental coordination policy issues with the State of Florida Comprehensive Plan and SFRPC Strategic Regional Policy Plan. In addition, the City will utilize intergovernmental coordination mechanisms to mitigate any undesirable impacts and to maximize beneficial impacts of future growth and development.

Public Schools Facilities Element

Since the last EAR (2007), no public schools have been located in the City and no additional sites are planned at this time. In 2008, the School Board of Broward County, Broward County, and a majority of the municipalities, including the City of Lauderdale Lakes, signed the Interlocal Agreement for Public School Planning. The Agreement required all new residential development to comply with development review criteria for public school concurrency and among other things, established a countywide level of service (LOS) standard for each bounded public elementary, middle, and high school at 110 percent permanent Florida Inventory of School Houses (FISH). The Agreement considered all student stations, including portable buildings. Each local government agreed to incorporate public school concurrency into their Comprehensive Plans, established Concurrency Service Areas (CSAs), and adopted a uniform district-wide LOS standard for school concurrency. The City adopted the required LOS into the Public School Facilities Element (PSFE).

In 2010, the Agreement was amended to phase out the use of portables in the determination of school capacity by the beginning of the 2018/2019 School Year. The Broward County School District determined that, along with other challenges involving the state oversight of the financing and development of new school facilities, failing to consider portables in school capacity determinations would lead to an increase in school boundary changes, as this would be the only remaining mechanism to bring schools into compliance with the 2010 LOS standard. Broward County School District staff worked collaboratively with Broward County and the municipalities through the School Board's Oversight Committee and Staff Working Group to develop an amendment to the LOS standard. Along with other technical changes, the proposed “Third Amended and Restated Interlocal Agreement” (TRILA) set the LOS standard to the higher of: 100 percent gross capacity (which includes portables) or 110 percent permanent capacity (which excludes portables).

On May 22, 2018, the City Commission approved the TRILA through Resolution No. 2018-045. As part of this EAR process, Policy 1.2.3 in the PSFE below has been revised to make the PSFE of the Comprehensive Plan and Land Development Regulations consistent with the TRILA.

Since public school facility planning and concurrency is being addressed on a county-wide level in Broward County, the Florida Department of Commerce (FloridaCommerce) has approved the option of local municipalities to rely upon the County’s PSFE supporting data and analysis document. This was confirmed with FloridaCommerce prior to this transmittal. Therefore, this transmittal includes the comprehensive plan PSFE text amendments to the goals, objectives, and policies that are being adopted by the City of Lauderdale Lakes but does not include the supporting documentation (DIA), as the City is relying on the PSFE Support Document submitted by Broward County to FloridaCommerce to support the City’s PSFE text amendments.

To comply with state-mandated school concurrency requirements, the Broward County Board of County Commissioners (BOCC) adopted its original PSFE into the Broward County Comprehensive Plan on January 15, 2008. Subsequently, on November 2, 2020, the County sent a subsequent update to the State of Florida. Consequently, the County BOCC approved Resolution 2020-1768, authorizing the annual updates to the PSFE to the Florida Department of Commerce and required review agencies. The County anticipates adopting the proposed PSFE amendments in a timely

manner to keep the information current. This annual update includes revisions to the GOPs and the DIA to provide the best available data. Specifically, the City of Lauderdale Lakes is relying on the DIA transmitted by Broward County, titled “Public School Facilities Element Support Document”. FloridaCommerce is presently reviewing these text amendments for compliance and is anticipated to provide a response to the County in due course.

Economic Development Element

INTRODUCTION

The Economic Element is an optional element that is not required by Chapter 163, F.S. Although optional, it is an integral part of the Comprehensive Plan because it provides the framework for analyzing and planning for the economic growth and revitalization of the City, including the well-being and quality of life for the City's residents.

Key Principles to Economic Development Prosperity
■ **Knowing the economic function of your city in the regional economy, and what role your city can play within the region.** ■ **Creating a skilled and educated workforce.** ■ **Investing in infrastructure for innovation.** ■ **Creating a great quality of life.** ■ **Fostering an innovative business climate.** ■ **Reinventing and digitizing government.** ■ **Taking regional government and collaboration seriously.**
Source: *A Guide to Preparing the Economic Development Plan of the Comprehensive Plan. Wisconsin Development Institute.*

Communities actively participate in economic development planning for several reasons, including to increase and diversify the tax base, especially through attracting commercial and industrial properties that will pay more in taxes, contributing to the overall economy. Economic development planning is also geared towards linking the vitality of a city with the quality of life for its residents, making the community a place where residents can both live and work, reducing commuting time, energy usage, air pollution, and by providing jobs for residents that will increase overall household income.

This document outlines the existing conditions within the community and includes economic forecast conditions for the City and Broward County. The element incorporates the Economic Positioning Strategy of the Redevelopment Plan, the State Road (SR) 7/US 441 Citizens Master Plan, and portions of the City's marketing analysis completed by Pitney Bowes MapInfo and PMG Associates, Inc. Currently, economic development initiatives in Lauderdale Lakes are largely based on business retention and attraction programs, as well as workforce development training.

DEMOGRAPHICS

Detailed demographic data is not available for the City after the 2020 Census, as the City is neither large enough to have had additional assessments conducted through the American Community Survey (ACS) yearly updates, nor has the City contracted for such assessments to be undertaken. As a result, this element utilizes the best and most updated information available, which when varied, has been noted.

Similar to many Broward County communities, Lauderdale Lakes is a culturally diverse community. Once a retiree community, the demographics of the City have shifted since the 1980s and 1990s from an older predominantly white population to a younger, and more racially and ethnically diverse population.

TABLE 10.1 - POPULATION BY RACE: CITY OF LAUDERDALE LAKES AND BROWARD COUNTY 2010 - 2020

	2010 Census		2020 Census		2010 – 2020 Change	
	Lauderdale Lakes	Broward County	Lauderdale Lakes	Broward County	Lauderdale Lakes	Broward County
Total Population	32,593 (100%)	1,748,066 (100%)	35,954 (100%)	1,944,375 (100%)	+3,361 (10.31%)	+196,309 (+11.23%)
White alone	4,623 (14.18%)	1,102,231 (63.05%)	2,495 (6.94%)	776,174 (39.92%)	-2,128 (-46.03%)	-326,057 (-29.58%)
Black or African American alone	26,278 (80.62%)	467,519 (26.74%)	30,266 (84.18%)	531,910 (27.36%)	+3,988 (+15.18%)	+64,391 (+13.77%)
American Indian/Alaska native alone	75 (0.23%)	5,065 (0.29%)	73 (0.20%)	7,442 (0.39%)	-2 (-2.67%)	2,377 (+46.93)
Asian alone	399 (1.22%)	56,795 (3.2%)	419 (1.17%)	75,922 (3.90%)	+20 (+5.01%)	19,127 (33.68%)
Native Hawaiian and Other Pacific Islander alone	7 (0.00%)	911 (0.00%)	6 (0.00%)	901 (0.00%)	-1 (-14.29%)	-10 (1.10%)
Some Other Race alone*	396 (1.21%)	64,694 (3.70%)	894 (2.49%)	167,236 (8.60)	+498 (+125.76%)	+102,542 (158.50%)
Two or more Races*	815 (2.50%)	50,851 (2.9%)	1,801 (5.01%)	384,790 (19.79%)	+986 (+120.98%)	+333,939 (+656.70%)

Source: *U.S. Census Bureau, 2010 and 2020 Population Census Data and American Community Survey (ACS) DEC Redistricting Data*

**Note: A large boom in the "Some Other Race alone" and "Two or more Races" categories of the 2020 U.S. census is a recognized phenomenon largely caused by changes in reporting and classification methods.*

The ethnic composition of the community provides an opportunity to create an environment that is conducive to the clustering of culturally oriented businesses. The City already has a wealth of such businesses, which attract consumers to the area to purchase culturally specialized goods and services. The City is unique in being able to provide restaurants and services that would be of great benefit to this sector of the population. The table below illustrates the diversity of foreign-born persons in the City and Broward County:

TABLE 10.2 – FOREIGN BORN POPULATION, 2023 ACS 5-YEAR ESTIMATES				
	Lauderdale Lakes		Broward County	
Nationality	Number of Persons	Percentage of Est. Foreign Population	Number of Persons	Percentage of Est. Foreign Population
Northern and Western Europe	161	0.98%	17,345	2.34%
Southern and Eastern Europe	94	0.57%	38,573	5.19%
Mexico	0	0.00%	16,055	2.16%
Other Central America	263	1.59%	54,206	7.30%
Caribbean	14,081	85.30%	288,933	38.91%
South America	307	1.86%	239,303	32.22%
Eastern Asia	(unmeasured)	-	11,490	1.55%
South Central Asia	(unmeasured)	-	21,305	2.87%
South Eastern Asia	(unmeasured)	-	14,327	1.93%
Western Asia	(unmeasured)	-	9,528	1.28%
Total Est. Foreign Population	16,508	100%	742,629	100%
Source: U.S. Census Bureau, 2023 Population American Community Survey (ACS) Estimates.				

AGE

According to the 2023 ACS, the median age in Lauderdale Lakes is 36.6 years (35.6 years for males, 39.4 years for females). The City has a ratio of reported females to reported males of 1.04. The City's reported senior population (65 years and over) has decreased by 3.03 percent since the 2010 estimate. The number of preschoolers has experienced a strong estimated growth of 31.44 percent. Disproportionately to the County as a whole, the City has experienced the most significant growth in the very old and very young. Additionally, the City has experienced an approximate 3.03 percent reduction in the population of working age persons, while the County has experienced a strong growth of 8.24 percent in this category.

TABLE 10.3 - POPULATION BY AGE GROUP: CITY OF LAUDERDALE LAKES AND BROWARD COUNTY 2010 – 2023						
	2010 ACS 5-Year Estimate		2023 ACS 5-Year Estimate		2010 – 2023 Change	
	Lauderdale Lakes	Broward County	Lauderdale Lakes	Broward County	Lauderdale Lakes	Broward County
Total Population	32,593 (100%)	1,748,065 (100%)	35,952 (100%)	1,963,531 (100%)	3,359 (100%)	215,466 (100%)
Under 5 years	2,249 (6.9%)	103,136 (5.9%)	2,956 (8.2%)	106,031 (5.4%)	+707 (+31.44%)	+2,895 (+2.81%)
5 to 14 years	4,400 (13.5%)	216,760 (12.4%)	4,739 (13.2%)	223,843 (11.4%)	+339 (+7.70%)	7,082 (+3.27%)
15 to 17 years	1,369 (4.2%)	71,671 (4.1%)	1,422 (4.00%)	72,651 (3.7%)	+53 (+3.88%)	+980 (+1.37%)
18 to 64 years	20,240 (62.1%)	1,106,525 (63.3%)	19,626 (54.6%)	1,197,754 (61.0%)	-614 (-3.03%)	+91,229 (+8.24%)
65 years and over	4,335 (13.3%)	249,973 (14.3%)	7,181 (20.0%)	363,253 (18.5%)	+2,846 (+65.66)	+113,280 (+45.32%)

Source: *U.S. Census Bureau, 2010 and 2023 Population Census Data and American Community Survey (ACS).*

EDUCATIONAL ATTAINMENT

The majority of residents in the City are high school graduates or have earned some form of high school equivalent education. Approximately 16 percent of all residents have had some form of college training and 8.1 percent of residents hold a Bachelor's degree.

The Florida Career College, which offers specialized career training, job placement, and various preparation courses, is located within the City boundaries. As of February 2008, approximately 565 students were enrolled at the Lauderdale Lakes campus. Florida Memorial University (FMU) is based in Miami-Dade County with several satellite campuses, one of which is located in Lauderdale Lakes. FMU has numerous departments offering a variety of educational opportunities, including business administration, aviation, computer sciences, social sciences, and performing arts.

The City is also proximate to neighboring community colleges, such as Broward Community College and the Davie Education Center. Additionally, the City is proximate to two major four-year universities: Florida Atlantic University and Nova Southeastern University.

The City is also served by the Broward County School District (BCSD), providing public elementary, middle, and high school facilities. The BCSD offers traditional public education facilities, as well as charter and Montessori schools. For each school type the BCSD provides a variety of magnet programs. The BCSD also provides educational opportunities at three technical education centers, all of which are located near the City.

TABLE 10.4 – EDUCATIONAL ATTAINMENT (POPULATION 25 YEARS AND OLDER)

Education Level	Population	Percentage of Total
Less than 9th grade	1855	3.97%
9th to 12th grade, no diploma	2964	6.34%
High school graduate (includes equivalency)	8386	17.95%
Some college, no degree	4470	9.57%
Associate's degree	2681	5.74%
Bachelor's degree	2419	5.18%
Graduate or professional degree	1192	2.55%
High school graduate or higher	19148	40.98%
Bachelor's degree or higher	3611	7.73%
TOTAL	**46,724**	**100%**

Source: U.S. Census Bureau, 2023 Population American Community Survey (ACS) Estimates, S1501.

ECONOMIC STATISTICS

Economic statistics and housing characteristics have been previously discussed in the Housing Element of this Data and Analysis document. They are reiterated here for the redundancy and due to the relevance of the household characteristics.

INCOME

According to ACS estimates, the median or average household income (AHI) in Lauderdale Lakes is $44,333 with a poverty rate of 23.02 percent. While the 2015-2019 American Community Survey 5-Year Estimates exhibits an estimated City AHI of $35,532 and an estimated poverty rate of 22.5 percent. By comparison, the poverty level in Broward County in 2020 is approximately 14 percent. The poverty level in Lauderdale Lakes increased from 19.25 percent in 2010 to 21.60 percent in 2020.

Countywide, the AHI shows $59,367. It should be noted that the City's median household income is approximately 75 percent of the County's AHI, to which the City contributes.

Household income includes all income earned by a household, for all wage earners older than 15 years. A household is the person or group of people who occupy a housing unit. Median income provides the basis for several benchmarks and assumptions.

TABLE 10.5 - CITY OF LAUDERDALE LAKES MEDIAN HOUSEHOLD INCOME

Income Range	Households	Margin of Error (+/-)
Less than $10,000	9.6%	2.1%
10,000 to $14,999	10.1%	3.7%
$15,000 to $24,999	11.2%	2.5%
$25,000 to $34,999	9.5%	2.6%
$35,000 to $49,999	15.0%	2.8%
$50,000 to $74,999	15.7%	3.2%
$75,000 to $99,999	11.6%	3.2%
$100,000 to $149,999	11.9%	2.6%
$150,000 to $199,999	3.0%	1.2%
$200,000 or more	2.3%	1.2%
TOTAL	**13,032**	**808**
Median income	$44,333	$5290
Mean income	$59,367	$5159

Source: *U.S. Census Bureau, S1901 Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)*

HOUSING COST

According to data in the table below, approximately 55 percent of all households between zero and 80 percent of the Area Median Income (AMI) and experience housing cost burdening of greater than 30 percent. Cost burdened households which attribute greater than thirty percent of their household income to housing cost are more unlikely to be able to afford repairs and remodeling to their homes. This includes necessary repair and option renovations which may increase the equity and/or efficiency and resiliency of a structure. The proportion of cost burdened renters is significantly greater than homeowners, as depicted in the tables below:

TABLE 10.6 - ALL HOUSEHOLDS, COST BURDEN BY INCOME, 2023 ESTIMATE (SUMMARY)

Household Income/Housing Cost Burden	30% or less	30.1-50%	More than 50%	TOTAL
30% AMI or less	260	540	2769	3,569
30.01-50% AMI	397	767	999	2,163
50.01-80% AMI	1583	1326	465	3,374

TABLE 10.6 - ALL HOUSEHOLDS, COST BURDEN BY INCOME, 2023 ESTIMATE (SUMMARY)				
80.01-100% AMI	1163	416	-	1,579
Greater than 100% AMI	2548	38	-	2,586
TOTAL	**5951**	**3087**	**4233**	**13,271**
Source: *Shimberg Center for Housing Studies: Florida Housing Data Clearinghouse*				

TABLE 10.7 - Renter Households, Cost Burden by Income, 2023 Estimate (Summary)				
Household Income/Housing Cost Burden	**30% or less**	**30.1-50%**	**More than 50%**	**TOTAL**
30% AMI or less	76	199	1940	2,215
30.01-50% AMI	40	653	669	1,362
50.01-80% AMI	771	730	189	1,690
80.01-100% AMI	546	194	-	740
Greater than 100% AMI	669		-	669
TOTAL	**2102**	**1776**	**2798**	**6,676**
Source: *Shimberg Center for Housing Studies: Florida Housing Data Clearinghouse*				

When comparing the cost of owning and renting in the City, approximately 69 percent of renters experience a cost of renting greater than 30 percent of their household income, while approximately 43 percent of homeowners experience a cost of owning greater than 30 percent of their household income. This shows a wealth disparity between renters and owners in Lauderdale Lakes, as well as a correlation between high rent/owner costs and the age of a residential structure.

TABLE 10.8 - GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2018-2022 5-YEAR ESTIMATES	
Rent as Percentage of Household Income	**Estimate**
Less than 30%	2010
30-49.9%	1613
50% or More	2936
TOTAL	**6559**
Source: *Shimberg Center for Housing Studies: Florida Housing Data Clearinghouse*	

TABLE 10.9 - OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2018-2022 5-YEAR ESTIMATES	
Cost as Percentage of Household Income	**Estimate**
With Mortgage, Less than 30%	1479

TABLE 10.9 - OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2018-2022 5-YEAR ESTIMATES	
With Mortgage, More than 30%	1914
Without Mortgage, Less than 30%	1814
Without Mortgage, More than 30%	589
TOTAL	**5796**
Source: *Shimberg Center for Housing Studies: Florida Housing Data Clearinghouse*	

EMPLOYMENT

According to ACS estimates, the City observes a 7.72 percent unemployment rate and a 63.81 percent labor force participation rate. This is compared to a 2.8 percent unemployment rate and a 66.60 percent labor force participation rate in the County. The City is not home to any major County employment centers, and thus, it can be inferenced that most employed persons in the City commute outside the City to major employment centers in the region.

TABLE 10.10 – CITY EMPLOYMENT STATUS, 2023 ACS ESTIMATES	
Employment Status	**Population**
Population 16 years and over	27752
In labor force	17708
Civilian labor force	17708
Employed	16341
Unemployed	1367
Armed Forces	0
Not in labor force	10044
Source: U.S. Census Bureau, 2023 Population American Community Survey (ACS) Estimates, DP03.	

TABLE 10.11 – CITY EMPLOYMENT STATUS BY INDUSTRY, 2023 ACS ESTIMATES	
Industry	**Population**
Civilian employed population 16 years and over	16341
Management, business, science, and arts occupations	3212
Service occupations	4771
Sales and office occupations	3750
Natural resources, construction, and maintenance occupations	1345
Production, transportation, and material moving occupations	3263
Source: U.S. Census Bureau, 2023 Population American Community Survey (ACS) Estimates, DP03.	

TABLE 10.12 – BROWARD COUNTY MAJOR EMPLOYERS		
Company	**Sector**	**South Florida Employment**
Broward County Public Schools	Public schools and adult education	34,218
Broward County Government	County government	12,787
Memorial Healthcare System	Hospital district	11,200
Broward Health	Hospital district	8,270
Nova Southeastern University	University–bachelor, master, and doctoral degrees	6,234
First Service Residential	Residential property management firm	5,400
HEICO	Jet engines and parts	4,532
Spirit Airlines	Air carrier	3,790
American Express	Commercial and consumer financial services, traveling consulting	3,500
AutoNation	Automotive retailer–corporate HQ	3,000
City of Fort Lauderdale	City government	2,847
Mednax	Provider of neonatal, maternal-fetal, pediatric subspecialty and anesthesia physician services.	2,636
UKG, f.k.a, Ultimate Software	Tech company specializing in HR software solutions	1,800
The Castle Group	Real Estate	1,790
JM Family Enterprises, Inc.	Diversified automotive provider	1,719
Citrix	Leading software developer of interactive platforms	1,700
City Furniture	Home furniture retailer	1,629
Broward College	State College	1,468
DHL Express	Air courier services	1,400
National Beverage Corp.	Non-alcoholic beverages	1,300
Kaplan	Online educational provider	1,291
City of Hollywood	City government	1,205
City of Miramar	City government	1,118
City of Pembroke Pines	City government	1,023

TABLE 10.12 – BROWARD COUNTY MAJOR EMPLOYERS		
Rick Case Automotive Group	Automotive sales and services	905
Sun Sentinel Co.	Publishes/prints daily/weekly newspapers, niche publications, commercial printing	897
SDI International	Management service company	800
Zimmerman	Advertising agency	650
Trividia Health	Provides diabetes management solutions	550
Weatherby Healthcare	Staffing and recruiting	457
Source: *Greater Fort Lauderdale Alliance, Largest Public Sector Employers – Government & Tax Assisted (2020) & Largest Private employers (2020).* ***Note:*** *Full-time employees only*		

COMMUNITY REDEVELOPMENT AGENCY

The following section is sourced from the City of Lauderdale Lakes Community Redevelopment Agency (CRA) Master Plan, as drafted for update in September 2024. The CRA Master Plan serves as the central guiding document for the City's CRA, and as a best source of data and analysis for the economic development of the City.

The Lauderdale Lakes CRA was established in 2000 and has been pivotal in the City's growth. The CRA has been instrumental in generating employment, enhancing the tax base, elevating property values, and supporting businesses. It has also attracted new enterprises, revitalized commercial areas, modernized infrastructure, preserved parks, and improved the aesthetic appeal of residential neighborhoods.

Over two decades later, as the CRA approaches its 30-year sunset date, the 2024 Community Redevelopment Plan Update aims to refine and update redevelopment strategies to meet the community's changing needs. This revision is informed by an updated analysis of demographic, economic, and real estate market trends. The Plan Update's strategic initiatives are designed to ensure the area's long-term prosperity by focusing on sustainable development, economic vitality, and community engagement.

At the heart of the community's concerns is the need for enhancements to the Town Center, incorporating diverse housing options, a broad mix of uses, and improvements to the public spaces. Key priorities include the integration of human-scale elements like shade trees, street furniture, public art, lighting, and signage. There was also a clear preference for mixed-use developments that include cultural and recreational facilities. Amenities such as museums, restaurants, and an indoor recreation complex were specifically mentioned to increase entertainment options and enhance the City's attractiveness.

The Lauderdale Lakes Town Center aims to be a dynamic core of Broward County, transforming the area into a lively hub for civic, business, and entertainment activities. The goal is to revitalize the

Town Center, creating an engaging and economically thriving space. Further strategies involve improving connectivity, promoting mixed-use development to enhance functionality, ensuring architectural excellence to define the Town Center's identity, and integrating plazas and greens for public enjoyment. These efforts are designed to activate the Town Center and enhance public areas, fostering a sense of community and growth.

EXISTING CONDITIONS

Utilities within the CRA include potable water, reclaimed water, and two types of sanitary sewer infrastructure (gravity and pressurized). Gravity sanitary sewers are more conventional, while pressurized sanitary sewers break down large solids in the pumping station prior to being transported to the collection system. These utilities are provided and maintained by Broward County.

At present, reclaimed water is more limited within the CRA and generally follows US 441, connecting to the Broward County water treatment plant at NW 36th Street. This likely assists in the irrigation of parks, landscaping, and single-family residence landscaping. The sanitary sewer infrastructure follows major roads within the CRA (US 441, NW 41st St, NW 36th St, NW 34th St, and portions of Oakland Park Boulevard), and also connects to the County water treatment plant.

The comprehensive examination of existing conditions and key components of the City of Lauderdale Lakes, including demographics, zoning regulations, tax base, property ownership, vacant parcels, transportation network, and infrastructure, offers valuable insights into both current realities and future needs. This thorough analysis is crucial for informed decision-making and will serve as a foundational guide for effective urban development and strategic policy planning, ensuring that the City's growth is well-managed and responsive to the needs of its community.

Stormwater management is a critical component of maintaining the CRA's infrastructure and environmental health. The existing stormwater infrastructure includes efficient collection, routing, and pumping systems designed to protect against flooding and enhance the aesthetic appeal of the City's waterways by keeping them clear of debris and aquatic vegetation.

For future sustainable and resilient growth, it is necessary to continue upgrading the stormwater infrastructure to handle increased runoff due to urbanization and climate change. This includes the installation of advanced drainage pipes and structures, exfiltration trenches, water quality structures, and check valves to fortify neighborhoods against flooding. Additionally, integrating green infrastructure, such as permeable pavements and rain gardens, can enhance the system's sustainability and resilience.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

As a well-developed community, many of the opportunities and challenges within Lauderdale Lakes are centered around its commercial corridors and large shopping centers. The following, sourced from the City CRA Master Plan, identifies the most apparent strengths, weaknesses, opportunities and threats (SWOT), followed by a summary of potential market demand to support private redevelopment.

- **Strengths**
  - Established businesses along Oakland Park Boulevard and SR 7 that cater to the local population
  - Central location within Broward County and ability to attract residents from adjacent communities and pass-by traffic
  - Well-developed sidewalk network within the residential neighborhoods and connectivity to primary roadways
  - Development of the St. Croix Apartments, a mixed-use redevelopment project on NW 34th St and SR 7
  - Reinvestment in the building facades at Lakes Mall
  - Large commercial property owners with interest in reinvestment
- **Weaknesses**
  - Aging commercial shopping centers with underutilized parking lots
  - Limited pedestrian features beyond sidewalks (shade trees, lighting, furnishings, etc.)
  - Traditional thoroughfare design prioritizes the automobile and fragments land uses and connectivity
  - Oakland Park Boulevard and SR 7 are deterrents for safe pedestrian and bicycle use
  - Limited amount of public realm investment in features such as landscape, furnishings, public art, signage, and wayfinding
  - Lack of traffic calming features
- **Opportunities**
  - Infill redevelopment of aging commercial shopping centers and underutilized parking areas can create greater commercial activity, integrate a range of housing affordability and types, and elevate property values
  - The large Caribbean population presents local development and entrepreneurship opportunities for restaurants and retail that better reflect the character and culture of the City's residents and attract others to it
  - Reinvestment in the Vincent Torres Memorial Park, integration of public and recreational space in redevelopment projects, and creation of a more vibrant public realm can help generate more activity and spending within the area
  - Current right-of-way width, anticipated investment by the City and CRA, and potential redevelopment of large commercial parcel provides an opportunity for improved pedestrian and bicycle use, including improved crosswalks, lighting, shade, furnishings, and other features
- **Threats**
  - Continued aging of commercial shopping centers without reinvestment can lead to higher vacancy rates and lower foot traffic, consumer spending, and property values
  - Potential future widening Oakland Park Boulevard or SR 7
  - Continued increase in housing costs
  - Redevelopment activities in adjacent communities that may draw investment potential

REDEVELOPMENT APPROACH

The Vision for the Lauderdale Lakes CRA is to become a cultural hub that is a lively downtown destination for visitors and residents of all ages; that celebrates its identity and geographic center of Broward County; that grows local businesses to provide job opportunities for residents; and that encourages quality infill residential and non-residential development.

The CRA Master Plan establishes three goals central to the redevelopment approach:

- GOAL 1: Activate the Town Center and Enhance Public Areas (Town center/Public Areas)
- GOAL 2: Improve Connectivity and Mico-Mobility (Connectivity/Micro-Mobility)
- GOAL 3: Increase Housing Availability (Housing)

CRA OPERATIONS

The Lauderdale Lakes CRA is committed to maintaining cost-effective operations in alignment with the Florida Statutes (F.S.). The primary goal is to effectively utilize tax increment financing (TIF) revenues and other sources to fund capital improvements and activities as outlined in the updated CRA Redevelopment Plan. This financial strategy ensures the operational longevity of the CRA.

The CRA will continue to use TIF revenue generated within the district as a primary funding source for both administrative costs and the execution of capital projects and redevelopment programs. This approach not only supports the agency's initiatives but also fosters sustainable urban development.

Coordination is crucial for developing cost-effective annual budgets and work programs. These collaborative efforts are designed to provide the necessary administrative and operational support for the CRA's activities, ensuring that all undertakings are both fiscally responsible and aligned with the community's redevelopment objectives.

The administration of the CRA is tasked with the diligent oversight and coordination of the CRA Redevelopment Plan's implementation. This involves a hands-on approach to managing the various projects and programs under the CRA's purview, ensuring they adhere to the established guidelines and achieve the intended outcomes.

Regular updates on projects and programming within the CRA are provided to the CRA Board during scheduled meetings. This ensures transparency and allows for the board's informed decision-making regarding the direction and progress of redevelopment efforts.

In adherence to Special District requirements as mandated by F.S., the CRA will maintain an up-to-date digital map of the CRA, made accessible to the public via the CRA's webpage.

The CRA's operations undergo an annual review through the Annual Report and Audit, a process that ensures accountability and provides insights into the CRA's performance and financial health. The Annual Budget and Report are also published on the CRA website, offering stakeholders and community members a transparent view of the Agency's fiscal planning and achievements.

Information regarding the CRA Board and the Agency's meeting schedule is readily available on the webpage. This promotes community engagement and allows residents to stay informed about the redevelopment activities and opportunities for participation.

The publication of the Annual Report and Budget is a key action strategy, providing a comprehensive overview of the Agency's financial status and strategic direction. This document serves as a testament to the Agency's commitment to fiscal responsibility and strategic planning.

The CRA's proactive approach to communication ensures that all pertinent information about its operations, including ongoing and upcoming projects, is readily available to the public. This level of transparency is essential for building trust and fostering a collaborative relationship with the community.

The Lauderdale Lakes CRA's operations are structured around a framework of strategic goals, policies, and action strategies that prioritize cost-effectiveness, transparency, and community engagement. Through diligent planning, coordination, and execution, the CRA strives to enhance the quality of life and economic vitality of the Lauderdale Lakes community.

REDEVELOPMENT PROGRAMS

Commercial Façade Improvement Program

The Lauderdale Lakes Commercial Façade Improvement Program aims to enhance commercial properties within the designated CRA target area. Applicants are required to demonstrate how their proposed improvements align with the objectives set forth in the Redevelopment Plan and comply with the City of Lauderdale Lakes' Land Development Regulations. These enhancements are expected to play a crucial role in revitalizing the CRA district by fostering investment, boosting occupancy rates, and positively influencing property values. Eligible improvements include enhancements to the exterior/façade visible from the public right-of-way, painting, windows, doors, awnings, lighting, landscape improvements and irrigation, parking lot, and signage.

Development Assistance Program

The Lauderdale Lakes Development Assistance Program is tailored to incentivize new development within the CRA area. This program targets eligible residential, commercial, or mixed-use projects primarily along the Oakland Park Boulevard and SR 7 corridor. Applicants are required to demonstrate how their proposed development aligns with the objectives outlined in the CRA Redevelopment Plan, City of Lauderdale Lakes Comprehensive Plan, and City of Lauderdale Lakes Land Development Regulations. These initiatives aim to catalyze urban renewal efforts by addressing blight, enhancing the tax base, and revitalizing the CRA. Eligible improvements include construction of a residential development, commercial development or combination thereof and must be visible from the public right-of-way, as well as infrastructure (underground improvements) associated with a pre-approved construction project on a case-by-case basis.

Residential Preservation and Enhancement Program

The Residential Preservation and Enhancement Program is an innovative initiative aimed at rejuvenating the CRA district, with particular emphasis on residential units within the proposed NW 31st Avenue Overlay District. To promote redevelopment, the Lauderdale Lakes CRA will allocate funds specifically concentrated on enhancing facades and related exterior features throughout residential areas within the CRA. Eligible improvements include painting, roof replacement, driveway, windows, doors, lighting, and exterior improvements (at the discretion of the CRA Board).

Homebuyer Purchase Assistance Program

The Lauderdale Lakes CRA has initiated the Homebuyer Purchase Assistance Program, aimed at fostering attainable housing by providing eligible first-time homebuyers with a deferred mortgage. This interest-free loan does not require repayment if the recipient adheres to the program's terms. The funds can be applied to down payments, closing costs, or mortgage rate buy-downs and may bridge the gap between the approved loan amount and the property's sale price. The program is restricted to the CRA District, and recipients must use the property as their primary residence for a set period.

Innovative Community Policing

The Lauderdale Lakes CRA has implemented innovative community policing strategies, funded by the CRA to enhance traditional methods in accordance with F.S. Section 163, Part III. This approach, defined by the U.S. Department of Justice, involves partnerships and problem-solving techniques to proactively tackle public safety concerns. Community policing initiatives improve police visibility, strengthen community law enforcement relationships, and boost community engagement. Collaboration among the community, law enforcement, and the City is vital for reducing crime. The CRA further supports the "CRA District Directed Security Patrol Project," which aims to provide security and reduce crime through targeted patrols, benefiting local vendors, shoppers, and visitors within the CRA area.

Appendix A:
City of Lauderdale Lakes 5-Year Schedule of Capital Improvements

PROPOSED CAPITAL IMPROVEMENT PLAN BY DEPARTMENT

PUBLIC WORKS

PROJECT NAME	FUNDING SOURCE	CURRENT YEAR BUDGET FY2023/24	PROJECTED ESTIMATED COSTS FY2023/24	FY 2024/25 PROPOSED BUDGET	YEAR 2 FY2025/26	YEAR 3 FY2026/27	YEAR 4 FY2027/28	YEAR 5 FY2028/29	5 YEAR PROJECT COST
Neighborhood Entryway Signs Upgrade	Appropriated Fund Balance - General Fund	$ 250,000	$ -	$ 250,000	$ -	$ -	$ -	$ -	**$ 250,000**
Citywide Irrigation System Upgrade	Appropriated Fund Balance - General Fund	$ 75,000	$ 40,000	$ 200,000	$ -	$ -	$ -	$ -	**$ 240,000**
Major Facilities Upgrade	Appropriated Fund Balance - General Fund	$ 900,000	$ 900,000	$ 980,500	$ 580,000	$ 980,000	$ 980,000	$ -	**$ 4,420,500**
Right of way ADA & Sidewalk Assessment	Appropriated Fund Balance - General Fund	$ 50,000	$ 50,000	$ 100,000	$ -	$ -	$ -	$ -	**$ 150,000**
Annual Camera Security System Upgrade	Appropriated Fund Balance - General Fund	$ 50,000	$ 5,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ -	**$ 205,000**
Citywide HVAC Replacement	Appropriated Fund Balance - General Fund	$ 74,000	$ 35,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ -	**$ 235,000**
Facilities Hardening (Impact doors and windows installation)	Appropriated Fund Balance - General Fund	$ 114,000	$ 10,000	$ -	$ -	$ -	$ -	$ -	**$ 10,000**
City Hall Flooring Replacement	Appropriated Fund Balance - General Fund	$ 182,000	$ 15,000	$ -	$ -	$ -	$ -	$ -	**$ 15,000**
Elevator Upgrade City Hall and Multipurpose Bldgs.	Appropriated Fund Balance - General Fund	$ 300,000	$ -	$ 300,000	$ -	$ -	$ -	$ -	**$ 300,000**
Oakland Estates Fountain Upgrades	Appropriated Fund Balance - General Fund	$ 50,000	$ 50,000	$ -	$ -	$ -	$ -	$ -	**$ 50,000**
City Hall Complex Buildings Enhancements	Appropriated Fund Balance - General Fund	$ 400,000	$ -	$ 400,000	$ -	$ -	$ -	$ -	**$ 400,000**
Major Roadway Landscape Improvement Project	Appropriated Fund Balance - General Fund	$ -	$ -	$ 75,000	$ 1,000,000	$ -	$ -	$ -	**$ 1,075,000**
Fuel Bay Upgrade	Appropriated Fund Balance - General Fund	$ -	$ -	$ 330,000	$ -	$ -	$ -	$ -	**$ 330,000**
Lightning Detector Upgrade	Appropriated Fund Balance - General Fund	$ -	$ -	$ 120,000	$ -	$ -	$ -	$ -	**$ 120,000**
	Sub-Total	**$ 2,445,000**	**$ 1,105,000**	**$ 2,855,500**	**$ 1,680,000**	**$ 1,080,000**	**$ 1,080,000**	**$ -**	**$ 7,800,500**
Fire Station 37 Replacement Project	City Debt - $3M	$ 1,000,000	$ -	$ 1,500,000	$ 1,500,000	$ -	$ -	$ -	**$ 3,000,000**
	Resilient FL Grant - $3M	$ 3,000,000	$ -	$ 1,500,000	$ 1,500,000	$ -	$ -	$ -	**$ 3,000,000**
	Sub-Total	**$ 4,000,000**	**$ -**	**$ 3,000,000**		**$ -**	**$ -**	**$ -**	**$ 6,000,000**

PUBLIC WORKS

PROJECT NAME	FUNDING SOURCE	CURRENT YEAR BUDGET FY2023/24	PROJECTED ESTIMATED COSTS FY2023/24	FY 2024/25 PROPOSED BUDGET	YEAR 2 FY2025/26	YEAR 3 FY2026/27	YEAR 4 FY2027/28	YEAR 5 FY2028/29	5 YEAR PROJECT COST
Comprehensive Traffic Calming Program	FDOT LAP Grant	$ 437,143	$ -	$ 437,143	$ 1,300,000	$ -	$ -	$ -	**$ 1,737,143**
Boat Ramp Installation	Appropriation - Stormwater	$ 30,000	$ -	$ 700,000	$ 700,000	$ 700,000	$ -	$ -	**$ 2,100,000**
Citywide Bridgefront Repair	Appropriation - Stormwater	$ -	$ -	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ -	**$ 1,800,000**
Drain Pipe Lining and Repair Project	Appropriation - Stormwater	$ -	$ -	$ 200,000	$ 200,000	$ -	$ -	$ -	**$ 400,000**
Canal Water Quality Improvement Project (Aerators & Agitators)	Appropriation - Stormwater	$ -	$ -	$ 150,000	$ 75,000	$ -	$ -	$ -	**$ 225,000**
	Sub-Total	**$ 30,000**	**$ -**	**$ 1,500,000**	**$ 1,425,000**	**$ 1,150,000**	**$ 450,000**	**$ -**	**$ 4,525,000**
	General Fund	**$ 2,445,000**	**$ 1,105,000**	**$ 2,855,500**	**$ 1,680,000**	**$ 1,080,000**	**$ 1,080,000**	**$ -**	**$ 7,800,500**
	Stormwater	**$ 30,000**	**$ -**	**$ 1,500,000**	**$ 1,425,000**	**$ 1,150,000**	**$ 450,000**	**$ -**	**$ 4,525,000**
	Grants	**$ 3,437,143**	**$ -**	**$ 1,937,143**	**$ 2,800,000**	**$ -**	**$ -**	**$ -**	**$ 4,737,143**
	City Debt	**$ 1,000,000**	**$ -**	**$ 1,500,000**	**$ 1,500,000**	**$ -**	**$ -**	**$ -**	**$ 3,000,000**
	TOTAL PUBLIC WORKS DEPARTMENT	**$ 6,912,143**	**$ 1,105,000**	**$ 7,792,643**	**$ 7,405,000**	**$ 2,230,000**	**$ 1,530,000**	**$ -**	**$ 20,062,643**

PROPOSED CAPITAL IMPROVEMENT PLAN BY DEPARTMENT

SURTAX

PROJECT NAME	FUNDING SOURCE	CURRENT YEAR BUDGET FY2023/24	PROJECTED ESTIMATED COSTS FY2023/24	FY 2024/25 PROPOSED BUDGET	YEAR 2 FY2025/26	YEAR 3 FY2026/27	YEAR 4 FY2027/28	YEAR 5 FY2028/29	5 YEAR PROJECT COST
Sidewalk Repair and Replacement	Surtax	$ 400,000	$ -	$ 400,000	$ -	$ -	$ -	$ -	**$ 400,000**
NW 50th Avenue Improvement Project	Surtax	$ 75,000	$ -	$ 75,000	$ 425,000	$ -	$ -	$ -	**$ 500,000**
NW 36 Street Improvements (Design)	Surtax	$ 120,000	$ -	$ 120,000	$ -	$ 880,000	$ -	$ -	**$ 1,000,000**
NW 36th Terrace Improvement Project	Surtax	$ 863,663	$ -	$ 863,663	$ -	$ -	$ -	$ -	**$ 863,663**
TOTAL SURTAX PROJECTS		**$ 1,458,663**	**$ -**	**$ 1,458,663**	**$ 425,000**	**$ 880,000**	**$ -**	**$ -**	**$ 2,763,663**

PROPOSED CAPITAL IMPROVEMENT PLAN BY DEPARTMENT

PARKS & HUMAN SERVICES

PROJECT NAME	FUNDING SOURCE	CURRENT YEAR BUDGET FY2023/24	PROJECTED ESTIMATED COSTS FY2023/24	FY 2024/25 PROPOSED BUDGET	YEAR 2 FY2025/26	YEAR 3 FY2026/27	YEAR 4 FY2027/28	YEAR 5 FY2028/29	5 YEAR PROJECT COST
Alzheimer's Improvements	Appropriated Fund Balance	$ 85,000	$ -	$ 85,000	$ -	$ -	$ -	$ -	**$ 85,000**
	ARPA - Allowance for Loss Revenue	$ 30,000	$ -	$ 30,000	$ -	$ -	$ -	$ -	**$ 30,000**
	Subtotal	**$ 115,000**	**$ -**	**$ 115,000**	**$ -**	**$ -**	**$ -**	**$ -**	$ 115,000
Resurface Basketball Court - Northgate Park	Appropriated Fund Balance	$ 17,000	$ 13,079	$ -	$ -	$ -	$ -	$ -	**$ 13,079**
Rebuild Outside Basketball Court - VT	Appropriated Fund Balance	$ 32,000	$ 20,305	$ -	$ -	$ -	$ -	$ -	**$ 20,305**
Upgrade Media Equipment Project	Appropriated Fund Balance	$ 75,000	$ 79,883	$ 75,000	$ -	$ -	$ -	$ -	**$ 154,883**
Recreation Bleacher Project	Appropriated Fund Balance	$ 244,000	$ 178,116	$ -	$ -	$ -	$ -	$ -	**$ 178,116**
Geothermal Pool Heater	Appropriated Fund Balance	$ 75,000	$ -	$ 75,000	$ -	$ -	$ -	$ -	**$ 75,000**
Pool Facilities Upgrade	Appropriated Fund Balance	$ 250,000	$ -	$ 250,000	$ -	$ -	$ -	$ -	**$ 250,000**
Facilities Interior Renovation	Appropriated Fund Balance	$ -	$ -	$ 250,000	$ -	$ -	$ -	$ -	**$ 250,000**
Pavilion Replacements	Appropriated Fund Balance	$ -	$ -	$ 150,000	$ 150,000	$ -	$ -	$ -	**$ 300,000**
Playground Replacement @ Otis Gray Park	Appropriated Fund Balance	$ -	$ -	$ 275,000	$ -	$ -	$ -	$ -	**$ 275,000**
Parks Master Plan - Willie Web Park Rehabilitation and Renovation (Outdoor)	Appropriated Fund Balance	$ 550,000	$ -	$ 550,000	$ -	$ -	$ -	$ -	**$ 550,000**
	FRDAP Grant; $112,500	$ 112,500	$ -	$ 112,500	$ -	$ -	$ -	$ -	**$ 112,500**
	Subtotal	**$ 662,500**	**$ -**	**$ 662,500**	**$ -**	**$ -**	**$ -**	**$ -**	$ 662,500
Bathroom Renovation at Northgate, Otis Gray and Cypress Preserve Park	Impact Fee Fund	$ -	$ -	$ 200,000	$ -	$ -	$ -	$ -	**$ 200,000**
Otis Gray Park Improvements	Appropriated Fund Balance	$ 200,000	$ -	$ 200,000	$ -	$ -	$ -	$ -	**$ 200,000**
	RTP Grant - $400,000	$ 400,000	$ -	$ 400,000	$ -	$ -	$ -	$ -	**$ 400,000**

PROPOSED CAPITAL IMPROVEMENT PLAN BY DEPARTMENT

Sub-Total	**$ 600,000**	**$ -**	**$ 600,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 600,000**
Northgate Park	FRDAP Grant; $50,000	$ 50,000	$ -	$ 50,000	$ -	$ -	$ -	$ -	**$ 50,000**
General Fund-Appropriated Fund Balance	**$ 1,528,000**	**$ 291,383**	**$ 1,910,000**	**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ 2,351,383**
IMPACT FEE	**$ -**	**$ -**	**$ 200,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 200,000**
Grants	**$ 562,500**	**$ -**	**$ 562,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 562,500**
ARPA - Allowance for Loss Revenue	**$ 30,000**	**$ -**	**$ 30,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 30,000**
TOTAL PARKS & HUMAN SERVICES DEPARTMENT	**$ 2,120,500**	**$ 291,383**	**$ 2,702,500**	**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ 3,143,883**

PROPOSED CAPITAL IMPROVEMENT PLAN BY DEPARTMENT

ENGINEERING

PROJECT NAME	FUNDING SOURCE	CURRENT YEAR BUDGET FY2023/24	PROJECTED ESTIMATED COSTS FY2023/24	FY 2024/25 PROPOSED BUDGET	YEAR 2 FY2025/26	YEAR 3 FY2026/27	YEAR 4 FY2027/28	YEAR 5 FY2028/29	5 YEAR PROJECT COST
C-13 Walkway Trail Extension	CSLIP Cycle 6 (Listed but not awarded yet)	$ -	$ -	$ -	$ -	$ 560,000	$ 1,085,300	$ -	**$ 1,645,300**
Citywide Sidewalk Improvements (New Installation)	CSLIP Cycle 5 (FM# 449716.1)	$ -	$ -	$ -	$ -	$ 805,890	$ 261,524	$ -	**$ 1,067,414**
NW 41 St Multi-Use Path	CSLIP Cycle 7	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,766,592	**$ 1,766,592**
Canal Bank Restoration/ Stabilization Project - Canals 2 & 7	ARPA Funding - $6M	$ 1,805,597	$ 1,670,835	$ -	$ -	$ -	$ -	$ -	**$ 1,670,835**
	FDEP Grant - $799,190	$ 799,390	$ 799,390	$ -	$ -	$ -	$ -	$ -	**$ 799,390**
	Sub-Total	**$ 2,604,987**	**$ 2,470,225**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,470,225**
Canal Bank Restoration/ Stabilization Project - Canal 4 (Award $1,543,983)	FL Resilient Grant (22FRP18) - $1.5M	$ 771,991	$ 360,269	$ 411,722	$ -	$ -	$ -	$ -	**$ 771,991**
	Stormwater Appropriation	$ 771,991	$ 360,269	$ 411,722	$ -	$ -	$ -	$ -	**$ 771,991**
	Sub-Total	**$ 1,543,983**	**$ 720,539**	**$ 823,444**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,543,983**
Canal Bank Restoration/ Stabilization Project - Canals 1, 3, 5, & 8 identified for stabilization.	FL Resilient Grant (22FRP18) - $1.5M	$ 728,009	**$ -**	$ 728,009	$ -	$ -	$ -	$ -	**$ 728,009**
	ARPA Funding - $6M	$ 4,329,165	**$ -**	$ 4,329,165					**$ 4,329,165**
	Stormwater Appropriation	$ 728,009	$ -	$ 728,009	$ -	$ -	$ -	$ -	**$ 728,009**
	Sub-Total	**$ 5,785,183**	**$ -**	**$ 5,785,183**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5,785,183**
Citywide Drainage Improvements Phase 1 - NW 49th Ave Drainage Phase 2 - NW 39th Street Drainage	FL Resilient Grant (22FRP22) - $3.5M	$ 950,000	$ 500,000	$ 1,000,000	$ 2,000,000	$ -	$ -	$ -	**$ 3,500,000**
	Stormwater Appropriation - $3.5M	$ 950,000	$ 500,000	$ 1,000,000	$ 2,000,000	$ -	$ -	$ -	**$ 3,500,000**
	Sub-Total	**$ 1,900,000**	**$ 1,000,000**	**$ 2,000,000**	**$ 4,000,000**	**$ -**	**$ -**	**$ -**	**$ 7,000,000**
Community Center	ARPA Loss Revenue Allowance - $4M	$ -	$ -	$ 4,000,000	$ -	$ -	$ -	$ -	**$ 4,000,000**
	Apropriated General Fund - $4M	$ -	$ -	$ -	$ 4,000,000	$ -	$ -	$ -	**$ 4,000,000**
	City Debt - $4M	$ 50,000	$ -	$ 100,000	$ 3,900,000	$ -	$ -	$ -	**$ 4,000,000**
	Sub-Total	**$ 50,000**	**$ -**	**$ 4,100,000**	**$ 7,900,000**	**$ -**	**$ -**	**$ -**	**$ 12,000,000**

PROPOSED CAPITAL IMPROVEMENT PLAN BY DEPARTMENT

ENGINEERING

PROJECT NAME	FUNDING SOURCE	CURRENT YEAR BUDGET FY2023/24	PROJECTED ESTIMATED COSTS FY2023/24	FY 2024/25 PROPOSED BUDGET	YEAR 2 FY2025/26	YEAR 3 FY2026/27	YEAR 4 FY2027/28	YEAR 5 FY2028/29	5 YEAR PROJECT COST
	General Fund	$ -	$ -	$ -	$ 4,000,000	$ -	$ -	$ -	$ 4,000,000
	Stormwater	$ 2,450,000	$ 860,269	$ 2,139,731	$ 2,000,000	$ -	$ -	$ -	$ 5,000,000
	Grants	$ 2,521,381	$ 1,659,659	$ 1,411,722	$ 2,000,000	$ -	$ -	$ -	$ 5,071,381
	ARPA - Allowance for Loss Revenue	$ -	$ -	$ 4,000,000	$ -	$ -	$ -	$ -	$ 4,000,000
	ARPA Funding	$ 6,134,762	$ 1,670,835	$ 4,329,165	$ -	$ -	$ -	$ -	$ 6,000,000
	City Debt	$ 50,000	$ -	$ 100,000	$ 3,900,000	$ -	$ -	$ -	$ 4,000,000
	TOTAL ENGINEEERING DEPARTMENT	$ 11,156,144	$ 4,190,763	$ 11,980,618	$ 11,900,000	$ -	$ -	$ -	$ 28,071,381

PROPOSED CAPITAL IMPROVEMENT PLAN BY DEPARTMENT

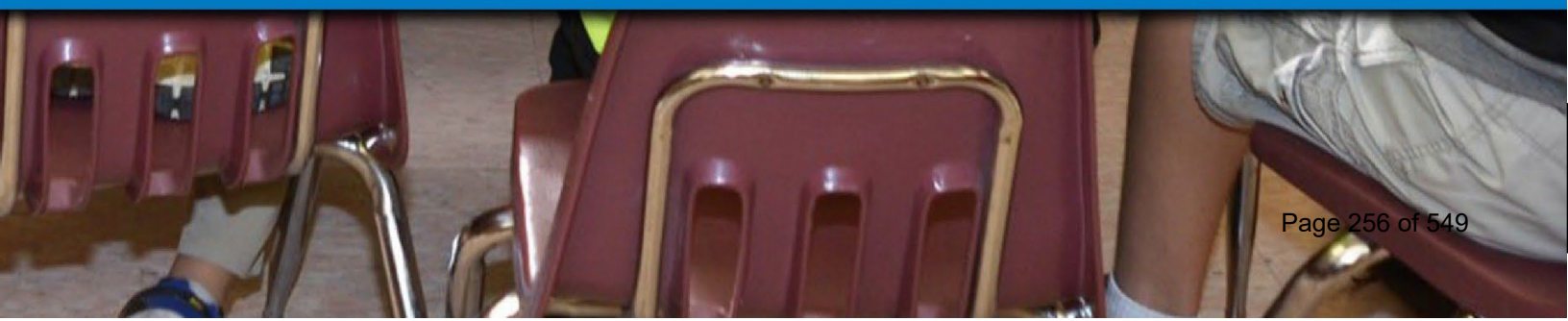
CRA

PROJECT NAME	FUNDING SOURCE	PRIOR YEAR(S) EXPENSES	CURRENT YEAR BUDGET FY2023/24	PROJECTED ESTIMATED COSTS FY2023/24	FY 2024/25 PROPOSED BUDGET	YEAR 2 FY2025/26	YEAR 3 FY2026/27	YEAR 4 FY2027/28	YEAR 5 FY2028/29	5 YEAR PROJECT COST
Trailhead Park and Mural	Increment Revenue	$ 109,361	$ 340,000	$ 340,000	$ -	$ -	$ -		$ -	$ 449,361
Somerset Drive Roundabout	Increment Revenue	$ -	$ 1,180,505	$ 1,180,505	$ -	$ -	$ -		$ -	$ 1,180,505
NW 31 Ave Buffer Wall	Increment Revenue	$ -	$ 2,130,000	$ -	$ 2,130,000	$ -	$ -	$ -	$ -	$ 2,130,000
Gateway and Wayfinding Signage Project	Increment Revenue	$ -	$ -	$ -	$ 618,000	$ -	$ -	$ -	$ -	$ 618,000
NW 30th Terrace Roadway Improvement Project	Increment Revenue	$ -	$ -	$ -	$ 1,688,000	$ -	$ -	$ -	$ -	$ 1,688,000
Westgate (South) Streetscape Project	Increment Revenue	$ -	$ -	$ -	$ 1,131,000	$ -	$ -	$ -	$ -	$ 1,131,000
Vincent Torres Park Improvement Project (Ball Field Light Upgrade)	Increment Revenue	$ -	$ -	$ -	$ 350,000	$ -	$ -	$ -	$ -	$ 350,000
	TOTAL CRA	**$ 109,361**	**$ 3,650,505**	**$ 1,520,505**	**$ 5,917,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 7,546,866**

Appendix B:
Broward County Public School Facilities Element Support Document

BROWARD COUNTY FLORIDA

Public School Facilities Element Support Document



The associated BrowardNEXT2.0 Comprehensive Plan was adopted on March 28, 2019 (Ordinance No. 2019-11) by the Board of County Commissioners. The supporting documentation and data related to public school concurrency is updated annually, consistent with Sec. 8.2(c)(3) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning, Broward County, Florida 2017.

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Support Document

Public School Facilities Element

Introduction

A. General

Public School Facilities Element Requirements

Florida's Community Planning Act does not require public school concurrency. Broward County implements school concurrency under provisions set forth in s. 163.3177(1), 163.31777 and 163.3180(6)(a), Florida Statutes; the Broward County Code of Ordinances, Chapter 5 – Building Regulations and Land Use, Article IX. – Broward County Land Development Code, Section 5-182.9 – Adequacy of school sites and facilities; and the Third Amended and Restated Interlocal Agreement for Public School Facilities Planning (ILA).

The Public School Facilities Element goals, objectives, and policies address the following areas:

1. Five-year District Educational Facilities Work Plan
2. Concurrency Management System,
3. Proportionate Share Mitigation,
4. Collaboration and Coordination, and
5. School Facility Siting, Collocation and Design.

The Public School Facilities Element Support Document addresses:

1. Collaborative planning process and intergovernmental coordination,
2. Concurrency management,
3. Level of service technology,
4. Problems and opportunities for existing and future schools,

5. Population and housing conditions,
6. School Profiles,
7. Projected 5-year school enrollment, capacity level-of-service, and improvements costs,
8. Projected 10-year school enrollment, capacity level-of-service, and improvements costs,
9. Collocation of school facilities,
10. Emergency shelters,
11. Capital improvements funding sources, and
12. Operating costs considerations.

B. Service Area

The planning service area is countywide and includes both charter schools and public schools in all 31 municipalities and the BMSD.

C. Planning Horizon

The planning horizons for the Public School Facilities Element are five years (~~2023-28~~ 2024-29) and ten years (~~2023-2033~~ 2024-2034), in compliance with Chapter 163.3177(5)(a), Florida Statutes.

Data Requirements

A. Collaborative Planning Process and Intergovernmental Coordination

Chapter 163.31777, Florida Statutes requires the county and municipalities located within the geographic area of a school district to enter into an interlocal agreement to coordinate plans and processes. Broward County, the School Board of Broward County, and the municipalities of Broward County adopted a single interlocal agreement in 2017: the Third Amended and Restated Interlocal Agreement (ILA) for Public School Facility Planning. The ILA is intended to address coordinating public school facility planning and local government comprehensive planning and establishes the responsibilities of each party. The ILA addresses various items, such as joint meetings, student enrollment and population projections, coordinating and information sharing, and public school concurrency. The agreement is posted on browardschools.com.

B. Concurrency Management System (CMS)

Chapter 163.3180-Concurrency requires that sanitary sewer, solid waste, drainage and potable water facilities be in place and available concurrent with the impacts of development no later than the issuance of a certificate of occupancy or its functional equivalent. The purpose of concurrency is to

ensure facilities will be provided in order to achieve and maintain the adopted level of service standard. The Statute provides that local governments may apply concurrency to other public facilities, such as public education facilities, if the local government comprehensive plan provides the principles, guidelines, standards, and strategies, including adopted levels of service, to guide its application.

The PSFE Objective PSF2-Concurrency Management System and the Broward County Code of Ordinances, Chapter 5-Building Regulations and Land Use, Article IX.-Broward County Land Development Code provide for public school concurrency. Broward County's public school facility Concurrency Management System operates in accordance with Section 163.31777 and 163.3180, Florida Statutes and the adopted ILA. Pursuant to PSFE Objective PSF2 and the ILA, Broward County, the School Board and non-exempt municipalities ensure that adopted LOS Standards are achieved and maintained for each school type and CSA.

The School Board of Broward County, Florida, by state constitutional mandate, is responsible for operating, controlling, and supervising all free public schools within Broward County.

The Broward County Land Development Code (LDC) provides for the adequacy of school sites and facilities, including public school concurrency. Pursuant to Sec 5-182.9 of the LDC ~~the code~~, Broward County shall not approve an application for a residential plat, replat, plat note amendment, or any unincorporated area site plan (application) that generates one (1) or more students or is not exempt from or vested for purposes of the requirements of public school concurrency, until the school concurrency requirement has been satisfied.

During the application review process, staff determines if the development is exempted or vested for public school concurrency or has been issued a School Capacity Availability Determination Letter (SCAD) by the School Board indicating that adequate school capacity exists.

C. Level of Service Standard Methodology

The level of service is expressed as the percentage (ratio) of student enrollment to the student capacity of the school. The level of service standard is based on the Florida Inventory of School Houses (FISH) capacity. FISH capacity is determined by Florida Department of Education guidelines and represents a measure of the physical capacity of the facility based on student stations in classrooms. The Third Amended and Restated Interlocal Agreement for Public School Facility Planning, which became effective in May 2018, sets the level of service standard as follows:

1. School Type A is a bounded elementary, middle or high school that has 10% or more of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity (including relocatables).

2. School Type B is a bounded elementary, middle or high school that has less than 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

The relationship of enrollment to capacity, for individual schools and for concurrency service areas, is included as a table in the Five-Year District Educational Facilities Work Program adopted annually by the School Board and incorporated into the Broward County Comprehensive Plan's Capital Improvements Element. This table provides year-by-year capacity, enrollment, and levels of service (LOS) projections. It also indicates surpluses and deficiencies, based on the financially feasible capital program adopted by the school board.

Student enrollment is projected annually based on the specific function of the educational facility, characteristics of the school attendance area, historical trends, and the current and projected pace of development.

Other factors resulting from Florida's School Choice Program, such as students attending schools outside their assigned attendance areas due to reassignments, magnet programs, charter schools, home education, virtual learning and other educational choices are factored into the methodology for enrollment projections and for allocating school capacity.

Student enrollment projections are geographically distributed using local development trend data and the District's historic student enrollment data. School-by-school enrollment projections by concurrency service areas are applied. General locations of future public schools to be constructed within the District over five years are applied to concurrency service areas relative to the location serving the anticipated capacity deficit. Pursuant to School Board Policy 5000, existing space throughout the District is maximized through boundary changes in order to meet school concurrency, but not to exceed capacity equal to or greater than 100% of gross FISH capacity. As a temporary solution, the implementation of alternative enrollment options as identified by the Superintendent may be used at the sole discretion of the School Board to ease overcrowding.

D. Problems and Opportunities for Existing and Future Schools

1. Land Availability

Some schools experiencing rapid growth utilize existing space on-site to place classroom additions and relocatables. As a result, green space, playfields, playgrounds, and parking areas have been used for classrooms.

Strategies to design schools for construction on smaller sites were incorporated in the Guidelines for Urban Conscripts, adopted by the School Board in February 2009 via Resolution #09-66. The resolution encourages a more compact building footprint, sharing parking and playfields, as well as exploring the use of parking garages versus surface parking.

2. Construction Costs and Revenue Sources

The primary source of revenue for the District's capital outlay is local property tax. Property values continue to increase; as a result, property tax revenues increased by 13% between ~~2022~~ 2023 and ~~2023~~ 2024.

On November 4, 2014, Broward County Voters approved an $800 million General Obligation Bond (GOB). By combining the GOB with other capital revenues, the District committed to investing in improvements to the Safety, Music and Art, Athletics, Renovation, and Technology (SMART Program). The combined funding for the SMART Program is currently ~~$1.51~~ $1.62 billion.

SMART Program projects are being implemented through contracts the District maintains with outside firms to provide Owner's Representative and Cost/Program Controls management services. Using these firms, the District enhances efficiency by using current construction management systems and practices.

3. Enrollment Projections

Enrollment rises and falls throughout the District as local communities go through their aging cycles at different rates. Population growth in certain areas of the county places stress on the educational facility capacities in those areas. This imbalance in population growth created a surplus in permanent capacity of ~~49,310~~ 45,546 seats but results in other schools being overenrolled. Planning based on sound enrollment projections is crucial, especially in times of financial challenges.

Broward County Public School's (BCPS) primary student projection tool is a geographically-based Cohort Survival model, which projects future students by grade. The Cohort Survival model is considered very reliable and is utilized by the Florida Department of Education in their student projections and the U.S. Census Bureau for their reports. The model uses an "aging" concept that moves a group, or cohort, of students into the future and increases or decreases their numbers according to past experience through history.

The Cohort Survival methodology relies on historical enrollment and birth data to capture the effects of in and out-migration, housing changes, and natural trends in population. The model uses Traffic Analysis Zones (TAZs) as its geographic base. There are ~~975~~ 973 TAZs in Broward County. TAZs are further divided into smaller geographic areas to account for schools that matriculate to more than one school (e.g., an elementary school that feeds into 2 different middle schools).

In some instances, individual TAZ areas are corrected to reflect changes in growth which are not picked up in the projection model's histories. A few examples where corrections are required include areas where:

a. new construction is anticipated to exceed the pace of historical construction for an area,

b. an area is reaching build-out and all new construction will cease or slow down,

c. an unprecedented slow-down in the economic market, or

d. a boundary change has artificially increased/decreased the area.

a. Birth Data

Birth data is a good indicator of future kindergarten class size. Birth data is acquired from the Florida Department of Health's Vital Records by U. S. Census tract. Several steps are taken to interpolate future kindergarten enrollment based on births, as not all children born will enter kindergarten. To project kindergarten enrollment, births by census tract are estimated for a five year period i.e., births from ~~2020~~ 2021 will potentially enter kindergarten in ~~2024-25~~ 2025-26. Data is then increased or decreased based on past kindergarten populations by census tract.

b. Residential Development Data

Each year Broward County municipal planning staff provides current and forecasted certificates of occupancy to assist County and BCPS demographic staff in estimating population changes. Residential growth is also shared and monitored through the Facility Planning and Real Estate Department. BCPS requests city and county planning staff to estimate future certificates of occupancy over the next five years.

c. Other Data

Other information is analyzed to determine if the Cohort Survival rates may need to be adjusted to align with a shorter or longer historical time horizon. These data may include:

1. Existing home sales (source: Florida ~~Association of~~ Realtors®)
2. Population Projections (source: U.S. Census, Broward County, Bureau of Economic and Business Research, and Florida Department of Education).

d. Attrition Rate of Attending Students

BCPS includes four years of attending enrollment to calculate the rate of attrition or rate of students matriculating to the next level. Attending enrollment is the total number of students within the attendance zone that are attending their geographically assigned school. Determining the attrition rate keeps the feeder patterns intact as the grades matriculate to each specific school.

$$\frac{(NNNNNNNNNN\ oooo\ 2007-2008\ aaaaaaNNaaaaaaaaa\ 2aaaa\ aaNNaaaaNNNNgg)\ NNbb\ SSSSSSS}{(NNNNNNNNNN\ oooo\ 2006-2007\ aaaaaaNNaaaaaaaaa\ 1ggaa\ aaNNaaaaNNNNgg)\ NNbb\ SSSSSSS} = SSSSSSS\ 2aaaa\ aaNNaaaaNN\ aaaaaaNNaaaaaaooaa\ NNaaaaNN\ 2007-2008$$

$$\frac{(NNNNNNNNNN\ oooo\ 2008-2009\ aaaaaaNNaaaaaaaaa\ 2aaaa\ aaNNaaaaNNNNgg)\ NNbb\ SSSSSSS}{(NNNNNNNNNN\ oooo\ 2007-2008\ aaaaaaNNaaaaaaaaa\ 1ggaa\ aaNNaaaaNNNNgg)\ NNbb\ SSSSSSS} = SSSSSSS\ 2aaaa\ aaNNaaaaNN\ aaaaaaNNaaaaaaooaa\ NNaaaaNN\ 2008-2009$$

$$\frac{(NNNNNNNNNNN\ oooo\ 2009 - 2010\ aaaaaaNNaaaaaaaaaa\ 2aaaa\ aaNNaaaaNNNNgg)\ NNbb\ SSSSSSSS}{(NNNNNNNNNNN\ oooo\ 2008 - 2009\ aaaaaaNNaaaaaaaaaa\ 1ggaa\ aaNNaaaaNNNNgg)\ NNbb\ SSSSSSSS} = SSSSSSSS\ 2aaaa\ aaNNaaaaNN\ aaaaaaNNaaaaaaooaa\ NNaaaaNN\ 2009 - 2010$$

Attrition rates for each grade are averaged and used as a factor to obtain next year's projections for that grade.

$$\frac{SSAANNNNaaaaNN\ SSSSSSSS\ 2aaaa\ aaNNaaaaNN}{aaaaaaNNaaaaaaooaa\ NNaaaaNN\ ooNNooNN\ 2007 - 2010} \times \frac{NNNNNNNNNNN\ oooo\ 2009 - 2010\ aaaaaaNNaaaaaaaaaa}{2aaaa\ aaNNaaaaNNNNgg\ NNbb\ SSSSSSSS} = ppNNooppNNppaaNNaa\ 2010 - 2011\ 2aaaa\ aaNNaaaaNNNNgg\ NNbb\ SSSSSSSS$$

To calculate subsequent years of projections by grade, the model uses the projected rate of attrition based on the projected enrollment of the previous year to calculate the next projection year.

$$\frac{SSAANNNNaaaaNN\ SSSSSSSS\ 2aaaa\ aaNNaaaaNN}{ppNNooppNNppaaNNaa\ aaaaaaNNaaaaaaaaaa\ NNaaaaNN\ ooNNooNN\ 2008 - 2011} \times \frac{NNNNNNNNNNN\ oooo\ ppNNooppNNppaaNNaa\ 2010 - 2011}{aaaaaaNNaaaaaaaaaa\ 2aaaa\ aaNNaaaaNNNNgg\ NNbb\ SSSSSSSS} = ppNNooppNNppaaNNaa\ 2011 - 2012\ 2aaaa\ aaNNaaaaNNNNgg\ NNbb\ SSSSSSSS$$

The school-by-school Cohort Survival model projections, by grade, are compared with other models such as the Florida Department of Education (FDOE) projections and the Broward County Urban Planning Division school-aged population projections. Adjustments may be made to the Cohort Survival model based on the following factors:

1. Changes in the rate or type of new housing development within Broward County;
2. Changes in economic conditions (e.g. the creation of jobs usually means families are moving in whereas a recession usually means families are moving out);
3. Immigration; and
4. Natural phenomena (e.g. hurricanes).

Management decisions may also have a dramatic effect upon projections. These include:

1. Future placement of English Language Learners (ELL) clusters;
2. Future placement of Exceptional Student Education (ESE) clusters;
3. Opening and closing of magnet programs (first year projections are difficult because of the lack of proven performance history);
4. Student choice reassignments;
5. Other approved School Choice reassignments; and
6. Opening and closing of charter schools throughout the year.

The number of Broward County students receiving private school tuition vouchers through the State of Florida's universal School Choice voucher program has risen from 1,821 in the initial program school year (2019-20) to 29,650 students (or 10% of school-aged children) in the 2024-25 school year. The removal of certain program eligibility requirements enacted by the Florida Legislature in 2021 and 2023 – such as household income limits and restrictions on existing private school students – resulted in the issuance of many vouchers to those already

attending private schools. Although school choice vouchers are accounted for in each school's enrollment trend and attrition rate, geographically there are no assigned attendance areas. If a school loses enrollment to private schools which results in a decrease, that enrollment loss is accounted for in future school years.

e. Home Schooling.

According to the Florida Department of Education's Home Education in Florida: 2021-22 School Year Annual Report, the are 10,412 students being homes schooled in Broward County. This equals 6.85 percent of students in the school year. Higher percentages of home schooled students are found in all six of Florida's counties having populations of over one million

County	Population[1]	Home Schooled Students[2] Number/Percent
Miami-Dade	2,768,954	5,849 / 3.85
Broward	1,973,570	10,412 / 6.85
Hillsborough	1,541,531	13,641 / 8.97
Palm Beach	1,532,718	9,687 / 6.37
Orange	1,492,951	9,206 / 6.05
Duval	1,051,278	8,686 / 5.71

[1] Florida Population Estimates by County and Municipality, Florida Legislative Office of Economic and Demographic Research, April 1, 2023

[2] Home Education in Florida: 2021-22 School Year Annual Report, Florida Department of Education

4. State Plant Survey

Pursuant to Florida Statute 1031.31, every five years each county must submit a plant survey to aid in formulating plans for educational program and student population facilities, as well as ancillary plants that provide services for the district. The Educational Plant Survey was updated and approved in June 2021.

The Educational Plant Survey is a systematic study of present educational and ancillary plants and the determination of future needs. The survey is not directly concerned with the instructional program but the relationship of educational plants to the instructional program is such that judgments regarding the instructional program are necessarily a part of an educational plant survey. The survey is developed using Department of Education five-year projections. All projects

in the Adopted District Educational Facilities Plan using state authorized funds must be in the district's state Educational Plant Survey. Due to declining enrollment and increased space availability, this requirement eliminates building new capacity additions as viable options to resolve level of service compliance problems. However, through the passage of the General Obligation Bond, which includes $800 million for capital projects, the District will provide replacement permanent capacity at certain facilities that rely on aging relocatable classrooms to house their student population.

The updated five-year student enrollment projections provide a basis for determining capital needs. Table PSF-1 below summarizes the actual enrollment by school type for the ~~2023-24~~ 2024-25 school year and the projected enrollment for the ~~2028-29~~ 2029-2030 school year. As indicated in the table, a decrease of ~~3,278~~ 3,605 students occurred between ~~2022-23~~ 2023-2024, and ~~2023-24~~ 2024-2025.

Table PSF-1: Summary of Enrollment Projections

School Type	2023/24 Benchmark Day Enrollment	2024/25 Benchmark Day Enrollment	2024/25 Increase/(Decrease) Over 2023/24 Benchmark Day Enrollment	2029/30 Projected Benchmark Day Enrollment	2029/30 Increase/(Decrease) Over 2024/25 Benchmark Day Enrollment
Pre-Kindergarten	5,794	5,554	-240	5,554	0
Elementary (K-5)	81,731	80,319	-1,412	72,076	-8,243
Middle	42,242	40,527	-1,715	35,966	-4,561
High	67,914	67,583	-331	64,380	-3,203
Centers	3,592	3,851	259	3,851	0
Charters	49,833	49,667	-166	49,733	66
Total:	251,106	247,501	-3,605	231,560	-15,941

Source: School Board of Broward County ~~2023~~ 2024.

The District is projected to decrease by 8~~,970~~ 15,941 total pre-kindergarten through twelfth-grade students, including those in centers and charter schools, by the ~~2028-29~~ 2029-30 school year. Enrollment in charter schools is ~~49,833~~ 49,667 this year, with an undetermined number of additional charter schools anticipated in the next year. If the charter school trend continues, ~~then~~ these projected students will impact the capital needs of other public schools in the District. Recent trends in District and charter school enrollment, as well as current birth data, indicate that elementary (~~pre-~~kindergarten through grade 5) enrollment in District-owned facilities will decrease over the next five years by 5~~,761~~ 8,243 students. Middle school enrollment in District-owned facilities is projected to decrease by ~~of 3,140~~ 4,561 students, while high school enrollment will

decrease by 3,~~394~~ 3,203 students. By the end of the five-year period, the Broward County School District's projected enrollment will total ~~242,136~~ 231,560 students.

5. Class Size Reduction

In November 2002, Florida's voters approved an amendment to the Florida Constitution that set limits on the number of students in core classes in the State's public schools. In 2003, the Florida Legislature enacted Chapter 2003-391, Laws of Florida, to implement the amendment. It reduced the maximum number of students in each core classroom by at least two students per year beginning in the 2003-04 school year until full compliance by the 2010-11 school year. The class size maximums established in section 1003.03, Florida Statutes (F.S.), are shown in Table PSF-2 below.

Table PSF-2: Class Size Maximums

Grade Group	Class Size Maximum
PK-3	18
4-8	22
9-12	25

Source: School Board of Broward County ~~2023~~ 2024.

a. Compliance

Class size compliance is measured at classroom level, by room and period, for all core courses. Section 100~~0~~3.01(~~14~~5), F.S. identifies core-curricula courses that are included in the class size calculations as defined by the Florida Department of Education ~~(FLDOE)~~ by grade group. The term "core curricula" is used for the sole purpose of designating classes that are subject to the maximum class size requirements established in s. 1, Art. IX of the State Constitution. This term does not include virtual education or blended learning courses offered under ss. 1002.321(4)(e), 1002.33(7)(a)2.~~bc~~., 1002.37, 1002.45, and 1003.499~~, F.S~~.

In 2010, the Florida Legislature clarified that charter schools must comply with maximum class size requirements. However, compliance is calculated pursuant to section 1003.03, F.S. at the school level average by grade group, instead of at the classroom level. In 2013, Florida Legislature revised section 1002.31(9), F.S., requiring district-operated schools of choice to comply with section 1003.03, F.S., relating to maximum class size. The calculation for compliance at the school level average by grade group~~s~~ is the same as used for ~~in the same manner as~~ charter schools.

In ~~2022-23~~ 2023-24, for the ~~ninth~~ tenth consecutive year, BCPS continued to meet 100% class size compliance requirements at all the District's non-charter schools. Final class size data for the ~~2023-24~~ 2024-25 school year will be released by the ~~FLDOE~~ Florida Department of Education at the school year's end.

b. Accountability

~~The following accountability provisions were included during the 2011 legislative session:~~

Accountability provisions related to section 1003.03, F.S., as amended during the 2013 and 2023 legislative sessions, provide the following:

1. Compliance with class size requirements ~~are~~ is determined from student course records submitted to the Florida Department of Education ~~(FLDOE)~~ from the October student membership survey; and

~~2. For each district out of compliance with class size requirements, the FLDOE will calculate a penalty reduction in the district's class size allocation;~~

~~3. Districts that have fully met class size requirements will receive a reallocation bonus of up to five percent of the base student allocation multiplied by the total district FTE students, not to exceed 25 percent of the reduced funds;~~

~~4.~~ 2. Each district that does not comply with class size requirements must submit a class size compliance plan, certified by the district school board, by February 1st of each year. The plan must describe the specific actions the district will take to fully comply with class size requirements by October of the following school year.

~~5. Section 1003.03(4)(c), F.S., authorizes the commissioner to recommend an alternate reduction amount if there is evidence that class size requirements were not met despite appropriate efforts to do so or because of an extreme emergency.~~

~~The 2011 legislature session also amended Section 1003.03(2)(b), F.S., providing class size flexibility for students that enroll after the October student membership survey. If a district school board determines that it is impractical, educationally unsound or disruptive to student learning, students may be temporarily assigned to a class that exceeds the maximum. In kindergarten through grade 3, up to three students may be assigned to a teacher above the maximum. In grades 4 through 12, up to five students may be assigned to a teacher above the maximum. The district school board must develop a plan that provides that the school will be in full compliance by the next October student survey.~~

6. Options for Reducing Capacity

Broward County's School Board considers ways to optimize the usage of educational facilities.

Boundary Process

Each year the District conducts an extensive boundary process and evaluates the effectiveness of programs being utilized as alternatives to adding capacity. The process considers demographic changes in student populations, available and future facility capacity, programming components,

as well as the diversity at each school. As part of the annual boundary process, the District relies on input from the communities and stakeholders. Through the boundary process, every effort is made to maintain equal educational opportunities.

Multi-track Scheduling

Currently, the District does not use multi-track schedules, but multi-track schedules have been used successfully for an elementary school. In that school, the multi-track scheduled accommodated up to 120% of the school's FISH capacity in the 2005-06 school year. The community was content with the multi-track scheduling and it has shown increases in student achievement, attendance, and less discipline situations. The District can utilize this method in the future to maximize capacity and avoid boundary changes.

Grade Level Organization

Various grade level configurations are examined to reduce or add capacity. Presently, there are two primary schools with grades PreK-3, four with grades PreK-8, one with grades 3-8, and four with grades 9-12.

Block Scheduling

Broward County Schools have been in the forefront of implementing and evaluating block scheduling. Several Broward County Schools utilize block schedules.

High School Options

Dual enrollment gives high school juniors and seniors the opportunity to take college level courses and receive credits towards high school graduation. When students qualify for this, it can free up capacity while benefiting student achievement. The early admissions and 18 credit diploma option allows high school students to apply for early graduation, which also relieves enrollment at our high schools.

Other School Choice Alternatives

Broward County Schools also uses creative alternative methods to assist student population distribution by allowing parents and students choice of school assignment. Some examples are:

1. Broward Virtual Schools (BVS): The Broward Virtual Instruction and Broward Virtual School (BVS) programs offer full-time, online enrollment to students in grades K-12. Students in grades 6-12 may enroll online part-time as well. The BVS programs offer equitable access to high quality, individualized education. The virtual environment provides flexibility of time and location, and promotes development of the skills, the attitudes, and the self-discipline necessary to achieve success in the 21st century. Through the BVS program, students may earn a standard high school diploma entirely online.

2. Magnet Schools: The District offers magnet programs in several locations. These programs offer a thematic educational program which is attractive entices to some students/and parents. Magnet Schools are a popular alternative option.

3. Charter Schools: Second only to Miami-Dade County, the District is a state leader in the number of students attending charter schools. During the 1999-00 school year, 3,873 students attended charter schools. Since that time charter school enrollment has increased an additional ~~45,960~~ 45,794 students, enrolling a total of ~~49,833~~ 49,667 students during the ~~2023-24~~ 2024-25 school year.

Table PSF-3: Charter Schools Servicing Elementary, Middle, and High School Students

Charters Serving Elementary School Students	Charters Serving Middle School Students	Charters Serving High School Students
Atlantic Montessori Charter School	Avant Garde Academy	Academic Solutions Academy - A
Atlantic Montessori Charter School West Campus	Ben Gamla Charter South Broward	Academic Solutions High School
Avant Garde K-8 Broward	BridgePrep Academy of Broward K-8	Andrews High School
Ben Gamla Charter	Broward Math and Science Schools	Ascend Career Academy
Ben Gamla Charter North Broward	Central Charter School	Avant Garde Academy
Ben Gamla Charter South Broward	Championship Academy of Distinction at Davie	City of Pembroke Pines High
Charters Serving Elementary School Students	**Charters Serving Middle School Students**	**Charters Serving High School Students**
BridgePrep Academy of Hollywood Hills	Championship Academy of Distinction Middle School	Coral Springs Charter School
Broward Math and Science Schools	City of Pembroke Pines High	Franklin Academy - Pembroke Pines High School
Central Charter School	City of Pembroke Pines Middle - West/Central	International School of Broward
Championship Academy of Distinction at Davie	Coral Springs Charter School	International Studies Academy High School
Championship Academy of Distinction at Hollywood	Eagles' Nest Charter Academy	Somerset Academy Charter Conservatory High
Charter School of Excellence	Eagles' Nest Middle	Somerset Academy Charter High School Miramar
Charter School of Excellence at Davie	Everest Charter School	Somerset Academy High
City of Pembroke Pines Elementary - East/West/Central	Franklin Academy - Pembroke Pines	Somerset Key High School
Eagles' Nest Charter Academy	Franklin Academy Cooper City	Somerset Preparatory Charter High Broward Campus
Everest Charter School	Franklin Academy F	SunEd High School of North Broward

Franklin Academy - Pembroke Pines	Franklin Academy Sunrise	SunEd High School of South Broward
Franklin Academy Cooper City	Greentree Preparatory Charter School	SunFire High School
Franklin Academy F	Hollywood Academy of Arts and Science Middle	Sunrise High School
Franklin Academy Sunrise	Imagine Charter Middle School at Broward	
Greentree Preparatory Charter School	Imagine Charter School at Weston	
Hollywood Academy of Arts and Science	Imagine Schools - Plantation Campus	
Imagine Charter Middle School at Broward	International School of Broward	
Imagine Charter School at Weston	International Studies Academy Middle School	
Imagine Elementary at North Lauderdale Elementary	North Broward Academy of Excellence Middle	
Imagine Schools - Plantation Campus	Paragon Academy of Technology	
Innovation Charter School	Renaissance Charter at Cooper City	
New Life Charter Academy	Renaissance Charter Middle School at Pines	
Charters Serving Elementary School Students	**Charters Serving Middle School Students**	**Charters Serving High School Students**
North Broward Academy of Excellence Elementary	Renaissance Charter School at University	
Panacea Prep Charter School	Renaissance Charter School of Coral Springs	
Renaissance Charter at Cooper City	Renaissance Charter School of Plantation	
Renaissance Charter Middle School at Pines	RISE Academy of Science and Technology	
Renaissance Charter School at University	Somerset Academy Key Middle School	
Renaissance Charter School of Coral Springs	Somerset Academy Middle	
Renaissance Charter School of Plantation	Somerset Academy Miramar Middle	
Renaissance Charter Schools at Pines	Somerset Academy Riverside Middle School	
RISE Academy of Science and Technology	Somerset Charter Academy at North Lauderdale	
Somerset Academy Charter School Miramar	Somerset Parkland Academy	

Somerset Academy Davie	Somerset Preparatory Charter Middle	
Somerset Academy East Preparatory	Somerset Village Academy Middle	
Somerset Academy Elementary	Summit Academy Charter School	
Somerset Academy Elementary South Campus	West Broward Academy	
Somerset Academy Neighborhood		
Somerset Academy Pompano Elementary		
Somerset Academy Riverside		
Somerset Charter Academy at North Lauderdale		
Somerset Miramar South		
Somerset Parkland Academy		
Somerset Pines Academy		
Somerset Village Academy		
South Broward Montessori Charter School		
Summit Academy Charter School		
Sunshine Elementary Charter		
West Broward Academy		

Source: School Board of Broward County ~~2023~~ 2024.

E. Analysis of Infrastructure Needs for Existing and Proposed School Facilities

Broward County currently has ~~326~~ 327 public school facilities, including, elementary, middle, high, charter, and special schools. Major infrastructure, including roads, drainage, sanitary sewer, and potable water facilities, is available to support existing and proposed school facilities; however, there are several school infrastructure priority areas need current and future attention.

1. Pedestrian infrastructure. Pedestrian infrastructure development includes improvements to sidewalks, crosswalks, crossing guard posts, bus loops/parent loops and parking lots. Safe walking is a priority for students residing within a 2-mile radius of schools. Revision~~s~~ of Florida State Statute 1006.23 for Hazardous Walking Conditions ~~to include~~ require inclusion of Middle and High School children, in addition to Elementary School children, would reduce student injury hazard/risk significantly.

2. Outdoor Athletic Facility's Infrastructure. Outdoor athletic facilities including student playgrounds (poured-in-place surfaces, shade covers, etc.), sport field safety netting, bleachers, safety handrails, etc., that continually need maintenance, repair and replacement.

3. Indoor Stage/Theatre, Gym, Band, Etc. Infrastructure. Ongoing improvements are made to stage rigging, catwalks, safety handrails, theatre curtains, gym flooring, bleachers, safety handrails, band risers, staging, platforms, etc. to address fall protection hazards/risks.
4. Covered Walkway Infrastructure. Ongoing improvements are made to walkways that connect classroom portables, and classrooms to bus/parent loop areas.
5. Trash/Refuse Compactors. Trash collection facilities are being upgraded with compactors at selected district schools/facilities to improve sanitation, safety and cost reduction components.
6. Exterior/Interior Lighting Infrastructure. Improvements to lighting include replacement of fluorescent/incandescent light technology with the LED (light emitting diode) technology for significant safety, security, light quality and energy conservation impacts.
7. Onsite Surface Water Infrastructure Management. Stormwater management improvements include system assessments, maintenance repair, and recertification with the local drainage districts.

The development review and site selection process of any proposed school must consider infrastructure needs. The procedures and processes are outlined in Sections V and VI of the Third Amended ILA. The School Board requires all major expansion, remodeling and/or replacements projects (exceeding $1,000,000) to undergo a Master Planning process. This process involves public input and evaluates infrastructure issues, such as site circulation, parking, retention areas and public utility locations.

The District ~~intends to~~ has engaged a consultant to conduct a Facility Condition Assessment. It will provide a comprehensive set of data addressing multiple aspects of the built environment, including infrastructure needs. The assessment will be used as part of the District's Long-Range Facility Master Plan. The District ~~has also~~ will continue to implement~~ed some~~ measures and programs that address climate change impacts and will continue to explore opportunities to reduce those impacts.

Data & Analysis

A. Population and Housing Conditions

1. Population Growth in Broward County

Broward County has experienced significant population growth since 1970. As Table PSF-4 below illustrates, in 1970 Broward County had a population of 620,100 and the 2020 Census population count was 1,944,375, a growth of 214%. Though the County is almost fully developed, expectations are that growth is expected to continue through urban infill and development. Between 2020 and 2025, the County's population is expected to increase by 43%. The future pace of growth is

expected to decline, as Broward transitions from large tracts of "Greenfield" development to "redevelopment." However, with the addition of lands in the northwest "Wedge" near Parkland, over two thousand acres of agricultural land were transferred into Broward County from Palm Beach County.

The population demographics are expected to change. During the 1970's and early 1980's, Broward's median age increased due to an influx of retirees. The age 65 and older population peaked in the early 1980's at 22%. Since that time, Broward County has experienced an increase in international migration of younger people and that percentage declined to 14% in 2010. In 2020, the percentage of the 65+ cohort increased to 17% and is expected to make up 25% of the population by 2050. As the population ages, Broward County is expected to experience a slight and gradual reduction in the percentage of its population ages 18 or under. Between 2020 and 2050, the percentage of this age group is estimated to decline from ~~21.0%~~ 20.96% to ~~19.6%~~ 18. 59%.

Table PSF-4: Population, Broward County 1970-2050

Year	Total Population	Average Annual Change *		Median Age **	Percent (%) Under 18 ***	Percent (%) 65 or over
		Percent (%)	Population			
1970	620,100	8.6	28,615	38.7	29	18
1980	1,018,257	6.4	39,816	38.7	22	22
1990	1,255,531	2.3	23,727	37.8	21	21
2000	1,623,018	2.9	36,749	37.8	24	16
2010	1,748,066	0.8	12,505	39.7	22	14
2020	1,944,375	1.1	19,631	-	20.96	17.23
2025	2,006,705	0.6	12,466	-	20.00	19.89
2030	2,076,176	0.7	13,894	-	19.68	22.32
2035	2,125,803	0.5	9,925	-	19.45	23.79
2040	2,161,120	0.3	7,063	-	19.16	24.52
2045	2,189,279	0.3	5,632	-	18.83	24.75

2050	2,213,838	0.2	4,912	-	18.59	25.20

** Calculated by previous 10-year period (Decennial Census counts), or previous 5-year period (for BEBR projections). BEBR source data extending to 2055 not available until 2025-26 .*
*** Median Age data not available from BEBR.*
**** Calculation of percentage 18 or under for 2015-2045 is limited to those aged ~~50~~ 17 (does not include those age 18).*
Source: U.S. Census Bureau, Decennial Census for years 1970, 1980, 1990, 2000, 2010 & 2020.
University of Florida Bureau of Economic and Business Research (BEBR), Detailed Population Projections by Age, Sex, Race, and Hispanic Origin, for Florida and Its Counties, 2025-2050, With Estimates for ~~2022~~ 2023.

2. School Age Population

Broward's school-age population has experienced considerable growth since 1970. Table PSF-5 shows the actual and projected growth of the school age population between 1970 and 2050. It shows that while the growth of school age population will ~~continue to grow~~ fluctuate between 2025-2050, the rate of that growth will continue to decline.

Table PSF-5: School Age Population, Broward County 1970-2050

Year	School Age Population			Percent of Population		
	K-12 *	Higher Ed **	Total	K-12 *	Higher Ed **	Total
1970	133,064	118,673	251,737	22	19	41
1980	164,431	250,044	414,475	16	25	41
1990	177,638	317,283	494,921	14	25	39
2000	279,888	348,245	628,133	17	22	39
2010	288,093	371,647	659,740	17	21	38
2020	300,952	404,112	705,064	15.5	20.8	36.3
2025	289,991	431,526	721,517	14.5	21.5	36
2030	295,976	425,791	721,767	14.3	20.5	34.8
2035	301,114	419,175	720,289	14.2	19.7	33.9
2040	303,294	420,053	723,347	14.0	19.4	33.5
2045	301,786	421,357	723,143	13.8	19.2	33.0
2050	300,314	427,344	727,658	13.6	19.3	32.9

**Includes population ages 5 to 17.*
***Includes population ages 18 to 34.*
Source: U.S. Census Bureau, Decennial Census for years 1970, 1980, 1990, 2000, 2010, 2020;
University of Florida Bureau of Economic and Business Research (BEBR), Detailed Population Projections by Age, Sex, Race, and Hispanic Origin, for Florida and Its Counties, 2025-2050, With Estimates for ~~2022~~ 2023
BEBR source data extending to 2055 not available until 2025-26.

3. Housing Characteristics and Trends

The housing industry responded to the influx of retirees during the 1970's and 1980's by building large numbers of multi-family condominiums and apartments. Between 1970 and 1990, single family homes grew by nearly 87,000 units, while multi-family homes grew by ~~264,000~~ 265,000 units (averaging 13,000 per year).

During the 1990's, growth in the southwest and northwest portions of Broward shifted new construction emphasis back to single-family homes. Single-family homes increased by nearly as much during the decade of the 1990's as they did for the twenty years prior. In the 2000's, large numbers of townhouse developments were constructed. In ~~2022~~ 2023, about half of all homes were single-family and half multi-family. Current construction trends favor high-density multi-family structures in eastern neighborhoods close to the beaches. In ~~2022~~ 2023, single-family homes represented about 48% of all dwelling units in Broward, with multi-family comprising 50% and other types 2%. (See Table PSF-6 below) The number of multi-family housing units increased in 2023 to 434,500 units, following slight declines between 2000 and 2010.

Vacancy rates are influenced primarily by the number of seasonally-occupied units and the magnitude of new residential construction. Much of the vacancy rate in Broward County may be attributed to seasonal residents. The vacancy rate reached its lowest in 2000 (11.7%), during a time when the County was experiencing intensive construction for single-family houses. At that time, the school-age population also spiked, particularly in the K-12 age group. Broward County's vacancy rate decreased to 12.6% in 2023. The school-age population decreased between 2020 and 2025 and continues to stagnate with slow growth or decreases through 2050. The relationship between the vacancy rate and school-age population is expected to loosen in the coming years as development patterns continue to shift from single-family homes to other types of housing.

Table PSF-6: Housing Characteristics, Broward County 1970-2023

Year	Total Units	Single-Family	% Single-Family	Multi-Family	Other	Owner Occupied	Renter Occupied	% Vacant	% Owner Occupied (Excludes Vacancies)
1970	253,325	149,447	59	94,017	9,861	161,962	60,601	12.1	72.8
1980	477,468	202,898	42.5	258,987	15,583	299,730	117,787	12.6	71.8
1990	628,660	236,321	37.6	358,665	33,674	359,570	168,872	15.9	68
2000	741,043	303,357	40.9	409,756	27,930	454,750	199,695	11.7	69.5
2010	806,858	392,858*	48.7	390,365	23,635	463,511	205,387	17.1	69.3
2020	826,382	408,896*	49.5	393,649	23,837	442,633	262,309	14.7	62.8
2021	864,468	423,818*	49	416,015	24,635	473,136	274,579	13.5	63.3
2022	867,195	421,165*	48.6	427,257	18,773	471,737	281,347	13.2	62.6
2023	868,151	412,016*	47.5	434,500	21,635	485,158	273,695	12.6	63.9

** Includes single-family detached and attached (townhouses). For years prior to 2010, townhouses are treated as multi-family.*

Source: U.S. Census Bureau, Decennial Census for years 1970, 1980, 1990, 2000, 2020; American Community Survey 1-Year Estimates for years 2021-2023; Table DP04.

Broward County's supply of vacant property has approached "build-out" status while still feeling the pressure of population growth. According to the US Census, Building Permit Survey Data, a total of ~~3,002~~ 2,008 residential building permits were issued in Broward County ~~in 2023~~ from January through December 2024. The majority (~~73%~~ 64%) were for multi-family construction permits, which have seen a steady increase since 2012. The demand for rental units includes new households and households switching from owning to renting. This growth in renter households reflects in part the sharp decline in the national homeownership rate after 2004. While many factors drove that decline, the massive wave of foreclosures after the housing crash was a key contributor.

B. Current Profile of Broward County Public Schools

1. Summary Profile of Public Schools in Broward County

The numbers of school buildings, student stations and classrooms are reflected in Table PSF-7. The majority of buildings and student stations are for elementary students~~, 53% 46% and 43% 44%, respectively~~. Elementary schools have the highest level of relocatable stations ~~(7,660)~~ (11,374) and the highest level of relocatable classrooms ~~(385)~~ (631). As noted in Table PSF-8, most of the school facility buildings were constructed in the last 30 years. Appendix PSF-A depicts the locations of all public schools in Broward County.

Table PSF-7: Summary Profile of School Capacity

School Type	Permanent Buildings	Relocatable Buildings	Permanent Stations	Relocatable/ Modular Stations	Permanent Classrooms	Relocatable/ Modular Classrooms	Permanent Net Sq. Ft.	Relocatable/ Modular Net Sq. Ft.
Elementary	1,055	619	110,687	11,374	5,838	631	15,147,340	308,800
Middle	323	323	57,484	6,104	2,412	277	7,063,858	279,669
High	452	263	75,780	6,225	3,041	249	9,663,360	222,036
Special	180	134	11,831	2,415	807	121	2,455,239	151,160
Charter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total:	2,010	1,339	255,782	26,118	12,098	1,278	34,329,797	961,665

Source: School Board of Broward County, Florida Inventory of School Houses (FISH) data ~~2023~~ 2024.

Table PSF-8: Age of School Facility Buildings

School Type	% of sq.ft. 10 years or less	% of sq.ft 11-20 years	% of sq.ft. 21-30 years	% of sq.ft. 31-40 years	% of sq.ft. 41-50 years	% of sq.ft over 50 years
Elementary Schools	0.2%	17.2%	28.0%	29.4%	8.9%	16.1%
Middle Schools	1.3%	12.5%	31.8%	20.7%	12.1%	21.6%
High Schools	2.2%	14.7%	28.1%	7.6%	14.5%	33.1%
Special Schools	0.0%	13.3%	20.9%	24.1%	16.5%	29.0%
Charter Schools	N/A	N/A	N/A	N/A	N/A	N/A

Source: School Board of Broward County Florida Inventory of School Houses (FISH) data ~~2023~~ 2024.

2. Elementary Schools

There are ~~140~~ 137 physical public elementary schools in Broward County as of ~~2023-24~~ 2024-25, not including schools without attendance . There are three K-8 Combination schools. A profile of the existing elementary schools is depicted in Table PSF-9 below.

Table PSF-9: Current Profile - Broward County Elementary Schools ~~2022-23~~ 2024-25

Facility Name	Site Size (Acres)	Age Range	Permanent Buildings	Relocatable Buildings	Current Enrollment (Benchmark Day)	LOS Capacity	% of Capacity
1. Annabel C. Perry PK-8	10	1969-2005	9	8	577	957	60.3%
2. Atlantic West Elementary	8	1974-2004	6	13	614	1,009	60.9%

3.	Banyan Elementary	10	1980-2009	4	5	424	831	51.0%
4.	Bayview Elementary	2	1958-2000	4	0	548	629.2	87.1%
	~~Beachside Montessori Village~~	~~5~~	~~2008-2008~~	~~3~~	~~0~~	~~803~~	~~822~~	~~97.7%~~
5.	Bennett Elementary	8	1952-2007	10	0	288	542	53.1%
6.	Boulevard Heights Elementary	10	1961-2008	15	0	588	893.2	65.8%
7.	Broadview Elementary	10	1965-2006	5	11	681	1,020	66.8%
8.	Broward Estates Elementary	10	1957-2007	18	0	248	765	32.4%
9.	Castle Hill Elementary	9	1969-2007	8	17	576	817	70.5%
10.	Central Park Elementary	13	1990-2004	10	10	762	1,123	67.9%
11.	Challenger Elementary	8	2000-2004	3	0	894	1,100	81.3%
12.	Chapel Trail Elementary	10	1994-2003	6	0	648	1,159	55.9%
13.	Charles Drew Elementary	15	1990-1990	9	0	391	694	56.3%
14.	Coconut Creek Elementary	10	1969-2002	6	3	464	831	55.8%
15.	Coconut Palm Elementary	12	2000-2000	2	3	497	902	55.1%
16.	Colbert Elementary	10	1952-2008	5	0	585	893	65.5%
17.	Collins Elementary	10	1957-2005	11	0	253	408	62.0%
18.	Cooper City Elementary	10	1970-2007	3	2	758	771	98.3%
19.	Coral Cove Elementary	12	2004-2004	3	0	470	913	51.5%
20.	Coral Park Elementary	11	1989-2007	12	0	499	776	64.3%
21.	Coral Springs Elementary	11	1974-2006	6	2	452	998	45.3%
22.	Country Hills Elementary	15	1990-2006	10	0	873	934	93.5%
23.	Country Isles Elementary	9	1987-2004	13	6	765	1078	71.0%
24.	Cresthaven Elementary	10	1992-2008	7	0	469	736	63.7%

25.	C. Robert Markham Elementary	9	1967-2004	10	~~4~~ 3	577	691	83.5%
26.	Croissant Park Elementary	12	1992-2003	7	2	673	846	79.6%
27.	Cypress Elementary	13	1969-2010	8	2	774	909	85.1%
28.	Dania Elementary	7	1958-2007	11	3	461	625.9	73.7%
29.	Davie Elementary	9	1977-2003	5	4	632	741	85.3%
30.	Deerfield Beach Elementary	14	1927-2010	11	3	579	705.1	82.1%
31.	Deerfield Park Elementary	11	1978-2005	10	0	445	826.1	53.9%
32.	Dillard Elementary	10	1994-1994	7	2	606	835	72.6%
33.	Discovery Elementary	14	2008-2009	3	0	789	1036.2	76.1%
34.	Dolphin Bay Elementary	12	2005-2005	3	0	546	913	59.8%
35.	Dr. Martin Luther King, Jr. Montessori Academy	11	1968-2007	7	2	468	711.7	65.8%
36.	Driftwood Elementary	8	1960-2003	~~13~~ 15	11	462	758	60.9%
37.	Eagle Point Elementary	12	1994-2009	8	4	1186	1304	91.0%
38.	Eagle Ridge Elementary	12	1994-1994	6	0	743	959	77.5%
39.	Embassy Creek Elementary	14	1991-2008	7	0	1153	1116.5	103.3%
40.	Endeavour Primary Learning Center	13	2002-2002	2	0	351	515	68.2%
41.	Everglades Elementary	10	1998-2005	4	8	840	1,220	68.9%
42.	Fairway Elementary	11	1968-2005	10	0	512	1,027	49.8%
43.	Flamingo Elementary	15	1975-2006	4	9	678	797	85.1%
44.	Floranada Elementary	11	1999-1999	2	0	749	895.4	83.6%
45.	Forest Hills Elementary	9	1975-2004	4	0	665	874.5	76.0%
46.	Fox Trail Elementary	26	1997-2004	4	7	1107	1,304	84.9%
47.	Gator Run Elementary	12	1998-2004	3	16	1,154	1,452	79.5%

48.	Griffin Elementary	10	1979-1991	4	4	556	687	80.9%
49.	Gulfstream Academy of Hallandale Beach	27	2003-2003	22	25	1267	1,988	63.7%
50.	Harbordale Elementary	5	1959-2008	13	0	482	528	91.3%
51.	Hawkes Bluff Elementary	15	1990-2006	10	10	646	1,044	61.9%
52.	Heron Heights Elementary	12	2007-2008	3	0	1042	1,036	100.6%
53.	Hollywood Central Elementary	7	1992-1995	9	1	311	756	41.2%
54.	Hollywood Hills Elementary	12	1959-2007	9	0	644	844.8	76.2%
55.	Hollywood Park Elementary	12	1969-1991	4	0	404	652.3	61.9%
56.	Horizon Elementary	8	1974-2001	6	2	547	729.3	75.0%
57.	Indian Trace Elementary	10	1990-1990	9	10	670	843	79.5%
58.	James S. Hunt Elementary	13	1973-2004	~~6~~ 7	0	490	925.1	53.0%
59.	Lake Forest Elementary	13	1961-2006	11	11	582	928	62.7%
60.	Lakeside Elementary	12	1997-2001	3	0	499	830.5	60.1%
61.	Larkdale Elementary	10	1961-2008	16	2	430	685.3	62.7%
62.	Lauderhill Paul Turner Elementary	8	1995-1995	6	0	615	959.2	64.1%
63.	Liberty Elementary	12	2001-2004	3	1	677	1,386	48.8%
64.	Lloyd Estates Elementary	8	1968-2008	9	8	409	691	59.2%
65.	Manatee Bay Elementary	12	2001-2004	3	10	975	1,320	73.9%
66.	Maplewood Elementary	10	1980-2004	5	8	471	961	49.0%
67.	Margate Elementary	11	1962-2007	~~16~~ 17	0	1010	1,326	76.2%
68.	Mary M. Bethune Elementary	18	1961-2008	~~12~~ 9	0	398	763	52.1%
69.	McNab Elementary	10	1993-2002	8	0	554	745	74.4%
70.	Meadowbrook Elementary	15	1958-2009	12	6	704	809	87.0%

71.	Miramar Elementary	11	1991-2004	7	1	410	1021.9	40.1%
72.	Mirror Lake Elementary	13	1969-2009	8	7	637	791	80.5%
73.	Morrow Elementary	10	1976-2008	7	0	558	914.1	61.0%
74.	Nob Hill Elementary	8	1975-2004	3	~~7~~ 3	526	781	67.3%
75.	Norcrest Elementary	10	1976-2008	11	0	682	1013.1	67.3%
76.	North Andrews Gardens Elementary	10	1996-2006	7	6	741	921	80.5%
77.	North Fork Elementary	10	1965-2007	10	0	431	784.3	55.0%
78.	North Lauderdale Elementary	13	1974-2006	8	0	668	1023	65.3%
79.	North Side Elementary	3	1927-2001	8	0	291	669	43.5%
	~~Nova Blanche Forman Elementary~~	~~10~~	~~1965-2003~~	~~5~~	~~1~~	~~769~~	~~846~~	~~90.9%~~
	~~Nova Dwight D. Eisenhower Elementary~~	~~10~~	~~1969-2003~~	~~8~~	~~0~~	~~776~~	~~855~~	~~90.8%~~
80.	Oakland Park Elementary	7	1927-2004	13	0	557	924	60.3%
81.	Oakridge Elementary	8	1959-1993	13	~~6~~ 0	437	665.5	65.7%
82.	Orange Brook Elementary	9	2006-2006	3	0	705	913	77.2%
83.	Oriole Elementary	10	1971-2005	6	~~2~~ 0	721	806.3	89.4%
84.	Palm Cove Elementary	15	1992-2008	10	~~9~~ 2	389	958.1	40.6%
85.	Palmview Elementary	10	1969-2009	6	3	545	732	74.5%
86.	Panther Run Elementary	12	1997-1997	2	~~1~~ 0	345	855.8	40.3%
87.	Park Lakes Elementary	15	2000-2006	4	0	895	1,214	73.7%
88.	Park Ridge Elementary	10	1972-2008	7	0	548	601	91.2%
89.	Park Springs Elementary	12	1990-2004	10	0	799	1307.9	61.1%
90.	Park Trails Elementary	12	2000-2008	4	0	977	1,404	69.6%
91.	Parkside Elementary	10	1999-2008	4	2	713	1,078	66.1%

92. Pasadena Lakes Elementary	10	1971-2008	8	0	486	710	68.5%
93. Pembroke Lakes Elementary	8	1976-2007	5	4	625	741	84.3%
94. Pembroke Pines Elementary	10	1965-2008	6	5	598	709	84.3%
95. Peters Elementary	11	1958-2008	17	12	558	845	66.0%
96. Pines Lakes Elementary	10	1979-2009	7	0	427	921	46.4%
97. Pinewood Elementary	10	1979-2001	5	11	591	1038	56.9%
98. Plantation Elementary	12	1999-1999	2	0	591	895	66.0%
99. Plantation Park Elementary	10	1967-2002	4	0	489	579	84.5%
100. Pompano Beach Elementary	19	1992-1992	9	2	511	628	81.4%
101. Quiet Waters Elementary	23	1990-2008	12	~~16~~ 14	1115	1600	69.7%
102. Ramblewood Elementary	10	1977-2004	4	1	657	1004.3	65.4%
103. Riverglades Elementary	10	1991-2016	7	0	1009	1,252	80.6%
104. Riverland Elementary	9	1991-2008	7	0	497	657	75.7%
105. Riverside Elementary	10	1987-2001	11	3	681	789	86.3%
106. Rock Island Elementary	11	2001-2008	4	0	530	638	83.1%
107. Royal Palm Elementary	15	1971-2004	9	7	755	1012	74.6%
108. Sanders Park Elementary	12	1965-2004	8	5	441	755	58.4%
109. Sandpiper Elementary	14	1989-2006	12	0	613	999.9	61.3%
110. Sawgrass Elementary	13	1993-2007	8	0	865	1,184	73.1%
111. Sea Castle Elementary	12	1990-2004	11	0	890	1,111	80.1%
112. Sheridan Hills Elementary	7	1971-2001	6	0	409	668	61.3%
113. Sheridan Park Elementary	13	1966-2008	7	0	477	891	53.5%
114. Silver Lakes Elementary	12	1997-1997	2	1	322	856	37.6%
115. Silver Palms Elementary	14	1995-2001	3	0	459	897.6	51.1%

116. Silver Ridge Elementary	13	1989-2008	14	6	841	1002	83.9%
117. Silver Shores Elementary	12	2002-2003	3	0	333	902	36.9%
118. Stephen Foster Elementary	9	1961-2007	16	0	637	817.3	77.9%
119. Stirling Elementary	9	1991-2007	7	3	536	767	69.9%
120. Sunland Park Academy	4	1992-1994	3	0	419	528	79.4%
121. Sunset Lakes Elementary	12	2002-2008	4	0	665	1,430	46.5%
122. Sunshine Elementary	9	1964-2002	15 14	0	427	823.9	51.8%
123. Tamarac Elementary	8	1974-2004	7	0	594	1,419	41.9%
124. Tedder Elementary	12	1964-2004	14	0	619	1,364	45.4%
125. Thurgood Marshall Elementary	8	1991-2002	6	1	322	803	40.1%
126. Tradewinds Elementary	12	1995-2008	4	9	930	1,380	67.4%
127. Tropical Elementary	10	1971-2008	6	0	780	946	82.5%
128. Village Elementary	11	1968-2009	13	0	678	917	73.9%
129. Virginia Shuman Young Elementary	8	1993-1993	8	0	461	1,086	42.5%
130. Walker Elementary	9	1959-2009	~~8~~ 9	0	390	895	43.6%
131. Watkins Elementary	10	1995-1995	2	0	626	915	68.4%
132. Welleby Elementary	13	1991-2004	6	6	479	687	69.7%
133. West Hollywood Elementary	11	1991-1991	5	5	322	803	40.1%
134. Westchester Elementary	10	1976-2009	10	~~6~~ 1	979	1,060	92.4%
135. Westwood Heights Elementary	9	1958-2008	12	2	522	859.1	60.8%
136. Wilton Manors Elementary	8	1995-1998	5	0	567	677	83.8%
137. Winston Park Elementary	12	1990-2004	12	0	950	1191	79.8%
Total:	1,502		1,030	404	83,667	124,065	65.89%

Source: School Board of Broward County, ~~2023~~ 2024.

For the ~~2023-24~~ 2024-25 school year, all but ~~one~~ two elementary schools met the LOS standards. Only Embassy Creek Elementary and Heron Heights Elementary had enrollment greater than ~~its~~ their LOS capacity, which is the adopted LOS standard. Elementary school locations and attendance zones/concurrency service areas (CSAs) are illustrated in Appendix PSF-B. Elementary school enrollment, including prekindergarten, for ~~2023-24~~ 2024-25, not including Broward Virtual Elementary, centers, charters, or schools without attendance areas, is ~~88,304~~ 83,667 students.

3. Middle Schools

There are 37 public middle schools in Broward County as of ~~2023-24~~ 2024-25 not including Broward Virtual Middle or schools without attendance boundaries. A profile of these schools is shown by Table PSF-10.

Table PSF-10: Current Profile – Broward County Middle Schools ~~2023-24~~ 2024-25

Facility Name	Site Size (Acres)	Age Range	Permanent Buildings	Relocatable Buildings	Current Enrollment (Benchmark Day)	LOS Capacity	% of Capacity
1. Apollo Middle	15	1969-2007	8	16	1,145	1,559	73.4%
2. Attucks Middle	24	1960-1997	8	0	637	1,367	46.6%
3. Bair Middle	10	1975-1993	4	5	705	1,319	53.5%
4. Coral Springs Middle	23	1975-2005	4	0	986	2,094	47.1%
5. Crystal Lake Middle	15	1971-2002	3	13	931	1,585	58.7%
6. Deerfield Beach Middle	33	1960-2003	10	4	1,149	1,491	77.1%
7. Driftwood Middle	22	1961-2005	13	4	951	1,734	54.8%
8. Falcon Cove Middle	21	1999-2020	3	0	2,098	2,497	84.0%
9. Forest Glen Middle	20	1990-2004	19	0	1,038	1,790	58.0%
10. Glades Middle	20	2006-2008	4	8	1,034	2,026	51.0%
11. Indian Ridge Middle	26	1995-2005	5	28	1,837	2,233	82.3%
12. James S. Rickards Middle	13	1968-2004	5	~~38~~ 35	776	1,704	45.5%
13. Lauderdale Lakes Middle	14	1969-1976	4	17	778	1,246	62.4%
14. Lauderhill 6-12	22	1969-1995	7	8	711	1,055	67.4%
15. Lyons Creek Middle	14	1999-2006	3	~~3~~ 0	1,478	2,108	70.1%
16. Margate Middle	23	1966-2001	9	1	937	1,522	61.5%

17.	McNicol Middle	12	1997-1997	2	0	620	1,451	42.7%
18.	Millennium 6-12 Collegiate Academy	13	2001-2006	4	7	1,461	1,780	82.1%
19.	New Renaissance Middle	20	2000-2000	4	0	1,002	1,723	58.2%
20.	New River Middle	18	1995-1995	3	~~6~~ 1	1,577	1,536	102.7%
21.	Olsen Middle	20	1954-1991	18	0	600	1,188	50.5%
22.	Parkway Middle	15	1958-2010	~~27~~ 18	0	910	2,023	45.0%
23.	Pines Middle	21	1993-2005	3	0	642	1,946	33.0%
24.	Pioneer Middle	16	1975-1991	5	44	1,451	1,662	87.3%
25.	Plantation Middle	22	1969-2004	5	0	561	887	63.3%
26.	Pompano Beach Middle	14	1964-2008	10	~~9~~ 10	1,091	1,246	87.6%
27.	Ramblewood Middle	17	1976-2005	4	0	1,002	1,448	69.2%
28.	Sawgrass Springs Middle	20	1995-1998	8	3 1	965	1,342	71.9%
29.	Seminole Middle	21	1958-2009	5	~~12~~ 15	1,024	1,415	72.4%
30.	Silver Lakes Middle	20	1983-2002	15	0	737	1,152	64.0%
31.	Silver Trail Middle	22	1995-2009	3	~~27~~ 12	1,192	1,659	71.9%
32.	Sunrise Middle	19	1991-1999	15	8	1,137	1,403	81.0%
33.	Tequesta Trace Middle	23	1990-2006	19	4	1,310	1,500	87.3%
34.	Walter C. Young Middle	30	1987-2008	16	0	690	1,451	47.6%
35.	Westglades Middle	24	2001-2001	4	19	1,642	1,834	89.5%
36.	Westpine Middle	18	1990-2006	19	0	738	1,419	52.0%
37.	William Dandy Middle	19	1991-1995	19	5	659	1,246	52.9%
	Total:	719		308	264	38,202	58,641	65.1%

Source: School Board of Broward County, ~~2023-24~~ 2024-25.

Middle school locations and attendance zones/concurrency service areas (CSAs) are illustrated in Appendix PSF-C. Middle school enrollment for ~~2023-24~~ 2024-25 is ~~39,804~~ 38,202 students not including Broward Virtual Middle, centers, or charters. For the ~~2023-24~~ 2024-25 school year, all but one middle school satisfied the LOS standards. Only New River Middle had enrollment greater than their LOS capacity, which is the adopted LOS standard.

4. High Schools

There are 27 public high schools in Broward County as of ~~2023-24~~ 2024-25 not including Broward Virtual High or schools without attendance boundaries. A profile of these schools is shown by Table PSF-11.

Table PSF-11: Current Profile – Broward County High Schools ~~2023-24~~ 2024-25

Facility Name	Site Size (Acres)	Age Range	Permanent Buildings	Relocatable Buildings	Current Enrollment (Benchmark Day)	LOS Capacity	% of Capacity
1. Blanche Ely High	39	1952-2010	23	0	1,931	3,011	64.1%
2. Boyd H. Anderson High	32	1972-2010	14	1	2,286	3,138	72.8%
3. Charles W. Flanagan High	42	1995-2019	14	0	2,213	3,053	72.5%
4. Coconut Creek High	40	1964-2000	15	34	1,982	2,849	69.6%
5. Cooper City High	35	1971-2009	31	2	2,417	2,489	97.1%
6. Coral Glades High	45	2003-2008	4	0	2,860	2,910	98.3%
7. Coral Springs High	37	1975-2005	9	13	2,221	3,219	69.0%
8. Cypress Bay High	45	2001-2020	9	0	4,585	5,088	90.1%
9. Deerfield Beach High	40	1969-2010	16	22	2,144	2,874	74.6%
10. Dillard 6-12	52	1959-2019	17	0	2,030	2,834	71.6%
11. Everglades High	45	2002-2010	5	22	1,994	3,016	66.1%
12. Fort Lauderdale High	28	1958-2007	12	0	2,288	2,236	102.3%
13. Hallandale High	28	1976-1976	6	10	1,055	1,819	58.0%
14. Hollywood Hills High	30	1968-2006	7	19	1,720	2,389	72.0%
15. J. P. Taravella High	31	1979-2006	10	18	2,456	3,742	65.6%
16. Marjory Stoneman Douglas High	45	1990-2020	~~15~~ 14	~~2~~ 11	3,098	3,385	91.5%
17. McArthur High	40	1958-2002	31	5	1,868	2,341	79.8%
18. Miramar High	38	1969-2005	13	~~8~~ 0	1,965	2,808	70.0%
19. Monarch High	45	2002-2005	7	10	2,237	2,366	94.5%

20. Northeast High	52	1958-2010	~~29~~ 24	3	1,717	2,109	81.4%
21. Piper High	30	1971-2007	~~18~~ 19	~~39~~ 0	2,266	2,619	86.5%
22. Plantation High	35	1963-2009	22	~~3~~ 0	1,702	2,861	59.5%
23. South Broward High	25	1947-2008	~~28~~ 27	0	2,372	2,527	93.9%
24. South Plantation High	32	1969-2006	15	7	2,321	2,615	88.8%
25. Stranahan High	38	1951-2004	27	2	1,308	2,558	51.1%
26. West Broward High	43	2007-2008	8	0	2,543	3,038	83.7%
27. Western High	40	1979-2009	19	23	3,560	3,764	94.6%
Total:	1,032		418	202	61,139	77,658	78.7%

Source: School Board of Broward County, ~~2023~~ 2024.

High school locations and attendance zones/concurrency service areas (CSAs) are illustrated in Figure PSF-D. High school enrollment for ~~2023-24~~ 2024-25 was ~~61,675~~ 61,139 students, not including Broward Virtual High, centers or charters, or schools without attendance boundaries. For the ~~2023-24~~ 2024-25 school year, ~~Monarch~~ Fort Lauderdale High School is the only high school with enrollment greater than the LOS capacity. Note: Atlantic Technical, McFatter Technical, Sheridan Technical, Nova, College Academy at BC, and Pompano Beach Institute of International Studies are not traditional high schools with attendance boundaries/concurrency service areas, and therefore are not subject to LOS requirements.

5. Charter Schools

There are ~~90~~ 88 charter schools operating in Broward County as of the ~~2023-24~~ 2024-25 school year. The profiles of these schools are shown in Table PSF-12.

Table PSF-12: Current Profile – Broward County Charter Schools ~~2023-24~~ 2024-25

School Name & Location	Grades Served	Contract Capacity	Enrollment 2024-25	Over/(Under) Contract Capacity	Projected Enrollment 2029-30
1. Academic Solutions Academy - A 2000 W. Commercial Blvd Fort Lauderdale, FL 33309	9-12	350	213	-137	213
2. Academic Solutions High School	9-12	350	227	-123	227

School Name & Location	Grades Served	Contract Capacity	Enrollment 2024-25	Over/(Under) Contract Capacity	Projected Enrollment 2029-30
2000 W. Commercial Blvd Fort Lauderdale, FL 33309					
3. Andrews High School (f/k/a Mavericks High School of North Broward) 3500 N. Andrews Avenue Pompano Beach, FL 33064	9-12	550	255	-295	255
4. Ascend Career Academy 5251 Coconut Creek Parkway Margate, FL 33063	9-12	1,000	217	-783	217
5. Atlantic Montessori Charter School 9893 Pines Boulevard Pembroke Pines, FL 33024	K-3	144	72	-72	72
6. Atlantic Montessori Charter School - West Campus 2550 South Flamingo Rd. Davie, FL 33325	K-5	150	123	-27	123
7. Avant Garde Academy 2025 McKinley Street Hollywood, FL 33020	6-12	1,074	1,130	56	1,130
8. Avant Garde Academy Foundation K8-Broward 2025 McKinley Street Hollywood, FL 33020	K-2	100	93	-7	93
9. Avant Garde Academy K8-Broward 2025 McKinley Street Hollywood, FL 33020	K-5	1050	963	-87	963
10. Ben Gamla Charter School 2620 Hollywood Boulevard Hollywood, FL 33020	K-5	625	355	-270	355

School Name & Location	Grades Served	Contract Capacity	Enrollment 2024-25	Over/(Under) Contract Capacity	Projected Enrollment 2029-30
11. Ben Gamla Charter School North ~~Campus~~ Broward 2620 Hollywood Boulevard Hollywood, FL 33020	K-5	900	292	-608	292
12. Ben Gamla Charter School South Broward 6501 W. Sunrise Boulevard Plantation, FL 33313	K-8	1,035	292	-743	292
13. BridgePrep Academy of Broward K-8 1400 N. 46th Avenue Hollywood, FL 33021	K-8	1000	145	-855	145
14. Bridge Prep Academy of Hollywood Hills 1400 N. 46th Avenue Hollywood, FL 33021	K-5	500	353	-147	353
15. Broward Math and Science Schools 6101 N.W. 31st Street Margate, FL 33063	K-8	1,200	270	-930	270
16. Central Charter School 4515 North State Road 7 Lauderdale Lakes, FL 33319	K-8	1600	1392	-208	1392
17. Championship Academy of Distinction at Davie ~~(f/k/a Florida Intercultural Academy West)~~ 3367 N. University Drive Davie, FL 33024	K-8	692	420	-272	420
18. Championship Academy of Distinction at Hollywood ~~(f/k/a Florida Intercultural Academy)~~ 1100 Hillcrest Drive Hollywood, FL 33021	K-5	600	258	-342	258

School Name & Location	Grades Served	Contract Capacity	Enrollment 2024-25	Over/(Under) Contract Capacity	Projected Enrollment 2029-30
19. Championship Academy of Distinction Middle School 1100 Hillcrest Drive Hollywood, FL 33021	6-8	374	245	-129	245
20. Charter School of Excellence 1217 S.E. 3rd Avenue Fort Lauderdale, FL 33316	K-5	310	166	-144	166
21. Charter School of Excellence at Davie 2801 N. University Drive Pembroke Pines, FL 33024	K-5	350	225	-125	225
22. City of Pembroke Pines East/West/Central 12350 Sheridan Street Pembroke Pines, FL 33026	K-5	2,470	2,028	-442	2,028
23. City of Pembroke Pines High 17189 Sheridan Street Pembroke Pines, FL 33331	6-12	2,144	2,174	30	2,174
24. City of Pembroke Pines Middle West/ Central 18500 Pembroke Road Pembroke Pines, FL 33029	6-8	1,398	1,352	-46	1,352
25. Coral Springs Charter School 3205 N. University Drive Coral Springs, FL 33065	6-12	1600	1,766	166	1766
26. Eagles' Nest Charter Academy (formerly Eagles' Nest Elementary Charter School) 3698 NW 15th Street Lauderhill, FL 33311	K-8	800	318	-482	318

School Name & Location	Grades Served	Contract Capacity	Enrollment 2024-25	Over/(Under) Contract Capacity	Projected Enrollment 2029-30
27. Eagles' Nest Middle Charter School 201 N. University Drive Coral Springs, FL 33071	6-8	800	50	-750	50
28. Everest Charter School 10038-10044 W. Mc Nab Road Tamarac, FL 33321	K-8	205	147	-58	147
29. Franklin Academy - Pembroke Pines ~~(f/k/a Franklin Academy 'A')~~ 18800 Pines Boulevard Pembroke Pines, FL 33029	K-8	1,750	1,351	-399	1,351
30. Franklin Academy - Pembroke Pines High School ~~(f/k/a Franklin Academy 3)~~ 5000 SW 207th Terrace Pembroke Pines, FL 33332	9-12	1,340	1,263	-77	1,263
31. Franklin Academy Cooper City ~~(f/k/a Franklin Academy 'E')~~ 6301 Flamingo Road Cooper City, FL 33330	K-8	1,385	1,316	-69	1,316
32. Franklin Academy 'F' 5000 SW 207th Terrace Pembroke Pines, FL 33332	K-8	1,340	923	-417	923
33. Franklin Academy Sunrise ~~(f/k/a Franklin Academy 'B')~~ 4500 NW 103rd Avenue Sunrise, FL 33351	K-8	1,340	1,337	-3	1,337
34. Greentree Prep Charter School	K-8	365	280	-85	280

School Name & Location	Grades Served	Contract Capacity	Enrollment 2024-25	Over/(Under) Contract Capacity	Projected Enrollment 2029-30
6301 SW 160th Avenue Southwest Ranches, FL 33331					
35. Hollywood Academy of Arts and Science 1705 Van Buren Street Hollywood, FL 33020	K-5	1,100	1,139	39	1,139
36. Hollywood Academy of Arts and Science Middle 1705 Van Buren Street Hollywood, FL 33020	6-8	450	447	-3	447
37. Imagine School at Broward 9001 Westview Drive Coral Springs, FL 33067	K-8	1,400	1,078	-322	1,078
38. Imagine Charter School at Weston 2500 Glades Circle Weston, FL 33327	K-8	1,075	1,092	17	1,092
39. Imagine Charter School at North Lauderdale Elementary 1395 S State Road 7 North Lauderdale, FL 33068	K-5	700	427	-273	427
40. Imagine Schools - Plantation Campus 8200 Peters Road Plantation, FL 33324	K-8	1,340	442	-898	442
41. Innovation Charter School 600 SW 3rd Street Pompano Beach 33060	K-5	580	402	-178	402
42. International School of Broward 3100 N. 75th Avenue Hollywood, FL 33024	6-12	675	72	-603	72

School Name & Location	Grades Served	Contract Capacity	Enrollment 2024-25	Over/(Under) Contract Capacity	Projected Enrollment 2029-30
43. International Studies Academy High School 2650 Van Buren Street Hollywood, Florida 33020	9-12	292	236	-56	236
44. International Studies Academy Middle School 2650 Van Buren Street Hollywood, Florida 33020	6-8	380	288	-92	288
45. New Life Charter Academy 3550 Davie Blvd Ft Lauderdale, FL 33312	K-5	300	112	-188	112
46. North Broward Academy of Excellence Elementary 8200 S.W. 17th Street North Lauderdale, FL 33068	K-5	763	666	-97	666
47. North Broward Academy of Excellence Middle 8200 S.W. 17th Street North Lauderdale, FL 33068	6-8	800	374	-426	374
48. Panacea Prep Charter School 201 N. University Drive Coral Springs, FL 33071	K-5	348	114	-234	114
49. Paragon Academy of Technology 502 N. 28th Avenue Hollywood, FL 33020	6-12	500	123	-377	123
50. Renaissance Charter School at Cooper City 2800 N. Palm Avenue Cooper City, FL 33026	K-8	1,504	1,215	-289	1,215
51. Renaissance Charter Middle School at Pines	6-8	1,420	479	-941	479

School Name & Location	Grades Served	Contract Capacity	Enrollment 2024-25	Over/(Under) Contract Capacity	Projected Enrollment 2029-30
10501 Pines Boulevard Pembroke Pines, FL 33026					
52. Renaissance Charter School at University 8399 N. University Drive Tamarac, FL 33321	K-8	1,504	1,448	-56	1,448
53. Renaissance Charter School at Coral Springs 6250 W. Sample Road Coral Springs, FL 33067	K-8	1,504	1,501	-3	1,501
54. Renaissance Charter School at Plantation 6701 W. Sunrise Boulevard Plantation, FL 33313	K-8	1,800	861	-939	861
55. Renaissance Charter Schools at Pines 10501 Pines Boulevard Pembroke Pines, FL 33026	K-5	1145	777	-368	777
56. RISE Academy School of Science and Technology 6101 N.W. 31st Street Margate, FL 33063	K-8	700	360	-340	360
57. Sandra Marie Curtis High School 424 W Sunrise Boulevard Fort Lauderdale, FL 33311	9-12	550	276	-274	276
58. Somerset Academy Charter Conservatory High 20807 Johnson Street Pembroke Pines, FL 33029	9-12	400	400	0	400
59. Somerset Academy Charter High School Miramar 9300 Pembroke Road Miramar, FL 33025	9-12	1,000	329	-671	329

School Name & Location	Grades Served	Contract Capacity	Enrollment 2024-25	Over/(Under) Contract Capacity	Projected Enrollment 2029-30
60. Somerset Academy Charter School Miramar 12601 Somerset Boulevard Miramar, FL 33027	9-12	400	400	0	400
61. Somerset Academy Davie 3788 Davie Road Davie, FL 33314	9-12	1,000	329	-671	329
62. Somerset Academy East Preparatory 2000 S. State Road 7 Miramar, FL 33023	9-12	400	400	0	400
63. Somerset Academy Elementary 19620 Pines Boulevard Pembroke Pines, FL 33029	9-12	1,000	329	-671	329
64. Somerset Academy Elementary South Campus 19620 Pines Boulevard Pembroke Pines, FL 33029	9-12	400	400	0	400
65. Somerset Academy Charter High School 20805 Johnson Street Pembroke Pines, FL 33029	9-12	1,450	1,441	-9	1,441
66. Somerset Academy Key Middle School (f/k/a Somerset Academy Pompano Middle) 959 SE 6th Avenue Deerfield Beach, FL 33441	6-8	495	372	-123	372
67. Somerset Academy Middle 20803 Johnson Street Pembroke Pines, FL 33029	6-8	1,050	1,045	-5	1,045
68. Somerset Academy Miramar Middle 12601 Somerset Boulevard Miramar, FL 33027	6-8	480	408	-72	408

School Name & Location	Grades Served	Contract Capacity	Enrollment 2024-25	Over/(Under) Contract Capacity	Projected Enrollment 2029-30
69. Somerset Academy Neighborhood 9300 Pembroke Road Miramar, FL 33025	K-5	500	466	-34	466
70. Somerset Academy Pompano Elementary 1101 NW 33rd Street Pompano Beach, FL 33064	K-5	750	159	-591	159
71. Somerset Academy Riverside 2251 Riverside Drive Coral Springs, FL 33065	K-5	750	431	-319	431
72. Somerset Academy Riverside Middle School 2251 Riverside Drive Coral Springs, FL 33065	6-8	525	310	-215	310
73. Somerset Charter Academy at North Lauderdale 7101 Kimberly Boulevard North Lauderdale, FL 33068	K-8	1,000	700	-300	700
74. Somerset Academy Key Charter High School 959 SE 6th Avenue Deerfield Beach, FL 33441	9-12	740	301	-439	301
75. Somerset Miramar South 12425 S.W. 53rd Street Miramar, FL 33025	K-5	750	216	-534	216
76. Somerset Parkland Academy 8401 University Drive Parkland, FL 33076	K-8	1,280	991	-289	991
77. Somerset Pines Academy 901 N.E. 33rd Street Pompano Beach, FL 33064	K-5	900	453	-447	453

School Name & Location	Grades Served	Contract Capacity	Enrollment 2024-25	Over/(Under) Contract Capacity	Projected Enrollment 2029-30
78. Somerset Preparatory Academy Charter High ~~School at North Lauderdale~~ Broward Campus 7101 Kimberly Boulevard North Lauderdale, FL 33068	9-12	1,000	345	-655	345
79. Somerset Preparatory Charter Middle ~~School~~ 9300 Pembroke Road Miramar, FL 33025	6-8	600	364	-236	364
80. Somerset Village Academy 225 N.W. 29th Street Wilton Manors, FL 33311	K-5	750	252	-498	252
81. Somerset Village ~~Charter~~ Academy Middle ~~School~~ 225 N.W. 29th Street Wilton Manors, FL 33311	6-8	750	163	-587	163
82. South Broward Montessori Charter School 520 N.W. 5th Street Hallandale Beach, FL 33009	K-5	348	175	-173	175
83. Summit Academy Charter Academy 11421 NW 56th Drive Coral Springs, FL 33076	K-8	640	400	-240	400
84. SunEd High School of North Broward 1117 Banks Road Margate, FL 33063	9-12	550	332	-218	332
85. SunEd High School of South Broward 2744 Davie Boulevard Fort Lauderdale, FL 33312	9-12	400	358	-42	358

School Name & Location	Grades Served	Contract Capacity	Enrollment 2024-25	Over/(Under) Contract Capacity	Projected Enrollment 2029-30
86. SunFire High School ~~(f/k/a SunEd High School)~~ 2360 W. Oakland Park Boulevard Oakland Park, FL 33311	9-12	550	484	-66	484
~~Sunrise High (f/k/a Mavericks High of Central Broward County) 424 W. Sunrise Boulevard Fort Lauderdale, FL 33311~~		~~550~~	~~370~~	~~-180~~	~~N/A~~
87. Sunshine Elementary Charter 502 N. 28th Avenue Hollywood, FL 33020	K-5	500	221	-279	221
88. West Broward Academy ~~(f/k/a West Broward Academy at Excelsior)~~ 5281 Coconut Creek Parkway Margate, FL 33063	K-8	910	785	(125)	785
~~Sunrise High (f/k/a Mavericks High of Central Broward County) 424 W. Sunrise Boulevard Fort Lauderdale, FL 33311~~		~~550~~	~~400~~	~~-150~~	~~N/A~~
~~West Broward Academy (f/k/a West Broward Academy at Excelsior) 5281 Coconut Creek Parkway Margate, FL 33063~~		~~910~~	~~636~~	~~-274~~	~~N/A~~
Total:		73,989	49,699	-24,290	49,699

Source: School Board of Broward County, ~~2023~~ 2024. Benchmark Day student enrollment from ~~TERMS~~ FOCUS Contract Capacity reported by Charter Schools Support.

Charter school locations are illustrated in Appendix PSF-E. They have a District-wide attendance zone/concurrency service area, which means they are not subject to LOS requirements. Charter

school enrollment for school enrollment for ~~2023-24~~ 2024-25 was ~~51,099~~ 49,699 students. Table PSF-12 indicates that charter schools are under-enrolled by ~~nearly 25,000~~ about 24,000 students.

C. Projected 5-Year School Enrollment, Capacity, LOS, and Improvement Costs

The analysis of the current and five (5) year projected data of school facilities is compiled in the LOS Plan contained within the Adopted District Educational Facilities Plan. It includes the years ~~2023-24~~ 2024-25 through ~~2027-28~~ 2028-29. The LOS Plan is a matrix that contains the data to demonstrate each elementary, middle, and high school's ability to meet the adopted LOS Standard during each DEFP period. It is calculated by dividing the projected enrollment by the LOS capacity of the facility. Based upon the newly adopted Third Amended and Restated ILA, LOS Capacity is implemented as the higher of: 100% gross capacity or 110% permanent FISH capacity.

1. Concurrency Costs – Affected Parties

The costs associated with achieving and maintaining the LOS during the five (5) year period are paid for by both public and private funding sources. The Revenue and Appropriations Summary within the Adopted DEFP details the primary public and private entities that pay for the capacity improvements. Property taxes are the primary revenue source. School impact fees are another source collected from developers to address capacity improvement costs.

School Impact fees are imposed and collected pursuant to the Broward County Land Development Code. Capital outlay funding in the DEFP is contingent on school impact fees being appropriated for a portion of the debt service, however, impact fees may also be used for other capacity additions that meet the requirements of a school impact fee project.

The Adopted DEFP includes costs associated with capacity additions for those school facilities not currently meeting the LOS. The improvement costs are derived from the financially feasible DEFP. There may be additional costs to meet concurrency which are addressed through Proportionate Share Mitigation provisions. These provisions and requirements are outlined in the Third Amended and Restated Interlocal Agreement, specifically, Sections 8.14 and 8.15.

2. Land Area Requirements

New schools or school additions are not planned which would require additional land. As such, the Adopted DEFP does not contain information to indicate the number of acres needed per school type or a listing of planned school site acquisitions.

In accordance with Growth Management Policy 1161, the School Board adopted new "urban school" standards intended to reduce the acreage amounts required to build schools given the diminishing availability of land in Broward County.

D. Projected 10-Year School Enrollment, Capacity, LOS and Improvement Costs

The long-term planning period for school facilities is ten years. Table PSF-13 below represents capacity needs information for the end of the ten-year period through ~~2033-34~~ 2034-35. The data compares the School District's LOS by grade level and Planning Area to the ~~2033-34~~ 2034-35 projected student enrollments and the available LOS capacity. The cumulative information presents a total LOS capacity of ~~265,629~~ 260,366 versus a projected enrollment of ~~163,127~~ 151,143 or an excess of ~~102,502~~ 109,223 seats. The cumulative total solely based on permanent capacity is ~~233,885~~ 226,969 with an excess of ~~70,758~~ 75,826 seats.

Table PSF-13: Projected 10-Year School Facilities by Planning Area and District-Wide

Planning Area	School Type	LOS (The Greater of 110% Permanent Capacity or 100% Gross Capacity)	Projected Enrollment 2034-35	Surplus or (Deficit) Capacity	Improvement Strategy	Projected Cost	Projected Added Capacity
Area 1	Elementary School	18,358	9,254	9,104	None	N/A	N/A
	Middle School	7,299	2,978	4,322	None	N/A	N/A
	High School	9,076	6,132	2,944	None	N/A	N/A
Area 2	Elementary School	16,181	5,676	10,505	None	N/A	N/A
	Middle School	8,805	3,183	5,623	None	N/A	N/A
	High School	11,915	7,192	4,723	None	N/A	N/A
Area 3	Elementary School	12,118	7,226	4,892	None	N/A	N/A
	Middle School	4,643	3,149	1,494	None	N/A	N/A
	High School	6,903	4,741	2,162	None	N/A	N/A
Area 4	Elementary School	21,677	11,764	9,913	None	N/A	N/A
	Middle School	11,440	5,915	5,525	None	N/A	N/A
	High School	13,256	9,229	4,027	None	N/A	N/A
Area 5	Elementary School	19,118	11,247	7,871	None	N/A	N/A
	Middle School	9,195	3,178	6,017	None	N/A	N/A
	High School	11,452	7,424	4,028	None	N/A	N/A
Area 6	Elementary School	19,223	12,556	6,667	None	N/A	N/A
	Middle School	9,307	6,529	2,778	None	N/A	N/A
	High School	13,956	12,406	1,550	None	N/A	N/A
Area 7	Elementary School	17,392	9,680	7,712	None	N/A	N/A
	Middle School	7,952	4,305	3,647	None	N/A	N/A
	High School	11,100	7,379	3,721	None	N/A	N/A

District-Wide	Elementary School	124,067	67,403	56,664	None	N/A	N/A
	Middle School	58,641	29,237	29,406	None	N/A	N/A
	High School	77,658	54,503	23,155	None	N/A	N/A
Total:		260,366	151,143	109,223		$0	N/A

Source: School Board of Broward County, ~~2023~~ 2024.

Based on LOS capacity, there are no planning areas where there is projected to be a deficit of seats.

E. Collocation of School Facilities

Collocated public school facilities and local government public/civic facilities are located adjacent to each other and used by both the School Board and local governments through the use of a Recreation Lease Agreement. Shared use facilities are not located adjacent to each other and are owned by either the School Board or the local government. Such facilities are shared by both parties through mutual agreement or understanding. Article IX of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning includes a process to ensure that the opportunity for collocation is maximized to the greatest extent possible.

F. Emergency Shelters

New educational facilities located outside the Hurricane Evacuation Zones (Plan A or B) as shown on the Broward County Hurricane Evacuation Map (ND-1) are required to have core facility areas designed as Enhanced Hurricane Protection Areas, unless the facility is exempted based on a recommendation by the local emergency management agency or the Florida Department of Economic Opportunity. Certain factors are considered to qualify for the exemption, such as low evacuation demand, size, location, accessibility and storm surge. For example, if the County has adequate shelter capacity, a school may be exempt. Table PSF-14 is an inventory of schools within Broward County that serve as general population emergency shelters. There are five (5) additional schools within Broward County designated as "Special Needs Shelters." Since these shelters are not publicly advertised by Broward County, they are not included on the inventory of school shelters listing.

Table PSF-14: List of Emergency Shelters 2024

School Name	Type	Address
Arthur Ashe Rock Island	General Population	1701 NW 23rd Ave, Fort Lauderdale, FL 33311
Beachside Montessori Village	General Population	2230 Lincoln St, Hollywood, FL 33020
Challenger ES	General Population	5703 NW 94 Ave, Tamarac, FK 33321
Coconut Palm ES	General Population	13601 Monarch Lakes Blvd, Miramar, FL 33027
Coral Cove ES	General Population	5100 SW 148th Ave, Miramar, FL 33027
Coral Glades HS	General Population	2700 Sportsplex Dr, Coral Springs, FL 33065
Dolphin Bay ES	General Population	16450 Miramar Pkwy, Miramar, FL 33027
Everglades ES	General Population	2900 Bonaventure Blvd, Weston, FL 33331
Everglades HS	Pet Friendly	17100 SW 48th Ct, Miramar, FL 33027

Falcon Cove MS	Pet Friendly	4251 Bonaventure Blvd, Weston, FL 33332
Fox Trail ES	General Population	1250 S Nob Hill Rd, Davie, FL 33324
Gator Run ES	General Population	1101 Glades Parkway, Weston, FL 33327
Hallandale ES (Gulfstream Acd)	General Population	1000 SW 3rd St, Hallandale Beach, FL 33009
Indian Ridge MS	Special Needs	1355 Nob Hill Rd, Davie, FL 33324
Lakeside ES	General Population	900 NW 136th Ave, Pembroke Pines, FL 33028
Liberty ES	General Population	2460 Banks Rd, Margate, FL 33063
Lyons Creek MS	Pet Friendly	4333 Sol Press Blvd, Coconut Creek, FL 33073
Manatee Bay ES	General Population	19200 SW 36th St, Weston, FL 33331
McNicol MS	Special Needs	1602 S. 27 Ave, Hollywood, FL 33020
Monarch HS	General Population	5050 Wiles Rd, Coconut Creek, FL 33066
New Renaissance MS	General Population	10701 Miramar Blvd, Miramar, FL 33027
New River MS	Special Needs	3100 Riverland Rd, Fort Lauderdale, FL 33312
Orange Brook ES	General Population	715 S 46th Ave, Hollywood, FL 33021
Panther Run ES	General Population	801 SW 172nd Ave, Pembroke Pines, FL 33029
Park Lakes ES	General Population	3925 N SR7, Lauderdale Lakes, FL 33319
Park Trails ES	General Population	10700 Trails End, Parkland, FL 33076
Parkside ES	General Population	10257 NW 29th St, Coral Springs, FL 33065
Pines MS	General Population	200 N Douglas Rd, Pembroke Pines, FL 33024
Plantation ES	General Population	651 NW 42nd Ave, Plantation, FL 33317
Pompano Beach HS	General Population	600 NE 13th Ave, Pompano Beach, FL 33060
Rock Island ES	General Population	2350 N.W. 19 St, Fort Lauderdale, FL 33311
Sheridan Technical High School	Special Needs	3775 SW 16 St, Fort Lauderdale, FL 33312
Silver Lakes ES	General Population	2300 SW 173rd Ave, Miramar, FL 33029
Silver Palms ES	General Population	1209 NW 155th Ave, Pembroke Pines, FL 33028
Silver Shores ES	General Population	1701 SW 160th Ave, Miramar, FL 33027
Silver Trail MS	General Population	18300 Sheridan Street, Pembroke Pines, FL 33331
Sunset Lakes ES	General Population	18400 SW 25th St, Miramar, FL 33027
Tradewinds ES	General Population	5400 Johnson Rd, Coconut Creek, FL 33073
Watkins ES	General Population	3520 SW 52nd Ave, Pembroke Park, FL 33023
West Broward HS	General Population	500 NW 209 Ave, Pembroke Pines, FL 33029
Westglades MS	Special Needs	11000 Holmberg Rd, Parkland, FL 33079

Source: Broward County Emergency Management Division, ~~2023~~ 2024.

G. Funding Sources for Capital Improvements

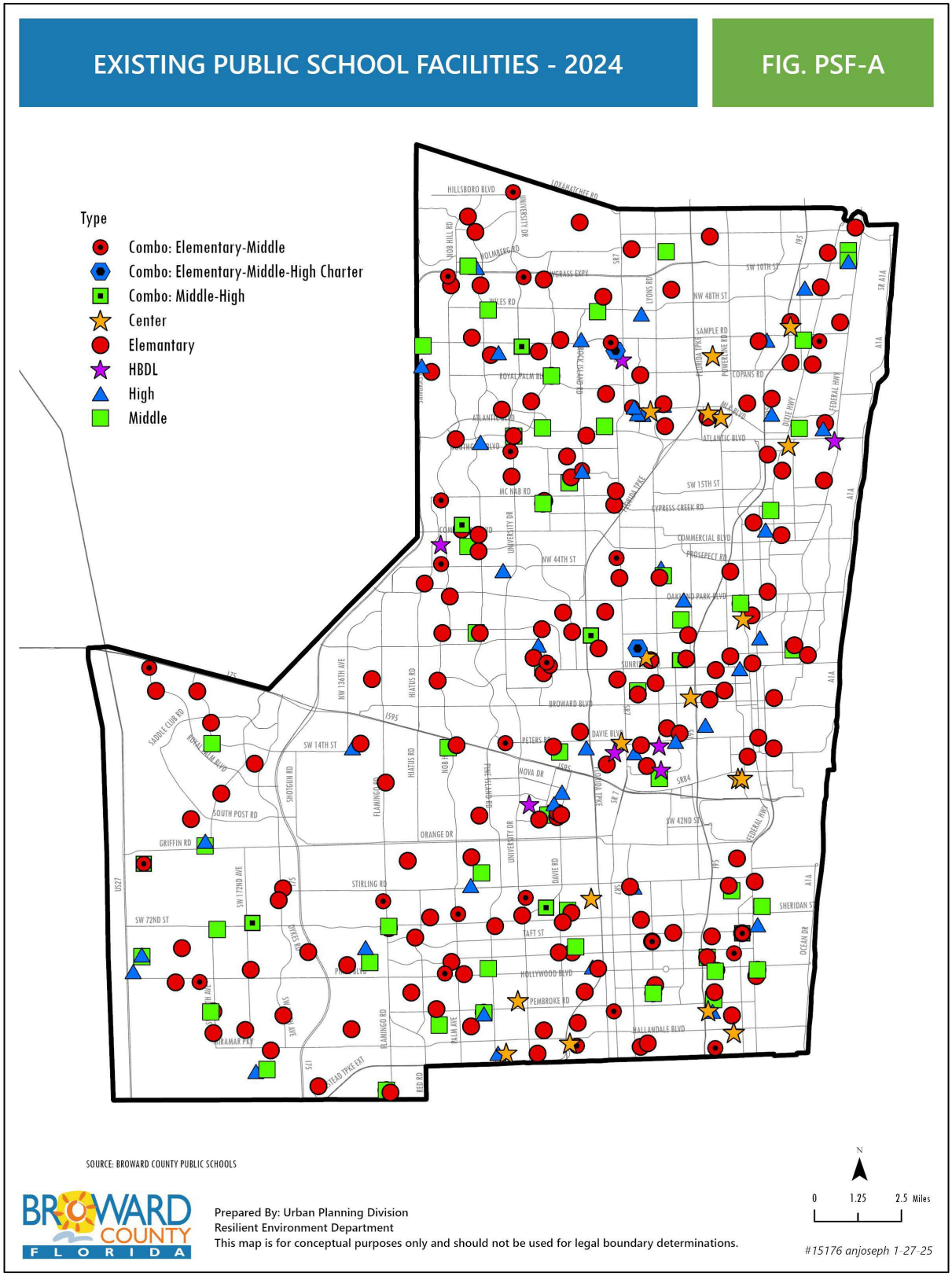
The School Board of Broward County has total projected revenue and financing sources of ~~$3.71~~ $3.81 billion for public school capital improvements for the 5-year period ending ~~2027-28~~ 2028-29. This projected revenue is depicted in the Revenue and Appropriations Summary of the Adopted DEFP. The major source of revenues is millage, which is collected from local property taxes. It comprises ~~64%~~ 69% of total revenues. The primary appropriations are for construction programs, debt service, maintenance, and renovation of district facilities. These sources comprise ~~66%~~ 68% of total appropriations.

The projected capital outlays, by school facility for the 5-year period are depicted in the 5-Year Adopted DEFP.

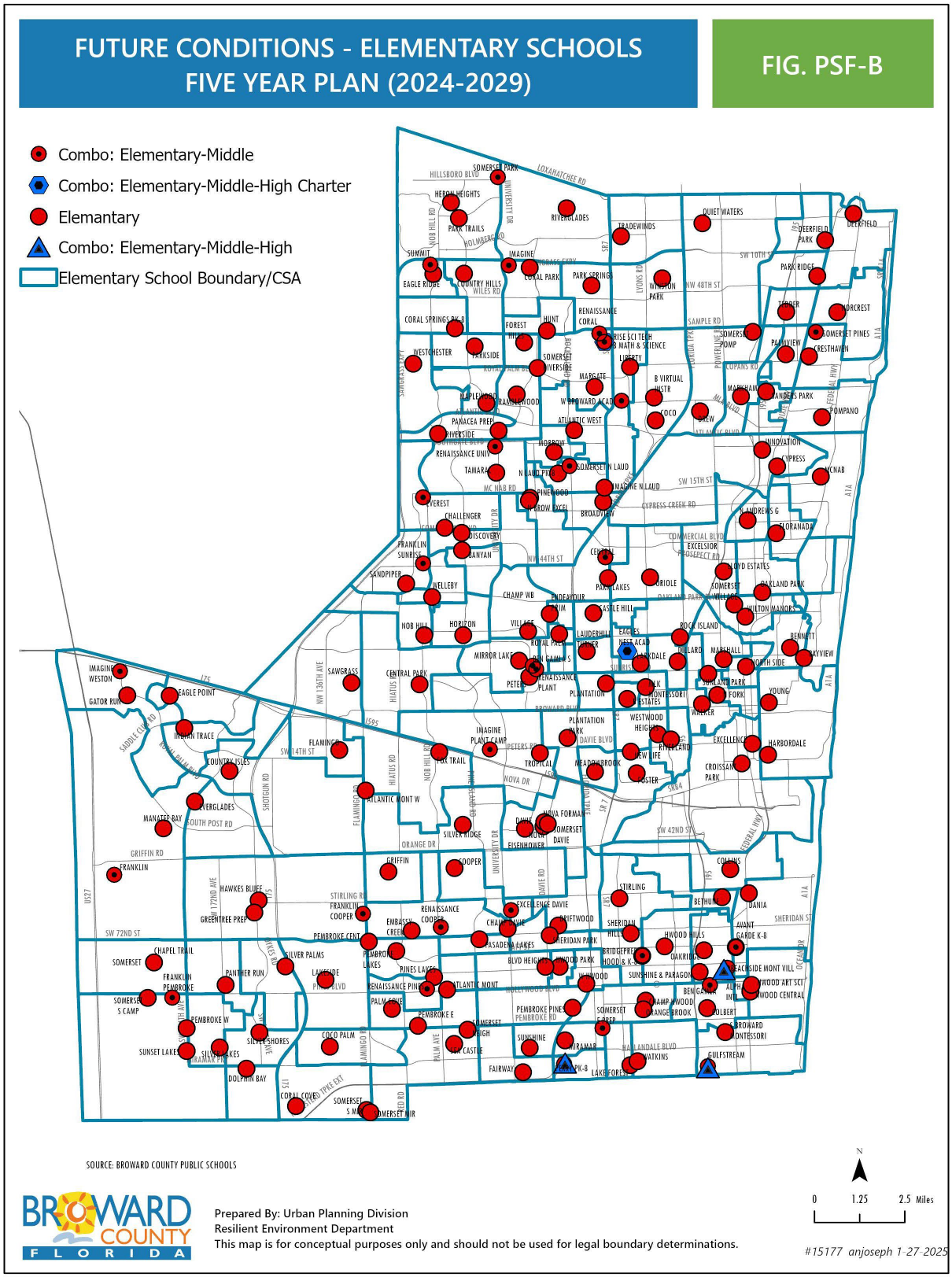
H. Operating Cost Considerations

There are 800+ school buses used by Broward District Schools on daily routes to transport more than 54,000 students to and from school. Annually, the buses travel more than 10.7 million miles to 239 locations.

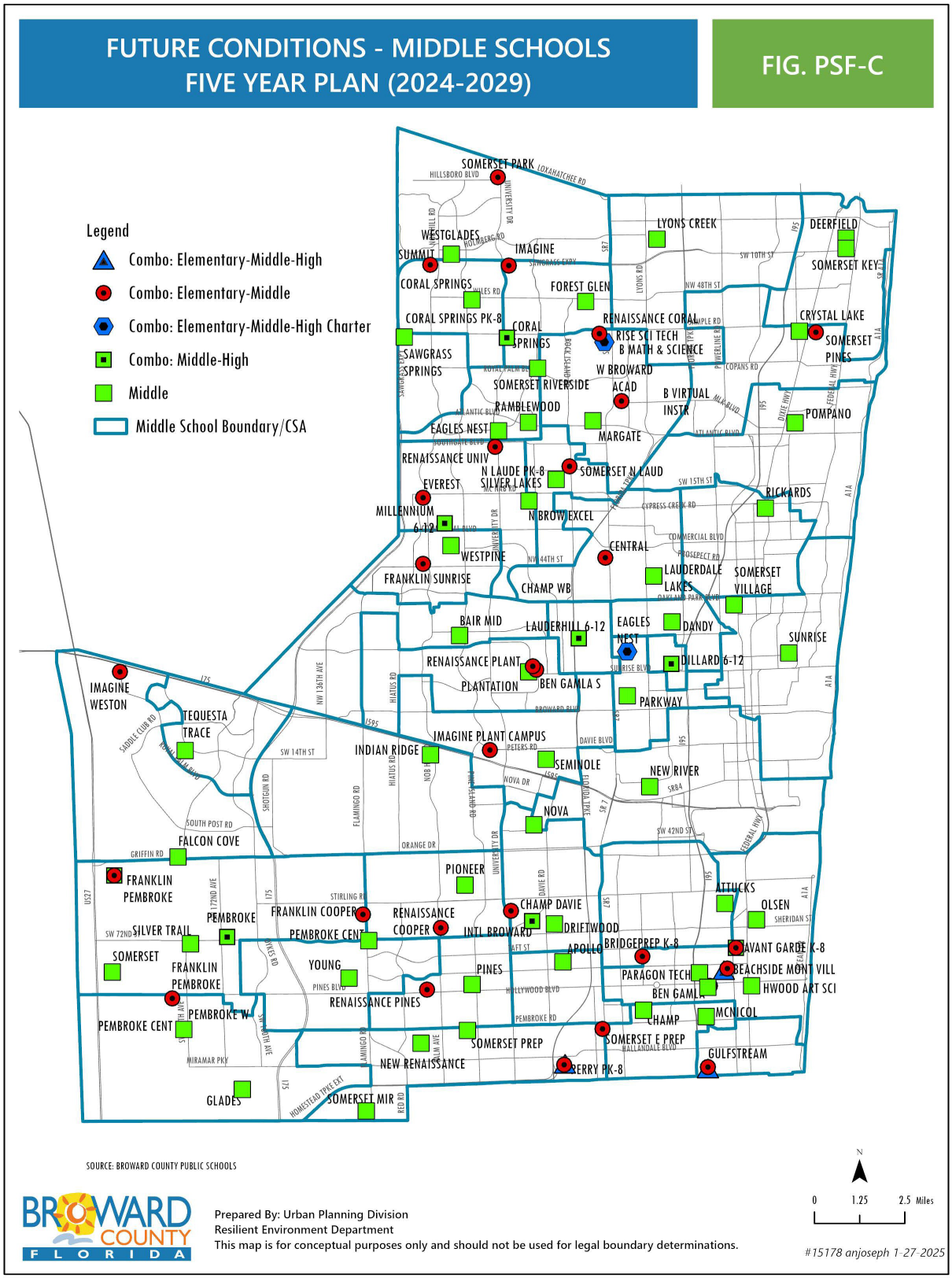
Appendix PSF-A: Map – Existing Public School Facilities – ~~2023~~ 2024



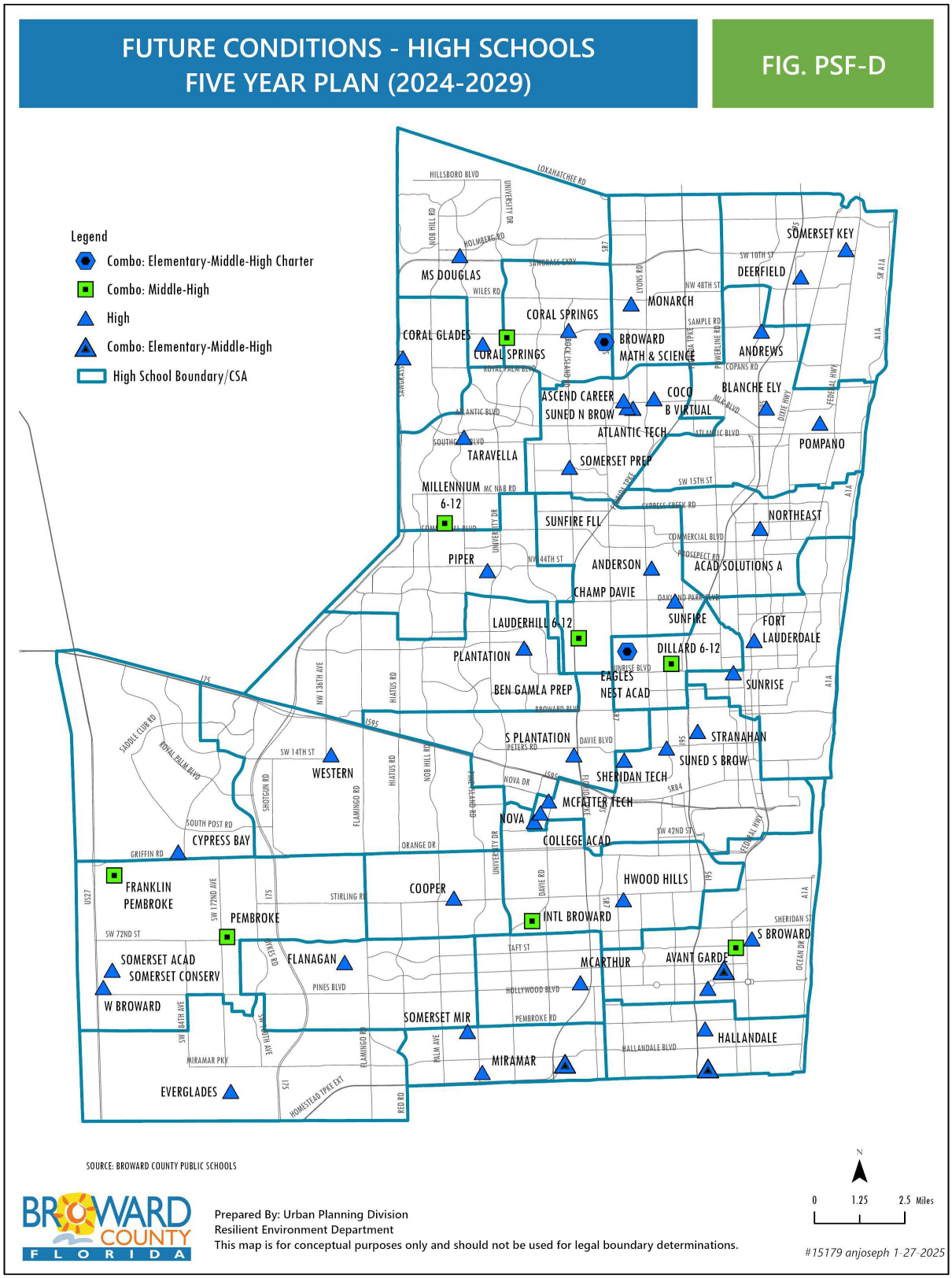
Appendix PSF-B: Map – Future Conditions – Elementary Schools Five-Year Plan (~~2023-2028~~ 2024-2029)



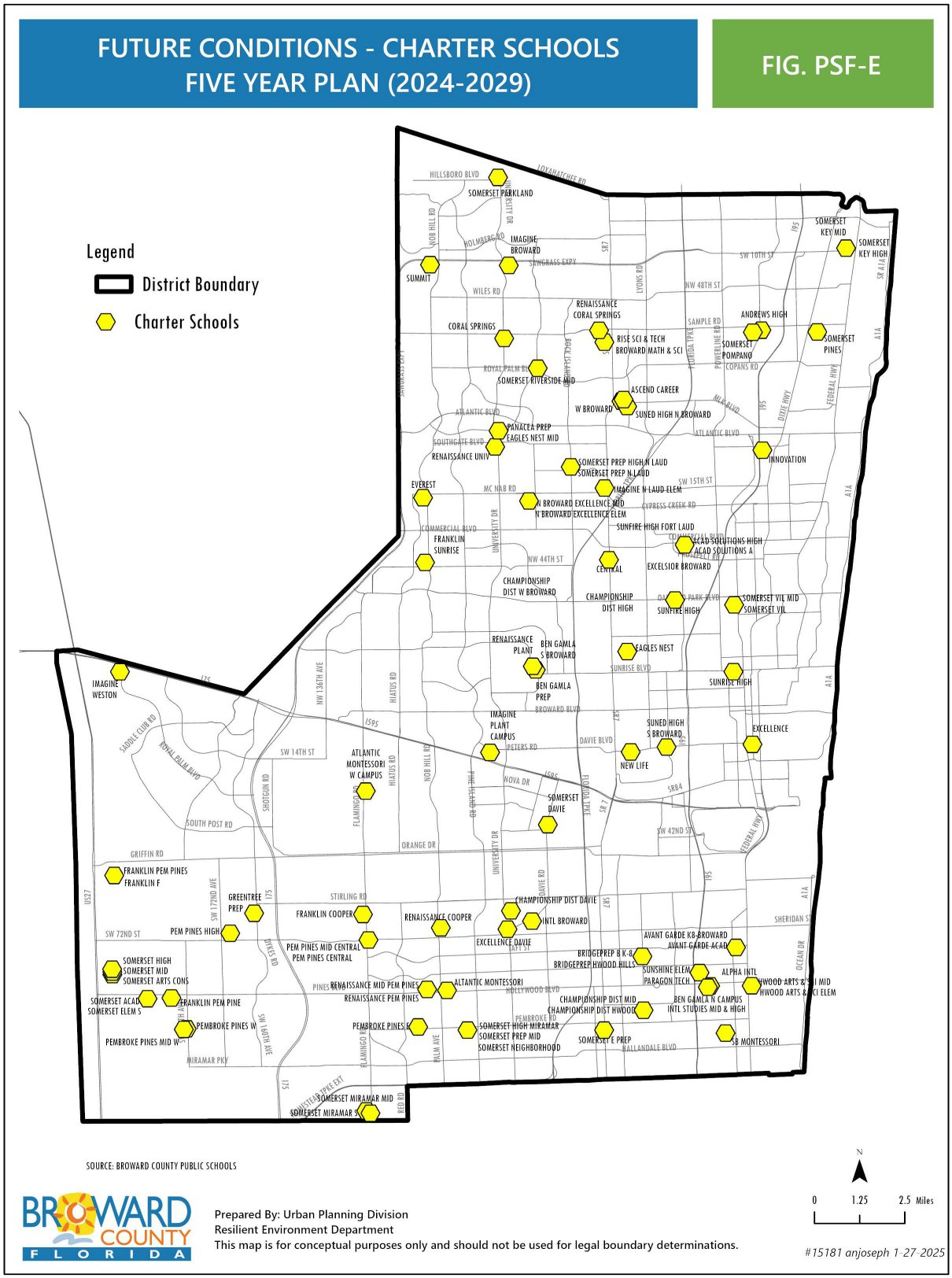
Appendix PSF-C: Map – Future Conditions – Middle Schools Five-Year Plan (~~2023-2028~~ 2024-2029)



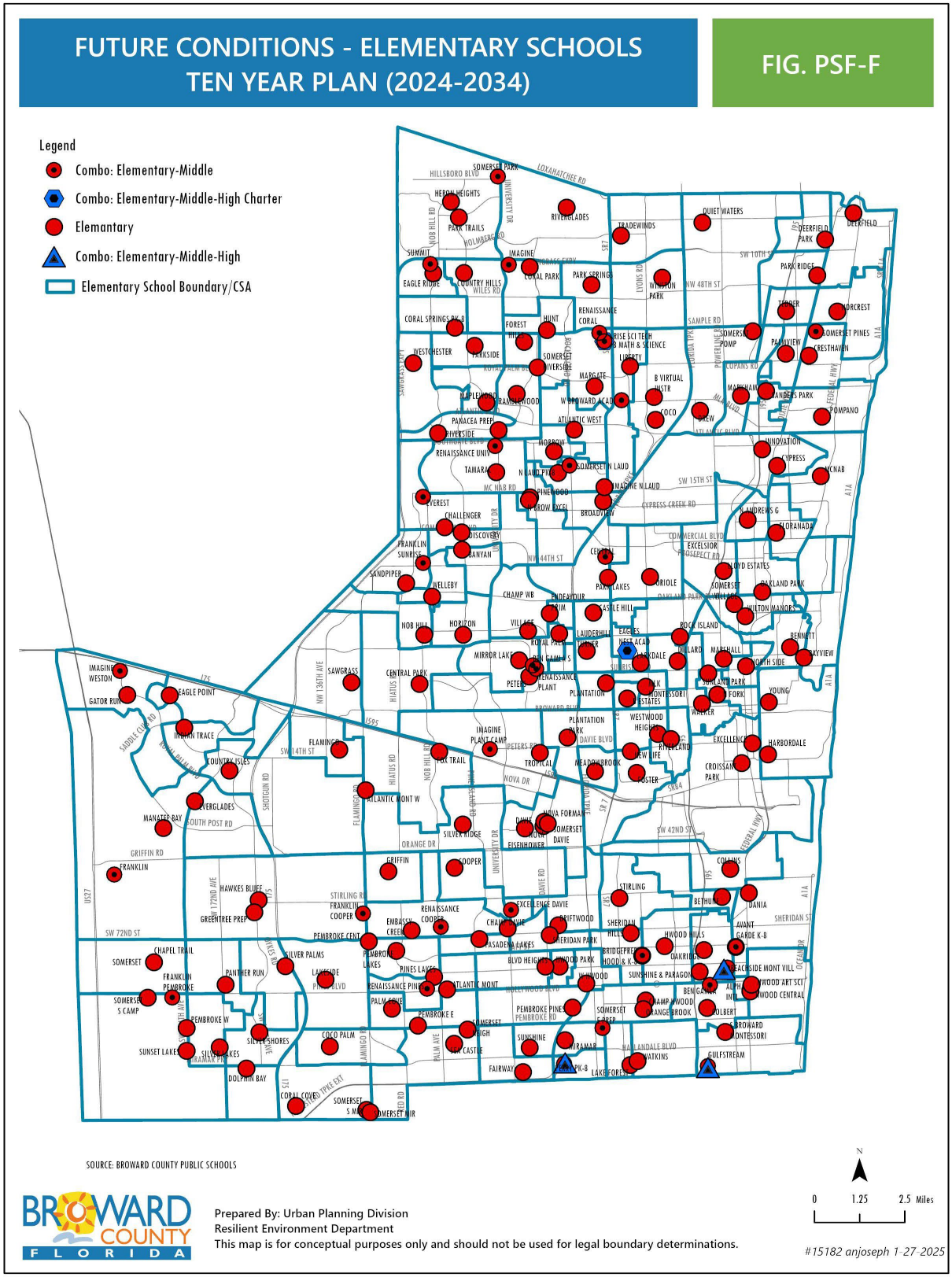
Appendix PSF-D: Map – Future Conditions – High Schools Five-Year Plan (~~2023-2028~~ 2024-2029)

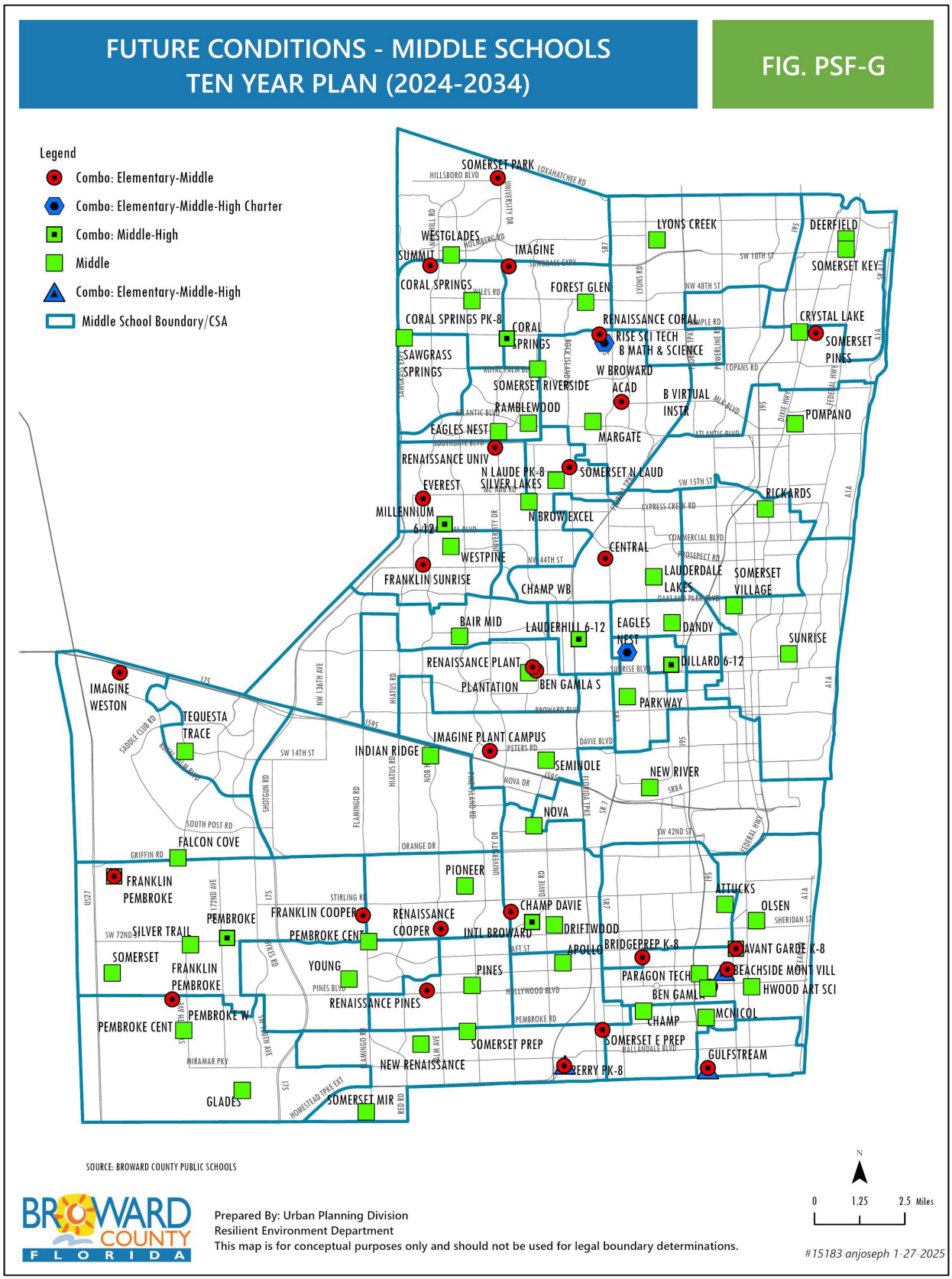


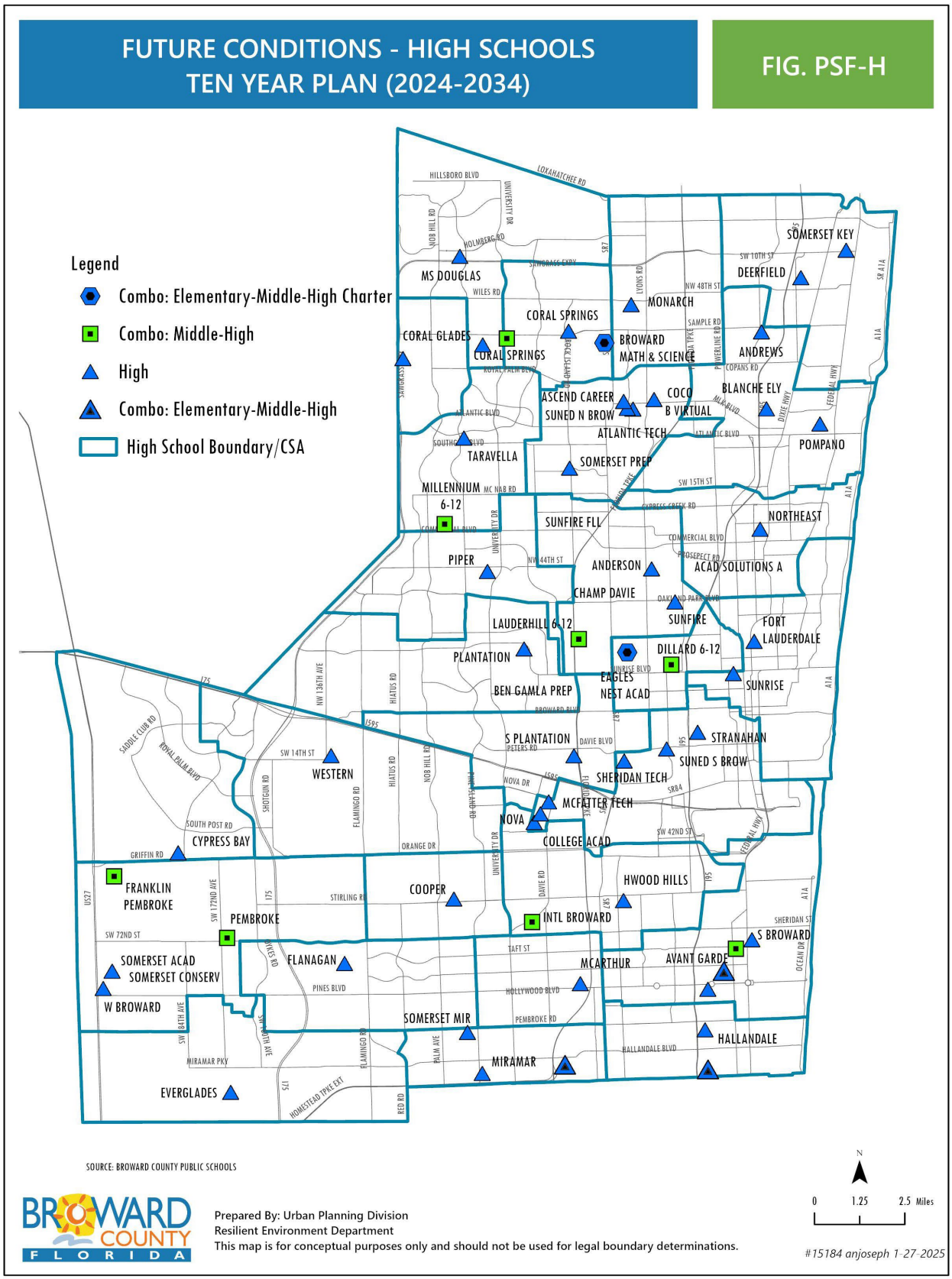
Appendix PSF-E: Map – Future Conditions – Charter Schools Five-Year Plan (~~2023-2028~~ 2024-2029)



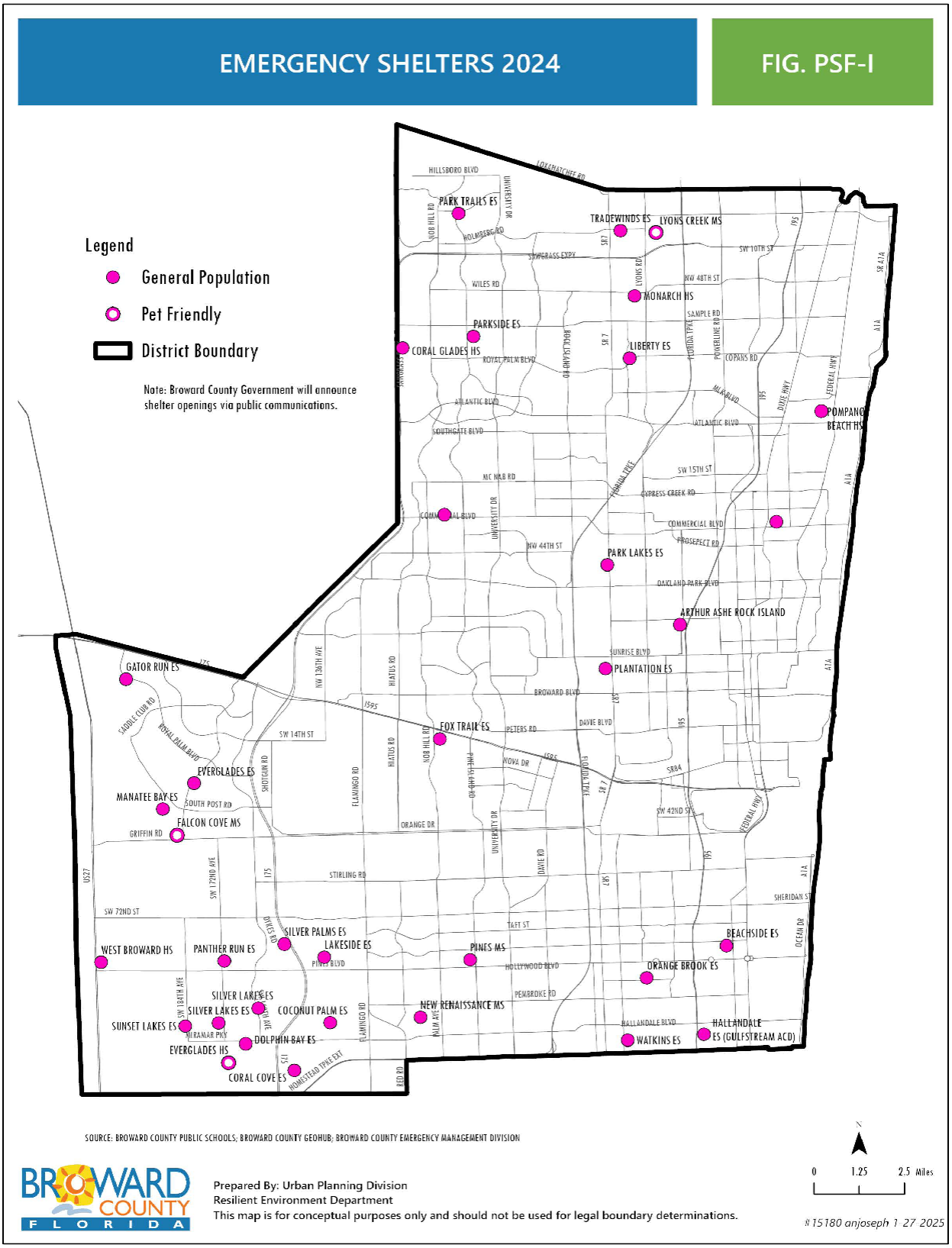
Appendix PSF-F: Map – Future Conditions – Elementary Schools Ten-Year Plan (~~2023-2033~~ 2024-2034)



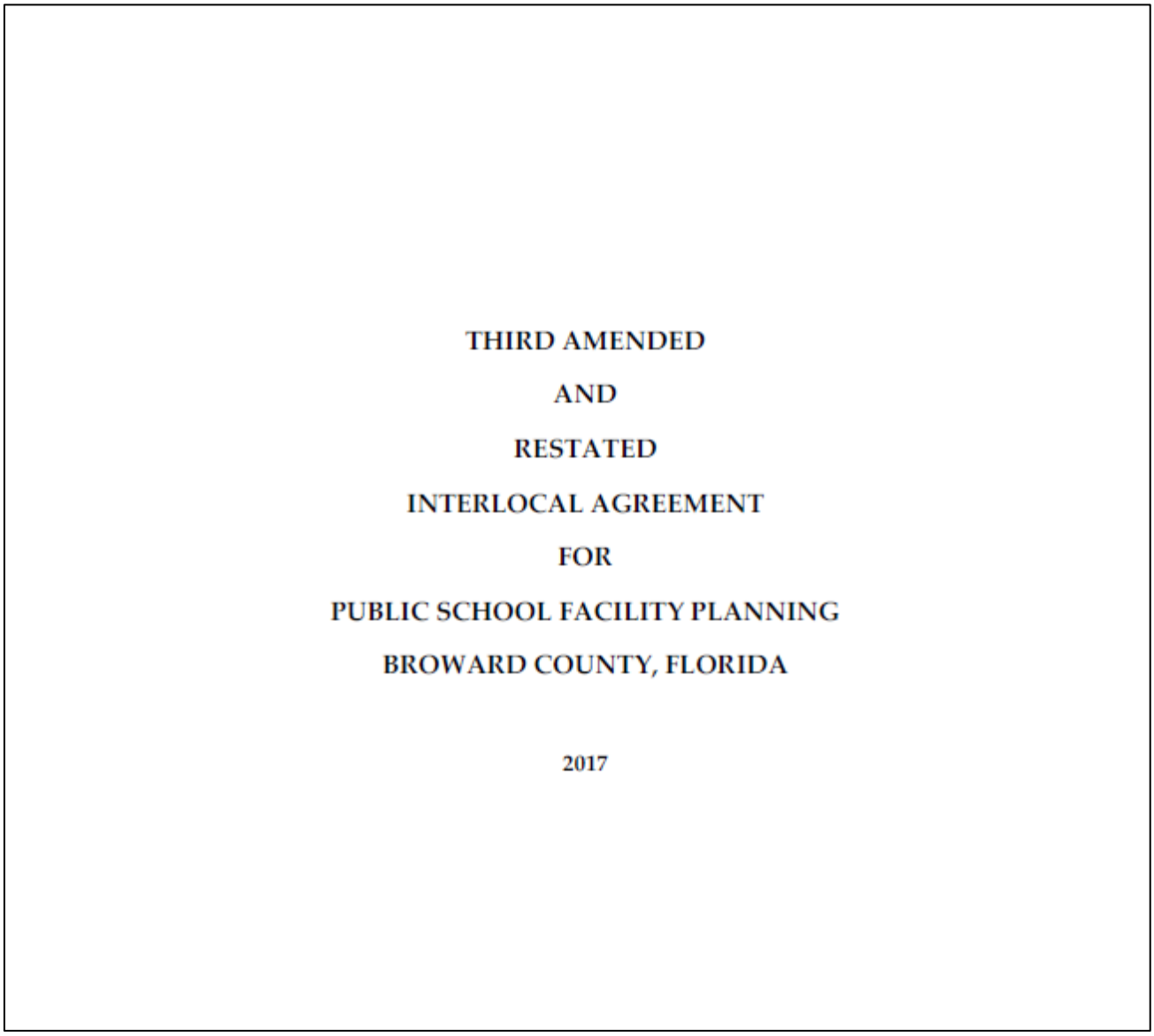

FUTURE CONDITIONS - MIDDLE SCHOOLS
TEN YEAR PLAN (2024-2034)
FIG. PSF-G
Legend
Combo: Elementary-Middle
Combo: Elementary-Middle-High Charter
Combo: Middle-High
Middle
Combo: Elementary-Middle-High
Middle School Boundary/CSA
SOMERSET PARK
LYONS CREEK
DEERFIELD
WESTGLADES
SUMMIT
IMAGINE
SOMERSET KEY
CORAL SPRINGS
FOREST GLEN
CORAL SPRINGS PK-8
CORAL SPRINGS
RENAISSANCE CORAL
RISE SCI TECH
B MATH & SCIENCE
CRYSTAL LAKE
SOMERSET PINES
SAWGRASS SPRINGS
W BROWARD ACAD
SOMERSET RIVERSIDE
B VIRTUAL INSTR
POMPANO
RAMBLEWOOD
EAGLES NEST
MARGATE
RENAISSANCE UNIV
N LAUDE PK-8
SILVER LAKES
SOMERSET N LAUD
EVEREST
RICKARDS
MILLENNIUM 6-12
N BROW EXCEL
CENTRAL
WESTPINE
FRANKLIN SUNRISE
CHAMP WB
LAUDERDALE LAKES
SOMERSET VILLAGE
BAIR MID
LAUDERHILL 6-12
EAGLES NEST
DANDY
SUNRISE
RENAISSANCE PLANT
DILLARD 6-12
PLANTATION
BEN GAMLA S
PARKWAY
IMAGINE WESTON
TEQUESTA TRACE
IMAGINE PLANT CAMPUS
INDIAN RIDGE
SEMINOLE
NEW RIVER
NOVA
FALCON COVE
PIONEER
ATTUCKS
FRANKLIN PEMBROKE
FRANKLIN COOPER
RENAISSANCE COOPER
CHAMP DAVIE
OLSEN
PEMBROKE
PEMBROKE CENT
INTL BROWARD
DRIFTWOOD
SILVER TRAIL
BRIDGEPREP K-8
AVANT GARDE K-8
SOMERSET
YOUNG
APOLLO
PINES
PARAGON TECH
BEACHSIDE MONT VILL
FRANKLIN PEMBROKE
RENAISSANCE PINES
BEN GAMLA
HWOOD ART SCI
PEMBROKE W
MCNICOL
PEMBROKE CENT
CHAMP
SOMERSET PREP
SOMERSET E PREP
GULFSTREAM
NEW RENAISSANCE
BERRY PK-8
GLADES
SOMERSET MIR
SOURCE: BROWARD COUNTY PUBLIC SCHOOLS
BROWARD COUNTY FLORIDA
Prepared By: Urban Planning Division
Resilient Environment Department
This map is for conceptual purposes only and should not be used for legal boundary determinations.
0 1.25 2.5 Miles
#15183 anjoseph 1-27-2025


FUTURE CONDITIONS - HIGH SCHOOLS
TEN YEAR PLAN (2024-2034)
FIG. PSF-H
Legend
Combo: Elementary-Middle-High Charter
Combo: Middle-High
High
Combo: Elementary-Middle-High
High School Boundary/CSA
MS DOUGLAS
CORAL SPRINGS
CORAL GLADES
CORAL SPRINGS
MONARCH
BROWARD MATH & SCIENCE
SOMERSET KEY
DEERFIELD
ANDREWS
BLANCHE ELY
ASCEND CAREER
SUNED N BROW
COCO B VIRTUAL
ATLANTIC TECH
POMPANO
TARAVELLA
SOMERSET PREP
MILLENNIUM 6-12
SUNFIRE FLL
NORTHEAST
PIPER
ANDERSON
ACAD SOLUTIONS A
CHAMP DAVIE
SUNFIRE
FORT LAUDERDALE
LAUDERHILL 6-12
PLANTATION
DILLARD 6-12
EAGLES NEST ACAD
BEN GAMLA PREP
SUNRISE
S PLANTATION
STRANAHAN
SUNED S BROW
WESTERN
SHERIDAN TECH
MCFATTER TECH
NOVA
COLLEGE ACAD
CYPRESS BAY
FRANKLIN PEMBROKE
COOPER
HWOOD HILLS
INTL BROWARD
PEMBROKE
S BROWARD
SOMERSET ACAD
SOMERSET CONSERV
FLANAGAN
MCARTHUR
AVANT GARDE
W BROWARD
SOMERSET MIR
HALLANDALE
MIRAMAR
EVERGLADES
SOURCE: BROWARD COUNTY PUBLIC SCHOOLS
BROWARD COUNTY FLORIDA
Prepared By: Urban Planning Division
Resilient Environment Department
This map is for conceptual purposes only and should not be used for legal boundary determinations.
N
0 1.25 2.5 Miles
#15184 anjoseph 1-27-2025

Appendix PSF-I: Map – Emergency Shelters ~~2023~~ 2024



Appendix PSF-J: Third Amended and Restated Interlocal Agreement for Public School Facility Planning, Broward County, Florida 2017



THIRD AMENDED

AND

RESTATED

INTERLOCAL AGREEMENT

FOR

PUBLIC SCHOOL FACILITY PLANNING

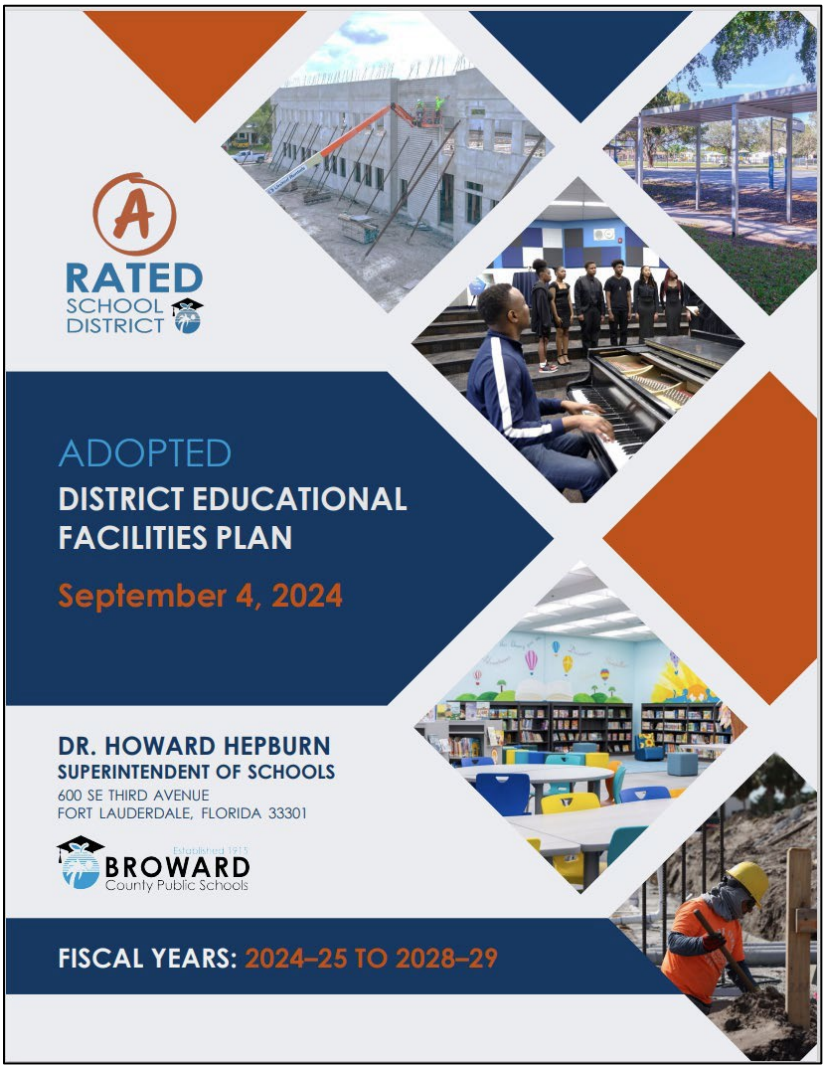
BROWARD COUNTY, FLORIDA

2017

Appendix PSF-J can be found on the Broward County Public Schools web page by clicking the image above or clicking the hyperlink below at:

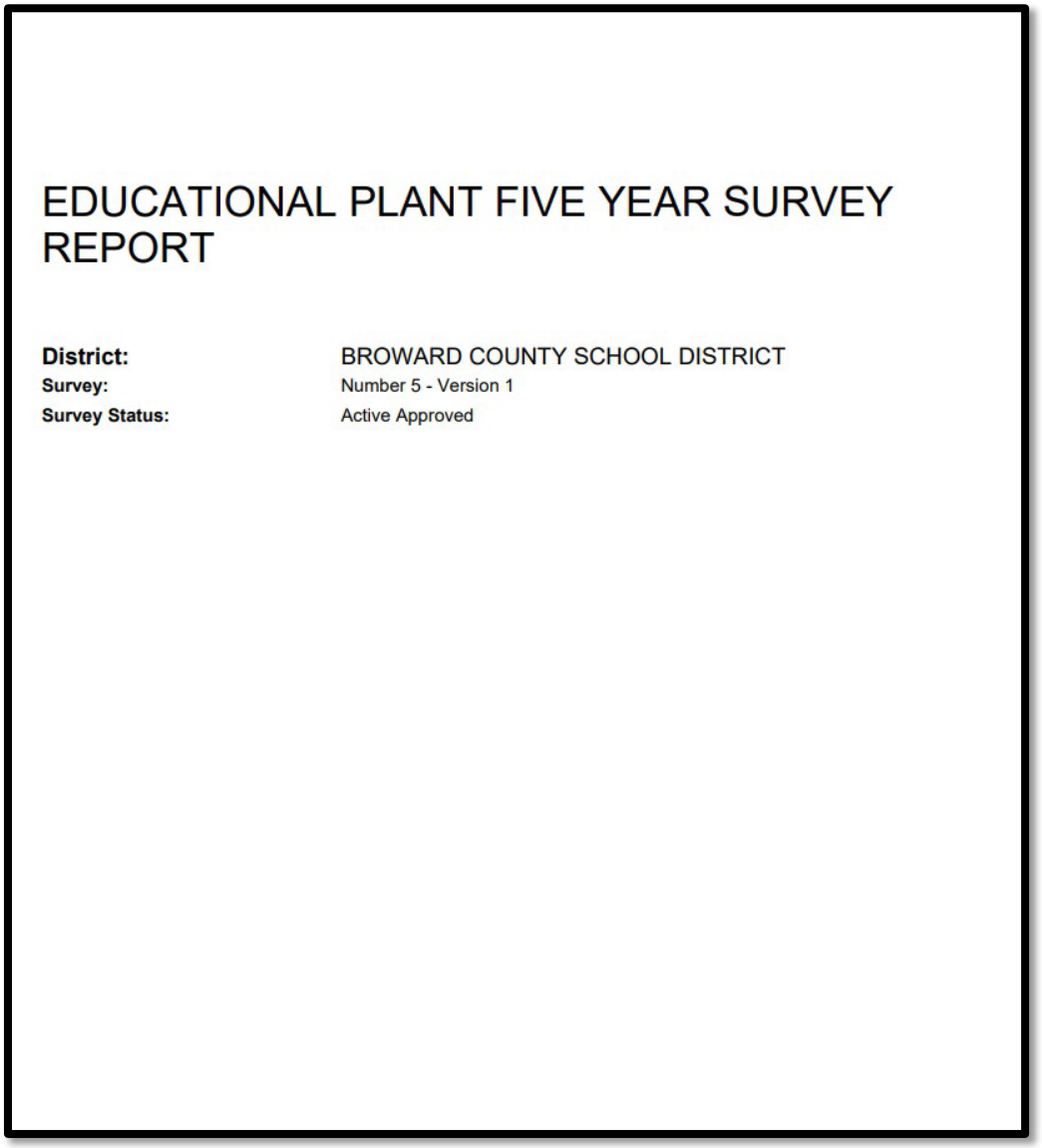
http://bcpsagenda.browardschools.com/agenda/01303/Item%20L-17%20(36645)/SUPP_DOCS/Exhibits/Doc4.pdf

Appendix PSF-K: Adopted 5-Year Broward County Public Schools District Educational Facilities Plan (DEFP) Fiscal Year ~~2023-24~~ 2024-25 to ~~2027-28~~ 2028-29



Appendix PSF-K Appendix PSF-K can be found on the Broward County Public Schools web page by clicking the image above or clicking the hyperlink below at:
https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13450/ADEFP%20FY25-v1.pdf

Appendix PSF-L: Educational Plant Five Year (2021-2026) Survey Report: Broward County School District, Number 5 – Version 1

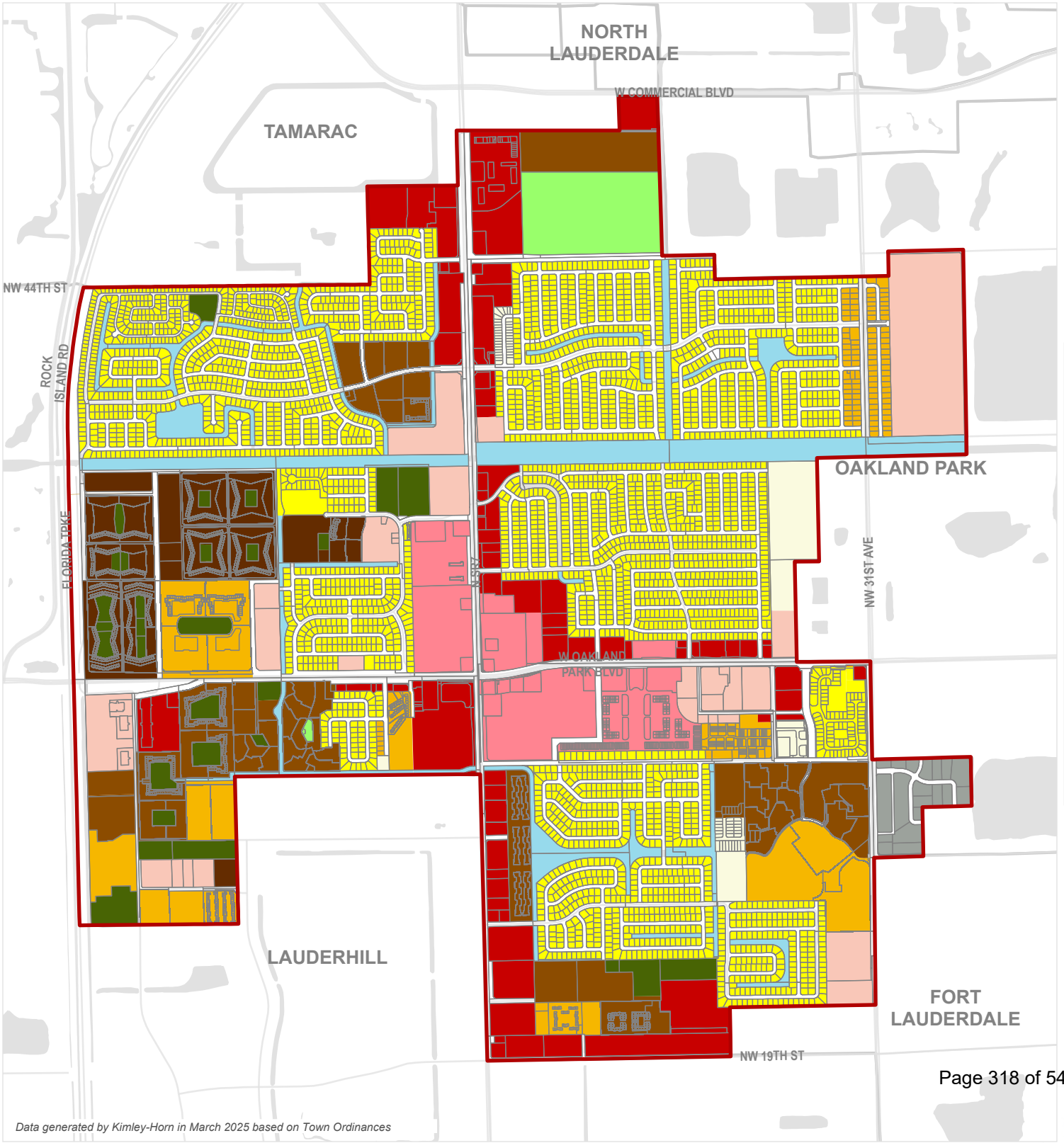


EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: BROWARD COUNTY SCHOOL DISTRICT
Survey: Number 5 - Version 1
Survey Status: Active Approved

Appendix PSF-L can be found on the Broward County Public Schools, Facility Planning and Real Estate Department web page by clicking the image above or the hyperlink below at:

https://www.browardschools.com//cms/lib/FL01803656/Centricity/Domain/13479/2021-2026%20Plant%20Survey%20-%20Active%20Approved.pdf



CITY OF LAUDERDALE LAKES, FLORIDA

Future Land Use Map

Legend

Land Use Classifications

- Low Residential (LR)
- Low-Medium Residential (LM)
- Medium Residential (M)
- Medium-High Residential (MH-25)
- High Residential (H-50)
- Commercial (C)
- Community Facilities (CF)
- Utilities
- Local Activity Center (LAC)
- Industrial (I)
- Private Recreation (R1)
- Public Recreation (R2)
- Water Bodies

Other Map Features

- Lauderdale Lakes Municipal Boundary
- Adjacent Municipal Boundaries
- Streets

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

N W E S

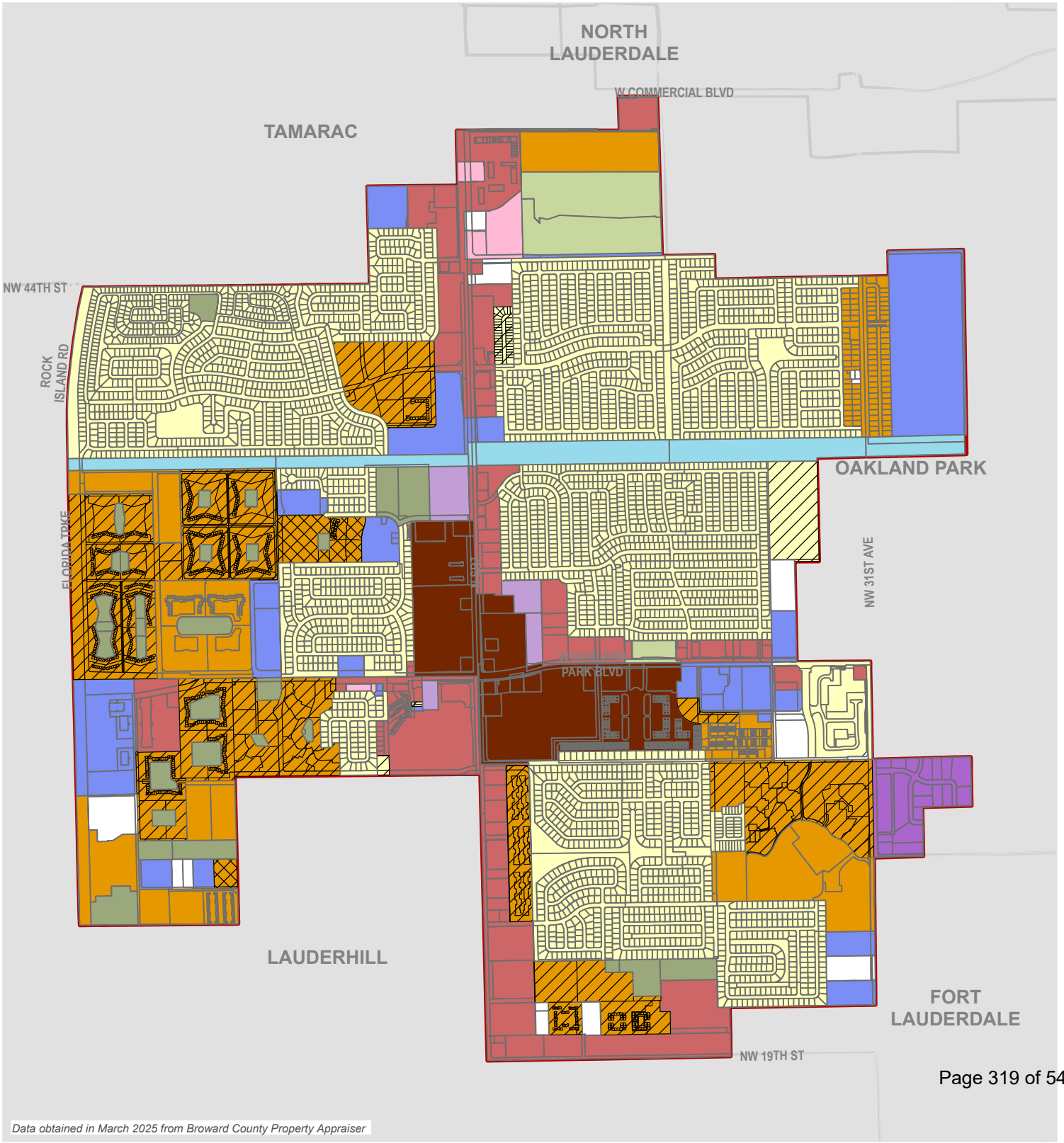
0 0.125 0.25 0.5

Miles

Data generated by Kimley-Horn in March 2025 based on Town Ordinances

Created by Kimley»Horn

Last Revised March 11, 2025



CITY OF LAUDERDALE LAKES, FLORIDA

Existing Land Use

Legend

- Lauderdale Lakes Municipal Boundary
- Commercial
- Professional Offices
- Community Facilities
- Industrial
- Utilities
- Local Activity Center
- Single Family (up to 5 DU/Acre)
- Low-Medium Residential (6 to 9.9 DU/Acre)
- Multi-Family Residential (10 to 16 DU/Acre)
- Medium Multi-Family Residential (up to 25 DU/Acre)
- High Multi-Family Residential (up to 50 DU/Acre)
- Mixed Use
- Public Recreation
- Private Recreation
- Vacant
- Water

N W E S

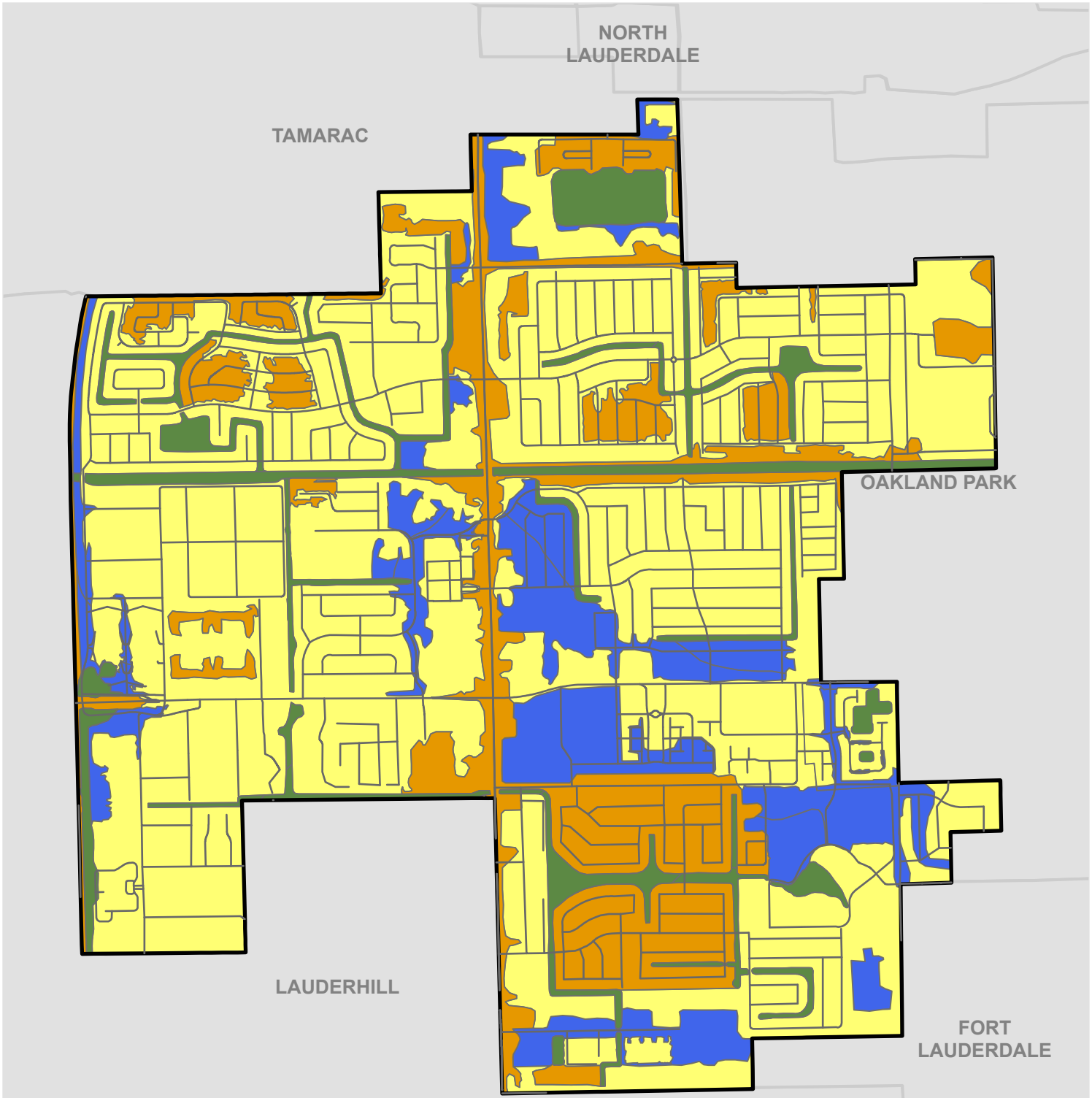
0 0.125 0.25 0.5

Miles

Data obtained in March 2025 from Broward County Property Appraiser

Created by Kimley»Horn

Last Revised March 11, 2025



CITY OF LAUDERDALE LAKES, FLORIDA

Floodplains

Legend

Floodplain Categories

- AH
- AE
- 0.2% Annual Chance Flood Hazard
- X
- Lauderdale Lakes Municipal Boundary

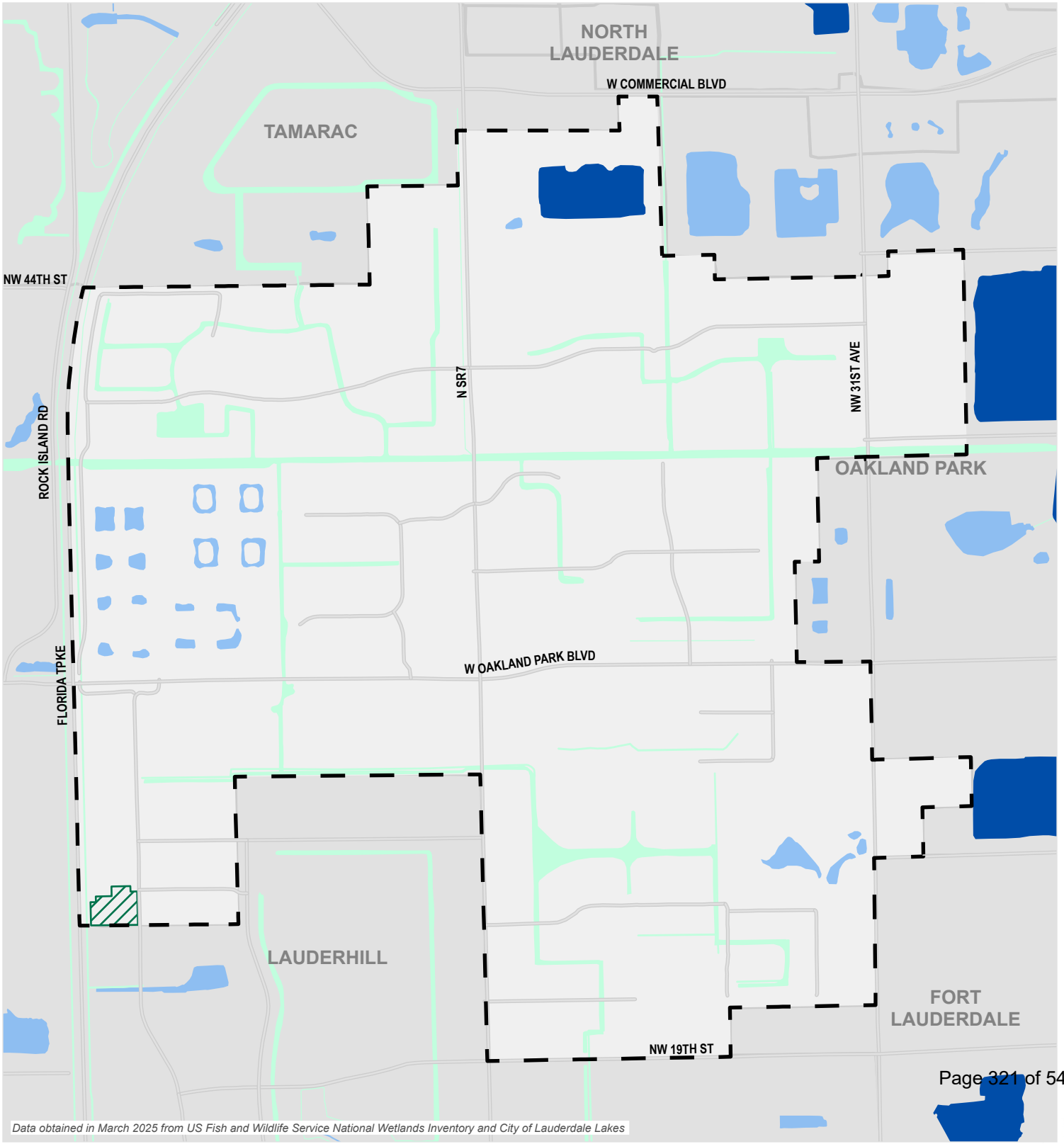
N
W E
S

0 0.125 0.25 0.5
Miles

Data obtained in March of 2025 from City of Lauderdale Lakes

Created by Kimley»Horn

Last Revised March 12, 2025



CITY OF LAUDERDALE LAKES, FLORIDA

Wetlands and Conservation Lands

Legend

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- Conservation Lands

N
W E
S

0 0.125 0.25 0.5
Miles

Data obtained in March 2025 from US Fish and Wildlife Service National Wetlands Inventory and City of Lauderdale Lakes

Created by Kimley»Horn

Last Revised March 20, 2025

Broward County Public Schools

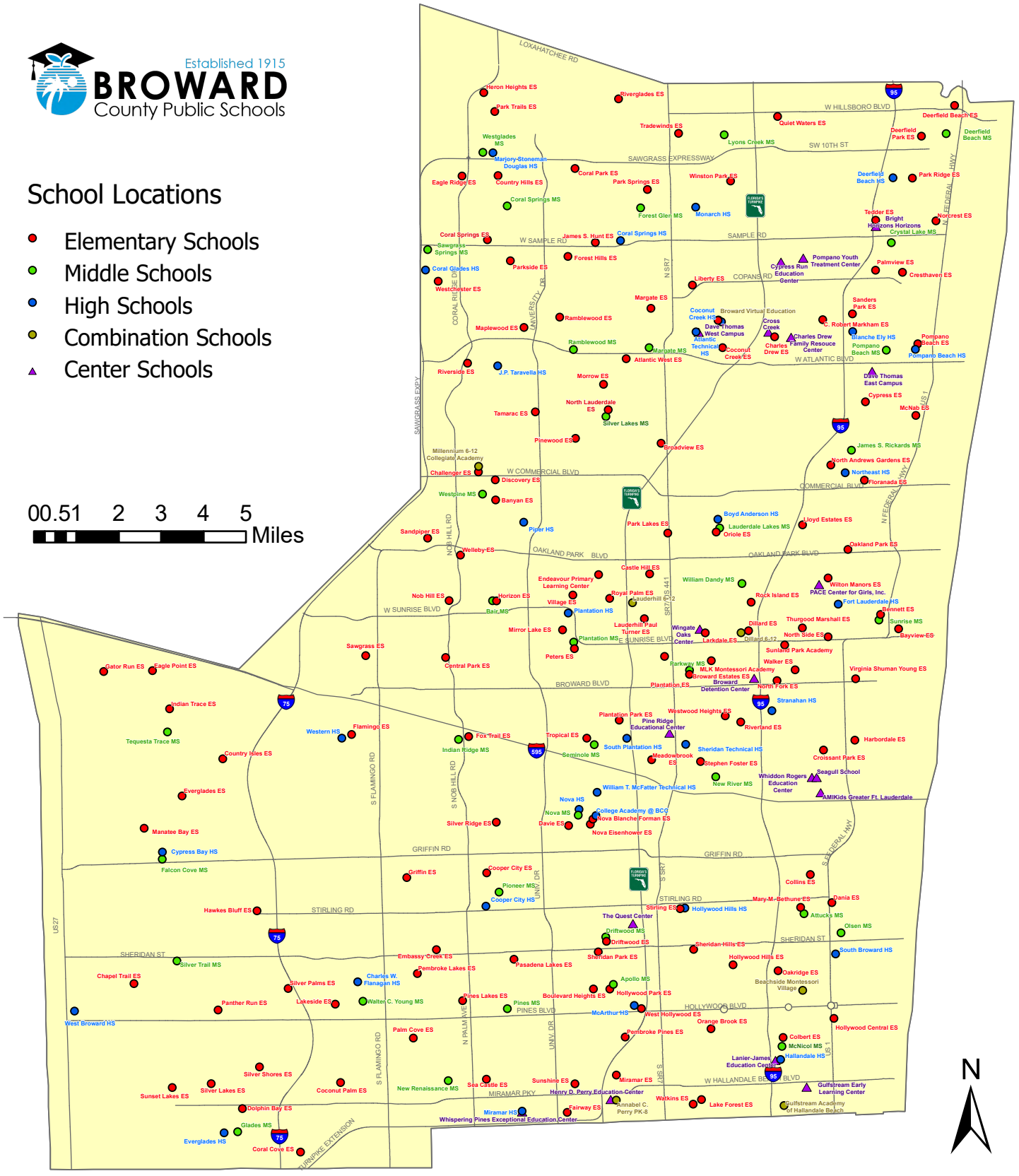
2024/25

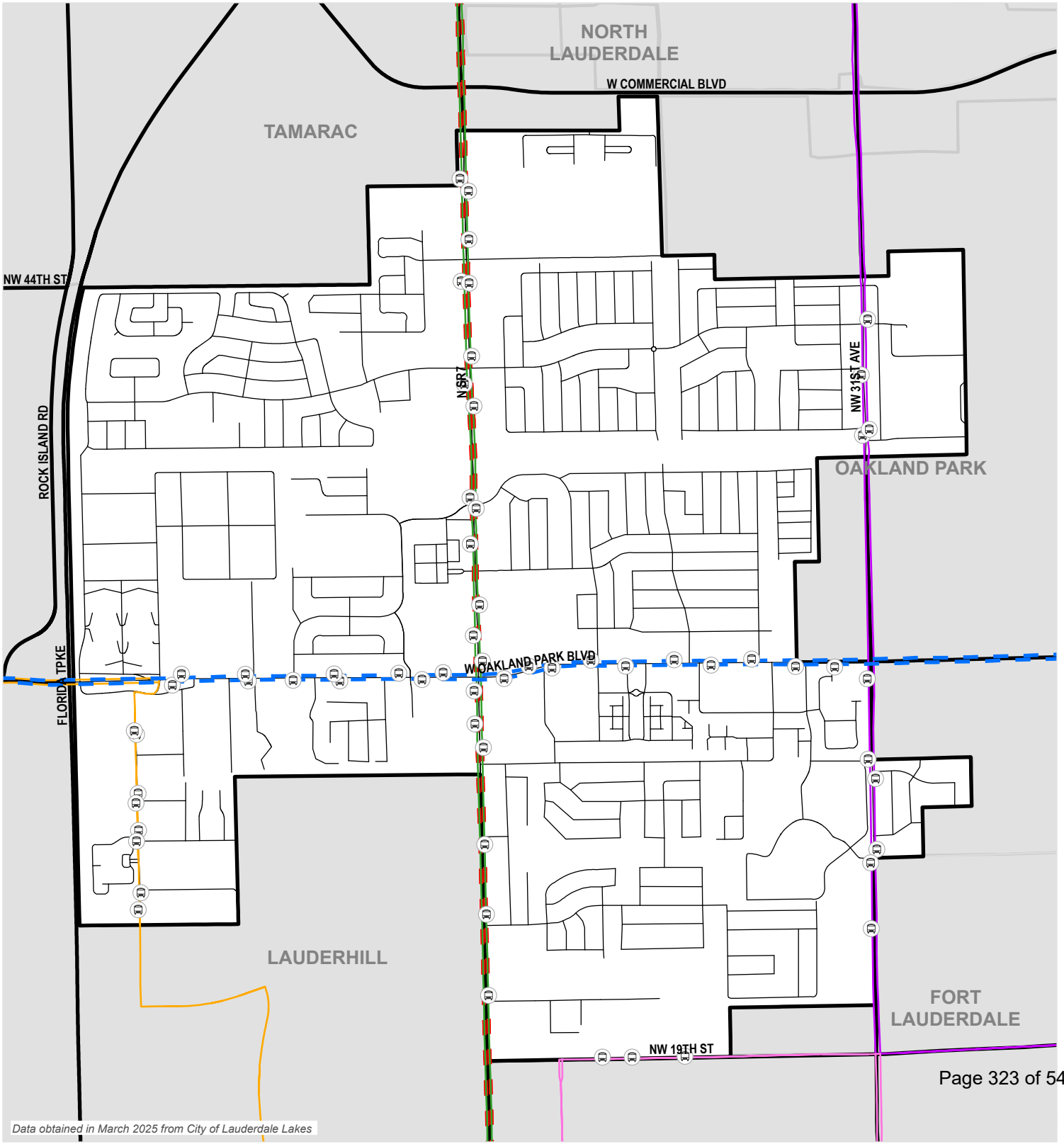
Established 1915
BROWARD
County Public Schools

School Locations

- Elementary Schools
- Middle Schools
- High Schools
- Combination Schools
- Center Schools

0 0.5 1 2 3 4 5 Miles





CITY OF LAUDERDALE LAKES, FLORIDA

Community Bus Routes & Stops

Legend

- 441 Breeze
- Broward Terminal - Hillsboro Blvd
- Broward Terminal - West Terminal
- Lauderhill - BrowTerm - Galleria / Pts of America
- N State Rd 7 Local
- Oakland Park Blvd Local
- Broward County Bus Stops
- Lauderdale Lakes Municipal Boundary

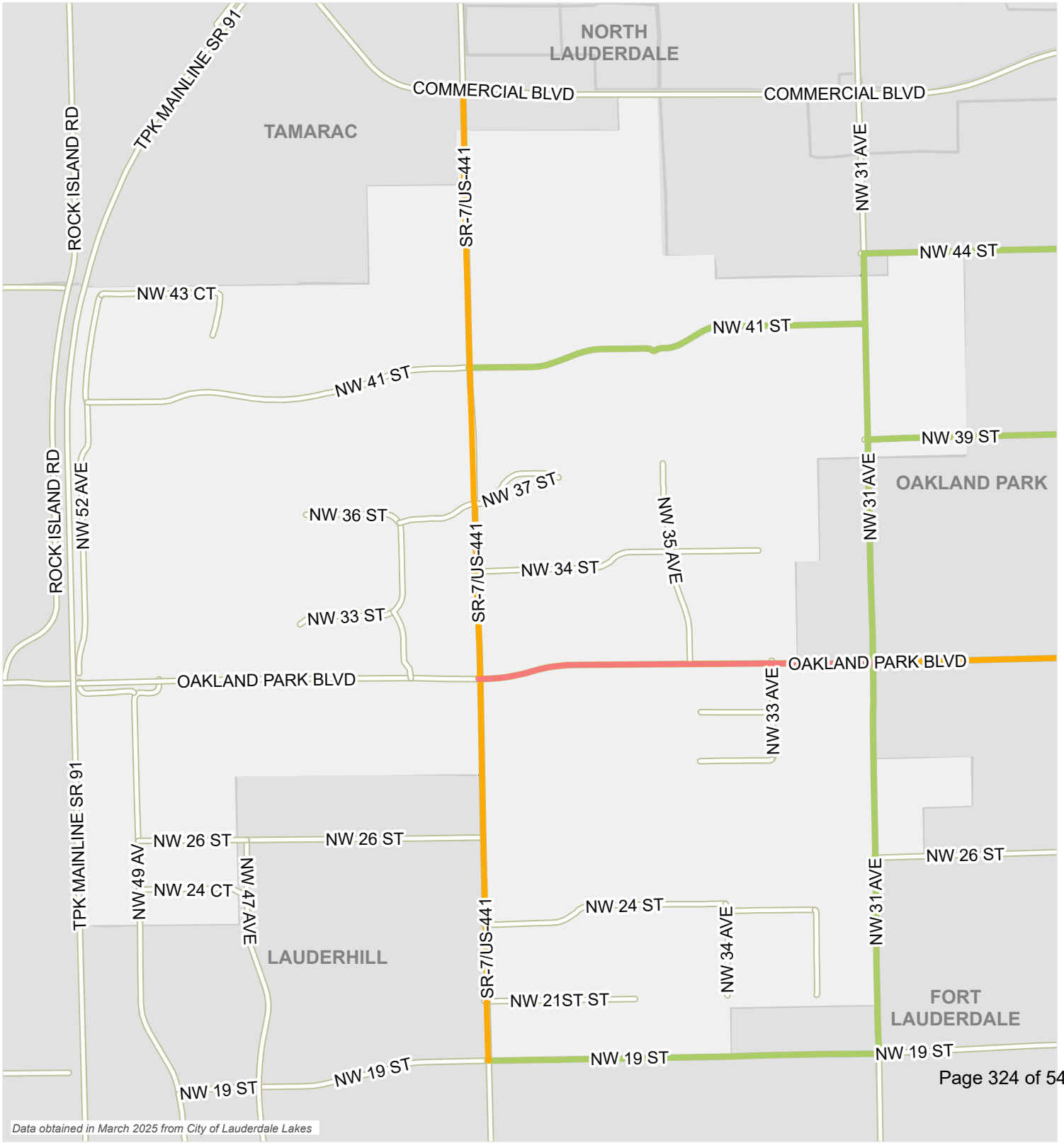
N
W E
S

0 0.125 0.25 0.5
Miles

Data obtained in March 2025 from City of Lauderdale Lakes

Created by Kimley»Horn

Last Revised March 19, 2025



CITY OF LAUDERDALE LAKES, FLORIDA

Transportation Facilities 2025 Level of Service

Legend

- LOS C
- LOS D
- LOS E

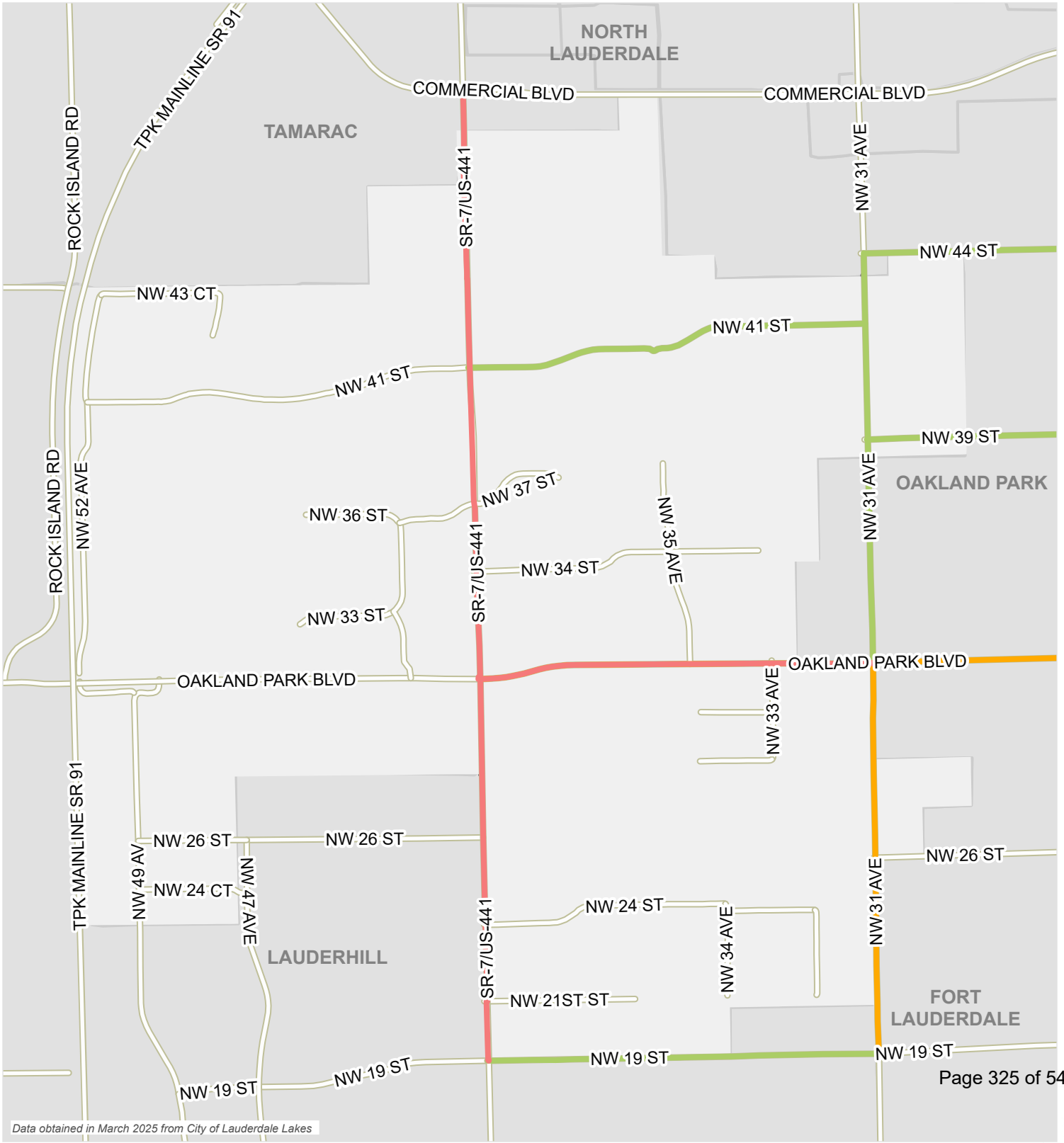
N
W E
S

0 0.125 0.25 0.5
Miles

Data obtained in March 2025 from City of Lauderdale Lakes

Created by Kimley»Horn

Last Revised March 20, 2025



CITY OF LAUDERDALE LAKES, FLORIDA

Transportation Facilities
2035 Level of Service

Legend

- LOS C
- LOS D
- LOS E

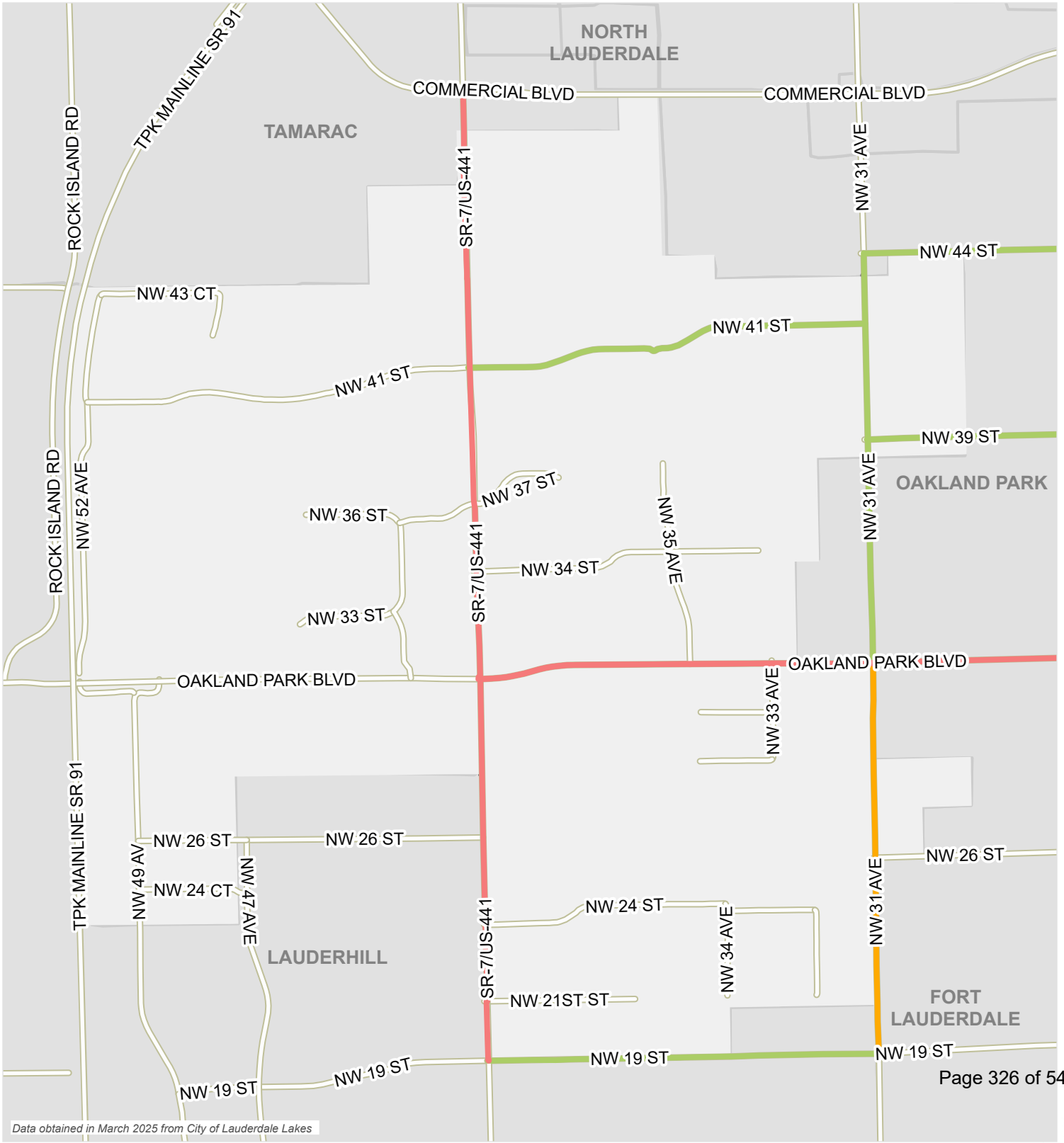
N
W E
S

0 0.125 0.25 0.5
Miles

Data obtained in March 2025 from City of Lauderdale Lakes

Created by Kimley»Horn

Last Revised March 20, 2025



CITY OF LAUDERDALE LAKES, FLORIDA

Transportation Facilities
2045 Level of Service

Legend

- LOS C
- LOS D
- LOS E

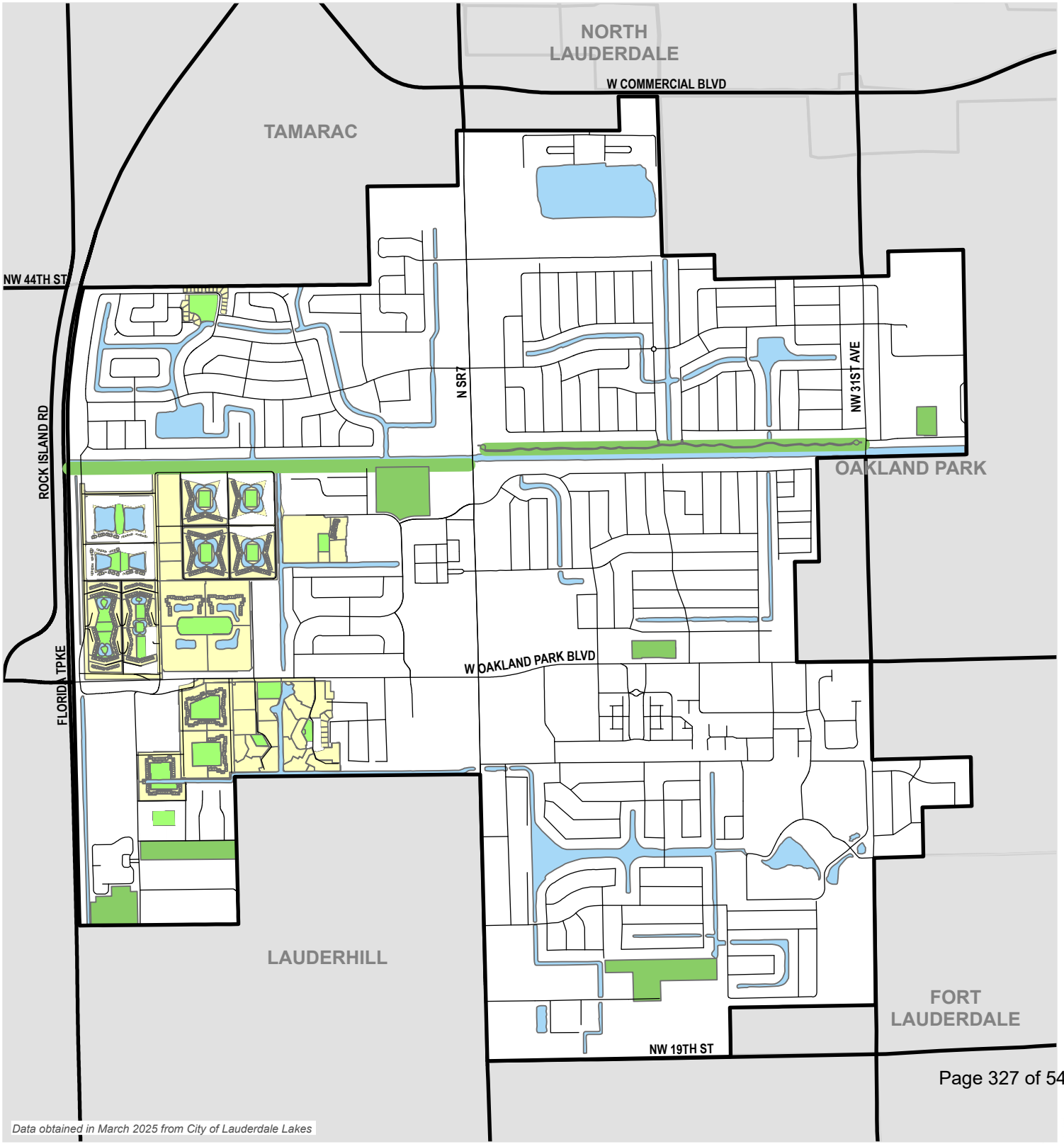
N
W E
S

0 0.125 0.25 0.5
Miles

Data obtained in March 2025 from City of Lauderdale Lakes

Created by Kimley»Horn

Last Revised March 20, 2025



CITY OF LAUDERDALE LAKES, FLORIDA

Public and Private Parks and Recreational Facilities

Legend

- Public Parks and Facilities
- Private Recreational Facilities
- Residential Areas
- Water Features
- City Boundary

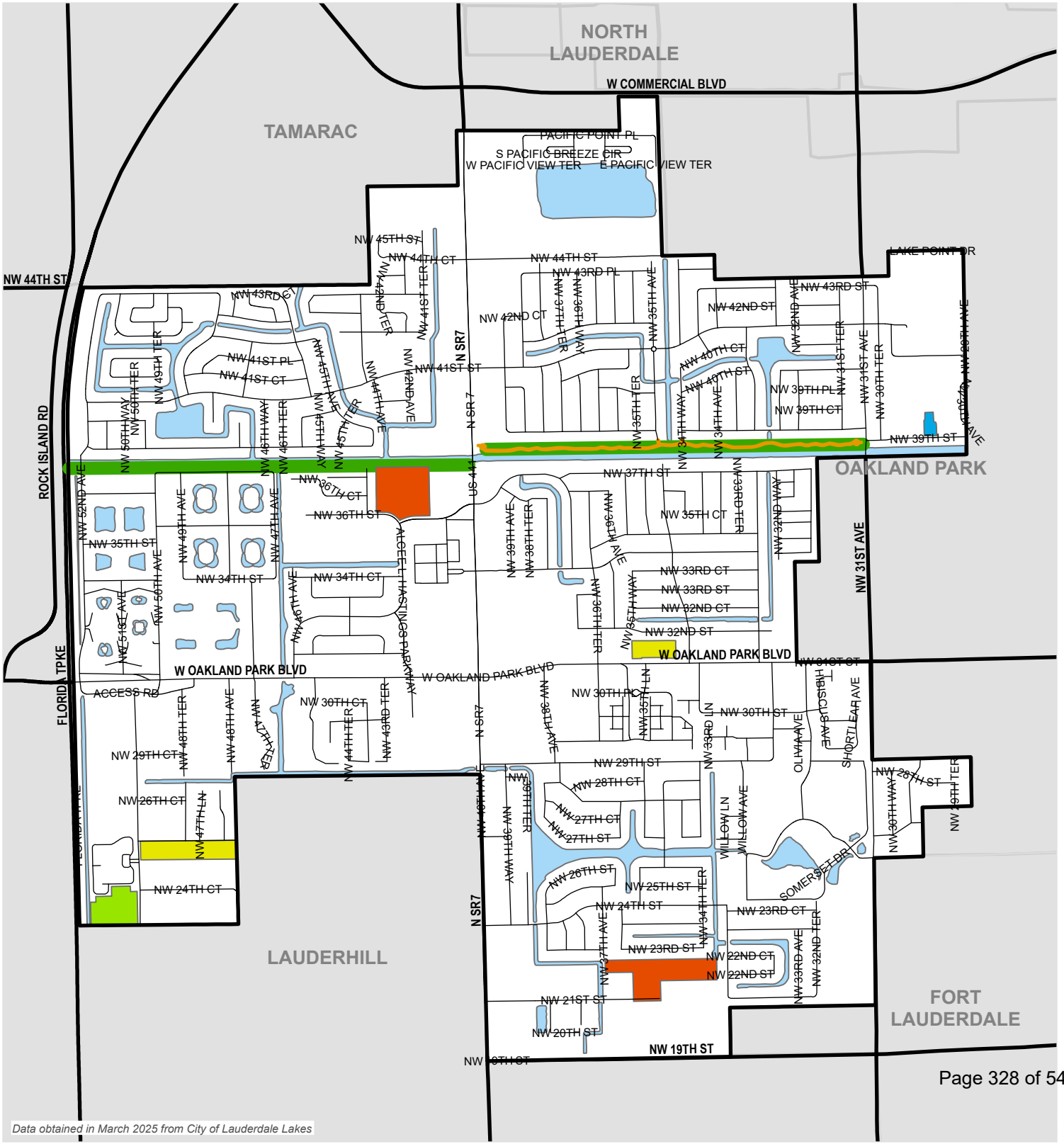
N
W E
S

0 0.125 0.25 0.5
Miles

Data obtained in March 2025 from City of Lauderdale Lakes

Created by Kimley»Horn

Last Revised March 13, 2025



Public Park Facilities

Legend

Public Park Facilities

- Greenway
- Aquatic Complex
- Community Center
- Conservation Area
- Linear Park
- Neighborhood Park
- Water Features
- City Boundaries

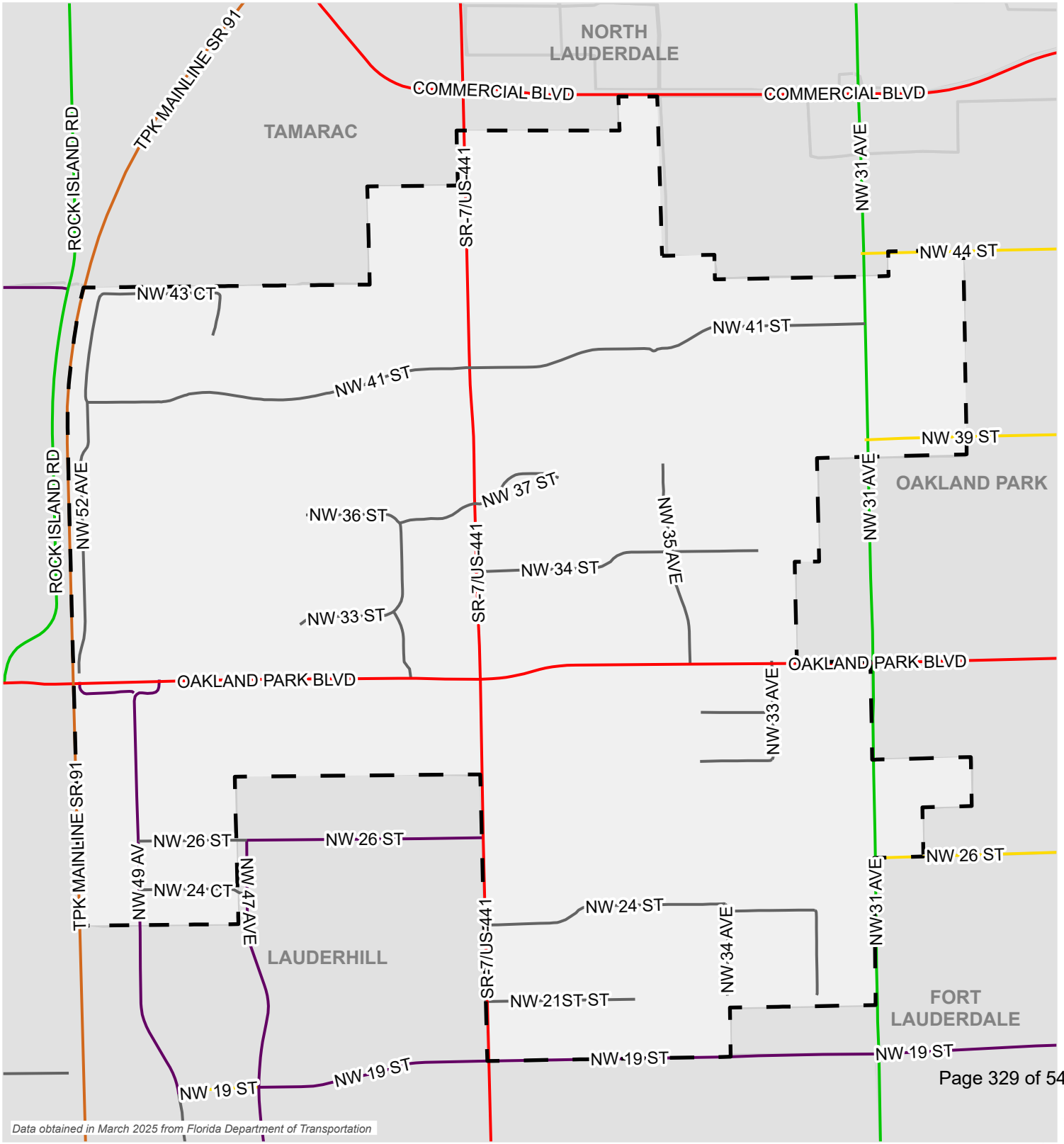
N
W E
S

0 0.125 0.25 0.5
Miles

Data obtained in March 2025 from City of Lauderdale Lakes

Created by Kimley»Horn

Last Revised March 13, 2025



CITY OF LAUDERDALE LAKES, FLORIDA

Functional Classification

Legend

Functional Classification

- 12 - Principal Arterial-Freeway and Expressway URBAN
- 14 - Principal Arterial-Other URBAN
- 16 - Minor Arterial URBAN
- 17 - Major Collector URBAN
- 18 - Minor Collector (Fed Aid) URBAN
- 19 - Local URBAN

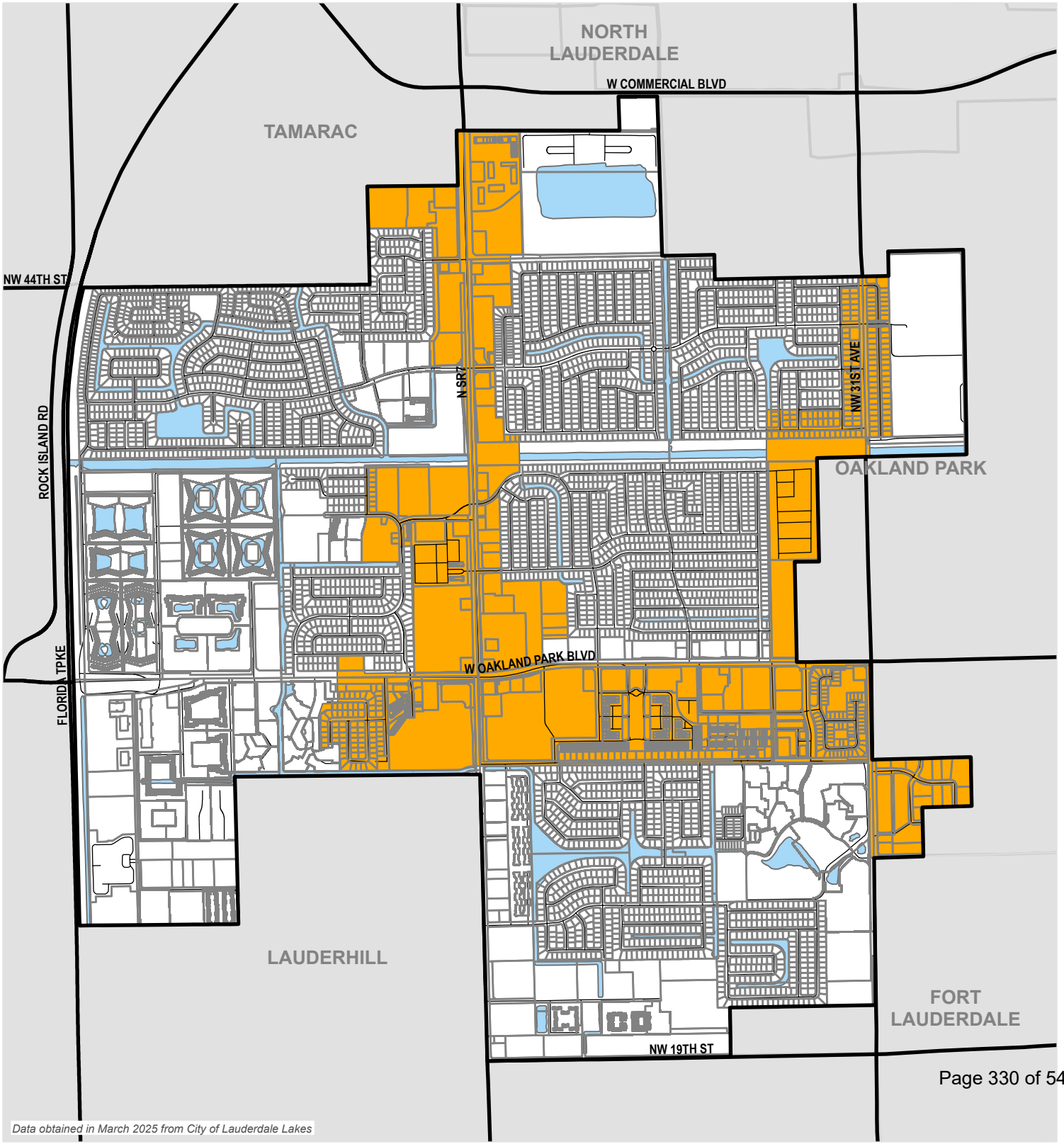
N
W E
S

0 0.125 0.25 0.5
Miles

Data obtained in March 2025 from Florida Department of Transportation

Created by Kimley»Horn

Last Revised March 19, 2025



CITY OF LAUDERDALE LAKES, FLORIDA

Community Redevelopment Area

Legend

Community Redevelopment Area

- CRA Bound
- Lauderdale Lakes Municipal Boundary

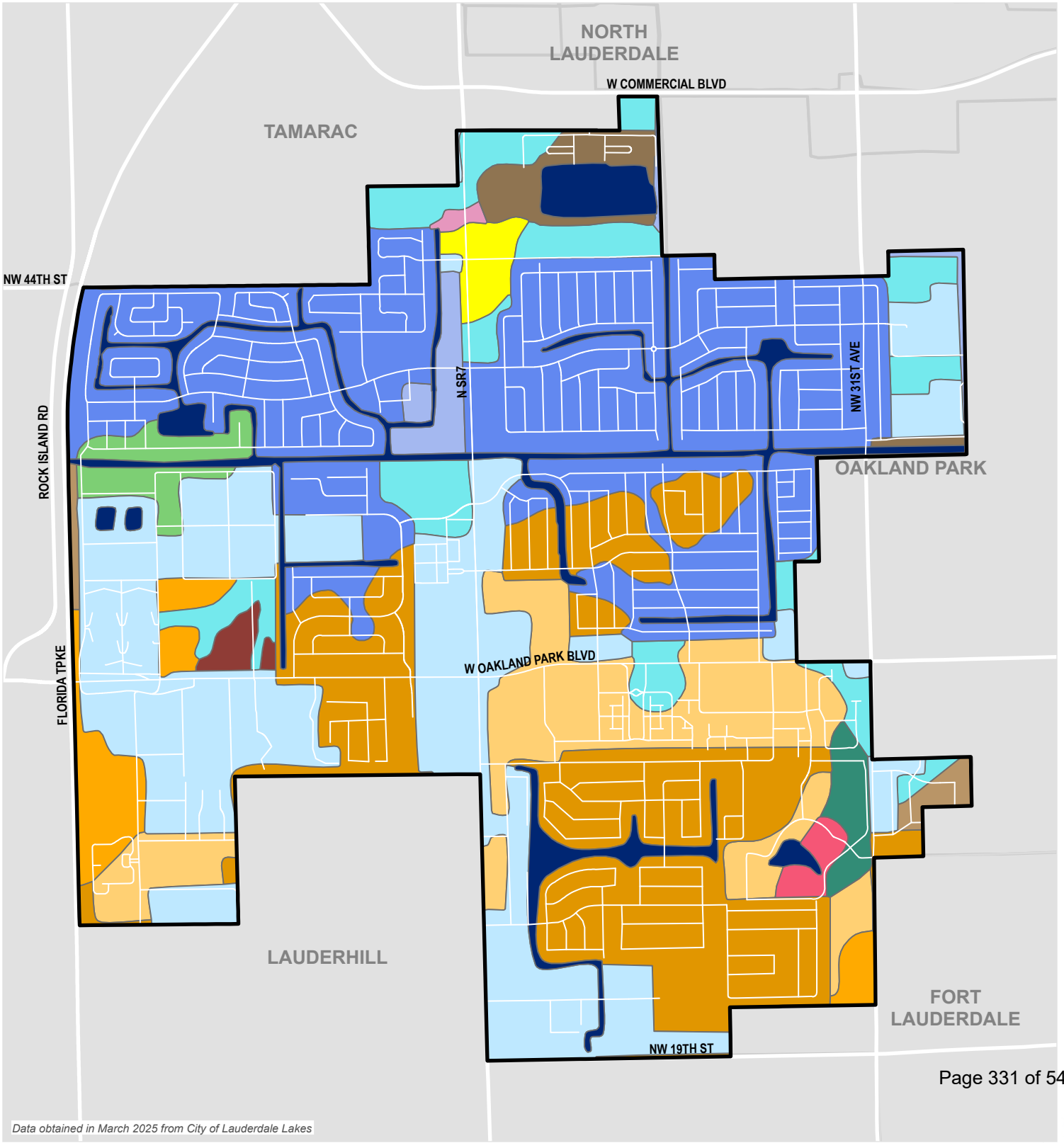
N
W E
S

0 0.125 0.25 0.5
Miles

Data obtained in March 2025 from City of Lauderdale Lakes

Created by Kimley»Horn

Last Revised March 13, 2025



CITY OF LAUDERDALE LAKES, FLORIDA

Soil Survey

Legend

Soil Types

- ARENTS, ORGANIC SUBSTRATUM-URBAN LAND COMPLEX
- BASINGER FINE SAND
- HALLANDALE FINE SAND
- IMMOKALEE FINE SAND
- IMMOKALEE, LIMESTONE SUBSTRATUM-URBAN LAND COMPLEX
- IMMOKALEE-URBAN LAND COMPLEX
- LAUDERHILL MUCK
- MARGATE FINE SAND
- MATLASHA GRAVELLY FINE SAND, LIMESTONE SUBSTRATUM
- MATLASHA, LIMESTONE SUBSTRATUM-URBAN LAND COMPLEX
- PAOLA-URBAN LAND COMPLEX
- POMPANO FINE SAND
- UDORTHENTS
- UDORTHENTS, SHAPED
- URBAN LAND
- WATER
- CITY BOUNDARY

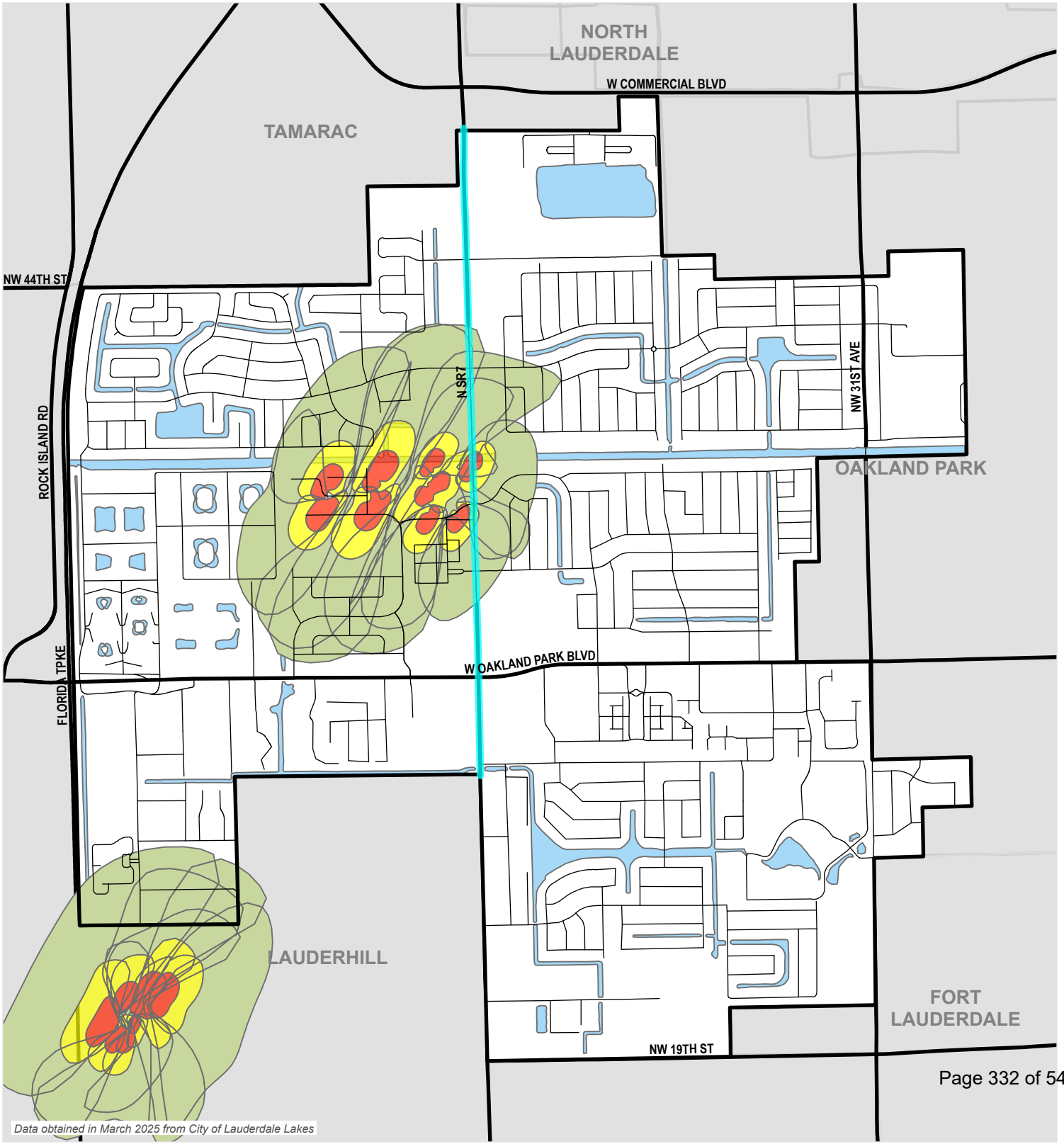
N
W E
S

0 0.125 0.25 0.5
Miles

Data obtained in March 2025 from City of Lauderdale Lakes

Created by Kimley»Horn

Last Revised March 12, 2025



CITY OF LAUDERDALE LAKES, FLORIDA

Wellhead Protection Zones

Legend

Wellhead Zones

- 1
- 2
- 3
- Water Features
- City Boundary

N
W E
S

0 0.125 0.25 0.5
Miles

Data obtained in March 2025 from City of Lauderdale Lakes

Created by Kimley»Horn

Last Revised March 12, 2025

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes Contract Requirement: Yes

Title

DISCUSSION REGARDING APPROVING SERVICES WITH TRANE U.S. INC FOR BUILDING AUTOMATION SYSTEMS (BAS) FOR THE CHILLER PLANT AT CITY HALL

Summary

This is a discussion regarding approving services with Trane US Inc. for Building Automation Systems (BAS) for the inspection, maintenance and emergency services to the Chiller Plant at City Hall.

Staff Recommendation

Background:

TRANE USA Inc. has been providing Building Automation Systems (BAS) for the inspection and maintenance services of the chillers at the city for a long time. In the 1990's, the city entered into an arrangement with Trane for the BAS system that controls the chillers at the city. This is proprietary software, that is managed by Trane. The vendor conducts this service on a quarterly basis. The city would annually issue a PO for the service, however, within the last decade or so, the city began to enjoy a reduction in prices by accessing the cooperative contracts awarded to Trane for this service. The annual Amount for these services when combined over years, will exceed the City Manager's limit. Staff was recently guided by the City Attorney on this and is requesting the approval of the City Commission for compliance to procurement guidelines and to continue services with the vendor covered under this agreement. Services covered are as follows:

Service 1: Extended System Analysis and Review

a. System Controller and Communication Inspection
b. Tracer SC System Back-Up
c. System Controller SW Service Pack/Patch
d. Verify System Software Configuration & Programming
e. Customer Review Meeting
f. Labor to Fix Issues Found During System SW Config and Programming Review (Tracer SC BAS R'newal)
g. Tracer SC System Back-Up

Service 2: RTU Controls Support

a. Connect Service Tool
b. Sequence of Operation Verification
c. Loop Tuning
d. System Controller Inspection
e. Verify System Software Programming
f. Review System Results
g. Disconnect Service Tool

Service 3: IS Remote Analytics and Advisory Review BP

a. IS Project Scope - Service Advisory Review BP Based on Offer Sold
b. Remote Diagnostics Review
c. Alarm Log Review
d. IS Remote Review Analytics for Pull Through Opportunities
e. IS Provide List of Opportunities to IS Team

Service 4: IS Consult Report Creation

a. IS Project Scope - Customer Report Creation Based on Offer Sold
b. IS Create Customer Consult Report

The prices that the city receives are not standard prices, rather they are connected to a **GSA Cooperative**

Contract # 47QSWA20D002A, SAM UEI# QJFJBF8ZBUM8,
CAGE Code# 60532

Contract Year	Annual Amount	Payment	Payment Term
Year 1 - 2024	$10,120.00	$2,530.00	Quarterly
Year 2 - 2025	$10,524.00	$2,631.00	Quarterly
Year 3 - 2026	$10,946.00	$2,736.50	Quarterly
Year 4 - 2027	$11,384.00	$2,846.00	Quarterly
Year 5 - 2028	$11,840.00	$2,960.00	Quarterly

In December 2024 the city signed an agreement with the vendor for the quarterly maintenance which begins year 1. December 2025 will begin year 2. Staff is requesting an annual amount of $23,000 per year to be used for any additional or emergency repairs, specific to the BAS system, not covered in the scope of services.

With TRANE being the manufacturer of the chillers, and the provider of the proprietary systems, City staff is requesting to utilize this vendor in accordance with the City's Procurement Code, Section 82-358 (D), which allows the City to participate in Cooperative purchase agreements.

Funding Source:
3151319-6310-HVAC Budget of $80k in FY 2026.
Fiscal Impact:
BAS Quarterly Payments for period DEC 2025-NOV 2026 $2,631.00x4 = $10,524.00
Annual Amount for Unforeseen Maintenance and Emergency Repairs=
$23,000.00

Total anticipated impact for FY26 **$33,524.00**

Previous expenditure for the Building Automation Systems (BAS) over the past few years are as follows:

1. FY2022-$10,316.34
2. FY2023-$21,154.29
3. FY2024-$39,949.11
4. FY2025-$21,113.20

Sponsor Name/Department: Aazam Piprawala; Procurement Administrator, Ronald Desbrunes; Director, Public Works
Meeting Date: 11/24/2025

ATTACHMENTS:

Description	Type
GSA CONTRACT DETAILS	Backup Material
Exhibit A	Exhibit

Contractor Information

(Vendors) How to change your company information

Contract #: 47QSWA20D002A
Contractor: TRANE U.S. INC.
Address: 4833 WHITE BEAR PARKWAY
WHITE BEAR LAKE, MN 55110-3325
Call: 651-407-4216
Email: GSASchedule@trane.com
Web Address: http://www.trane.com
SAM UEI: QJFJBF8ZBUM8
NAICS: 334290

Socio-Economic : Other Than Small Business

Current Option Period End Date : Dec 9, 2029
Ultimate Contract End Date : Dec 9, 2039

Govt. POC:
Steven Borer
215-490-6188
steven.borer@gsa.gov
Terms & Conditions | Price List

Contract Clauses/Exceptions:
View the specifics for this contract

EPLS : Contractor not found on the Excluded Parties List System

Source	Title	Contract Number	Terms & Conditions / Price List	Current Option Period End Date	Ultimate Contract End Date	Category		View Catalog
MAS	Multiple Award Schedule	47QSWA20D002A	Terms & Conditions Price List	Dec 9, 2029	Dec 9, 2039	238910	COOP PURCH DISAST PURCH	GSA Advantage!
						334290	COOP PURCH DISAST PURCH	GSA Advantage!
						334512	COOP PURCH DISAST PURCH	GSA Advantage!
						511210	COOP PURCH DISAST PURCH	GSA Advantage!
						541690E	DISAST PURCH	GSA Advantage!
						561210FAC	DISAST PURCH	GSA Advantage!
						ANCILLARY	COOP PURCH DISAST PURCH	GSA Advantage!
						ANCRA	DISAST PURCH	GSA Advantage!
						OLM	COOP PURCH DISAST PURCH	GSA Advantage!

Trane U.S. Inc.
4833 White Bear Parkway
White Bear Lake, Minnesota 55110-3325

GSA FEDERAL SUPPLY SCHEDULE PROPOSAL

***Contract#* 47QSWA20D002A, *SAM UEI#* QJFJBF8ZBUM8, *CAGE Code#* 60532**

Customer:	Lauderdale Lakes City 2884 Corporate Way Miramar, FL 33025	***Date:***	9/18/24
		Job Name:	Lauderdale Lakes City - '24 BAS and IS SA
ATTN:	Robin Soodeen	***Terms of Delivery:***	N/A
Proposal #:	7892143	***Terms of Payment:***	½ % 10 – Net 30 Days

Trane is pleased to provide the enclosed proposal for your review and approval. This proposal is compliant with Trane's GSA Schedule MAS Contract#47QSWA20D002A and all its associated terms, conditions and negotiated pricing. In the event of a discrepancy between this proposal and the MAS contract, the MAS contract terms and conditions shall govern and take precedence. This proposal is valid for 30 days.

Included in the Proposal – Scope of Work

Continuation of Service Agreement 2020 BAS and IS

PROPOSED SCHEDULE OF SERVICES

Service Solutions	Qty.	Q1	Q2	Q3	Q4
On-site Scheduled Maintenance	2	1		1	
Remote Inspections	2		1		1

HVAC EQUIPMENT COVERAGE

Lauderdale Lakes City

The following "Covered Equipment" will be serviced at Lauderdale Lakes City Of:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Tracer SC	1	Trane	BMSB001AAA	E18F01061	

Service Description	Quantity Per Year
Extended System Analysis and Review (Service 1)	2

Service Description	Quantity Per Year
RTU Controls Support (Service 2)	2

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Site Level Activities	1	Trane	INTELLIGEN	VS4699681	INTELLIGENT SERVICES

Service Description	Quantity Per Year
IS Remote Analytics and Advisory Review BP (Service 3)	2
IS Consult Report Creation (Service 4)	1

CUSTOMER SERVICE FLOWS

The following Customer Service Flows provide additional service description detail for Covered Equipment. Note: There may be differences per the agreement in the work being performed between sites and the equipment on those sites. This section clarifies differences in the work being performed between sites and the equipment on those sites:

Service 1: Extended System Analysis and Review
Description
- System Controller and Communication Inspection
- Tracer SC System Back-Up
- System Controller SW Service Pack/Patch
- Verify System Software Configuration & Programming
- Customer Review Meeting
- Labor to Fix Issues Found During System SW Config and Programming Review (Tracer SC BAS R'newal)
- Tracer SC System Back-Up

Service 2: RTU Controls Support
Description
- Connect Service Tool
- Sequence of Operation Verification
- Loop Tuning
- System Controller Inspection
- Verify System Software Programming
- Review System Results
- Disconnect Service Tool

Service 3: IS Remote Analytics and Advisory Review BP
Description
- IS Project Scope - Service Advisory Review BP Based on Offer Sold
- Remote Diagnostics Review
- Alarm Log Review
- IS Remote Review Analytics for Pull Through Opportunities
- IS Provide List of Opportunities to IS Team

Service 4: IS Consult Report Creation
Description
- IS Project Scope - Customer Report Creation Based on Offer Sold
- IS Create Customer Consult Report

Excluded from the Proposal

Taxes, Hazardous Material identification, abatement and/or removal are excluded from this scope of work.
Any repairs required are excluded from this scope of work

Open Market Items (as allowed per FAR 8.402(f) for administrative convenience)

Not Applicable

Pricing Summary

This is a Firm-Fixed-Price (FFP) quote under Trane's GSA MAS Contract. The following is a pricing summary:

Pricing By Special Item Numbers (SINs)

SIN 238910	$9,376.00
SIN OLM	$744.00
➢ ***LUMP SUM PRICE FOR ENTIRE PROJECT***	**$10,120.00**

Service Fee

As the fee(s) (the "Service Fee(s)") for the inspection and maintenance services described in the Scope of Services section with respect to the Covered Equipment, Customer agrees to pay to Trane the following amounts, plus applicable tax, as and when due.

Contract Year	Annual Amount USD	Payment USD	Payment Term
Year 1	$10,120.00	$2,530.00	Quarterly
Year 2	$10,524.00	$2,631.00	Quarterly
Year 3	$10,946.00	$2,736.50	Quarterly
Year 4	$11,384.00	$2,846.00	Quarterly
Year 5	$11,840.00	$2,960.00	Quarterly

**Annual contract increases are in accordance with GSA contract guidelines*

Term

The Initial Term of this Service Agreement is 5 years, beginning December 1, 2024. However, Trane's obligation under this Agreement will not begin until authorized representatives of Trane and Customer have both signed this Agreement in the spaces provided below.

Respectfully submitted,

Nicole Elstad
Account Manager - Controls
Cell: (954) 913-9985

This proposal is made subject to Trane's Commercial Supplier Terms & Conditions located online at www.trane.com/gsaschedule/termsofsale and are hereby incorporated by this reference.

GSA Schedule
Contract # 47QSWA20D002A

Trane U.S. Inc.
4833 White Bear Parkway
White Bear Lake, Minnesota 55110-3325

Acknowledgement & Acceptance

CUSTOMER ACCEPTANCE	TRANE ACCEPTANCE Trane U.S. Inc.
Robin Soodeen Authorized Representative	Submitted By: Nicole Albarano
Robin Soodeen Printed Name	Proposal Date: September 18, 2024 Cell: Office: (954) 499-6900 License Number: 023485
Assistant Director Public Works Title	Rhett Baldwin Authorized Representative
22500114 Purchase Order	Area General Manager Title
12/09/2024 Acceptance Date	12/09/2024 Signature Date

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes Contract Requirement: Yes

Title

DISCUSSION REGARDING PURCHASE OF CO-MANAGED CYBER SECURITY SYSTEM SERVICES IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE OMNIA CONTRACT 01-170 FOR ADVANCED TECHNOLOGY SOLUTIONS SERVICES, FROM COMPUQUIP, INC., (AN AUTHORIZED RESELLER OF TD SYNNEX CORPORATION) AUTHORIZING THE ANNUAL COST OF CO-MANAGED CYBER SECURITY SYSTEM SERVICES IN AN AMOUNT OF $39,000 PER YEAR, FOR A THREE-YEAR TERM

Summary

This is a discussion regarding a to renew the authorization of the purchase of Co-managed Cyber Security System Services, in accordance with the terms and conditions of the Omnia Contract 01-170 For Advanced Technology Solutions Services from Compuquip, Inc. in an annual amount of $39,000 for a three-year term.

Staff Recommendation

Background:

Cybersecurity is the state or process of protecting and recovering computer systems, networks, devices and programs from any type of cyber-attack. Protection of the City's sensitive data, software and systems is a high priority as attacks to the intellectual property could be damaging to the information technology infrastructure, financial condition and reputation. The City's information technology infrastructure is becoming more vulnerable and more susceptible to attacks with the continued advancements in technology. The vendor employs an engineering team to secure the City's systems stay ahead of the emerging threats 24/7/365.

City Commission approved the initial contract for a total of $68,500.00 via Resolution 2021-090 where the vendor

1. Conducted a complete threat assessment…….-$30,000.00
2. Provides 24/7 services to protect against and detect attacks -$35,000.00 Annually
3. One-Time Onboarding fee……-$ 3,500.00

$68,500.00

The Vendor, Compuquip, Inc., an authorized reseller of TD Synnex Corporation, has provided an estimate of $39,000 as an annual fixed cost, to continue providing 24/7 services and protect against, as well as detect attacks to the city's network infrastructure, an increase of $4,000.00, from the previous 3-year term which expired 11/23/2024.

In order to maintain the city's compliance with Florida state's law for Cybersecurity Standards required by Section 282.3185 F.S of the Florida Digital Service as directed by **Resolution 2024-035**, the city is requesting to continue these critical services with Compuquip for the term effective 11/24/2024 to 11/23/2027.

City staff is requesting to utilize Omnia Contract 01-170 for Advanced Technology Solutions Services, from Compuquip, Inc., (an authorized reseller of TD Synnex Corporation) in accordance with the City's Procurement Code, Section 82-358(d), which allows cooperative purchasing through June 26, 2027

Funding Source:

This item is budgeted in the General Fund, 0010700-3410-TECH

Fiscal Impact:

There is a financial impact associated with the purchase of the Co-managed Cyber Security System Services in the amount of $39,000 by year. There is adequate funding available for FY 2026. Future year requests are subject to the availability of funding and approval through the City Manager.

Sponsor Name/Department: Aazam Piprawala; Procurement Administrator, Kurt Brown; IT Manager, Financial Services

Meeting Date: 11/24/2025

ATTACHMENTS:

Description	Type
previous Authorization	Backup Material
Exhibit B	Exhibit
OMNIA CONTRACT 01-170	Backup Material
AUTHORIZED RESELLER	Backup Material
Exhibit A	Exhibit

RESOLUTION 2021-090

A RESOLUTION OF THE CITY COMMISSION OF LAUDERDALE LAKES, FLORIDA AUTHORIZING THE CITY'S PARTICIPATION IN A COMPETITIVELY SOLICITED AND SOURCED AGREEMENT AUTHORIZING THE PURCHASE OF A CYBER ASSESSMENT AND SECURITY SYSTEM PURSUANT TO ARTICLE XIII, SECTION 82-358(F) OF THE LAUDERDALE LAKES PROCUREMENT CODE, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THAT CERTAIN CONTRACT NO. 35F-0511T COMPETITIVELY SOLICITED AND AWARDED BY THE GENERAL SERVICES ADMINISTRATION ADVANTAGE PROGRAM TO EC AMERICA, INC. FOR THE PERIOD BEGINNING JUNE 27, 2007 AND ENDING JUNE 26, 2022 ("GSA") IN AN AMOUNT NOT TO EXCEED SIXTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 ($68,500.00) DOLLARS; A COPY OF SAID GSA CONTRACT IS ATTACHED HERETO AS EXHIBIT A, AND A COPY OF WHICH CAN BE INSPECTED IN THE OFFICE OF THE CITY CLERK PROVIDING FOR THE ADOPTION OF RECITALS; PROVIDING FOR INSTRUCTIONS TO THE CITY CLERK; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Cybersecurity is the state or process of protecting and recovering computer systems, networks, devices and programs from any type of cyber-attack;

WHEREAS, Protection of the City of Lauderdale Lakes' ("City") sensitive data, software and systems is a high priority as attacks to the intellectual property could be damaging to the information technology infrastructure, financial condition and reputation;

WHEREAS, The City's information technology infrastructure is becoming more vulnerable and more susceptible to attacks with the use of electronic platforms and telework options;

WHEREAS, the General Services Administration Advantage Program, after a formal competitive procurement process, awarded Contract No. 35F-0511T to EC America for general purposed commercial information technology equipment, software, and services provided by Compuquip Technologies, LLC ("Compuquip"), an authorized dealer of EC America ("EC America Contract");

WHEREAS, Compuquip will assess the City's vulnerability level and will employ an engineering team to secure the City's systems and stay ahead of the emerging threats 24/7/365 ("Cyber Assessment Services");

WHEREAS; Compuquip has provided an estimate for Cyber Assessment Services in an amount not to exceed Sixty-Eight Thousand Five Hundred and No/100 ($68,500.00) Dollars, of which Thirty Thousand and No/100 ($30,000.00) Dollars is the threat assessment that is required to test the City's system for its vulnerability, Thirty-Five Thousand and No/100 ($35,000.00) Dollars as an annual fixed cost to provided ongoing services to protect against and detect attacks, and an one-time onboarding fee of Three Thousand Five Hundred and No/100 ($3,500.00) Dollars to configure and set up alerts, map out notifications, etc.;

WHEREAS, the City's Director of Financial Services or designee has determined that the time, expense and marketplace factors make it financially advantageous for the City to utilize the EC America Contract in accordance with the City's Procurement Code, Section 82-358(f), providing for purchasing of goods or services under a contract awarded by the U.S. Government or another governmental or not-for-profit entity by a formal competitive process; and

WHEREAS, funding for the Cyber Assessment Services is available in the general fund; and the financial impact associated with the Cyber Assessment Services is an amount not to exceed Sixty-Eight Thousand Five Hundred and No/100 ($68,500.00) Dollars.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AS FOLLOWS:

SECTION 1. ADOPTION OF RECITALS: The foregoing RECITALS are hereby ratified and confirmed as being true, and the same are hereby made a part of this Resolution.

SECTION 2. AUTHORITY: The City Commission, in accordance with Article XIII, Section 82-358(f) of the Lauderdale Lakes Procurement Code, hereby authorizes the City Manager to enter purchase Cyber Assessment Services from Compuquip Technologies, LLC, an authorized dealer of EC America, Inc., in accordance with the terms and conditions of the General Services Administration Advantage Program, Contract No. 35F-0511T ("EC America Contract") as attached hereto as Exhibit "A", for an amount not to exceed Sixty-Eight Thousand Five Hundred and No/100 ($68,500.00) Dollars.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

SECTION 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AT ITS REGULAR MEETING HELD OCTOBER 12, 2021.

HAZELLE ROGERS, MAYOR

ATTEST:

VENICE HOWARD, CMC, CITY CLERK

BROWARD COUNTY, FLORIDA ★ SEAL OF CITY OF LAUDERDALE LAKES ★ INCORPORATED 1961

Approved as to form and legality
for the use of and reliance by the
City of Lauderdale Lakes only:

Sidney C. Calloway, City Attorney

Sponsored by: Treasa Brown-Stubbs, ACM/Director and Asheley Hepburn, Director

VOTE: APPROVED

Mayor Hazelle Rogers	X (For)	____ (Against)	____ (Other)
Vice-Mayor Beverly Williams	X (For)	____ (Against)	____ (Other)
Commissioner Marilyn Davis	X (For)	____ (Against)	____ (Other)
Commissioner Veronica Edwards Phillips	X (For)	____ (Against)	____ (Other)
Commissioner Karlene Maxwell-Williams	X (For)	____ (Against)	____ (Other)

compuquip
cyber security

Quotation

Quote #: Q-17040-1
Quote Date: 4/9/2024
Expires On: 5/9/2024

9737 NW 41 Street, Suite 786
Doral, FL 33178 US
Phone: (786) 641-5437
Fax: (786) 513-4633

Nestor Valconi
nvalconi@compuquip.com
Send PO to: order@compuquip.com

Ship To
City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, FL 33319
US

Bill To
City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, FL 33319
US

MSS | SIEM Renewal 2024 Period: 11.24.2024 - 11.23.2027

QTY	PART #	DESCRIPTION	UNIT PRICE	EXTENDED
1	CQ-MSS-MSOC	Services: MSS: Managed SOC - SIEM for 225 assets Year 1 • Event Reporting and Alerting • Health Reporting and Alerting • Quarterly Services Review *Product subscription licenses are **Included** in the price*	$39,000.00	$39,000.00
1	CQ-MSS-MSOC	Services: MSS: Managed SOC - SIEM for 225 assets Year 2 • Event Reporting and Alerting • Health Reporting and Alerting • Quarterly Services Review *Product subscription licenses are **Included** in the price*	$39,000.00	$39,000.00
1	CQ-MSS-MSOC	Services: MSS: Managed SOC - SIEM for 225 assets Year 3 • Event Reporting and Alerting • Health Reporting and Alerting • Quarterly Services Review *Product subscription licenses are **Included** in the price*	$39,000.00	$39,000.00
			MSS | SIEM Renewal 2024 TOTAL:	$117,000.00

TOTAL: $117,000.00

Signature: _____ **Effective Date:** _____/_____/_____

Name (Print): _____ **Title:** _____

THANK YOU FOR YOUR BUSINESS!

Cooperative contract # 01-170

Advanced Technology Solutions Aggregator

Lead agency	Region 14 ESC, TX
Cooperative	OMNIA Partners ✓ Approved source
Eligibility	Buyers nationwide can use OMNIA Partners contracts with a membership. Become a member here. ✓ Cooperative language in contract
Expiration date	Current term expires on December 30, 2026 Renewals through December 31, 2028

Save to request Share

TD SYNNEX
Public Sector

OMNIA PARTNERS

Reseller Name	Full Name	Diversity Status	City	State
Compucom	Carol Morris		Fort Mill	SC
Compuquip Technologies, LLC dba Compuquip Cybersecurity	Damien DeJesus	MBE	Doral	FL
Computer Systems Integrators Inc.	MaryLynn Etta	N/A	Fishkill	NY
Computer Wholesale Products of America, Inc. | CWPA	Michelle Kalkhoff		Spring	TX
Computers At Work DBA vTECH io	DJ Peterson	WBE	Naples	FL
ComSource, Inc.	Adam Puccia	N/A	Syracuse	NY

Co-Managed Security Services

SOW Rev # 2024-06-14-02

This document and the information contained herein are confidential and remains the property of Compuquip Cybersecurity. This document may not be reproduced or the contents transmitted to any third-party without the explicit consent of the appropriate Compuquip Cybersecurity, Inc. representative.

Introduction to Compuquip CyberSecurity

In 1980, Compuquip began business in South Florida as a technology partner to Florida-based companies. In 2002, we doubled down on cybersecurity solutions for businesses, building out a team of IT security experts and adopting new security technologies.

Why the shift? Part of the reason was that we found that we were making a bigger impact for our customers by helping them with their cybersecurity and we wanted to keep making a difference for our customers. So we started to focus increasingly on the cybersecurity side of things—eventually spinning off the managed service provider (MSP) part of the business to put a laser-tight focus on cybersecurity.

Because of our devotion to helping our customers protect their businesses from malicious actors, we have grown into a trusted cybersecurity solutions provider. To make our cybersecurity solutions the best they can possibly be, we combine people and technology in a complete, end-to-end cybersecurity solution that ensures you have the right tools and expertise on hand to combat cyber threats.

Our award-winning team of cybersecurity experts is composed of certified, enterprise-level security engineers who partner with your organization to resolve threats and vulnerabilities on your network. How effective are we? The proof is in the proverbial pudding: We have provided world class products and services to thousands of satisfied customers for more than 15 years.

We understand the threats your business faces and how to counter those threats while equipping your company for future success. This understanding was developed through many years of training, effort, and first-hand experience in dealing with countless cyber threats across numerous industries—everything from banking institutions, to manufacturers, to small customer-oriented businesses. We've seen it all, we've dealt with it all, and we'll leverage that experience to help you minimize your cybersecurity risks.

Our mission is to educate and equip businesses of any size and industry to efficiently manage their cybersecurity risks. Whether your network security needs are small or large, simple or complex, we'll consistently provide you with solutions that work. Our professionals are among the industry's best and brightest—and, they've made a personal commitment to go the extra mile to earn your trust and build a partnership with your business.

Our Approach

Compuquip's Managed Security Services sets itself apart due to its transparent support model staffed by experienced cybersecurity professionals. The team structure ensures Quality Control and Accountability which translates into a shortened time to delivery and an enhanced client experience. Below is an overview of our approach and more details regarding Service Level Targets can be found in Appendix A.

Product Support: Our support team provides expert level experience in troubleshooting and resolving complex issues within our supported product list. Our support team can be an enhancement to your existing manufacturer support agreement or in some cases we can be your direct line of support. Our direct support option provides you with a smaller pool of engineers that learn your environment over time resulting in a shorter time to resolve complex issues.

SOC Monitoring Services: The SOC Monitoring Services Team proactively monitors systems and events to address issues before they escalate into a significant security incident. As part of this service, we monitor incoming and parsed data for an event source to determine the overall health of your data and easily identify, troubleshoot, and resolve issues. System logs will remain on your local systems ensuring your data never leaves your network.

Managed Security Services: Our managed security services team will ensure that your security tools operate at optimal performance, are updated to address the latest attack vectors and are configured utilizing industry best practices. Our team will also execute service requests submitted by your team, giving your resources more time to focus on strategic planning and other initiatives. Our team will take the difficult and time-consuming operational tasks that are keeping your team away from the truly important activities that make your security program a success.

Our Support Model

Client Priorities	Model Highlights
Standardize Security Infrastructure Management	Compuquip's Managed Security Team brings broad industry knowledge to every engagement. Applying best practices and standardization to every engagement.
Cost Efficient Support Model	Compuquip's proven support model allows for our client to leverage the skills of our experienced cybersecurity staff at a cost effective price without having to hire expensive in-house resources.
Ongoing Knowledge and Continuity	Compuquip takes pride in the long tenure and continuity of our engineering staff. Our turn-over is almost non-existent allowing us to provide clients with consistent resources that take time to learn the individual needs of each account.

Schedule A - Service Offering

Below are the components that make up the managed security agreement provided by Compuquip Cybersecurity. For a more detailed listing on the technologies and services covered within this agreement, please see below.

Co-Managed SIEM and SOC Services:

Compuquip Cybersecurity utilizes a 'defense in depth' methodology in its approach to cyber security. This approach leverages the expertise of our seasoned engineering team together with the next generation SIEM platform to help security teams of all sizes and security experiences to strengthen City of Lauderdale Lakes security posture, find attackers, and stay ahead of emerging threats. Our service uses a combination of security expertise and technology to detect dynamic threats quickly across your entire ecosystem, providing the 24/7/365 monitoring, response support, and security guidance needed to stop attacks and help you accelerate your security maturity. Included in this offering:

- ✓ SIEM Management and Up-Keep
  - o Monthly SIEM health check to ensure that all log sources are being received properly
  - o Integrate SIEM with log sources required to perform security monitoring
  - o Ensure that system has no significant errors impacting operations
  - o Provide recommendations based on monthly review of SIEM state
- ✓ SIEM Reporting and Alerting
  - o Configure reports and alerts based on monthly feedback from customer
  - o Modify reports and alerts to adapt to the evolving threat landscape
  - o Provide a monthly summary of all the reporting changes made and recommendations for improvements
  - o Alert on critical or high alerts detected by SIEM based on customer defined alert workflow
  - o Provide monthly report of all SIEM alerts and recommendations for addressing potential security gaps
- ✓ SOC Services
  - o Provide guidance on how to respond to SIEM security events
  - o Recommend best practices for remediating malicious activity detected by the SIEM
  - o Tune SIEM alerts based on lessons learned from prior security incidents
  - o Provide recommendations for tuning or improving security on network based on detected security events on SIEM
- ✓ Support
  - o Assist with troubleshooting and remediating any issues impacting the performance and/or the effectiveness of the SIEM

SIEM Platform Features:

- ✓ Log Search
  - o Visualize log data to explore faster
  - o Granular data can help triage/qualify an alert
- ✓ Dashboards & Reporting
  - o Pre-built compliance cards for PCI, HIPAA, and more
- ✓ Endpoint Detection
  - o Real-time monitoring of all your assets—including remote & critical endpoints
  - o Cross-product Insight agent supports Windows, Mac & Linux
- ✓ User Behavior Analytics
  - o Tracks and baselines domain users, service accounts, and administrator activity
  - o Built-in detections for common authentication and administrative events
- ✓ Attacker Behavior Analytics
  - o Behavior-based indicators have longer lifespan, and more flexibility
  - o Updated weekly with new behaviors and new threats
- ✓ Deception Technology
  - o Honeypots, Honey Users, Honey Creds, Honey Files
- ✓ Threat Containment
  - o Use the Insight agent to kill processes and quarantine assets
  - o Disable users across Active Directory
- ✓ File Integrity Monitoring
- ✓ Unified Agent for Data collection across the Insight Platform

Client Requirements

Compuquip's Co-Managed SIEM service meets the following client requirements.

1. Provides threat intelligence services (24x7) and gives City of Lauderdale Lakes the actionable intelligence and expert security consultation needed to remediate the issue.
2. Provides Emergency Security Response to assist in rapid containment of threats to minimize the duration and impact of a security breach as needed.
3. Identifies and assess targeted cyber threats and the actors behind them, gains insight into their ongoing attempts to exploit at a detailed level, and takes proactive steps to defend against them.
4. Provides Incident Management system (ticketing system).
5. Provides specialized Security Information Event Management (SIEM) tools as part of the service price.
6. Cloud-based solution for MSSPs to collect logs from City of Lauderdale Lakes required sources and manage the relevant data. May require local sensor(s) on-premises.
7. Provides a minimum of 90-days live-data and 12 months of historical data.
8. Provides workflow automation tools to automate remediation or containment of security issues within the City of Lauderdale Lakes environment. The remediate actions will be executed by City of Lauderdale Lakes staff.
9. SIEM tools are available at least 99.99% of the time.

Client Responsibilities

Although Compuquip strives to be able to service our client's entire cybersecurity stack, certain responsibilities remain with our clients. Among those responsibilities is warranty support on all devices under management. Due to the complexity and wide variety of technologies in any environment, it is crucial to keep manufacturer warranties current and with appropriate support levels. Further client responsibilities are as follows:

- Up-to-date licensing agreement.
- All physical aspects of management including but not limited to power, network cabling and cooling.
- Engineering and system architecture (these services may be contracted from Compuquip under a professional services agreement).
- Completing and submitting service requests fully and accurately
- Providing direction and communication to Compuquip on system or organization changes that may impact the devices covered in this agreement.

Schedule B - Excluded Services

Projects:
On occasion clients may need the Compuquip team to address projects or larger initiatives not covered by the MSSP services agreement. A **Project** is defined as an initiative with a defined start and end that produces a unique output (product/service/capability); this includes significant expansion of the current environment. Projects may also consist of any service requests that utilizes the full capacity of a Compuquip services engineer for more than 8 hours. All projects are considered out of the scope and billable* separate from the monthly contract at an agreed upon fee with a fixed deliverable. Examples include:

- Major Device Upgrades
- New System Deployments
- System Engineering and Architecture
- System rebuild
- Policy rebuild or major overhaul
- Remediation Services

** Compuquip's discounted rates for Professional Services is $200/hour and Threat Hunting $250/hour*

Change Requests:
All change requests require client approval whether covered by the monthly contract or not. Change requests to this agreement must be submitted in writing and approved by Compuquip Cybersecurity and client prior to execution.

Emergency Support:
City of Lauderdale Lakes may need support for issues on an emergency basis and outside the normal business hours covered by the MSSP Agreement. This after hours emergency support will be redirected to the appropriate resources and will be handled based on the severity of the incident.

Expertise	Standard Hours	After Hours
Severity 1	Included	Included
Severity 2	Included	Included
Severity 3	Included	Excluded
Severity 4	Included	Excluded

** The standard Compuquip hours of operations for providing the Services are between the hours of Seven (7) A.M. and Seven (7) P.M. Monday through Friday, excluding holidays. Excluded Service outside the Standard Service Hours are subject to the After Hours Rate and a 4 hour minimum billing. Compuquip engineers will alert on Sev 1 or Sev 2 after hour alerts. Automated alerting will be provided for Sev 3 or Sev 4 after hours alerts.*

Schedule C - Fees

Managed Security Services			
Item	**QTY**	**Description**	**Annual Amount**
CQ-MSS-MS-CLOUD	225	Co-Managed Security SIEM Services (Licenses included)	$39,000
Event Reporting and Alerting	1	Event Reporting and Alerting	Included
Health Reporting and Alerting	1	Health Reporting and Alerting	Included
Quarterly Services Review	1	Quarterly Services Review	Included
Managed Security Services Annual Amount			**$39,000**

This Agreement shall be effective for three (3) years, commencing on the date this Agreement is executed by City of Lauderdale Lakes and Compuquip Cybersecurity.

This Statement of Work ("SOW") shall be governed by the terms and conditions provided within the Master Service Agreement entered into as of May 16, 2024, (the "Agreement") by and between Compuquip Technologies, LLC dba Compuquip Cybersecurity ("Compuquip") and City of Lauderdale Lakes.

IN WITNESS WHEREOF, City of Lauderdale Lakes and Compuquip Cybersecurity have duly authorized, executed and entered in this Managed IT Services Agreement upon the later of the dates set forth below.

City of Lauderdale Lakes

Signature	KM
Print Name	Kurt Blow
Title	IT Manager
Date	10/24/2024
Address	4300 NW 31 ST Lauderdale Lakes, 33309
Email	KuBlow@lauderdalelakes.org

KM

10/24/2024

COMPUQUIP CYBERSECURITY

Signature	
Print Name	
Title	
Date	
Address	
Email	

Appendix A - Service Levels Targets and Escalation Details

The following table shows the target of response and resolution times for each priority level.

Trouble	Priority	Response Time	Escalation Threshold
Business critical service(s) and/or application(s) not available for more than 5 minutes due to security threats. Operations cannot continue within the organization. Response actions and support is required immediately due to threat. Advanced Persistent Threats, Backdoors, Crypto cracking, advanced malware (has intent and capabilities to heavily disrupt, deny your business operations, financial loss, or identity compromise).	1	< 15 min.	60 min.
Significant degradation of service(s) and/or application(s) operational risk is high (large number of users or business critical functions affected). High chance for complete service failure and support is required to prevent failures. Capable Threats, rootkits, 0-day exploits, C & C (has limited capabilities but has intent and impact to disrupt, deny business operations, loss of IP, or branding).	2	< 45 mins	2 hours
Limited degradation of service(s) and/or application(s) (limited number of users affected, business process can continue). There is an operational risk/threat that needs to be addressed. Support is required to maximize operability. Bots, DDOS, other Tier I attacks (uses publically available capabilities of denial of service, or data breach).	3	< 4 hours	8 hours
No major user impact or service(s) and/or application(s) degradation. Service is operational and low risk (nuisance). There is no major impact to business processes and/or functionality. Support is required to maximize or improve current infrastructure. Unsuccessful phishing, viruses, or DNS attacks.	4	< 24 hours	48 hours

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes Contract Requirement: Yes

Title

DISCUSSION REGARDING AWARD OF A CONTRACT TO HEAVY CIVIL INC. IN THE AMOUNT OF EIGHT HUNDRED AND NINETY THREE THOUSAND, SEVEN HUNDRED AND EIGHTEEN DOLLARS AND FIFTY CENTS ($893,718.50) TO PROVIDE CONSTRUCTION SERVICES FOR THE NW 36TH TERRACE IMPROVEMENT PROJECT (FROM OAKLAND PARK BLVD TO NW 38TH AVENUE)

Summary

This is a discussion regarding award of a contract to Heavy Civil Inc. in the amount $893,718.50 to provide construction services for the NW 36th Terrace Improvement project.

Staff Recommendation

Background:

On April 22nd, 2025, City Commission approved an Interlocal agreement with Broward County to provide funding in the amount of $863,663, under the Transportation Surtax program, for construction agreement The NW 36th Terrace Improvements project. The project, located on NW 36th Terrace (South of Oakland Park Boulevard to NW 38th Avenue), consist in the installation of landscaping and median improvements, sidewalk, traffic calming and drainage improvements.

The project was advertised for bid on July 25th, 2025 and closed on August 22nd, 2025. Six proposals were received as stated in the below table (in order of the lowest to the highest):

#	VENDOR	BID AMOUNT	LOCATION
1	Heavy Civil Inc.	$893,718.50	Boca Raton, FL, 33433
2	Vittorium Design Corp	$997,867.75	Davie, FL, 33324
3	C&W Pipeline,Inc	$1,344,765.00	Opa Locka, FL, 33054
4	Basile USA LLC	$1,449,476.22	Fort Lauderdale, FL, 33312
5	Homestead Concrete & Drainage	$1,450,000.00	Homestead, FL, 33030
6	The Stout Group, LLC	$1,808,875.00	Hialeah Gardens, FL, 33018

Staff reviewed the proposals for compliance of the bid requirements, ensuring that the bids are responsive and responsible. The lowest proposal was then submitted to the County for review and compliance with the County's CBE program requirements. HEAVY CIVIL, INC was determined to be the lowest, responsive and responsible bidder that met the city as well as the County's CBE program requirements and offered the best overall value.

A $100,000.00 contingency is included in the total price for the purpose of funding unforeseen portions of the work that may arise during construction Performance of Work, if any, under this allowance account must be authorized in writing by the City.

Staff recommends that the City Commission award the contract to Heavy Civil, Inc for construction of the NW 36th Terrace Improvements project in the amount of $893,718.50 and any supplemental approval for additional funds requested from the Interlocal agreement with Broward County under the Transportation Surtax Program for this project.

Funding Source:

This project is funded by the Transportation Surtax Program. Funds in the amount of $863,663 are included in the FY2026 approved budget. On September 25th, 2025, staff made a formal request for additional funding to the Surtax Authority to secure an additional $30,055.50 to address the funding gap. This request is being reviewed by the County. If not approved, the city will fund the gap from the General Fund.

Fiscal Impact:
This project is funded by the Transportation Surtax Program. Funds in the amount of $863,663 are included in the FY2026 approved budget. On September 25th, 2025, staff made a formal request for additional funding to the Surtax Authority to secure an additional $30,055.50 to address the funding gap. This request is being reviewed by the County. If not approved, the city will fund the gap from the General Fund.
Sponsor Name/Department: Aazam Piprawala; Procurement Administrator - Ronald Desbrunes, P.E., Public Works Director
Meeting Date: 11/24/2025

ATTACHMENTS:

	Description	Type
	Bid Tabulation	Backup Material
	Heavy Civil Proposal	Backup Material
	Location Map & Rendering	Backup Material
	Broward County Concurrence Letter	Backup Material

Tabulation Sheet

Agency Name City of Lauderdale Lakes, FL

Bid Number ITB-ITB 25-6310-14B-0-2025/ap

Bid Name ITB 25-6310-14B -NW 36th Terrace and NW 29th Court Improvements

Bid Due Date 08/22/2025 10:00:00 Eastern

Bid Opening **Closed**

6 responses found.

✓ online, offline, ● not submitting, not received

	Company	Responded	Address	Bid Amount	Alt Bid Amount	Declared Attributes	Documents	Sent
Complete								
1 .	Basile USA LLC	08/22/2025 08:26:19 Eastern	3864 SW 30 Avenue, Fort Lauderdale, FL, 33312	$1449476.2200	0.0000	Small Business	Bid Package Submittal	✓
2 .	C&W Pipeline,Inc	08/22/2025 09:38:44 Eastern	13117 NW 42 AV, Opa Locka, FL, 33054	$1344765.0000	0.0000		Bid Package Submittal	✓
3 .	Heavy Civil Inc.	08/22/2025 09:03:37 Eastern	8230 210th St S , Suite 215, Boca Raton, FL, 33433	$893718.5000	0.0000		Bid Package Submittal	✓
4 .	Homestead Concrete & Drainage	08/22/2025 09:40:20 Eastern	221 SW 4th Ave, Homestead, FL, 33030	$1450000.0000	0.0000		Bid Package Submittal	✓
5 .	The Stout Group, LLC	08/22/2025 09:37:52 Eastern	10850 NW 138th Street, Bay #3, Hialeah Gardens, FL, 33018	$1808875.0000	0.0000		Bid Package Submittal	✓
6 .	Vittorium Design Corp	08/22/2025 09:44:25 Eastern	7900 Nova Drive, 208, Davie, FL, 33324	$997867.7500	0.0000		Bid Package Submittal	✓

BID COVER PAGE CHECKLIST

THIS SHOULD BE THE FIRST PAGE OF YOUR BID

Contractor/Firm Name	Heavy Civil Inc.
Contact Name:	Tiffany Kester
Contact Phone:	954-597-6443
Contact Email:	tiffany@heavycivilinc.com

Note that bid submittals will only be accepted electronically at www.demandstar.com.

1. Bid Form: Carefully read all Bid Documents, review the project scope and properly fill out the Bid Form. (Failure to properly complete and sign this document shall cause the Bid submittal to be rejected as non-responsive.)

2. Bidder's Qualification Statement: Complete and sign the Bidder's Qualification Statement. (Failure to properly complete and sign this document shall cause the Bid submittal to be rejected as non-responsive.)

3. Non-Collusion Affidavit: Sign the Non-Collusion Affidavit and have it properly notarized.

4. Trench Safety Act: Complete and sign the Trench Safety Act form (if applicable).

5. Warranties: Complete and sign the Warranties form.

6. E-Verify Form: Complete and sign the E-Verify form.

7. Debarment Certification: Complete and sign the Debarment Certification form.

8. Public Entity Crimes Certification: Complete and sign the Public Entity Crimes form.

9. Bid Bond: Include a five percent (5%) Bid Bond. Failure to provide a Bid guarantee will result in automatic rejection of your Bid. All required Bonds must be submitted on the CITY'S Bond forms, included in this document. (Failure to properly complete and sign this document shall cause the Bid submittal to be rejected as non-responsive.) **BID BOND MUST BE SUBMITTED IN HARD COPY; SEPARATE FROM THE SUBMITTAL.**

10. Proof of Insurance: Include proof of insurance containing a provision or endorsement that the coverage afforded will not be canceled, reduced in coverage, or renewal refused until at least 30 days' prior written notice has been given to the CITY and additional insured by certified mail. All such insurance required herein (except for worker's compensation and employer's liability) shall name the CITY and their officers, directors, agents, and employees as "additional insured".

11. License: Attach certificate of competency, state registration and any other applicable licenses.

12. Broward County Forms as indicated in the section, Municipal Surtax Project Requirements.

IF "NO BID" IS OFFERED, PLEASE PROVIDE THE FOLLOWING INFORMATION:

Please indicate reason(s) why a Bid Form is not being submitted at this time. Return this page to the Financial Services Department to avoid removal from the City of Lauderdale Lakes vendor listing.

BID FORM

NW 36th Terrace Improvements

Submitted By: Heavy Civil Inc. Date: Aug. 22, 2025

to furnish and deliver all materials and to do and perform all WORK as is required for the project scope.

In order to be considered for this project, **the BIDDER should** have successfully completed a minimum of three (3) projects of similar scope and complexity over the past five (5) years, in the State of Florida, and must be able to document the required experience.

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Contract with the CITY to perform and furnish all WORK as specified herein for the Contract Price and within the Contract Period indicated in this Bid.

2. This Bid will remain subject to acceptance for ninety (90) days after the day of Bid opening. BIDDER will sign and submit the necessary documents required by the CITY within fifteen (15) days after the date of CITY'S Notice of Tentative Award.

3. In submitting this Bid, BIDDER represents, as more fully set forth in the Contract, that

   a. BIDDER has examined the Bid Documents, including the following addenda:

Number	Date	Number	Date
1	8-12-25		
2	8-12-25		

   of all of which is hereby acknowledged;

   b. BIDDER has familiarized itself with the nature and extent of the Bid Documents, locality, and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the WORK.

   c. BIDDER has given the CITY written notice of all conflicts, errors or discrepancies that it has discovered in the Bid Documents and the written resolution thereof by the CITY is acceptable to BIDDER.

4. BIDDER proposes to furnish the WORK in conformity with the specifications and at the Bid Prices referenced below in the Schedule of Bid Prices. The Bid Prices quoted have been checked and certified to be correct. Said Bid Prices are fixed and firm and shall be paid to BIDDER for the successful completion of its obligation as specified in the Bid Documents.

5. It is the intent of the CITY to award this bid to the lowest responsible and responsive BIDDER. The CITY reserves the right to accept or reject any or all bids and to waive any informality concerning the bids when such rejection or waiver is deemed to be in the best interest of The CITY OF LAUDERDALE LAKES. The CITY reserves the right to award the bid on a split order basis, lump sum or individual item basis unless otherwise stated.

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, Fl., 33319

Department of Financial Services
Phone: (954) 535-2828
Fax: (954) 535-1892

ADDENDUM No. 1

ADDENDUM NO. 1
TITLE: NW 36TH Terrace Improvements

ITB NO.: ITB25-6310-14B
ITB CLOSING DATE: August 22nd, 2025 @ 10:00AM

DATE: August 12, 2025

NUMBER OF PAGES: 2

This Addendum to the contract documents is issued to provide additional information and clarification to the original solicitation requirements and is hereby declared a part of the original contract documents. In case of conflict, this Addendum shall govern. Bidders shall acknowledge receipt of this Addendum by signature of this form to be included with their intended Bid submission. Failure to sign and provide with bid submission shall deem your company as non-responsive.

Clarifications & Announcements:

Kindly see below, attendance for Non-Mandatory Pre-Bid Meeting:

Attendance (Non-Mandatory Pre-Bid Meeting) AS PER GOTO MEETING SUMMARY:

Representative	Company Name
Justina Hicklyn	The Valerin Group
Luine Santana	Vittorium Design
Eduardo	Weekely Asphalt
Hasani Williams	Jacaranda Air
Michael Vlam	Weekely Asphalt
Pacan Kollu	SMG Contractors

ALL ELSE REMAINS THE SAME

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, Fl., 33319

Department of Financial Services
Phone: (954) 535-2828
Fax: (954) 535-1892

ACKNOWLEDGED BY:

Heavy Civil Inc.
COMPANY NAME

SIGNATURE/DATE

Todd Kneisel
PRINTED NAME

CITY OF LAUDERDALE LAKES

Aazam Piprawala, CERT SCM
Procurement Administrator,
Financial Services

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, Fl., 33319

Department of Financial Services
Phone: (954) 535-2828
Fax: (954) 535-1892

ADDENDUM No. 2

ADDENDUM NO. 2
TITLE: NW 36TH Terrace Improvements

ITB NO.: ITB25-6310-14B
ITB CLOSING DATE: August 22nd, 2025 @ 10:00AM

DATE: August 12, 2025

NUMBER OF PAGES: 3

This Addendum to the contract documents is issued to provide additional information and clarification to the original solicitation requirements and is hereby declared a part of the original contract documents. In case of conflict, this Addendum shall govern. Bidders shall acknowledge receipt of this Addendum by signature of this form to be included with their intended Bid submission. Failure to sign and provide with bid submission shall deem your company as non-responsive.

Questions and Answers:

Q1:
What is the estimate for this project?

A1:
Not available at this time.

Q2:
Can the 30% goal for CBE be met with suppliers or does it only apply to Subcontractors?

A2:
The 30% goal applies to the work to be done. Therefore, it applies to subcontractors

Q3:
Can you please provide the elevation data for high and low points on street (asphalt) and sidewalks (concrete)

A3:
See sidewalk details

Q4:
Can you please provide the Geotechnical Report?

A4:
This information is not available

Q5:

What permit will be required for this project and will reimbursement (fees) be made with the contingency?

A5:
City of Lauderdale Lakes engineering permit. Permitting costs will be reimbursed through the contingency item

Q6:
Should the final lift of asphalt be virgin asphalt as required in Bid Package (Section 02741)

A6:
Asphalt installation shall be in accordance with the signed and sealed plans

Q7:
Please clarify what kind of asphalt will be used for two (2) lifts of asphalt on new parking areas. As per set of plans is calling both lifts as S-9.5 (SP 9.5). Section 02741 mentioned Type S-I and/or Type S-III. Same request for clarification for the Friction Course on milling areas

A7:
Asphalt installation shall be in accordance with the signed and sealed plans

Q8:
There are some areas that the milling will be just 3/4" Sheet of plans (C402.1 & C402.2). Will the overlay asphalt be 3/4" also or will it be 1 1/2" as detail on sheet of plans (C401.2) and Schedule of Bid Items

A8:
Asphalt overlay shall be the same thickness as milling to butt against and be flush with existing pavement.

Q9:
Does the City have any nearby places that could be use as staging area?

A9:
No

Q10:
There does not appear to be a Tree Disposition Schedule in the documents. One Tree Disposition plan has been duplicated (L.0002) so perhaps there is a missing page?

A10:
Attachment in Demand Star under 'Addendum 2, Q&A 10'

ALL ELSE REMAINS THE SAME

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, Fl., 33319

Department of Financial Services
Phone: (954) 535-2828
Fax: (954) 535-1892

ACKNOWLEDGED BY:

Heavy Civil Inc.
COMPANY NAME

SIGNATURE/DATE

Todd Kneisel
PRINTED NAME

CITY OF LAUDERDALE LAKES

Aazam Piprawala, CERT SCM
Procurement Administrator,
Financial Services

City of Lauderdale Lakes, Florida
Administration Division
Lauderdale Lakes, FL 33319
www.lauderdalelakes.org
purchasing@lauderdalelakes.org
954-535-2700

Solicitation: ITB 22-6310-14B	**ITB Issue Date:** July 25th, 2025 @ 11AM
Bid Description:	NW 36th Terrace Improvements
Strategic Goal Alignment:	Maintain and Improve Public Infrastructure
Pre-Bid Conference:	August 1st, 2025 @ 11AM
Bid Submittal Deadline:	August 22nd, 2025 @ 10AM

BID RESPONSES MUST BE RECEIVED NO LATER THAN THE DATE AND TIME SPECIFIED ABOVE. BIDS WILL BE ACCEPTED AND NAMES OF BIDDERS READ ALOUD AT THAT TIME. LATE BIDS WILL NOT BE CONSIDERED.

TO ALL PROSPECTIVE BIDDERS:

You are hereby invited to submit your bid for the requirements as specified herein.

The original bid and the required number of copies must be received in a sealed container that has your company name, address, ITB number, and description.

Bids must be delivered and time stamped prior to the public opening to:	City of Lauderdale Lakes Administration Division 4300 NW 36th Street Lauderdale Lakes, FL 33319

Legal Name of BIDDER:	Heavy Civil Inc.
Contact Person:	Tiffany Kester
Telephone Number:	954-597-6443
Email Address:	tiffany@heavycivilinc.com

FAXED OR EMAIL BIDS WILL NOT BE ACCEPTED.

SCHEDULE OF BID ITEMS

Heavy Civil Inc.

Item	Pay Item Description	Estimated Quantity	Unit	Unit Price	Value
100	Mobilization (Including Project Sign)	LS	1	74,000.00	$- 74,000.00
101	Maintenance of Traffic	LS	1	17,000.00	$- 17,000.00
102	Storm Water Pollution Prevention Plan (Erosion Plan)	LS	1	7,800.00	$- 7,800.00
103	Clearing and Grubbing	LS	1	18,300.00	$- 18,300.00
104	Demolition	LS	1	30,150.00	$- 30,150.00
105	Site Restoration	LS	1	4,960.00	$- 4,960.00
106	Stabilized Subgrade, 12" Thick	SY	1,400	9.00	$- 12,600.00
107	Limerock Base, 8" Thick	SY	1,400	27.75	$- 38,850.00
108	Milling Existing Asphalt	SY	5,200	2.00	$- 10,400.00
109	Asphaltic Concrete Friction Course SP9.5, 1.5" thick	SY	6,600	12.50	$- 82,500.00
110	Concrete Curb Type 'D' Curb	LF	620	24.00	$- 14,880.00
111	Concrete Type 'F' Curb and Gutter	LF	2,320	28.00	$- 64,960.00
112	Concrete Drop Curb	LF	900	30.00	$- 27,000.00
113	Concrete Header Curb	LF	400	38.00	$- 15,200.00
114	Concrete Sidewalk, 4" thick	SY	900	51.55	$- 46,395.00
115	Concrete Apron	SY	4	200.00	$- 800.00
116	ADA Detectable Warning Pad	SF	180	36.00	$- 6,480.00
117	Speed Tables	SF	1,100	11.00	$- 12,100.00
118	Concrete Pavers, Roadway	SY	150	200.00	$- 30,000.00
119	Concrete Pavers, Median/Sidewalk	SY	110	475.00	$- 52,250.00
120	Remove Existing Inlet Top, Frame, & Grate	EA	5	600.00	$- 3,000.00
121	Manhole Cover	EA	5	1,550.00	$- 7,750.00
122	Catch Basin	EA	2	6,324.50	$- 12,649.00
123	Curb Inlet	EA	1	6,447.00	$- 6,447.00
124	Valley Gutter Inlet	EA	4	7,075.00	$- 28,300.00
125	Thermoplastic, Standard, White, Solid 6"	LF	425	1.00	$- 425.00
126	Thermoplastic, Standard, White, Solid 12"	LF	200	2.00	$- 400.00
127	Thermoplastic, Standard, White, Solid 18"	LF	70	1.75	$- 122.50
128	Thermoplastic, Standard, White, Solid 24"	LF	90	3.00	$- 270.00
129	Thermoplastic, Standard, Yellow, Solid 6"	LF	2,600	.75	$- 1,950.00
130	Thermoplastic, Standard, Yellow, Solid 18"	LF	60	1.75	$- 105.00
131	Thermoplastic, Standard, White, Arrow	EA	8	125.00	$- 1,000.00
132	Yellow Reflective Paint	SF	100	5.50	$- 550.00
133	Reflective Pavement Markers	LS	1	3,000.00	$- 3,000.00
134	Single Post Sign, New	AS	6	1,000.00	$- 6,000.00
135	Single Post Sign, Relocate	AS	6	600.00	$- 3,600.00
136	Tree Removal	LS	1	26,000.00	$- 26,000.00
137	Dahoon Holly - 2" Cal.	EA	12	500.00	$- 6,000.00
138	Natchex Crape Myrtle - 2" Cal	EA	9	600.00	$- 5,400.00
139	Ligustrum Privet - Multi	EA	31	750.00	$- 23,250.00
140	Southern Live Oak - 3"	EA	16	465.00	$- 7,440.00
141	Solitaire Palm - 10' GW	EA	24	740.00	$- 17,760.00
142	Montgomery Palm - 8' GW	EA	11	485.00	$- 5,335.00
143	Floratam St. Augustine Grass	SF	23,600	.65	$- 15,340.00
144	Irrigation System	LS	1	45,000.00	$- 45,000.00
	Sub-Total				$793,118.50 ~~$0.00~~
49	Contingency*	1	LS	100000	$100,0000.00
	Total				~~$0.00~~ $893,118.50

*Contingency can only be used with pre-approval from City Management.

The following Bid Item Notes apply to the bid items:

1. Bid Item 100 is a lump sum pay item for all mobilization costs and includes the construction of one (1) project sign that shall be displayed at approaches to the project area. The intent is that the sign will be freestanding. The sign shall display on both sides the project name, City Logo, Broward MPO MAP logo, elected officials, and contact information. A detail of the sign is included in the plans. Shop drawings must be submitted for approval prior to ordering the project sign. Photos of the actual project sign must be submitted for approval prior to installation of the project signs.
Mobilization will be paid at the following rates:
a. 10% of contract completion - 25% of Mobilization.
b. 25% of contract completion - 50% of Mobilization.
c. 50% of contract completion - 100% of Mobilization.
2. Bid Item 101 is a lump sum pay item for a Maintenance of Traffic and includes all pedestrian access maintenance. All crosswalks and sidewalks shall remain open and free of obstructions. Temporary painting for roadways and crosswalks shall be maintained throughout the project. Costs shall include the use of flagmen.
3. Bid Item 102 to include a complete stormwater pollution prevention plan (SWPPP). Notice of Intent fees and compliance with any SWPPP reporting. Include furnishing, installation, maintenance, and removal of items Individual material cost to be included with other Bid Items.
4. Bid Item 104 includes the removal and disposal of all existing concrete sidewalk, concrete driveways, asphalt aprons, drainage structures, drainage pipe with exfiltration trench, and base material necessary to prepare the area for the proposed construction.
5. Bid Item 105 includes all costs associated with restoring the site to its original condition or better. Any site areas impacted by the contractor outside of proposed concrete or drainage work, such as asphalt overlay, pavement markings, etc., will be restored by the contractor at no additional cost to the City. The contractor shall include the costs associated with a preconstruction video and pictures to confirm existing conditions. Any damage not confirmed by preconstruction video or pictures will be repaired at no additional cost to the City.
6. Bid item 109 is to include final overlay to the extents shown on the plans or lift of asphalt (minimum 1.0") to final grade. Pavement overlay to provide smooth and continuous grading through the entire asphalt overlay process to avoid areas of standing water. This item includes final lift of asphalt over all trench restoration.
7. Bid Item 141 requires contractor to place sod that will match existing conditions of project site prior to construction.

All proposed items shall include costs for all materials, equipment, labor, supervision, permit fees, taxes, insurance, bonds, miscellaneous costs and Contractor's overhead and profit. Costs for materials and equipment shall be included where applicable. Note that change orders are not considered for costs related to any of the above. **A project sign is required and the cost may be included in the mobilization costs. Awarded Contractor must coordinate with Contract/Project Manager for project sign requirements.**

This is a unit price project and the proposed price must be in accordance with the attached set of plans and specifications for this project. The schedule of bid items does includes a contingency line item. However, this contingency should not be considered a guaranteed amount available to the Contractor. Use of the Contingency must be pre-approved by City Management.

CONTRACTOR shall furnish all labor, materials, and equipment and perform all the necessary WORK in the manner and form provided in the Contract Documents.

Total Project Cost Written: Eight Hundred Sixty-Six Thousand Two Hundred Eighty Dollars and Fifty Cents

Total Project Completion Time: 180 Calendar Days

Days

6. BIDDER accepts the provisions of the Contract as to liquidated damages in the event of failure to complete the WORK on time.

7. Communications concerning this Bid shall be as follows:

Contact Person _____

Business Address _____

CITY, State, Zip Code _____

Business Phone Number _____

Email Address _____

Cell Phone Number _____

8. Other pertinent information is as follows:

License Number_____(Please

Attach Copy) Federal Tax ID# _____

Federal Employment ID # _____

Submitted on this_____day of_____, 20 _.

a. (If an individual, partnership, or non-incorporated organization)

_____
(Signature)

_____
(Title)

b. (If a corporation)

(Affix Seal)

Signature of BIDDER _____

By Todd Kneisel

Attested by

Secretary _____

Incorporated under the laws of the State of Florida.

BID PRICES WITHOUT THE MANUAL SIGNATURE OF AN AUTHORIZED AGENT OF THE BIDDER SHALL BE REJECTED AS NON-RESPONSIVE, NON-CONFORMING AND

INELIGIBLE FOR AWARD.

CERTIFICATE

(For Partnership)

I HEREBY CERTIFY that a meeting of the partners of _____, a Partnership under the laws of the State of____ held on_____, 20____, the following resolution was duly passed and adopted:

"RESOLVED, that_____as_____of the Partnership, is hereby authorized to execute the Bid Form dated_____, 20_____, between the City of Lauderdale Lakes, Florida, and this Partnership, and that the execution thereof, attested by the_____of the Partnership be the official act and deed of this Partnership."

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this_____day of_____,20___.

_____
(Signature)

_____
(Title)

STATE OF FLORIDA

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me via □ physical presence OR □ online notarizations this___day of_____, 20____.

By _____

Personally known_____ OR produced identification_____

Type of identification produced:_____.

_____
Signature of Notary Public, State of Florida

_____
Notary seal (stamped in black ink)
OR
Printed, typed or stamped name of Notary and Commission Number

CERTIFICATE
(For Corporation)

I HEREBY CERTIFY that a meeting of the Board of Directors of Heavy Civil Inc., a corporation under the laws of the State of Florida held on Mar. 5, 2014, the following resolution was duly passed and adopted:

"RESOLVED, that Todd Kneisel, as President of the Corporation, is hereby authorized to execute the Bid Form dated Aug. 22, 2025, 20 _, between the City of Lauderdale Lakes, Florida, and this Corporation, and that the execution thereof, attested by the Secretary of the Corporation and with corporate seal affixed, shall be the official act and deed of this Corporation".

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this 22ND day of Aug, 2025.

Secretary

STATE OF FLORIDA
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me via □ physical presence OR □ online notarizations this 22ND day of Aug, 2025.

By Todd Kneisel

Personally known ✓ OR produced identification_____

Type of identification produced:_____

TIFFANY JO KESTER
Notary Public - State of Florida
Commission # HH 315854
My Comm. Expires Nov 29, 2026
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

Tiffany Kester

Notary seal (stamped in black ink)
OR
Printed, typed or stamped name of Notary and Commission Number

CITY OF LAUDERDALE LAKES
BIDDER'S QUALIFICATIONS STATEMENT

BIDDER'S GENERAL INFORMATION:

BIDDER shall furnish the following information. Failure to comply with this requirement will render Bid non-responsive and may cause its rejection. Additional sheets shall be attached as required.

1. BIDDER'S Name, Principal Address, Phone, Fax Number and Email:

Heavy Civil Inc.
8230 210th St S, Suite 215, Boca Raton, FL 33433
954-597-6443
tiffany@heavycivilinc.com

2. Number of years as a CONTRACTOR in this type of work: 10+ yrs.

3. Names and titles of all officers, partners or individuals doing business under trade name:
Todd Kneisel - President
Todd Kneisel - Secretary

4. The business is a: Sole Proprietorship O Partnership O Corporation ●

5. Name, address, and telephone number of surety company and agent who will provide the required bonds on this contract:
Alter Surety Group
5979 NW 151st Street, Suite 202, Miami Lakes, FL 33014
Russ Stampler - 954-817-0376

6. What is the last project of this nature that you have completed? Include the project value.
E4W61 - $1,143,139.00

7. Have you ever failed to complete work awarded to you. If so, when, where and why?
No

8. Have you personally inspected the proposed WORK and do you have a complete plan for its performance?
Yes

9. List CM's or GC's your company has worked for within the past three years. See attached List

CM/GC No. 1: General Asphalt 4850 NW 72ND Ave Miami, FL Contact Person: Daniel Sanchez Tel: 786-594-1639

CM/GC No. 2: Village of Palm Springs Contact Person: Felipe Lofaso Tel: 561-352-5631 Fax:

10. List three SIGNIFICANT PROJECTS completed within the past five years. See attached List

Project No. 1: Slip No. 1 Location: Port of Palm Beach Date Completed: 2025

Your $ contract Amount: 230,154.00

Contracting Agency/Owner: Port of Palm Beach Contact Person: Gary Dunmyer Tel: 561-383-4133 Fax:

Project No. 2: Greenbrier Location: Palm Springs Date Completed: 2025

Your $ contract Amount: 636,276.74

Contracting Agency/Owner: Village of Palm Springs Contact Person: Felipe Lofaso Tel: 561-352-5631 Fax:

Project No. 3: E4W61 Location: Lake Worth Date Completed: 2025

Your $ contract Amount: 1,143,139.00

Contracting Agency/Owner: General Asphalt Contact Person: Daniel Sanchez Tel: 786-594-1639 Fax:

FDOT

11. List the pertinent experience of the key individuals of your organization (continue on insert sheet, if necessary). See attached Resume's

Todd Kneisel - 30+ yrs. in the Construction

12. State the name and licensing of the individual who will have personal supervision of the WORK.

Todd Kneisel - General Contractor

13. Will you sublet any part of this WORK? If so, give details.

14. What equipment do you own that is available for the WORK? (Attach additional sheets as necessary) see attached list
Excavators, Skidsteer, Paver, Loaded, Small Tools

15. What equipment will you purchase for the proposed WORK?

TBD

16. What equipment will you rent for the proposed WORK?

TBD

8230 210th St S, Suite 215, Boca Raton, FL 33433

PH: 954-597-6443/Cell: 786-972-4874/ tiffany@heavycivilinc.com

Current Projects

E4X95 **Yamato Road, FL**

The project consists of Mobilization, Inlet Protection, Clearing & Grubbing, Removal of Existing Concrete, Type B Stabilization, Optional Base, Manhole Adjust, Mahole Adjust Utilities, Valve Boxes Adjust, Concrete Curb & Gutter Type F, Valley Gutter-Concrete, Concrete Sidewalk and Driveways 4" and 6", Detectable Warnings

Contract Amount $345,979.70 **Gustvo Perez 754-971-7320**

E4X25 **Lyons Road, FL**

The project consists of Mobilization, Sediment Barrier, Floating Turbidity Barrier, Inlet Protection, Clearing & Grubbing, Removal of Existing Concrete, Regular Excavation, Embankment, Inlets Curb Type p-6, Inlet DT BOT Type C, Inlet Closed Flume, Manhole Adjust, Modify Existing Drainage Structure, Pipe Culvert 18", Mitered End Section 18", Concrete Curb & Gutter Type F, Valley Gutter-Concrete, Shoulder Concrete Barrier 38" or 44", Concrete Sidewalk and Driveways 4" and 6", Concrete Ditch Pavement 4" Reinforced, Detectable Warnings

Contract Amount $484,771.08 **Daniel Sanchez 786-594-1639**

7th Street Sidewalk **West Palm Beach, FL**

The project consists of Mobilization, Clearing & Grubbing, Sod, Inlet Protection, Concrete Sidewalk and Driveways 4", Concrete Sidewalk and Driveways 6", Removal of Existing Concrete, Underground Water Service Repair, Irrigation System Repair

Contract Amount $860,718.29 **Cristine Perdomo 561-632-2148**

La Mancha **Royal Palm Beach, FL**

The project consists of Mobilization, Inlet Protection, Inlets Adjust, Manhole Adjust, Valve Boxes Adjust, Desilting Pipe 0-24", Dewatering for Pipe Installation, Underdrain, Type 1, Utility Fittings Install

Contract Amount $2,217,885.35 **Matt Donnell 561-588-6681**

Citywide Curb & Gutter, DAD Ramps, and Miscellaneous Sidewalk Replacement **Port St. Lucie**

The project consists of Remove and Replace Curbing, Remove and Replace Concrete Sidewalk 4" thick, Remove and Replace Sidewalk 6" thick, Curb Ramps, Detectable Warnings, Sod, Embankment, Gravity Walls, Pipe Guiderail, Stamped Concrete, Swale Liner, Remove and Replace Trees, MOT, Brick Pavers, Superpave Asphaltic Concrete SP9.5, Bench, New Signs, Relocation of Signs, Striping

Annual Contract

NW 88th Street Sidewalk Improvements **Coral Springs, FL**

The project consists of Asphalt Sidewalk 8' Wide, Concrete Sidewalk 4" thick, Site Restoration, MOT

Contract Amount $76,698.38 **Leonardo Bermudez 954-344-1097**

Indian River Shooting Range **Sebastian, FL**

The project consists of Reclaimed Asphalt Pavement Base Course, Asphaltic Concrete Friction Course, Sod, Signage, Pavement Markings, Asphaltic Concrete Friction Course

Contract Amount $469,387.65 **Douglas Ferrante 772-226-1931**

Road Resurfacing **Royal Palm Beach, FL**

The project consists of Concrete Curb Flume, Concrete Curb & Gutter Type F, Concrete Curb & Gutter Miami Curb, Concrete Curb Type D, Concrete Sidewalk 6" Thick, Detectable Warning on New Walking Surface

Contract Amount $743,422.20 **Matt Donnell 561-718-4460**

8230 210th St S, Suite 215, Boca Raton, FL 33433

PH: 954-597-6443/Cell: 786-972-4874/ tiffany@heavycivilinc.com

Completed Projects

SW Airoso Blvd. Median Improvements **Port St. Lucie, FL**

The project consists of Mobilization, MOT, Sediment Barrier, Inlet Protection, Litter Removal, Mowing, Removal of Existing Concrete, Clearing & Grubbing, Regular Excavation, Type B Stabilization, Optional Base, Superpave Asphalt, Milling, Asphalt Concrete, Concrete Curb & Gutter Type E, Concrete Curb & Gutter type F, Traffic Separator Concrete Type I 4', Concrete Sidewalk and Driveways 6", Sod, Inlet Curb Type p-5, Pipe Culvert 15", Stamped Concrete, Striping

Contract Amount $368,133.41 **David Epperson 772-418-6886**

E4X51 **Boca Raton, FL**

The project consists of Mobilization, Commercial Material for Temporary Driveway, Inlet Protection, Clearing & Grubbing, Removal of Existing Concrete, Type B Stabilization, Manhole Adjust, Manhole Adjust Utilities, Valve Boxes Adjust, Concrete Curb & Gutter Type F, Concrete Sidewalk and Driveways 4" and 6", Detectable Warnings

Contract Amount $286,950.55 **Gustvo Perez 754-971-7320**

T4665 **Sample Road, FL**

The project consists of Removal of Existing Concrete, Type B Stabilization, Base Group, Superpave Asphaltic Concrete, Inlets, Manholes, Type F Curb & Gutter, Concrete Traffic Separator, 4" Concrete Sidewalk, 6" Concrete Sidewalk, Detectable Warnings.

Contract Amount $821,535.52 **Jorge Urguiaga 786-614-1342**

A1A from Indiantown to Approx. 650' North Drainage Improvements **Palm Beach, FL**

The project consists of Clearing & Grubbing, Excavation, Milling, Asphalt Concrete, Inlets Ditch Bottom, Manholes, Modify Existing Drainage Structure, 18" Pipe Culvert, French Drains, Concrete Curb & Gutter Type F, Concrete Flume, Sod

Contract Amount $345,122.50 **Zachary King 561-684-4181**

Pioneer Grove (LAC) Drainage Improvements **Deerfield Beach, FL**

The project consists of Clearing & Grubbing, Erosion & Sediment Control, Asphalt and Concrete Removal, Earthwork, Limerock Base, Subgrade, Asphalt SP 9.5/SP12.5, Asphalt Mill & Resurface, Curbing, Concrete 4" Thick, Sod, Restoration, Stom Sewer, Type C/D Inlet, Type J Inlet, 24" Concrete End wall, 36" End wall, Structure, 36" Pipe, 24" Pipe, 18" Pipe, Exfiltration Trench, Pavement Marking and Signage

Contract Amount $1,055,540.38 **Patricia Desir 954-928-5237**

CDBG Sidewalk Improvements **Deerfield Beach, FL**

The project consists of MOT, Excavation, Concrete Sidewalk 4" Thick, Concrete Sidewalk 6" Thick, and Detectable Warnings

Contract Amount $683,368.50 **Josef Farbiarz 954-544-0509**

Slip No. 1 **Port of Palm Beach, FL**

The project consists of Site Dewatering, Excavation, Trucking, and Hauling, Concrete Box Culvert Replacement, Box Culvert connecting to existing box and manhole, Compacted, Asphalt Pavement, and Pavement Markings.

Contract Amount $230,154.00 **Julian Cover 561-471-4029 Ext. 261**

Greenbrier **Plam Springs, FL**

The project consists of Stormwater, Paving Concrete, Landscaping, Irrigation and Signage with Striping at the intersection, Type F Curb, Type B Curb, 15" RCP Pipe, 18" RCP Pipe, Catch Basin, Removal of Trees

Contract Amount $636,276.74 **Felipe Lofaso 561-352-5631**

T4679 **Broward County, FL**

The project consists of Clearing & Grubbing, Selective Clearing & Grubbing, Removal of Existing Concrete, Tree Protection, Excavation, Subsoil Excavation, Embankment, Type B Stabilization, Optional Base Group 01, Concrete Gravity Wall, Inlets, Flume, Concrete Curb & Gutter Type F, Concrete Curb Type D, Concrete Traffic Separator, Concrete Sidewalks and Driveways 4" and 6", Concrete Ditch Pavement 4" Reinformed, Detectable Warnings

Contract Amount $453,058.83 **Erick Rojo 305-494-3249**

E4W89 **Hallandale, FL**

The project consists of Removal of existing Concrete, Clearing & Grubbing, Regular Excavation, Type B Stabilization, Base Group, Manhole, Valve Boxes, Type E Curb & Gutter, Type F Curb & Gutter, Type D Curb, 4" Concrete Sidewalk, 6" Concrete Sidewalk, Detectable Warnings

Contract Amount $236,318.04 **Gustavo Perez 754-971-7320**

E4W61 **Lake Avenue, FL**

The project consists of Removal of Existing Concrete, Inlet Curb Type P-5, Inlet Curb Type P-6, Inlet DT BOT Type C, Inlet Ditch Bottom, Pipe Culvert 15", Pipe Culvert 18", Trench Drain, Concrete Curb and Gutter Type F, Concrete Curb Type D, Concrete Sidewalk and Driveways 4" Thick, Concrete Sidewalk and Driveways 6" Thick

Contract Amount $1,143,139.00 **Daniel Sanchez 786-594-1639**

Bulldog/Apollo Sidewalk Phase II Improvements **Melbourne, FL**

The project consists of installation of a mid-block crosswalk on Bulldog Boulevard in front of Melbourne High School including ADA-compliant curb ramps, Type 'F' curb and gutter, 6-footconcrete sidewalks, sidewalk removal, stormwater pipe installation, inlet construction, coring the side of an existing drainage structure, milling and resurfacing, overbuild, an RRFB installation (solar powered), signage, striping and pavement markings and minor utility relocations.

Contract Amount $675,075.65 **Tami Gillen 321-288-2832**

Wellington Trace/Greenview Shores Blvd. Eastbound Right Turn Lane **Wellington, FL**

The project consists of Erosion Control, Concrete Driveway, Concrete Sidewalk, Concrete Curb, Mill Asphalt, Convert existing Catch Basin, Concrete Type F Curb, Concrete Valley Gutter, Detectable Warnings, Embankment, Excavation, Sod, Concrete Ramp, Subgrade, Pavement Markings

Contract Amount $231,943.89 **Kyle Burg 561-753-2419**

T4618 **Lake Worth, FL**

The project consists of Removal of Concrete, Optional Base Group 10, Concrete Curb and Gutter Type E, Concrete Curb and Gutter Type F, Concrete Sidewalk and Driveways 4" Thick, Concrete Sidewalks and Driveways 6" Thick, Bus Boarding Pad

Contact Amount $136,066.35 **Daniel Sanchez 786-594-1639**

E4W40 **Palm Beach Co.**

The project consists of construction of Milling & Resurfacing, Curb and gutter, Curb Ramps, Pedestrian Signal Heads and Pedestals, Pedestrian Detectors, Signing and Pavement Markings and Utility Adjustments

Contract Amount $1,223,473.14 **Michael Miller 954-815-2151**

Cypress Drive Drainage **Jupiter, FL**

The project consists of 15" RCP Pipe, 24" RCP Pipe, Type C Ditch Bottom Inlet, 4' Type J Inlet with top slab, Storm Manhole with top slab tied into existing 42" HDPE Drainage line, repairing of parking lot Asphalt Trench, Roadway Asphalt Trench, Remove & Dispose of Type D Curb, Type F Curb & Valley Gutter, restore existing Asphalt, Asphalt Overlay, Mill & Resurface.

Contract Amount $278,520.00 **Steven Montemayor 561-741-2710**

T4626-Weekley Asphalt **Wilton Manors, FL**

The project consists of construction of Curb Inlet, DT BOT Type C Inlet, Gutter, Type V Inlet, Manholes, Manhole Adjustments, Valve Boxes, Pipe Culvert, Utility Adjustment, Fire Hydrant

Contract Amount $630,931.00 **Robert Brinkman 954-444-1040**

Sailfish Sands Golf Course **Stuart, FL**

The project consists of construction Asphalt Removal, Fence, Concrete Removal, Asphalt & Base, Subgrade, Superpave SP9.5 Asphalt, 18" HDPE

Bid Amount $386,158.21 **Jessica Ballash 772-463-2809**

SE Mango Drainage Improvement **Stuart, FL**

The project consists of Erosion Control, Vegetation Removal, Installation of a Nutrient Separating Generation 2 Baffle Box with Ancillary Concrete Drainage Structures & Piping, Placement of Rip-Rap, Asphalt Roadway Restoration

Bid Amount $367,287.20 **Marco Rogolino 772-418-4485**

T4631-Weekley Asphalt **Pompano Beach, FL**

The project consists of construction of Removal of Concrete, Excavation, Plain Cement Concrete Pavement, Curb & Gutter, Valley Gutter, Traffic Spector, 4" Sidewalks and Driveways, 6" Sidewalk and Driveways, Detectable Warnings

Bid Amount $529,844.00 **Lynne Holden 954-325-8582**

Avenue B Reconstruction **Fort Pierce, FL**

The project consists of construction Avenue B Roadway Improvements from 13th Street to 8th Street. The work consists of Sidewalks, Curb & Gutter, Drainage, and Upgrade Signing and Striping.

Bid Amount $1,112,846.96 **Selena Griffett 772-467-3780**

Bell Avenue **St. Lucie Co., FL**

The project consists of construction of Pipe Culvert 15" & 18", Mitered End Section, Type "F" Curb, 6" Concrete Sidewalk, 6" Concrete Driveway, Performance Turf Sod, Signs, Striping, Earthwork, Utility Fixture.

Bid Amount $251,645.79 **Pete DePasquale 772-200-8492**

162nd Drive North Turn Lane **Loxahatchee, FL**

The project consists of construction of 162nd Drive North Turn Lanes, Removal of Asphalt, Removal headwalls, Catch Basin, RCP Pipe, Elliptical RCP Pipe, Coquina Base, Asphalt New Pavement, Mill, Overlay, Pavement Markings, Sodding

Bid Amount $487,196.00 **Gary Jones 772-692-4344**

Comprehensive Street **Coconut Creek, FL**

The project consists of construction of Swale Grading, Asphalt Roadway, Regrade, Concrete Sidewalk, Curb, Mill & Resurface, Root Barrier, Inlet Adjustment, Manhole, and Handrail

Bid Amount $1,568,677.50 Final 4/2023 **Robert Brinkman 954-444-1040**

T4623-FDOT **Palm Beach, FL**

The project consists of construction Widening (Mis-Block Raised Islands, Speed Tables, Raised Median Approach), Milling & Resurfacing, Concrete Sidewalks, Concrete Driveways, Curb & Gutter, Pavers, Asphalt Sidewalk, Asphalt Driveway, Signing, Pavement Markings, Monitor Existing Structures, Irrigation Sleeves, and Utility Adjustments.

Bid Amount $928,650.83 Final 5/2023 **Michael Miller 954-815-2151**

Gramling Park **Melbourne, FL**

The project consists of construction of 236 LF of Replacement 48" diameter Reinforced Concrete Piping (RCP), Concrete End wall, Jacketed connection to existing RCP Piping, Concrete Pavement Restoration and Fence Restoration.

Bid Amount $334,228.05 Final 10/2022 **Josh Frary 321-290-6093**

Bowman Street Sidewalk Improvements **Greenacres, FL**

The project consists of construction of Sidewalks, Curbing, Drainage Structures, Drainage Pipe, Sod Placement, Establishment, Asphalt Paving, Pavement Markings, Signage.

Bid Amount $ 120,091.00 Final 7/2022 **Leonard Zach 561-762-6426**

Harbour Point **Palm City, FL**

The project consists of Roadway Repairs, Milling, Routing, Crack Sealant, Asphalt, Valley Gutter, Root Barrier Removal & Placement, Sod, Pavement Markings.

Bid Amount $335,038.25 Final 8/2022 **Gary Jones 772-692-4344**

St. Lucie Blvd. **Stuart, FL**

The project consists of Milling & Resurfacing, Widening, Traffic Control Measures, Pavement Markings/Striping, Drainage Improvements.

Bid Amount $600,004.75 Final 9/2022 **Gary Jones 772-692-4344**

Curtis Street **City of Port St. Lucie**

The project consists of construction of .53 miles of 6 foot wide Concrete Sidewalks, Earthwork, Clearing & Grubbing, Drainage Modifications, Swale Relocation, Driveway Culvert replacements, Replacement of Driveways, Utility Relocations.

Bid Amount $ 353,594.05 Final 6/2022 **Colton Griffin 772-529-0788**

Hood Road Sidewalk **Palm Beach Co.**

The project consists of 3,500+ linear feet of 8-foot wise Asphalt Sidewalk along the North Side of Hood Road from the East Side of Briar Lake Drive to West of the Florida Turnpike. The work includes Striping & a Channelized Right Turn Lane at the entrance of the newly developed Trevi Isles Community, just West of the Florida Turnpike

Bid Amount $ 358,000 Final 3/2022 **Zackary King 561-684-4178**

Sandia Drive Drainage & Sidewalk **City of Port St. Lucie**

Project consists of new Storm Drainage and associated Inlets and Manholes along with filling the existing swale And placing approximately 6000 LF of new 6' wide by 4" Sidewalk and 2000 SY of new 6" Concrete Driveways.

Bid Amount $ 415,000.00 Final 2/2022 **Gary Jones 772-692-4344**

Zone 4 **Stuart, FL**

Project consists of Pavement Removal, Roadway Milling, Type SP 12.5 Asphaltic Concrete, Speed Tables, Type 1 Point Repair, Type 2 Point Repair and Striping

Bid Amount $151,127.25 Final 1/2022 **Marco Rogolino 772-418-4485**

Old Palm City Neighborhood Restoration **Palm City, FL**

The project consists of 7000 LF of RCP 40 EA. Drainage Structures Along with 3000 SY of 4" & 6" Concrete drives. Also Curb Ty F and various areas of pipe trench repair and asphalt overlay.

Bid Amount $1,165,556.55 Final 11/2021 **Gary Jones 772-692-4344**

HEAVY CIVIL

8230 210th St S, Suite 215, Boca Raton, FL 33433
PH: 954-597-6443/Cell: 786-972-4874/ tiffany@heavycivilinc.com

Job References

Port of Palm Beach 1 E 11th Street Riveria Beach, FL 33404	Gary Dunmyer GDunmyer@portofpalmbeach.com	561-383-4133/561-312-8087	Slip No. 1
Engineering Consultants 4401 Beacon Circle West Palm Beach, FL 33407	Julian Cover jcover@ecfconsultants.com	561-471-4029 Ext. 261	Slip No. 1
Village of Palm Springs 226 Cypress Lane Palm Springs, FL 33461	Felipe Lofaso flofaso@vpsfl.com	561-352-5631	Greenbrier Drive
Village of Wellington 12300 Forest Hill Blvd. Wellington, FL 33414	Kyle Burg kburg@wellingtonfl.gov	561-753-2419	Wellington Trace
General Asphalt 4850 NW 72nd Avenue	Daniel Sanchez danielestimate@generalasphalt.com	786-594-1639	T4618/E4W61

Miami, FL

Palm Beach County 2300 N Jog Road West Palm Beach, FL	Zachary King zking@pbc.gov	561-684-4181	A1A
City of Deerfield Beach 650 SW 3rd Avenue Deerfield Beach, FL	Patricia Desir pdesir@deerfield-beach.com	954-928-5237	Pioneer Grove
Martin County Board of County Commissioners 2401 SE Monterey Road Stuart, FL 34996	Jessica Ballash-PM Jballash@martin.fl.us	772-463-2809	Sailfish Sands
City of Fort Pierce 100 North US 1 Fort Pierce, FL	Selena Griffett-PM sgriffett@cityoffortpierce.com	772-519-1081	Avenue B
Weekley Asphalt Paving, Inc. 20701 Stirling Road Pembroke Pines, FL 33332	Lynne Holden lynne@weekleyasp.com	954-680-8005	Comprehensive Street
FDOT District 4 7300 Forest Hill Blvd. West Palm Beach, FL	Michael Miller-Senior Engineer Michael.Miller2@dot.state.fl.us	954-815-2151	T4623
Consor 10625 North Military Trail, Ste 207 Palm Beach Garden, FL	Chrishana Persand-Inspector cpersaud@consoreng.com	561-376-5601	T4623

Craven Thompson & Associates 4723 Atlantic Avenue Ste A12 Delray Beach, FL 33445	Leonard Zach-PM zgamble@craventhompson.com	561-762-6426	Bowman Street
City of Melbourne 900 E. Strawbridge Avenue Melbourne, FL 32901	Tami Gillen Tami.Gillen@mlbfl.org	321-288-2832	Apollo
City of Stuart 121 SW Flagler Avenue Stuart, FL34994	Marc Rogolino-Engineer mrogolino@ci.stuart.fl.us	772-418-4485	Zone 4
Consor- 10625 North Military Trail, Ste 207, Palm Beach Garden FL	Colton Griffin-Engineer cgiffin@consoreng.com	772-529-0788	Curtis Street
Captec- 301 NW Flagler Avenue Stuart, FL	Gary Jones-Engineer gjones@gocaptec.com	772-692-4344	Old Palm City
AEngineering 219 N. Newnan Street Jacksonville, FL	Ricardo Baraybar-PM RBaraybar@aeeningeeringinc.com	813-235-3056	NE 26th Street
Florida Department of Transportation 555 Camp Road	Richard Nasrawy-PM Richard.Nasrawy@dot.state.fl.us	321-634-6020	T5673

Cocoa, FL

Florida Department of Transportation 4722 Kenilworth Road Sebring, FL	Susan Hindman-PM Susan.Hindman@dot.state.fl.us	863-273-1680	E1S63

Resume

Todd Kneisel

8230 210th St S, Suite 215

Boca Raton, FL 33433

Holloway Construction- Heavy Highway Contractor Wixom, MI

1990 – 1993 Heavy Equipment Operator... Loader. Dozer. Crane. Backhoe

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Kneisel Construction - Heavy Highway Contractor Wixom Mi

1993-2004 **President...**

Handled day to day operations of Heavy Civil work including Earthwork, Drainage,

Underground Utilities, Paving and Bridge Work. Project Size $ 30M Plus

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Eastport Construction – Heavy Civil Contractor Manhattan NY

2004-2013 **Foreman-Sitework**

Managed day to day operations on various projects.

Heavy Civil Inc -Heavy Highway Construction Miami Beach Fl

2013- Present. **President and CEO**

Managing office and field staff doing Heavy construction in S Florida. Heavy Civil is a

Dade Co Certified SBE and Licensed in Dade Co. Took a start up in 4 years to a $1M a year business. Todd is hands on doing Water, Sewer, Storm Earthwork and Paving .

Tony Esposito

Experienced Drainage& Roadway Superintendent

Port Saint Lucie, FL
haetrx@yahoo.com

Work Experience

Project Superintendent
Heavy Civil Inc- Pompano Beach, Fl
December 2018- Current

Managing various types of work including Drainage, Asphalt and Concrete. Working for FDOT, Cities & Counties.... Supervised projects from $ 350,000.00 - $ 1,200,000.00 with subcontractors and 15 direct reports

Asphalt Foreman
Lynch paving - Okeechobee, FL
June 2018 to Dec 2018

Still a sister company to Lawrence lynch corp. just relocated

Asphalt & Drainage Foreman
Lawrence lynch corp - Falmouth, MA August 2014 to June 2018

Very experienced in all utility and asphalt work. Including Drainage, Concrete, and asphalt paving. Managed a versatile crew that self-performed all the above types of work.

Heavy Equipment Operator
Rudy v Pompeo inc - Weymouth, MA
May 2001 to August 2014

Education

High school or equivalent
Hanover high school - Hanover, MA
September 1997 to June 2000

Skills

- Operator for various equipment
- MOT Certified
- Laser and Survey Proficient
- Time Management
- HCSS Heavy Job

JOHN M. AYLOR

PALM CITY, FL

(772) 828-7788

AYLOR63@GMAIL.COM

LAND SURVEY, UTILITIES SUPERINTENDENT

As an innate leader and creative, I enjoy using my positive attitude and innovative construction management practices to create processes and manage businesses to help them grow. With a focus on diversity & inclusion, I am always striving for complementary and collaborative relationships; while keeping financial goals and controls in mind. I pride myself on anticipating needs, building great relationships, and quickly integrating into businesses to create growth and change. My vast experience in various fields of management, operations, and construction gives me the edge on resourcefulness and seeing the big picture and the steps needed to get there.

PROFESSIONAL EXPERIENCE

SUPERINTENDENT- UNDERGROUND UTILITIES/ROAD FINISHING
HEAVY CIVIL, WEST PALM BEACH, FL | JAN 2022-PRESENT
Budget time requirements to complete each phase of construction to meet completion deadlines, averaging a production percentage of 100%. Supervise and monitor work of subcontractors and all company employees to ensure accuracy and completion of work. Review and analyze site plans and blueprints in order to monitor and ensure compliance with plan specifications. Control production costs through review and approval of time sheets, production and service invoices, delivery, and inspection sheets. Monitor and track costs to avoid overruns.

FOREMAN- UNDERGROUND UTILITIES/ROAD FINISHING
HEAVY CIVIL, WEST PALM BEACH, FL | JULY 2020-JAN 2022
Responsible for management of all on-site activities, coordinating utility workers, laborers, and maintaining safety standards. Review job specifications, blue prints, and data to manage underground utility and drainage projects. Select, hire and supervise subcontractors as needed. Inspect finished work, arrange alterations and repair to ensure conformance with project objectives and safety regulations. Create and adhere to site-specific health and safety plans, coordinated safety meetings and tracked field personnel compliance to health and safety plan.

FOREMAN- UNDERGROUND UTILITIES/ROAD GRADING
LOREN JOCK TRUCKING, WEST PALM BEACH, FL | MAY 2011-JULY 2020
Lead a crew of 30+ utility workers, laborers, and project managers in completing all aspects of underground utilities projects, from estimation to close-out. Provided leadership and consistently delivered all projects on schedule and within the established financial and operational constraints. Managed all conditions of multiple projects, including material procurement, financial analysis, cost estimation and management, crew assembly, and change order negotiations. Worked with a variety of documentation on all projects, including submittals, testing, training, implementation, as-built documents, change orders, purchase orders, and material and service contracts, ensuring high-quality outcomes on all job sites. Plan, schedule, adjust and maintain timelines in a fast-paced, high-pressure construction/installation environment while maximizing resources and optimizing the budget. Consistently maintain respectful, friendly, and professional communication with all crew members and customers.

HEAVY EQUIPMENT OPERATOR- DRAINAGE/UNDERGROUND UTILITIES
GRANGER CONSTRUCTION, WEST PALM BEACH, FL | JAN 2010-MAY 2011
Operate front-end loaders, bulldozers, skid loaders, dump trucks, compactors, tractor-trailers, and a variety of heavy equipment associated with the installation and finishing of underground utilities and road grading operations as required. Direct the placement of daily waste and the location of the work area, while consolidating as much space as needed. Responsible for safe and proper operation of all assigned equipment, including monitoring of machine maintenance.

HEAVY EQUIPMENT OPERATOR- DRAINAGE/UNDERGROUND UTILITIES
EDDIE HUGGINS LAND GRADING, WEST PALM BEACH, FL | JAN 2001-JAN 2010
Operated gasoline and diesel equipment such as sweepers, graders, flushers, loaders, bulldozers, and backhoes in a safe and efficient manner. Performed routine checks on vehicles and equipment prior to use. Performed routine equipment maintenance as assigned. Performed emergency repairs on vehicles and equipment, if necessary. Other tasks included: Plowing, blowing, and hauling snow from roadways; sanding and salting slippery roadways; constructing, grading, and patching roadways; wetting, sweeping, and cleaning roadways; flushing and cleaning manholes, catch basins, and storm sewer pipelines.

HEAVY EQUIPMENT OPERATOR- LAND DEVELOPMENT/SURVEY
MESSIER LAND DEVELOPING AND SURVEY, ROYAL PALM BEACH, FL | JAN 1999-JAN 2001
Responsible for setting up and operating precision equipment for accurate readings for mapping property lines and right-of-ways. Planned and conducted ground surveys designed to establish baselines, elevations. Utilized GPS equipment for locating and mapping wetlands, buildings and other civil structures. Operated ArcGIS software for a federal NPDES study to map and analyze pollution discharge. Surveyed and analyzed terrain to determine optimum equipment placement and use. Operated and maintained equipment worth $1.2M

HEAVY EQUIPMENT OPERATOR-LAND SURVEY/GOLF COURSE CONSTRUCTION
LUDLUM CONSTRUCTION, PALM CITY, FL | JAN 1994-JAN 1999
Managed all scheduling, training, staffing, and day-to-day operations for a combined team of over 30+ crew members. Supervised the construction of golf course grounds, fairways, tees and greens, irrigation, and water systems. Plan and conduct field surveys to locate new sites and analyze details of project sites.

EDUCATION, CERTIFICATIONS

Florida MOT Certification
Confined Spaces Certification
First Aid/AED/CPR Certification

Equipment List

Equipment at Book Value

List each major item of equipment owned by the Applicant that is utilized in performing the requested classes of work with its book or salvage value, make, model, and description shown The same equipment may be used to qualify no more than two affiliated applicants

ITEM NO.	SERIAL #	DESCRIPTION AND CAPACITY OF ITEMS (Do not lump items except small hand tools and items of the same type and size)	YEAR MFGD
EX-3	VCEC140EC00314516	Volvo EC140EL Tracked Excavator #3 with EC140 Bucket	2020
EX-4	CEAAV-004016	Develon Crawler Excavator #4	2023
EX-5	RMX00994	CAT 328 LCR Exavator #5	2014
ME-2	49033	Kubota KX080-4SR3 Excavator #2	2020
ME-3	DHKCEAAVSN6004016	Develon DX85R-3 Crawler Excavator #1	2023
ME-4	DHKCEADBLR6001864	Develon DX85R-7 Crawler Excavator #2	2024
ME-5	1FF085PALRJ001603	John Deere 85 P-Tier Excavator	2024
SS-1	FTL22855	Caterpillar 259D Skidsteer #1	2019
SS-2	1T0332GKHJF326779	John Deere 332G Skid Steer #2	2018
SS-3	OJX902194	CAT 289D3 Skid Steer #3	2019
L-1	CAT0928HLCXK00567	CAT 928HZ Wheel Loader	2009
L-1	JKM00669	CAT 938H Wheel Loader Open Rops QC, Bucket Forks & Tree Boom	2009
AP-1	1W90P265KJ0001070	Weiler P265 Asphalt Paver	2019
PW-01	1231006780	Dewalt Gas Pressure Washer	2023
P-102	1FT7X2A64KEE31651	Ford F-250 #2	2019
P-104	1FTEX1CP6KKD68657	Ford F-150 #4	2019
P-107	3C7WRTCL2HG508889	Ram 3500 #7	2017
P-109	3GCPABEK5PG182379	Chevy Sliverdo #8	2023
P-110	1FD0W5HT2LEC43659	Ford F550 DRW #10	2020
P-111	1GC4WLE75RF359569	Chevy Sliverdo 2500HD #11	2024
P-113	1GC4ALE70SF137185	Chevy Silverado 2500HD #13	2025
P-114	1HTKJPVK6HR062643	Chevy Silverado 4WD #14	2024
P-115	1HTKJPVK4RH062771	Chevy Silverdo MD #15	2024
P-116	1GB4KSEY6SF123263	Chevy Silverado 3500HD #16	2025
P-117	2GC4KME71S1195591	Chevy Silverado 2500 4WD #17	2025
DT-100	1NKDXBTX56J132156	Kenworth T800 Drump Truck	2006
T-1	4MNDB2020M1001719	Bebu TL	2021
T-2	7H2BE1627KD009433	RSCG TL 2260 (Red Trailer)	2019
T-3	5SPTD3533LW2K2631	Ramp PTDT Trailer	2020

17. Principal Materials Manufacturer and SUB-CONTRACTORS. The BIDDER who proposes to perform WORK per the project scope is submitting this Bid Form. The Schedule of Bid Prices shown on the preceding pages(s) has been calculated and tabulated using basic material prices. The following is a list of material manufacturers and SUB-CONTRACTORS whose materials and services said BIDDER proposes to furnish and utilize if awarded a CONTRACT for the WORK specified herein. It is understood that the following list is not complete, but includes the names of manufacturers of the principal components and SUB- CONTRACTORS supplying principal services to said project. It is also understood that if awarded a Contract, the BIDDER will furnish the materials of the manufacturers and utilize the services of the SUB-CONTRACTORS stated herein and that if for any reason whatsoever BIDDER wishes to substitute materials or SUB-CONTRACTORS BIDDER shall request permission in writing from the CITY stating fully the reason for making such a request prior to ordering same.

All manufacturers or their authorized vendors have been made aware of all the appropriate portions of the Bid Documents and agree that their materials will meet all of the requirements stated therein and deliveries will be scheduled so as not to impede the progress of the WORK.

Materials:

Item	Manufacturer
Structures	Concrete Products of the Palm Beaches
Asphalt	Weekley Asphalt

SUB-CONTRACTORS:

Name	License#	Duties	Contract Amount $	% of Contract
Road Runner		Striping	10,000.00	
Atlas Surveying		Surveying	24,000.00	
South Florida Milling		Milling	10,000.00	

The BIDDER acknowledges and understands that the information contained in response to this Qualification's Statement shall be relied upon by CITY in awarding the contract and such information is warranted by BIDDER to be true. The discovery of any omission or misstatement that materially affects the BIDDER'S qualifications to perform under the contract shall cause the CITY to reject the Bid, and if after the award, to cancel and terminate the award and/or contract.

The BIDDER also acknowledges that all information listed above may be checked by the CITY and authorizes all entities or persons listed above to answer any and all questions. BIDDER hereby indemnifies the CITY and persons or entities listed above and hold them harmless from any claim arising from such authorization or the exercise thereof, including the dissemination of information requested above.

BIDDER'S Signature

Todd Kneisel

(Print or Type Name)

August 22, 2025

Date

CITY OF LAUDERDALE LAKES
NON-COLLUSION AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Palm Beach

Todd Kneisel being first duly sworn, deposes and says that:

1. BIDDER Heavy Civil Inc. is President the
(Owner, Partner, Officer, Representative or Agent)

2. BIDDER is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3. Such Bid is genuine and is not a collusive or sham Bid;

4. Neither the said BIDDER nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other BIDDER, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any BIDDER, firm, or person to fix the price or prices in the attached Bid or any other BIDDER, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other BIDDER, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against CITY, or any person interested in the proposed Contract;

5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the BIDDER or any other of its agents, representatives, owners, employees or parties in interest.

BIDDER'S Signature

Todd Kneisel
(Print or Type Name)

Sworn to (or affirmed) and subscribed before me via ☐ physical presence OR ☐ online notarizations this 22ND day of Aug, 2025.

By Todd Kneisel

Personally known ✓ OR produced identification_____

Type of identification produced:_____.

TIFFANY JO KESTER
Notary Public - State of Florida
Commission # HH 315854
My Comm. Expires Nov 29, 2026
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

Tiffany Kester
Notary seal (stamped in black ink) OR
Printed, typed or stamped name of Notary and Commission Number

CITY OF LAUDERDALE LAKES
TRENCH SAFETY ACT COMPLIANCE

BIDDER acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The BIDDER by signing and submitting the Bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards. The BIDDER further identifies the following separate item of cost of compliance with the applicable trench safety standards as well as the method of compliance.

Method of Compliance	Cost
Trench Box	1,000.00
Total:	1,000.00

BIDDER acknowledges that this cost is included in the applicable items of the Bid Form and in the Grand Total Bid Price. Failure to complete the above and sign below may result in the bid being declared non-responsive.

The BIDDER is, and the CITY are not, responsible to review or assess CITY's safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, reasonableness of cost, sequences or procedures of any safety precaution, program or cost, including but not limited to, compliance with any and all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". BIDDER is, and the CITY are not, responsible to determine if any safety or safety related standards apply to the project, including, but not limited to, the "Trench Safety Act".

BIDDER'S Signature

Todd Kneisel

(Print or Type Name)

August 22, 2025

Date

CITY OF LAUDERDALE LAKES WARRANTIES

In consideration of, and to induce the Award of **THE CITY OF LAUDERDALE LAKES, FLORIDA,** Construction Contract described in these Bid Documents, the CONTRACTOR represents and warrants to the City of Lauderdale Lakes, Florida:

1. The CONTRACTOR is financially solvent and sufficiently experienced and competent to perform all of the work required of the CONTRACTOR in the Construction Contract; and

2. That the facts stated in the CONTRACTOR's Bid and information given the CONTRACTOR pursuant to the request or proposal for Bids, instructions to CONTRACTORS and Specifications are true and correct in all respects; and

3. That the CONTRACTOR has read and complied with all of the requirements set forth in the request for Bids, instructions to CONTRACTORS and Specifications; and

4. That the CONTRACTOR warrants all materials supplied by it under the terms of the Construction Contract are delivered to the City of Lauderdale Lakes, Florida, free from any security interest, and other lien, and that the CONTRACTOR is a lawful owner having the right to sell the same and will defend the conveyance to the City of Lauderdale Lakes, Florida, against all persons claiming the whole or any part thereof; and

5. That the materials supplied to the City of Lauderdale Lakes, Florida, under the Construction Contract are free from the rightful claims of any persons whomsoever, by way of patent or trademark infringement or the like; and

6. That the materials supplied under the Construction Contract are merchantable within the meaning of the Uniform Commercial Code Section 2-314; and

7. That the materials supplied under the Construction Contract are free from defects in materials and workmanship under normal use and service and that any such materials found to be defective shall be replaced by the CONTRACTOR as per the attached Warranty.

8. That the materials supplied pursuant to the Construction Contract are fit for the purposes for which they are intended to be used; that under normal use and maintenance the material will continue to be fit for such purposes for the warranty period after delivery, provided that the CITY shall give the CONTRACTOR notice that the materials failed to fulfill the warranty; such notice shall state in what respect the materials have failed to fulfill the warranty, where upon the CONTRACTOR shall be allowed a reasonable time after receipt of such notice to correct the defect and the CITY agrees to cooperate in this regard. If the materials cannot be made to fulfill the Contract within the warranty period the CONTRACTOR will either furnish duplicate materials, or at its option refund the amount paid, which shall constitute a settlement in full for all damages occasioned by reason at this warranty of fitness; and

9. That this Warranty is included in exposures for which the CONTRACTOR has products liability and completed operations insurance, in minimum amounts of Two Million ($2,000,000.00) Dollars for property damage and Two Million ($2,000,000.00) Dollars for personal injury as shown on the Certificates of such Insurance attached hereto, and the CONTRACTOR agrees to keep such insurance coverage during the period of this Warranty; and

10. That it is an express condition of this Warranty that the item(s) hereby warranted shall be operated and maintained by the CITY in accordance with the manufacturer's recommendations as to those portions of the item(s) that are not fabricated by the CONTRACTOR, and in accordance with the CONTRACTOR's recommendations, a

copy of which has either been supplied to the City of Lauderdale Lakes should maintain complete and accurate records made at the time of performance of maintenance showing compliance with such instructions, and by acceptance of this Warranty, the City of Lauderdale Lakes, Florida, agrees to present such records to the CONTRACTOR upon request in the event of a claim hereunder by the CITY;

11. The foregoing Warranties apply as a minimum and are supplemental to other Warranties offered. They are not substituted, but in addition to, any other Warranties offered; and

12. That it is agreed and understood by the CONTRACTOR that the City of Lauderdale Lakes, Florida, is induced to enter the Construction Contract in reliance upon this Warranty.

SIGNED, sealed and delivered on this 22ND day of August, 2025

(SEAL)

CONTRACTOR: Heavy Civil Inc.

BIDDER'S Signature

Todd Kneisel

(Print or Type Name)

August 22, 2025

Date

ATTEST:

Secretary

CITY OF LAUDERDALE LAKES
E-VERIFY AFFIRMATION STATEMENT

ITB/Bid/Contract No: ITB 25-6310-14B

Project Description: NW 36th Terrace Improvements

Per Florida State Statutes, Chapter 448.095(2), effective January 1, 2021, no public contract can be entered into without an E-Verify certificate. This applies to both prime Contractors and Subcontractors. It is the responsibility of the prime Contractor to verify compliance with Subcontractors.

Contractor/Proposer/Bidder acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of:

a) All persons employed by Contractor/Proposer/Bidder to perform employment duties within Florida during the term of the Contract, and,

b) All persons (including subcontractors/vendors) assigned by Contractor/Proposer/Bidder to perform work pursuant to the Contract.

The Contractor/Proposer/Bidder acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify system during the term of the Contract is a condition of the Contract.

Contractor/Proposer/Bidder Company Name

Authorized Company Signature

August 22, 2025
Date

Todd Kneisel
Authorized Company Printed Name

Title President

Company ID Number: 1375936

Approved by:

Employer Heavy Civil Inc.	
Name (Please Type or Print) Tiffany J Kester	Title
Signature Electronically Signed	Date 02/04/2019
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 02/06/2019

Company ID Number: 1375936

Information Required for the E-Verify Program **Information relating to your Company:**	
Company Name	Heavy Civil Inc.
Company Facility Address	150 E. Sample Road Ste 310 Pompano Beach, FL 33064
Company Alternate Address	
County or Parish	BROWARD
Employer Identification Number	465439171
North American Industry Classification Systems Code	237
Parent Company	
Number of Employees	10 to 19
Number of Sites Verified for	1

Company ID Number: 1375936

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

FLORIDA	1 site(s)

Company ID Number: 1375936

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name	Tiffany J Kester
Phone Number	(954) 597 - 6443
Fax Number	
Email Address	tiffany@heavycivilinc.com

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CITY OF LAUDERDALE LAKES
DEBARMENT CERTIFICATION FORM

A. The prospective Vendor certifies that it and its principals (subcontractors and suppliers):

1.Are not presently debarred, suspended, proposed for debarment, declared ineligible, or involuntarily excluded by any Federal, State, County, City or Town or other government agency;

2. Have not within a three (3) year period preceding this bid proposal been convicted of or had a civil judgment entered against it for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, City or Town of other local agency) transaction or contract; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

3. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) within commission of any of the offenses enumerated in paragraph (A)(2) of this certification; and

4. Have not within a three (3) year period preceding this bid proposal had one or more public contracts (Federal, State, City or Town or other agency) terminated for cause or default.

B. Where the prospective Vendor is unable to certify to any of the statements in this certification, an authorized signatory to this proposal shall complete, sign and attach a detailed explanation.

Contractor/Proposer/Bidder Company Name

Authorized Company Signature

August 22, 2025
Date

Todd Kneisel
Authorized Company Printed Name

Title President

CITY OF LAUDERDALE LAKES
PUBLIC ENTITY CRIMES, FS287.133

1. This sworn statement is submitted to the CITY OF LAUDERDALE LAKES, FLORIDA

By: Todd Kneisel - President (print individual's name and title)

For: Heavy Civil Inc. (print name of entity submitting sworn statement)

whose business address is: 8230 210th St S, Suite 215, Boca Raton, FL 33433 and (if applicable) its Federal Employer Identification Number (FEIN) is: 46-5439171
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement:
_____ - - _____).

2. I understand that a "public entity crime" as defined in Paragraph 287.133 (1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentations.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or non contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
   1. A predecessor or successor of a person convicted of a public entity crime; or
   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers' directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, and partners. Shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement, which I have marked below, is true in relations to the entity submitting this sworn statement. (Indicate which statement applies below).

□ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives,

partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

□ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

□ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE FINANCIAL SERVICES DEPARTMENT FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

BIDDER'S Signature (Print or Type Name)

Sworn to (or affirmed) and subscribed before me via ☑ physical presence OR □ online notarizations this 22ND day of July, 2025.

By Todd Kneisel

Personally known ✓ OR produced identification _____

Type of identification produced:

TIFFANY JO KESTER
Notary Public - State of Florida
Commission # HH 315854
My Comm. Expires Nov 29, 2026
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

Tiffany Kester

Notary seal (stamped in black ink) OR Printed, typed or stamped name of Notary and Commission Number

BID BOND

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

KNOW ALL MY BY THESE PRESENTS that Heavy Civil Inc. as Principal, hereinafter called BIDDER and Frankenmuth Insurance Company as Surety, are held and firmly bound unto the CITY Lauderdale Lakes, Florida, hereinafter called the CITY in the penal sum of:

Five Percent of Amount Bid Dollars $5% of amount bid

lawful money of the United States, for the payment of which sum will and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that whereas the BIDDER has submitted the accompanying Bid, dated August 22, 2025, for:

PROJECT NAME: NW 36th Terrace Improvements

BID NO: 25-6310-14B

NOW, THEREFORE,

1 It is a condition precedent to the submission of said Bid that a certified check, cashiers check or bid bond in the amount of five percent (5%) of the base Bid be submitted with said Bid as a guarantee that BIDDER will, if awarded the contract, enter into a written contract with CITY.

2. If the BIDDER shall not withdraw said bond within ninety (90) days after date of the same, and shall within fifteen (15) days after the prescribed forms are presented to him for signature, enter into a written contract with the CITY in accordance with the Bid as accepted, and give bonds with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such contract, then the above obligation shall be void and of no effect, otherwise the sum herein stated shall be due and payable to CITY and the Surety herein agrees to pay said sum immediately upon demand of the CITY in good and lawful money of the United States of America as liquidated damages for failure thereof of said BIDDER.

IN WITNESS WHEREOF, the above-bounded parties executed this instrument under their several seals, this 19th day of August 2025, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

WITNESS: (If Sole Ownership or Partnership, two (2) Witnesses required. If Corporation, Secretary Only will attest and affix seal.)

WITNESSES:

BIDDER

Tiffany Kester-Office Manager

(AFFIX SEAL)

Heavy Civil Inc:

President

By (Signature & Title)

Todd Kneisel-President

Typed Name & Title signed above

ATTEST:

As per attached power of attorney

Secretary

Frankenmuth Insurance Company

CORPORATE SURETY (Affix Seal)

By (Signature & Title)

Warren M. Alter, Attorney-in-Fact

Typed Name & Title signed above

ATTEST:

Attorney in Fact (Affix Seal) Warren M. Alter

Business Phone: 989-652-6121

As per attached power of attorney

Secretary

One Mutual Avenue

Business Address

Frankenmuth, MI 48787

CITY State

Alter Surety Group, Inc.

Name of Local Insurance Agency

(AFFIX SEAL)

Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to pay to Owner upon default of Bidder any difference between the total amount of Bidder's bid and the total amount of the bid of the next lowest, responsible and responsive bidder as determined by Owner for the Work required by the Contract Documents, provided that:

1.1. If there is no such next lowest, responsible and responsive bidder, and Owner does not abandon the Project, then Bidder and Surety shall pay to Owner the penal sum set forth on the face of this Bond, and
1.2. In no event shall Bidder's and Surety's obligation hereunder exceed the penal sum set forth on the face of this Bond.

2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents.

3. This obligation shall be null and void if:
3.1. Owner accepts Bidder's bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents, or
3.2. All bids are rejected by Owner, or
3.3. Owner fails to issue a notice of award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by paragraph 5 hereof).

4. Payment under this Bond will be due and payable upon default by Bidder and within 30 calendar days after receipt by Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

5. Surety waives notice of and any and all defenses based on or arising out of any time extension to issue notice of award agreed to in writing by Owner and Bidder, provided that the total time for issuing notice of award including extensions shall not in the aggregate exceed 120 days from Bid Due Date without Surety's written consent.

6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid Due Date.

7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable provision of this Bond conflicts with any applicable provision of any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

11. The term "bid" as used herein includes a bid, offer or proposal as applicable.

CERTIFICATE AND AFFIDAVIT FOR BONDS

TO: CITY OF LAUDERDALE LAKES CITY COMMISSIONERS

RE: Bid Number: 25-6310-14B

BIDDER: Heavy Civil Inc.

Name:

Address: 8230 210th Street S, Suite 215

CITY/ State: Boca Raton, FL ZIP: 33433

Phone: 954-597-6443

Bond Amount: Five Percent (5%) of Amount Bid

SURETY BOND COMPANY:

Name: Frankenmuth Insurance Company

Address: One Mutual Avenue

CITY/ State: Frankenmuth, MI ZIP: 48787

Phone: 989-652-6121

This is to certify that in accordance with Section 287.0935, Florida Statutes the insurer named above:

1. Holds a certificate of authority authorizing it to write surety bonds in the state of Florida;
2. Has twice the minimum surplus and capital required by the Florida Insurance Code; and
3. Holds a current valid certificate of authority issued by the United States Department of Treasury under 31 U.S.C.ss.9304-9308.

8/19/2025
Date

Warren M. Alter
Agent and Attorney-in-Fact

FRANKENMUTH INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Frankenmuth Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the State of Michigan, having its principal office at 1 Mutual Avenue, Frankenmuth, Michigan 48787, does hereby nominate, constitute and appoint:

Warren M. Alter, Jonathan A. Bursevich, David T. Satine, Dawn Auspitz, Russell S. Stampler

Their true and lawful attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal, acknowledge and deliver any and all bonds, contracts and undertakings of suretyship, with the exception of Financial Guaranty Insurance, provided, however, that the penal sum of any one such instrument shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000)

This Power of Attorney is granted pursuant to the following Resolution duly adopted at a meeting of the Board of Directors of Frankenmuth Insurance Company:

"**RESOLVED**, that the President, Senior Vice President or Vice President and each of them under their respective designations, hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer of the Company, qualifying the attorney(s) named in the given power of attorney, to execute on behalf of, and acknowledge as the act and deed of Frankenmuth Insurance Company on all bonds, contracts and undertakings of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 15 day of May, 2025.

(Seal)

Frankenmuth Insurance Company

By _____
Andrew H. Knudsen
President and Chief Operating Officer

STATE OF MICHIGAN)
COUNTY OF SAGINAW) ss:

Sworn to before me, a Notary Public in the State of Michigan, by Andrew H. Knudsen, to me personally known to be the individual and officer described in, and who executed the preceding instrument, deposed and said the Corporate Seal and his signature as Officer were affixed and subscribed to said instrument by the authority of the Company.

IN TESTIMONY WHEREOF, I have set my hand, and affixed my Official Seal this 15 day of May, 2025.

_____ (Seal)
Susan L. Fresorger, Notary Public
Saginaw County, State of Michigan
My Commission Expires: April 3, 2028

SUSAN L FRESORGER
Notary Public - State of Michigan
County of Saginaw
My Commission Expires Apr 3, 2028
Acting in the County of Saginaw

I, the undersigned, Chief Executive Officer of Frankenmuth Insurance Company, do hereby certify that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and is in full force and effect as of this date.

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of the Company, this 19th day of August, 2025.

_____
Frederick A. Edmond, Jr.
Chief Executive Officer

ALL CORRESPONDENCE RELATED TO BOND VALIDATION AND/OR A CLAIM SHOULD BE DIRECTED TO VP SURETY, 701 U.S. ROUTE ONE, SUITE 1, YARMOUTH, ME 04096

HEAVCIV-01 CBOYER3

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Hub International Midwest East
5600 New King Dr, Suite 210
Troy, MI 48098

CONTACT NAME: Cassie Boyer
PHONE (A/C, No, Ext): (248) 602-4286 FAX (A/C, No): (248) 528-2414
E-MAIL ADDRESS: cassie.boyer@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Admiral Insurance Company	24856
INSURER B : Starstone Specialty Insurance Company	44776
INSURER C : Navigators Specialty Insurance Company	36056
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Heavy Civil, Inc.
8230 210th Street S
Suite 215
Boca Raton, FL 33433

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			CA000053642-02	6/27/2025	6/27/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 1,000,000
	EXCESS LIAB CLAIMS-MADE			75406Y251ALI	6/27/2025	6/27/2026	AGGREGATE	$ 1,000,000
	DED X RETENTION $ 0							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
C	Equipment Floater			CH25ILMZ0KW4J01	3/26/2025	3/26/2026	Leased/Rented Equip	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Job Name: NW 36th Terrace Improvements

Job Number: 25-6310-14B

Job Address: NW 36th Terrace

CERTIFICATE HOLDER

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, FL 33319

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Justin Daley

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CERTIFICATE OF LIABILITY INSURANCE

Acct#: 3058928

DATE (MM/DD/YYYY): 08/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
AON RISK SERVICES SOUTH, INC 3550 LENOX ROAD NORTHEAST, SUITE 1700 ATLANTA, GA 30326	PHONE (A/C, No, Ext): 844-398-0470	FAX (A/C, No):
	E-MAIL ADDRESS: certs@peoplease.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Indemnity Insurance Company of North America	43575
INSURED Heavy Civil Inc 8230 210th St S Suite 215 Boca Raton, FL 33433	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	[ ] CLAIMS-MADE [ ] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	[ ] POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$
	[ ] OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[ ] HIRED AUTOS [ ] NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] N/A If yes, describe under DESCRIPTION OF OPERATIONS below			C72818763	12/31/2024	01/01/2026	[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Job Name: NW 36th Terrace ImprovementsJob Number: 25-6310-14BJob Address: NW 36th TerraceValid in Florida

CERTIFICATE HOLDER

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes FL 33319

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/18/2025

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PRODUCER State Farm Ricardo Arbesu 18339 NE 19th Ave N Miami Beach FL 33179	CONTACT NAME: Ricardo Arbesu PHONE (A/C, No, Ext): 305-682-1611 FAX (A/C, No): E-MAIL ADDRESS: ricardo.arbesu.lr8k@statefarm.com
INSURED HEAVY CIVIL INC 8230 210TH ST S STE 215 BOCA RATON FL 334331605	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : State Farm Mutual Automobile Insurance Company — 25178 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADD'L INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [blank]	$ $ $ $ $ $ $
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☒ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	N	N	L35 3891-C22-59G J44 0209-B08-59C	03/22/2025 08/08/2025	09/22/2025 02/08/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [blank]	$ $ 1,000,000 $ 1,000,000 $ 1,000,000 $
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE [blank]	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Job Name. NW 36th Terrace Improvements

Job Number: 25-6310-14B

Job Address: NW 36th Terrace

CERTIFICATE HOLDER

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes FL 33319

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/18/2025

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PRODUCER	CONTACT NAME: Ricardo Arbesu
StateFarm Ricardo Arbesu 18339 NE 19th Ave N Miami Beach FL 33179	PHONE (A/C, No, Ext): 305-682-1611 FAX (A/C, No): E-MAIL ADDRESS: ricardo.arbesu.lr8k@statefarm.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
HEAVY CIVIL INC
8230 210TH ST S STE 215
BOCA RATON FL 334331605

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ $ $ $ $ $ $
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☒ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	N	N	P76 9726-F18-59 K63 9310-D08-59 R20 4908-E14-59	06/18/2025 04/08/2025 05/14/2025	12/18/2025 10/08/2025 11/14/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ $ 500,000 $ 500,000 $ 500,000 $
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE 	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N ☐ If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Job Name: NW 36th Terrace Improvements

Job Number: 25-6310-14B

Job Address: NW 36th Terrace

CERTIFICATE HOLDER

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes FL 33319

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/18/2025

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PRODUCER

State Farm

Ricardo Arbesu
18339 NE 19th Ave
N Miami Beach FL 33179

CONTACT NAME: Ricardo Arbesu
PHONE (A/C, No, Ext): 305-682-1611 FAX (A/C, No):
E-MAIL ADDRESS: ricardo.arbesu.lr8k@statefarm.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURER B : State Farm Fire and Casualty Company	25143
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

HEAVY CIVIL INC
8230 210TH ST S STE 215
BOCA RATON FL 334331605

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						GENERAL AGGREGATE	$
	☐ OTHER:						PRODUCTS - COMP/OP AGG	$
								$
A	AUTOMOBILE LIABILITY	N	N	K53 8278-A20-59A	07/20/2025	01/20/2026	COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$ 500,000
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS			G83 4638-D11-59C	04/11/2025	10/11/2025	BODILY INJURY (Per accident)	$ 500,000
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			G65 6499-E08-59C	05/08/2025	11/08/2025	PROPERTY DAMAGE (Per accident)	$ 500,000
				P76 9724-F18-59B	06/18/2025	12/18/2025		$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A					☐ PER STATUTE ☐ OTH-ER	$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐						E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Job Name: NW 36th Terrace Improvements

Job Number: 25-6310-14B

Job Address: NW 36th Terrace

CERTIFICATE HOLDER

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes FL 33319

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/18/2025

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PRODUCER State Farm Ricardo Arbesu 18339 NE 19th Ave N Miami Beach FL 33179	CONTACT NAME: Ricardo Arbesu PHONE (A/C, No, Ext): 305-682-1611 FAX (A/C, No): E-MAIL ADDRESS: ricardo.arbesu.lr8k@statefarm.com
INSURED HEAVY CIVIL INC 8230 210TH ST S STE 215 BOCA RATON FL 334331605	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : State Farm Mutual Automobile Insurance Company — 25178 INSURER B : State Farm Fire and Casualty Company — 25143 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☒ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	N	N	J97 4212-D02-59A L90 3047-E29-59 K51 6092-F30-59B R33 3369-A10-59	04/02/2025 05/29/2025 06/30/2025 07/10/2025	10/02/2025 11/29/2025 12/30/2025 01/10/2026	COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$ 500,000
							BODILY INJURY (Per accident)	$ 500,000
							PROPERTY DAMAGE (Per accident)	$ 500,000
								$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER	$
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Job Name: NW 36th Terrace Improvements

Job Number: 25-6310-14B

Job Address: NW 36th Terrace

CERTIFICATE HOLDER

City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes FL 33319

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

STEIER, THOMAS R SR

HEAVY CIVIL INC.
8230 210TH STREET
SUITE 215
BOCA RATON FL 33433

LICENSE NUMBER: CGC1528801

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/17/2024

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ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving *you.*

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.com Tel: (561) 355-2264

****LOCATED AT****
8230 210TH ST S STE 215
BOCA RATON, FL 33433

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
GENERAL CONTRACTOR	STEIER THOMAS R Sr	CGC1528801	B25.2831 09/30/2024	$27.50	B40183884

This document is valid only when receipted by the Tax Collector's Office.

HEAVY CIVIL INC
HEAVY CIVIL INC
8230 210TH ST S STE 2
BOCA RATON FL 33433-1609

4
7 - 1021

STATE OF FLORIDA
PALM BEACH COUNTY
2024 / 2025 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 2023156815
EXPIRES: 09/30/2025

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

License Number: BTR-007438

License Details

License Type:
Contractor Registration (Business Location Outside City of Boca Raton)

District:
Boca Raton

Applied Date:
06/25/2024

Account Number:

Issued By:
Administrator, System

Period Start Date:
06/26/2024

Status:
Active

Expiration Date:
11/30/2024

Description:
General Contractor

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

March 12,2025

HEAVY CIVIL INC
8230 210TH ST S
BOCA RATON, FLORIDA 33433

RE: CERTIFICATE OF QUALIFICATION

The Department of Transportation has qualified your company for the type of work indicated below.

FDOT APPROVED WORK CLASSES:
DRAINAGE, FLEXIBLE PAVING, GRADING, GRASSING, SEEDING AND SODDING, HOT PLANT-MIXED BITUM. COURSES, SIDEWALK, Concrete Barrier Wall, Underground Utilities (Water & Sewer).

Unless notified otherwise, this Certificate of Qualification will expire **6/30/2026.**

In accordance with Section 337.14(1), Florida Statutes, an application for qualification must be filed within (4) months of the ending date of the applicant's audited annual financial statements.

If the company's maximum capacity has been revised, it may be accessed by logging into the Contractor Prequalification Application System via the following link:
HTTPS://fdotwp1.dot.state.fl.us/ContractorPreQualification

Once logged in, select "View" for the most recently approved application, and then click the "Manage" and "Application Summary" tabs.

The company may apply for a Revised Certificate of Qualification at any time prior to the expiration date of this certificate according to Section 14-22.0041(3), Florida Administrative Code (F.A.C.), by accessing the most recently approved application as shown above and choosing "Update" instead of "View." If certification in additional classes of work is desired, documentation is needed to show that the company has performed such work.

All prequalified contractors are required by Section 14-22.006(3), F.A.C., to certify their work underway monthly in order to adjust maximum bidding capacity to available bidding capacity. You can find the link to this report at the website shown above.

Sincerely,

James E. Taylor II

James E. Taylor II, Prequalification Supervisor
Contracts Administration Office

JTII

Palm Beach County
Office of Equal Business Opportunity

Certifies That

Heavy Civil Inc.

Vendor # **VS0000015307**

is a Small Business Enterprise (SBE) as prescribed by section 2-80.21 - 2.80.30 of the Palm Beach County Code for a three year period from

November 08, 2024 to November 07, 2027

The following services and/or products are covered under this certification:

Concrete; Construction, Sidewalk and Driveway, Including Pedestrian and Handicap Ramps; Construction, Street, Major and Residential, Including Reconstruction; Paving and Resurfacing, Streets, Major and Residential

Allen Gray, Manager
11/08/2024

PALM BEACH COUNTY • FLORIDA

Palm Beach County Board of County Commissioners

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

December 21, 2022

REGISTERED VENDOR NO.: 1000000654

Mr. Todd Kneisel, President
Heavy Civil, Inc.
150 E Sample Rd, Suite 310
Pompano Beach, FL 33064

CERTIFICATION EFFECTIVE DATE:
December 20, 2022

CERTIFICATION EXPIRATION DATE:
December 20, 2025

Dear Mr. Kneisel:

Congratulations, the South Florida Water Management District (District) has certified your firm as a Small Business Enterprise (SBE). This certification is valid for three (3) years and may **only** be applied when business is conducted in the following area(s):

Asphalt Paving, Concrete Sidewalks, Curbs & Gutters; Storm and Sanitary Sewers, Water Mains, Grading and Earth Excavation

Your submittal of bids or proposals to supply other products or services outside of the specialty area(s) noted above will not count toward SBE participation. If you require certification in other specialty areas, please contact the Procurement Bureau, SBE Section, for additional information.

Renewal is required every three (3) years and should be requested a minimum of 45 days prior to the above expiration date.

If any changes occur within your company during the certification period such as ownership, affiliate company status, address, telephone number, licensing status, gross revenue, or any information that relates to your SBE Certification status, you must notify this office in writing immediately. It is imperative that we maintain current information on your company at all times.

Certification is not a guarantee that your firm will receive work, nor an assurance that your firm will remain in the District's vendor database.

We look forward to a mutually beneficial working relationship.

Sincerely,

Jennifer Dollar
SBE Program Specialist
Procurement Bureau

JD

CITY OF LAUDERDALE LAKES
DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

7. Your firms Drug-Free Workplace Policy must be attached to this executed form and submitted with the Bid Documents.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

BIDDER'S Signature

Todd Kneisel

(Print or Type Name)

August 22, 2025

Date

SCRUTINIZED COMPANIES LIST CERTIFICATION

This certification form should be completed and submitted with your proposal but must be completed and submitted prior to award.

The vendor, by virtue of the signature below, certifies that:

a. The vendor, owners, or principals are aware of the requirements of Section 287.135, Florida Statutes, regarding companies on the Scrutinized Companies with Activities in Sudan List or on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and

b. The vendor, owners, or principals, are eligible to participate in this solicitation and not listed on either the Scrutinized Companies with Activities in Sudan List or on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and

c. If awarded the contract, the vendor, owners, or principals will immediately notify the Municipality in writing if any of its principals are placed on the Scrutinized Companies with Activities in Sudan List or on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

_____
(Authorized Signature)

Todd Kneisel-President
(Print Name and Title)

Heavy Civil Inc.
(Name of Firm)

NOTARY PUBLIC

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22ND day of August, 2025 by _____.

TIFFANY JO KESTER
Notary Public - State of Florida
Commission # HH 315854
My Comm. Expires Nov 29, 2026
Bonded through National Notary Assn.

Signature: _____
Print Name: Tiffany Kester

(NOTARY SEAL)

My commission expires: November 29, 2026
☑ Personally Known or ☐ Produced Identification
Type of Identification Produced: _____

BROWARD COUNTY FLORIDA
OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

APPLICATION FOR EVALUATION OF GOOD FAITH EFFORTS SURTAX PROJECTS AND SERVICES (MUNICIPALITY)

Municipality (City/Town/Village): City of Lauderdale Lakes

Solicitation No.: 25-6310-14B

Project Name: NW 36th Terrace + NW 29th Court

Bidder/Offeror Name: Heavy Civil Inc.

Address: 8230 210th St S, Suite 215, Boca Raton, FL 33433

Phone: 954-597-6443

Email: tiffany@heavycivilinc.com

The undersigned representative of the Bidder/Offeror attests that he/she has authority to bind the Bidder/Offeror and certifies that the Bidder/Offeror has made Good Faith Efforts, as defined in Section 1-81.5 of the Broward County Business Opportunity Act of 2012, as amended (the "Business Opportunity Act"), to meet the County Business Enterprise (CBE) goal established for this solicitation by contacting CBE-certified firms to serve as subcontractors for the Project. However, the Bidder/Offeror has been unable to recruit enough CBE-certified firms to meet the CBE participation goal. Consistent with the requirements of the Business Opportunity Act, the Bidder/Offeror hereby **submits documentation (attached to this form)** of its recruitment efforts, for evaluation by Broward County's Office of Economic and Small Business Development (OESBD), to determine whether the Bidder/Offeror's efforts are sufficient to be deemed Good Faith Efforts, in lieu of goal attainment, under the Business Opportunity Act.

The Bidder/Offeror understands that a determination of Good Faith Efforts to meet the CBE participation goal is contingent upon the information provided by the Bidder/Offeror with this application and the other factors listed in Section 1-81.5(d) of the Business Opportunity Act, as applicable with respect to this solicitation. *See* § 1-81.5(d), County Code of Ordinances. The Bidder/Offeror acknowledges that the determination of Good Faith Efforts is made by the OESBD Director and is not subject to appeal.

Bidder/Offeror Authorized Representative

Signature: _____

Name / Title: Todd Kneisel - President

Date: August 22, 2025

Outlook

Re: Greenbrier Bid

From Tiffany Kester <tiffany@heavycivilinc.com>
Date Tue 8/19/2025 10:34 AM
To landscapingtok@gmail.com <landscapingtok@gmail.com>

4 attachments (4 MB)
ADDENDUM 1 (16).PDF; ADDENDUM 2 (5).PDF; Addendum 2, Q&A 10 (1).PDF; Bid Items.pdf;

Please see attached plans. Please provide a proposal by Aug. 21st.

Construction Plans (2).PDF

Thank you

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Office:954-597-6443
Cell:786-972-4874

From: Tiffany Kester <tiffany@heavycivilinc.com>
Sent: Wednesday, July 31, 2024 12:21 PM
To: landscapingtok@gmail.com <landscapingtok@gmail.com>
Subject: Re: Greenbrier Bid

Please see attached plans. Please provide a proposal ASAP. This goes in at 2 PM so I need it beforehand.

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Office:954-597-6443
Cell:786-972-4874

From: Tiffany Kester <tiffany@heavycivilinc.com>
Sent: Wednesday, July 24, 2024 6:58 AM
To: landscapingtok@gmail.com <landscapingtok@gmail.com>
Subject: Greenbrier Bid

Please see attached plans. Please provide our company with a proposal by noon.

HEAVY CIVIL

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Cell:786-972-4874

Outlook

Re: NW 36th Terrace

From Tiffany Kester <tiffany@heavycivilinc.com>
Date Tue 8/19/2025 10:12 AM
To marketing@longitudefl.com <marketing@longitudefl.com>

Please provide the proposal ASAP.

Thank you

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Office:954-597-6443
Cell:786-972-4874

From: Tiffany Kester <tiffany@heavycivilinc.com>
Sent: Friday, August 15, 2025 2:48 PM
To: marketing@longitudefl.com <marketing@longitudefl.com>
Subject: NW 36th Terrace

Please see attached plans. Please provide a proposal by Aug. 21st.

Construction Plans (2).PDF

Thank you

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Office:954-597-6443
Cell:786-972-4874

Outlook

Re: NW 36th Terrace

From Tiffany Kester <tiffany@heavycivilinc.com>
Date Tue 8/19/2025 10:12 AM
To fabian@flgservices.com <fabian@flgservices.com>

Please provide the proposal ASAP.

Thank you

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Office:954-597-6443
Cell:786-972-4874

From: Tiffany Kester <tiffany@heavycivilinc.com>
Sent: Friday, August 15, 2025 2:49 PM
To: fabian@flgservices.com <fabian@flgservices.com>
Subject: NW 36th Terrace

Please see attached plans. Please provide a proposal by Aug. 21st.

Construction Plans (2).PDF

Thank you

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Office:954-597-6443
Cell:786-972-4874

Outlook

Re: NW 36th Terrace

From Tiffany Kester <tiffany@heavycivilinc.com>
Date Tue 8/19/2025 10:11 AM
To john@a1paversandconcrete.com <john@a1paversandconcrete.com>

Please provide the proposal ASAP.

Thank you

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Office:954-597-6443
Cell:786-972-4874

From: Tiffany Kester <tiffany@heavycivilinc.com>
Sent: Friday, August 15, 2025 2:50 PM
To: john@a1paversandconcrete.com <john@a1paversandconcrete.com>
Subject: NW 36th Terrace

Please see attached plans. Please provide a proposal by Aug. 21st.

Construction Plans (2).PDF

Thank you

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Office:954-597-6443
Cell:786-972-4874

Outlook

Re: NW 36th Terrace

From Tiffany Kester <tiffany@heavycivilinc.com>
Date Tue 8/19/2025 10:10 AM
To brw@cbeconst.com <brw@cbeconst.com>

Please provide the proposal ASAP.

Thank you

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Office:954-597-6443
Cell:786-972-4874

From: Tiffany Kester <tiffany@heavycivilinc.com>
Sent: Friday, August 15, 2025 2:51 PM
To: brw@cbeconst.com <brw@cbeconst.com>
Subject: NW 36th Terrace

Please see attached plans. Please provide a proposal by Aug. 21st.

Construction Plans (2).PDF

Thank you

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Office:954-597-6443
Cell:786-972-4874

Outlook

Re: NW 36th Terrace

From Tiffany Kester <tiffany@heavycivilinc.com>
Date Tue 8/19/2025 10:10 AM
To OLIVIA@TREJOASSOCIATES.COM <OLIVIA@TREJOASSOCIATES.COM>

Please provide the proposal ASAP.

Thank you

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Office:954-597-6443
Cell:786-972-4874

From: Tiffany Kester <tiffany@heavycivilinc.com>
Sent: Friday, August 15, 2025 2:50 PM
To: OLIVIA@TREJOASSOCIATES.COM <OLIVIA@TREJOASSOCIATES.COM>
Subject: NW 36th Terrace

Please see attached plans. Please provide a proposal by Aug. 21st.

Construction Plans (2).PDF

Thank you

Tiffany Kester
Office Manager
8230 210th St S
Suite 215
Boca Raton, FL 33433
Office:954-597-6443
Cell:786-972-4874

Outlook

Auto-reply: Ownership Disclosure Form Confirmation

From Microsoft Power Apps and Power Automate <microsoft@powerapps.com>
Date Fri 8/15/2025 1:57 PM
To Tiffany Kester <tiffany@heavycivilinc.com>

* Please do not reply to this email. This mailbox is not monitored. *

Thank you for submitting the Broward County Ownership Disclosure Form. Please save this email for your records.

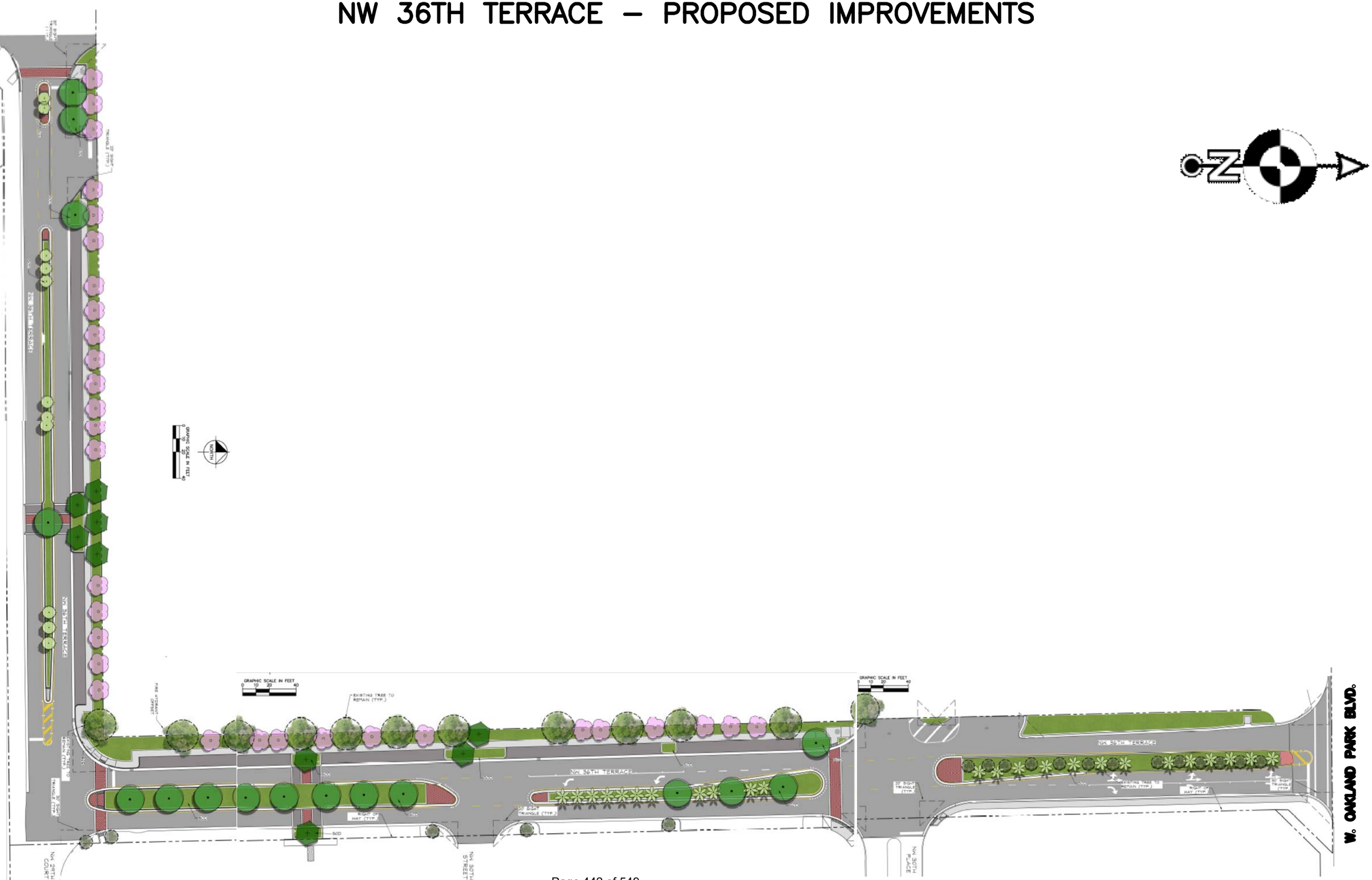
Name of Entity ("Entity") - *Heavy Civil Inc.*
Solicitation Title - *NW 36th Terrace Improvements*
Solicitation Number - *25-6310-14B*

Frequently Asked Questions:
1. How can I make corrections to the form? It is not possible to make revisions to the form once submitted. Please submit a new form.
2. Can I save the form for future solicitations? At this time the system does not allow to save the information for future solicitations, but Broward County is working in some future enhancements
3. Do I have to send this confirmation email with the bid package? No, that is not necessary.
For questions about the solicitation process, please visit the Purchasing website at:
https://www.broward.org/Purchasing

If you want to unsubscribe from these emails, please use this form.

NW 36TH TERRACE – EXISTING CONDITIONS

NW 36TH TERRACE – PROPOSED IMPROVEMENTS



OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

DATE: October 16, 2025

TO: Ronald Desbrunes, Public Works Director
City of Lauderdale Lakes

THRU: Maribel Feliciano, Director
Office of Economic and Small Business Development

FROM: Donna-Ann Knapp, Small Business Development Manager
Office of Economic and Small Business Development

SUBJECT: NW 36th Terrace Improvements, LLAK-015
CBE Compliance Evaluation

The Office of Economic and Small Business Development (OESBD) conducted a review of the respondent's compliance with the CBE Program requirements for the above referenced project. An overview is provided as follows:

The CBE goal for this project: 30%

Met the CBE Requirements:

Firms	Category	Percentage
Heavy Civil, Inc (Prime)	CBE	96%
	Total	**96%**

CBE Compliance Comments:

Heavy Civil, Inc initially submitted an Application for Evaluation of Good Faith Efforts form with their solicitation response. However, the vendor did not provide documentation of the good faith efforts made to meet the goal, as indicated on the form, to support their request. OESBD gave the vendor three (3) business days to provide the missing documentation. Heavy Civil, Inc, a CBE-certified prime vendor, responded within the required timeframe and submitted an executed LOI indicating that it would self-perform services that meet the CBE goal. Heavy Civil, Inc is therefore compliant with the CBE program requirements of the solicitation.

cc: Laurina Gause, Small Business Development Specialist, OESBD

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
Broward.org

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title

DISCUSSION REGARDING RAMADAN EVENT AS COMMISSIONER INITIATIVE (SPONSORED BY COMMISSIONER HARRISON)

Summary

This is a discussion regarding Ramadan event as Commissioner Harrison's initiative.

Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department: Commissioner Easton Harrison, Mayor and Commission

Meeting Date: 11/24/2025

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes Contract Requirement: No

Title

DISCUSSION REGARDING AWARDING A CONTRACT TO SAFA CONSTRUCTION, LLC IN ACCORDANCE WITH SECTION 82-356(A)(1) OF THE LAUDERDALE LAKES PROCUREMENT CODE AS THE MOST RESPONSIBLE, RESPONSIVE AND LOWEST VENDOR FOR ITB 25-6310-15B-0-2025/AP FOR WATER QUALITY IMPROVEMENT PROJECT CANAL 8

Summary

This is a discussion regarding the intent to award a contract to Safa Construction, LLC in response to ITB 25-6310-15B-0-2025/ap for Water Quality Improvement Project Canal 8 for an amount not to exceed $2,218,740.00.

Staff Recommendation

Background:

There is an immediate need to repair/restore canal bank and erosion control to protect the canal from pollutants that are harmful to water quality and flood control throughout the canal network. A variety of means and methods will be employed to restore canal banks that are in critical condition. The City of Lauderdale Lakes solicited qualified firms to provide Water Quality Improvement for Canal #8. The solicitation was solicited using the City's electronic bid system, www.demandstar.com

The solicitation was declared closed September 12, 2025. The evaluation process included a thorough review of the written proposals, to determine the lowest responsible and responsive bidder. The final result yielded the following:

RANK	VENDOR	BID VALUE
1	Safa Construction, LLC	$2,218,740.00
2	B&Z Construction	$2,369,300.00
3	Enco, LLC	$2,424,302.00
4	Landshore Enterprises	$3,261,609.70

City staff is recommending award to Safa Construction, LLC. after completing the competitive bidding process which represents the best value to the City for an amount not to exceed two million, two hundred eighteen thousand, seven hundred forty dollars and zero cents ($2,218,740.00).

City staff is requesting to continue utilizing this contract in accordance with the City's Procurement Code, Section 82-356(a)(1), 82-356(A)(1) of the Lauderdale lakes procurement code which allows Competitive sealed bidding.

Funding Source:

Stormwater Fund

Fiscal Impact:

The project will be funded from Stormwater Fund.

Sponsor Name/Department: Maqsood M. Nasir, Director of Engineering Services, Aazam Piprawala, Procurement Administrator

Meeting Date: 11/24/2025

ATTACHMENTS:

Description	Type
Bid Tabulation	Backup Material

Tabulation Sheet

Agency Name City of Lauderdale Lakes, FL

Bid Number ITB-ITB 25-6310-15B-0-2025/ap

Bid Name Water Quality Improvement Project Canal 8

Bid Due Date 09/12/2025 11:00:00 Eastern

Bid Opening **Closed**

4 responses found.

✓ online, offline, ● not submitting, not received

	Company	Responded	Address	Bid Amount	Alt Bid Amount	Declared Attributes	Documents	Sent
Complete								
1 .	B&Z Construction	09/11/2025 17:05:25 Eastern	4609 E boonville New Harony RD, Evansville, IN, 47725	$2369300.0000	0.0000	Small Business	Bid Package Submittal	✓
2 .	Enco, LLC	09/12/2025 10:35:00 Eastern	5411 SW 25th Ct, Pembroke Park, FL, 33023	$2424302.0000	0.0000	Hispanic Owned, Small Business	Bid Package Submittal	✓
3 .	Landshore Enterprises	09/11/2025 16:16:54 Eastern	118 Shamrock Blvd., Venice, FL, 34293	$3261609.7000	0.0000		Bid Package Submittal	✓
4 .	Safa Construction, LLC	09/12/2025 08:12:16 Eastern	11186 SW 17TH MNR, DAVIE, FL, 33324	$2218740.0000	0.0000		Bid Package Submittal	✓

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes Contract Requirement: No

Title

DISCUSSION REGARDING CITYWIDE DRAINAGE IMPROVEMENTS PROJECTS FUNDED BY RESILIENCE GRANT (FDEP AGREEMENT# 22FRP22)

Summary

This is a discussion regarding the Citywide Drainage Improvements Project funded by Florida Department of Environmental Protection Resilient Florida Program Agreement No. 22FRP22. The project includes installation of new drainage system and also the repair and/or replacement of the roadway drainage system including the swale improvements throughout the City of Lauderdale Lakes. This project consists of design, permitting and construction.

Staff Recommendation

Background:

The City will construct the Project in accordance with the construction contract documents. Project costs associated with the Construction task include work approved through construction bids and/or construction-phase engineering and monitoring services contracts. Eligible activities may include mobilization, demobilization, construction observation or inspection services, physical and environmental surveys, and mitigation projects. Construction shall be conducted in accordance with all applicable permits.

The city has identified the following locations for drainage improvements under awarded resilience grant project:

Drainage Project#	Location
1	NW 43rd Ct and NW 42nd Terrace
2	NW 42nd St and NW 48 Ave
3	NW 39th Street -From NW 52 Av to NW 45 AV
4	NW 39th Street-From -NW 39 Av to NW 35 Av
5	NW 39th Street From NW 34 Way to NW 31 Av
6	NW 39th Street From NW 31 Av to NW 29 Av
7	Alcee Hastings Pkwy (NW 43 Ave) and NW 33 St
8	NW 37 St and NW 44 Av
9	NW 46 Av & NW 34 St
10	NW 34 St and NW 44 Terr
11	NW 24 St and NW 38 Ave
12	NW 26 St and NW 35th Terr
13	NW 27 St and NW 35th Terr
14	NW 29 Street SR-7 Street from NW 33 Avenue

The contractor for each of the projects will be selected by the city commission thru the process of Invitation To Bid (ITB) in compliance with the Resilient Florida Program requirements.

Funding Source:

Resilient Florida Grant Program funded by the Florida Division of Emergency Management (FDEP).

Fiscal Impact:

Grant Awards:

Citywide Drainage Project: $3,500,000

Sponsor Name/Department: Maqsood Nasir: Director, Engineering Services & Construction

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes Contract Requirement: No

Title

DISCUSSION REGARDING AWARDING A CONTRACT TO REMANTON DESIGNS FOR ALZHEIMER'S CARE CENTER IMPROVEMENTS AFTER COMPLETING A COMPETITIVE PROCUREMENT PROCESS ON THE CITY'S OPENGOV PLATFORM ITB26-6310-05B IN AN AMOUNT NOT TO EXCEED $249,794.06

Summary

This is a discussion regarding the award of a contract to the Alzheimer's Care Center. The project involves the renovation of an Alzheimer's Care Center, focusing on ADA compliance and general updates.

Staff Recommendation

Background:

The renovation primarily focuses on the bathrooms, flooring, and kitchen:

Shower: Replace existing shower with a transfer-type ADA compatible shower, replace shower wall tiles, and install a new ADA bench and grab bars.
Bathroom with shower: Replace bathroom floor tiles with slip-resistance floor tiles, and replace the water closet and lavatory with ADA compatible fixtures.
Bathrooms without shower: Replace the water closet and lavatory with ADA compatible fixtures.
Flooring: Remove existing vinyl flooring and replace with new slip-resistance glue-down flooring throughout the project area.
Kitchen: Remove and replace existing kitchen cabinets, base cabinets, and wall cabinets.

Demolition Scope:

The demolition involves clearing out existing components to prepare for the renovation:
Walls: Remove a portion of the non-load-bearing wall in the existing shower area.
Bathroom Fixtures: Remove all existing bathroom fixtures throughout the facility.
Bathroom Flooring: Remove the existing bathroom floor designated for the ADA shower.
General Flooring: Remove all existing flooring throughout the entire project area.
Kitchen: Remove the existing kitchen cabinets, sink, electric stove, and recirculating hood.

The contractor must ensure all work complies with applicable codes and safety regulations, including the proper disposal of all debris and materials.
The Preliminary Evaluation Tabulation for ITB No. 26-6310-05B, Alzheimer's Care Center Improvements, indicates the following total bid amounts:

Rank	Vendor	Total Bid
1	Construction 95 LLC	$237,920.00
2	Remanton Designs	$249,794.06
3	Asia Air	$275,000.00
4	Concord Technologies, Inc.	$282,340.00
5	FSV Construction Company	$285,291.00

Construction 95 LLC submitted the lowest bid at $237,920.00. it is confirmed that Construction 95 LLC failed to submit the required Bid Bond (5% of bid amount) and Statement of Capabilities as required by ITB-26-6310-05B, their bid would be deemed non-responsive.

Remanton Designs submitted the second lowest bid at $249,794.058. It is confirmed that Remanton Designs

submitted both the required Bid Bond and the Statement of Capabilities, their bid is responsive and responsible.

Assuming Construction 95 LLC is formally determined to be non-responsive due to the lack of required documentation (Bid Bond and Statement of Capabilities), staff would like to recommend the award to Remanton Designs, as they are the lowest bidder meeting all mandatory compliance requirements.

Funding Source:
The funding sources are:

- 1121200-3410-FLBLU $100,000 (Grant)
- 3151319-6310-IMPAZ $85,000 (CIP General Fund)
- Legislative Grant $101,000 (Grant)

Fiscal Impact:
$201,000.00 will be funded thru grants and $85,000.00 is also available from CIP General fund for this project.

Sponsor Name/Department: Maqsood M. Nasir, Director of Engineering Services, Aazam Piprawala, Procurement Administrator

Meeting Date: 11/24/2025

ATTACHMENTS:

	Description	Type
🗋	Preliminary Evaluation Tabulation	Backup Material
🗋	Exhibit-A	Exhibit
🗋	Exhibit-B	Exhibit
🗋	Exhibit-C	Exhibit
🗋	Warranties	Backup Material
🗋	Sub-Contractors	Backup Material

City of Lauderdale Lakes
Procurement
Aazam Piprawala, Procurement Administrator
4300 NW 36th Street, Lauderdale Lakes, FL 33319

PRELIMINARY

EVALUATION TABULATION

ITB No. 26-6310-05B

ALZHEIMER'S CARE CENTER IMPROVEMENTS

RESPONSE DEADLINE: November 7, 2025 at 10:00 am

Report Generated: Friday, November 7, 2025

SELECTED VENDOR TOTALS

#	Vendor	Total
1	Construction 95 LLC	$237,920.00
2	Remanton Designs	$249,794.058
3	Asia Air	$275,000.00
4	Concord Technologies, Inc.	$282,340.00
5	FSV Construction Company	$285,291.00

PLEASE NOTE THAT THE ABOVE RESULTS ARE ONLY PRELIMINARY AND HAVE NOT YET BEEN FULLY EVALUATED. IN NO WAY ARE THESE RESULTS AN INDICATION OF AWARD.

INVITATION TO BID

ALZHEIMER'S CARE CENTER IMPROVEMENTS

ITB NO.: 26-6310-05B

CITY OF LAUDERDALE LAKES
Financial Services Department
4300 NW 36th Street
Lauderdale Lakes, FL 33319
Phone: (954) 535-2700
Fax: (954) 535-1892
Email: purchasing@lauderdalelakes.org

ALL PROPOSALS WILL BE RECEIVED VIA THE CITY'S ePROCUREMENT PORTAL AT: https://procurement.opengov.com/portal/lauderdalelakes

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1. SOLICITATION INFORMATION
2. INVITATION TO BID (ITB)
3. SCOPE OF SERVICES
4. GENERAL CONDITIONS
5. TERM OF CONTRACT
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7. SUBMITTAL INFORMATION: How, When & Where
8. WAIVERS
9. INSURANCE REQUIREMENTS
10. BID SCHEDULE
11. VENDOR QUESTIONNAIRE
12. ATTACHMENTS

Attachments:

A - Construction Plans

B - Construction Plans_UPDATED

C - Materials Specification

BB - Performance Bond

CC - Sample Construction Agreement

DD - Standard General Conditions of the Construction Contract

EE - Change Order Form

FF - Daily Construction Report

GG - Final Waiver, Receipt, and Release of Lien

HH - Certificate of Substantial Completion

II - Application and Certification for Payment

SCOPE OF SERVICES

Project Background

The City of Lauderdale Lakes is located near the geographic center of Broward County, immediately east of the Florida Turnpike. State Road 7 (U.S. 441) and Oakland Park Boulevard are the major arterial roadways traversing the City. Lauderdale Lakes is approximately 4 square miles in size. The predominant land use is residential with approximately 70% of the total housing stock in multi-family units. The City also contains a full range of commercial, industrial and institutional land uses, located primarily along arterial roadways.

The City of Lauderdale Lakes has a diverse population and is estimated at 36,600. The City is governed by a Commission/City Manager form of government. Mayor and Commissioners are elected officials and serve for a four year term. The City Manager is appointed by the City Commission. The current City Manager was appointed November 2017. The City employs a skilled and diverse workforce of approximately 136 full-time and part-time employees across nine (9) departments: Mayor and City Commission, City Manager, City Clerk, Community Redevelopment Agency (CRA), Development Services, Financial Services, Human Resources and Risk Management, Parks and Human Services, and Public Works.

The Lauderdale Lakes Alzheimer's Care Center offers therapeutic activities for cognitively impaired adults in a reassuring environment focused on safety, supervision and support. Eligibility is based on a medical diagnosis of memory disorder and having a 24-hour caregiver in the home. The facility is in dire need of urgent repairs.

Scope of Services

The following is the renovation scoop of services:

1. Renovating existing ADA Bathroom #1 per plan:

Shower Scope:

A. Existing Shower to be removed and replaced with transfer type ADA compatible shower

B. Remove and replace shower wall tiles

C. New ADA Bench

D. New ADA grab bars

Bathroom Scope:

A. Bathroom floor tiles to be removed and replaced with slip resistance floor tiles

B. Water closet and lavatory to be removed and replaced at the same location with ADA compatible fixtures.

2. Water closet and lavatory to be removed and replaced at the same location with ADA compatible fixtures for all the other bathroom with the project area

3. Remove and replace existing vinyl flooring with new slip resistance glue down flooring

4. Existing kitchen cabinets to be removed and replaced at the same location.

5 Existing base and wall cabinets to be removed at the same location.

The following is the demolition scoop of services:

The scope of services for this project includes the removal and demolition of various components within the designated work area. The selected contractor shall remove a portion of the non-load-bearing wall located in the existing shower area and remove all existing bathroom fixtures throughout the facility. Additionally, the contractor shall remove the existing

bathroom floor in the restroom designated with an ADA shower. The scope also includes the removal of all existing flooring throughout the entire project area. Within the kitchen and food preparation area, the contractor shall remove the existing kitchen cabinets, sink, electric stove, and recirculating hood to prepare the space for future improvements. All work shall be completed in accordance with applicable codes and safety regulations, ensuring proper disposal of all debris and materials.

The rest of this page is intentionally left blank.

About us

Remanton Designs LLC is a dynamic, Hispanic family-owned business that stands as a licensed general contractor in the vibrant heart of Miami, Florida. Since our inception in 2015, we have been dedicated to providing a comprehensive array of services designed for your convenience, serving as your singular solution to address all construction and remodeling needs.

With a rich background spanning over nine years in the construction and construction management field, we bring a wealth of experience to every project.

Our commitment is unwavering ensuring that your budget and timeline are not just met, but exceeded with meticulous attention.

Your project is our priority, and we understand the importance of delivering not just a service but an experience that resonates with your vision. Whether your undertaking is substantial or modest, Remanton Designs guarantees a seamless process, backed by years of proficiency, to bring your dreams to life. Allow us to be your partner in this journey!

Our Leadership

Ronald Remanton is a visionary leader with over 20 years of experience in the construction industry. Ronald initiated his illustrious career in his home country, Venezuela, where he founded Construcciones KPR CA, a prominent Venezuelan company specializing in residential, commercial & Industrial Construction.

In 2015, Ronald brought his wealth of expertise to Miami and laid the foundation for Remanton Designs LLC, an endeavor dedicated to serving the construction and remodeling needs of South Florida. With a passion for precision and a commitment to quality, Ronald oversees the seamless operation of the company's construction and remodeling business. Ronald's extensive experience has positioned him at the forefront of significant remodeling projects throughout Florida, contributing to the transformation of numerous residential and commercial spaces. His role extends beyond project execution – Ronald actively manages client relationships, ensuring a personalized and satisfying experience for each Remanton Designs client.

At the core of his responsibilities is the art of project management, a skill honed over decades in the industry. Ronald navigates the intricate landscape of subcontracting with finesse, ensuring that

every aspect of the business aligns with the company's commitment to excellence

Ronald Remanton – President

Leribeth Aldazoro – Vice-President

As a seasoned project manager, Leribeth oversees every facet of our projects, from meticulous scheduling and site management to navigating the intricacies of permits, planning, and contractor coordination. Her natural ability to orchestrate these elements ensures the successful execution of each endeavor.

Leribeth holds a Bachelor of Science in Civil Engineering from Carabobo University in Venezuela, specializing in process, operations, and construction management. Her academic foundation,

coupled with her practical experience, has equipped her to lead construction projects from inception to completion with finesse.

A true advocate for client satisfaction, Leribeth takes pride in steering the estimating process to align with client needs, adhering to both schedule and budget constraints. Her commitment to teamwork, positivity, focus, and efficiency is evident in every project undertaken by Remanton Designs.

With over twenty years of construction experience, Leribeth Aldazoro has earned her General Contractor License from the state of Florida. This achievement is a testament to her dedication to excellence and her extensive knowledge in the field.

Our Leadership

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Your General Contractor since 2015

CONTACT

GENERAL CONTRACTORS
Remodeling & Construction
Lic-CGC-1533230

Address

3105 NW 107th Avenue
Suite 400-G10
Doral, FL 33172

Contact

info@rdgeneralcontrcators.com

Call us: 305-525-4851

Social Networks

Legal Notice | Cookie Policy | Privacy Policy | Data Protection

SUBMITTAL INFORMATION: How, When & Where

This section discusses the Submittal Package requirements.

Responses MUST be submitted electronically via the City's eProcurement portal at https://procurement.opengov.com/portal/lauderdalelakes. Vendor guides on how to register and submit responses can be found here: https://opengov.my.site.com/support/s/article/ca6d1285-1e48-4a21-bb0d-715edb7794ed. You must be a planholder in order to submit a response. Responses received electronically will remain sealed or unopened until the request for proposal is declared closed.

Complete the following information exactly as shown including numbering and tabbing sections. This information is vital for the CITY to rate your firm, as your evaluation and ranking will be based on the information supplied below along with any other information required by the CITY. The detailed proposal should follow the tabs outlined as set forth below as Tabs1 thru 7.

TAB #1 Insert Submittal Checklist and Contractor's Qualification Statement (Attachment "A")

TAB #2 Statement of Capabilities:

Remanton Designs LLC understands that the scope of work requires the delivery of high-quality construction and renovation services in accordance with the City of Lauderdale Lakes' standards, schedule, and safety requirements. Our team is committed to executing every phase of the project with attention to detail, clear communication, and full compliance with all applicable codes and inspections.

As a licensed and insured Florida General Contractor, Remanton Designs LLC brings a strong record of successful commercial and residential improvement projects, including build-outs, tenant improvements, and complete interior remodels. Our experience managing design, permitting, and construction under one coordinated process allows us to deliver projects efficiently and with consistent quality.

We are confident in our capability to perform this work because of our direct field experience, our responsive project management, and our dedication to meeting deadlines while maintaining transparency and professionalism throughout the process.

Remanton Designs LLC affirms that this proposal shall remain valid and in effect for **ninety (90) days** from the date of submission.

TAB #3 Key Personnel/Project Management Team:

Key Personnel and Responsibilities

Leribeth Aldazoro *– Business Manager*

Oversee overall business operations, including client relations, project coordination, scheduling, and administrative management. Ensures that contractual obligations, documentation, and budget control are properly maintained, while supporting the project team in achieving timely and efficient results.

Ronald Remanton *– Project Field Manager*

Responsible for daily field operations, supervision of subcontractors, safety compliance, and quality assurance. Oversee construction activities on site, coordinates inspections, and ensures that all work meets approved plans, specifications, and project timelines.

Administrative Support / Accounting Team

Manages project documentation, procurement, and financial reporting. Provides administrative assistance to ensure smooth coordination between office operations and field execution.

TAB #4 Specific Related Experience of the Firm:

Remanton Designs LLC has extensive experience in the planning, design, permitting, and construction of commercial and public-use facilities in South Florida. Over the past five years, our firm has successfully completed multiple tenant improvement and build-out projects requiring coordination with local municipalities, adherence to strict building codes, and timely inspection approvals.

Our experience includes working directly with property owners, architects, engineers, and city departments to deliver fully compliant, functional, and aesthetically designed spaces that meet both operational and public standards.

🔷 *Representative Projects*

1. Elite Wellness Dental and Spa – Doral, FL

Client: Wellness Dental & Spa

Scope: Complete interior build-out including design, permitting, and construction of a dental office facility. Scope included installation of medical gas lines, plumbing, electrical, Fire sprinkler, Fire alarm, mechanical, and finishes.

Approx. Size: 2,800 sq. ft.

Completion: 2025

Reference: Mr. Carlos Lopez– Owner

Phone number: (786-200-9120)

ELITE Wellness
& DENTAL CLINIC

2. Macondo Coffee Roasters – Kendall, FL

Client: Macondo Roasters

Scope: Full design and construction of the expansion of a specialty coffee shop and roastery, including layout, plumbing, electrical, mechanical, and finishing work. Coordinated all inspections and permitting processes with the Miami-Dade County to ensure full compliance with municipal requirements.

Approx. Size: 1,000 sq. ft.

Completion: 2024

Reference: Emigdio Suarez – Owner

Phone number: (786-804-1355)

3. Dental Office

Client: Dr. Carlos Fors

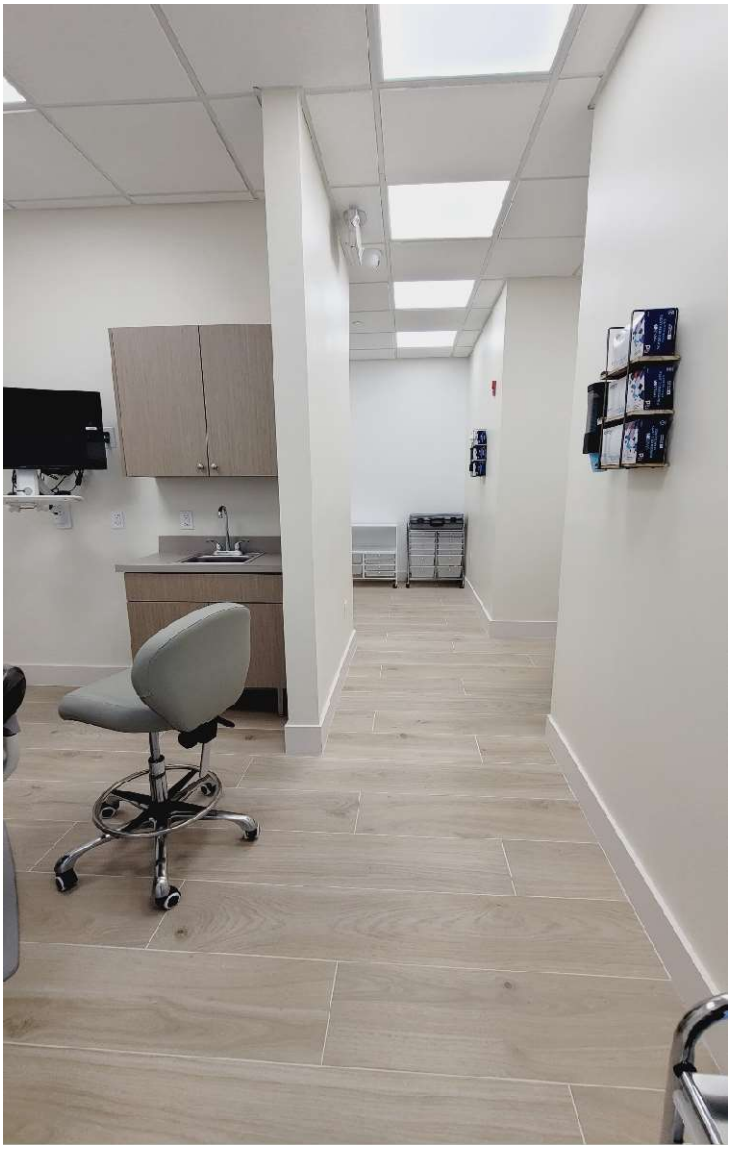
Scope: Complete interior build-out including permitting, and construction of a modern dental office facility. The scope included installation of medical gas systems, plumbing, electrical, HVAC, and all interior finishes.

Approx. Size: 1,200 sq. ft.

Completion: 2025

Reference: Dr. Carlos Fors – Owner

Phone Number (786-209-4323)



Remanton Designs LLC's experience with dental offices, professional workspaces, and commercial retail build-outs reflects our capacity to manage projects that demand precision, compliance, and coordination with city departments. Our integrated design–build approach ensures quality control, transparent communication, and on-time delivery for every client we serve.

TAB #5 Current Workload:

Below is a summary of all current projects under contract for Remanton Designs LLC, including project duration and staffing assignments. Each project is actively managed to ensure timely completion, quality control, and compliance with all permitting and inspection requirements.

Project Name / Client	Location	Contract Period & Duration	Current Phase	Staff Assigned
Milan's Machine Shop & Welding Service – New Office Construction	8052 NW 56th St, Doral, FL 33166	10-month construction phase	In Permitting Phase	1 Project Field Manager, 1 Field Supervisor, 1 Administrative Support
Mr. Gustavo Echenique – Guest House Residence	11521 SW 100 Ave, Miami, FL	9-month construction phase	In Permitting Phase	1 Project Field Manager, 1 Field Supervisor 1 Administrative Support
Scandy Candy – Facade Renovation	240 Miracle Mile, Coral Gables, FL	1-month construction phase	In Permitting Phase	1 Project Field Manager, 1 Administrative Support

Remanton Designs LLC maintains a balanced workload that allows for focused attention and dedicated management on each active project. Our project management team —led by Leribeth Aldazoro (Business Manager) and Ronald Remanton (Project Field Manager)— ensures continuous supervision, coordination with subcontractors, and adherence to all project schedules and municipal requirements.

This current workload reflects our capability to manage multiple projects efficiently while maintaining high standards of quality, safety, and communication with clients and city departments.

TAB #6 Cost Schedule:

Date : 11/7/2025
Proposal : 26-6310-05B

Client Name : City of Lauderdale Lakes, Florida
Project Name : Alzheimer's Care Center Improvement
Project Address : 4320 N.W 36th st,Lauderdale Lakes Fl 33319

	Description	Unit	QTY	sub-Total	Total
	GENERAL REQUIREMENTS				
•	Mobilization	L.S	1	$ 32,684.00	$ 32,684.00
•	Demolition	L.S	1	$ 22,067.00	$ 22,067.00
•	Bathroom Renovation Full Rehab (bathroom # 1)	L.S	1.00	$ 18,823.00	$ 18,823.00
•	Bathroom Fixtures Replacement (bathroom 2,3,4,5)	L.S	1.00	$ 8,280.00	$ 8,280.00
•	Cabinet Replacement (Adult Care Center Area -1)	L.S	1.00	$ 18,255.00	$ 18,255.00
•	Cabinet Replacement (Adult Care Center Area -2)	L.S	1.00	$ 16,833.00	$ 16,833.00
•	Sink at the Kitchen Cabinet and Area-1 Cabinet	L.S	1.00	$ 2,004.00	$ 2,004.00
•	Kitchen Cabinet Replacement	L.S	1.00	$ 20,036.00	$ 20,036.00
•	Kitchen Appliance (electric Stove, Dishwasher, Re-circulating Hood, Microwave Oven)	L.S	1.00	$ 8,842.00	$ 8,842.00
•	Flooring (vinyl-glue down)	S.F	2980.00	$ 8.76	$ 26,112.00
•	Base board (wood / Vinyl 6")	L.F	600.00	$ 7.59	$ 4,553.00
•	Interior wall painting	L.S	1.00	$ 9,346.00	$ 9,346.00
•	Metal Lockers (12"x18"x6")	EACH	20.00	$ 551.30	$ 11,026.00
•	Door Threshold	EACH	20.00	$ 94.25	$ 1,885.00
•	Dust Control	L.S	1.00	$ 4,048.00	$ 4,048.00
	FINAL ESTIMATED PRICE :				**$204,794.00**
	Permit Fees and Allowances				
•	General Allowance	L.S	1.00	$ 24,999.00	$ 25,000.00
•	Permitting Contingency	L.S	1.00	$ 20,000.00	$ 20,000.00
	Total Permit Fees and Allowances:				**$45,000.00**

TAB #7 Attachments:11

26-6310-05B

ALZHEIMER'S CARE CENTER IMPROVEMENTS

Non-Collusive Affidavit (Attachment “B”), Drug-Free WorkPlace Affidavit (Attachment “D”), E-Verify Statement (“E”), Signature Page (Attachment “F”), Debarment Certification (Attachment “G”), Public Entity Crime Statement (Attachment “H”), Foreign (Non-Florida) Corporation Disclosure (Attachment I); Certificate of Insurance (proof only), Business Tax Receipt and Licenses (if applicable).

WARRANTIES

In consideration of, and to induce the Award of **THE City of Lauderdale Lakes, Florida,** Construction Contract described in these Bid Documents, the Contractor represents and warrants to the City of Lauderdale Lakes, Florida:

1. The Contractor is financially solvent and sufficiently experienced and competent to perform all of the work required of the Contractor in the Construction Contract; and

2. That the facts stated in the Contractor's Bid and information given the Contractor pursuant to the Request or Proposal for Bids, instructions to contractors and Specifications are true and correct in all respects; and

3. That the Contractor has read and complied with all of the requirements set forth in the request for Bids, Instructions to Contractors and Specifications; and

4. That the Contractor warrants all materials supplied by it under the terms of the Construction Contract are delivered to the City of Lauderdale Lakes, Florida, free from any security interest, and other lien, and that the Contractor is a lawful owner having the right to sell the same and will defend the conveyance to the City of Lauderdale Lakes, Florida, against all persons claiming the whole or any part thereof; and

5. That the materials supplied to the City of Lauderdale Lakes, Florida, under the Construction Contract are free from the rightful claims of any persons whomsoever, by way of patent or trademark infringement or the like; and

6. That the materials supplied under the Construction Contract are merchantable within the meaning of the Uniform Commercial Code Section 2-314; and

7. That the materials supplied under the Construction Contract are free from defects in materials and workmanship under normal use and service and that any such materials found to be defective shall be replaced by the Contractor as per the attached Warranty.

8. That the materials supplied pursuant to the Construction Contract are fit for the purposes for which they are intended to be used; that under normal use and maintenance the material will continue to be fit for such purposes for the warranty period after delivery, provided that the City shall give the Contractor notice that the materials failed to fulfill the warranty; such notice shall state in what respect the materials have failed to fulfill the warranty, where upon the Contractor shall be allowed a reasonable time after receipt of such notice to correct the defect and the City agrees to cooperate in this regard. If the materials cannot be made to fulfill the Contract within the warranty period the Contractor will either furnish duplicate materials, or at its option refund the amount paid, which shall constitute a settlement in full for all damages occasioned by reason at this warranty of fitness; and

9. That this Warranty is included in exposures for which the Contractor has products liability and completed operations insurance, in minimum amounts of Two Million ($2,000,000.00) Dollars for property damage and Two Million ($2,000,000.00) Dollars for personal injury as shown on the Certificates of such Insurance attached hereto, and the Contractor agrees to keep such insurance coverage during the period of this Warranty; and

10. That it is an express condition of this Warranty that the item(s) hereby warranted shall be operated and maintained by the City in accordance with the manufacturer's recommendations as to those portions of the item(s) that are not fabricated by the Contractor, and in accordance with the Contractor's recommendations, a copy of which has either been supplied

to the City of Lauderdale Lakes should maintain complete and accurate records made at the time of performance of maintenance showing compliance with such instructions, and by acceptance of this Warranty, the City of Lauderdale Lakes, Florida, agrees to present such records to the Contractor upon request in the event of a claim hereunder by the City;

11. The foregoing Warranties apply as a minimum and are supplemental to other Warranties offered. They are not substituted, but in addition to, any other Warranties offered; and

12. That it is agreed and understood by the Contractor that the City of Lauderdale Lakes, Florida, is induced to enter the Construction Contract in reliance upon this Warranty.

SIGNED, sealed and delivered on this day of Nov 06th, 2025.

(SEAL)

Contractor:

BIDDER's Signature

Leribeth Alvarado

(Print or Type Name)

ATTEST:

Sonaly Jimenez

Secretary

SUB-CONTRACTORS:

Name	License#	Duties	Contract Amount $	% of Contract
Zoom Plumbing	CFC1432188	Plumbing	$16,900.00	8.25%
Holz home Design	N/A	Carpentry	$43,938	21.45%
PAL Demolition	NA	Demolition	$20,060	9.79%

The Bidder acknowledges and understands that the information contained in response to this Qualification's Statement shall be relied upon by City in awarding the contract and such information is warranted by Bidder to be true. The discovery of any omission or misstatement that materially affects the Bidder's qualifications to perform under the contract shall cause the City to reject the Bid, and if after the award, to cancel and terminate the award and/or contract.

The Bidder also acknowledges that all information listed above may be checked by the City and authorizes all entities or persons listed above to answer any and all questions. Bidder hereby indemnifies the City and persons or entities listed above and hold them harmless from any claim arising from such authorization or the exercise thereof, including the dissemination of information requested above.

BIDDER's Signature

Lezbeth Alonzono

(Print or Type Name)

11/06/2025

Date

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title

DISCUSSION REGARDING FY 2026 MAYOR AND COMMISSIONER INITIATIVES

Summary

This is a discussion regarding FY 2026 Mayor and Commissioner initiatives.

Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department: Mayor and City Commission

Meeting Date: 11/24/2025

ATTACHMENTS:

	Description	Type
🗋	List of FY 2026 Special Initiatives	Backup Material
🗋	Resolution 2025- 035 - FY 2024-2025 Special Events Calendar	Backup Material
🗋	Resolution 2025 -113 Commissioner Easton Harrison - Diaper Distribution	Backup Material
🗋	Resolution 2025 -110 Commissioner Karlene Maxwell-Williams - Florida Licensing on Wheels (FLOW)	Backup Material

FY 2026

List Of Mayor and Commission Special Initiatives

Total Amount $6,000.00 for the Mayor and each Commissioner

*** - New Initiative**

Mayor Veronica Edwards Phillips

- Mayor's Breast Cancer Walk/Run
- Painting with a Purpose (Paint and Glow)
- Mayor's Music in the Park
- Moments with the Mayor
- Mayor's Community Engagement Walk (The Mayor and the Cop)

Total of Events = 5

Total Amount = $6,000.00

Vice Mayor Tycie Causwell :

- Women Celebrating Women
- Food Giveaway (Food Drive)

Total Amount = $6,000.00

Total of Events = 2

Commissioner Easton Harrison

- Commissioner's Chess Challenge
- Diaper Distribution
- Bizz with a Twist
- Swim with the Commissioner
- ***Ramadan***
- ***Homebuyer and Seller Seminar***

Total Amount = $6,000.00

Total of Events = 6

Commissioner Karlene Maxwell-Williams

- Breast Cancer Awareness Health Fair
- Breast Cancer Awareness Dinner
- National Day of Racial Healing
- Lakes Literacy Day
- Young At Heart
- Perimenopause/Menopausal Seminar
- Florida Licensing on Wheels (FLOW)
- ***Youth Talent Show***
- ***Gospel Musical***
- ***National Church Safety and Clergy Appreciation***
- ***Women of Veterans Affairs (WOVA) Christmas Toy Giveaway***
- ***Youth Safety & Wellness***

Total Amount = $6,000.00

Total of Events = 12

Commissioner Sharon Thomas

- Conversations with your Commissioners
- Lauderdale Lakes Clean Up
- Earth Day Recycling Poster Contest
- Food Giveaway (Food Drive)

Total Amount = $6,000.00

Total of Events = 4

RESOLUTION 2025-035

A RESOLUTION OF THE CITY COMMISSION OF LAUDERDALE LAKES, FLORIDA AMENDING THE CITY OF LAUDERDALE LAKES' ("CITY") SPECIAL EVENTS CALENDAR FOR FISCAL YEAR 2024-2025, PROVIDING FOR ADDITIONAL SPECIAL EVENTS PROPOSED BY MEMBERS OF THE CITY COMMISSION AND FUNDING SOURCES FOR SUCH ADDITIONAL EVENTS; PROVIDING FOR THE ADOPTION OF RECITALS; PROVIDING FOR INSTRUCTIONS TO THE CITY CLERK; PROVIDING AN EFFECTIVE DATE.

WHEREAS, each year, the City of Lauderdale Lakes ("City") hosts special events that enhance the quality of life of its residents and visitors;

WHEREAS, pursuant to Resolution 2023-101, the City Commission established procedures regarding City-hosted events initiated by City Commissioners;

WHEREAS, such procedures mandate that to approve additional events that were not considered in the City's adopted fiscal year budget, the City Commission shall provide approval through an adopted resolution;

WHEREAS, the resolution seeking approval for additional events not previously approved in the City's fiscal year budget must establish a funding source for such requested events;

WHEREAS, each Commissioner has a budgeted amount of Six Thousand Dollars and No/100 ($6,000.00) to host said events in the Special Initiatives Funding Account;

WHEREAS, in addition to the previously approved initiatives and special events, the City Commission is proposing the following events for approval for fiscal year 2024-2025 ("Events"):

1. Mayor Veronica Edwards Phillips proposes to host "The Mayor and the Cop" on a bi-monthly basis and has sufficient funding from the Special Initiatives Funding Account.

2. Vice Mayor Tycie Causwell proposes to host a "Food Drive" and has sufficient funding from the Special Initiatives Funding Account.

3. Commissioner Easton Harrison proposes to host a "Chess Program" on a periodic basis for youth and adults, a "Swim with the Commissioner program" at the Lauderdale Lakes Aquatic Center, and a "Biz with a Twist" business networking event, all of which have sufficient funding from the Special Initiatives Funding Account.

4. Commissioner Karlene Maxwell-Williams proposes to host a "Young at Heart" program for the Senior Center on a monthly basis and a "Perimenopause/Menopausal Seminar" during the month of May for Women's Health Month, both of which have sufficient funding from the Special Initiatives Funding Account.

5. Commissioner Sharon Thomas proposes to co-host a "Food Drive" with Vice Mayor Tycie Causwell and has sufficient funding from the Special Initiatives Funding Account.

WHEREAS, the Events would bring additional community wellness and participation from the City's residents;

WHEREAS, an amendment to the Special Events Calendar for fiscal year 2024-2025 is required to carry out the Events; and

WHEREAS, the cost of the additional events has already been contemplated and budgeted for by the Commission members submitting the proposals.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AS FOLLOWS:

SECTION 1. ADOPTION OF RECITALS: The foregoing RECITALS are hereby ratified and confirmed as being true, and the same are hereby made a part of this Resolution.

SECTION 2. AUTHORITY: The City Commission hereby approves the amendment of the Special Events Calendar for Fiscal Year 2024-2025 to include the additional Events listed in this Resolution for a total amount not to exceed Six Thousand and No/100 Dollars ($6,000.00) budgeted for each commissioner in the Special Initiatives Funding Account.

SECTION 3. INSTRUCTIONS TO THE CITY CLERK: The City Clerk and other appropriate City Officials are hereby authorized to take any and all actions necessary to effectuate the intent of this Resolution.

SECTION 4. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AT ITS REGULAR MEETING HELD FEBRUARY 25, 2025.

VERONICA EDWARDS PHILLIPS, MAYOR

ATTEST:

VENICE HOWARD, MMC, CITY CLERK

BROWARD COUNTY, FLORIDA
SEAL OF CITY OF LAUDERDALE LAKES
INCORPORATED 1961

Approved as to form and legality
for the use of and reliance by the
City of Lauderdale Lakes only:

Sidney C. Calloway, City Attorney

Sponsored by: Teresa Brown Stubbs, MPA, CPRP City Manager

APPROVED

VOTE:

Mayor Veronica Edwards Phillips	✓ (For)	____ (Against)	____ (Other)
Vice-Mayor Tycie Causwell	✓ (For)	____ (Against)	____ (Other)
Commissioner Easton Harrison	✓ (For)	____ (Against)	____ (Other)
Commissioner Karlene Maxwell-Williams	✓ (For)	____ (Against)	____ (Other)
Commissioner Sharon Thomas	✓ (For)	____ (Against)	____ (Other)

RESOLUTION 2025-113

A RESOLUTION OF THE CITY COMMISSION OF LAUDERDALE LAKES, FLORIDA, APPROVING THE ADDITION OF THE DIAPER DISTRIBUTION EVENT TO THE CITY OF LAUDERDALE LAKES' ("CITY") SPECIAL EVENTS CALENDAR FOR FISCAL YEAR 2025-2026 AS AN OFFICIAL INITIATIVE BY COMMISSIONER EASTON HARRISON TO BE HOSTED ON OCTOBER 11, 2025, PROVIDING FOR THE ADOPTION OF RECITALS; PROVIDING FOR INSTRUCTIONS TO THE DEPUTY CITY CLERK; PROVIDING AN EFFECTIVE DATE.

WHEREAS, each year, the City of Lauderdale Lakes ("City") hosts special events that enhance the quality of life of its residents and visitors;

WHEREAS, pursuant to Resolution 2023-101, the City Commission established procedures regarding City-hosted events initiated by City Commissioners;

WHEREAS, such procedures mandate that to approve additional events that were not considered in the City's adopted fiscal year budget, the City Commission shall provide approval through an adopted resolution;

WHEREAS, the resolution seeking approval for additional events not previously approved in the City's fiscal year budget must establish a funding source for such requested event;

WHEREAS, each Commissioner has a budgeted amount of Six Thousand Dollars and No/100 ($6,000.00) to host said events in the Special Initiatives Funding Account;

WHEREAS, in addition to the previously approved initiatives and special events, the City Commission is proposing the following event for approval for fiscal year 2025-2026 ("Event"):

1. Commissioner Easton Harrison proposes to host a "Diaper Distribution" event on October 11, 2025, of which has sufficient funding from the Special Initiatives Funding Account.

WHEREAS, the Event would bring additional community support to City residents;

WHEREAS, the cost of the additional event has already been contemplated and budgeted for by Commissioner Harrison.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AS FOLLOWS:

SECTION 1. ADOPTION OF RECITALS: The foregoing RECITALS are hereby ratified and confirmed as being true, and the same are hereby made a part of this Resolution.

SECTION 2. AUTHORITY: The City Commission hereby approves the Special Events Calendar for Fiscal Year 2025-2026 to include the additional Event listed in this Resolution for a total amount not to exceed Six Thousand and No/100 Dollars ($6,000.00) budgeted for each commissioner in the Special Initiatives Funding Account.

SECTION 3. INSTRUCTIONS TO THE DEPUTY CITY CLERK: The Deputy City Clerk and other appropriate City Officials are hereby authorized to take any and all actions necessary to effectuate the intent of this Resolution.

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SECTION 4. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AT ITS REGULAR MEETING HELD SEPTEMBER 09, 2025.

VERONICA EDWARDS PHILLIPS, MAYOR

ATTEST:

PAVITRI BENASRIE-WATSON, CMC, DEPUTY CITY CLERK

BROWARD COUNTY, FLORIDA
SEAL OF CITY OF LAUDERDALE LAKES
INCORPORATED 1961

Approved as to form and legality
for the use of and reliance by the
City of Lauderdale Lakes only:

Sidney C. Calloway, City Attorney

Sponsored by: Venice Howard, Acting City Manager

VOTE: APPROVED

Mayor Veronica Edwards Phillips	✓ (For)	____ (Against)	____ (Other)
Vice-Mayor Tycie Causwell	✓ (For)	____ (Against)	____ (Other)
Commissioner Easton Harrison	✓ (For)	____ (Against)	____ (Other)
Commissioner Karlene Maxwell-Williams	✓ (For)	____ (Against)	____ (Other)
Commissioner Sharon Thomas	✓ (For)	____ (Against)	____ (Other)

RESOLUTION 2025-110

A RESOLUTION OF THE CITY COMMISSION OF LAUDERDALE LAKES, FLORIDA; APPROVING THE ADDITION OF THE FLORIDA LICENSING ON WHEELS (FLOW) EVENT TO THE CITY'S SPECIAL EVENT CALENDAR FOR FISCAL YEAR 2025-2026 AS AN OFFICIAL INITIATIVE BY COMMISSIONER KARLENE MAXWELL-WILLIAMS TO BE LAUNCHED IN OCTOBER 2025; PROVIDING FOR THE ADOPTION OF RECITALS; PROVIDING FOR INSTRUCTIONS TO THE DEPUTY CITY CLERK; PROVIDING AN EFFECTIVE DATE.

WHEREAS, each year, the City of Lauderdale Lakes ("City") hosts special events that enhance the quality of life of its residents and visitors;

WHEREAS, pursuant to Resolution 2023-101, the City Commission established procedures regarding City-hosted events initiated by City Commissioners;

WHEREAS, such procedures mandate that to approve additional events that are not considered in the City's adopted fiscal year budget, the City Commission shall provide approval through an adopted resolution;

WHEREAS, the resolution seeking approval for additional events approved in the City's fiscal year budget must establish a funding source for such requested events;

WHEREAS, in accordance with the proposed annual budget for FY 2025/2026, each member of the City Commission is projected to have a specific public funding amount allocated in the Special Initiatives Funding Account dedicated for initiating and hosting said events;

WHEREAS, Commissioner Karlene Maxwell-Williams is proposing the following event for approval for fiscal year 2025-2026 ("Event"):

1. Hosting of the Florida Licensing on Wheels Event "FLOW" a program designed to enhance accessibility to essential DMV services and assist in alleviating the long wait times residents are experiencing at DMV offices across Broward County. This mobile outreach event allows residents to

renew driver licenses, obtain ID cards, replace lost or stolen credentials, and more—all in a convenient, local setting.

WHEREAS, the City Commission finds it in the best interest of the health and welfare of the City and its residents to support this initiative as a recognized special event initiated and sponsored by Commissioner Karlene Maxwell Williams.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AS FOLLOWS:

SECTION 1. ADOPTION OF RECITALS: The foregoing RECITALS are hereby ratified and confirmed as being true, and the same are hereby made a part of this Resolution.

SECTION 2. AUTHORITY: The City Commission hereby approves the addition of the Florida Licensing On Wheels (FLOW) Event to the Special Event Calendar for Fiscal Year 2025-2026 as an official initiative of Commissioner Karlene Maxwell-Williams, for a total amount not to exceed the specific funding amount to be allocated to each member of the City Commission in the Special Initiatives Funding Account dedicated for initiating and hosting said public events as set forth and described in the annual budget for FY 2025/2026.

SECTION 3. INSTRUCTIONS TO THE DEPUTY CITY CLERK: The Deputy City Clerk and other appropriate City Officials are hereby authorized to take any and all actions necessary to effectuate the intent of this Resolution.

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SECTION 4. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AT ITS REGULAR MEETING HELD SEPTEMBER 09, 2025.

VERONICA EDWARDS PHILLIPS, MAYOR

ATTEST:

PAVITRI BENASRIE-WATSON, CMC, DEPUTY CITY CLERK

BROWARD COUNTY, FLORIDA
SEAL OF CITY OF LAUDERDALE LAKES
INCORPORATED 1961

Approved as to form and legality
for the use of and reliance by the
City of Lauderdale Lakes only:

Sidney C. Calloway, City Attorney

Sponsored by: Commissioner Karlene Maxwell-Williams

VOTE: APPROVED

Mayor Veronica Edwards Phillips	✓ (For)	____ (Against)	____ (Other)
Vice-Mayor Tycie Causwell	✓ (For)	____ (Against)	____ (Other)
Commissioner Easton Harrison	✓ (For)	____ (Against)	____ (Other)
Commissioner Karlene Maxwell-Williams	✓ (For)	____ (Against)	____ (Other)
Commissioner Sharon Thomas	✓ (For)	____ (Against)	____ (Other)

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes Contract Requirement: Yes

Title

DISCUSSION REGARDING AUTHORIZING THE APPROVAL OF MASTER CONTRACT JM023-25-2028, EFFECTIVE JANUARY 1, 2026, THROUGH DECEMBER 31, 2028, BETWEEN THE AREAWIDE COUNCIL ON AGING OF BROWARD COUNTY, INC. AND THE CITY OF LAUDERDALE LAKES/LAUDERDALE LAKES ALZHEIMER'S CARE CENTER

Summary

This item is presented for discussion and approval by the Mayor and City Commission regarding the Master Contract JM023-25-2028, effective January 1, 2026, through December 31, 2028, between the Areawide Council on Aging of Broward County, Inc. and the City of Lauderdale Lakes/Lauderdale Lakes Alzheimer's Care Center.

Staff Recommendation

Background:

The City of Lauderdale Lakes submits annual applications for funding from the Areawide Council on Aging of Broward County (AAA) under the Older Americans Program and the Alzheimer's Disease Initiative (ADI). These applications, which include the Program and Contract Modules, are prepared by Parks and Human Services staff and submitted in accordance with the required funding cycles. Once completed, the applications are reviewed and accepted by AAA.

Purpose:

The purpose of this Master Contract is to set the general terms and conditions applicable to the contracts or agreements between the Contractor and the Council for the provision of the services specified in each one of those contracts or agreements incorporating this Master Contract by reference with all its attachments and exhibits, which shall constitute in each case the entire Services provided include respite care, case management, and the provision of specialized medical equipment for eligible clients under the Older Americans Act and ADI funding.

Summary:

The Master Agreement authorizes the City of Lauderdale Lakes to purchase Case Management services, Respite Care service hours, and specialized medical equipment for the Lauderdale Lakes Alzheimer's Care Center for the period of January 1, 2026, through December 31, 2028. Continuation of this agreement is contingent upon annual appropriations by the Florida State Legislature.

To ensure compliance with all funding requirements, staff submits the required programmatic and fiscal reports to the Area Agency on Aging (AAA) on a monthly and semi-annual basis.

Recommendation:

It is recommended that the City Commission approve the Master Contract and authorize the continued annual submission of applications for Older Americans Program and Alzheimer's Disease Initiative funding to the Areawide Council on Aging of Broward County.

Funding Source:

Funding Source: Areawide Council on Aging of Broward County

Fiscal Impact:

Sponsor Name/Department: Ericka Lockett, Director Parks and Human Services

Meeting Date: 11/24/2025

ATTACHMENTS:

	Description	Type
🗋	CONTRACT LLAC JM026-25-2028	Backup Material

MASTER CONTRACT

THIS MASTER CONTRACT is entered into between the Areawide Council on Aging of Broward County, Inc., hereinafter referred to as the "Council," and **City of Lauderdale Lakes, Florida / Lauderdale Lakes Alzheimer Care** hereinafter referred to as the "Contractor", who are collectively referred to as the "Parties." The term Contractor for this purpose may designate a vendor, subgrantee or subrecipient, the status to be further identified in ATTACHMENT I, Exhibit-1 as necessary.

1. Purpose of Contract

The purpose of this Master Contract is to set the general terms and conditions applicable to the contracts or agreements between the Contractor and the Council for the provision of the services specified in each one of those contracts or agreements incorporating this Master Contract by reference with all its attachments and exhibits, which shall constitute in each case the entire contract document.

1.1 Florida Department of Elder Affairs' Mission Statement

To foster an environment that promotes well-being for Florida's elders and enables them to remain in their homes and communities. The Florida Department of Elder Affairs' vision is of all Floridians aging with dignity, purpose, and independence. Area agencies, lead agencies and local service providers, as partners and stakeholders in Florida's aging services network, are expected to support the Florida Department of Elder Affairs' mission, vision, and program priorities.

1.2 Areawide Council on Aging of Broward County, Inc.'s Mission Statement

To plan, coordinate, monitor, evaluate and fund various groups, agencies, organizations and projects relating to the elderly in Broward County, Florida; to plan, plan for, promote, provide for and provide services and activities for elderly people in Broward County, Florida; to encourage participation and involvement of volunteers, professionals, and all other persons interested in the welfare and well-being of the elderly in Broward County, Florida.

2. Incorporation of Documents within the Contract

All contracts or agreements including attachments, proposal(s), solicitation(s), service provider application(s), grant agreements, relevant to the Florida Department of Elder Affairs' handbooks, manuals or desk books executed between the Contractor and the Council shall incorporate this Master Contract by reference and be subject to the conditions set forth in this Master Contract for the duration of the contract period(s). Any and all contracts or agreements executed between the Contractor and the Council during the effective period of this Master Contract will incorporate this Master Contract by reference and shall be governed in accordance with the applicable laws, statutes, and other conditions set forth in this Master Contract.

3. Term of Contract

This Master Contract when executed will have an effective date of January 1, 2026. It will end at midnight, Eastern Standard Time on December 31, 2028.

4. Compliance with Federal Law

4.1 If any contract or agreement incorporating this Master Contract by reference contains federal funds this section shall apply:

4.1.1 The Contractor shall comply with the provisions of 45 Code of Federal Regulations (CFR) Part 75 and/or 45 CFR Part 92, 2 CFR Part 200 and other applicable regulations.

4.1.2 If the contract or agreement incorporating this Master Contract by reference contains federal funds and is over $100,000.00, the Contractor shall comply with all applicable standards, orders, or regulations issued under Section 306 of the Clean Air Act as amended (42 United States Code U.S.C. 7401 et seq.), Section 508 of the Federal Water Pollution Control Act as amended (33 U.S.C. 1251 et seq.), Executive Order 11738, as amended, and where applicable Environmental Protection Agency regulations 2 CFR Part 1500. The Contractor shall report any violations of the above to the Council.

4.1.3 The Contractor, or agent acting for the Contractor, may not use any federal funds received in connection with any contract or agreement incorporating this Master Contract by reference to influence legislation or appropriations pending before the Congress or any State Legislature. The Contractor must, prior to contract execution, complete the Certification Regarding Lobbying included in ATTACHMENT II, Certifications and Assurances.

4.1.4 The Contractor shall comply with any equal-employment and nondiscrimination requirements currently in effect under 2 CFR Part 200 Appendix II, 45 CFR Part 92, and other applicable U.S. Department of Labor and Health and Human Services regulations.

4.1.5 A contract or agreement award with an amount expected to equal or exceed $25,000.00 and certain other contract or agreement awards will not be made to parties listed on the government-wide Excluded Parties List System, in accordance with the Office of Management and Budget (OMB) guidelines at 2 CFR Part 180 that implement Executive Orders 12549 and 12689, "Debarment and Suspension." The Excluded Parties List System contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. The Contractor shall comply with these provisions before doing business or entering into subcontracts receiving federal funds pursuant to any contract or agreement incorporating this Master Contract by reference. The Contractor shall complete and sign the Debarment and Suspension Certification included in ATTACHMENT II, Certifications and Assurances, prior to the execution of this Master Contract.

4.2 The Contractor shall not employ an unauthorized alien. The Council will consider the employment of unauthorized aliens a violation of the Immigration and Nationality Act (8 U.S.C. 1324a) and the Immigration Reform and Control Act of 1986 (8 U.S.C. 1101). Such violation will be cause for unilateral cancellation of this Master Contract and any contract or agreement incorporating this Master Contract by reference by the Council.

4.3 If the Contractor is a non-profit provider and is subject to Internal Revenue Service (IRS) tax exempt organization reporting requirements (filing a Form 990 or Form 990-N) and has its tax exempt status revoked for failing to comply with the filing requirements of the Pension Protection Act of 2006 or for any other reason, the Contractor must notify the Council in writing within thirty (30) days of receiving the IRS notice of revocation.

4.4 The Contractor shall comply with Title 2 CFR Part 175 regarding Trafficking in Persons.

4.5 Unless exempt under 2 CFR Part 170.110(b), the Contractor shall comply with the reporting requirements of the Transparency Act as expressed in 2 CFR Part 170.

4.6 To comply with Presidential Executive Order 12989 and State of Florida Executive Order Number 11-116, Contractor agrees to utilize the U.S. Department of Homeland Security's E-verify system to verify the employment eligibility of all new employees hired by Contractor during the contract or agreement term. The Contractor shall include in related subcontracts a requirement that subcontractors performing work or providing services pursuant to the state contract utilize the E-verify system to verify employment eligibility of all new employees hired by the subcontractor during any contract or agreement term. Contractors meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. The Contractor shall complete and sign the Verification of Employment Certification included in ATTACHMENT II, Certifications and Assurances, prior to the execution of this Master Contract.

5. Compliance with State Law

5.1 This Master Contract and any contract or agreement incorporating this Master Contract by reference is executed and entered into with the Council, with the pass-through funding from the Florida Department of Elder Affairs, and shall be construed, performed and enforced in all respects in accordance with the Florida law, including Florida provisions for conflict of laws.

5.2 If this contract contains state financial assistance funds, the Contractor shall comply with Section 215.97, F.S., and Section 215.971, F.S., and expenditures must be in compliance with laws, rules, and regulations including, but not limited to, the Reference Guide for State Expenditures from the Department of Financial Services at:
https://www.myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/manuals/agencies/reference-guide-for-state-expenditures.pdf?sfvrsn=b4cc3337_7

5.3 The Contractor shall comply with requirements of Section 287.058, F.S. as amended.

5.3.1 The Contractor shall provide units of deliverables, including various client services, and in some instances may include reports, findings, and drafts, as specified in this Master Contract and any contract or agreement incorporating this Master Contract by reference, which the Council's Contract Manager must receive and accept in writing prior to payment.

5.3.2 The Contractor shall submit bills for fees or other compensation for services or expenses in sufficient detail for a proper pre-audit and post-audit.

5.3.3 If itemized payment for travel expenses is permitted in any contract or agreement incorporating this Master Contract by reference, the Contractor shall submit bills for any travel expenses in accordance with Section 112.061, F.S., or at such lower rates as may be provided in this Master Contract and any contract or agreement incorporating this Master Contract by reference. The current state rate for reimbursement of travel in a privately owned vehicle is $0.445 per mile.

5.3.4 The Contractor shall allow public access to all documents, papers, letters, or other public records as defined in Subsection 119.011(12), F.S., made or received by the Contractor in conjunction with any contract or agreement incorporating this Master Contract by reference, except for those records which are made confidential or exempt by law. The Contractor's refusal to comply with this provision will constitute an immediate breach of contract or agreement for which the Council may unilaterally terminate this Master Contract and any contract or agreement incorporating this Master Contract by reference.

5.4 If clients are to be transported under any contract or agreement incorporating this Master Contract by reference, the Contractor shall comply with the provisions of Chapter 427, F.S., and Rule Chapter 41-2, F. A. C.

5.5 Subcontractors who are on the Discriminatory Vendor List may not transact business with any public entity, in accordance with the provisions of Section 287.134, F.S.

5.6 The Contractor shall comply with the provisions of Section 11.062, F.S., and Section 216.347, F.S., which prohibit the expenditure of Contract funds for the purpose of lobbying the legislature, judicial branch or a state agency.

5.7 The Council may, at its option, terminate this Master Contract and any contract or agreement incorporating this Master Contract by reference, if the Contractor is found to have submitted a false certification as provided under section 287.135(5), F.S., has been placed on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, the Scrutinized Companies with Activities in Sudan List, or the Scrutinized Companies that Boycott Israel List, or if the Contractor has been engaged in business operations in Cuba or Syria or is engaged in a boycott of Israel. The Contractor shall complete and sign the Scrutinized Companies Lists Certification, included in ATTACHMENT II, Certifications and Assurances, prior to the execution of this Master Contract.

6. Cooperation with the Inspector General

Contractor agrees to comply with the DOEA Inspector General in any investigation, audit, inspection, review, or hearing performed pursuant to Section 20.055, F.S. The Contractor further agrees that it shall include, in related subcontracts, a requirement that subcontractors performing work or providing services pursuant to any contract or agreement that incorporates this Master Contract by reference, agree to cooperate with the Inspector General in any investigation, audit, inspection, review, or hearing performed pursuant to Section 20.055, F.S.

7. Background Screening

The Contractor shall ensure that the requirements of Section 430.0402 and Chapter 435, F.S., as amended, are met regarding background screening for all persons who meet the definition of a direct service provider and who are not exempt from the Florida Department of Elder Affairs' level 2 background screening pursuant to Section 430.0402(2)-(3), F.S. The Contractor must also comply with any applicable rules promulgated by the Florida Department of Elder Affairs and the Agency for Health Care Administration regarding implementation of Section 430.0402 and Chapter 435, F.S.

7.1 To demonstrate compliance with this provision, Contractor shall submit annually, no later than January 05, the completed ATTACHMENT VII, Background Screening Affidavit of Compliance.

7.2 Further information concerning the procedures for background screening is found at https://elderaffairs.org/about-us/background-screening/ .

8. Investigation of Criminal Allegations

Any report that implies criminal intent on the part of the Contractor or any subcontractors and referred to a governmental or investigatory agency, must be sent to the Council. If the Contractor has reason to believe that the allegations will be referred to the State Attorney, a law enforcement agency, the United States Attorney's office, or governmental agency, the Contractor shall notify

the Council immediately. A copy of all documents, reports, notes, or other written material concerning the investigation, whether in the possession of the Contractor or subcontractors, must be sent to the Council with a summary of the investigation and allegations.

9. Grievance and Complaint Procedures

9.1 Grievance Procedures

The Contractor shall comply with and ensure compliance with the Minimum Guideline for Recipient Grievance Procedures, Appendix D, Department of Elder Affairs Programs and Services Handbook, to address complaints regarding the termination, suspension or reduction of services, as required for receipt of funds.

9.2 Complaint Procedures

The Contractor shall develop and implement complaint procedures to process and resolve client dissatisfaction with services. Complaint procedures shall address the quality and timeliness of services, provider and direct service worker complaints, or any other advice related to complaints other than termination, suspension or reduction in services that require the grievance process as described in Appendix D, Department of Elder Affairs Programs and Services Handbook. The complaint procedures shall include notification to all clients of the complaint procedure and include tracking the date, nature of the complaint and the determination of the complaint.

10. Public Records and Retention

By execution of this Master Contract and any contract or agreement incorporating this Master Contract by reference**,** Contractor agrees to all provisions of Chapter 119, F.S., and any other applicable law, and shall:

10.1 Keep and maintain public records required by the Council to perform the contracted services.

10.2 Upon request from the Council's custodian of public records, provide the Council a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, F.S., or as otherwise provided by law.

10.3 Ensure that public records that are exempt, or confidential and exempt, from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the Council.

10.4 Upon completion of the contract or agreement incorporating this Master Contract by reference, the Contractor will either transfer, at no cost to the Council, all public records in possession of the Contractor, or will keep and maintain public records required by the Council. If the Contractor transfers all public records to the Council upon completion of the contract, Contractor shall destroy any duplicate public records that are exempt, or confidential and exempt, from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Council in a format that is compatible with the information technology systems of the Council.

10.5 The Council may unilaterally cancel any contract or agreement incorporating this Master Contract by reference, notwithstanding any other provisions of this Master Contract, for refusal by the Contractor to comply with Section 10 of this Master Contract by not allowing public access to all

documents, papers, letters, or other material made or received by the Contractor in conjunction with this Master Contract or any contract or agreement incorporating this Master Contract by reference, unless the records are exempt, or confidential and exempt, from Section 24(a) of Article I of the State Constitution and Section 119.07(1), F.S.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS MASTER CONTRACT OR ANY CONTRACT THAT INCORPORATES THIS MASTER CONTRACT BY REFERENCE, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:
Areawide Council on Aging of Broward County, Inc.
5300 Hiatus Road, Sunrise, FL 33351 (954) 745-9567

11. Audits, Inspections, Investigations

11.1 The Contractor shall establish and maintain books, records and documents (including electronic storage media) sufficient to reflect all assets, obligations, unobligated balances, income, interest and expenditures of funds provided by the Council under this Master Contract and any contract or agreement incorporating this Master Contract by reference. Contractor shall adequately safeguard all such assets and assure they are used solely for the purposes authorized under any contract or agreement which incorporates this Master Contract by reference. Whenever appropriate, financial information should be related to performance and unit cost data.

11.2 The Contractor shall retain and maintain all client records, financial records, supporting documents, statistical records, and any other documents (including electronic storage media) pertinent to any contract or agreement which incorporates this Master Contract by reference for a period of six (6) years after completion of the contract or agreement incorporating this Master Contract by reference or longer when required by law. In the event an audit is required for any contract or agreement incorporating this Master Contract by reference, records shall be retained for a minimum period of six (6) years after the audit report is issued or until resolution of any audit findings or litigation based on the terms of any contract or agreement incorporating this Master Contract by reference, at no additional cost to the Council.

11.3 Upon demand, at no additional cost to the Council, the Contractor shall facilitate the duplication and transfer of any records or documents during the required retention period.

11.4 The Contractor shall assure that the records described in this section will be subject at all reasonable times to inspection, review, copying, or audit by federal, state, or other personnel duly authorized by the Council.

11.5 At all reasonable times for as long as records are maintained, persons duly authorized by the Council and federal auditors, pursuant to 45 CFR Part 75, will be allowed full access to and the right to examine any of the Contractor's contracts or agreements, related records and documents pertinent to any contract or agreement, regardless of the form in which it is kept.

11.6 The Contractor shall provide a financial and compliance audit to the Council as specified in ATTACHMENT I of this Master Contract and ensure that all related third-party transactions are disclosed to the auditor.

12. Nondiscrimination-Civil Rights Compliance

12.1 The Contractor shall execute assurances in ATTACHMENT III, Assurances-Non-Construction Programs, that it will not discriminate against any person in the provision of services or benefits under any contract or agreement incorporating this Master Contract by reference or in employment because of age, race, religion, color, disability, national origin, marital status or sex in compliance with state and federal law and regulations. The Contractor further assures that all contractors, subcontractors, sub grantees, or others with whom it arranges to provide services or benefits in connection with any of its programs and activities are not discriminating against clients or employees because of age, race, religion, color, disability, national origin, marital status or sex. The Contractor shall complete and sign ATTACHMENT III, Assurances-Non-Construction Programs, prior to the execution of this Master Contract.

12.2 During the term of this Master Contract and any contract or agreement incorporating this Master Contract by reference, the Contractor shall complete and retain on file a timely, complete and accurate Civil Rights Compliance Checklist, ATTACHMENT IV.

12.3 The Contractor shall establish procedures pursuant to federal law to handle complaints of discrimination involving services or benefits through any contract or agreement incorporating this Master Contract by reference. These procedures will include notifying clients, employees, and participants of the right to file a complaint with the appropriate federal or state entity.

12.4 If any contract or agreement incorporating this Master Contract by reference, contains federal funds, these assurances are a condition of continued receipt of or benefit from federal financial assistance, and are binding upon the Contractor, its successors, transferees, and assignees for the period during which such assistance is provided. The Contractor further assures that all subcontractors, vendors, or others with whom it arranges to provide services or benefits to participants or employees in connection with any of its programs and activities are not discriminating against those participants or employees in violation of the above statutes, regulations, guidelines, and standards. In the event of failure to comply, the Contractor understands that the Council may, at its discretion, seek a court order requiring compliance with the terms of this assurance or seek other appropriate judicial or administrative relief, including but not limited to, termination of and denial of further assistance.

13. Monitoring by the Council

The Contractor shall allow persons duly authorized by the Council to inspect and copy any records, papers, documents, facilities, goods and services of the Contractor which are relevant to this Master Contract and any contract or agreement which incorporates this Master Contract by reference, and to interview any clients, employees and subcontractor employees of the Contractor to assure the Council of the satisfactory performance of the terms and conditions of any contract or agreement which incorporates this Master Contract by reference. Following such review, the Council will provide a written report of its findings to the Contractor, and where appropriate, the Contractor shall develop a corrective action plan. The Contractor hereby agrees to correct all deficiencies identified in the corrective action plan in a timely manner as determined by the Council.

14. Provision of Services

The Contractor shall provide services in the manner to be described in subsequent contracts or agreements incorporating this Master Contract by reference.

15. Coordinated Monitoring with Other Agencies

If the Contractor receives funding from one or more State of Florida's human service agencies, in addition to the Florida Department of Elder Affairs through the Council, then a joint monitoring visit including such other agencies may be scheduled. For the purposes of any contract or agreement incorporating this Master Contract by reference, and pursuant to Section 287.0575, F.S. as amended, State of Florida's human service agencies shall include the Department of Children and Families, the Department of Health, the Agency for Persons with Disabilities, the Department of Veterans Affairs, and the Florida Department of Elder Affairs. Upon notification and the subsequent scheduling of such a visit by the designated agency's lead administrative coordinator, the Contractor will comply and cooperate with all monitors, inspectors, or investigators.

16. New Contract(s) Reporting

The Contractor shall notify the Council within ten (10) days of entering into a new contract or agreement with any of the five (5) state human service agencies. The notification shall include the following information: (1) contracting state agency; (2) contract name and number; (3) contract or agreement start and end dates; (4) contract or agreement amount; (5) contract or agreement description and commodity or service; and (6) Contract Manager name and number. In complying with this provision, and pursuant to Section 287.0575, F.S. as amended, the Contractor shall complete and provide the information in ATTACHMENT VI, Provider's State Contracts List.

17. Indemnification

The Contractor shall indemnify, save, defend, and hold harmless the Council and its agents and employees and the State of Florida and its agents and employees and the Florida Department of Elder Affairs and its agents and employees from any and all claims, demands, actions, causes of action of whatever nature or character, arising out of or by reason of the execution of this Master Contract and any contract or agreement incorporating this Master Contract by reference or performance of the services provided for herein. It is understood and agreed that the Contractor is not required to indemnify the Council for claims, demands, actions or causes of action arising solely out of the Council's negligence. Except to the extent permitted by Section 768.28, F.S., or other Florida law, this Section 17 is not applicable to contracts or agreements executed between the Contractor, the Council and state agencies or subdivisions defined in Section 768.28(2), F.S.

18. Insurance and Bonding

18.1 The Contractor shall provide continuous adequate liability insurance coverage during the existence of any contract or agreement incorporating this Master Contract by reference and any renewal(s) and extension(s) of it. By execution of this Master Contract and any contract or agreement incorporating this Master Contract by reference, unless it is a state agency or subdivision as defined by Subsection 768.28(2), F.S., the Contractor accepts full responsibility for identifying and determining the type(s) and extent of liability insurance necessary to provide reasonable financial protections for the Contractor and the clients to be served under any contract or agreement incorporating this Master Contract by reference. The limits of coverage under each policy maintained by the Contractor do not limit the Contractor's liability and obligations under any contract or agreement incorporating this Master Contract by reference. The Contractor shall ensure that the Council has the most current written verification of insurance coverage throughout the term of any contract or agreement incorporating this Master Contract by reference. Such coverage may be provided by a self-insurance program established and operating under the laws of the State

of Florida. The Council reserves the right to require additional insurance as specified in any contract or agreement incorporating this Master Contract by reference.

18.2 Throughout the term of any contract or agreement incorporating this Master Contract by reference, the Contractor shall maintain an insurance bond from a responsible commercial insurance company covering all officers, directors, employees and agents of the Contractor authorized to handle funds received or disbursed under all contracts or agreements incorporating this Master Contract by reference in an amount commensurate with the funds handled, the degree of risk as determined by the insurance company and consistent with good business practices.

19. Confidentiality of Information

The Contractor shall not use or disclose any information concerning a recipient of services under any contract or agreement incorporating this Master Contract by reference, for any purpose prohibited by state or federal law or regulations except with the written consent of a person legally authorized to give that consent or when authorized by law.

20. Health Insurance Portability and Accountability Act

Where applicable, the Contractor shall comply with the Health Insurance Portability and Accountability Act of 1996, Public Law 104-191, as well as all regulations promulgated thereunder (45 CFR Parts 160, 162, and 164).

The Council, as a covered entity, and the Contractor, as a business associate, shall comply with the provisions of 45 CFR Part 164 by entering into a Business Associate Agreement, ATTACHMENT IX, to ensure that the business associate will appropriately safeguard Protected Health Information (PHI).

21. Incident Reporting

21.1 The Contractor shall notify the Council immediately, but no later than forty-eight (48) hours from, the Contractor's awareness or discovery of conditions that may materially affect the Contractor or subcontractor's ability to perform the services required to be performed under any contract or agreement which incorporates this Master Contract by reference. Such notice shall be made orally to the Council's Contract Manager (by telephone) with an email to immediately follow.

21.2 The Contractor shall immediately report knowledge or reasonable suspicion of abuse, neglect, or exploitation of a child, aged person, or disabled adult to the Florida Abuse Hotline on the statewide toll-free telephone number (1-800-96ABUSE). As required by Chapters 39 and 415, F.S., this provision is binding upon both the Contractor and its employees.

22. Bankruptcy Notification

During the term of any contract or agreement incorporating this Master Contract by reference, the Contractor shall immediately notify the Council if the Contractor, its assignees, Subcontractors or affiliates file a claim for bankruptcy. Within ten (10) days after notification, the Contractor must also provide the following information to the Council: (1) the date of filing of the bankruptcy petition; (2) the case number; (3) the court name and the division in which the petition was filed (e.g., Northern District of Florida, Tallahassee Division); and, (4) the name address, and telephone number of the bankruptcy attorney.

23. Sponsorship and Publicity

23.1 As required by Section 286.25, F.S., if the Contractor is a non-governmental organization which sponsors a program financed wholly or in part by state funds, including any funds obtained through any contract or agreement incorporating this Master Contract by reference, it shall, in publicizing, advertising, or describing the sponsorship of the program, state: "Sponsored by (Contractor's name), Areawide Council on Aging of Broward County, Inc., and the Florida Department of Elder Affairs." If the sponsorship reference is in written material, the words "Areawide Council on Aging of Broward County, Inc. and Florida Department of Elder Affairs" shall appear in at least the same size letters or type as the name of the organization.

23.2 The Contractor shall not use the words "Areawide Council on Aging of Broward County, Inc. and the Florida Department of Elder Affairs" to indicate sponsorship of a program otherwise financed, unless specific authorization has been obtained by the Council prior to use.

24. Assignments

24.1 The Contractor shall not assign the rights and responsibilities under any contract or agreement incorporating this Master Contract by reference without the prior written approval of the Council. Any sublicense, assignment, or transfer otherwise occurring without prior written approval of the Council will constitute a material breach of the contract or agreement. In the event the Council approves transfer of the Council's obligations, the Contractor remains responsible for all work performed and all expenses incurred in connection with the contract or agreement.

24.2 The Council is at all times entitled to assign or transfer, in whole or part, its rights, duties, or obligations under any contract or agreement to another contractor in Broward County, upon giving prior written notice to the Contractor. Notwithstanding the foregoing, should the Council assign the duties, rights, or obligations hereunder to a provider, individual, or entity who has been excluded, debarred, suspended, or otherwise deemed ineligible to participate in a Federal Health Care Program, including but not limited to Medicare or Medicaid, Contractor shall be entitled to immediately terminate this Agreement with no further obligations and with no liability, cost, penalty, or imposition of any damages.

24.3 This Master Contract and any contract or agreement incorporating this Master Contract by reference shall remain binding upon the successors in interest of either the Contractor or the Council.

25. Subcontracts

25.1 The Contractor is responsible for all work performed and for all commodities produced pursuant to any contract or agreement incorporating this Master Contract by reference, whether actually furnished by the Contractor or its subcontractors. Any subcontracts shall be evidenced by a written document and subject to any conditions of approval the Council deems necessary. The Contractor further agrees that the Council will not be liable to the subcontractor in any way or for any reason. The Contractor, at its expense, shall defend the Council against any such claims as permitted by law.

25.2 The Contractor shall promptly pay any subcontractor upon receipt of payment from the Council. Failure to make payments to any subcontractor in accordance with Section 287.0585, F.S., unless

otherwise stated in any contract or agreement incorporating this Master Contract by reference between the Contractor and subcontractor, will result in a penalty as provided by statute.

26. Independent Capacity of Contractor

It is the intent and understanding of the Parties that the Contractor, or any of its subcontractors, are independent contractors and are not employees of the Council or the Florida Department of Elder Affairs and shall not hold themselves out as employees or agents of the Council or the Florida Department of Elder Affairs without specific authorization from the Council. It is the further intent and understanding of the Parties that the Council does not control the employment practices of the Contractor and will not be liable for any wage and hour, employment discrimination, or other labor and employment claims against the Contractor. All deductions for social security, withholding taxes, income taxes, contributions to unemployment compensation funds and all necessary insurance for the Contractor will be the sole responsibility of the Contractor.

27. Payment

27.1 Payments shall be made to the Contractor pursuant to Section 215.422, F.S., as services are rendered and properly invoiced by the Contractor. The Council's Finance Director will have final approval of the invoice for payment, and will approve the invoice for payment only if the Contractor has met all terms and conditions of any contract or agreement incorporating this Master Contract by reference, unless the bid specifications, purchase order, or the contract or agreement specify otherwise. The approved invoice will be submitted to the Council's finance section for budgetary approval and processing. Disputes arising from invoicing or payment shall be resolved in accordance with this Agreement. Section 215.422, Florida Statutes, applies only when the state of Florida is responsible for a prompt-payment delay; in such cases, any interest due under that statute shall be limited to the amount actually received by the Council from the Department. The statute does not apply in any other scenario.

27.2 The Contractor agrees to submit bills for fees or other compensation for services or expenses in sufficient detail for a proper pre audit and post audit thereof. The Contractor shall comply with the particular requirements under the following laws and guidelines that are applicable to the contracts or agreements incorporating this Master Contract by reference: (a) paragraph (16) (b) of Section 216.181, F.S., regarding advances; (b) paragraph 69I-40.103 F.A.C. pertaining to Restriction of Expenditures from state funds; and, (c) the Invoice Requirements of the Reference Guide for State Expenditures from the Department of Financial Services at:
https://www.myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/manuals/agencies/reference-guide-for-state-expenditures.pdf?sfvrsn=b4cc3337_7
The Contractor certifies that detailed documentation is available to support each item on the itemized invoice or payment request for cost reimbursed expenses, fixed rate or deliverables contracts or agreements incorporating this Master Contract by reference, including paid subcontractor invoices, and will be produced upon request by the Council. The Contractor further certifies that reimbursement requested is only for allowable expenses as defined in the laws and guiding circulars cited in Sections four (4) and five (5) of this Master Contract, in the Reference Guide for State Expenditures, and any other laws or regulations, as applicable, and that administrative expenses do not exceed amounts budgeted in the Contractor's approved service provider application as developed in accordance with and pursuant to Section 306(a) of the Older Americans Act of 1965, as amended.

27.3 The Contractor shall provide units of deliverables, including reports, findings, and drafts as specified in the contracts or agreements and attachments which incorporate this Master Contract by reference, and the service provider application developed by the Contractor (pursuant to Section 306(a) of the Older Americans Act), to be received and accepted by the Contract Manager prior to payment.

27.4 The Council acknowledges its obligation to pay the Contractor for the performance of the Contractor's duties and responsibilities set forth in any contract or agreement incorporating this Master Contract by reference.

27.5 The Council shall not be liable to the Contractor for costs incurred or performance rendered unless such costs and performances are in accordance with the terms and conditions of any contract or agreement executed between the Parties, which incorporates this Master Contract by reference, including but not limited to terms, governing the Contractor's promised performance and unit rates and/or reimbursement capitations specified.

27.6 The Council shall not be liable to the Contractor for any expenditures which are not allowable costs as defined in 45 CFR, Parts 74 and 92, as amended, or which expenditures have not been made in accordance with all applicable state and federal rules.

27.8 The Council shall not be liable to the Contractor for expenditures made in violation of regulations promulgated under the Older Americans Act, as amended, or in violation of applicable state and federal laws, rules, or provisions of any contract or agreement incorporating this Master Contract by reference.

28. Return of Funds

The Contractor shall return to the Council any overpayments due to unearned funds or funds disallowed and any interest attributable to such funds pursuant to the terms and conditions of any contract or agreement incorporating this Master Contract by reference that were disbursed to the Contractor by the Council. In the event that the Contractor or its independent auditor discovers that an overpayment has been made, the Contractor shall repay said overpayment immediately without prior notification from the Council. In the event that the Council first discovers an overpayment has been made, the Finance Director, on behalf of the Council, will notify the Contractor in writing of such findings. Should repayment not be made forthwith, the Contractor shall be charged at the lawful rate of interest on the outstanding balance pursuant to Section 55.03, F.S., after Council notification or Contractor discovery.

29. Data Integrity and Safeguarding Information

29.1 Data Security. The Contractor and all Contractor Representatives shall comply with Rule Chapter 60GG-2, Florida Administrative Code (F.A.C.), which contains information technology (IT) procedures; and requires adherence to the Department's security policies. The Contractor shall provide immediate notice to the Council, 1) in the event it becomes aware of any security breach or any unauthorized transmission or loss of any or all of the data collected, created for, or provided by the Department (State Data); and 2) of any allegation or suspected violation of Rule Chapter 60GG-2, F.A.C. Except as required by law or legal process, and, with respect to the State Data, after notice to the Council, the Contractor shall not divulge to third parties any Confidential Information obtained by the Contractor in the course of performing Contract work according to applicable rules, including, but not limited to, Rule Chapter 60GG-2, F.A.C. "Confidential Information" means information in the possession or under the control of the state of Florida or the Contractor that is exempt from public disclosure pursuant to chapter 119, F.S., or to any other

applicable provision of State or federal law that serves to exempt information from public disclosure. This includes, but is not limited to, the security procedures, business operations information, or commercial proprietary information. The Contractor will not be required to keep confidential any information that is publicly available through no fault of the Contractor, material that the Contractor developed independently without relying on the State's Confidential Information, or information that is otherwise obtainable under State law as a public record. If State Data will reside in the Contractor's system, the Contractor will conduct at the Contractor's expense, an annual network penetration test or security audit of the Contractor's system(s) on which State Data resides and will share the results with the Council and/or Department upon request to.

29.2 Data Protection. No State Data will be transmitted, processed, or stored outside of the United States of America regardless of method, except as required by law. Access to State Data will only be available to staff approved and authorized by the Council and/or Department that have a legitimate business need. Access to State Data does not include remote support sessions for devices that might contain the State Data; however, during the remote support session the Contractor must escort the remote support access and maintain visibility of the support personnel's actions. Requests for remote access to the Department's systems will be submitted to the Department's Help Desk. Remote connections are subject to detailed monitoring via two-way log reviews and the use of other tools. When remote access is no longer needed, the Department must be promptly notified, and access will be promptly removed.

29.3 Breach and Negligence. The Contractor agrees to protect, indemnify, defend, and hold harmless the Department from and against any and all costs, claims, demands, damages, losses, and liabilities arising from or in any way related to the Contractor's breach of this Section or the negligent acts or omissions of the Contractor related to this section.

29.4 Ownership of State Data. The State Data will be made available to the Department upon its request, in the form and format reasonably requested by the Department. Title to all of the State Data will remain property of the Department and/or become property of the Department upon receipt and acceptance. Notwithstanding the foregoing, for purposes of this Section, any fields used for authentication for services shall be excluded from the definition of State Data for security purposes. The Contractor shall not possess or assert any lien or other right against or to any State Data in any circumstances.

30. Computer Use and Social Media Policy

30.1 Inappropriate use of social media and personal cell phones may pose risks to the Council and DOEA's confidential and proprietary information and may jeopardize compliance with legal obligations. By signing this Master Contract, Contractor agrees to the following social media and personal cell phone use requirements.

30.2 **Social Media Defined.** The term Social Media and /or personal cellular communication includes, but is not limited to, social networking websites, blogs, podcasts, discussion forums, RSS feeds, video sharing, SMS (including Direct Messages (DMs), iMessages, text messages, etc.); social networks like Instagram, TikTok, Snapchat, Google Hangouts, WhatsApp, Signal, Facebook, Pinterest, and X or their successors; and content sharing networks such as Flickr and YouTube. This includes the transmission of social media through any cellular or online transmission via any electronic, internet, intranet, or other wireless communication.

30.3 **Application to any direct or incidental DOEA or other state business.** This contract applies to any DOEA or other state business conducted on any of the Contractor's, Subcontractor's, or their employees' social media accounts or through personal cellular communication.

30.4 **Application to DOEA and Contractors Equipment.** This contract applies regardless of whether

the social media is accessed using DOEA's IT facilities and equipment or equipment belonging to Contractor, Subcontractor, or their respective employees. Equipment includes, but is not limited to, personal computers, cellular phones, personal digital assistants, smart watches, or smart tablets.

30.5 Florida Government in the Sunshine, Florida Public Records Law, and HIPAA. Contractor acknowledges that any state business conducted by social media or through personal cellular communication is subject to Florida's Government in the Sunshine Law, Florida's Public Records Law (Chapter 119, Florida Statutes), and the Health Insurance Portability and Accountability Act (HIPAA). Compliance with these laws and other applicable laws are further detailed in the contract.

30.6 Prohibited or Restricted Postings. Any social media posts which include photos, videos, or names of clients, volunteers, staff, or other affiliates of DOEA may only be posted when authorized by law and when any required HIPAA authorizations and any other consents or authorizations required pursuant to federal or state law are on file with the contractor's records.

30.7 Assist with Communications. Contractors may be asked periodically to assist in distributing certain Council or DOEA communications through their social media outlets. Any such requests should be posted in adherence to the social media requirements herein and the other provisions of this contract.

31. Conflict of Interest

The Contractor shall establish safeguards to prohibit employees, board members, management and subcontractors from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain. No employee, officer or agent of the Contractor or subcontractor shall participate in selection, or in the award of a contract or agreement supported by State or Federal funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when: (a) the employee, officer or agent; (b) any member of his/her immediate family; (c) his or her partner; or (d) an organization which employs, or is about to employ, any of the above, has a financial or other interest in the firm selected for award. The Contractor officers, employees or agents will neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to subcontracts. The Contractor's Board of Directors and management must disclose to the Council any relationship which may be, or may be perceived to be, a conflict of interest within thirty (30) calendar days of an individual's original appointment or placement in that position, or if the individual is serving as an incumbent, within thirty (30) calendar days of the commencement of any contract or agreement incorporating this Master Contract by reference. The Contractor's employees must make the same disclosures described above to the Contractor's Board of Directors. Compliance with this provision will be monitored.

32. Public Entity Crime

Pursuant to Section 287.133, F.S., a person or affiliate who has been placed on the Convicted Vendor List following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract or agreement to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract or agreement with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a Contractor, supplier, subcontractor, or consultant under a contract or agreement with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, F.S., for CATEGORY TWO for a period of 36 months following the date of being placed on the Convicted Vendor List.

33. Purchasing

33.1 The Contractor shall procure products and/or services required to perform under any contract or agreement incorporating this Master Contract by reference in accordance with Section 413.036, F.S

33.2 IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ANY ARTICLES THAT ARE THE SUBJECT OF, OR REQUIRED TO CARRY OUT, ANY CONTRACT OR AGREEMENT INCORPORATING THIS MASTER CONTRACT BY REFERENCE, FROM A NONPROFIT AGENCY FOR THE BLIND OR FOR THE SEVERELY HANDICAPPED THAT IS QUALIFIED PURSUANT TO CHAPTER 413, F.S., IN THE SAME MANNER AND UNDER THE SAME PROCEDURES SET FORTH IN SECTION 413.036(1) AND (2), F.S. AND FOR PURPOSES OF ANY CONTRACT OR AGREEMENT INCORPORATING THIS MASTER CONTRACT BY REFERENCE, THE CONTRACTOR SHALL BE DEEMED TO BE SUBSTITUTED FOR THE COUNCIL INSOFAR AS DEALINGS WITH SUCH QUALIFIED NONPROFIT AGENCY ARE CONCERNED.

33.3 Pursuant to Sections 413.036(1) and (4), F.S., the Contractor shall not be required to procure a product or service from RESPECT if: (a) the product or service is not available within a reasonable delivery time, (b) the Contractor is required by law to procure the product or service from any agency of the state, or (c) the Contractor determines that the performance specifications, price, or quality of the product or service is not comparable to the Contractor's requirements.

33.4 This act shall have precedence over any law requiring state agency procurement of products or services from any other nonprofit corporation unless such precedence is waived by the Florida Department of Elder Affairs through the Council in accordance with its rules.

33.5 Additional information about the designated nonprofit agency and the products it offers is available at http://www.respectofflorida.org/

33.6 The Contractor may procure any recycled products or materials, which are the subject of or are required to carry any contract or agreement incorporating this Master Contract by reference, when the Department of Management Services through the Council determines that those products are available, in accordance with the provisions of Section 403.7065, F.S.

33.7 The Contractor shall procure products and/or services required to perform under any contract or agreement incorporating this Master Contract by reference in accordance with Section 946.515, F.S.

33.8 IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ANY ARTICLES WHICH ARE THE SUBJECT OF, OR ARE REQUIRED TO CARRY OUT ANY CONTRACT OR AGREEMENT INCORPORATING THIS MASTER CONTRACT BY REFERENCE, SHALL BE PURCHASED FROM THE CORPORATION IDENTIFIED UNDER CHAPTER 946, F.S., IN THE SAME MANNER AND UNDER THE SAME PROCEDURES SET FORTH IN SUBSECTIONS 946.515(2) AND (4), F.S. AND FOR PURPOSES OF THIS MASTER CONTRACT, THE CONTRACTOR WILL BE DEEMED TO BE SUBSTITUTED FOR THE COUNCIL INSOFAR AS DEALINGS WITH SUCH CORPORATION ARE CONCERNED.

33.9 The corporation identified is Prison Rehabilitative Industries and Diversified Enterprises, Inc. (PRIDE). Additional information about PRIDE and the commodities or contractual services it offers is available at https://pride-enterprises.org/

34. Patents, Copyrights, Royalties

If any contract or agreement incorporating this Master Contact by reference is awarded state funding and if any discovery, invention or copyrightable material is developed or produced in the course of or as a result of work or services performed under any contract or agreement incorporating this Master Contract by reference, or in any way connected with any contract or agreement incorporating this Master Contract by reference, or if ownership of any discovery, invention, or copyrightable materials was purchased in the course of or as a result of work or services performed under any contract or agreement incorporating this Master Contract by reference, the Contractor shall refer the discovery, invention or copyrightable material to the Council to be referred to the Florida Department of Elder Affairs and/or the Department of State. Any and all patent rights or copyrights accruing under any contract or agreement incorporating this Master Contract by reference are hereby reserved to the State of Florida in accordance with Chapter 286, F.S. Pursuant to Section 287.0571(5)(k), the only exceptions to this provision shall be those that are clearly expressed and reasonably valued in any contract or agreement incorporating this Master Contract by reference.

34.1 If the primary purpose of any contract or agreement incorporating this Master Contract by reference is the creation of intellectual property, the State of Florida shall retain an unencumbered right to use such property, notwithstanding any agreement made pursuant to Paragraph 34.

34.2 If any contract or agreement incorporating this Master Contract by reference is awarded solely federal funding, the terms and conditions are governed by 2 CFR §200.315 or 45 CFR §75.322, as applicable.

34.3 Notwithstanding the foregoing provisions, if the Contractor or one of its subcontractors is a university and a member of the State University System of Florida, then Section 1004.23, F.S., shall apply, but the Florida Department of Elder Affairs shall retain a perpetual, fully-paid, nonexclusive license for its use and the use of its Contractors, subcontractors or assignees of any resulting patented, copyrighted or trademarked work products.

35. Emergency Preparedness and Continuity of Operations

35.1 If the tasks to be performed pursuant to any contract or agreement incorporating this Master Contract by reference include the physical care and control of clients, or the administration and coordination of services necessary for client health, safety or welfare, the Contractor shall, within thirty (30) calendar days of the execution of any contract or agreement, submit to the Council verification of an Emergency Preparedness Plan. In the event of an emergency, the Contractor shall notify the Council of emergency provisions.

35.2 In the event a situation results in a cession of services by a subcontractor, the Contractor shall retain responsibility for performance under any contract or agreement incorporating this Master Contract by reference and must follow procedures to ensure continuity of operations without interruption.

36. Equipment

36.1 Equipment means: (a) an article of nonexpendable, tangible personal property, including information technology systems, having a useful life of more than one year and an acquisition cost which equals or exceeds the lesser of the capitalization level established by the organization for the financial statement purposes, or $5,000.00 [for federal funds - 2 CFR §200.33 and 45 CFR §75.2, as applicable], or (b); nonexpendable, tangible personal property of a non-consumable nature with an acquisition cost of $5,000.00 or more per unit, and expected useful life of at least one year; and hardback bound books not circulated to students or the general public, with a value or cost of $250.00 or more [for state funds].

36.2 Contractors and subcontractors who are Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations shall have written property management standards in compliance with 2 CFR Part 200 (Subpart D – Property Standards) that include: (a) a property list with all the elements identified in the circular; (b) a procedure for conducting a physical inventory of equipment at least once every two (2) years; (c) a control system to insure adequate safeguards to prevent loss, damage, or theft of equipment; and (d) maintenance procedures to keep the equipment in good condition. The property records must be maintained on file and shall be provided to the Council upon request. The Contractor shall promptly investigate, fully document and fully document and notify the Council's Contract Manager of any loss, damage, or theft of equipment. The Contractor shall provide the results of the investigation to the Council's Contract Manager.

36.3 The Contractor's property management standards for equipment (including replacement equipment), whether acquired in whole or in part with federal funds and federally-owned equipment shall, as a minimum, meet the following requirements and to include accurately maintained equipment records with the following information:

(1) Property records must be maintained that include a description of the equipment;
(2) Manufacturer's serial number, model number, federal stock number, national stock number, or other identification number;
(3) Source of funding for the equipment, including the federal award identification number;
(4) Whether title vests in the Contractor or the federal government;
(5) Acquisition date (or date received, if the equipment was furnished by the federal government) and cost;
(6) Information from which one can calculate the percentage of federal participation in the cost of the equipment (not applicable to equipment furnished by the federal government);
(7) Location, use and condition of the equipment and the date the information was reported;
(8) Unit acquisition cost; and
(9) Ultimate disposition data, including date of disposal and sales price or the method used to determine current fair market value where a Contractor compensates the federal awarding agency for its share.
(10) A physical inventory must be taken, and the results reconciled with the property records at least once every two (2) years.
(11) A control system must be developed to ensure adequate safeguards to prevent loss, damage, or theft of the property. Any loss, damage, or theft must be investigated. 45 CFR § 75.320(d)(3).
(12) Adequate maintenance procedures must be developed to keep the property in good condition.
(13) If the Contractor is authorized or required to sell the equipment, proper sales procedures must be established to ensure the highest possible return.

36.4 Equipment purchased with federal funds with an acquisition cost over $5,000.00 and equipment purchased with state funds with an acquisition cost over $5,000.00 is part of the cost of carrying out the activities and functions of the grant awards and Title (ownership) will vest in the Contractor [for federal funds see 2 CFR §200.313(a) and 45 CFR §75.320(a), as applicable], subject to the conditions of 2 CFR Part 200 and/or 45 CFR Part 75. Equipment purchased under these thresholds is considered supplies and is not subject to property standards. Equipment purchased with funds identified in the budget attachments to agreements covered by this Master Contract or any contract or agreement incorporating this Master Contract by reference, or identified in the sub agreements with subcontractors (not included in a cost methodology), is subject to the conditions of Chapter 273, F. S. and 60A-1.017, F. A. C. and 2 CFR Part 200 and/or 45 CFR Part 75.

36.5 The Contractor shall not dispose of any equipment or materials provided by the Council or the Florida Department of Elder Affairs, or purchased with funds provided through any contract or agreement incorporating this Master Contract by reference without first obtaining the approval of the Council. When disposing of property or equipment the Contractor must submit a written request for disposition instructions to the Council. The request should include a brief description of the property, purchase price, funding source, percentage of state or federal participation, acquisition date and condition of the property. The request should also indicate the Contractor's proposed disposition (i.e., transfer or donation to another agency that administers federal programs, offer the items for sale, destroy the items, etc.).

36.6 The Council will issue disposition instructions. If disposition instructions are not received within 120 days of the written request for disposition, the Contractor is authorized to proceed as directed in 2 CFR §200.313 or 45 CFR §75.320, as applicable.

36.7 Real property means land (including land improvements), buildings, structures and appurtenances thereto, but excludes movable machinery and equipment. Real property may not be purchased with state or federal funds through contracts or agreements covered under any contract or agreement incorporating this Master Contract by reference without the prior approval of the Council. Real property purchases from Older Americans Act funds are subject to the provisions of Title 42, Chapter 35, Subchapter III, Part A., Section 3030b United States Code. Real property purchases from state funds can only be made through fixed capital outlay grants and aids appropriations and therefore are subject to the provisions of Section 216.348, F. S.

36.8 Any permanent storage devices (e.g.: hard drives, removable storage media) must be reformatted and tested prior to disposal to ensure no confidential information remains.

36.9 Contractor must adhere to the Florida Department of Elder Affairs' procedures and standards when purchasing Information Technology Resources (ITR) as part of any contract or agreement incorporating this Master Contract by reference. An ITR worksheet is required for any computer related item costing $1,000.00 or more, including data processing hardware, software, services, supplies, maintenance, training, personnel and facilities. Contractor shall secure written approval through the Council's Contract Manager prior to the purchase of any ITR. Contractor shall not be reimbursed for any purchase made prior to the written approval. The completed ITR worksheet shall be maintained in the Contractor's LAN administrator's file and must be provided to the Council upon request. The Contractor has the responsibility to require any subcontractors to comply with the Florida Department of Elder Affairs' ITR procedures.

37. PUR 1000 Form

The PUR 1000 Form is hereby incorporated by reference and available at: https://www.myflorida.com/apps/vbs/adoc/F7740_PUR1000.pdf
In the event of any conflict between the PUR 1000 Form and any terms or conditions of any contract or agreement incorporating this Master Contract by reference, the terms or conditions of any contract or agreement incorporating this Master Contract by reference, shall take precedence over the PUR 1000 Form. However, if the conflicting terms or conditions in the PUR 1000 Form are required by any section of the Florida Statutes, the terms or conditions contained in the PUR 1000 Form shall take precedence.

38. Use of State Funds to Purchase or Improve Real Property

Any state funds provided for the purchase of or improvements to real property are contingent upon the Contractor or political subdivision granting to the state a security interest in the property at least to the amount of state funds provided for at least five (5) years from the date of purchase or the completion of the improvements or as further required by law.

39. Dispute Resolution

Any dispute concerning performance of any contract or agreement incorporating this Master Contract, by reference that cannot be resolved by agreement of both Parties shall be decided by the Council's Executive Director, who shall reduce the decision to writing and serve a copy on the Contractor.

40. Financial Consequences of Non-Performance

If the Contractor fails to meet the minimum level of service or performance identified in any contract or agreement incorporating this Master Contract by reference, or that is customary for the industry, then the Council must apply financial consequences commensurate with the deficiency as outlined in any contract or agreement incorporating this Master Contract by reference. The Contractor will not be charged with financial consequences, when a failure to perform arises out of causes that were the responsibility of the Council and/or the Florida Department of Elder Affairs.

41. No Waiver of Sovereign Immunity

Nothing contained in any contract or agreement incorporating this Master Contract by reference, is intended to serve as a waiver of sovereign immunity by any entity to which sovereign immunity may be applicable.

42. Venue

If any dispute arises out of any contract or agreement incorporating this Master Contract by reference, the venue of such legal recourse will be Broward County, Florida.

43. Entire Contract

This Master Contract and any contract or agreement incorporating this Master Contract by reference, contains all the terms and conditions agreed upon by the Parties. No oral agreements or representations shall be valid or binding upon the Council or the Contractor unless expressly contained herein or by a written subsequent contract, agreement and/or amendment to this Master Contract signed by both Parties.

44. Force Majeure

The Parties will not be liable for any delays or failures in performance due to circumstances beyond their control, provided the party experiencing the force majeure condition provides immediate written notification to the other party and takes all reasonable efforts to cure the condition.

45. Severability Clause

The Parties agree that if a court of competent jurisdiction deems any term or condition herein void or unenforceable the other provisions are severable to that void provision and shall remain in full force and effect.

46. Condition Precedent to Contract Appropriations

The Parties agree that the Council's performance and obligation to pay under any contract or agreement incorporating this Master Contract by reference is contingent upon an annual appropriation by the State Legislature. In the event such an appropriation is not made, the Contractor will not be entitled to file a claims bill.

47. Addition/Deletion

The Parties agree that the Council reserves the right to add or to delete any of the services required under any contract or agreement incorporating this Master Contract by reference when deemed to be in Broward County's best interest and reduced to a written amendment signed by both Parties. The Parties shall negotiate compensation for any additional services added.

48. Waiver

The delay or failure by the Council to exercise or enforce any of its rights under any contract or agreement incorporating this Master Contract by reference will not constitute or be deemed a waiver of the Council's right thereafter to enforce those rights, nor will any single or partial exercise of any such right preclude any other or further exercise thereof or the exercise of any other right.

49. Compliance

The Contractor shall abide by all applicable current federal statutes, laws, rules and regulations as well as applicable current State statutes, laws, rules and regulations and the DOEA handbook. The Parties agree that failure of the Contractor to abide by these laws shall be deemed an event of default of the Contractor, and subject any contract or agreement incorporating this Master Contract by reference, to immediate, unilateral cancellation of the contract or agreement at the discretion of the Council.

50. Final Invoice

The Contractor shall submit the final invoice for payment to the Council as specified in any contract or agreement incorporating this Master Contract by reference. If the Contractor fails to submit final request for payment as specified in any contract or agreement, then all rights to payment may be forfeited and the Council may not honor any requests submitted. Any payment due under the terms of any contract or agreement incorporating this Master Contract by reference may be withheld until all required documentation and reports due from the Contractor and necessary adjustments thereto have been approved by the Council.

51. Renegotiations or Modifications

Modifications of the provisions of any contract, agreement, and this Master Contract shall be valid only when they have been reduced to writing and duly signed by both Parties. The rate of payment

and the total dollar amount may be adjusted retroactively for any contract or agreement incorporating this Master Contract by reference to reflect price level increases and changes in the rate of payment when these have been established through the appropriations process and subsequently identified in the Council's operating budget.

52. Suspension of Work

The Council may in its sole discretion suspend any or all activities under this Master Contract and any contract or agreement incorporating this Master Contract by reference, at any time, when in the best interests of the Council to do so. The Council shall provide the Contractor written notice outlining the particulars of suspension. Examples of the reason for suspension include, but are not limited to, budgetary constraints, declaration of emergency, or other such circumstances. After receiving a suspension notice, the Contractor shall comply with the notice and shall not accept any purchase orders. Within ninety (90) days, or any longer period agreed to by the Contractor, the Council shall either (1) issue a notice authorizing resumption of work, at which time activity shall resume, or (2) terminate the Contract or purchase order. Suspension of work shall not entitle the Contractor to any additional compensation.

53. Termination

53.1 Termination for Convenience

The Council, by written notice to the Contractor, may terminate this Master Contract and any contract or agreement incorporating this Master Contract by reference in whole or in part when the Council determines in its sole discretion that it is in the Council's interest to do so. The Contractor shall not furnish any product after it receives the notice of termination, except as necessary to complete the continued portion of the contract, if any. The Contractor shall not be entitled to recover any cancellation charges or lost profits.

53.2 Termination for Cause

The Council may terminate this Master Contract and any contract or agreement incorporating this Master Contract by reference if the Contractor fails to (1) deliver the product within the time specified in the contract or any extension, (2) maintain adequate progress, thus endangering performance of the contract, (3) honor any term of this Master Contract and any contract or agreement incorporating this Master Contract by reference, or (4) abide by any statutory, regulatory, or licensing requirement. The Contractor shall continue work on any work not terminated.

Except for defaults of subcontractors at any tier, the Contractor shall not be liable for any excess costs if the failure to perform any contract or agreement incorporating this Master Contract by reference arises from events completely beyond the control, and without the fault or negligence, of the Contractor. If the failure to perform is caused by the default of a subcontractor at any tier, and if the cause of the default is completely beyond the control of both the Contractor and the subcontractor, and without the fault or negligence of either, the Contractor shall not be liable for any excess costs for failure to perform, unless the subcontracted products were obtained from other sources in sufficient time for the Contractor to meet the required delivery schedule. If, after termination, it is determined that the Contractor was not in default, or that the default, or that the default was excusable, the rights and obligations of the Parties shall be the same as if the termination had been issued for the convenience of the Council. The rights and remedies of the Parties in this clause are in addition to any other rights and remedies provided by law or under this Master Contract.

54. Electronic Records and Signature

The Council authorizes, but does not require, the Contractor to create and retain electronic records or to use electronic signatures to conduct transactions necessary to carry out the terms of this Master Contract and any contract or agreement which incorporates this Master Contract by reference. A Contractor that creates and retains electronic records and uses electronic signatures to conduct transactions shall comply with the requirements contained in the *Uniform Electronic Transaction Act*, Section 668.50, F.S. All electronic records must be fully auditable; are subject to *Florida's Public Records Law*, chapter. 119, F.S.; must comply with Section 29, *Data Integrity and Safeguarding Information*; must maintain all confidentiality, as applicable; and must be retained and maintained by the Contractor to the same extent as non-electronic records are retained and maintained as required by any contract or agreement incorporating this Master Contract by reference.

54.1 The Council's authorization pursuant to this section does not authorize electronic transactions between the Contractor and the Council. The Contractor is authorized to conduct electronic transactions with the Council only upon further written consent by the Council.

54.2 Upon request by the Council, the Contractor shall provide the Council with non-electronic (paper) copies of records. Non-electronic (paper) copies provided to the Council of any document that was originally in electronic form with an electronic signature must indicate the person and the person's capacity who electronically signed the document on any non-electronic copy of the document.

55. Volunteers

The Contractor shall ensure the use of trained volunteers in providing direct services delivered to older individuals and individuals with disabilities needing such services. If possible, the Contractor shall work in coordination with organizations that have experience in providing training, placement, and stipends for volunteers or participants (such as the Senior Community Service Employment Program or organizations carrying out federal service programs administered by the Corporation for National and Community Service), in community service settings.

56. Enforcement

56.1 The Council may, without taking any intermediate measures available to it against the Contractor including corrective action, unannounced special monitoring, temporary assumption of operation of one or more programs by the Council, placing the Contractor on probationary status, imposing a moratorium on Contractor action, imposing financial penalties for nonperformance, or other actions, rescind the Contractor's designation as if the Council finds that any of the following have occurred:

(1) An intentional or negligent act of the Contractor has materially affected the health, welfare, or safety of clients served pursuant to any contract or agreement incorporating this Master Contract by reference, or substantially and negatively affected the operation of services covered under any contract or agreement;

(2) The Contractor lacks financial stability sufficient to meet contractual obligations or that contractual funds have been misappropriated;

(3) The Contractor has committed multiple or repeated violations of legal and regulatory standards, regardless of whether such laws or regulations are enforced by the Council, or the Contractor has committed or repeated violations of Council standards;

(4) The Contractor has failed to continue the provision or expansion of services after the declaration of a state of emergency;
(5) The Contractor has exceeded its authority or otherwise failed to adhere to the terms of this Master Contract and any contract or agreement incorporating this Master Contract by reference, with the Council, or has exceeded its authority or otherwise failed to adhere to provisions specifically provided by statue, rule adopted by the Florida Department of Elder Affairs and the current DOEA handbook;
(6) The Contractor has failed to properly determine client eligibility as defined by the Council or efficiently manage program budgets; or
(7) The Contractor has failed to implement and maintain a Council-approved client grievance resolution procedure.

56.2 In making any determination under this provision the Council may rely upon the findings of another state or federal agency, or other regulatory body. Any claims for damages for breach of any contract or agreement incorporating this Master Contract by reference are exempt from administrative proceedings and shall be brought before the appropriate entity in the venue of Broward County, Florida.

57. Use of Service Dollars/Wait List Management

57.1 The Contractor is expected to spend all federal, state, and other funds provided by the Council, for the purpose specified in each contract or agreement incorporating this Master Contract by reference. The Contractor must manage the service dollars in such a manner so as to avoid having a wait list and a surplus of funds at the end of the contract period, for each program managed by the Contractor. If the Council determines that the Contractor is not spending service funds accordingly, the Council may transfer funds to another Contractor during the contract period and/or adjust subsequent funding allocations accordingly, as allowable under state and federal law.

57.2 The Contractor agrees to distribute funds as detailed in the service provider application and the Budget Summary, included in each contract or agreement incorporating this Master Contract by reference. Any changes in the amounts of federal or general revenue funds identified on the Budget Summary form require a contract amendment.

58. Surplus/Deficit Report

The Contractor will submit a consolidated surplus/deficit report in a format provided by the Council's Contract Manager by the 5th business day of each month. This report is for all contracts or agreements incorporating this Master Contract by reference between the Contractor and the Council. The report will include the following:
(1) A list of all services and their current status regarding surplus or deficit;
(2) The Contractor's detailed plan on how the surplus or deficit spending exceeding the threshold of plus or minus one percent (+/– 1%) will be resolved;
(3) Recommendations to transfer funds to resolve surplus/deficit spending;
(4) Input from the Contractor's Board of Directors on resolution of spending issues, if applicable;
(5) Number of clients currently on Assessed Prioritized Consumer List (APCL), that receive a priority ranking score of 4 or 5; and
(6) Number of clients currently on the APCL designated as Imminent Risk.

59. Official Payee and Representatives (Names, Address, and Telephone Numbers):

a.	The Contractor name, as shown on page 1 of this Master Contract, and mailing address of the official payee to whom the payment will be made is:	City of Lauderdale Lakes, Florida / Lauderdale Lakes Alzheimer Care Center 4300 N.W. 36th Street Lauderdale Lakes, FL 33319
b.	The name of the contact person and street address where financial and administrative records are maintained is:	Ericka Lockett, Director of Parks and Human Services City of Lauderdale Lakes, Florida / Lauderdale Lakes Alzheimer Care Center 4300 N.W. 36th Street Lauderdale Lakes, FL 33319
c.	The name, address, and telephone number of the representative of the Contractor responsible for the administration of the program under Master Contract is:	Ericka Lockett, Director of Parks and Human Services City of Lauderdale Lakes, Florida / Lauderdale Lakes Alzheimer Care Center 4300 N.W. 36th Street Lauderdale Lakes, FL 33319 954-535-2808
d.	The section and location within the Council where the Request for Payment and Receipt and Expenditure forms are to be mailed or e-mailed is:	Areawide Council on Aging of Broward County, Inc. 5300 Hiatus Road, Sunrise, FL 33351 fiscal@adrcbroward.org
e.	The name, address, and telephone number of the Contract Manager for the Council for this Master Contract is:	William Montgomery Areawide Council on Aging of Broward County, Inc. 5300 Hiatus Road, Sunrise, FL 33351 (954) 745-9567
Upon change of representatives (names, addresses, telephone numbers) by either party, notice will be provided in writing to the other party and the notification attached to the originals of this Master Contract.		

60. Selection of a Project Director

60.1 In the event the representative of the Contractor, responsible for administration of the Program (Project Director), resigns, is terminated, or for other reasons, no longer is responsible for the Contract, the Contractor will submit, at a minimum, the names and credentials of three finalists being considered for the Project Director's vacancy. The Council will review and either approve or disapprove the candidates' credentials within ten (10) working days of such notification. Final selection of the Project Director will be made by the administering agency of the Contractor from the approved listing.

60.2 The qualifications of the person, selected to be a new Project Director, must receive approval by the Council prior to appointment. The following steps constitute the required process:

(1) The Contractor will notify the Council of its recruitment methods. This notification must permit reasonable opportunity for the Council to comment and offer technical assistance on the recruitment plan. The plan must contain:
   a. appropriate and reasonable effort to recruit applicants on a non-discriminatory basis.
   b. information on where, when, how, and how long the vacancy will be advertised.

c. the methodology for accepting applications.
d. the methodology for screening applications/applicants.
e. the criteria which will be applied to determine three-to-five persons qualified for the position.
f. the education, training, and or experience deemed essential for the position as determined by the Contractor.

(2) The Contractor will provide the Council with the application or resume' of persons deemed best qualified.
(3) Council will, within ten (10) working days, review the application/resume of the candidates and offer comments on their qualifications.
(4) After review and comment by Council, the Contractor is authorized to hire any of the individuals which have been deemed by the Council to meet the qualifications for the Project Director's position.

60.3 If Council determines that none of the proposed candidates meet the qualifications for Project Director, the Contractor must repeat the recruitment cycle.

60.4 The Contractor will repeat the recruitment cycle if the qualifications are judged by the Council to be insufficient.

60.5 At any time there is a vacancy for a Project Director, the Contractor must immediately appoint an "Acting" Project Director, and notify the Council upon appointment. No person may serve as an "Acting" Director for more than 120 calendar days without prior written approval of the Council.

61. All Terms and Conditions Included

This Master Contract and its attachments, I - VIII and any exhibits referenced in said attachments, together with any documents incorporated by reference, contain all the terms and conditions agreed upon by the Parties. There are no provisions, terms, conditions, or obligations other than those contained herein, and this Master Contract will supersede all previous communications, representations or agreements, either written or verbal between the Parties. By signing this Master Contract, the Parties agree that they have read and agreed to the entire contract.

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IN WITNESS THEREOF, the Parties hereto have caused this 56- page contract to be executed by their undersigned officials as duly authorized.

CONTRACTOR:

City of Lauderdale Lakes, Florida / Lauderdale Lakes Alzheimer Care Center	**Areawide Council on Aging of Broward County, Inc.**
BOARD PRESIDENT OR AUTHORIZED DESIGNEE	
SIGNED BY	SIGNED BY
NAME	NAME
TITLE	TITLE
DATE	DATE

FEDERAL ID NUMBER: 59-0974050
FISCAL YEAR-END DATE: September 30
DUNS: 82413600

ATTACHMENT I

FINANCIAL AND COMPLIANCE AUDIT

The administration of resources awarded by the Council to the Contractor may be subject to audits and/or monitoring by the Council and the Florida Department of Elder Affairs, as described in this section.

MONITORING

In addition to reviews of audits conducted in accordance with 2 CFR Part 200 (formerly OMB Circular A-133 as revised), and Section 215.97, F.S., (see "AUDITS" below), monitoring procedures may include, but not be limited to, on-site visits by the Council and/or the Florida Department of Elder Affairs staff, limited scope audits as defined by OMB Circular A-133, as revised, and/or other procedures. By entering into this Master Contract, and any contract or agreement incorporating this Master Contract by reference, the Contractor agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Council. In the event the Council determines that a limited scope audit of the Contractor is appropriate, the Contractor agrees to comply with any additional instructions provided by the Council to the Contractor regarding such audit. The Contractor further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Council, the State of Florida Chief Financial Officer (CFO) or Auditor General.

AUDITS

PART I: FEDERALLY FUNDED

This part is applicable if the Contractor is a State or local government or a non-profit organization as defined in 2 CFR Part 200, Subpart A.

In the event that the Contractor expends $750,000.00 or more in federal awards during its fiscal year, the Contractor must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR Part 200. Funding Summary indicates federal resources awarded through the Council. In determining the federal awards expended in its fiscal year, the Contractor shall consider all sources of Federal awards, including federal resources received from the Council. The determination of amounts of Federal awards expended should be in accordance with 2 CFR Part 200. An audit of the Contractor conducted by the Auditor General in accordance with the provisions of 2 CFR Part 200 will meet the requirements of this part.

In connection with the audit requirements addressed in Part I, paragraph 1, the Contractor shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR §200.508.

If the Contractor expends less than $750,000.00 in federal awards in its fiscal year, an audit conducted in accordance with the provisions of 2 CFR Part 200 is not required. In the event that the Contractor expends less than $750,000.00 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR Part 200 the cost of the audit must be paid from non-federal resources (i.e., the cost of such audit must be paid from Contractor resources obtained from other than federal entities.)

An audit conducted in accordance with this part shall cover the entire organization for the organization's fiscal year. Compliance findings related to contracts with the Council shall be based on the contract's requirements, including any rules, regulations, or statutes referenced in the contract. The financial statements shall disclose whether or not the matching requirement was met for each applicable contract. All questioned costs and liabilities due to the Council shall be fully disclosed in the audit report with reference to the Council contract involved. If not otherwise disclosed as required by 2 CFR §200.510 the schedule of expenditures of federal awards shall identify expenditures by contract number for each contract with the Council incorporating this Master Contract in effect during the audit period. Financial reporting packages required under this part must be submitted within the earlier of thirty (30) days after receipt of the audit report or nine (9) months after the end of the Contractor's fiscal year end.

PART II: STATE FUNDED

This part is applicable if the Contractor is a non-state entity as defined by Section 215.97(2), F.S.

In the event that the Contractor expends a total amount of state financial assistance equal to or in excess of $750,000.00 in any fiscal year of such Contractor, the Contractor must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, F.S.; applicable rules of the Department of Financial Services; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. Funding Summary indicates state financial assistance awarded through the Council. In determining the state financial assistance expended in its fiscal year, the Contractor shall consider all sources of state financial assistance, including state financial assistance received from the Council, other state agencies, and other nonstate entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.

In connection with the audit requirements addressed in Part II, paragraph 1, the Contractor shall ensure that the audit complies with the requirements of Section 215.97(8), F.S. This includes submission of a financial reporting package as defined by Section 215.97(2), F.S., and Chapter 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

If the Contractor expends less than $750,000.00 in state financial assistance in its fiscal year, an audit conducted in accordance with the provisions of Section 215.97, F.S., is not required. In the event that the Contractor expends less than $750,000.00 in state financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of Section 215.97, F.S., the cost of the audit must be paid from the nonstate entity's resources (i.e., the cost of such an audit must be paid from the Contractor resources obtained from other than State entities).

An audit conducted in accordance with this part shall cover the entire organization for the organization's fiscal year. Compliance findings related to contracts with the Council shall be based on the contract's requirements, including any applicable rules, regulations, or statutes. The financial statements shall disclose whether or not the matching requirement was met for each applicable contract. All questioned costs and liabilities due to the Council shall be fully disclosed in the audit report with reference to the Council contract involved. If not otherwise disclosed as required by Rule 69I- 5.003, F.A.C., the schedule of expenditures of state financial assistance shall identify expenditures by contract number for each contract with the Council incorporating this Master Contract in effect during the audit period. Financial reporting packages required under this part must be submitted within 45 days after delivery of the audit report, but no later than 12 months after the Contractor's fiscal year end for local governmental entities. Non-profit or for-profit organizations are required to be submitted within 45 days after delivery of the audit report, but no later than nine (9) months after the Contractor's fiscal year end. Notwithstanding the applicability of this portion, the Council retains all right and obligation to monitor and oversee the performance of any contract incorporating this Master Contract as outlined throughout this document and pursuant to law.

PART III: REPORT SUBMISSION

Copies of reporting packages for audits conducted in accordance with 2 CFR Part 200 and required by Part I of this Financial Compliance Audit Attachment, shall be submitted, when required by 2 CFR §200.512 by or on behalf of the Contractor directly to each of the following:

The Council at the following address:

Areawide Council on Aging of Broward County, Inc. 5300 Hiatus Road, Sunrise, FL 33351

Pursuant to 2 CFR §200.512, all other Federal agencies, pass-through entities and others interested in a reporting package and data collection form must obtain it by accessing the Federal Audit Clearinghouse.

The Contractor shall submit a copy of any management letter issued by the auditor, to the Council at the following address:

Areawide Council on Aging of Broward County, Inc. 5300 Hiatus Road, Sunrise, FL 33351

Additionally, copies of financial reporting packages required by this Master Contract's Financial Compliance Audit Attachment, Part II shall be submitted by or on behalf of the Contractor directly to each of the following:

The Council at the following address:

Areawide Council on Aging of Broward County, Inc.
5300 Hiatus Road, Sunrise, FL 33351

The Auditor General's Office at the following address:
State of Florida Auditor General Claude Pepper Building, Room 574
111 West Madison Street, Tallahassee, Florida 32399-1450

Any reports, management letter, or other information required to be submitted to the Council pursuant to this Master Contract and any contract incorporating this Master Contract by reference shall be submitted timely in accordance with 2 CFR Part 200, Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

Contractors, when submitting financial reporting packages to the Council for audits done in accordance with 2 CFR Part 200 or Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the Contractor in correspondence accompanying the reporting package.

PART IV: RECORD RETENTION

The Contractor shall retain sufficient records demonstrating its compliance with the terms of this Master Contract and any contract incorporating this Master Contract by reference for a period of six (6) years from the date the audit report is issued, and shall allow the Council and/or the Florida Department of Elder Affairs or its designee, the State of Florida Chief Financial Officer (CFO) or Auditor General access to such records upon request. The Contractor shall ensure that audit working papers are made available to the Council and/or the Florida Department of Elder Affairs or its designee, the State of Florida Chief Financial Officer (CFO), or Auditor General upon request for a period of six (6) years from the date the audit report is issued, unless extended in writing by the Council.

END OF ATTACHMENT I

ATTACHMENT I
EXHIBIT 1

PART I: AUDIT RELATIONSHIP DETERMINATION
Contractors who receive state or federal resources may or may not be subject to the audit requirements of 2 CFR Part 200 and/or Section 215.97, F.S. Contractors who are determined to be recipients or sub-recipients of federal awards and/or state financial assistance may be subject to the audit requirements if the audit threshold requirements set forth in Part I and/or Part II of Exhibit 1 are met. Contractors who have been determined to be vendors are not subject to the audit requirements of 2 CFR §200.38, and/or Section 215.97, F.S. Regardless of whether the audit requirements are met, Contractors who have been determined to be recipients or sub-recipients of Federal awards and/or state financial assistance must comply with applicable programmatic and fiscal compliance requirements.

In accordance with 2 CFR Part 200 and/or Rule 69I-5.006, F.A.C., Contractor has been determined to be:
_____Vendor not subject to 2 CFR §200.38 and/or Section 215.97, F.S.
__X__ Recipient/sub-recipient subject to 2 CFR §200.86 and §200.93 and/or Section 215.97, F.S.
_____Exempt organization not subject to 2 CFR Part 200 and/or Section 215.97, F.S. For Federal awards, for-profit organizations are exempt; for state financial assistance projects, public universities, community colleges, district school boards, branches of state (Florida) government, and charter schools are exempt. Exempt organizations must comply with all compliance requirements set forth within the contract or award document.

NOTE: If a Contractor is determined to be a recipient/sub-recipient of federal and or state financial assistance and has been approved by the Council to subcontract, they must comply with Section 215.97(7), F.S., and Rule 69I-5.006, F.A.C. [state financial assistance] and 2 CFR §200.330[federal awards].

PART II: FISCAL COMPLIANCE REQUIREMENTS
FEDERAL AWARDS OR STATE MATCHING FUNDS ON FEDERAL AWARDS. Contractors who receive Federal awards, state maintenance of effort funds, or state matching funds on Federal awards and who are determined to be a sub- recipient must comply with the following fiscal laws, rules and regulations:

STATES, LOCAL GOVERNMENTS AND INDIAN TRIBES MUST FOLLOW:
2 CFR §200.416 - §200.417 – Special Considerations for States, Local Governments and Indian Tribes* 2 CFR §200.201 – Administrative Requirements**
2 CFR §200 Subpart F – Audit Requirements Reference Guide for State Expenditures
Other fiscal requirements set forth in program laws, rules and regulations

NON-PROFIT ORGANIZATIONS MUST FOLLOW:
2 CFR §200.400 - §200.411 – Cost Principles*
2 CFR §200.100 – Administrative Requirements
2 CFR §200 Subpart F – Audit Requirements
Reference Guide for State Expenditures
Other fiscal requirements set forth in program laws, rules and regulations

EDUCATIONAL INSTITUTIONS (EVEN IF A PART OF A STATE OR LOCAL GOVERNMENT) MUST FOLLOW:
2 CFR §200.418 – §200.419 – Special Considerations for Institutions of Higher Education*
2 CFR §200.100 – Administrative Requirements
2 CFR §200 Subpart F – Audit Requirements Reference Guide for State Expenditures
Other fiscal requirements set forth in program laws, rules and regulations

*Some Federal programs may be exempted from compliance with the Cost Principles Circulars as noted in 2 CFR §200.400(5) (c).
**For funding passed through U.S. Health and Human Services, 45 CFR Part 75; for funding passed through U.S. Department of Education, 34 CFR Part 80.

STATE FINANCIAL ASSISTANCE. Contractors who receive state financial assistance and who are determined to be a recipient/sub-recipient must comply with the following fiscal laws, rules and regulations:

Sections 215.97 & 215.971, F.S.
Chapter 69I-5, F.A.C.
State Projects Compliance Supplement Reference Guide for State Expenditures
Other fiscal requirements set forth in program laws, rules and regulations

END OF ATTACHMENT I, EXHIBIT 1

ATTACHMENT II

CERTIFICATIONS AND ASSURANCES

Council will not award this Master Contract unless Contractor completes the CERTIFICATIONS AND ASSURANCES contained in this Attachment. In performance of any contract or agreement incorporating this Master Contract by reference, Contractor provides the following certifications and assurances:

A. Debarment and Suspension Certification (29 CFR Part 95 and 45 CFR Part 75)
B. Certification Regarding Lobbying (29 CFR Part 93 and 45 CFR Part 93)
C. Nondiscrimination & Equal Opportunity Assurance (29 CFR Part 37 and 45 CFR Part 80)
D. Certification Regarding Public Entity Crimes, Section 287.133, F.S.
E. Association of Community Organizations for Reform Now (ACORN) Funding Restrictions Assurance (Pub. L. 111-117)
F. Scrutinized Companies Lists and No Boycott of Israel Certification, section 287.135, F.S.
G. Certification Regarding Data Integrity Compliance for Agreements, Grants, Loans and Cooperative Agreements
H. Verification of Employment Status Certification
I. Records and Documentation
J. Certification Regarding Inspection of Public Records

A. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS – PRIMARY COVERED TRANSACTION.

The undersigned Contractor certifies to the best of its knowledge and belief, that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by a Federal department or agency;

2. Have not within a three-year period preceding this Master Contract been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

3. Are not presently indicted or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph A.2. of this certification; and/or

4. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause of default.

B. CERTIFICATION REGARDING LOBBYING – Certification for Contracts, Grants, Loans, and Cooperative Agreements.

The undersigned Contractor certifies, to the best of its knowledge and belief, that:

No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.

If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employees of Congress, or employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement, the undersigned shall also complete and submit Standard Form – LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

The undersigned shall require that language of this certification be included in the documents for all subcontracts at all tiers (including subcontracts, sub-grants and contracts under grants, loans and cooperative agreements) and that all sub-recipients and contractors shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this Master Contract and any contract incorporating this Master Contract by reference was made or entered into. Submission of this certification is a prerequisite for making or entering into this Master Contract imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

C. NON DISCRIMINATION & EQUAL OPPORTUNITY ASSURANCE (29 CFR PART 37 AND 45 CFR PART 80).

As a condition of the contract, Contractor assures that it will comply fully with the nondiscrimination and equal opportunity provisions of the following laws:

1. Section 188 of the Workforce Investment Act of 1998 (WIA), (Pub. L. 105-220), which prohibits discrimination against all individuals in the United States on the basis of race, color, religion, sex, national origin, age, disability, political affiliation, or belief, and against beneficiaries on the basis of either citizenship/status as a lawfully admitted immigrant authorized to work in the United States or participation in any WIA Title I-financially assisted program or activity.
2. Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), as amended, and all requirements imposed by or pursuant to the Regulation of the Department of Health and Human Services (45 CFR Part 80), to the end that, in accordance with Title VI of that Act and the Regulation, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives Federal financial assistance from the Council.
3. Section 504 of the Rehabilitation Act of 1973 (Pub. L. 93-112), as amended, and all requirements imposed by or pursuant to the Regulation of the Department of Health and Human Services (45 CFR Part 84), to the end that, in accordance with Section 504 of that Act and the Regulation, no otherwise qualified handicapped individual in the United States shall, solely by reason of his handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity for which the Applicant receives Federal financial assistance from the Council.
4. The Age Discrimination Act of 1975 (Pub. L. 94-135), as amended, and all requirements imposed by or pursuant to the Regulation of the Department of Health and Human Services (45 CFR Part 91), to the end that, in accordance with the Act and the Regulation, no person in the United States shall, on the basis of age, be denied the benefits of, be excluded from participation in, or be subjected to discrimination under any program or activity for which the Applicant receives Federal financial assistance from the Council.
5. Title IX of the Education Amendments of 1972 (Pub. L. 92-318), as amended, and all requirements imposed by or pursuant to the Regulation of the Department of Health and Human Services (45 CFR Part 86), to the end that, in accordance with Title IX and the Regulation, no person in the United States shall, on the basis of sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any education program or activity for which the Applicant receives Federal financial assistance from the Council.
6. The American with Disabilities Act of 1990 (Pub. L. 101-336), which prohibits discrimination in all employment practices, including job application procedures, hiring, firing, advancement, compensation, training, and other terms, conditions, and privileges of employment. It applies to recruitment, advertising, tenure, layoff, leave, fringe benefits, and all other employment-related activities.
7. Contractor also assures that it will comply with 29 CFR Part 37 and all other regulations implementing the laws listed above. This assurance applies to Contractor's operation of the WIA Title I – financially assisted program or activity, and to all contracts Contractor makes to carry out the WIA Title I – financially

assisted program or activity. Contractor understands that DOEA and the United States have the right to seek judicial enforcement of the assurance.
The undersigned shall require that language of this assurance be included in the documents for all subcontracts at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients and contractors shall provide this assurance accordingly.

D. CERTIFICATION REGARDING PUBLIC ENTITY CRIMES, SECTION 287.133, F.S.
Contractor hereby certifies that neither it, nor any person or affiliate of Contractor, has been convicted of a Public Entity Crime as defined in Section 287.133, F.S., nor placed on the convicted vendor list.
Contractor understands and agrees that it is required to inform Council immediately upon any change of circumstances regarding this status.

E. ASSOCIATION OF COMMUNITY ORGANIZATIONS FOR REFORM NOW (ACORN) FUNDING RESTRICTIONS ASSURANCE (Pub. L. 111-117).
As a condition of the contract, Contractor assures that it will comply fully with the federal funding restrictions pertaining to ACORN and its subsidiaries per the Consolidated Appropriations Act, 2010, Division E, Section 511 (Pub. L. 111-117). The Continuing Appropriations Act, 2011, Sections 101 and 103 (Pub. L. 111-242), provides that appropriations made under Pub. L. 111-117 are available under the conditions provided by Pub. L. 111-117.
The undersigned shall require that language of this assurance be included in the documents for all subcontracts at all tiers (including subcontracts, sub-grants and contracts under grants, loans and cooperative agreements) and that all sub recipients and contractors shall provide this assurance accordingly.

F. SCRUTINIZED COMPANIES LISTS AND NO BOYCOTT OF ISRAEL CERTIFICATION, SECTION 287.135, F.S.
In accordance with section 287.135, F.S., Contractor hereby certifies that it has not been placed on the Scrutinized Companies that Boycott Israel List and that it is not participating in a boycott of Israel.
If any contract or agreement incorporating this Master Contract by reference is in the amount of $1 million or more, in accordance with the requirements of section 287.135, F.S., Contractor hereby certifies that it is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List and that it does not have business operations in Cuba or Syria.
Contractor understands that pursuant to section 287.135, F.S., the submission of a false certification may result in the Council terminating this Master Contract and any contract or agreement incorporating this Master Contract by reference and the submission of a false certification may subject Contractor to civil penalties and attorney fees and costs, including any costs for investigations that led to the finding of false certification.
If Contractor is unable to certify any of the statements in this certification, Contractor shall attach an explanation to this Master Contract.

G. CERTIFICATION REGARDING DATA INTEGRITY COMPLIANCE FOR AGREEMENTS, GRANTS, LOANS AND COOPERATIVE AGREEMENTS
1. The Contractor and any subcontractors of services under this Master Contract or any contracts or agreements incorporating this Master Contract by reference have financial management systems capable of providing certain information, including: (1) accurate, current, and complete disclosure of the financial results of each grant-funded project or program in accordance with the prescribed reporting requirements; (2) the source and application of funds for all contract supported activities; and (3) the comparison of

outlays with budgeted amounts for each award. The inability to process information in accordance with these requirements could result in a return of grant funds that have not been accounted for properly.
2. Management Information Systems used by the Contractor, subcontractors, or any outside entity on which the Contractor is dependent for data that is to be reported, transmitted, or calculated have been assessed and verified to be capable of processing data accurately, including year-date dependent data. For those systems identified to be non-compliant, Contractors will take immediate action to assure data integrity.
3. If any contract or agreement incorporating this Master Contract by reference includes the provision of hardware, software, firmware, microcode, or imbedded chip technology, the undersigned warrants that these products are capable of processing year-date dependent data accurately. All versions of these products offered by the Contractor (represented by the undersigned) and purchased by the state will be verified for accuracy and integrity of data prior to transfer.
4. In the event of any decrease in functionality related to time and date related codes and internal subroutines that impede the hardware or software programs from operating properly, the Contractor agrees to immediately make required corrections to restore hardware and software programs to the same level of functionality as warranted herein, at no charge to the state, and without interruption to the ongoing business of the state, time being of the essence.
5. The Contractor and any subcontractors of services under any contract or agreement incorporating this Master Contract by reference warrant that their policies and procedures include a disaster plan to provide for service delivery to continue in case of an emergency, including emergencies arising from data integrity compliance issues.

H. VERIFICATION OF EMPLOYMENT STATUS CERTIFICATION

As a condition of contracting with the Council, Contractor certifies the use of the U.S. Department of Homeland Security's E-verify system to verify the employment eligibility of all new employees hired by Contractor during the contract term to perform employment duties pursuant to this Master Contract or any contract or agreement incorporating this Master Contract by reference, and that any subcontracts include an express requirement that subcontractors performing work or providing services pursuant to any contract or agreement incorporating this Master Contract by reference utilize the E-verify system to verify the employment eligibility of all new employees hired by the subcontractor during the entire contract term.
The Contractor shall require that the language of this certification be included in all sub-agreements, sub-grants, and other agreements/contracts and that all Subcontractors shall certify compliance accordingly.
This certification is a material representation of fact upon which reliance was placed when this Contract was made or entered into. Submission of this certification is a prerequisite for making or entering into this contract and any contract or agreement incorporating this Master Contract by reference imposed by Circulars A-102 and 2 CFR Part 200 and 215 (formerly OMB Circular A-110).

I. RECORDS AND DOCUMENTATION

The Contractor agrees to make available to Council staff and/or any party designated by the Council any and all contract related records and documentation. The Contractor shall ensure the collection and maintenance of all program related information and documentation on any such system designated by the Council. Maintenance includes valid exports and backups of all data and systems according to Council standards.

J. CERTIFICATION REGARDING INSPECTION OF PUBLIC RECORDS

1. In addition to the requirements of Sections 8.1 and 8.2 of this Master Contract, sections 119.0701(3) and (4) F.S., and any other applicable law, if a civil action is commenced as contemplated by section 119.0701(4), F.S., and the Council is named in the civil action, Contractor agrees to indemnify and hold

harmless the Council for any costs incurred by the Council and any attorneys' fees assessed or awarded against the Council from a Public Records Request made pursuant to Chapter 119, F.S., concerning this Master Contract or any contract or agreement incorporating this Master Contract by reference, or services performed thereunder. a. Notwithstanding section 119.0701, F.S., or other Florida law, this section is not applicable to contracts executed between the Council and state agencies or subdivisions defined in section 768.28(2), F.S.

2. Section 119.01(3), F.S., states if public funds are expended by an agency in payment of dues or membership contributions for any person, corporation, foundation, trust, association, group, or other organization, all the financial, business, and membership records of such an entity which pertain to the public agency (Florida Department of Elder Affairs) are public records. Section 119.07, F.S, states that every person who has custody of such a public record shall permit the record to be inspected and copied by any person desiring to do so, under reasonable circumstances.

Additionally, I certify this organization **does___ does not ___** provide for institutional memberships, as referenced in Section J.2. of this Attachment.

Contractor's signature below attests that records pertaining to the dues or membership application by the Council are available for inspection as stated above.

By execution of this agreement, Contractor must include these provisions (A-J) by reference in all related subcontract agreements (if applicable) and Contractor certifies the representations outlined in parts A through J above, are true and correct.

_____ _____

Signature of Authorized Representative Date

_____

Title

_____

Name of Contractor

_____

Address of Contractor

ATTACHMENT III

ASSURANCES—NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 45, minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget. Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET, SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

Note: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

1.Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management, and completion of the project described in this application.

2.Will give the awarding agency, the Comptroller General of the United States, and if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3.Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

4.Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

5.Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).

6.Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

7.Will comply, or has already complied, with the requirements of Titles II and III of the uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

8.Will comply, as applicable, with the provisions of the Hatch Act (5 U.S.C. §1501-1508 and 7324-7328), which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9.Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §276a to 276a-7), the Copeland Act (40 U.S.C. 276c and 18 U.S.C. §874) and the Contract Work Hours and Safety Standards Act (40 U.S.C. §327-333), regarding labor standards for federally assisted construction sub agreements.

10.Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000.00 or more.
11.Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §1451 et seq.); (f) conformity of Federal actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended, (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended, (P.L. 93-205).
12.Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §1721 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13.Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §469a-1 et seq.).
14.Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15.Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16.Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §4801 et seq.), which prohibits the use of lead- based paint in construction or rehabilitation of residence structures.
17.Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, Audits of States, Local Governments, and Non-Profit Organizations.
18.Will comply with all applicable requirements of all other Federal laws, executive orders, regulations and policies governing this program.

Signature of Authorized Representative Date

Title

Name of Contractor

Address of Contractor

ATTACHMENT IV

FLORIDA DEPARTMENT OF ELDER AFFAIRS
CIVIL RIGHTS COMPLIANCE CHECKLIST

City of Lauderdale Lakes, Florida / Lauderdale Lakes Alzheimer Care Center	County: Broward	PSA10
Contractor Address:	Completed By Contractor:	
Contractor City, State ZIP:	Date:	Contractor Phone:

PART I. READ THE ATTACHED INSTRUCTIONS FOR ILLUSTRATIVE INFORMATION, WHICH WILL HELP YOU IN THE COMPLETION OF THIS FORM.

1. Briefly describe the geographic area served by the program/facility and the type of service provided:

_____

2. POPULATION OF AREA SERVED. Source of data:

Total #	% White	% Black	% Hispanic	% Other	% Female		

3. STAFF CURRENTLY EMPLOYED. Effective date:

Total #	% White	% Black	% Hispanic	% Other	% Female	% Disabled	

4. CLIENTS CURRENTLY ENROLLED OR REGISTERED. Effective date:

Total #	% White	% Black	% Hispanic	% Other	% Female	% Disabled	% Over 40

5. ADVISORY OR GOVERNING BOARD, IF APPLICABLE.

Total #	% White	% Black	% Hispanic	% Other	% Female	% Disabled	

PART II. USE A SEPARATE SHEET OF PAPER FOR ANY EXPLANATIONS REQUIRING MORE SPACE.

6. Is an Assurance of Compliance on file with Council? If NA or NO, explain. NA ☐ YES ☐ NO ☐

7. Compare the staff composition to the population. Is staff representative of the population? If NA or NO, explain. NA ☐ YES ☐ NO ☐

8. Compare the client composition to the population. Are race and sex characteristics representative of the Population? If NA or NO, explain. NA ☐ YES ☐ NO ☐

9. Are eligibility requirements for services applied to clients and applicants without regard to race, color, national origin, sex, age, religion or disability? If NA or NO, explain. NA ☐ YES ☐ NO ☐

10. Are all benefits, services and facilities available to applicants and participants in an equally effective manner regardless of race, sex, color, age, national origin, religion or disability? If NA or NO, explain. NA ☐ YES ☐ NO ☐

11. For in-patient services, are room assignments made without regard to race, color, national origin or disability? If NA or NO, explain. NA ☐ YES ☐ NO ☐

12. Is the program/facility accessible to non-English speaking clients? If NA or NO, explain. NA ☐ YES ☐ NO ☐

13. Are employees, applicants and participants informed of their protection against discrimination?
If yes, how? Verbal ☐ Written ☐ Poster ☐ If NA or NO, explain. NA ☐ YES ☐ NO ☐

14. Give the number and current status of any discrimination complaints regarding services or employment filed against the program/facility. NA ☐ NUMBER _____

15. Is the program/facility physically accessible to mobility, hearing, and sight-impaired individuals? If NA or NO, explain. NA ☐ YES ☐ NO ☐

PART III. THE FOLLOWING QUESTIONS APPLY TO PROGRAMS AND FACILITIES WITH 15 OR MORE EMPLOYEES

16. Has a self-evaluation been conducted to identify any barriers to serving disabled individuals, and to make any necessary modifications? If NO, explain. YES ☐ NO ☐

17. Is there and established grievance procedure that incorporates due process in the resolution of complaints? If NO, explain. YES ☐ NO ☐

18. Has a person been designated to coordinate Section 504 compliance activities? If NO, explain. YES ☐ NO ☐

19. Do recruitment and notification materials advise applicants, employees and participants of nondiscrimination on the basis of disability? If NO, explain. YES ☐ NO ☐

20. Are auxiliary aids available to assure accessibility of services to hearing and sight impaired individuals? If NO, explain. YES ☐ NO ☐

PART IV. FOR PROGRAMS OR FACILITIES WITH 50 OR MORE EMPLOYEES AND FEDERAL CONTRACTS OF $50,000.00 OR MORE.

21. Do you have a written affirmative action plan? If NO, explain. YES ☐ NO ☐

DOEA USE ONLY		
Reviewed By		In Compliance: YES NO*
Program Office		*Notice of Corrective Action Sent ___/___/___
Date	Telephone	Response Due ___/___/___
On-Site Desk Review		Response Received ___/___/___

INSTRUCTIONS FOR THE CIVIL RIGHTS COMPLIANCE CHECKLIST

1. Describe the geographic service area such as a district, county, city or other locality. If the program/facility serves a specific target population such as adolescents, describe the target population. Also, define the type of service provided.

2. Enter the percent of the population served by race and sex. The population served includes persons in the geographical area for which services are provided such as a city, county or other regional area. Population statistics can be obtained from local chambers of commerce, libraries, or any publication from the 1980 Census containing Florida population statistics. Include the source of your population statistics. ("Other" races include Asian/Pacific Islanders and American Indian/Alaskan Natives.)

3. Enter the total number of full-time staff and their percent by race, sex and disability. Include the effective date of your summary.

4. Enter the total number of clients who are enrolled, registered or currently served by the program or facility, and list their percent by race, sex and disability. Include the date that enrollment was counted.

5. Enter the total number of advisory board members and their percent by race, sex, and disability. If there is no advisory or governing board, leave this section blank.

6. Each recipient of federal financial assistance must have on file an assurance that the program will be conducted in compliance with all nondiscriminatory provisions as required in 45 CFR 80. This is usually a standard part of the contract language for DOEA recipients and their sub-grantees, 45 CFR 80.4 (a).

7. Is the race, sex, and national origin of the staff reflective of the general population? For example, if 10% of the population is Hispanic, is there a comparable percentage of Hispanic staff?

8. Where there is a significant variation between the race, sex or ethnic composition of the clients and their availability in the population, the program/facility has the responsibility to determine the reasons for such variation and take whatever action may be necessary to correct any discrimination. Some legitimate disparities may exist when programs are sanctioned to serve target populations such as elderly or disabled persons, 45 CFR 80.3 (b) (6).

9. Do eligibility requirements unlawfully exclude persons in protected groups from the provision of services or employment? Evidence of such may be indicated in staff and client representation (Questions 3 and 4) and also through on-site record analysis of persons who applied but were denied services or employment, 45 CFR 80.3 (a) and 45 CFR 80.1 (b) (2).

10. Participants or clients must be provided services such as medical, nursing and dental care, laboratory services, physical and recreational therapies, counseling and social services without regard to race, sex, color, national origin, religion, age or disability. Courtesy titles, appointment scheduling and accuracy of record keeping must be applied uniformly and without regard to race, sex, color, national origin, religion, age or disability. Entrances, waiting rooms, reception areas, restrooms and other facilities must also be equally available to all clients, 45 CFR 80.3 (b).

11. For in-patient services, residents must be assigned to rooms, wards, etc., without regard to race, color, national origin or disability. Also, residents must not be asked whether they are willing to share accommodations with persons of a different race, color, national origin, or disability, 45 CFR 80.3 (a).

12. The program/facility and all services must be accessible to participants and applicants, including those persons who may not speak English. In geographic areas where a significant population of non-English speaking people live, program accessibility may include the employment of bilingual staff. In other areas, it is sufficient to have a policy or plan for service, such as a current list of names and telephone numbers of bilingual individuals who will assist in the provision of services, 45 CFR 80.3 (a).

13. Programs/facilities must make information regarding the nondiscriminatory provisions of Title VI available to their participants, beneficiaries or any other interested parties. This should include information on their right to file a complaint of discrimination with either the Council, the Florida Department of Elder Affairs or the U.S. Department of HHS. The information may be supplied verbally or in writing to every individual, or may be supplied through the use of an equal opportunity policy poster displayed in a public area of the facility,45 CFR 80.6 (d).

14. Report number of discrimination complaints filed against the program/facility. Indicate the basis, e.g., race, color, creed, sex, age, national origin, disability, retaliation; the issues involved, e.g., services or employment, placement, termination, etc. Indicate the civil rights law or policy alleged to have been violated along with the name and address of the local, state or federal agency with whom the complaint has been filed. Indicate the current status, e.g., settled, no reasonable cause found, failure to conciliate, failure to cooperate, under review, etc.

15. The program/facility must be physically accessible to disabled individuals. Physical accessibility includes designated parking areas, curb cuts or level approaches, ramps and adequate widths to entrances. The lobby, public telephone, restroom facilities, water fountains, information and admissions offices should be accessible. Door widths and traffic areas of administrative offices, cafeterias, restrooms, recreation areas, counters and serving lines should be observed for accessibility. Elevators should be observed for door width, and Braille or raised numbers. Switches and controls for light, heat, ventilation, fire alarms, and other essentials should be installed at an appropriate height for mobility impaired individuals.

16. Section 504 of the Rehabilitation Act of 1973 requires that a recipient of federal financial assistance conduct a self-evaluation to identify any accessibility barriers. Self-evaluation is a four step process:
    a. With the assistance of a disabled individual/organization, evaluate current practices and policies which do not comply with Section 504.
    b. Modify policies and practices that do not meet Section 504 requirements.
    c. Take remedial steps to eliminate any discrimination that has been identified.
    d. Maintain self-evaluation on file. (This checklist may be used to satisfy this requirement if these four steps have been followed.), 45 CFR 84.6.

17. Programs or facilities that employ 15 or more persons must adopt grievance procedures that incorporate appropriate due process standards and provide for the prompt and equitable resolution of complaints alleging any action prohibited by Section 504.45 CFR 84.7 (b).

18. Programs or facilities that employ 15 or more persons must designate at least one person to coordinate efforts to comply with Section 504.45 CFR 84.7 (a).

19. Continuing steps must be taken to notify employees and the public of the program/facility's policy of nondiscrimination on the basis of disability. This includes recruitment material, notices for hearings, newspaper ads, and other appropriate written communication, 45 CFR 84.8 (a).

20. Programs/facilities that employ 15 or more persons must provide appropriate auxiliary aids to persons with impaired sensory, manual or speaking skills where necessary. Auxiliary aids may include, but are not limited to, interpreters for hearing impaired individuals, taped or Braille materials, or any alternative resources that can be used to provide equally effective services, (45 CFR 84.52 (d).

21. Programs/facilities with 50 or more employees and $50,000.00 in federal contracts must develop, implement and maintain a written affirmative action compliance program in accordance with Executive Order 11246. 41 CFR 60 and Title VI of the Civil Rights Act of 1964, as amended.

SOCIAL MEDIA POLICY

1.0 Purpose

The purpose of this policy is to establish guidelines for the use of social media. This policy must be followed in conjunction with the Department's Computer Use Policy #420.10, Chapter 60L-3.Conduct of Employees, Florida Administrative Code, and any other personnel policies regarding employee conduct.

2.0 Scope

This policy applies to employees, contracted employees, consultants, OPS, and volunteers, including all personnel Affiliated with third parties, such as, but not limited to, Area Agencies on Aging and vendors.

Any entity that uses the Department's computer resource systems must comply with this policy. This

Policy applies to use of personal social media accounts accessed from both personal and DOEA owned or leased computers and other wireless communication devices such as cell phones and personal digital assistants.

3.0 Policy

Social media is a term commonly used to describe websites and online tools which allow users to interact with each other by sharing information, opinions, knowledge and interests. Social media includes, but are not limited to blogs, podcasts, discussion forums, Wikis, RSS feeds, video sharing, SMS (texting), social networks like MySpace, Facebook and Twitter, as well as content sharing networks such as flickr and You Tube.

The Department recognizes that social media are powerful communications tools that can be used to enhance services, promote collaboration, provide information and for personal enrichment. The Department respects the right of employees to use these tools as a medium of self-expression. The Department also recognizes that permitting the use of such tools is not without risk, and has developed the following guidelines that employees must observe when using social media.

Please be aware that the Department's official electronic business is primarily conducted via the Department's email system therefore; if employees, contracted employees, consultants, OPS, and volunteers use social media to conduct official Department business then they must provide notice to the public that all communications may be subject to Florida's Public Records law. This includes content posted on an organizations' or entity's page as well as information about the organization's or entity's friends list, all of which may be disclosed pursuant to Chapter 119, Fla. Stats.2010

4.0 Guidelines for Employees

4.1 Respect Department time and property: Use of Department computers and other wireless communication devices are designed and intended to assist the employee in the accomplishment of the employee's job assignments. Social networking must not interfere with the employee's timely performance of work obligations. Reasonable use of social media for personal use is permitted during breaks and lunch. Excessive use of social media during work is prohibited and may be grounds for disciplinary action as provided in Chapter 60L-36, Florida Administrative Code

4.2 Confidential Information: Employees are prohibited from posting any confidential, proprietary, copyrighted, protected health information (PHI) or otherwise legally protected information or materials on their social networking accounts.

4.3 Respectful Communications: State Employees must remember to conduct themselves, on and off the job, in a manner that will not bring discredit or embarrassment to the state, its employees or agents. This includes online activity. See Rule 60L-36.005, Florida Administrative Code. Be

respectful when using social media especially in communications and blogs related to or referencing the Department an affiliate, or partner. Information exchanged on social networking sites can be accessed by vendors, suppliers, and business partners and can be kept on –line, in theory, forever.

a. Employees are prohibited from using social networking accounts to harass, bully, threaten, libel, malign, defame, disparage, or discriminate against co-workers, managers, vendors or anyone else. Behaviors that constitute harassment and bullying, include, but are not limited to, comments that are derogatory with respect to race, religion, gender, sexual orientation, color, age, or disability; sexually explicit or suggestive, humiliating, or demeaning comments; threats to stalk, haze, or physically injure another employee

b. Supervisors, managers and administrators are cautioned to remember that if they "friend" Subordinates, or of other supervisors, manages and administrators they need to maintain the same appropriate professional relationship online as in the office.

c. Employees are prohibited from writing about, posting pictures of, or otherwise referring to any other employees without their permission.

d. Employees should refrain from using profane and vulgar language and avoid discussions of conduct that is prohibited by Department policies, such as alcohol or drug use on state property or during work hours.

4.4 Use Personal Email Address Only On Social Networking Sites: Department email address should be used only for work-related communications. The "elderaffairs.org" address attached to your name implies that you are acting on the Department's behalf and all actions are public and subject to public records laws.

4.5 Remember You Are Responsible For What You Post: You are responsible for any of your online activity conducted either on your own computer or with a Department email address and/ or which can be traced back to the Department's domain, and/or which uses Department assets, networks, and resources.

4.6 Disclaimers on Personal Sites: If you identify yourself as an employee of the Department, please remember to identify your views and opinions as your own. You must note that the views expressed are your own and do not necessary reflect the views of the Department

4.7 Monitoring: In conjunction with the Department's Computer Use Policy, the Department reserve the right, at its discretion, to review any employee's electronic files and messages and usage to the extent necessary to ensure that electronic media and services are being used in compliance with the law and with this and other Department policies.

a. Employees must understand that anything they post online from any computer is public and employees should not assume that they have a right to privacy with regards to electronic communications that are sent, received, created, accessed, obtained, viewed, or stored on the Department's systems.

b. As a matter of policy, however, the Department will not systematically monitor an employee's use of social media unless it is necessary for non-investigatory, work-related purposes, or for investigations of allegations of work-related misconduct.

5.0 Modifications: The Department reserves the right to modify, discontinue or replace the policy or any term of the policy. The Department will endeavor to give notice of all changes to its Social Media Policy.

6.0 Enforcement: Any employee found to have violated this policy may be subject to disciplinary action, up to and including dismissal, as provided by rule 60L-36.005, Florida Administrative Code.

7.0 Guidelines for Affiliates Hosting Social Network Sites: This policy applies to any organization or entity affiliated with the Department of Elder Affairs that chooses to maintain a social networking service using the Department's computer resource system. Please remember that the Department's official electronic business is primarily conducted via the Department's email system and not through social media.

7.1 Development and Maintenance: Organizations or entities affiliated with the Department must use good judgement and professionalism when creating and maintaining a social networking page. Be cognizant that what is posted by the organization reflects on the Department.

7.2 Post Accurate Information: The organization or entity must post accurate Information and promptly correct any misinformation posted.

7.3 Removal of Inappropriate Content: The organization must be responsible for screening and removing content that is offensive, rude, discriminatory, vulgar, libelous, or in any other respect violates this Department policy or its contracts.

7.4 Public Records: All contents on the organization's or entity's page, including information about the organization's friend list, is subject to disclosure under Florida's Public Record Act. Therefore, the organization or entity must post a notice to the public that all communications may be subject to Florida's Public Records Law. This includes content posted on an organizations' or entity's page, as well as information about the organization's friends list, all of which may be disclosed pursuant to Chapter 119, Fla. Stats. 2010.

7.5 Retention of Records: The organization or entity is required to have the capacity to electronically archive or store all communications sent or received on social networking sites that involve Department business.

7.6 Communications: Any communications on any social networking site regarding Department business is subject to Florida's Government in the Sunshine Law. For example, members of a council, board or commission may not engage on any social networking site in a discussion of matters that foreseeably will come before the council, board or committee for official action.

ATTACHMENT VI

Provider's State Contracts List

REPORT PERIOD: From _____
To _____

PROVIDER INFORMATION:

Name: _____ Phone #: _____

Address: _____ Email: _____

FEID: _____ Contact: _____

	Contract #	Contract/Program Name	State Agency/Program	Start Date	End Date	Description of Contract Purpose/Types of Services	Contract Manager	Phone #	Contract Amount
1									$ -
2									$ -
3									$ -
4									$ -
5									$ -
6									$ -
7									$ -
8									$ -
9									$ -
10									$ -
11									$ -
12									$ -
13									$ -
14									$ -
15									$ -
16									$ -
17									$ -
18									$ -
19									$ -
20									$ -
								Total	

SIGNATURE: _____ DATE: _____

TITLE: _____

ATTACHMENT VII

DEPARTMENT OF ELDER AFFAIRS

BACKGROUND SCREENING

ATTESTATION OF COMPLIANCE - EMPLOYER

AUTHORITY: ALL EMPLOYERS are required to annually submit this form attesting to compliance with the provisions of chapter 435 and section 430.0402 of the Florida Statutes.

The term "employer" means any person or entity required by law to conduct background screenings, including but not limited to, Area Agencies on Aging/Aging and Disability Resource Centers, Lead Agencies, and Service Providers that contract directly or indirectly with the Department of Elder Affairs (DOEA), and any other person or entity which hires employees or has volunteers in service who meet the definition of a direct service provider. See §§ 435.02, 430.0402, Fla. Stat.

A direct service provider is "a person 18 years of age or older who, pursuant to a program to provide services to the elderly, has direct, face-to-face contact with a client while providing services to the client and has access to the client's living areas, funds, personal property, or personal identification information as defined in s. 817.568. The term also includes, but is not limited to, the administrator or a similarly titled person who is responsible for the day-to-day operations of the provider, the financial officer or similarly titled person who is responsible for the financial operations of the provider, coordinators, managers, and supervisors of residential facilities, and volunteers, and any other person seeking employment with a provider who is expected to, or whose responsibilities may require him or her to, provide personal care or services directly to clients or have access to client funds, financial matters, legal matters, personal property, or living areas." § 430.0402(1)(b), Fla. Stat. (2023).

ATTESTATION

As the duly authorized representative of: _____
(Name of Employer)

Located at _____
Street address City State Zip Code

Under penalty of perjury, I, _____,
(Name of Representative)

hereby swear or affirm that the above-named employer is in compliance with the provisions of chapter 435 and section 430.0402 of the Florida Statutes, regarding level 2 background screening.

_____ _____
Signature of Representative Date

DOEA Form 235, Attestation of Compliance - Employer, Effective October 2023, F.S.
Form available at: https://elderaffairs.org/about-us/background-screening/background-screening-clearinghousetraining-accessing-the-clearinghouse/

ATTACHMENT VIII

CONTRACTOR INFORMATION

CONTRACT # _____ CONTRACT PERIOD: _____

Contractor Name: _____

_____

Address: _____

_____

Telephone: _____ Fax: _____

Website: _____

Executive Director or Chief Administrator: _____

Title: _____

Telephone: _____

Email Address: _____

President or Head of Governing Body or Board: _____

Title: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email Address: _____

Contact Person for Program Administration:

Name: _____

Title: _____

Telephone: _____

Email Address: _____

Contact Person for Financial and Administrative Records:

Name: _____

Title: _____

Address: _____

_____

Telephone: _____

Email Address: _____

Name and title of person(s) authorized to sign contracts:

_____

_____

_____

Agency's FEID #: _____ Agency's DUNS #: _____

Audit(s) are due by the end of the ninth month following the end of the agency's fiscal year.

Contractor Fiscal Year: _____ to _____

ATTACHMENT IX

Business Associate Agreement

This Agreement, made as by and between **Areawide Council on Aging of Broward County, Inc.** ("Covered Entity"), a Florida corporation, and **City of Lauderdale Lakes, Florida / Lauderdale Lakes Alzheimer Care Center** ("Business Associate").

WHEREAS, the Areawide Council on Aging of Broward County, Inc. is a Covered Entity as defined in the Privacy Rule adopted pursuant to the Health Insurance Portability and Accountability Act of 1996 (HIPAA Privacy Rules).

WHEREAS, the Business Associate has been retained by the Covered Entity to perform a function, activity, or service on behalf of Covered Entity that requires the Business Associate have access to Protected Health Information (PHI).

WHEREAS, Covered Entity desires to receive satisfactory assurances from the Business Associate that it will comply with the obligations required of business associates by the Privacy Rule, the Security Rule Health Information Technology for Economic and Clinical Health Act (HITECH), the Final Rules and any rules or guidance issued by the Secretary from time to time with respect to such security, privacy, use and disclosure requirements.

WHEREAS, the parties wish to set forth their understandings with regard to the use and disclosure of PHI by the Business Associate in performance of its obligations.

NOW, THEREFORE, in consideration of the foregoing, the parties hereby agree as follows:

Section 1. Definitions.

(a) Breach shall mean the acquisition, access, use or disclosure of protected health information in a manner not permitted under the HIPAA Privacy Rule which compromises the security or privacy of the protected health information. For purposes of this definition, "compromises the security or privacy of the protected health information" means poses a significant risk of financial, reputational, or other harm to the individual.

(a) HITECH shall mean Title XIII of the American Recovery and Reinvestment Act of 2009 (ARRA), called the Health Information Technology for Economic and Clinical Health (HITECH) Act, codifies and expands on many of the requirements promulgated by the Department of Health & Human Services (DHHS) pursuant to the Health Insurance Portability and Accountability Act of 1996 (HIPAA) to protect the privacy and security of protected health information (PHI).

(b) Individual means the person who is the subject of protected health information 45 CFR 160.103 and shall include a person who qualifies as a personal representative in accordance with 45 CFR 164.502(g).

(c) Privacy Officer shall mean Shirley Snipes, 5300 Hiatus Road, Sunrise, FL 33351, 954-745-9567; email: snipess@adrcbroward.org.

(d) Privacy Rule shall mean the Standards for Privacy of Individually Identifiable Health Information at 45 CFR part 160 and part 164, subparts A and E.

(e) Protected Health Information or "PHI" shall have the same meaning as the term "protected health information" in 45 CFR 164.501, limited to the information created or received by Business Associate from or on behalf of Covered Entity.

(f) Required by Law shall have the same meaning as the term "required by law" in 45 CFR 164.103.

(g) Secretary shall mean the Secretary of the Department of Health and Human Services or his designee.

(h) Security Incident means the attempted or successful unauthorized access, use, disclosure, modification or destruction of electronic PHI relating to the Covered Entity.

(i) Security Officer shall mean Shirley Snipes, 5300 Hiatus Road, Sunrise, FL 33351, 954-745-9567; email: snipess@adrcbroward.org.

(j) Security Rule shall mean the Health Insurance Reform: Security Standards at 45 CFR Parts 160, 162 and 164.

(k) Underlying Agreement shall mean the services agreement executed by the Covered Entity and Business Associate, if any.

(l) Unsecured PHI means PHI that is not rendered unusable, unreadable or indecipherable to unauthorized individuals through the use of technology or methodology specified by the Secretary in the guidance issued under Section 13402 of Public Law 111-5 on the HHS website (45 CFR 164.402).

Section 2. Obligations and Activities of Business Associate

a) Business Associate agrees to not use or disclose PHI other than as permitted or required by this Agreement or as Required by Law.

b) Business Associate agrees to use appropriate safeguards and comply with Subpart C of 45 CFR Part 164 with respect to electronic PHI, to prevent use or disclosure of PHI other than provided for by this Agreement.

c) Business Associate agrees to mitigate, to the extent practicable, any harmful effect that is known to Business Associate as a result of a use or disclosure of PHI by Business Associate in violation of this Agreement.

d) Business Associate agrees to comply with the Security Rules, as required by HITECH, in a manner consistent with the Rule and regulations that may be adopted by relevant federal agencies, to keep all electronic PHI in a secure manner, as required under federal law.

e) Business Associate agrees to report to Covered Entity any use or disclosure of PHI not provided for by this Agreement of which it becomes aware, including breaches of unsecured PHI as required at 45 CFR 164.410, and any Security Incident of which it becomes aware. See "Reporting" contained in this Agreement.

f) Business Associate agrees, in accordance with 45 CFR 164.502(e)(1)(ii) and 164.308(b)(2), if applicable, to require that any Subcontractors that create, receive, maintain or transmit PHI on behalf of the Business Associate agree to the same restrictions, conditions, and requirements that apply to the Business Associate with respect to such information.

g) Business Associate agrees to make available, in the time and manner designated by Covered Entity, PHI in a Designated Record Set, to Covered Entity or, as directed by Covered Entity, to an Individual, as necessary to satisfy Covered Entity's requirements under 45 CFR 164.524.

h) Business Associate agrees to comply with an individual's request to restrict the disclosure of their personal PHI in a manner consistent with 45 C.F.R. 164.522, except where such use, disclosure or request is required or permitted under applicable law.

i) Business Associate agrees that when requesting, using or disclosing PHI in accordance with 45 C.F.R. 502(b)(1) that such request, use or disclosure shall be to the minimum extent necessary, including the use of a "limited data set" as defined in 45 C.F.R. 164.514(e)(2) to accomplish the intended purpose of such request, use or disclosure as interpreted under related guidance issued by the Secretary from time to time.

j) Business Associate agrees to make any amendment(s) to PHI in a Designated Record Set that the Covered Entity directs or agrees to pursuant to 45 CFR 164.526 at the request of Covered Entity or an Individual, and in the time and manner designated by Covered Entity or take other measures as necessary to satisfy covered entity's obligations under 45 C.F.R. 164.526.

k) Business Associate agrees to make internal practices, books, and records including policies and procedures relating to the use and disclosure of PHI received from, or created or received by Business Associate on behalf of, Covered Entity available to the Covered Entity, or at the request of the Covered Entity to the Secretary, in a time and manner designated by Covered Entity for purposes of the Secretary determining Covered Entity's compliance with the HIPAA Rules.

l) Business Associate agrees to document such disclosures of PHI and information related to such disclosures as would be required for Covered Entity to respond to a request by an Individual for an accounting of disclosures of PHI in accordance with 45 CFR 164.528.

m) Business Associate agrees to provide to Covered Entity or an Individual, in time and manner designated by Covered Entity, information collected in accordance with this agreement, to permit Covered Entity to respond to a request by an Individual for an accounting of disclosures of PHI in accordance with 45 CFR 164.528.

n) Business Associate hereby acknowledges and agrees that Covered Entity has notified Business Associate that it is required to comply with the confidentiality, disclosure, breach notification, compliance, and re-disclosure requirements of HITECH, Privacy Rule and the Security Rule to the extent such requirements may be applicable.

o) Business Associate acknowledges that if it becomes aware of a "pattern of activity or practice" by Covered Entity, or any other Business Associate, that breaches a Business Associate Agreement, but fails to cure that breach, Business Associate shall immediately terminate the relevant agreement, or report the non-compliance to the United States Department of Health and Human Services' Office of Civil Rights.

p) Business Associate acknowledges that it is subject to compliance audits by the United States Department of Health and Human Services' Office of Civil Rights.

q) Business Associate shall comply with any and all regulatory requirements which may arise in the future to comply fully with the Privacy Rules, the Security Rule, ARRA, and HITECH, including, but not limited to, restrictions on disclosures to health plans, clarified minimum necessary standards, expanded accounting requirements applicable to electronic health records, revised prohibitions on sales of PHI, and updated marketing and fundraising restrictions. Business Associate shall require that any agent, including a subcontractor, shall also comply with the requirements set forth herein.

r) Business Associate acknowledges that, pursuant to HITECH, Business Associate, its employees and contractors, and any third party (and their employees, contractors, and further third parties) who may have access to or possession of the Covered Entity's PHI, are subject to regulatory oversight of the various federal and/or state agencies as a Business Associate, and may be subject to both civil and criminal penalties which may arise from violations of this Agreement, the Privacy Rules, the Security Rule, HITECH, and any rules or guidance issued by the Secretary from time to time with respect to such use and disclosure requirements.

s) Business Associate agrees to provide the Covered Entity with notice of a Breach of Unsecured PHI pursuant to the requirements of 45 CFR 164.402. See "Reporting" contained in this Agreement.

t) To the extent that Business Associate is to carry out one or more of Covered Entity's obligation(s) under Subpart E of 45 C.F.R. Part 154, Business Associate agrees to comply with the requirements of Subpart E that apply to the Covered Entity in the performance of such obligation(s).

u) Business Associate agrees to comply with the "Prohibition on Sale of Electronic Health Records or Protected Health Information," as provided in section 13405(d) of Subtitle D (Privacy) of ARRA, and the "Conditions on Certain Contacts as Part of Health Care Operations," as provided in section 13406 of Subtitle D (Privacy) of ARRA and related guidance issued by the Secretary from time to time.

Section 3. Permitted Uses and Disclosures by Business Associate

(a) Except as otherwise limited in this Agreement, Business Associate may use and/or disclose PHI only in a manner that is necessary to perform functions, activities, or services for, or on behalf of, Covered Entity as specified in the Underlying Agreement, provided that such use or disclosure would not violate Subpart E of 45 C.F.R. Part 164 if done by Covered Entity.

(b) Business Associate may use or disclose PHI as required by law.

(c) Business Associate agrees to make uses and disclosures and requests for PHI consistent with Covered Entity's minimum necessary policies and procedures.

(d) Except as otherwise limited in this Agreement, Business Associate may use PHI for the proper management and administration of the Business Associate or to carry out the legal responsibilities of the Business Associate.

(e) Except as otherwise limited in this Agreement, Business Associate may disclose PHI for the proper management and administration of the Business Associate, provided that disclosures are required by

law, or Business Associate obtains reasonable assurances from the person to whom the information is disclosed that it will remain confidential and used or further disclosed only as required by law or for the purpose(s) for which it was disclosed to the person, and the person notifies the Business Associate of any instances of which it is aware in which the confidentiality of the information has been breached.

Section 4. Reporting

As described below, Business Associate shall report to the Covered Entity in writing (a) any use or disclosure of PHI not permitted under 45 CFR section 164, Subpart E, this Agreement, or by law, (b) any Security Incident of which it becomes aware and (c) any Breach of Unsecured PHI in accordance with HITECH, including 42 U.S.C.A. section 17932.

(a) Reporting Security Incidents or Improper Uses or Disclosures. Business Associate shall make the report to the Covered Entity's Privacy Officer (or to the Security Officer in the event of a Security Incident) within three business days after Business Associate learns of such unauthorized use or disclosure or Security Incident. Business Associate's report shall: (1) identify the nature of the unauthorized use or disclosure or Security Incident including the date of the Security Incident or unauthorized use or disclosure and date of discovery; (2) identify the PHI affected; (3) identify who made or caused the unauthorized use and/or received the unauthorized disclosure and/or participated in the Security Incident, if known; (4) identify what Business Associate has done or shall do to mitigate any deleterious effect of the Breach, unauthorized use or disclosure or Security Incident; (5) identify what corrective action Business Associate has taken or shall take to prevent future similar unauthorized use or disclosure or Security Incident; and (6) provide such other information, including a written report, as reasonably requested by the Privacy Officer or Security Officer. Any Security incident or unauthorized use or disclosure of PHI that is a Breach of Unsecured PHI shall be reported as required under subsection (b) below.

(a) Notification of a Breach. Pursuant to HITECH, including 42 U.S.C.A. section 17932, and regulations under 45 CFR Parts 160 and 164, as amended, Business Associate shall provide written notice to the Covered Entity's Privacy Officer of any Breach of Unsecured PHI within 3 business days after Business Associate discovers the Breach. Business Associate shall conduct the risk assessment to determine whether a Breach occurred. Business Associate's report to the Covered Entity shall identify or describe: (1) the affected Individual(s) whose Unsecured PHI has been or is reasonably believed to have been accessed, acquired or disclosed; (2) the incident, including the date of the Breach and the date of the discovery of the Breach, if known; (3) who made or caused the Breach/unauthorized use and/or received the unauthorized disclosure; (4) the types of Unsecured PHI involved in the Breach; (5) any specific steps the Individual(s) should take to protect him or herself from potential harm related to the Breach; (6) what the Business Associate is doing to investigate the Breach, to mitigate losses and to protect against further Breaches; (7) contact procedures for how the Individual(s) can obtain further information from Business Associate; and (8) such other information, including the risk assessment analysis prepared by Business Associate, as reasonably requested by the Covered Entity's Privacy Officer.

Section 5. Obligations of Covered Entity

(a) Covered Entity shall provide Business Associate with the notice of privacy practices that Covered Entity produces in accordance with 45 CFR 164.520, as well as any changes to such notice, to the extent that such changes or limitations may affect Business Associate's use or disclosure of PHI.

(a) Covered Entity shall provide Business Associate with any changes in, or revocation of, permission by Individual to use or disclose PHI, if such changes affect Business Associate's permitted or required uses and disclosures under this Agreement.

(b) Covered Entity shall notify Business Associate of any restriction to the use or disclosure of PHI that Covered Entity has agreed to or is required to abide by in accordance with 45 CFR 164.522 to the extent that such restriction may affect Business Associate's use or disclosure of PHI under this Agreement.

(c) With respect to any Breach, the Covered Entity shall notify each individual whose Unsecured PHI has been, or is reasonably believed by the Covered Entity to have been accessed, acquired, used or disclosed as a result of such breach, except when law enforcement requires a delay pursuant to 45 CFR 164.412:

1. Without unreasonable delay and in no case later than 60 days after discovery of a breach.
2. By notice in plain language including and to the extent possible: a brief description of what happened, including the date of the Breach and the date of the discovery of the Breach, if known; a description of the types of Unsecured PHI that were involved in the breach; any steps Individual(s) should take to protect themselves from potential harm resulting from the breach; a brief description of what the Covered Entity involved is doing to investigate the Breach, mitigate the harm to Individual(s), and to protect against any further Breaches; and, contact procedures for Individual(s) to ask questions or learn additional information which shall include a toll-free telephone number, an e-mail address, web site or postal address.
3. Use a method of notification that meets the requirements of 45 CFR 164.404(d).
4. Provide notice to the media when required under 45 CFR 164.405 and to the Secretary pursuant to 45 CFR 164.408.

Section 6. Permissible Requests by Covered Entity

Covered Entity shall not request Business Associate to use or disclose PHI in any manner that would not be permissible under the Privacy & Security Rule if done by Covered Entity.

Section 7. Term and Termination

(a) Term. The Term of this Agreement shall be effective as of the date the Covered Entity signs this Agreement, and shall terminate when all of the PHI provided by Covered Entity to Business Associate, or created or received by Business Associate on behalf of Covered Entity, is destroyed or returned to Covered Entity, or, if it is infeasible to return or destroy PHI, protections are extended to such information, in accordance with the termination provisions in this Section.

(b) Termination for Cause. Upon Covered Entity's knowledge of a material breach by Business Associate, Covered Entity shall either (1) provide an opportunity for Business Associate to cure the breach and then terminate the Underlying Agreement if Business Associate does not cure the breach within time period specified by the Covered Entity or (2) terminate the Underlying Agreement immediately. If neither termination nor cure is feasible, Covered Entity shall report the violation to the Secretary.

(c) Effect of Termination. (1) Except as provided in paragraph (2) of this section, upon termination of this Agreement or the Underlying Agreement for any reason, Business Associate shall return or destroy all

PHI received from Covered Entity, or created or received by Business Associate on behalf of Covered Entity. This provision shall apply to PHI that is in the possession of subcontractors or agents of Business Associate. Business Associate and subcontractors shall retain no copies of the PHI. (2) In the event that Business Associate determines that returning or destroying the PHI is infeasible Business Associate shall provide to Covered Entity notification of the conditions that make return or destruction infeasible. Upon mutual agreement of the Parties, that return or destruction of PHI is infeasible, Business Associate shall extend the protections of this Agreement to such PHI and limit further uses and disclosures of such PHI to those purposes that make the return or destruction infeasible, for so long as Business Associate maintains such PHI.

Section 8. Miscellaneous

a) Regulatory References. A reference in this Agreement to a section in the Privacy & Security Rule means the section as is currently effect or as may be amended from time to time, and for which compliance is required.
b) Indemnification. Business Associate shall release, defend, indemnify and hold Covered Entity harmless from and against any claims, fees, losses, and costs, including, without limitation, reasonable attorneys' fees and costs, that Covered Entity may sustain as a result of, or arising out of (i) a breach of this Agreement by Business Associate or its agents or Subcontractors, including, but not limited to, any unauthorized use, disclosure or breach of PHI, (b) Business Associate or its subcontractor's failure to notify any and all parties required to receive notification of any Breach of Unsecured PHI or (c) any negligence or wrongful acts or omissions by Business Associate or its agents or Subcontractors, including without limitation, failure to perform Business Associate's obligations under this Agreement, the Privacy Rule or the Security Rule or any other applicable law or rule. Except to the extent permitted by Section 768.28, F.S., or other Florida law, this Section 8(b) is not applicable to contracts or agreements executed between the Covered Entity and state agencies or subdivisions defined in Section 768.28(2), F.S.
c) Remedies. The parties acknowledge that breach of this Agreement may cause irreparable harm for which there is no adequate remedy at law. In the event of a breach, or if Covered Entity has actual notice of an intended breach, Covered Entity shall be entitled to a remedy of specific performance and/or injunction refraining Business Associate from violating or further violating this Agreement. The parties agree the election of the Covered Entity to seek injunctive relief and or specific performance of this Agreement does not foreclose or have any effect on any right the Covered Entity may have to recover damages.
d) Amendment. The parties agree to take such action as is necessary to amend this Agreement and the Underlying Agreement if necessary, from time to time as is necessary to comply with the requirements of the Privacy and Security Rules, the Health Insurance Portability and Accountability Act, ARRA the HITECH Act, the HIPAA rules and any other applicable laws. Regardless of written amendment to this Agreement or the Underlying Agreement, the parties agree to comply with all applicable laws.
e) Survival. The respective rights and obligations of Business Associate under this Agreement shall survive the termination of this Agreement and/or Underlying Agreements, as shall the rights of access and inspection of Business Associate by Covered Entity.
f) Interpretation. Any ambiguity in this Agreement shall be resolved in favor of a meaning that permits Covered Entity to comply with the Privacy and Security Rules, HIPAA, ARRA, the HITECH Act, the HIPAA Rules and any other applicable law.
g) Governing Law; Conflict. This agreement shall be enforced and construed in accordance with the laws of the State of Florida. Jurisdiction of any litigation with respect to this Agreement shall be in Florida, with venue in a court of competent jurisdiction located in Pinellas County. In the event of a

conflict between the terms of this Agreement and the terms of any of the Underlying Agreements, the terms of this Agreement shall control.

h) Notices. Any notice given under this Agreement must be in writing and delivered via first class mail, via reputable overnight courier service, or in person to the parties' respective addresses as first written above or to such other address as the parties may from time to time designate in writing.

i) Assigns. Neither this Agreement nor any of the rights, benefits, duties, or obligations provided herein may be assigned by any party to this Agreement without the prior written consent of the other party.

j) Third Party Beneficiaries. Nothing in this Agreement shall be deemed to create any rights or remedies in any third party.

Contractor (Business Associate):

_____
Name of Contractor

_____ _____
Signature of Authorized Representative Date

_____
Printed Name

_____
Title

_____ _____
Address of Contractor Phone of Contractor

Areawide Council on Aging of Broward County, Inc. (Covered Entity):

_____ _____
Signature of Authorized Representative Date

_____
Printed Name

_____
Title

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Contract Requirement:

Title

PETITIONS FROM THE PUBLIC

Summary

Bessie Dennis – Home Improvement program
Church of Atonement - Bounce House for event update

Staff Recommendation

Background:
Funding Source:

Fiscal Impact:
Sponsor Name/Department:
Meeting Date: 11/24/2025

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Contract Requirement:

Title

FUTURE MEETINGS

Summary

The next scheduled City Commission Workshop will take place December 22, 2025 at 5 p.m.
The next scheduled City Commission Meeting will take place on December 23, 2025 at 7 p.m.

Staff Recommendation

Background:
Funding Source:

Fiscal Impact:
Sponsor Name/Department:
Meeting Date: 11/24/2025