



## 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

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### WORKSHOP MEETING AGENDA

Alfonso Gereffi Room

September 25, 2017

5:00 PM

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

SEPTEMBER 26, 2017 AGENDA REVIEW

This discussion item serves to review the September 26, 2017 Commission Agenda.

4. **DISCUSSION OF PROPOSED ORDINANCE(S)**

- A. PROPOSED ORDINANCE 2017-015 AMENDING SECTIONS 2-51 AND 2-59 OF THE CODE OF ORDINANCES; PROVIDING FOR REVISIONS TO RULES 1 AND 20, RESPECTIVELY, TO ALIGN THE SAME WITH CHANGES IN THE CITY CHARTER OCCASIONED BY THE LAST REFERENDUM VOTE, TECHNOLOGICAL CHANGES AND CUSTOM AND PRACTICE

This is a proposed Ordinance which would amend Rules 1 and 20 of Sections 2-51 and 2-59 of the Code of Ordinances related to meetings and quorum attendance at meetings.

5. **ADDITIONAL WORKSHOP ITEMS**

- A. DISCUSSION ON THE IMPLEMENTATION OF A TEXTILE RECYCLING PROGRAM (5:30 PM TIME CERTAIN)

This is a discussion on the implementation of a textile recycling program based on the Weston based Florida Textile Recycling Program. Marc Douglas from Florida Textile Recycling will be available to explain the program and respond to questions from the Commission.

- B. DISCUSSION ON APPLICATION NO. 01-SP-16 FOR SITE PLAN APPROVAL ON BEHALF OF OAKLAND DEVELOPMENT PARTNER, LLC FOR BELLA VISTA (6:00 P.M. TIME CERTAIN)

This is a discussion regarding Application No. 01-SP-16 on behalf of Oakland Development Partner, LLC., requesting final site plan approval to allow the development of 317 luxury apartments and to reduce the previously approved commercial space from 18,000 to 2,000 square feet on the remainder 9.75 net acre vacant piece of land as part of the Bella Vista Development.

- C. DISCUSSION ABOUT OAKLAND DEVELOPMENT PARTNER, LLC'S REQUEST FOR A NO-OBJECTION STATEMENT REGARDING AN AMENDMENT TO THE NOTE ON THE FACE OF THE PLAT KNOWN AS "EDC ASSOCIATES."

This discussion would involve the facts in connection with an amendment to the note on the face of the plat known as "EDC Associates," to allow for the construction of 132 townhomes; 317 rental apartments (32 three-bedroom units, 132 two-bedroom units and 153 one-bedroom units); 2,000 sq. ft. of Commercial; 10,000 sq. ft. of Library and 10,000 sq. ft. of Community Facility as described in Attachment A to this agenda cover.

**D. DISCUSSION ON THE CITY OF LAUDERDALE LAKES FOREIGN TRADE ZONE AND SEAPORT TRAINING INITIATIVE**

This is a discussion regarding the designated Foreign Trade Zone area in the City of Lauderdale Lakes under the auspices of the Broward County Foreign Trade Zone #25. An update on the Seaport Training Initiative will be provided, also.

**E. DISCUSSION ON BUSINESS HOURS OF OPERATION WITHIN THE CITY OF LAUDERDALE LAKES**

This is a discussion on the business hours of operation within the City of Lauderdale Lakes. At the direction of the City Commission, staff conducted research on the hours of operation for restaurants, retail and personal services in comparison with neighboring cities.

**F. DISCUSSION ON PERMITTING A GARAGE CONVERSION AT 3910 NW 32 TERRACE**

This is a discussion to permit the owners of 3910 NW 32 terrace, Mr. Palmer & Mrs. Hudson to convert their garage into a bedroom and a bathroom.

**G. DISCUSSION REGARDING THE ALLOCATION OF FUNDING FOR US CONFERENCE OF MAYOR**

This is a discussion regarding the allocation of funding the City Delegate to attend the U.S. Conference of Mayors Annual Conference.

**6. REPORTS**

**FUTURE MEETINGS:**

**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.

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**Mayor Hazelle Rogers, Vice-Mayor Veronica Edwards Phillips,  
Commissioner Sandra Davey, Commissioner Gloria Lewis, Commissioner Beverly Williams**

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# CITY OF LAUDERDALE LAKES

## Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

SEPTEMBER 26, 2017 AGENDA REVIEW

Summary

This discussion item serves to review the September 26, 2017 Commission Agenda.

Staff Recommendation

### Background:

### Funding Source:

**Sponsor Name/Department:** Phil Alleyne, City Manager

**Meeting Date:** 9/25/2017

### ATTACHMENTS:

Description

Type



September 26, 2017 Commission Meeting Agenda

Backup Material



**"We Care"**

**City of Lauderdale Lakes**

**Commission Meeting Agenda**

**Commission Chambers**

**September 26, 2017**

**5:00 PM**

**Mayor Hazelle Rogers - Vice-Mayor Veronica Edwards Phillips  
Commissioner Sandra Davey - Commissioner Gloria Lewis - Commissioner Beverly Williams**





## City of Lauderdale Lakes Commission Meeting

### Welcome to the City Commission Meeting

We are pleased that you have demonstrated an interest in the City of Lauderdale Lakes by attending a Commission Meeting. We hope you enjoy the meeting and will attend more of these meetings in the future.

### GENERAL RULES AND PROCEDURES FOR PUBLIC PARTICIPATION AT COMMISSION MEETINGS:

Please turn off or silence cellphones. Any person requiring Auxiliary Aids and services at the meeting must contact the City Clerk's Office at 954-535-2705 at least 24 hours prior to the meeting.

If you or someone you know is hearing or speech impaired, please call Florida Relay Service at 1-800-955-8770 or 8771.

- **Who May Speak** - Any individual who wishes to address the City Commission may do so providing it is accomplished in an orderly manner and in accordance with the procedures outline in Sec. 2-54 (2) of the Code of Ordinances.
- **Petitions From the Public** - Each person desiring to petition the city commission will be allotted five-minutes under the applicable order of business for the city commission meeting. Petitions from the Public shall not exceed 30 minutes in aggregate time. The Mayor at his/her discretion may allow more time than the allotted time.
- **Speaking on items not on the Agenda** - Each person who wishes to address the commission must sign in with the City Clerk before 7:00 p.m. and will be seated in a designated area near the Podium. Names will be called in the order received. The speaker shall step up to the speaker's podium and shall give his/her name and address.
- **Speaking on an item on the Agenda** - Individuals wishing to speak on an item on the Agenda need only to raise their hand to be recognized by the Mayor.

The Commission Meeting is a business meeting, please conduct yourselves in a respectful and professional manner, both in tone of voice, as well as choice of words.

Please direct your comments to the Commission as a body through the presiding office and not to the audience or individual commissioner.

As your commission we will abide by the debate and decorum rules which provides for each commissioner to speak 10 minutes at a time on each subject matter. After every commissioner have spoken the Mayor will provide for other comments.

The above represents a summarization of the rules and procedures as adopted by Ordinance. Copies of the Code Section related to rules and procedures are available from the City Clerk's office.



## 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

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. INVOCATION AND PLEDGE OF ALLEGIANCE**

**A.** INVOCATION PROVIDED BY: FATHER LUCIEN E. PIERRE, ST. HELEN'S CATHOLIC CHURCH

**B.** PLEDGE OF ALLEGIANCE LED BY: FRANK LOCONTO

**4. PROCLAMATIONS/PRESENTATIONS**

**A.** PRESENTATION OF IEMO CERTIFICATE TO VICE MAYOR VERONICA EDWARDS PHILLIPS

**5. APPROVAL OF MINUTES FROM PREVIOUS MEETING**

**A.** APPROVAL OF MINUTES

June 14, 2017 Budget Workshop Minutes  
June 21, 2017 Budget Workshop Minutes  
June 28, 2017 Budget Workshop Minutes  
July 26, 2017 Budget Workshop Minutes  
July 24, 2017 Commission Workshop Minutes  
July 25, 2017 Commission Meeting Minutes

**6. PETITIONS FROM THE PUBLIC**

**A.** UPDATE ON DISTRICT 5 SCHOOLS IN THE CITY OF LAUDERDALE LAKES BY SCHOOL BOARD MEMBER DR. ROSALIND OSGOOD

**B.** ANNOUNCEMENT FROM THE BROWARD COUNTY COMMISSIONERS OFFICE REGARDING THE FLORIDA INTERNATIONAL TRADE & CULTURAL EXPO

**7. CONSIDERATION OF ORDINANCES ON SECOND READING**

**A.** ORDINANCE 2017-014 AMENDING SUB-SECTIONS 1301 AND 1309 OF CHAPTER 13 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR ADOPTION OF REPRESENTATIONS

This Ordinance would ammend four areas of the community development fee schedule as it relates to Archiving Fee, Plan Review Fee, Landscaping permit and Contractor Registration Fee. This Ordinance was approved on first reading at the July 25, 2017 Commission Meeting.

**8. CONSIDERATION OF ORDINANCES ON FIRST READING**

**A.** ORDINANCE 2017-015 AMENDING SECTIONS 2-51 AND 2-59 OF THE CODE OF ORDINANCES; PROVIDING FOR REVISIONS TO RULES 1 AND 20, RESPECTIVELY, TO ALIGN THE SAME WITH CHANGES IN THE CITY CHARTER OCCASIONED BY THE LAST REFERENDUM VOTE, TECHNOLOGICAL CHANGES AND CUSTOM AND PRACTICE

This Ordinance would amend Rules 1 and 20 of Sections 2-51 and 2-59 of the Code of Ordinances related to meetings and quorum attendance at meetings.

**9. CONSIDERATION OF RESOLUTIONS ON CONSENT AGENDA**

- A.** RESOLUTION 2017-099 RECOGNIZING THE WEEK OF OCTOBER 23, 2017, THROUGH OCTOBER 29, 2017, AS "FLORIDA CITY GOVERNMENT WEEK," AND ENCOURAGING ALL FLORIDA CITY OFFICIALS TO SUPPORT THIS CELEBRATION BY PARTICIPATING IN THE "MY CITY: I'M PART OF IT, I'M PROUD OF IT!" ACTIVITIES

This Resolution recognizes the Week of October 23 to October 29, 2017, as Florida City Government Week.

- B.** RESOLUTION 2017-100 DENOUNCING HATE, EXTREMISM AND BIGOTRY; SUPPORTING STEPS TO COMBAT HATE, EXTREMISM AND BIGOTRY

This Resolution denounces hate, extremism and bigotry, and supports steps to combat hate, extremism and bigotry.

- C.** RESOLUTION 2017-101 SUPPORTING A BILL IN THE 2018 FLORIDA LEGISLATURE TO MAKE TEXTING WHILE DRIVING A PRIMARY OFFENSE UNDER FLORIDA LAW

This Resolution supports a bill in the 2018 Florida Legislature to make texting while driving a primary offense under Florida Law.

- D.** RESOLUTION 2017-104 AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE ADMINISTRATIVE CHANGES WITHIN THE ALZHEIMER'S DISEASE INITIATIVE (ADI) STATE FISCAL YEAR 2018 CONTRACT ACCEPTING CHANGES TO THE CONTRACT NUMBER

This Resolution authorizes the Mayor and City Clerk to execute administrative changes within the Alzheimer's Disease Initiative (ADI) State Fiscal Year 2018 contract accepting changes to the contract number. The original contract renewals for contract number JZ117-25-2018 will be changed to JC117-15-2018. This amendment will be effective on the last date that this amendment has been signed by both Parties.

**10. CONSIDERATION OF RESOLUTIONS ON REGULAR AGENDA**

- A.** RESOLUTION 2017-102 AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 2017-01 TO CONTRACT NO. 17-1302-05B, BETWEEN THE CITY OF LAUDERDALE LAKES AND VICTORY ENGINEER AND GENERAL CONTRACTORS FOR COMPREHENSIVE PARK IMPROVEMENTS

This Resolution authorizes a contract amendment between the City of Lauderdale Lakes and the Victory Engineer and General Contractors, Inc. for the Comprehensive Park Improvements Project in the amount of \$13,908 for a new contract total of \$210,364.

- B.** RESOLUTION 2017-105 RATIFYING THE CITY MANAGER'S FILING OF THE CITY'S FISCAL YEAR 2017, PERIOD 10 (JULY) AND PERIOD 11 (AUGUST); FINANCIAL ACTIVITY REPORTS

This Resolution serves to ratify the filing and presentation of the City's Fiscal Year 2017 Period 10 (July) and Period 11 (August); Financial Activity Reports provided by the Financial Services Department.

**11. CORRESPONDENCE**

**12. REPORT OF THE MAYOR**

**13. REPORT OF THE VICE MAYOR**

**14. REMARKS OF THE COMMISSIONERS**

**15. REPORT OF THE CITY MANAGER**

**16. REPORT OF THE CITY ATTORNEY**

## **17. ADJOURNMENT**

### **PLEASE TURN OFF ALL CELL PHONES DURING THE MEETING**

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**Mayor Hazelle Rogers - Vice-Mayor Veronica Edwards Phillips**  
**Commissioner Sandra Davey - Commissioner Gloria Lewis - Commissioner Beverly Williams**

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## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact:

Contract Requirement:

Title
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PROPOSED ORDINANCE 2017-015 AMENDING SECTIONS 2-51 AND 2-59 OF THE CODE OF ORDINANCES; PROVIDING FOR REVISIONS TO RULES 1 AND 20, RESPECTIVELY, TO ALIGN THE SAME WITH CHANGES IN THE CITY CHARTER OCCASIONED BY THE LAST REFERENDUM VOTE, TECHNOLOGICAL CHANGES AND CUSTOM AND PRACTICE
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Summary
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This is a proposed Ordinance which would amend Rules 1 and 20 of Sections 2-51 and 2-59 of the Code of Ordinances related to meetings and quorum attendance at meetings.
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Staff Recommendation
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**Background:**

Rule 1 of Section 2-51 of the Code provides scheduling of the meetings of the City Commission, and Rule 20 of Section 2-59 of the Code speaks to a quorum at meetings of the City Commission. The revisions contemplated are deemed to be “housekeeping” revisions made to provide consistency with the revised charter and accommodate changes in current custom and practice with respect to the business of the City. This amendment will align the Code of Ordinance with the March 2014 Referendum Election.

**Funding Source:**

Not applicable

**Sponsor Name/Department:** Sharon Houslin, City Clerk

**Meeting Date:** 9/25/2017

**ATTACHMENTS:**

	Description	Type
□	Ordinance 2017-015 - Amending Sections 2-51 & 2-59 Related to Quorum Size	Ordinance

## ORDINANCE 2017-015

AN ORDINANCE AMENDING SECTIONS 2-51 AND 2-59 OF THE CODE OF ORDINANCES; PROVIDING FOR REVISIONS TO RULES 1 AND 20, RESPECTIVELY, TO ALIGN THE SAME WITH CHANGES IN THE CITY CHARTER OCCASIONED BY THE LAST REFERENDUM VOTE, TECHNOLOGICAL CHANGES AND CUSTOM AND PRACTICE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sections 2-51 and 2-59 of the Code of Ordinances provide for Rules 1 and 20, regarding meetings and quorum attendance at meetings, and

WHEREAS, with the referendum of 2014, the City Commission changed from a six-member body to a five-member body, and

WHEREAS, Rule 1 of Section 2-51 of the Code provides scheduling of the meetings of the City Commission, and

WHEREAS, Rule 20 of Section 2-59 of the Code speaks to a quorum at meetings of the City Commission, and

WHEREAS, the revisions contemplated herein are deemed to be “housekeeping” revisions made to provide consistency with the revised charter and accommodate changes in current custom and practice with respect to the business of the City,

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

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

SECTION 2. AMENDMENT: Rule 1 of Section 2-51, of Chapter 2 of the Code of Ordinances is hereby amended to read as follows:

- **Sec. 2-51. - Meetings.**

*Rule 1.* Regular meetings of the city commission shall be held on the second and fourth Tuesday of every month in the place designated as the city hall commencing at 7:00 p.m. The city commission may cancel a regular meeting if ~~four~~ three members of the commission vote to do so at the meeting immediately prior to the regular meeting which is to be canceled. Special meetings of the city commission may be held at any time in the city hall upon the call of the mayor pursuant to not less than two days' notice, in writing, directed to each member of the commission and posted on the bulletin board at city hall, which notice shall specify the purpose of the special meeting. Notice of special meetings may be waived by consent of all members of the commission who are present, which waiver shall be entered in the minutes of such special meetings. Special meetings shall be called by the mayor upon request, in writing, of ~~four~~ three members of the city commission, ~~other than which may include~~ the mayor, specifying the purpose of the special meetings

SECTION 3. AMENDMENT: Rule 20 of Section 2-59, of Chapter 2 of the Code of Ordinances is hereby amended to read as follows:

- **Sec. 2-59. - Attendance and quorum.**

*Rule 20.* A quorum of commissioners shall be necessary to conduct city commission meetings and the business relating thereto. A quorum of the city commission shall consist of at least ~~four~~ three commissioners, ~~exclusive of which may include the mayor or the commissioner acting in his stead in the event of his absence or disability.~~ A simple majority of a quorum of those commissioners voting on a measure shall be necessary for the commission to take affirmative action. The city commission may, by rule, provide for action by a greater number of commissioners with regard to matters specified in such rule.

SECTION 4. CONFLICT: All ordinances or Code provisions in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct

and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. INCLUSION IN CODE: It is the intention of the City Commission of the City of Lauderdale Lakes that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lauderdale Lakes and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed; provided, however, that Section 1 hereof or the provisions contemplated thereby shall not be codified.

SECTION 9. EFFECTIVE DATE: This Ordinance shall become effective immediately upon its final passage.

PASSED ON FIRST READING ON THE 26<sup>TH</sup> DAY OF SEPTEMBER, 2017.

PASSED ON SECOND ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
HAZELLE ROGERS, MAYOR

ATTEST:

\_\_\_\_\_  
SHARON HOUSLIN, CITY CLERK

JCB:jl

Sponsored by: SHARON HOUSLIN, City Clerk



**VOTE:**

Mayor Hazelle Rogers	_____	(For)	_____	(Against)	_____	(Other)
Vice-Mayor Veronica Edwards Phillips	_____	(For)	_____	(Against)	_____	(Other)
Commissioner Sandra Davey	_____	(For)	_____	(Against)	_____	(Other)
Commissioner Gloria Lewis	_____	(For)	_____	(Against)	_____	(Other)
Commissioner Beverly Williams	_____	(For)	_____	(Against)	_____	(Other)

## CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title
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DISCUSSION ON THE IMPLEMENTATION OF A TEXTILE RECYCLING PROGRAM (5:30 PM TIME CERTAIN)

Summary
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This is a discussion on the implementation of a textile recycling program based on the Weston based Florida Textile Recycling Program. Marc Douglas from Florida Textile Recycling will be available to explain the program and respond to questions from the Commission.

Staff Recommendation
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**Background:**

Florida Textile Recycling Programs collects, processes, and distributes used clothes, shoes and other household textiles.

**Funding Source:**

Not applicable

**Appearance**

Marc Douglas, Florida Textile Recycling

**Sponsor Name/Department:** Mayor Hazelle Rogers, Office of the Mayor and City Commission

**Meeting Date:** 9/25/2017

## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title
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DISCUSSION ON APPLICATION NO. 01-SP-16 FOR SITE PLAN APPROVAL ON BEHALF OF OAKLAND DEVELOPMENT PARTNER, LLC FOR BELLA VISTA (6:00 P.M. TIME CERTAIN)
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Summary
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This is a discussion regarding Application No. 01-SP-16 on behalf of Oakland Development Partner, LLC., requesting final site plan approval to allow the development of 317 luxury apartments and to reduce the previously approved commercial space from 18,000 to 2,000 square feet on the remainder 9.75 net acre vacant piece of land as part of the Bella Vista Development.
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Staff Recommendation
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#### **Background:**

Staff is now transmitting Application No. 01-SP-16 for review by the City Commission for further consideration. On August 8, 2016, Greenspoon Marder, P.A., representing Oakland Development Partner, LLC, filed a request with the City for final site plan approval, along with a plat note amendment approval request. The Development Review Committee (DRC) reviewed the initial site plan on three different occasions. After various reviews and once the latest set of revisions was completed, staff notified the Applicant to move forward with the Planning & Zoning Board hearing.

At the July 27, 2017 Planning & Zoning Board meeting, a recommendation (Motion carried 4-0) was forwarded to the City Commission. Board Member Thompson made a motion to approve the application with the following recommendations:

1. Applicant should complete a study to consider the security of the site/buildings. Check local crime data in the vicinity/community;
2. Applicant should engage a professional to conduct a traffic study; and
3. Staff shall confirm that all public hearing notification requirements have been met so no further action is needed.

Residents from the Bella Vista site (townhome/villa homeowners) were also present at the P&Z hearing to speak on the application. There were several issues of concern identified by the residents to include:

1. The Proposed 317 apartment development is now Luxury Rental versus Condos.
2. The residents cited issues with safety, that there were concerned about the volume of burglaries and the drug-related offenses on site. i.e. playground
3. The lack of available parking was pointed out, since the current parking will become site for the apartments.
4. The residents also voiced concerns about having one trash compactor on site and the location of the trash compactor. It was also pointed out that currently the homeowners in the villas put their garbage bins in the open space soon to be developed for pick up because the garbage truck cannot maneuver in the development.

Staff confirmed that all public hearing notification requirements have been met so no further action is needed. Staff also looked at the concerns related to parking and reviewed the overall site plan again for the Bella Vista Development to include the built and proposed areas. Based on the review of the built portion including the club house, library, villas and townhomes, a total of 1,031 parking space should be available for the entire development. It should be noted that no parking spaces for the club house was identified or provided. It should also be noted that the development is a Traditional Neighborhood/Planned Unit Development in which multiple modes of transportation may have been factored into the design of the development.

Staff look to the City Commission for direction.

**Funding Source:**

Not applicable

**Sponsor Name/Department:** Tanya Davis-Hernandez, AICP/ Development Services Director

**Meeting Date:** 9/25/2017

**ATTACHMENTS:**

Description	Type
☐ Interoffice Memorandum regarding Application 01-SP-16 on behalf of Oakland Development Partner, LLC.	Backup Material
☐ STATEMENT OF OPPOSITION LETTER	Backup Material

# **CITY OF LAUDERDALE LAKES**

## ***Development Services Department*** **INTEROFFICE MEMORANDUM**

**TO:** Phil Alleyne, City Manager

**DATE:** July 24, 2017  
Rev. August 29, 2017

**THRU:** Tanya Davis-Hernandez, AICP  
Development Services Director

**FROM:** Fernando Leiva, AICP, Assoc. AIA *Leiva*  
Development Services Manager/  
Principal Planner

**RE:** APPLICATION NO. 01-SP-16 FOR  
SITE PLAN APPROVAL ON BEHALF  
OF OAKLAND DEVELOPMENT  
PARTNER, ON PROPERTY LOCATED  
AT THE SOUTHEAST CORNER OF  
WEST OAKLAND PARK  
BOULEVARD AND NW 36<sup>TH</sup>  
TERRACE.

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**August 17, 2016 – Development Review Committee (1st Round)**

**December 21, 2016 – Development Review Committee (2<sup>nd</sup> Round)**

**June 15, 2017 – Development Review Committee (3<sup>rd</sup> Round)**

**July 27, 2017 - Planning & Zoning Board Meeting**

**September 11, 2017 - City Commission Workshop**

**September 26, 2017 – City Commission Regular Meeting**

### **RECOMMENDATION**

Request to transmit Application No. 01-SP-16 for Site Plan Approval to the City Commission for further consideration.

### **THE REQUEST**

Briefly, the applicant is requesting, among other changes, approval of a final site plan to build 317 rental apartments and to reduce the previously approved commercial space from 18,000 to 2,000 square feet on a 9.75 net acre vacant piece of land.

### **BACKGROUND**

The Request: On August 8, 2016, Greenspoon Marder, P.A., representing Oakland Development Partner, LLC, filed a request with the City for final site plan approval, and it was reviewed by the Development Review Committee (DRC) on three different occasions. The Applicant considered the DRC's comments and recommendations and filed resubmittals on November 14, 2016, June 2, 2017 and June 23, 2017. Once the latest set of revisions was completed, staff notified the Applicant to move forward with the Planning & Zoning Board hearing.

The Site: The overall parcel size for the development is approximately +/- 29.77 gross acres of developed and undeveloped land generally located on the south side of West Oakland Park Boulevard between NW 35<sup>th</sup> Avenue and NW 36<sup>th</sup> Terrace. The subject site is currently zoned Traditional Neighborhood district –

Planned Unit (TND-PUD) on the City's Zoning Map, and has an underlying land use of Local Activity Center both on the City's/County's Future Land Use Map.

The proposed site plan features eight (8) three-story apartment buildings made up of five (5) building types. The apartment buildings range from 24 to 61 units per building with a mix of one, two and three bedroom units resulting in a total of 317 units. This equates to a density of 18.17 units/acre. The proposed density is consistent with the land use designation and TND-PUD zoning district.

The project requires a minimum of 1,056 parking spaces for the residential portion and 10 parking spaces for the proposed commercial use totaling 1,066 spaces. Two of the buildings (Type II & IV) feature 165 single car garages. The remainder of the parking is provided via surface parking or tandem driveway spaces for a total of 935 parking spaces provided. There are 50 guest parking spaces and 31 on-street parallel parking spaces. The Site Plan Data shows a total of 1,131 parking spaces provided for the entire development, which exceeds the minimum required of 1,056 spaces.

The site has been the subject of a previous site plan application. The subject property is platted as all of Parcel I and a portion of Parcel II of the "EDC Associates" Plat (+/-24.63 acres) as recorded in Plat Book 143, Page 14 of the Public Records of Broward County, Florida. It should be noted that the "EDC Associates" Plat is restricted to 16,000 square feet of commercial use in Parcel I and commercial recreation use in Parcel II. This note may be amended by agreement with Broward County and consent by the City of Lauderdale Lakes.

Current Restrictive Note: The "EDC Associates" Plat was approved by the Board of County Commissioners on August 16, 2005; and it was approved for:

- 132 Townhouse Units (92 two bedroom units and 40 three bedroom units);
- 327 high-rise units, (287 two bedroom units and 40 one bedroom units);
- 16,000 sq. ft. of commercial use and 10,000 sq. ft. of Library and 10,000 sf of Community Facility Use.

The applicant is proposing to amend the notation shown on the face of the "EDC Associates" plat to:

- 317 Apartment Units (32 three-bedroom, 132 two-bedroom and 153 one-bedroom units);
- 2,000 square feet of commercial use;
- 10,000 sq. ft. of Library; and
- 10,000 sq. ft. of Community Facility use.

#### Surrounding Properties:

The existing use of the subject site and adjacent areas is as follows:

Subject property: Vacant + Library

Adjacent Properties:

North: ROW (Oakland Park Boulevard)

South: Residential (TND-PUD) – Existing Townhomes at Bella Vista (DR Horton)

East: Redeemer Lutheran Church (Community Facility) and Residential (RM-20)

West: Lauderdale Lakes Market Place (Town Center)

#### **CONCURRENT REQUESTS**

Plat Note Amendment (01-PL-16) of the Plat known as "EDC Associates."

## **HISTORY**

### **Previous/Related Request(s)**

- On April 18, 2017, the Lauderdale Lakes Community Redevelopment Agency (“CRA”) approved CRA Resolution 2017-013, authorizing the execution of the fifth-amendment to the developer’s agreement, agreeing to an amendment to the Final Site Plan to allow no commercial use and 319 apartment units, including 32 three-bedroom units, 132 two-bedroom units and 153 one-bedroom units. Petitioner shall submit a revised application/agreement for review and consideration by the CRA.
- On July 15, 2016, the Applicant filed a request with the City to amend the previously approved note on the face of the plat known as “EDC Associates” to allow 327 apartment units 10,000 sq. ft. of library and 10,000 sq. ft. of community facility use (Application No. 01-PL-16).
- On December 13, 2005, The City Commission adopted Resolution No. 05-171, approving a site plan/developer’s agreement known as “Bella Vista Mixed-Use Development” for 224 townhouse units, 327 high-rise units, 18,800 sq. ft. of commercial use, 10,000 sq. ft. of library, and 10,000 sq. ft. of community facility use.
- On June 28, 2005, the City Commission approved and adopted Ordinance 2005-32 amending the zoning on the subject property from General business (B-3) district to Traditional Neighborhood-district (TND-PUD) Planned Unit Development.

### **Applicable Codes and Ordinances:**

#### **Comprehensive Plan:**

The City’s 2010 Comprehensive Plan is the guiding policy document for all land use and development regulations in the City of Lauderdale Lakes. The plan guides growth and development into sites where effective growth management and economic well-being can be supported and where a sustainable distribution of uses, intensities and building forms can be achieved (Future Land Use Element, Goal 1).

The Comprehensive Plan’s Future Land Use Element encourages land uses, intensities and building forms with engaging architecture that foster community identity, citizen interaction and community pride, as well as protect and enhance the public health, safety, welfare, and convenience.

#### **Applicable Goals, Objectives and Policies:**

Future Land Use Element, Goal 1: To achieve and maintain a sustainable distribution of land uses, intensities and building forms with engaging architecture that line safe and attractive street corridors, all of which elements combine to foster community identity, citizen interaction and community pride, and to protect and enhance the public health, safety, welfare, and convenience.

Future Land Use Element, Policy 1.1.12: The intensities of all land uses shall be further restricted by enforcing Lauderdale Lakes’ zoning map and the specific requirements of each zoning district, the City’s code of ordinances and the City and County platting and subdivision regulations.

Future Land Use Element, Policy 1.2.19: The City shall, through its Land Development Regulations, promote pedestrian orientation by providing for pedestrian linkages between developments and neighborhoods.

Future Land Use Element, Objective 1.4: 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 CRA and the principles expressed in the Citizens' Master Plan.

Future Land Use Element, Policy 1.4.3: Lauderdale Lakes shall enhance way finding in the City by providing gateway and entrance features to announce arrival into, and departure from, the City.

Future Land Use Element, Policy 1.6.4: Lauderdale Lakes shall continue to regulate the subdivision of land to ensure compliance with adequate access, right-of-way dedication and off-site improvement requirements, to ensure the interconnectivity of streets, and utilities, and adequacy of drainage.

Land Development Regulations (LDRs): Below are applicable regulations, including but not limited to, and listed in no order of priority.

Sec. 302. Planning and zoning board. The P&Z board shall act as an advisory board to the city commission on applications for site plan approvals.

Sec. 501. Procedures of general applicability such as public hearing and notice procedures as well as community meetings.

Sec. 511. Site Plan Review. General site plan evaluation criteria. Site plan submission requirements. Review procedures.

Sec. 801. Off-street parking and loading requirements.

Sec. 905. Design, maintenance, and general standards.

Sec. 1001. Landscaping requirements.

Sec. 1103. Architectural design standards.

## **ANALYSIS**

The subject site is bound by West Oakland Park Boulevard (WOPB) on the north side. Oakland Park Blvd., is one of the most heavily used roads and public transportation routes in Broward County. The master plan identifies residential buildings (ground level housing) directly abutting WOPB. Based upon DRC comments, increased buffering has been considered, leading to landscaping and security elements between the sidewalk and the buildings. As revised, direct access from building units to WOPB has been removed. It was not feasible to raise the ground floor units above street level for residents' increased privacy.

The proposed commercial space has been redesigned to provide extra space for pedestrians and more functionality. Outdoor tables with chairs will suite the scale of the commercial space and make it clear what the use has to offer.



In regard to compatibility with the adjacent land use designations/use types, the proposed development is compatible with the surrounding neighborhood, particularly when compared to the pattern of land use designations established on the Future Land Use Map, comprehensive plan policies and other applicable plans and codes.

In general, the proposed development exhibits a Spanish Revival Style through the use of barrel tile roofs, moldings and trim, rectilinear forms, and the appearance of thick stucco walls. The scale and massing of the buildings are acceptable, and the main entrances conform to the intent of subsection 1110.3.3.3.4. *Entrances*. On or around August 17, 2016 (First round of DRC) the applicant was asked to:

1. Submit a colored rendering of the proposed development.
2. Submit colored elevations of all (4) sides of each different building type.
3. Submit color board with samples of all proposed colors and materials.
4. Submit enlarged details of moldings, trim and decorative wall brackets.
5. Submit colored cut sheets of proposed wall sconces and light poles.
6. Clarify the style, material, and color of the proposed wall brackets and/or corbels indicated at the side elevations of Building Types I, II, III, V and VI.
7. Please submit color pictures and/or cut sheets of proposed decorative balcony railings and ironwork.

## **Impacts on Level of Service – Analysis of Public Facilities and Services**

### **Sewer and Water**

Petitioner shall obtain correspondence from water/sewer provider (Broward County 1A Water Treatment Plant) verifying sufficient sanitary sewer capacity as well as potable water supply and treatment capacity will be available to serve the proposed project.

### **Drainage**

The proposed project is located within the jurisdiction of the Broward County Water Management Division. A surface water management license from BCWMD will be required prior to any construction. All drainage improvements will be required to meet the adopted level of service in conjunction with this development.

The project site is located within the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area, Flood Zone AH. A minimum elevation of 8 feet, NGVD, as found on the Broward County 100-Year Flood Maps will prevail in those areas where jurisdictionally appropriate.

### **Solid Waste**

Lauderdale Lakes does not own or maintain its own city-wide solid waste facilities, collection service or equipment. Instead, municipal collection of residential and non-residential solid waste is accomplished through a franchise agreement with a private solid waste collection service provider, Waste Management, Inc.

Applicant has provided correspondence from the solid waste provider verifying that capacity is available to serve the proposed development.

### **Natural and Historic Resources**

There are no natural and historic resources recorded within the subject site (i.e., archaeological, wetlands, local areas of particular concern, or endangered species- flora and fauna, etc.).

### **Recreation and Open Space**

The City of Lauderdale Lakes has 87.23 acres to meet the community parks acreage requirement of 3 acres per 1,000 residents (City's adopted Level of Service). Based upon the 2015 population projections from Broward County projecting 33,259 residents and current 87.23 acres of publicly held parks within the City, the existing LOS is **2.62** of open space and park land per 1,000 population. The adopted LOS for the City is 3 acres per thousand population. As such, the City is still below of what is required to meet the adopted LOS for the current and proposed population. The Petitioner should address the impact of the development by dedicating **2.5 acres** for parks to meet the needs of the proposed development and the surrounding area as shown below.

The proposed project will result in an increase of **2.5** acres on the projected demand for local parks (317 units x 2.64 persons/household = 824 x 3ac/1000 = 2.5 acres). It is recommended that the proposed project be approved, recognizing the applicant's required dedication of 2.5 gross acres of land to the City of Lauderdale Lakes for a municipal park and related public purpose uses on land near the subject site.

### **Public Safety**

The proposed request will have impacts on Police and Fire services. The Broward County Sheriff's Office will forward how much new operational costs in providing police, emergency medical service and fire rescue services will be generated by the proposed project.

### **Schools**

On July 7, 2016, staff received a Preliminary School Capacity Availability Determination (SCAD) for the unbuilt townhouse units and additional 379 high-rise units. According to this correspondence, the project falls within the boundary of Land Use Plan Amendment (LUPA) PC 05-13, for a Local Activity Center land use designation and is subject to mitigation payment ("cost per dwelling unit") or school impact fees per unit, whichever is higher, as required by the Tri-Party Agreement between the School Board, the City of Lauderdale Lakes and Broward County. As such, this project is vested for public school concurrency requirements. This preliminary School Capacity Availability Determination Letter expired on January 2, 2017. The Applicant needs to provide a final SCAD Letter for the new type and bedroom mix.

### **P&Z STAFF KEY ASSESSMENTS AND CONCLUSIONS**

While the revised master plan identifies improved architectural elements that added scale, articulated massing and character since the first and second DRC meetings, to date, the development as proposed, still has site plan and building architectural design challenges, especially as it relates to connections to the built-out portion of the Bella Vista Project, surrounding neighborhoods, parks and amenities, etc. The main entrance off of WOPB could provide a stronger identity and a richer pedestrian environment.

The proposed development is not considered sprawl. It will be served by an array of urban services and public facilities and will not have negative impacts on the improvement or development of other nearby or adjacent property.

According to the City's Land Development Regulations, the proposed site plan cannot proceed without approval of the Plat Note Amendment (01-PL-16).

A review of the interior parking landscape areas has determined that some parking bays should be adjusted pursuant to the requirements of the City's Land Development Regulations reflected in Subsection 1001.11. *Parking interiors* - (3) Islands must be located no further apart than every ten parking spaces and at the terminus of all rows of parking. However, islands directly abutting building facades may have an average spacing of ten parking spaces provided no islands are more than 14 parking spaces apart. If there are 14 spaces provided in front of a facade then the terminal islands bounding the 14 spaces must be a minimum of 12 feet wide inside of curb to inside of curb. It is therefore determined that in order to meet current interior parking landscape area requirements, the total number of parking provided will decrease by nine (9) parking spaces.

As of this writing, Police, Fire Rescue and Emergency Services has not determined a service delivery concurrency (capacity vs supply) evaluation and, therefore, police and fire impacts fees from this development is unknown.

## **RECOMMENDATIONS**

### **Should the City Commission consider approving the proposed final site plan, staff recommends the execution of a Developer's Agreement, subject to the following conditions:**

1. The "EDC Associates" restrictive note shall be amended by agreement with Broward County and consent by the City of Lauderdale Lakes.
2. Water/sewer, drainage, and other necessary public facilities, including police, fire and emergency services, shall be found in compliance with the city's adopted levels of service, or will be available concurrent with demand as provided for in the requirements of the City's LDRs.
3. Public Safety fees shall be calculated and paid prior to issuance of any building permits.
4. Petitioner shall provide a final School Capacity Availability Determination Letter for the new type and bedroom mix.
5. Petitioner shall confirm that all landscape requirements shall be in conformance with the LDRs.
6. Petitioner shall submit a revised 5<sup>th</sup> development agreement approved by the CRA.
7. All terms, conditions, and provisions imposed by the City Commission, Planning and Zoning Board, DRC and Staff, including all life, health, and safety codes pertaining to this development shall be met prior to the issuance of building permits.
8. The DRC, Planning and Zoning Board and City Commission reserve the right to impose any additional requirements deemed necessary during subsequent approval reviews.
9. Copies of all applicable permits and approvals by other regulatory agencies (including environmental agencies) shall be provided to the City of Lauderdale Lakes prior to the issuance of building permits.
10. All conditions set-forth by the City engineer shall be met.
11. All conditions set forth by the Fire Department shall be met.

12. If necessary, proper easements will be dedicated to the City of Lauderdale Lakes
13. Application shall be approved by the City Commission pursuant to a Developer's Agreement, and in accordance with all of its terms and provisions.
14. Land Dedication or Payment in Lieu of – dedicate 2.5 acres for parks, recreation and open space for public use upon completed plat recordation or payment in lieu of (\$ 328,006.00) prior to issuance of building permits.
15. Petitioner shall resolve all outstanding DRC comments, if any, prior to final approval by the City Commission (Staff is still considering all responses to DRC received on 6/23/2017).

**Planning and Zoning Board Recommendation:** At the July 27, 2017 Planning & Zoning Board meeting, a favorable recommendation (Motion carried 4-0) was forwarded to the City Commission. Board Member Thompson made a motion to approve the application with the following recommendations:

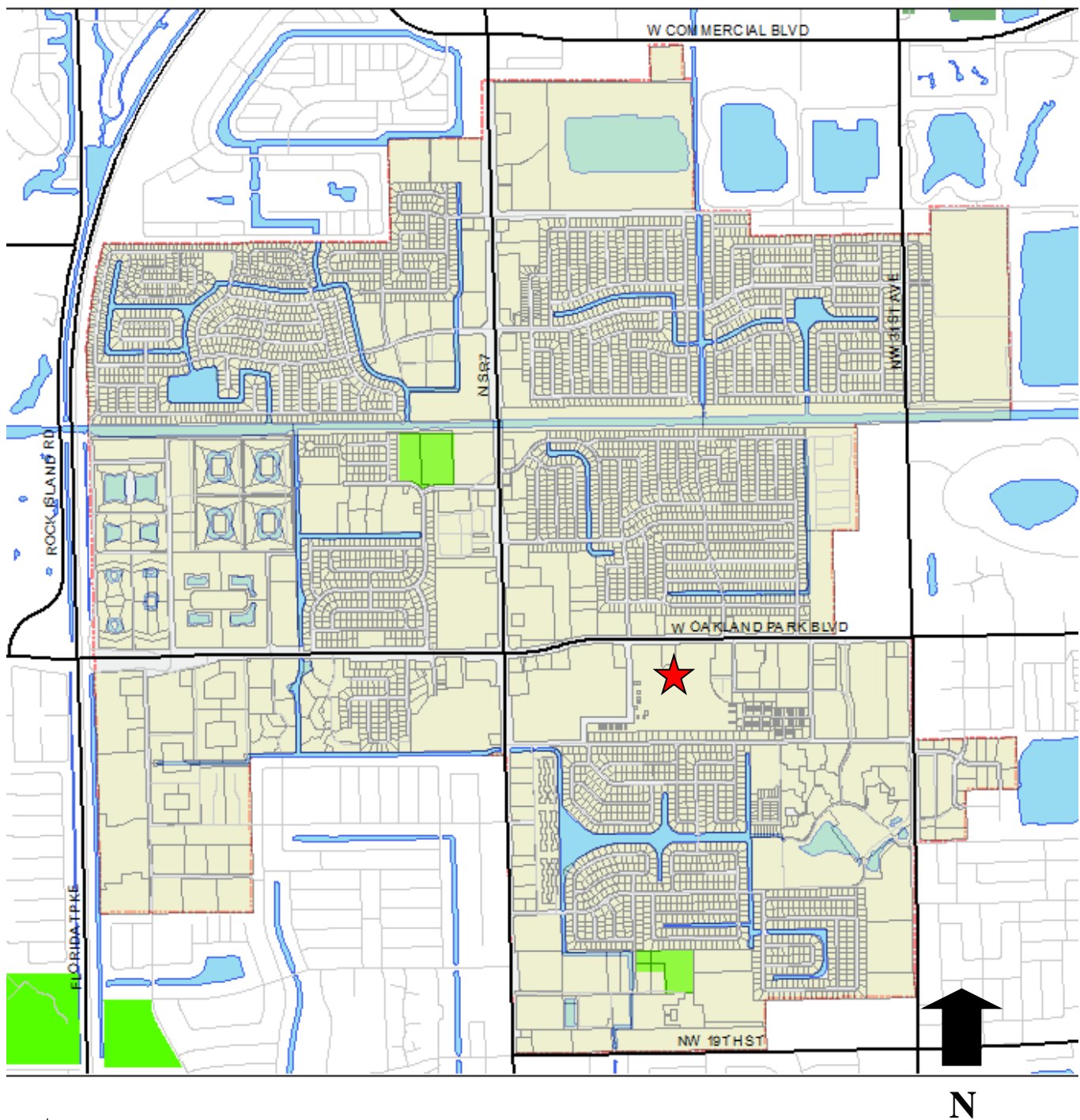
- 1) Applicant should complete a study to consider the security of the site/buildings. Check local crime data in the vicinity/community;
- 2) Applicant should engage a professional to conduct a traffic study; and
- 3) Staff shall confirm that all public hearing notification requirements have been met so no further action is needed.

Members of the public/residents from the Bella Vista site (townhome/villa homeowners) were present to speak on this application. The issues raised by the attendees include but are not limited to: insufficient parking; crime activity especially as it relates to burglaries and drug-related offenses; condominium form of ownership vs. rental; and the location of the trash compactor.

#### **ATTACHMENTS/EXHIBITS**

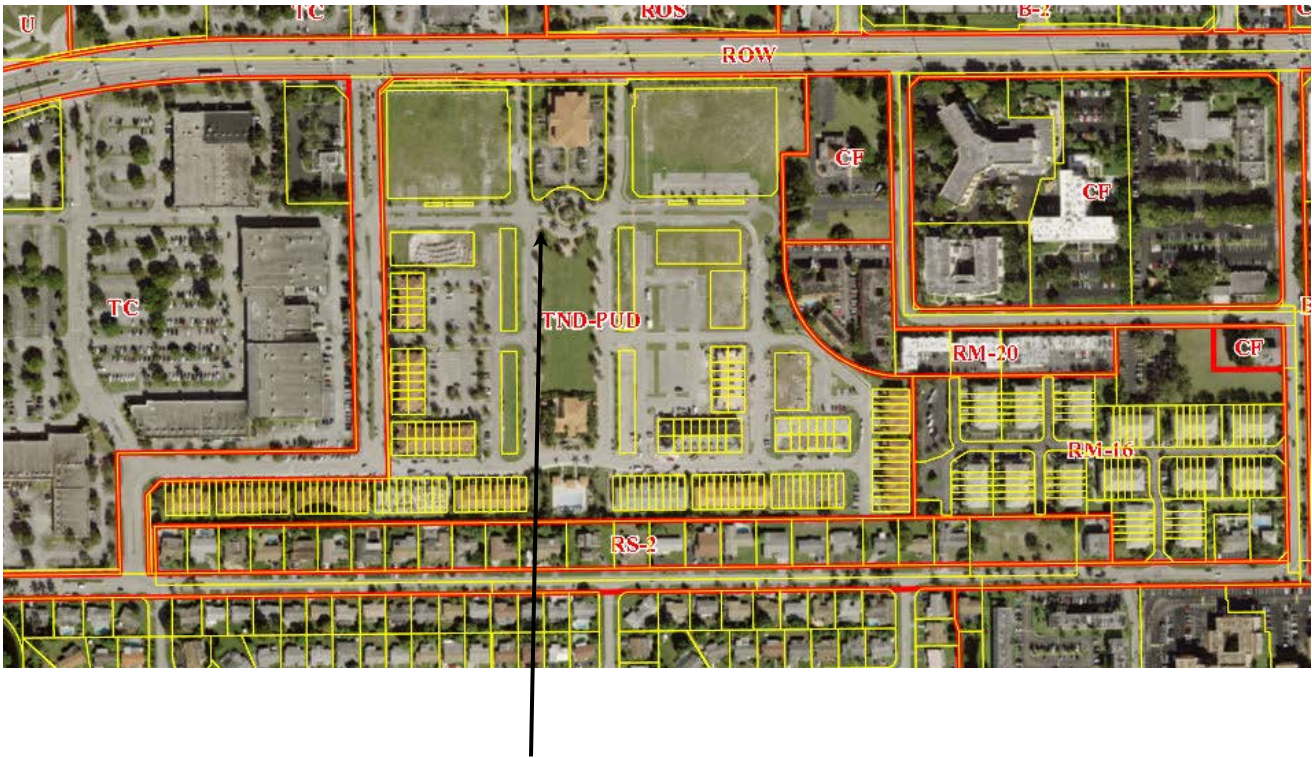
- A. Location Map
- B. Future Land Use Map, Zoning
- C. Aerial Map
- D. Petitioner's Documentation

## EXHIBIT A LOCATION MAP



★ Subject Site

**EXHIBIT B**  
**LAND USE AND ZONING MAP**

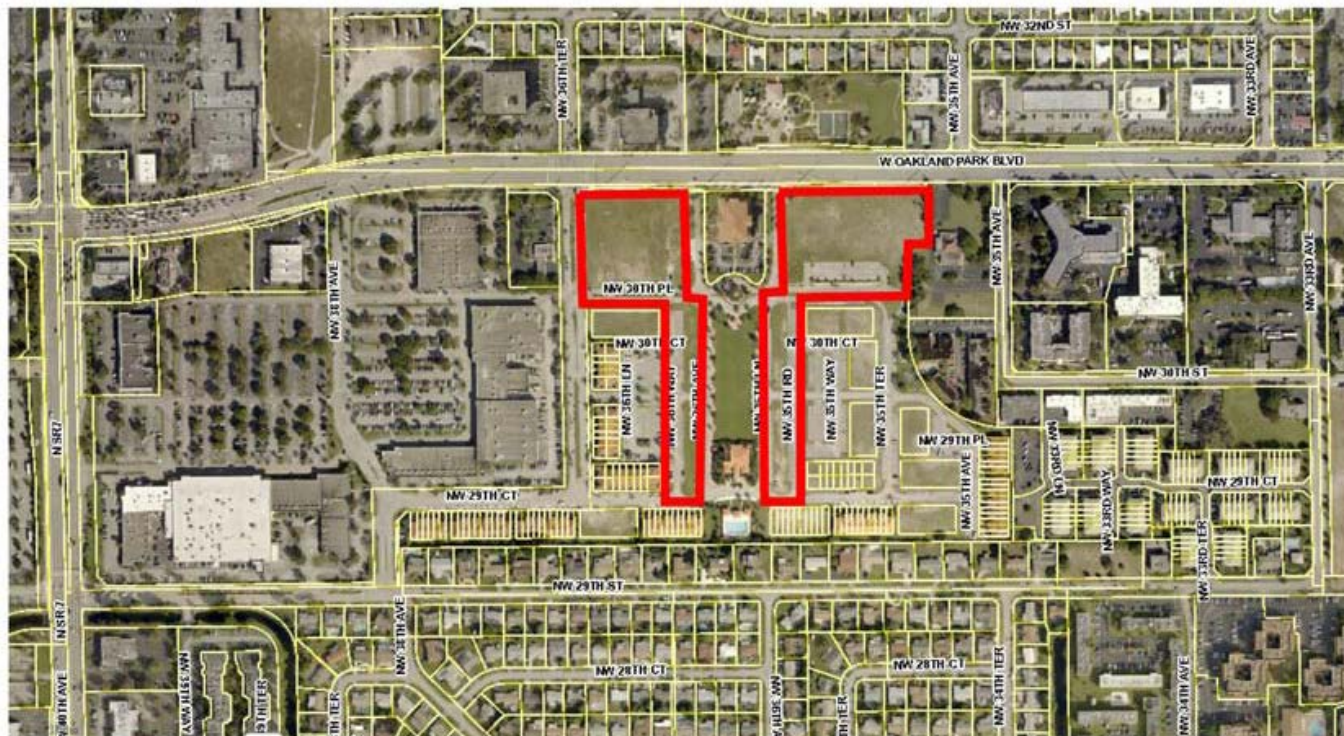



**Bella Vista Development**

 <div>Lauderdale Lakes LIFE IN FULL COLOR</div>	<b>Land Use and Zoning Map</b>
<b>Bella Vista Development: 01 –SP - 16</b>	<b>Development Services Department</b>



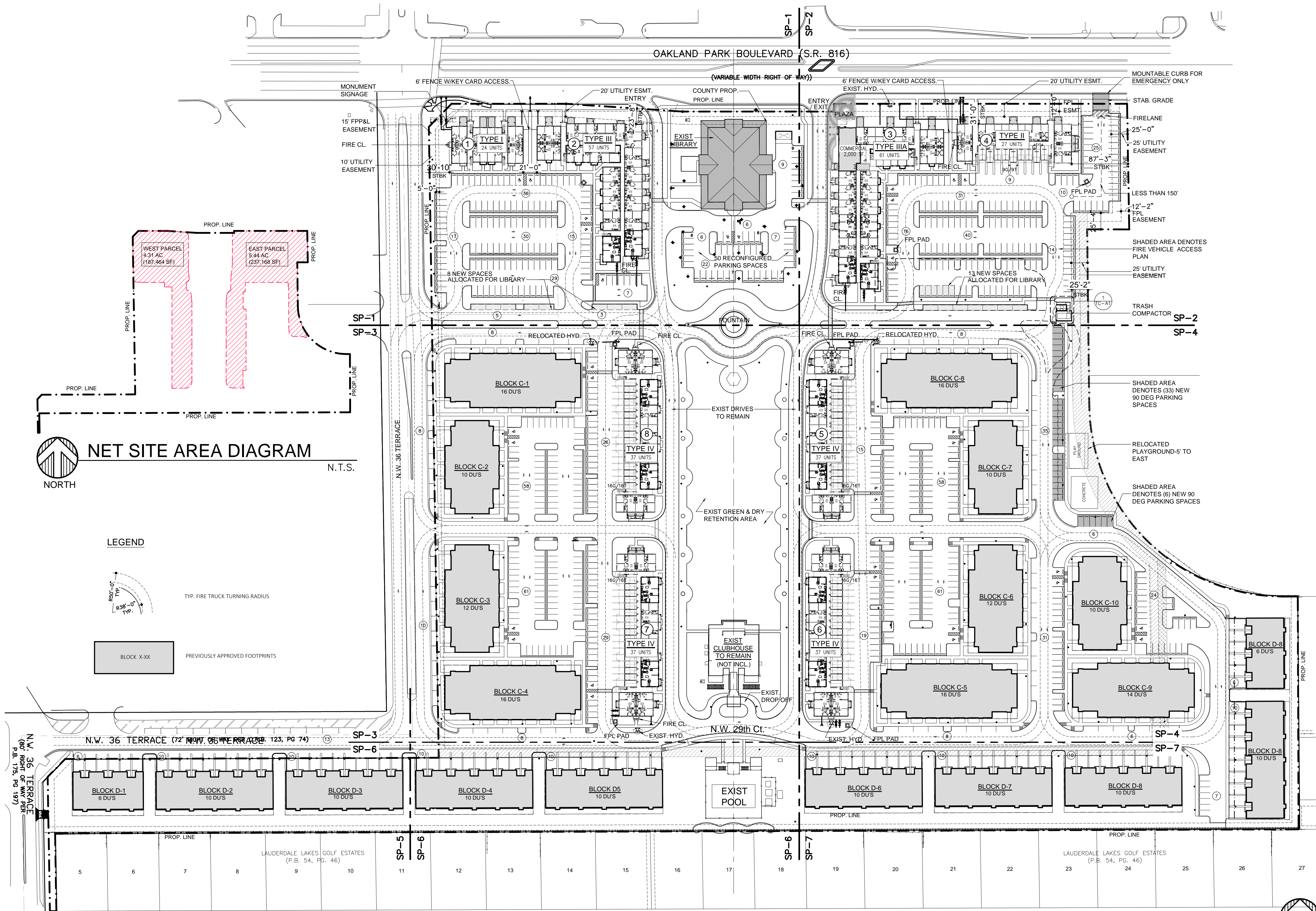
## SITE AERIAL/PROJECT LOCATION MAP



 <p><b>Lauderdale Lakes</b> LIFE IN FULL COLOR</p>	<p><b>Aerial Map</b></p>
<p><b>Bella Vista Development: 01 –SP - 16</b></p>	<p><b>Development Services Department</b></p>

**EXHIBIT D**  
**APPLICANT'S DOCUMENTATION**





SITE INFORMATION			
Site Area: 29.77 acres (1,297,496 sf) Excluding Library Site			
Net Area: 9.75 Acres (424,832 sf)			
Density: 18.17 Du/Acre			
Existing Zoning: TND_PUD			
Land Use Designation: LAC			
Type of Use: Residential Apartment			
Type of Construction (Proposed Apartments): Type 38/NFPA 13R Fully Sprinklered Bldg			
SITE CALCULATIONS			
Plot Coverage	Allowed 40% (11.91 ac)	Provided 26% (7.75 ac)	Remarks
Open Space	No Min	33% (9.82 ac)	Incl Existing Bldgs
Vehicular Use Area (VUA)	No Max	41% (12.20 ac)	

REGULATORY GUIDELINES			
Off Street Parking			
Required			
Type of Use	# Units/SF	Totals	Remarks
Residential			
Approved Townhomes			
2BD @ 2 sp/DU	92 units	184 sp	
3BD @ 2 sp/DU	132 units	264 sp	
Proposed Units			
1BD @ 1.5 sp/DU	153 units	230 sp	
2BD @ 2 sp/DU	132 units	264 sp	
3BD @ 2 sp/DU	32 units	64 sp	
Sub-Total		1,006 sp	
Visitor Parking @ 5% req.	1,006 sp	50 sp	
Commercial @ 1sp/200 sf	2,000 sf	10 sp	
Grand Total Required		1,066 sp	
Provided			
Garages at Bldg II & IV		73 sp	
Garages at Townhomes		92 sp	
Surface Tandem Spaces		165 sp	
On Site Surface Spaces		770 sp	** Note 2
On Street Parallel Parking		31 sp	
Grand Total Provided		1,131 sp	**Note 1

\* Note 1: Exclusive of the Library Parking Easement consisting of 21 spaces allocated for the Library. See MSP-1 for location  
\*\* Note 2: Exclusive of tandem spaces behind garages @ Bldg II, IV and Townhomes

DEVELOPMENT SUMMARY TABLE			
Unit Mix Breakdown			
Type of Unit	Proposed	% of Total	Remarks
Approved Townhomes			
2BD TH	92	41%	
3BD TH	132	59%	
Sub-Total	224	100%	
Proposed Apartments			
1BD	153	48%	
2BD	132	42%	
3BD	32	10%	
Sub-Total	317	100%	
Totals	541 du		

Bldg Types			
Approved Townhomes			
Building Type	# units/bldg	# Bldgs	Total Units
Type C	du	10	132 du
Type D	6du/10du	10	92 du
Totals		20 bldgs	224 du
Proposed Apartments			
Building Type	# units/bldg	# Bldgs	Total Units
Type I	24	1	24
Type II	27	1	27
Type III	57	1	57
Type IIIA	61	1	61
Type IV	37	1	148
Totals		8 bldgs	317 du
Grand Totals		28 bldgs	541 du

Proposed Apartments Unit Areas:		
Unit Type	Unit Area (A/C)	# of Units/Type
1 BD		
A1 (1bd/1bth)	615 sf	51 du
A2 (1bd/1bth)	704 sf	102 du
Subtotal		153 du
2 BD		
B1 (1bd/1bth + D)	815 sf	44 du
B2/B3/B4	970 sf	68 du
B5 (2bd/2bth + D)	1,107 sf	20 du
Subtotal		132 du
3 BD		
C1/C2 (3bd/2bth)	1,107 sf	32 du
Totals		317 du

- SITE NOTES:
- STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND NFPA 1, CHAPTER 16, PER 16.1.1.
  - ALL DEPARTMENT ACCESS ROADS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY LDC, NFPA 18.2.3 FIRE ACCESS ROADS, & APPLICABLE TO THIS DEVELOPMENT.
  - ALL FIRE DEPARTMENT ACCESS ROADS HAVE UNOBSTRUCTED VERTICAL CLEARANCES & ARE OPEN TO THE SKY.
  - REFER TO SP-1 - SP-4 FOR DRIVEWAY DIMENSIONS.
  - F.F.E. (AS ESTABLISHED BY CIVIL ENGINEER): 10.0' & 10.5' (REFER TO CIVIL DRAWINGS.)

REVISIONS	BY
SITE PLAN SUBMITTAL 08/05/16	
SITE PLAN RESUBMITTAL #1 11/14/16	
SITE PLAN RESUBMITTAL #2 06/02/17	
FINAL DRC SUBMITTAL 06/23/17	

BELLA VISTA  
CITY OF LAUDERDALE LAKES,  
BROWARD COUNTY, FLORIDA  
FOR:  
UNITED HOMES INTERNATIONAL  
© LAUDERDALE LAKES, INC.

GEORGE L. MOURIZ  
AR0007806

MSA ARCHITECTS, INC.  
ACC00895  
8850 SW 74th COURT  
SUITE 1513  
MIAMI, FLORIDA 33156  
(305) 273-9911

ARCHITECTURE & PLANNING

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PROJECT LOCATED AT:  
BROWARD COUNTY, FLORIDA

FOR:  
OAKLAND DEVELOPMENT PARTNER  
MIAMI, FL.



INDEX OF DRAWINGS		
SHEET	REV. NO.	DATE
DESCRIPTION		
CS-1		COVER SHEET / INDEX
		PLAT
		SURVEY
ARCHITECTURAL		
MSP-1		OVERALL MASTER SITE PLAN / SITE DATA
SP-1		ENLARGED SITE PLAN
SP-2		ENLARGED SITE PLAN
SP-3		ENLARGED SITE PLAN
SP-4		ENLARGED SITE PLAN
A-2.1		BUILDING TYPE I - GROUND, SECOND & THIRD FLOOR AND ROOF PLAN
A-2.2		BUILDING TYPE II - GROUND, & SECOND FLOOR PLAN
A-2.2.2		BUILDING TYPE II - THIRD FLOOR AND ROOF PLAN
A-2.3.1		BUILDING TYPE III - GROUND FLOOR PLAN
A-2.3.2		BUILDING TYPE III - SECOND AND THIRD FLOOR PLANS
A-2.3.3		BUILDING TYPE III - ROOF PLAN
A-2.3A.1		BUILDING TYPE IIIA - GROUND FLOOR PLAN
A-2.3A.2		BUILDING TYPE IIIA - SECOND AND THIRD FLOOR PLANS
A-2.3A.3		BUILDING TYPE IIIA - ROOF PLAN
A-2.4.1		BUILDING TYPE IV - GROUND FLOOR PLAN
A-2.4.2		BUILDING TYPE IV - SECOND FLOOR PLAN
A-2.4.3		BUILDING TYPE IV - THIRD FLOOR PLAN
A-2.4.4		BUILDING TYPE IV - ROOF PLAN
A-3.1.1		BUILDING TYPE I - BUILDING ELEVATIONS
A-3.2.1		BUILDING TYPE II - BUILDING ELEVATIONS
A-3.3.1		BUILDING TYPE III - BUILDING ELEVATIONS
A-3.3.2		BUILDING TYPE III - BUILDING ELEVATIONS
A-3.3A.1		BUILDING TYPE IIIA - BUILDING ELEVATIONS
A-3.3A.2		BUILDING TYPE IIIA - BUILDING ELEVATIONS
A-3.3A.3		BUILDING TYPE IIIA - BUILDING ELEVATIONS
A-3.4.1		BUILDING TYPE IV - BUILDING ELEVATIONS
A-3.4.2		BUILDING TYPE IV - BUILDING ELEVATIONS
TC-A1		TRASH COMPACTOR PLAN & ELEVATIONS
A-4.1		UNIT FLOOR PLANS
A-4.2		UNIT FLOOR PLANS
LANDSCAPE		
LP-1		OVERALL LANDSCAPE PLAN
LP-2		LANDSCAPE PLAN
LP-3		LANDSCAPE PLAN
LP-4		LANDSCAPE PLAN
LP-5		LANDSCAPE PLAN
LP-6		LANDSCAPE DETAILS PLAN
LP-7		LANDSCAPE SIGN DETAILS
SITE LIGHTING		
SE-1		OVERALL SITE LIGHTING PLAN
CIVIL		
1		COVER SHEET
2		GENERAL NOTES & SPECIFICATIONS
3		OVERALL EROSION CONTROL PLAN
4		EROSION CONTROL PLAN
5		EROSION CONTROL PLAN
6		EROSION CONTROL PLAN
7		EROSION CONTROL PLAN
8		OVERALL DEMOLITION PLAN
9		DEMOLITION PLAN
10		DEMOLITION PLAN
11		DEMOLITION PLAN
12		DEMOLITION PLAN
13		OVERALL PAVING, GRADING & DRAINAGE PLAN
14		PAVING, GRADING & DRAINAGE PLAN
15		PAVING, GRADING & DRAINAGE PLAN
16		PAVING, GRADING & DRAINAGE PLAN
17		PAVING, GRADING & DRAINAGE PLAN
18		OVERALL WATER & SEWER PLAN
19		WATER & SEWER PLAN
20		WATER & SEWER PLAN
21		WATER & SEWER PLAN
22		WATER & SEWER PLAN
23		OVERALL PAVEMENT, MARKING & SIGNAGE PLAN
24		PAVEMENT, MARKING & SIGNAGE PLAN
25		PAVEMENT, MARKING & SIGNAGE PLAN
26		PAVEMENT, MARKING & SIGNAGE PLAN
27		PAVEMENT, MARKING & SIGNAGE PLAN
28		EROSION CONTROL AND PAVING & DRAINAGE DETAILS
29		WATER & SEWER DETAILS
30		WATER & SEWER DETAILS
31		PAVEMENT, MARKING & SIGNAGE DETAILS
32		CROSS SECTIONS

CONTRACTOR SHALL VERIFY ALL DATA AND INFORMATION FOR THIS BUILDING AGAINST AERIAL PHOTOGRAPHY, SURVEY, AND OTHER AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED.

UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

- OWNER / DEVELOPER
- INTEGRA SOLUTIONS, LLC.**
- 150 SE 2ND AVE, SUITE 800  
MIAMI, FLORIDA 33131  
(305) 774-0110



- ARCHITECT:
- MSA ARCHITECTS**  
ARCHITECTS & PLANNERS  
7695 SOUTH WEST 104TH STREET  
SUITE 100  
MIAMI, FL. 33156  
(305) 273-9911  
FL. AA C000895

- LANDSCAPE
- ARCHITECTURAL ALLIANCE  
612 S.W. 4TH AVE.  
FORT LAUDERDALE, FL 33315  
(954) 764 8858

- MEP/LIGHTING:
- FRANYIE ENGINEERS. INC**  
10610 N.W. 27 STREET  
MIAMI, FLORIDA 33172  
(305) 592 1360

- CIVIL:
- CRAVEN THOMPSON & ASSOCIATES, INC  
3563 NW 53RD STREET  
FORT LAUDERDALE, FL 33309  
(954) 739 6400

- SURVEYOR:  
 CARNAHAN PROCTOR CROSS, INC  
 814 S. MILITARY TRAIL  
 DEERFIELD BEACH, FL 33442  
 (954) 972 3959

- SUBMITTAL DATES
- |                          |            |
|--------------------------|------------|
| SITE PLAN SUBMITTAL      | 08/05/2016 |
| SITE PLAN RESUBMITTAL #1 | 11/14/2016 |
| SITE PLAN RESUBMITTAL #2 | 06/02/2017 |
| FINAL DRC SUBMITTAL      | 06/23/2017 |



**Reference: APPLICATION NO 01-SP-16:** By Oakland Development Partners, LLC requesting final site approval to construct 317 multi-family units on approximately 9.75 acres of land located at Bella Vista on the S.E. corner of NW 36th Terrace and W. Oakland Park Blvd.

### **STATEMENT OF OPPOSITION in part:**

I write as a new homeowner in connection with the above planning application. Belle Vista is a dispersed settlement yet centrally located in the City of Lauderdale Lakes where development proposals is being considered, and should be considered very carefully. I am of the opinion that these units may be constructed but not AS IS with 317 proposed. A better design plan can be made after Bella Vista is fully occupied when proper community daily living issues like traffic and parking can be best evaluated and considered. See suggestions below.

Approving *in whole* the 317 unit in a residential community that is yet to consummate its populace in full, with more dwellings currently under construction, will be offensive to public policy. The developer should and must be willing to consider changes on a proposal that was made prior to the community being inhabited by real humans and not computer generated/animated predictions. If life has taught us anything useful, it is the fact that you cannot 100 percent guarantee how the human species will fit and operate in a given locale without actually having the real humans present habitually.

As you may already know, Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The proposed siting of the development is particularly ill-considered because it will take away green field site used by many residents for recreation, walking dogs, etc. and building 317 units here would diminish the family atmosphere being sought after by the community.

Prior to the July 27th meeting at the City Hall, I was misinformed by a fellow homeowner on the instant matter that the proposed plan was to build rentals to what he referred to as "low income housing project." I attended the meeting to make known my strong opposition *in whole* for the application while citing three specific reasons among many others and in concurrence with other owners present:

- i. Safety issues with overcrowding and increased traffic. Not to mention the enormous inconvenience that goes with years of construction. (*Remains a personal concern*)
- ii. Fear of losing home value due to what I thought the intended units would be, based on information and belief from what I was told. This is one of the reasons I respectfully requested a stay in the proceeding in order to create time for proper information evaluation. (*No longer a personal concern*)
- iii. D.R. Horton's misrepresentation that the lot would not be built on. Stating the worst case scenario would be a storefront building to shield the community for more

privacy while knowing fully well that the said application for this project was already in existence. (*Remains a personal concern*)

I have examined the plans and I know the site well. I wish to now object *in part*, not in whole to the development of these units in the above mentioned location:

- i. I object to the 317 units. Overcrowding could overwhelm and ruin the character of the community. Crime rate is likely to increase [awaiting independent examination], and create safety issues for the current homeowners. (*Suggestion - Build between 125 - 150 units to avoid overcrowding*)
- ii. I object to granting the new unit's residents access to the Bella Vista amenities like the swimming pool, recreational areas and Clubhouse. (*Suggestion - Add a clubhouse and pool for those residents if they so choose*)
- iii. I object to using up the entire green area out front, which would result in a less nature friendly environment. (*Suggestion - Design issues might be solved by conditions or revised proposals that could remedy this siting problem*)

A gate will be needed to prevent the new unit residents and their visitors from parking in the areas where they shouldn't. This will in part create the family oriented environment that most people sought when they made their purchase. The developer and the builder should also consider *compensatory* discussions with current BV home owners who would have to endure undue construction stress that was not anticipated.

If this application is to be decided by the commissioners, please take this as notice that I would have love to be at the meeting at which this application is expected to be decided but I will not be in attendance. Therefore, this can and should be respectfully considered as my statement for the record.

Finally, please note that my submission is in respect of the proposed development and my statements were made to the best of my knowledge. While I have taken every effort to present accurate information for your consideration, *note* that I am not a decision maker or statutory consultee, I cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your final decision.

RESPECTFULLY Submitted,

Date: August 29, 2017

By: \_\_\_\_\_

Abraham Inetianbor  
3542 NW 29th Ct.  
Lauderdale Lakes, FL 33311

cc: Bella Vista Residents, HOA and Oakland Development Partners, LLC

## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

#### Title

DISCUSSION ABOUT OAKLAND DEVELOPMENT PARTNER, LLC'S REQUEST FOR A NO-OBJECTION STATEMENT REGARDING AN AMENDMENT TO THE NOTE ON THE FACE OF THE PLAT KNOWN AS "EDC ASSOCIATES."

#### Summary

This discussion would involve the facts in connection with an amendment to the note on the face of the plat known as "EDC Associates," to allow for the construction of 132 townhomes; 317 rental apartments (32 three-bedroom units, 132 two-bedroom units and 153 one-bedroom units); 2,000 sq. ft. of Commercial; 10,000 sq. ft. of Library and 10,000 sq. ft. of Community Facility as described in Attachment A to this agenda cover.

#### Staff Recommendation

#### Background:

In November 2016, the City Commission tabled this item to allow additional time to coordinate all issues and ramifications related to the proposed changes relative to use, densities and intensities regarding the Bella Vista development.

On July 15, 2016, Plat Application No. 01-PL-16, filed by Oakland Development Partner, LLC, through Greenspoon Marder, P.A., requested to amend the previously approved note on the face of the plat known as "EDC Associates." The application was reviewed by the Development Review Committee (DRC) on August 16, 2016 consistent with both the Comprehensive Plan and the Land Development Regulations (LDRs).

#### Funding Source:

N/A

**Sponsor Name/Department:** Tanya Davis-Hernandez, AICP/Development Services Director

**Meeting Date:** 9/25/2017

#### ATTACHMENTS:

Description	Type
<input type="checkbox"/> Interoffice Memorandum regarding Application No. 01-PL-16	Backup Material
<input type="checkbox"/> Exhibit "A" regarding Application No. 01-PL-16	Exhibit
<input type="checkbox"/> Resolution ____ regarding Application No. 01-PL-16 on behalf of Oakland Development Partner, LLC.	Resolution

# CITY OF LAUDERDALE LAKES

## *Development Services Department*

### INTEROFFICE MEMORANDUM

**TO:** Phil Alleyne, City Manager

**DATE:** November 7, 2016  
Rev. August 15, 2017

**THRU:** Tanya Davis-Hernandez, AICP  
Development Services Director

**FROM:** Fernando Leiva, AICP, Assoc. AIA *FLeiva*  
Development Services Manager/  
Principal Planner

**RE:** APPLICATION # **01-PL-16** ON  
BEHALF OF OAKLAND  
DEVELOPMENT PARTNER, LLC,  
REQUESTING AN AMENDMENT TO  
THE NOTE ON THE FACE OF THE  
PLAT KNOWN AS "EDC  
ASSOCIATES," FOR PROPERTY  
LOCATED AT THE SOUTHEAST  
CORNER OF WEST OAKLAND PARK  
BOULEVARD AND NW 36<sup>TH</sup>  
TERRACE; PROVIDING  
INSTRUCTIONS TO THE CITY  
MANAGER TO ISSUE A LETTER OF  
SUPPORT TO BROWARD COUNTY  
FOR APPROVAL; AND PROVIDING  
AN EFFECTIVE DATE.

---

**August 16, 2016 – Development Review Committee Meeting**

**November 22, 2016 – City Commission Regular Meeting (Tabled)**

**September 11, 2017 – City Commission Workshop**

**September 26, 2017 – City Commission Regular Meeting**

### **RECOMMENDATION**

Based upon the findings, conclusions and recommendations contained within this report, staff finds the application complete and suitable for transmittal to the City Commission for further consideration.

### **BACKGROUND**

On July 15, 2016, Plat Application No. 01-PL-16, filed by Oakland Development Partner, LLC, through Greenspoon Marder, P.A., requested to amend the previously approved note on the face of the plat known as "EDC Associates." The application was reviewed by the Development Review Committee (DRC) on August 16, 2016 offering no objection and finding the application consistent with both the Comprehensive Plan and the Land Development Regulations (LDRs).

The overall parcel size for the development is +/- 24.63 gross acres. The "EDC Associates Plat was recorded in March of 1990. The site consists of developed and undeveloped land generally located at the Southeast Corner of West Oakland Park Boulevard and NW 36<sup>th</sup> Terrace.

The site is currently zoned Traditional Neighborhood district – Planned Unit (TND-PUD) on the City’s Zoning Map, and has an underlying land use of Local Activity Center on the City’s Future Land Use Map.

**Current Plat Note:** An amendment to the notation on the face of the “EDC Associates” Plat was approved by the Board of County Commissioners on August 16, 2005, on behalf of United Homes at Lauderdale Lakes, Inc.; and it was approved for:

132 Townhouse Units (92 two bedroom units and 40 three bedroom units);  
327 high-rise units, (287 two bedroom units and 40 one bedroom units);  
18,800 sq.ft. of commercial use;  
10,000 sf. ft. of Library; and  
10,000 sf of Community Facility Use

Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.

- 1) A maximum of forty percent (40%) of subject plat, or 10.96 acres, must be restricted to no more than 214 free-standing multi-family units.
- 2) The remaining 245 dwelling units must be located in structures where the first floor is totally confined to commercial uses and be located on the approximate 16.43 acres portion of the plat.

**Proposed Plat Note:** As specifically illustrated in Exhibit “A” of the Applicant’s documentation attached, the proposed restrictive note is as follows:

132 Townhouse Units (92 two bedroom units and 40 three bedroom units);  
317 high-rise units, (32 three-bedroom units, 132 two-bedroom units and 153 one-bedroom units);  
10,000 sf of Library; and  
10,000 sf of Community Facility Use.

There are two parcels which are reflected on the “EDC Associates” Plat. Parcel I and II, EDC Associates Plat, with dedications and easements, as recorded in Plat Book 143, Page 14, of the Public Records of Broward County, Florida. The subject site is part of the Bella Vista Mixed-Use Traditional Neighborhood Community, which was originally approved by the City of Lauderdale Lakes City Commission on December 13, 2005.

Parcel I and II are subject to an Easement agreement as recorded in Official Records Book 13052, Page 470; Broward County Records. Plat note amendments may be amended by Agreement with Broward County.

## **HISTORY**

### **Previous Request(s):**

- Site Plan Application No. 28-SP-05, by United Homes at Lauderdale Lakes, Inc., approved for the construction of 224 townhouse units, 327 high-rise units, 18,800 sq. ft. of commercial use, 10,000 sq. ft. of library and 10,000 sq. ft. of community facility use.

## **PLANNING INFORMATION**

### **Project Summary:**

Application:	Application No. 01-PL-16 – Plat Note Amendment for “EDC Associates” Plat
Application Summary:	The proposal is to amend the previously approved note on the face of the plat known as “EDC Associates.”
Folio Number:	4942 30 36 0010
Name of Owner/Applicant:	Oakland Development Partner, LLC 150 SE 2 <sup>nd</sup> Avenue, Suite 800 Miami, FL 33131
Name of Representative:	Dennis D. Mele, Esq. Greenspoon Marder, P.A. 200 E. Broward Boulevard, Suite 1800 Fort Lauderdale, FL 33301 Phone: (954) 491-1120
Project Planner:	Fernando Leiva, AICP, Assoc. AIA
Related Applications:	Major Site Plan for Bella Vista (01-SP-16)
Site Information:	+/- 24.63 gross acres
Proposed Building Area:	TBD
Site Location:	At the Southeast Corner of West Oakland Park Boulevard and NW 36 <sup>th</sup> Terrace, Lauderdale Lakes
Proposed Restrictive Note:	132 Townhouse Units 319 high-rise units, 10,000 sf of Library 10,000 sf of Community Facility Use
Existing Use:	Residential - partially developed and partially undeveloped land



**Legal Description:** Parcel I and Parcel II of the EDC Associates Plat, as Recorded in Plat Book 143, Page 14 of the Public Records of Broward County, Florida; and also a portion of Section 30, Township 49 South, Range 42 East, Broward County.

**Land Use Plan Designation:** Local Activity Center

**Existing Zoning:** Traditional Neighborhood district – Planned Unit Development (TND-PUD)

**Proposed Use:** Residential (132 Townhomes and up to 317 apartments)

**Adjacent Properties:**

<u>Existing Use</u>	<u>Land Use Future Designation</u>	<u>Zoning</u>
North: Right-Of-Way	ROW	ROW
South: Townhomes and Single-family homes	Residential	TND-PUD RS-2
East: Church Multi-family residential	Community Facilities Multiple Family medium density	CF RM-16
West: Shopping Plaza	Local Activity Center	TC

**CONCURRENCY INFORMATION**

**Potable Water:** Broward County

Proposed Use:

Existing Use:

**Wastewater:** Broward County

Proposed Use:

Existing Use:

**Solid Waste:** Waste Management

Proposed Use:

Existing Use:

**Parks/Open Space:** City of Lauderdale Lakes

	<u>Land Area</u>	<u>Impact Fee</u>
Residential:	TBD	TBD
Commercial:	N/A	

**Traffic Impacts:**

	<u>Trips/Day</u>
Proposed Use:	TBD
Existing Use:	N/A

**ANALYSIS**

Plat note amendments require City Commission approval. Additionally, Broward County requires that the City of Lauderdale Lakes concur with this request prior to a review of the proposal by Broward County Commission.

Pursuant to LDR 509.6. *Final Plat Review:*

A Plat note may be amended by approval of the City of Lauderdale Lakes and Broward County as to the development level (density and intensity) within the plat.

Pursuant to Subsection 509.11, modification to recorded plats may require that any or all of the following items be provided and approved:

- Current survey
- Sketch plat
- Master parking plan
- Secondary access plan
- Alley, access, drainage, utility, planting, or other easements
- Paving and drainage plan
- Sewer and water.

Pursuant to LDRs Sec. 508.14. *Parks and recreational areas.* The owner of land who has applied for approvals for residential/commercial development pursuant to the applicable land development regulations shall be required to provide for the park, open space, and recreational needs of the future

residents of the developed areas. Parks and recreational areas shall be available at the rate of three acres of park land per 1,000 residents, concurrent with demand.

The LOS certificate shall certify compliance with specifications and standards adopted by the city, and the adequacy of park land dedication and/or park land funds to meet the obligations of the proposed development. No development shall be approved unless it is determined that adequate park land area is available or will be available prior to the granting of a certificate of occupancy. The director of parks and recreation shall be responsible for determining parks and recreation capacity.

**508.14.1. *Land dedication: residential development.***

In order to provide lands, funds, or a combination thereof to be used by the city as may be appropriate in order to provide additional community and neighborhood parks, or the maintenance and renovation of existing facilities necessary to meet the need for such local level parks created by additional residential demand within the city, a developer, at the discretion of the city shall either:

- (a) 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. Such land must be demucked and filled to a grade of at least +7.0 NGVD and must have water, sewer and stormwater connection with paved access to the site. Local level parks needs are based on a standard of three acres of land for every 1,000 residents. The total amount of land to be dedicated either on or off the development site must equal a ratio of at least three acres of land for every 1,000 potential residents estimated to occupy the development. The city shall reserve the right to refuse any land proposed for dedication due to unsuitability, distance from the area it is intended to serve, or a surplus of land area intended for recreational purposes. If the city should refuse the land area dedication, the developer/applicant shall dedicate other lands that are deemed acceptable or pay an amount equivalent to the value of the land that is suitable for development. The formula used to calculate the amount of land required to be dedicated shall be as established and amended from time to time by resolution of the city commission.
- (b) Agree to deposit in the city's park development fund an amount of money equal to the fair market value of the land otherwise to be dedicated. The fair market value shall include the value of the improved land which is demucked, filled to at least +7.0 ft. NGVD, and has water, sewer and stormwater connection with paved access to the site. In order to determine the appropriate fair market value, the city shall select a real estate appraiser, the developer shall select a real estate appraiser and the average of the values determined by the two said appraisers shall be the fair market value of the property. The fee for both appraisals shall be paid by the developer. However, if the property required to be dedicated is less than four acres, the city and the developer shall mutually agree on a value of the land to be dedicated. Should the city and the developer fail to agree upon the value of the land, the two appraisals, described above, shall be required.

Based upon the subject requirement, petitioner shall be required to pay the following prior to the issuance of a certificate of occupancy:

Using the formula to calculate the amount of land required to be dedicated, the proposed development is estimated to add 317 residential dwelling units resulting in 842 new residents, or 2.5 acres of park (317 units x 2.64 person/household = 824 x 3 ac/1000 = 2.5 acres). According to the City's LDRs, at the

discretion of the City, a developer shall either dedicate land of suitable size and character to serve as public parks, or, agree to pay money in lieu of land dedication.

Based upon the Broward County Property Appraiser's Office, the calculation of value of the land to be dedicated is as follows:

- Value of the land is assessed at \$3.00 per square foot.
- 2.5 acres x 43,560 = 109,335 square feet.
- 109,335 x \$3.00 = **\$ 328,006**

508.14.3. *Dedication of land or collection of fee.* Prior to the certification of the certificate of level of service compliance, the applicant shall enter into an agreement with the city stating that within 14 days of the approval of the final plat by the Broward County Commission or within 14 days of the final site plan approval by the city if no plat is required, they will be required to perform one of the following requirements:

- (a) Dedicate all required public park lands or pay the required fees as determined, to the City.
- (b) Post a bond or irrevocable letter of credit with the city for 100 percent of the developer's contribution for local parks, guaranteeing the payment of fees or dedication of land prior to the issuance of a building permit. This alternative shall be subject to a three percent administrative fee due prior to final plat approval by the city. **However, the park fees or dedication of land shall be collected or obtained prior to the issuance of a building permit.**

508.14.4. *Expenditure of funds.* Monies deposited by a developer pursuant to this section shall be expended within a reasonable period of time for the purpose of acquiring, maintaining and improving the facilities or land developing necessary to meet the need for city parks which will be available and substantially benefit the residents of the City.

508.15 *Drainage.* The LOS certificate shall certify compliance with specifications and standards adopted by the city, and the adequacy of grading and drainage plans and capacity within the drainage system. The director of public works shall be responsible for determining drainage capacity.

The proposed development shall be designed to provide adequate areas and easements for the construction and maintenance of a water management system which conforms to all regulatory agency requirements.

The applicant shall be responsible to secure the approvals of the applicable water management districts and shall demonstrate to the public works director that said approvals have been issued by same. Prior to the public works director certifying the certificate of level of service compliance the applicant shall provide proof of the water management district approvals.

## **CONCLUSION(S)**

Staff finds the request in compliance with the authority and purpose of the LDRs. The proposed plat note amendment is also consistent with the City's Comprehensive Plan.

Staff finds the application complete and suitable for transmittal to the City Commission for further consideration.

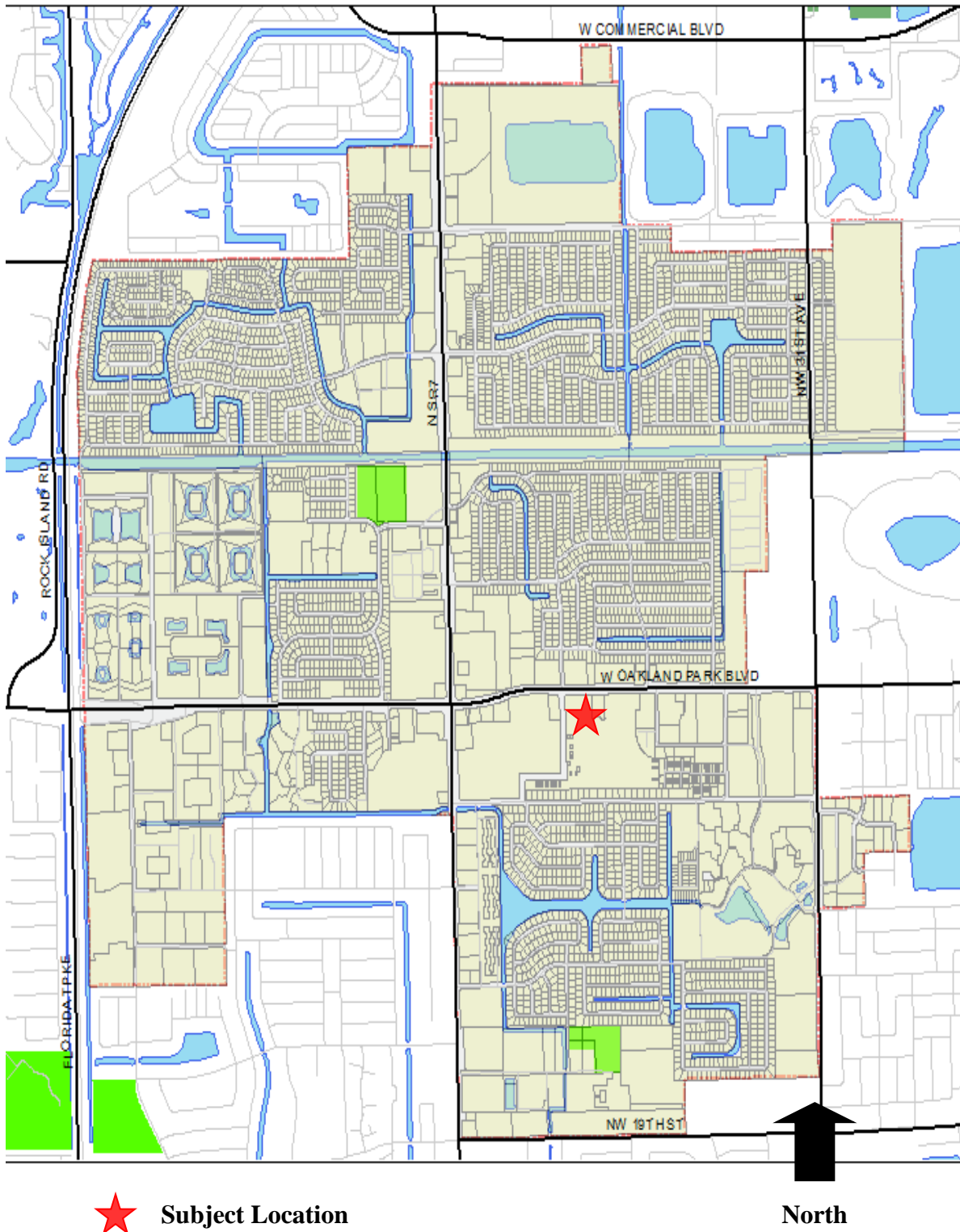
Staff recommends approval of the subject final plat provided the Petitioner agrees to meet the proposed off-site public improvements and development conditions, subject to the execution of an appropriate agreement at Site Plan Approval:

1. Pay \$328,006 for parks and open space impact fees prior to issuance of building permits or within 14 days of the approval of the final plat by the Broward County Commission;

**ATTACHMENTS/EXHIBITS:**

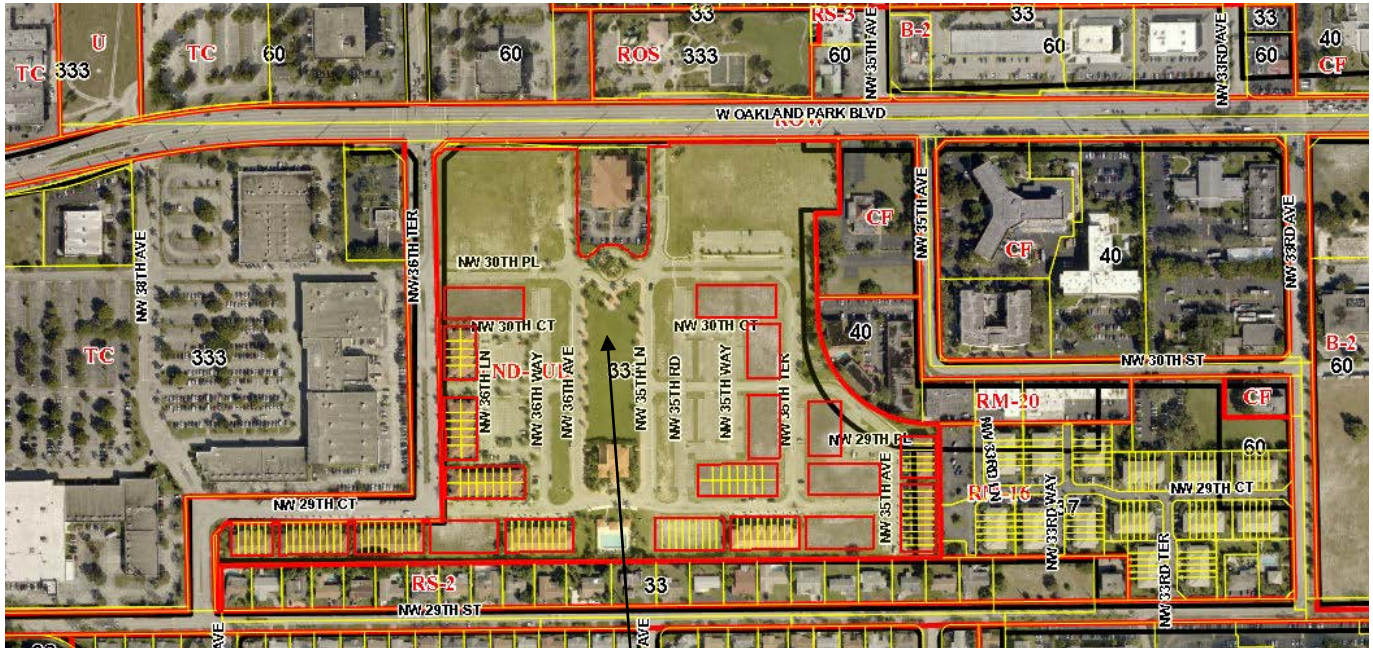
1. Location Map
2. Land Use and Zoning Map
3. Aerial Pictures
4. Applicant's Documentation

## Location Map




## EXHIBIT 2

## Land Use and Zoning Map



Source: Broward County Property Appraiser


**Subject Site**

 <p><b>Lauderdale Lakes</b> LIFE IN FULL COLOR</p>	<p><b>Land Use and Zoning Map</b></p>
<p><b>Application No. 01-PL-16</b> <b>“EDC ASSOCIATES” PLAT</b></p>	<p><b>Development Services Department</b></p>



**EXHIBIT 3**  
**AERIAL PICTURE**



 <p><b>Lauderdale Lakes</b> LIFE IN FULL COLOR</p>	<p><b>Aerial Picture</b></p>
<p><b>Application No. 01-PL-16</b> <b>“EDC ASSOCIATES” PLAT</b></p>	<p><b>Development Services Department</b></p>



# GreenspoonMarder

From the desk of:  
Sarah Stewart, AICP  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301  
Direct Phone: 954.214.8952  
Email: sarah.stewart@gmlaw.com

August 9, 2017

Fernando Leiva, AICP, Assoc. AIA  
City of Lauderdale Lakes  
4300 NW 36th Street  
Lauderdale Lakes, FL 33319

Re: EDC Associates Plat - Plat Note Amendment

Dear Fernando:

Enclosed are the following:

- Revised Land Development Application Form
- Broward County Application to Amend or Revise Level of Approved Development with current and new note language attached

It is the intent of this application to revise the ECD Associates Plat to conform to the site plan which has been submitted to the City of Lauderdale Lakes for approval.

Let me know if you need any additional information or documentation.

Very truly yours,

GREENSPOON MARDER, P.A.



Sarah Stewart, AICP  
Land Planner

## **EXHIBIT A**

### **CURRENT PLAT NOTE:**

This Plat is restricted to 132 Townhouse Units (92 two bedroom units and 40 three bedroom units); 327 highrise units, (287 two bedroom units and 40 one bedroom units); 18,800 sf of Commercial Use and 10,000 sf of Library and 10,000 sf of Community Facility Use. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances and may be amended by Agreement with Broward County.

- 1) A maximum of forty percent (40%) of subject plat, or 10.96 acres, must be restricted to no more than 214 free standing multi-family dwelling units.
- 2) The remaining 245 dwelling units must be located in structures where the first floor is totally confined to commercial uses and be located on the approximate 16.43 acres portion of the plat addressed by (1.) above.

### **PROPOSED PLAT NOTE:**

This Plat is restricted to 132 Townhouse Units (92 two bedroom units and 40 three bedroom units); 317 high-rise units, (32 three bedroom units, 132 two bedroom units and 153 one bedroom units); 2,000 square feet of Commercial, 10,000 squarefeet of Library and 10,000 square feet of Community Facility Use.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances and may be amended by Agreement with Broward County.

**EXHIBIT B**

LAND USE	Gross Building sq. ft. * or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
Local Activity Center	38 TH Units	Current	Yes	No	No
Local Activity Center	Library/CF, 19,218 sf	Current	Yes	No	No
Local Activity Center	Clubhouse, 5,000 sf	Current	Yes	No	No

# CITY OF LAUDERDALE LAKES



## LAND DEVELOPMENT APPLICATION FORM

This application must be completed in full and submitted with the appropriate Affidavit and/or Disclosure Forms. If owner of the property is not the applicant and will not be present at the hearing, the Owner Affidavit and/or Power of Attorney must be completed and signed by the property owner. In addition, if the property owner is a Corporation, Partnership, Limited Partnership, or Trustee, a separate Disclosure of Interest Form must be completed. Refer to the "Submittal Checklist" and "Application Instructions" to determine the supplemental documentation required for each application. Applications are not automatically scheduled for a particular meeting date. Prior to processing applications, staff must determine completeness. All applicants must have a pre-application conference with staff, prior to filing application(s). **PLEASE DATE THIS APPLICATION:**

### TYPE OF APPLICATION

(Complete one application for each request)

Date 6/30/2016

- |  |  |
|--|--|
| <input type="checkbox"/> Rezoning  | <input type="checkbox"/> Site Plan Approval                      |
| <input type="checkbox"/> Land Use Plan Amendment                                       | <input type="checkbox"/> Appeal of Administrative Interpretation |
| <input type="checkbox"/> Text Amendment to Modify Zoning Code                          | <input type="checkbox"/> Varance                                 |
| <input type="checkbox"/> Conditional Use   |  |
| <input type="checkbox"/> Right-of-Way Vacation   |  |
| <input type="checkbox"/> Platting or Replatting of a Subdivision, or a Portion Thereof |  |
| <input checked="" type="checkbox"/> Other <u>Plat Note Amendment</u>                   |  |

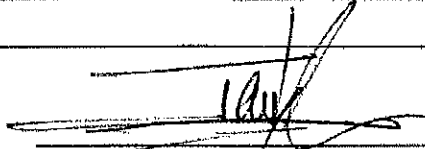
### PLEASE PRINT OR TYPE

<b>Name of Owner:</b>	Oakland Development Partner, LLC		
<b>Mailing Address:</b>	150 SE 2nd Avenue, Suite 800, Miami, FL 33131		
<b>Business Telephone:</b>	305-774-0110	<b>Home:</b>	<b>Fax:</b>
<b>Name of Applicant</b> (if different from owner):			
I am the (check one):	<input type="checkbox"/> Attorney Representing Owner	<input type="checkbox"/> Contractor and/or Architect	
	<input type="checkbox"/> Prospective Purchaser	<input type="checkbox"/> Representative/Agent	
		<input type="checkbox"/> Tenant	
<b>Mailing Address:</b>			
<b>Business Telephone:</b>		<b>Home:</b>	<b>Fax:</b>
<b>Name of Representative</b> (if different from owner and Applicant):	Greenspoon Marder		
I am the (check one):	<input checked="" type="checkbox"/> Attorney Representing Owner/Applicant	<input type="checkbox"/> Contractor and/or Architect	
	<input type="checkbox"/> Other (please specify)		
<b>Mailing Address:</b>	200 E Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301		
<b>Business Telephone:</b>	954-491-1120	<b>Home:</b>	<b>Fax:</b>
	alicia.lewis@gmlaw.com, copy to sarah.stewart@gmlaw.com		

Location of Subject Property: Oakland Park Boulevard between NW 35th Avenue and NW 36th Terrace  
Property Size: 29.77 acres  
Present Zoning: TND-PUD  
Present Land Use Designation: Local Activity Center  
Folio Number: 4942 30 36 0010  
Full Legal Description (attach additional sheets, if necessary): See Attached

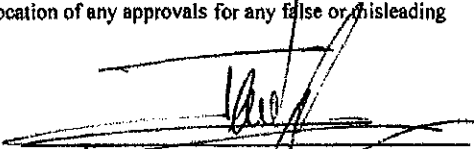
**Brief Description of Request**

Revise Note on EDC Associates Plat, PB 143, Page 14 - see County Application attached.

  
APPLICANT'S SIGNATURE

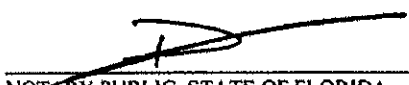
**IF THE APPLICANT IS THE PROPERTY OWNER, PLEASE COMPLETE AND SIGN BELOW:**

I, being duly sworn, depose and say that I am the owner of the described real property. I acknowledge that I am subject to penalties of law, including the laws on perjury, and to possible revocation of any approvals for any false or misleading statements provided in the subject Application.

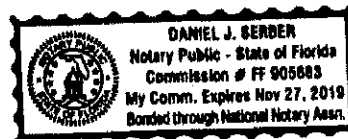
  
PROPERTY OWNER'S SIGNATURE

IAN LUDMIR  
PROPERTY OWNER (PRINT NAME)

Sworn to and subscribed before me this 28<sup>TH</sup>  
day of JUNE, 20 16

  
NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:





Planning and Development Management Division  
Environmental Protection and Growth Management Department  
Board of County Commissioners, Broward County, Florida

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in black ink.

PROJECT INFORMATION

Plat Name	EDC ASSOCIATES PLAT		
Plat Number	144-MP-88	Plat Book - Page	143/14 (If recorded)
Owner/Applicant	Oakland Development Partner, LLC	Phone	305-535-6305
Address	2875 NE 191 Street, #801	City	Aventura State FL Zip Code 33180
Owner's E-mail Address	mdubrow@dubrowllc.com	Fax #	
Agent	Greenspoon Marder	Phone	954-491-1120
Contact Person	Dennis Mele, Esq. or Sarah Stewart, AICP		
Address	200 E. Broward Blvd., Suite 1800	City	Fort Lauderdale State FL Zip Code 33301
Agent's E-mail Address	Dennis.Mele@gmlaw.com copy Sarah.Stewart@	Fax #	

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat See attached

Proposed note for entire plat See attached

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.	
Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If YES, provide LUPA number: _____	
Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease <input type="checkbox"/> No Change	
Does the note represent a major change in Land Use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Will project be served by an approved potable water plant? If YES, state name and address. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>2401 North Powerline Road, Pompano Beach, FL 33069</u>	
Will project be served by an approved sewage treatment plant? If YES, state name and address <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>2401 North Powerline Road, Pompano Beach, FL 33069</u>	
Are on-site wells for potable water currently in use or proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If YES, see page 2 of this form for additional required documentation.	
Are septic tanks current in use or proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If YES, see page 2 of this form for additional required documentation.	
Estimate or state the total number of on-site parking spaces to be provided	SPACES <u>769</u>
Number of seats for any proposed restaurant or public assembly facility, including places of worship	SEATS <u>N/A</u>
Number of students for a daycare center or school	STUDENTS <u>N/A</u>
Reasons for this request (Attach additional sheet if necessary.) <u>Plat Note Amendment</u>	

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which about residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories *plus* Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

**School Concurrency Submission Requirements**

- **RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

**REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS**

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft. or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remains the same?	Change Use?	Has been or will be demolished?
See attached Exhibit B for table of existing development					

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and/or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

**OWNER/AGENT CERTIFICATION**

State of Florida

County of Miami-Dade

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent \_\_\_\_\_

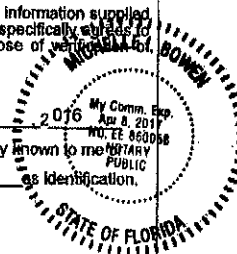
Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

by Tan Ludmir He/she is personally known to me ☒ or by Special Power of Attorney ☐

☐ Has presented

Signature of Notary Public Michelle I. Bowen

Type or Print Name Michelle I. Bowen



**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date \_\_\_\_\_ Acceptance Date \_\_\_\_\_

Comments Due \_\_\_\_\_ C.C. Mtg. Date \_\_\_\_\_ Fee \$ \_\_\_\_\_

☐ Plats ☐ Survey ☐ Site Plan ☐ City Letter ☐ Agreements

Other Attachments(Describe) \_\_\_\_\_

Title of Request \_\_\_\_\_

Distribute to: ☐ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting

☐ Health Department (on septic tanks and/or wells) ☐ Zoning Code Services (unincorporated area only)

☐ Planning & Redevelopment (unincorporated area only) ☐ Other \_\_\_\_\_

Adjacent City \_\_\_\_\_ Received by \_\_\_\_\_

# GreenspoonMarder

EXHIBIT "A"

From the desk of:  
Sarah Stewart, AICP  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301  
Direct Phone: 954.214.8952  
Email: sarah.stewart@gmlaw.com

August 9, 2017

Fernando Leiva, AICP, Assoc. AIA  
City of Lauderdale Lakes  
4300 NW 36th Street  
Lauderdale Lakes, FL 33319

Re: EDC Associates Plat - Plat Note Amendment

Dear Fernando:

Enclosed are the following:

- Revised Land Development Application Form
- Broward County Application to Amend or Revise Level of Approved Development with current and new note language attached

It is the intent of this application to revise the ECD Associates Plat to conform to the site plan which has been submitted to the City of Lauderdale Lakes for approval.

Let me know if you need any additional information or documentation.

Very truly yours,

GREENSPOON MARDER, P.A.



Sarah Stewart, AICP

Land Planner



## **EXHIBIT A**

### **CURRENT PLAT NOTE:**

This Plat is restricted to 132 Townhouse Units (92 two bedroom units and 40 three bedroom units); 327 highrise units, (287 two bedroom units and 40 one bedroom units); 18,800 sf of Commercial Use and 10,000 sf of Library and 10,000 sf of Community Facility Use. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances and may be amended by Agreement with Broward County.

- 1) A maximum of forty percent (40%) of subject plat, or 10.96 acres, must be restricted to no more than 214 free standing multi-family dwelling units.
- 2) The remaining 245 dwelling units must be located in structures where the first floor is totally confined to commercial uses and be located on the approximate 16.43 acres portion of the plat addressed by (1.) above.

### **PROPOSED PLAT NOTE:**

This Plat is restricted to 132 Townhouse Units (92 two bedroom units and 40 three bedroom units); 317 high-rise units, (32 three bedroom units, 132 two bedroom units and 153 one bedroom units); 2,000 square feet of Commercial, 10,000 squarefeet of Library and 10,000 square feet of Community Facility Use.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances and may be amended by Agreement with Broward County.

RESOLUTION NO. 2017-\_\_

A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO SEND A STATEMENT OF NO-OBJECTION TO THE COUNTY OF BROWARD ON APPLICATION #01-PL-16 IN CONNECTION WITH OAKLAND DEVELOPMENT PARTNER, LLC'S REQUEST FOR A NO-OBJECTION STATEMENT REGARDING AN AMENDMENT TO THE NOTE ON THE FACE OF THE PLAT KNOWN AS "EDC ASSOCIATES" RECORDED AT PLAT BOOK 143 PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR INSTRUCTIONS TO THE CITY CLERK; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Oakland Development Partner, LLC, has made Application #01-PL-16, requesting an amendment to the note on the face of the Plat known as "EDC Associates," and

WHEREAS, the City has found such Application to comport with the City's Land Development Regulations and, otherwise, the City has no objection to the amendment to the note on the face of such Plat,

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

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

Section 2. AUTHORITY: The City Manager is hereby authorized and directed to provide a statement of no-objection or letter to such effect to the County of Broward with respect to Application #01-PL-16, requesting an amendment to the note on the face of the Plat known as "EDC Associates," consistent with Exhibit A, attached hereto and made a part hereof.

Section 3. INSTRUCTIONS TO THE CITY CLERK: The City Clerk is hereby authorized to provide a true and correct copy of this Resolution to the County of Broward.

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 12, 2016.

\_\_\_\_\_  
HAZELLE ROGERS, MAYOR-COMMISSIONER

ATTEST:

\_\_\_\_\_  
SHARON HOUSLIN, CITY CLERK

JCB:jla

Sponsored by: TANYA DAVIS-HERNANDEZ, Development Services Director

**VOTE:**

Mayor Hazelle Rogers	_____	(For)	_____	(Against)	_____	(Other)
Vice-Mayor Veronica Edwards Phillips	_____	(For)	_____	(Against)	_____	(Other)
Commissioner Sandra Davey	_____	(For)	_____	(Against)	_____	(Other)
Commissioner Gloria Lewis	_____	(For)	_____	(Against)	_____	(Other)
Commissioner Beverly Williams	_____	(For)	_____	(Against)	_____	(Other)

## CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title
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DISCUSSION ON THE CITY OF LAUDERDALE LAKES FOREIGN TRADE ZONE AND SEAPORT TRAINING INITIATIVE
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Summary
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This is a discussion regarding the designated Foreign Trade Zone area in the City of Lauderdale Lakes under the auspices of the Broward County Foreign Trade Zone #25. An update on the Seaport Training Initiative will be provided, also.

Staff Recommendation
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### **Background:**

The FTZ is a designated area that provides benefits to a business that is involved in importing and exporting products. Essentially, a substantial cost savings is realized through the reduction or elimination of duties. Tangible personal property imported, exported or held in the zone is not subject to local or state tax. The Foreign Trade Zone is a valuable program utilized to attract international business, stimulate economic growth, impact employment and create opportunities for suppliers and service providers in the community. The original sites proposed for FTZ designation are as follows:

1. Lauderdale Lakes Industrial Park
2. Commerce Park
3. 19th Street Warehouse Complex
4. Bella Vista at Lauderdale Lakes

The Lauderdale Lakes properties are located within the Broward County Foreign Trade Zone #25. An overview of the Broward County Foreign Trade Zone will be presented. Additionally, ongoing efforts to promote the properties within the City of Lauderdale Lakes will be discussed.

The Seaport Training Initiative is currently facilitated by Broward College, in collaboration with the Greater Caribbean American Chamber of Commerce (Chamber). The purpose of the Seaport Training Initiative is to provide Foreign Trade Zone (FTZ) off-port sites with the tools necessary to support the owners of properties in the FTZs and the small business occupants housed in these locations. The targeted project areas, namely Lauderdale Lakes Industrial Park and 19<sup>th</sup> Street Warehouse Complex, are in the City of Lauderdale Lakes.

The elements of the program include the following:

- Educational development of existing and prospective operators in the Foreign Trade Zone
- Training of small business occupants in the developmental mechanics of international trade so that they will be better able to execute the operations of their enterprises
- Improvement of educational components (i.e. provide virtual/online opportunities)

In the future, there may be funding opportunities identified by the Project Coordinators (Broward College and GCACC Chamber) to support the furtherance of the Seaport Training Initiative. As a host site, the businesses within the Foreign Trade Zone would be the beneficiary of resources offered through the Seaport Training Initiative.

Presenters: Robert Jacob, Broward County representative, and Glenn Joseph, Broward College representative

**Funding Source:**

Not applicable

**Sponsor Name/Department:** Mayor Hazelle Rogers, Office of the Mayor and Commission

**Meeting Date:** 9/25/2017

**ATTACHMENTS:**

Description	Type
📎 Backup - City of Lauderdale Lakes Foreign Trade Zone	Backup Material
📎 Backup - Foreign Trade Zone Map	Backup Material

## **GENERAL INFORMATION (FOREIGN TRADE ZONE):**

Approval was granted by the State of Florida to designate areas within the City of Lauderdale Lakes' commercial district as a Foreign Trade Zone (FTZ) (see the attached map). This Zone is considered, by government, as an area that is outside of the U.S. Customs territory. As such, certain types of merchandise can be imported into a Zone without going through formal Customs entry procedures or paying import duties.

### **Benefits for Business:**

The FTZ program provides a means for businesses to improve their competitive position. The fundamental benefit offered by the FTZ program to U.S.-based companies is the ability to defer, reduce or even eliminate customs duties on products admitted to the zone.

*Deferral of Duties:* Customs duties are paid only when and if merchandise is transferred into U.S. Customs territory. This benefit equates to a cash flow savings that allows companies to keep critical funds accessible for their operating needs while the merchandise remains in the zone. There is no time limit on the length of time that merchandise can remain in a zone.

*Reduction of Duties:* In a Foreign Trade Zone, with the permission of the Foreign Trade Zones Board, users are allowed to elect a zone status on merchandise admitted to the zone. This zone status determines the duty rate that will be applied to foreign merchandise if it is eventually entered into U.S. commerce from the FTZ. This process allows users to elect the lower duty rate of that applicable to either the foreign inputs or the finished product manufactured in the zone. If the rate on the foreign inputs admitted to the zone is higher than the rate applied to the finished product, the FTZ user may choose the finished product rate, thereby reducing the amount of Customs duty owed.

*Elimination of Duties:* No Customs duties are paid on merchandise exported from a FTZ. Therefore, duty is eliminated on foreign merchandise admitted to the zone but eventually exported from the FTZ. Generally, Customs duties are also eliminated for merchandise that is scrapped, wasted, destroyed or consumed in a zone.

*Elimination of Drawback:* In some instances, Customs duties previously paid on exported merchandise may be refunded through a process called drawback. The drawback law has become increasingly complex and expensive to administer. Through the use of a FTZ, the need for drawback may be eliminated allowing these funds to remain in the operating capital of the company.

*Labor, Overhead and Profit:* In calculating the dutiable value on foreign merchandise removed from a zone, zone users are authorized to exclude zone costs of processing or fabrication, general expenses and profit. Therefore, Customs duties are not owed on labor, overhead and profit attributed to production in a FTZ.

*Taxes:* By federal statute, tangible personal property imported from outside the U.S. and held in a zone, as well as that produced in the U.S. and held in a zone for exportation, are not subject to State and local ad valorem taxes.

*Quotas:* U.S. quota restrictions do not apply to merchandise admitted to zones, although quotas will apply if and when the merchandise is subsequently entered into U.S. commerce. Merchandise subject to quota, with the permission of the Foreign Trade Zones Board, may be substantially transformed in a FTZ to a non-quota article that may then be entered into U.S. Customs territory, free of quota restrictions. Quota merchandise may be stored in a FTZ so that when the quota opens, the merchandise may be immediately shipped into U.S. Customs territory.

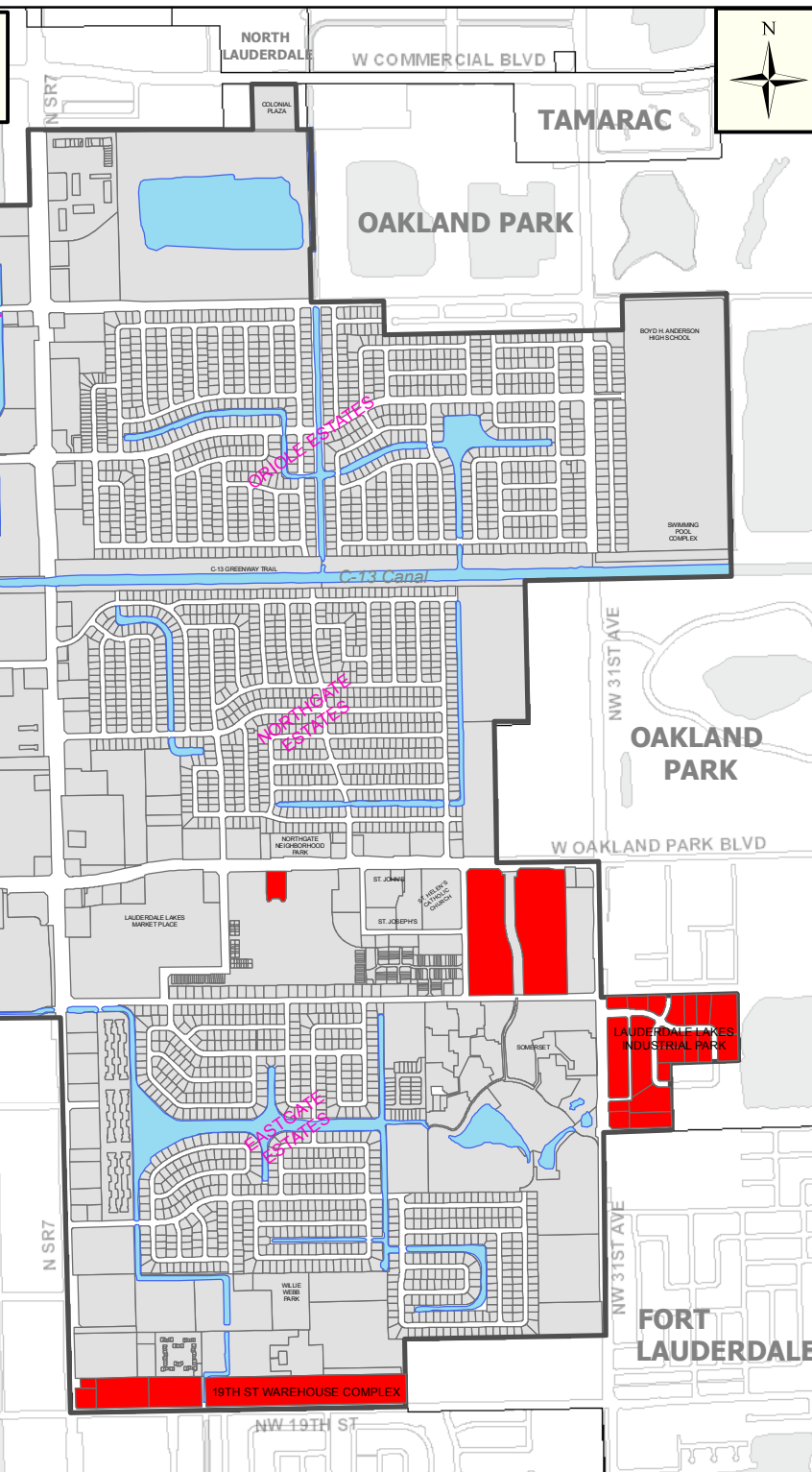
*Zone-to-Zone Transfer:* An increasing number of firms are making use of the ability to transfer merchandise from one zone to another. Because the merchandise is transported in-bond, Customs duty may be deferred until the product is removed from the final zone for entry into the U.S. Customs territory.

*Other:* Additional benefits sometimes referred to as intangible benefits have begun to play a greater role in a company's evaluation of the FTZ program. Many companies in FTZs find that their inventory control systems run more efficiently and increases their competitiveness. FTZ users also find that in meeting their FTZ reporting responsibilities to the U.S. government, they are eligible to take advantage of special Customs procedures such as direct delivery and weekly entry. These procedures expedite the movement of cargo, thereby supporting just-in-time inventory methodologies.

Merchandise entering a Zone may be assembled, tested, sampled, relabeled, manufactured, repackaged, destroyed, mixed, manipulated, cleaned, stored, salvaged and/or processed.

Qualifying businesses must operate in the City of Lauderdale Lakes Foreign Trade Zone.

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**Planning and Zoning  
Department  
2916 N. State Rd 7  
Lauderdale Lakes, FL 33313  
Phone: 954-676-3607  
Fax: 954-731-5309**



# CITY OF LAUDERDALE LAKES

## Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

### Title

DISCUSSION ON BUSINESS HOURS OF OPERATION WITHIN THE CITY OF LAUDERDALE LAKES

### Summary

This is a discussion on the business hours of operation within the City of Lauderdale Lakes. At the direction of the City Commission, staff conducted research on the hours of operation for restaurants, retail and personal services in comparison with neighboring cities.

### Staff Recommendation

#### Background:

The attached table summarizes the operational hours from the designated cities. Based on a municipal comparison of the hours of operation, staff finds that the City of Lauderdale Lakes' model takes roadway access into consideration. The other cities have the same hours of operation regardless of location.

The affected business owners have been notified to obtain their feedback. If there are any suggested changes to the hours of operation for the above-mentioned uses, staff will bring back the proposed Ordinance for review.

Staff is also proposing that the City Commission consider these additional items as future ordinances:

- Posting of hours and days of operation -must be clearly posted at all businesses.
- Window Signs- Window signs must be used for advertising the business they are attached to only, no off-premises advertising.
- Shopping Carts-Businesses using shopping carts are responsible for containment and retrieval of carts.
- Loitering- Strengthening our code to include prohibiting loitering that obstruct public sidewalks and free and uninterrupted use of property for ingress and egress.

Staff looks to the City Commission for direction

#### Funding Source:

Not applicable

**Sponsor Name/Department:** Tanya Davis-Hernandez, AICP, Director of Development Services

**Meeting Date:** 9/25/2017

#### ATTACHMENTS:

Description	Type
☐ MUNICIPAL COMPARISON BACKUP	Backup Material
☐ PICTURES OF BUSINESSES	Backup Material

## RESTAURANT HOURS

	PROPOSED HOURS LAUDERDALE LAKES	LAUDERHILL	OAKLAND PARK	TAMARAC	NORTH LAUDERDALE
ARTERIAL & COLLECTOR ROADS	6:00 AM to 12 Midnight SUNDAY - THURSDAY  6:00 AM to 2:00 AM FRIDAY - SATURDAY	5:30 AM to 2:00 AM MONDAY - SATURDAY  6:00 AM to 2:00 AM SUNDAYS	7:00 AM to 12 Midnight	8:00 AM to 2:00 AM*  * Requires Special Permit required for extended hours	8:00 AM to 2:00 AM WEEKDAYS  1:00 PM to 2:00 AM SUNDAYS
LOCAL ROADS	7:00 AM to 11:00 PM SUNDAY - THURSDAY  7:00 AM to 12 Midnight FRIDAY - SATURDAY	7:00 AM to 10:00 PM MONDAY - SATURDAY  9:00 AM to 5:00 PM SUNDAYS	12 Noon to 12 Midnight	8:00 AM to 2:00 AM*  * Requires Special Permit for extended hours	8:00 AM to 2:00 AM WEEKDAYS  1:00 PM to 2:00 AM SUNDAYS

## BANQUET HALL HOURS

	PROPOSED HOURS LAUDERDALE LAKES	LAUDERHILL	OAKLAND PARK	TAMARAC	NORTH LAUDERDALE
ARTERIAL & COLLECTOR ROADS	7:00 AM to 12 Midnight	N/A	N/A	N/A	N/A
LOCAL ROADS	7:00 AM to 12 Midnight	N/A	N/A	N/A	N/A

### PERSONAL SERVICE HOURS

	PROPOSED HOURS LAUDERDALE LAKES	LAUDERHILL	OAKLAND PARK	TAMARAC	NORTH LAUDERDALE
ARTERIAL & COLLECTOR ROADS	7:00 AM to 11:00 PM	7:00 AM to 11:00 PM	N/A	N/A	N/A
LOCAL ROADS	7:30 AM to 9:00 PM  8:00 AM to 8:00 PM SUNDAYS	7:30 AM to 9:00 PM  8:00 AM to 8:00 PM SUNDAYS	N/A	N/A	N/A

### RETAIL SERVICE HOURS

	PROPOSED HOURS LAUDERDALE LAKES	LAUDERHILL	OAKLAND PARK	TAMARAC	NORTH LAUDERDALE
ARTERIAL & COLLECTOR ROADS	7:00 AM to 11:00 PM	7:00 AM to 11:00 PM	N/A	N/A	N/A
LOCAL ROADS	7:30 AM to 9:00 PM  8:00 AM to 8:00 PM SUNDAYS	7:30 AM to 9:00 PM  8:00 AM to 8:00 PM SUNDAYS	N/A	N/A	N/A

PICTURES OF BUSINESSES THROUGH THE CITY OF LAUDERDALE LAKES



NO HOURS OR DAYS OF OPERATION POSTED



HOURS & DAYS OF OPERATION POSTED





**HOURS & DAYS OF OPERATION POSTED**



HOURS & DAYS OF OPERATION POSTED



**NO HOURS OR DAYS OF OPERATION POSTED**





**NO HOURS OR DAYS OF OPERATION POSTED**



**NO HOURS OR DAYS OF OPERATION POSTED**



**NO HOURS OR DAYS OF OPERATION POSTED**





**NO HOURS OR DAYS OF OPERATION POSTED**



**NO HOURS OR DAYS OF OPERATION POSTED**



**NO HOURS OR DAYS OF OPERATION POSTED**





**NO HOURS OR DAYS OF OPERATION POSTED**

## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

#### Title

DISCUSSION ON PERMITTING A GARAGE CONVERSION AT 3910 NW 32 TERRACE

#### Summary

This is a discussion to permit the owners of 3910 NW 32 terrace, Mr. Palmer & Mrs. Hudson to convert their garage into a bedroom and a bathroom.

#### Staff Recommendation

#### Background:

On June 13th, 2017 the owners of 3910 NW 32 Terrace submitted a permit application to convert their garage into a bedroom and a bathroom. Zoning reviewed the request and denied this request based on:

#### Chapter 8, Section 801.4.1 (a)801.4.1.

#### Residential single-family detached and residential duplex.

(a) Garage spaces. Each dwelling unit is required to provide a minimum of one parking space in a fully enclosed, attached private garage. Dwelling units with four or more bedrooms are required to provide a minimum of two parking spaces in a fully enclosed, private garage. **Conversion of the garage into living area is prohibited.**

The Palmers have expressed the grave need for this conversion in the attachment provided for your review. The e-mails details the injury suffered by their son who is now permanently disabled with special needs. If approved the applicant would submit a variance application for processing.

Staff looks to the City Commission for direction.

#### Funding Source:

N/A

**Sponsor Name/Department:** Tanya Davis-Hernandez, AICP/ Director of Development Services

**Meeting Date:** 9/25/2017

#### ATTACHMENTS:

Description	Type
<input type="checkbox"/> BACKUP MATERIAL	Backup Material
<input type="checkbox"/> FLOOR PLAN	Backup Material
<input type="checkbox"/> FRONT VIEW	Backup Material



----- Original message -----

From: Sherry <[shudson@autoxpressdata.com](mailto:shudson@autoxpressdata.com)>

Date: 08/29/2017 9:58 AM (GMT-05:00)

To: [sherryhudson3910@comcast.net](mailto:sherryhudson3910@comcast.net)

Subject: Permit# 3004 Garage Conversion

Good Day Mrs./Ms. Tanya Davis Hernandez,

My name is Sherry Hudson-Palmer and I'm the mother of Johnny Palmer Jr., a permanently disabled child with special medical needs. My son suffered severe brain damage caused by a near drowning swimming accident at my home when he was 2yrs old. He's now 17yrs old and continues to reside with myself and family in our home at **3910 NW 32<sup>nd</sup> Terrace  
Lauderdale Lakes, FL 33309.**

The reason for this email is to ask/petition for an appeal and approval of a zoning issue regarding a garage modification/conversion to our home. The Broward County Barrier Free Ship program has approved funding to convert the garage into a handicap accessible room/bathroom to help accommodate my son and his physical needs. The contactors have bidden on the project and the county engineers have completed all the specs for the projects with building code compliance.

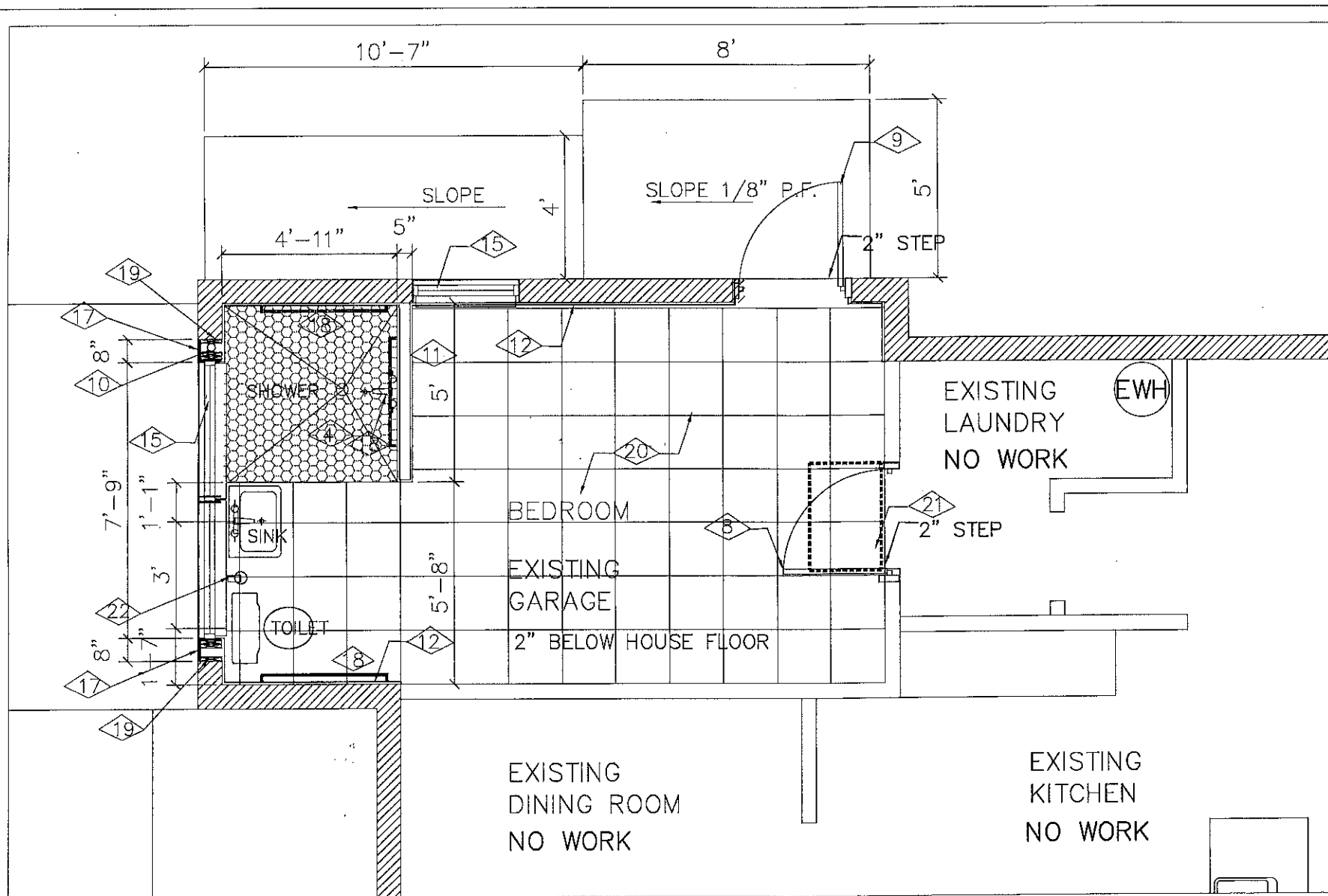
This project originally started back in October of last year, but wasn't approved and finalized until recently. The last phase was to pull the permit with the city of Lauderdale Lakes and that's when we came into the issue with the new zoning code.

Please consider our request. This is something that's essential and medically necessary to give my son the opportunity to have the space and medical equipment needed to help him advance and thrive. It's been 15yrs since his accident and I've finally gotten assistance with a much needed room for him. I'm asking of this for a very just cause, being that it's the only solution we have available at this time.

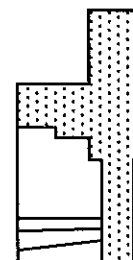
Thanking you in advance for your decision,

Sherry Hudson-Palmer

Mother of Johnny Palmer Jr.



# GARAGE FLOOR PLAN



**PI**  
 INTERNA  
 Archite

1053  
 Boca F  
 (561) 44  
 LICEN

APPRC

DESIGN

DRAWN



## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title
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DISCUSSION REGARDING THE ALLOCATION OF FUNDING FOR US CONFERENCE OF MAYOR
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Summary
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This is a discussion regarding the allocation of funding the City Delegate to attend the U.S. Conference of Mayors Annual Conference.
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Staff Recommendation
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**Background:**

The U.S. Conference of Mayors Conference is an annual conference attended by Mayors across the nation. The City of Lauderdale Lakes' Mayor is a member of the U.S. Conference of Mayors.

**Funding Source:**

**Sponsor Name/Department:** Mayor Hazelle Rogers, Office of the Mayor and City Commission

**Meeting Date:** 9/25/2017