

QUESTION 10 - GENERAL PROJECT DESCRIPTION

Part 1 – Specific Project Description

- A. *Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development, magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction.*

The Lauderhill City Center project proposes to create an urban, mixed-use development consisting of residential, retail and office components. Currently, the 46-acre site is home to 598,469 square feet of retail/commercial space that is housed in the Lauderhill Mall and a few out-parcel buildings. The redevelopment of the site into a mixture of uses that minimize external traffic generation and designing the built environment to foster pedestrian trips and utilize emerging mass transit options is key to creating a sustainable living environment in the South Florida region.

The Lauderhill City Center project proposes to create a new downtown or “center” for the City of Lauderhill. The streets will be narrow and will emphasize the pedestrian instead of the automobile. Land uses will be mixed both horizontally and vertically in buildings that relate to the street at a pedestrian scale. At project buildout, the total land uses will consist of 2,500 residential units (multi-family), 650,000 square feet of retail and 425,000 square feet of office. In addition, the applicant controls the existing “4200 Ideal Building,” which is contiguous to the Lauderhill Mall property and currently operates as an 82,210 square foot office building. The Ideal Building will remain as an office building. The plan also calls for an extensive and interconnected pedestrian system, open spaces (both green areas and hardscape plazas) and strategically placed transit stops. The applicant has been working with Broward County Transit to ensure that the proposed transit stops and facilities are placed in the most convenient and accessible locations within the project.

The applicant proposes that the development order allow flexibility to interchange the proposed land uses so long as the total impacts, specifically the traffic impacts as measured by external trip generation, are not increased as measured from the “baseline” established by the above mix of uses.

Table 10.A – DRI Land Uses at project buildout	
Land Use	Intensity
Residential	2,500 units (high-rise, multifamily)
Retail	650,000 sq.ft.
Office	507,210 sq.ft. (includes 82,210 sq.ft. of office that currently exists and will not be changed)

The proposed phasing of the project is based on three phases of development. While a 25-year build out is being sought, it is anticipated that the development will be done sooner. The actual timing of development will directly relate to market conditions. Furthermore, given the reality of

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market effects on land development, the applicant is seeking an equivalency matrix for the development order so that land uses can be interchanged.

In general, the project will be built starting with the construction of the new roads that will be interior to the project site and refurbishment of the existing mall. At buildout, the mall will be torn down and replaced with vertically mixed-use buildings. The ultimate progression of the development is a direct function of market conditions at any given time. The final placement and configuration of the land uses within the project boundaries will be subject to municipal review and input during subsequent site planning processes. For the purposes of this DRI review, the master plan should be considered conceptual and for illustrative purposes only – the only matter of consequence to the DRI review process is the total amount of proposed land uses. The following discussion is the working concept for phasing in light of the foregoing caveats.

Phase one of the project consists of the rehabilitation and reconfiguration of the existing mall and the demolition of approximately 200,000 square feet of existing retail/commercial space. Also most of the new roads that are interior to the site will be constructed as well as the new driveway connections to the surrounding street network. Other basic infrastructure, such as water and sewer, will be installed during this phase. Finally, the bus station will be moved from its current location on NW 12th Street to a temporary more central location on the site. During this phase new development will total approximately 175,000 square feet of retail, 125,000 square feet of office and 665 residential units. The completion date for phase one is projected to be ten years after development approval (2018).

Phase two of the project will consist of an additional 665 residential units (multi-family), 387,500 square feet of retail and 300,000 square feet of office space. This will require the demolition of an additional 120,000 square feet of retail within the existing mall. The Lauderhill Mall, as altered in phase one and this phase, will remain in operation during and after phase two. The completion date for phase two is projected to be fifteen years after development approval (2023).

Phase three of the project consists of the removal of the Lauderhill Mall and Winn Dixie and replacing it with three mixed-use buildings. Together, this phase will consist of 1,170 residential units (multi-family) and 87,500 square feet of retail. During this phase the remaining portion of the mall, approximately 275,000 square feet of retail, will be demolished. The completion date for phase three, which is the total buildout of the project, is projected to be twenty-five years after development approval (2033).

- B. *Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the pre-application conference.*

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Please see Table 10.B.2 for the proposed land uses. However, in order to compete effectively in the market, new development programs need to be flexible with regard to the type of uses that are appropriate for the market at any given time, while still realizing that there are certain “baseline” or “threshold” amounts of each type of land use that need to be present in order to make an urban, mixed-use development such as the Lauderhill City Center work effectively. Because land uses have different traffic generation rates, one land use can be “swapped” for another if the net effect on traffic is the same, along with the resultant impact to the road network – the most measurable and significant aspect of a project’s impact to the larger community. Therefore, the following land use equivalency matrix for the Lauderhill City Center project is proposed:

Table 10.B.1 Lauderhill City Center trip equivalency table				
	Residential 1 unit =	Office 1,000 sq.ft. =	Retail 1,000 sq.ft. =	Hotel 1 room =
Residential (units)	-	2.92	34.39	0.87
Office (sq.ft.)	337.37	-	11,850.00	306.04
Retail (sq.ft.)	27.12	83.24	-	20.30
Hotel (rooms)	0.67	1.84	21.16	-
<p>*example calculation: developer wants to build a 200 room hotel. 200 hotel rooms is equivalent to:</p> <p style="padding-left: 40px;">174 residential units (200 x 0.87) 61,208 sq.ft. of office (200 x 306.04) 4,060 sq.ft. of retail (200 x 20.30)</p> <p>The developer must eliminate either 174 residential units, 61,208 sq.ft. of office or 4,060 sq.ft. of retail in order to build a 200 room hotel.</p>				
<p>*Minimum thresholds of development:</p> <p>Residential – 1,250 units Office – 212,500 sq.ft. Retail – 325,000 sq.ft. Hotel – no minimum</p>				

The trip equivalency table was derived through the following steps. In order to calculate an equivalency between one residential unit and another land use, the “peak hour neutral” amount of residential development was determined. The AM and PM peak hour trip generation rates for residential high-rises are logarithmic equations that increase at a decreasing rate, but at different rates. For example, 50 residential units produce more AM peak hour trips than PM peak hour trips, but 500 residential units produce more PM peak hour trips than AM peak hour trips. As it turns out, 270 units is the equivalency point for the AM and PM peak hour trips. This point is considered the “peak hour neutral” amount of residential development. In turn, 270 residential units will generate 107.215 peak hour trips, and then 107.215 trips can be plugged into the daily trip generation equation for office to back into the square footage of office space that will generate 107.215 daily trips. As it turns out, that office space area is 91,090 square feet. This square footage figure can be divided by 270 to find how much office space is equivalent to 1 residential unit; the amount 337.37. The same methodology is also used for retail and hotel. To

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find the equivalency conversions for office and hotel the same methodology of finding the “peak hour neutral” amount of development was used.

However, for retail there is no peak hour neutral amount of development because the PM peak hour trips for retail are always higher than the AM peak hour trips. This makes sense as very few stores are open for shopping in the AM peak hour while almost all stores are open during the PM peak hour. Instead of using the peak hour neutral approach, an amount of retail development that is considered an average size for a retail business -- 10,000 sq.ft. -- was chosen and the amount of trips produced by 10,000 sq.ft. of retail was plugged back into the trip generation rates for the other land uses to find the amount of equivalent development.

The applicant recognizes that in order for the Lauderhill City Center to be a successful mixed use project that reduces external trip generation through internal capture and increased transit usage, certain minimum “thresholds” of development for each land use must be present. In other words, the proposed project will not succeed if the developer simply swaps out all of the 425,000 square feet of office for the equivalent residential units, which is 1,241 units, because then there are less daytime workers on site to shop at the retail businesses and less opportunities for residents to live and work at the same site. The minimum thresholds are set out in the trip equivalency table, Table 10:B.1.

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**Table 10.B.2
EXISTING AND PROPOSED LAND USES**

PHASE	NON-RESIDENTIAL (Specify by CH 28-24 F.A.C. Land Use Type)		RESIDENTIAL				OTHER (ROW & Open Space)	TOTAL	
	ACRES	GSF/UNIT	ACRES	D.U.	NET (1) DENSITY	GROSS(2) DENSITY	ACRES	ACRES	D.U./GSF
Existing									
Office	0.7	82,210	--	--	--	--	--	0.7	82,210
Retail	45.3	598,469	--	--	--	--	--	45.3	598,469
Existing TOTAL	46.0	680,679	--	--	--	--	--	46.0	680,679
Proposed									
<i>Phase 1 (2018)</i>									
Office (existing)	--	82,210	--	--	--	--	--	--	82,210
Office (new)		125,000	--	--	--	--	125,000		
Retail (existing)		398,469	--	--	--	--	398,469		
Retail (new)		175,000	--	--	--	--	175,000		
Residential	--	--	--	665	n/a	14.5 du/acre	--	--	665 units
Other	--	--	--	--	--	--	--	--	--
Phase 1 TOTAL(3)	--	780,679	--	665	--	14.5 du/acre	--	--	665 units/780,679 sq.ft.
<i>Phase 2 (2023)</i>									
Office (existing)	24.47	82,210	--	--	--	--	--	24.47	82,210
Office (new)		425,000	--	--	--	--	425,000		
Retail (existing)		278,469	--	--	--	--	278,469		
Retail (new)		562,500	--	--	--	--	562,500		
Residential	--	--	4.77	1,330	--	28.9 du/acre	--	4.77	1,330 units
Other	--	--	--	--	--	--	16.75	16.75	--
Phase 2 TOTAL	46.0	1,348,179	--	1,330	--	28.9 du/acre	--	46.0	1,330 units/1,348,179 sq.ft.
<i>Phase 3 (2033)</i>									
Office	22.24	507,210	--	--	--	--	--	22.24	507,210
Retail		650,000	--	--	--	--	650,000		
Residential	--	--	4.77	2,500	--	54.3 du/acre	--	4.77	2,500 units
Other	--	--	--	--	--	--	18.99	18.99	--
Phase 3 TOTAL	46.0	1,157,210	--	2,500	--	54.3 du/acre	--	46.0	2,500 units/1,157,210 sq.ft.

- (1) Net Density is not applicable to the Lauderhill City Center project because of the mixed-use nature of the proposed development
- (2) Gross Density is calculated by dividing the total number of proposed residential units by the gross acreage of the project site
- (3) Acreages are not applicable to Phase 1 because the uses associated with Phase 1 can be built in a variety of locations on the site

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- C. *Briefly describe previous and existing activities on site. Identify any constraints or special planning considerations that these previous activities have with respect to the proposed development.*

The site is home to the Lauderhill Mall and several out-parcel buildings, including the Soca City building, Colonial Bank, Magic Car Sound and the Ideal Building. The Lauderhill Mall includes the Winn Dixie grocery store and the Jordan-Marsh building.

The Lauderhill Mall was opened in 1967 as one of the first air-conditioned malls in the United States east of the Mississippi River. At the time of its opening, the Lauderhill Mall was on the “outskirts” of development and had little, if any, competition from similarly sized shopping centers. South Florida was in the early stages of a high growth period that has continued all the way until the present, where now there are very few “greenfields” left to develop. Since the Lauderhill Mall opened, growth has leapfrogged further west and larger and more modern shopping centers have opened their doors, such as the Sawgrass Mills Mall and the Broward Mall, providing heavy competition for the Lauderhill Mall. The Lauderhill Mall, limited in its ability to compete with the newer and modern shopping centers due to the comparatively small size of its land (the Sawgrass Mills Mall site is about 200 acres and the Broward Mall site is about 80 acres compared to 46 acres for the Lauderhill Mall), has slowly deteriorated over the years to where it now is mostly a local-serving shopping center that also has non-retail uses such as offices, a library and quasi-government uses.

The Lauderhill Mall’s location, once an advantage because it was on the western edge of development, then a disadvantage because growth and development leapfrogged it further west, has become an advantage again because the Lauderhill Mall is situated in the geographic center of Broward County, near two major north-south (U.S. 441) and east-west (Sunrise Boulevard) roads that offer not only convenient automobile access but transit access as well. The site, although too small to compete with the suburban model power shopping centers, is plenty large enough to accommodate an infill, mixed-use redevelopment with an urban character and sense of place, creating a City Center.

- D. *If the development is proposed to contain a shopping center, describe the primary and secondary trade areas which the proposed shopping center will serve.*

The Lauderhill City Center does not propose a shopping center in the traditional sense of the phrase “shopping center” where stores are clustered either in an air-conditioned mall or side by side in an outdoor mall setting. Instead, the Lauderhill City Center, at buildout, proposes 650,000 square feet of mostly “over the curb” retail that is placed in an urban setting. There will be one or two spaces for retail stores as large as 40,000 square feet but most of the retailers will be smaller and local-serving. The primary trade area for the Lauderhill City Center will be the 2,500 residential units on site, the workers employed on site in the office space (up to 1,700 employees based on one employee per 250 square feet of office) as well as nearby areas of Lauderhill, Lauderdale Lakes and Plantation that are within one-mile of the site. The local-serving nature of the retail is expected to draw primarily from these areas. The secondary trade area is expected to include areas as far away as ten miles, which due to the central location of the site will include almost all of Broward County. Because the Lauderhill City Center will create a downtown retail

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environment – accessible through multiple transit lines – that is only matched in intensity and scale by downtown Fort Lauderdale, it is expected that the retail stores will also draw upon this wider trade area for patrons, as they are drawn to the character and sense of place of the Lauderhill City Center.

E. *Describe, in general terms, how the demand for this project was determined.*

Residential

In the 2004 Evaluation and Appraisal Report (EAR) of the Broward County Comprehensive Plan, the Broward County Office of Urban Planning and Redevelopment has projected that the population of Broward County will increase by an additional 925,000 residents between 2000 and 2030. This translates into roughly 30,000 new residents in the County every year for this 30-year period. Further, the EAR goes on to say that vacant residential lands will be consumed and developed by the year 2015. Accordingly, new housing required to accommodate the continued population growth in the County will have to come from the redevelopment of developed sites, including some sites that have not historically been used for residential uses or previously contemplated for residential uses. Appropriately, one of the EAR's "Major Issues" is managing and directing growth. Specifically the EAR says:

As an overall guiding principle, the EAR recommends the County encourage mixed use development, including a variety of housing types and uses, in concentrated centers or nodes and in linear transit corridors. Developing mixed use centers where people can live and work can help reduce automobile travel demand and traffic congestion and encourage mass transit use.

Clearly the proposed Lauderhill City Center meets the intent of the EAR and will provide 2,500 new residential units to the market without eliminating any existing units.

Further, the site is strategically located in the center of Broward County along a major north/south transportation corridor (U.S. 444/State Road 7) that is planned to have an expanded bus service and potentially light rail and the site is near a major east/west arterial (Sunrise Boulevard). Therefore, the site's location in relation to attractions in both east and west Broward County is excellent and offers commuters easy access to the regional transportation network that cannot be had in a traditional suburban neighborhood.

Finally, the residential units will be able to take advantage of the mix of uses on the site in terms of potentially being able to live and work in the same neighborhood and live and shop in the same neighborhood. Different segments of the residential market will be served by the Lauderhill City Center because there will be a mixture of rental and owned units.

Retail

It is anticipated that the primary market for the 650,000 square feet of retail will be the 2,500 new residential units and the approximately 1,900 employees of the office space that will be on site during the work week. Additionally, the 650,000 square feet of new retail development will be replacing approximately 600,000 square feet of existing retail space, therefore the demand

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that currently exists for the tenants in the Lauderhill Mall will be transferred to the tenants of the Lauderhill City Center.

Office

The proposed office component of the Lauderhill City Center is the most “unproven” commodity of the proposed development. Currently, the 441 Corridor, throughout Broward County and particularly in Lauderhill, does not have a substantial amount of office space. It is instead a concentration of commercial retail businesses. Nonetheless, the site’s central location within the County, extreme close proximity to regional transportation links and the integration of transit within the site will make the Lauderhill City Center an attractive place to locate an office. More and more, companies are faced with the task of retaining employees in the face of rising commuting times and expenses. The Lauderhill City Center will enable employees of the office space to either live within the same site and commute by foot instead of by car, use emerging transit options to get to the site without getting into their cars, or drive to the site which is centrally located within the County and near two major roads.

F. *Project cost table.*

Table 10.F		
Project Costs (2007 Constant Dollars)		
Phase	Project Costs	Percent Spent in Region
Phase 1	\$150,576,469	90%
Phase 2	\$407,033,735	90%
Phase 3	\$374,059,775	90%
Total	\$931,669,979	

G. *Social and economic disparities.*

The South Florida Regional Planning Council has established as a goal, the elimination of extreme economic disparity among the segments of South Florida’s diverse population. The applicant realizes that the Lauderhill City Center DRI, with its high number of new jobs created (approximately 4,900 construction jobs and 1,900 permanent jobs) provides an opportunity to achieve the Council’s goal and will take steps to realize this opportunity.

The applicant will select a general contractor with a strong track record of using minority and women-owned subcontractors or subcontractors who have demonstrated record of using fair hiring practices. Of course the hiring of employees for the permanent jobs will be up to the employers of the retail and office space. However, because of the project’s location within the City of Lauderhill and Lauderhill’s diverse population, it is expected that the employees of the Lauderhill City Center will ultimately reflect the diversity of the population of the City of Lauderhill which will help achieve the Council’s goal of eliminating extreme economic disparity.

H. *Urban Form and Function.*

One of primary features of the Lauderhill Mall site is its location at the geographic center of Broward County, near two major north-south (SR 7/US 441) and east-west (Sunrise Boulevard)

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roads. As such, the Lauderhill City Center has been planned to serve as a transit-oriented development and its various components has been arranged in a manner that exhibits all the major components of transit-oriented projects. In that regard, the Lauderhill City Center will feature an innovative, walk-able “town-center” design. The Lauderhill City Center will provide high density and intensity of uses within a short walk of a centralized transit station. The internal streets will be narrow, emphasizing the pedestrian instead of the automobile, while office, residential, and retail uses will be mixed both horizontally and vertically in buildings that relate to the street at a pedestrian scale.

A prominent feature of the Lauderhill City Center is the express bus station that is located in the center of the project along SR 7/US 441. Retail and office uses will flank the express bus stop, providing an immediate and direct connection for the pedestrian between those uses and the mass transit system. A large open lawn and central plaza will be located in the exact center of the project, a short walk of a minute or less from the bus station. The entire project is situated around the main central plaza with no use – residential, office, or retail – being more than a half of a block away. Notably, the various buildings within the Lauderhill City Center will be oriented so that they “look” toward the centralized bus station and plaza.

Access to the various buildings within the Lauderhill City Center will be through a series of internal streets and sidewalks that are set out in a grid design around the buildings. Automobile traffic along the internal streets is deterred, however, by virtue of the fact that many, if not most, people will access the site from either the bus station, the internal 2,500 residential units, or adjacent neighborhoods. For those users who chose to arrive by car, parking will be available in the form of more than 5,700 parking spaces, many of which will be contained within parking structures located at the periphery of the site. Once parked, cars will remain parked because people will be able to easily walk from use to use given the proximity and orientation of the buildings. Various alternate modes of travel, such as bicycles, scooters, rollerblades, or foot are anticipated to serve as the daily transportation systems to support land uses within the Lauderhill City Center.

Part 2 Consistency with Comprehensive Plans

A. Demonstrate how the proposed project is consistent with the local comprehensive plan and land development regulations. Indicate whether the proposed project will require an amendment to the adopted local comprehensive plan, including the capital improvements element. If so, please describe the necessary changes.

The development of the Lauderhill City Center is fully consistent with the City of Lauderhill’s Comprehensive Plan and will not require any amendments. The Lauderhill Mall site is designated on the City of Lauderhill’s Future Land Use Map as being within the “Transit Oriented Corridor” (“TOC”) future land use category. The City of Lauderhill recently included the TOC category in its Comprehensive Plan as part of its collaboration with fourteen (14) other local jurisdictions to upgrade and improve the entire 25.6-mile SR7/US 441 corridor. The TOC category envisions developments – such as the Lauderhill City Center – that feature of mix of residential, commercial, and recreational uses along the SR7/US 441 corridor.

The proposed Lauderhill City Center is also consistent with Objective 2.12, “Redevelopment” of

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the City's Comprehensive Plan. Objective 2.12 sets forth the City's desire to "promote the redevelopment and renewal of blighted areas." In pursuit of that objective, and pursuant to Sub-policy 2.12.1.1, the City has created the SR7/US 441 Community Redevelopment Agency ("SR7 CRA"). Notably, the SR7 CRA plans specifically call for the addition of residential and commercial mixed-use developments on the Lauderhill Mall property to support and revitalize the SR7/US 441 corridor. The SR7 CRA plans even refer to the Lauderhill Mall site as the "Town Center."

B. *Describe how the proposed development will meet goals and policies contained in the appropriate Regional Comprehensive Policy Plan.*

The Lauderhill City Center is consistent with the goals and policies of the Strategic Regional Policy Plan for South Florida as follows:

Goal 1: Invest in the youth and workforce of the region by providing quality education, workforce training, and targeted job creation.

The Lauderhill Mall currently features about 600,000 square feet of retail/commercial space. However, with the completion of the proposed Lauderhill City Center, the site will include approximately 650,000 square feet of retail space and another 425,000 square feet of office space. As such, the Lauderhill City Center will provide significant employment opportunities to the City of Lauderhill and surrounding areas of Broward County. The applicant anticipates that the Lauderhill City Center will feature a wide range of commercial and office establishments that will cater to workers of all age groups.

Goal 2: Increase employment opportunities and support the creation of jobs and better pay and benefits for the region's workforce.

As explained above, the Lauderhill City Center will create significant job opportunities in the City of Lauderhill while also improving the quality and diversity of jobs in the area. There will be approximately 4,900 construction jobs and 1,900 permanent jobs associated with the Lauderhill City Center. Further, most of the establishments that currently exist in the Lauderhill Mall are low-end and discount retail, but the proposed Lauderhill City Center will attract retailers and businesses of a higher caliber, providing greater potential in terms of pay and benefits for employees. The applicant will also pay special attention to ensure that residents of the immediate vicinity are targeted for employment in the Lauderhill City Center.

Goal 3: Promote the health, safety, and welfare of South Florida's residents.

The Lauderhill City Center will promote the health, safety, and welfare of South Florida's residents in a number of ways. By replacing an out-dated and underutilized shopping mall with an infill redevelopment project featuring a mix of retail, office, and residential land uses, the proposed Lauderhill City Center will not only put the property to better use but also serve to mitigate the deleterious effects of prior urban sprawl development in the Region. The Lauderhill City Center will minimize external traffic generation and foster increased pedestrian trips through a "town center" design, creating a true sense of place in the heart of the Lauderhill

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community. The Lauderhill City Center will also help create a more sustainable living environment for the entire South Florida region by taking advantage of the region's emerging mass transit options through utilization of a pilot rapid bus system that is to be located along the SR7/US 441 corridor. As such, the Lauderhill City Center will enhance both the function and aesthetics of the SR 7/US 441 corridor. Finally, the applicant will cooperate and comply with all applicable requirements concerning fire, rescue, and other essential services as identified by the City of Lauderhill and Broward County.

Goal 4: Enhance the economic and environmental sustainability of the region by ensuring the adequacy of its public facilities and services.

The proposed Lauderhill City Center will ensure the adequacy of public facilities by reducing external traffic generation and relieving the surrounding roadway network of traffic congestion. The reduction in external trips and increased use of the region's mass transit will also contribute to the City of Lauderhill's goal in improving air quality. Additionally, the applicant will provide the necessary water and sewer connections to serve the proposed development, but do so in ways that will minimize the demand for such resources by implementing water saving devices such as low-flow toilets (maximum 1.6 gallons per flush) and shower heads (maximum 2.5 gallons of water per minute) and advanced on-site irrigation techniques.

Goal 6: Ensure the availability and equitable distribution of adequate, affordable housing for very low, low, and moderate-income households within the region.

As stated in the Agreement to Delete Questions, the applicant has agreed that instead of providing a housing and demand study, the applicant will contribute equivalent funds to a housing program, subject to the approval by SFRPC and the City of Lauderhill. Future reassessment of the affordable housing needs will be required prior to the beginning of each phase of development of the Lauderhill City Center.

Goal 7: Protect, conserve, and enhance the Region's water resources.

The Lauderhill City Center will take all necessary steps toward achieving the Region's goals and policies concerning the preservation and enhancement of water and other natural resources. The Lauderhill City Center will endeavor to implement the newest technologies in the delivery of water and sewer systems and incorporate all water retention measures as required by the City of Lauderhill and the South Florida Water Management District. To that end, the applicant will ensure that at least 50% of new landscaping will consist of native plant species and follow xeriscaping best practices, as defined by the South Florida Water Management District. All on-site irrigation will follow South Florida Water Management District's best practices and the applicant will employ drip irrigation, soaker hoses, rain sensor devices on automatic irrigation systems, and other water saving techniques. Further, all new buildings will be outfitted with stormwater recapture systems that allow rainwater to be captured and used for supplementing irrigation water demands.

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Goal 8: Enhance the region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.

The Lauderhill Mall site currently serves as a transit terminal for several bus routes along the SR 7/US 441 corridor. The proposed Lauderhill City Center will continue to provide access to external roadways by way of the bus system, and eventually, it will serve as an essential link in the proposed SR 7/US 441 rapid transit bus system. In addition, the design of the Lauderhill City Center as a mixed-use development will connect uses internally, creating a more pedestrian oriented environment. The Lauderhill City Center will, therefore, reduce external vehicle trips by internalizing some and transferring others to the Region's mass transit options. The net effect will be to relieve the supporting roadway network of traffic congestion, increase usage and efficiency in public transportation infrastructure, and thereby improve the quality of life for those people who live, work, and shop in and around the Lauderhill City Center.

Goal 11: Encourage and support the implementation of development proposals that conserve the region's natural resources, rural and agricultural lands, green infrastructure, and:

- Utilizes existing and planned infrastructure where most appropriate in urban areas;*
- Enhances the utilization of regional transportation systems;*
- Incorporates mixed-land use developments;*
- Recycles-existing developed sites; and*
- Provides for the preservation of historic sites.*

The developers of the Lauderhill City Center have been guided in large part by the overall policy direction set forth in Goal 11. Indeed, the Lauderhill City Center aspires to establish a new urban growth pattern in the Region, a pattern that discourages urban sprawl while creating viable and livable communities and neighborhoods in areas where people live, shop, and work. The Lauderhill City Center will offer a functional and integrated mix of land uses, but as an infill project, the Lauderhill City Center will take advantage of existing and planned infrastructure by recycling a site that is currently improved but economically underutilized. Also, and as stated above, the location of the Lauderhill City Center will enable it to capitalize on the SR7/US 441 rapid pilot bus system, which will contribute further to the utilization and enhancement of the Region's transportation systems. Finally, there are no historic sites on the subject property that would warrant any preservation efforts.

Goal 12: Encourage the retention of the Region's rural lands and agricultural economy.

The Lauderhill Mall site is neither rural nor agricultural. However, by increasing residential density in the City of Lauderhill's core, while also placing those residential units in close proximity to commercial uses and employment opportunities, the proposed Lauderhill City Center will help preserve those areas of the Region that are rural and dependent upon an

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agricultural economy by reversing the trend of urban sprawl development and allowing those areas currently devoted to rural and agricultural uses to remain as such.

Goal 17: Maintain a competitive, diversified, and sustainable regional economy.

The Lauderhill City Center will have a notable impact on the Region's economy by providing significant job creation and training opportunities for the City of Lauderhill and central Broward County with a focus on employing people who live in the immediate and adjoining areas of the Lauderhill City Center.

Goal 18: Ensure regional coordination, preparation, and response to emergencies.

The applicant has contacted the City of Lauderhill's Police and Fire Departments and has been informed that adequate resources exist for those agencies to address emergency needs. See Exhibits 2 and 3.

Goal 20: Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.

The Lauderhill City Center will exemplify a new pattern of urban growth in the Region – a pattern that is meant to address growth in ways that minimizes its impact while improving the environment in which growth occurs. The Lauderhill City Center is an infill, redevelopment project that will provide an integrated mix of residential, retail, and office uses in an innovative town center design along a vital transportation corridor with emerging mass transit options. Such development patterns protect natural resources by discouraging urban sprawl while creating viable and livable communities and neighborhoods in areas where people live, shop, work, and play. Moreover, and as previously stated, the Lauderhill City Center will feature the newest technologies in the delivery and treatment of water and sewer systems.

Goal 21: Enhance regional cooperation, multi-jurisdictional cooperation, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability to our natural, development, and human resources.

The applicant has and will continue to work with regional and multi-jurisdictional agencies to ensure that the Lauderhill City Center is developed in a manner that preserves and addresses the Region's human and natural resources needs.

Goal 22: Create a regional environment that is aware of and sensitive to cultural diversity, and that provides opportunities for all to become successful regional citizens.

The Lauderhill City Center will be sensitive to the diversity of cultures found throughout Broward County and the entire South Florida Region. The Lauderhill City Center will offer significant equal employment opportunities. During the construction of the Lauderhill City Center, the applicant will select a general contractor with a strong track record of using minority and women-owned subcontractors or subcontractors who have demonstrated record of using fair

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hiring practices. While employers of the retail and office space will be responsible for selecting the employees for permanent jobs, the applicant anticipates that project's location within the heart of the City of Lauderhill will eventually result in a work force that reflects the City of Lauderhill's diverse population.

C. Describe how the proposed development will meet goals and policies contained in the State Comprehensive Plan (Chapter 187, F.S.), including, but not limited to, the goals addressing the following issues: housing, water resources, natural systems and recreational lands, land use, public facilities, transportation, and agriculture.

By virtue of its consistency with both the City of Lauderhill's Comprehensive Plan and the Strategic Regional Policy Plan for South Florida, the proposed Lauderhill City Center also meets the intent of the State Comprehensive Plan.

(7) WATER RESOURCES

Florida Statutes Section 187.201(7)(a) Goal: Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

As previously noted, the Lauderhill City Center will implement water saving devices, such as low-flow toilets and shower heads as well as incorporate all water retention measures as required by the City of Lauderhill and the South Florida Water Management District. The applicant will ensure that at least 50% of new landscaping will consist of native plant species and follow xeriscaping best practices, as defined by the South Florida Water Management District. The applicant will employ drip irrigation, soaker hoses, rain sensor devices on automatic irrigation systems, and other water saving techniques to meet its on-site irrigation needs. Further, all new buildings will be outfitted with stormwater recapture systems that allow rainwater to be captured and used for supplementing irrigation water demands.

(10) AIR QUALITY

Florida Statutes Section 187.201(10)(a) Goal: Florida shall comply with all national air quality standards by 1987, and by 1992 meet standards which are more stringent than 1985 state standards.

By reducing external vehicle trips, the Lauderhill City Center will assist in achieving this goal by reducing carbon omissions from motor vehicles.

(15) LAND USE

Florida Statutes Section 187.201(15)(a) Goal: In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to

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provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

(17) PUBLIC FACILITIES

Florida Statutes Section 187.201(17)(a) Goal: Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner

The proposed Lauderhill City Center is located in an area that has the capacity to serve growth in population and commerce and will provide an integrated mix of land uses that will enhance the livability and character of the surrounding area.

(16) URBAN AND DOWNTOWN REVITALIZATION

Florida Statutes Section 187.201(15)(a) Goal: In recognition of the importance of Florida's vital urban centers and of the need to develop and redevelop downtowns to the state's ability to use existing infrastructure and to accommodate growth in an orderly, efficient, and environmentally acceptable manner, Florida shall encourage the centralization of commercial, governmental, retail, residential, and cultural activities within downtown areas.

The Lauderhill City Center is essential to the City of Lauderhill's and the SR7 CRA's strategy in upgrading the economic and physical character of the SR 7/US 441 corridor. In doing so, the Lauderhill City Center will take advantage of existing infrastructure and its central location in the Lauderhill community to help define a true sense of place and a sustainable community where people can easily enjoy all facets of their daily lives.

(19) TRANSPORTATION

Florida Statutes Section 187.201(19)(a) Goal: Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit, and other transportation modes.

The Lauderhill City Center will continue to serve as a transit terminal for several bus routes along the SR 7/US 441 corridor to assist the Region and State of Florida in addressing its growth management demands. The Lauderhill City Center will eventually become an essential link in the proposed rapid bus system that will connect the Golden Glades interchange in Miami-Dade County to Glades Road in Palm Beach County. Finally, the array of uses in the Lauderhill City Center and their proximity to one another will also help support the proposed rapid bus system and other improvements that are anticipated for the SR 7/US 441 corridor.

(21) THE ECONOMY

Florida Statutes Section 187.201(21)(a) Goal: Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

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The Lauderhill City Center satisfies Goal 21 by incorporating nearly 1.1 million square feet of commercial space (approximately 650,000 square feet of retail space and another 425,000 square feet of office space). In addition to the sheer quantity of employment opportunities that such space provides, it is expected that the group of people who are employed within the Lauderhill City Center will reflect the diversity of the population of the City of Lauderhill given its central location and accessibility. While significant focus will be on those potential employees who live in the Lauderhill community, people from across the Region will be able to easily access the Lauderhill City Center site as a result of its position next to a major transportation corridor and the fact that it will serve as a hub along the proposed US 441/SR 7 rapid bus system.

(24) EMPLOYMENT

Florida Statutes Section 187.201(24)(a) Goal: Florida shall promote economic opportunities for its unemployed and economically disadvantaged residents.

As noted by the City of Lauderhill in its Community Redevelopment Area Plan, the SR 7/US 441 corridor is in a state of “declining economic and physical character.” The Lauderhill City Center will assist in reversing that trend by promoting significant economic opportunities for the City of Lauderhill and the surrounding economically depressed areas by offering a mix of retail, office, and residential uses. Moreover, because of its pedestrian oriented design, those employees who live in the Lauderhill City Center’s residential units will be able to walk to work while those people who live in the nearby residential neighborhoods will be able to access the site either by foot, bicycle, or the US 441/SR 7 bus system.

Part 3 Demographic and Employment Information

A. *Complete the following Demographic and Employment Information tables.*

(See Following Pages)

Table 10.3.1 Demographic Information Related to the Project's Population								
PHASE	TOTAL DWELLING UNITS		PERSONS PER HOUSEHOLD*	TOTAL POPULATION	CHILDREN PER HOUSEHOLD***	TOTAL SCHOOL AGE CHILDREN**	ELDERLY PER HOUSEHOLD****	TOTAL ELDERLY
	MF	SF						
Existing	0	0	--	0	--	--	--	--
Proposed								
Phase 1	665	0	1.5	998	0.047	31	0.2055	137
Phase 2	665	0	1.5	997	0.047	31	0.2055	137
Phase 3	1,170	0	1.5	1,755	0.047	55	0.2055	240
TOTAL	2,500	0	--	3,750	--	118	--	514

* based on data from Section 5-182 of the Broward County Code of Ordinances that states that the estimated number of persons per dwelling unit is 1.5 for developments that have a density of over 25 du/acre.

** based on Broward County School Board average student generation rate for high-rise buildings

*** based on Broward County School Board average student generation rate for high-rise buildings

**** According to the 2000 Census, approximately 13.7 percent of the population in Broward County is over the age of 65 years

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**Table 10.3.2
Estimated Employment Generated by Project by Income Range (1)**

PHASE	less than \$14,999		\$15,000-\$19,999		\$20,000-\$24,999		\$25,000-\$29,999		\$30,000-\$34,999		\$35,000-39,999		Over \$40,000		TOTAL****	
	CONSTR ***	NON- CONSTR	CONSTR	NON- CONSTR	CONSTR	NON- CONSTR	CONSTR	NON- CONSTR	CONSTR	NON- CONSTR	CONSTR	NON- CONSTR	CONSTR	NON- CONSTR	CONSTR	NON-CONSTR
Phase 1*	8	61	48	44	48	60	296	32	296	111	195	16	459	275	1,350	599
Phase 2*	20	195	120	141	120	192	745	110	745	176	492	56	1,158	933	3,400	1,803
Phase 3**	28	225	173	163	173	222	1,074	110	1,074	191	709	56	1,669	933	4,900	1,900

(1) Construction employment in terms of Full-time equivalents (FTE), non-construction employment in terms of permanent employees

* employment figures do not include jobs within the existing portions of the Lauderhill Mall that will remain in Phase 1 and Phase 2; employment figures do include the existing Ideal Office Building

** Phase 3 total is cumulative (includes jobs created in Phase 1 and Phase 2)

*** Income distribution based on average income shown in ES 202-report for 3rd Quarter 2006 for Broward County construction workers (NAICS Code 23), who earned an average wage of \$42,408 per year.

**** Jobs created were estimated using a “jobs per square foot” estimate provided by the Energy Information Administration, 1995 Commercial Buildings Energy Consumption Survey; http://www.eia.doe.gov/emeu/consumptionbriefs/cbecs/pbawebiste/retailserv/retserv_howmanyempl.htm

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ADDITIONAL ECONOMIC AND FISCAL INFORMATION REQUESTED BY SFRPC THROUGH EXHIBIT B OF THE AGREEMENT TO DELETE QUESTIONS.

A) Information needed for economic impact analysis

For the existing development to be demolished

1. Complete employment profile by sector (3-digit NAICS code)

442 (Furniture and Home Furnishings Stores)	3 employees
443 (Electronics and Appliance Stores)	5
445 (Food and Beverage Stores)	96
446 (Health and Personal Care Stores)	26
448 (Clothing and Clothing Accessories Stores)	116
451 (Sporting Goods, Hobby, Book, and Music Stores)	11
452 (General Merchandise Stores)	16
453 (Miscellaneous Store Retailers)	28
722 (Food Services and Drinking Places)	55
524 (Insurance Carriers and Related Activities)	3
541 (Professional, Scientific, and Technical Services)	23
561 (Administrative and Support Services)	30
6117 (Educational Support Services)	<u>35</u>
TOTAL	447 employees

Source: tenant survey, 2007

2. Compensation rate for each type of employment by sector

442 (Furniture and Home Furnishings Stores)	\$30,830	avg.	annual
salary			
443 (Electronics and Appliance Stores)	\$30,380		
445 (Food and Beverage Stores)	\$19,358		
446 (Health and Personal Care Stores)	\$24,879		
448 (Clothing and Clothing Accessories Stores)	\$15,644		
451 (Sporting Goods, Hobby, Book, and Music Stores)	\$17,420		
452 (General Merchandise Stores)	\$20,304		
453 (Miscellaneous Store Retailers)	\$20,112		
722 (Food Services and Drinking Places)	\$12,957		
524 (Insurance Carriers and Related Activities)	\$56,189		
541 (Professional, Scientific, and Technical Services)	\$52,858		
561 (Administrative and Support Services)	\$27,485		
6117 (Educational Support Services)	\$30,775		

Source: County Business Patterns, 2005

3. Total revenue (sales) by sector

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Not available

4. *Operating cost by sector*

Not available

5. *Existing property value of the structure (land value excluded)*

The 2007 property value of all of the structures on the subject site is \$8,334,450.

For the additional new development (all numbers are for Phase 3 buildout conditions)

1. *Complete employment profile by sector (3-digit NAICS code)*

442 (Furniture and Home Furnishings Stores)	35 employees
443 (Electronics and Appliance Stores)	74
445 (Food and Beverage Stores)	15
446 (Health and Personal Care Stores)	74
448 (Clothing and Clothing Accessories Stores)	74
451 (Sporting Goods, Hobby, Book, and Music Stores)	74
452 (General Merchandise Stores)	74
453 (Miscellaneous Store Retailers)	74
722 (Food Services and Drinking Places)	225
518 (Internet Service Providers, Web Search Portals, and Data Processing Services)	55
522 (Credit Intermediation and Related Activities)	110
524 (Insurance Carriers and Related Activities)	110
531 (Real Estate)	55
541 (Professional, Scientific, and Technical Services)	549
551 (Management of Companies and Enterprises)	110
561 (Administrative and Support Services)	110
6117 (Educational Support Services)	82
TOTAL	1,900 employees

Source: Jobs created were estimated using a “jobs per square foot” estimate provided by the Energy Information Administration, 1995 Commercial Buildings Energy Consumption Survey; http://www.eia.doe.gov/emeu/consumptionbriefs/cbecs/pbaweb site/retailserv/retserv_howmanyempl.htm

2. *Compensation rate for each type of employment by sector*

442 (Furniture and Home Furnishings Stores)	\$30,830	avg.	annual
salary			
443 (Electronics and Appliance Stores)	\$30,380		
445 (Food and Beverage Stores)	\$19,358		
446 (Health and Personal Care Stores)	\$24,879		
448 (Clothing and Clothing Accessories Stores)	\$15,644		
451 (Sporting Goods, Hobby, Book, and Music Stores)	\$17,420		
452 (General Merchandise Stores)	\$20,304		

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453 (Miscellaneous Store Retailers)	\$20,112
722 (Food Services and Drinking Places)	\$12,957
518 (Internet Service Providers, Web Search Portals, and Data Processing Services)	\$69,639
522 (Credit Intermediation and Related Activities)	\$52,555
524 (Insurance Carriers and Related Activities)	\$56,189
531 (Real Estate)	\$39,807
541 (Professional, Scientific, and Technical Services)	\$52,858
551 (Management of Companies and Enterprises)	\$89,382
561 (Administrative and Support Services)	\$27,485
6117 (Educational Support Services)	\$30,775

Source: County Business Patterns, 2005

3. *Total revenue (sales) by sector*

442 (Furniture and Home Furnishings Stores)	\$8,517,600 total sales
443 (Electronics and Appliance Stores)	\$21,996,000
445 (Food and Beverage Stores)	\$4,726,800
446 (Health and Personal Care Stores)	\$11,232,000
448 (Clothing and Clothing Accessories Stores)	\$16,302,000
451 (Sporting Goods, Hobby, Book, and Music Stores)	\$21,996,000
452 (General Merchandise Stores)	\$11,232,000
453 (Miscellaneous Store Retailers)	\$11,232,000
722 (Food Services and Drinking Places)	\$37,570,000
518 (Internet Service Providers, Web Search Portals, and Data Processing Services)	\$4,155,415
522 (Credit Intermediation and Related Activities)	\$7,591,023
524 (Insurance Carriers and Related Activities)	\$7,591,023
531 (Real Estate)	\$5,079,887
541 (Professional, Scientific, and Technical Services)	\$45,492,957
551 (Management of Companies and Enterprises)	\$4,230,839
561 (Administrative and Support Services)	\$4,185,325
6117 (Educational Support Services)	<u>\$3,041,170</u>
TOTAL	\$226,172,039 total sales

Source: total sales for retail sectors was derived by taking an average sales per square foot number (taken from <http://www.bizstats.com/spf.malls.htm>, using the regional shopping centers category) and applying it to an estimate of the amount of retail square footage that will be used by each retail type. Total sales for office sectors was derived by figuring an “earnings per employee” figure from County Business Patterns Data (specific to Broward County) and multiplying it by the projected number of employees for each sector.

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4. *Operating cost by sector*

Not available

5. *Complete investment profile by land use (construction cost, furnishing cost, equipment spending, etc.)*

Not available

B) Information needed for fiscal impact analysis

For the existing development to be demolished:

1. *Employment by land use type*

Office employment = 91

Retail employment = 356

2. *Total taxable property value for each type of land use*

Retail total taxable property value = \$14,266,500

Office total taxable property value = \$4,500,900

TOTAL taxable property value = \$18,767,400

For the additional new development:

1. *Employment by land use type*

Office employment = 1,180

Retail employment = 720

2. *Per unit/'000 sq.ft. property sales value for each type of land use*

Residential – anticipated sales value is \$200 per square foot. For the average unit size of 1,600 sq.ft. the average sales value is \$320,000. These numbers are 2007 dollars.

3. *Impact fees for each type of land use*

Residential

Water connection fee (City) – \$750 per unit

Sewer connection fee (City) – \$1,125 per unit

Parks impact fee (County) – \$200 for 1-bedroom units (high-rise); \$310 for a 2 or more bedroom unit (high-rise)

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School impact fee (County) – \$59 for a 1-bedroom unit (high-rise); \$491 for a 2 or more bedroom unit (high-rise)

Transit oriented concurrency fee (County) – \$453.02 per high-rise residential unit (the Lauderhill City Center DRI will be eligible for a credit, up to 50%, for meeting level four transit oriented concurrency design criteria)

Non-residential

Water connection fee (City) – \$1,000/erc (equivalent residential connection)

Sewer connection fee (City) – \$1,500/erc (equivalent residential connection)

Transit oriented concurrency fee (County) – \$122,794 per 50,000 sq.ft. of office (the Lauderhill City Center DRI will be eligible for a credit, up to 50%, for meeting level four transit oriented concurrency design criteria)

Transit oriented concurrency fee (County) – \$369,383 per 50,000 sq.ft. of retail (the Lauderhill City Center DRI will be eligible for a credit, up to 50%, for meeting level four transit oriented concurrency design criteria)

4. Developer's contribution

It is not anticipated that there will be any developer's contribution.

For the underlying assumption

1. Demographic data (U.S. Census 2000) for the local jurisdiction (City of Lauderhill):

- a. Total population = 57,585
- b. Seasonal residents = 3,411 (estimated using average household size X number of housing units used for seasonal use)
- c. Total employment = 24,892
- d. Seasonal housing units = 1,370
- e. Average persons per household = 2.49

2. Property tax (ad valorem) millage rates:

Fiscal Year 2008 City ad valorem millage rate is 4.841.

3. For each type of land use, estimate the capital costs per new unit/'000 sq.ft. for each type of public services provided by the local government (roads, law enforcement, fire-rescue, library, parks, etc.):

Residential – 2,500 new units

Existing units in Lauderhill = 25,667

- Public works
 - 2006-07 budget = \$7,956,011, of which none is allocated to capital outlays for street and roads. Therefore, the capital costs per unit equals \$0 per unit (assuming 50% of budget is for residential, 50% is for non-residential)
 - For 2,500 new units the estimated capital cost for public works is \$0.
- Police

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- 2006-07 budget = \$13,238,158, of which none is allocated to capital outlays. Therefore, the capital costs per unit equals \$0 per unit (assuming 67% of the budget is for residential and 33% is for non-residential)
- For 2,500 new units the estimated capital cost for police is \$0
- Fire and EMS
 - 2006-07 budget = \$13,660,964, of which none is allocated to capital outlays. Therefore, the capital costs per unit equals \$0 per unit (assuming 67% of the budget is for residential and 33% is for non-residential)
 - For 2,500 new units the estimated capital cost for fire and EMS is \$0
- Parks & Leisure Services
 - 2006-07 budget = \$4,775,847, of which none is allocated to capital outlays. Therefore, the capital costs per unit equals \$0 per unit (assuming 90% of the budget is for residential and 10% is for non-residential)
 - For 2,500 new units the estimated capital cost for parks and leisure services is \$0
- Libraries
 - 2006-07 budget = \$154,423, of which none is allocated to capital outlays. Therefore, the capital costs per unit equals \$0 per unit (assuming 90% of the budget is for residential and 10% is for non-residential)
 - For 2,500 new units the estimated capital cost for libraries is \$0
- Water service
 - 2006-07 budget = \$11,534,435, of which \$2,753,500 is allocated to capital outlays. Therefore, the capital costs per unit equals \$53.64 per unit (assuming 50% of the budget is for residential and 50% is for non-residential)
 - For 2,500 new units the estimated capital cost for water service is \$134,100
- Sewer service
 - 2006-07 budget = \$710,000, of which \$1,743,500 is allocated to capital outlays. Therefore, the capital costs per unit equals \$33.96 per unit (assuming 50% of the budget is for residential and 50% is for non-residential)
 - For 2,500 new units the estimated capital cost for sewer service is \$84,900
- Stormwater
 - 2006-07 budget = \$4,742,136, of which \$2,614,420 is allocated to capital outlays. Therefore, the capital costs per unit equals \$50.93 per unit (assuming 50% of the budget is for residential and 50% is for non-residential)
 - For 2,500 new units the estimated capital cost for stormwater is \$127,325

Non-residential – 1,075,000 square feet (between retail and office)

Existing square footage of non-residential in Lauderhill = 5,215,073 (source is Broward County property appraiser)

- Public works
 - 2006-07 budget = \$7,956,011, of which none is allocated to capital outlays for street and roads. Therefore, the capital costs per 1,000 sq.ft. equals \$0 (assuming 50% of budget is for residential, 50% is for non-residential)
 - For 1,075,000 new square feet the estimated capital cost for public works is \$0
- Police
 - 2006-07 budget = \$13,238,158, of which none is allocated to capital outlays. Therefore,

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- the capital costs equals \$0 per 1,000 sq.ft. (assuming 67% of the budget is for residential and 33% is for non-residential)
- For 1,075,000 new square feet the estimated capital cost for police is \$0
- Fire and EMS
 - 2006-07 budget = \$13,660,964, of which none is allocated to capital outlays. Therefore, the capital costs equals \$0 per 1,000 sq.ft. (assuming 67% of the budget is for residential and 33% is for non-residential)
 - For 1,075,000 new square feet the estimated capital cost for fire and EMS is \$0
- Parks & Leisure Services
 - 2006-07 budget = \$4,775,847, of which none is allocated to capital outlays. Therefore, the capital costs per 1,000 sq.ft. equals \$0 (assuming 90% of the budget is for residential and 10% is for non-residential)
 - For 1,075,000 new square feet the estimated capital cost for parks and leisure services is \$0
- Libraries
 - 2006-07 budget = \$154,423, of which none is allocated to capital outlays. Therefore, the capital costs per 1,000 sq.ft. equals \$0 (assuming 90% of the budget is for residential and 10% is for non-residential)
 - For 1,075,000 new square feet the estimated capital cost for libraries is \$0
- Water service
 - 2006-07 budget = \$11,534,435, of which \$2,753,500 is allocated to capital outlays. Therefore, the capital costs per 1,000 sq.ft. equals \$263.99 (assuming 50% of the budget is for residential and 50% is for non-residential)
 - For 1,075,000 new square feet the estimated capital cost for water service is \$283,789
- Sewer service
 - 2006-07 budget = \$710,000, of which \$1,743,500 is allocated to capital outlays. Therefore, the capital costs per 1,000 sq.ft. equals \$167.16 (assuming 50% of the budget is for residential and 50% is for non-residential)
 - For 1,075,000 new square feet the estimated capital cost for sewer service is \$179,697
- Stormwater
 - 2006-07 budget = \$4,742,136, of which \$2,614,420 is allocated to capital outlays. Therefore, the capital costs per 1,000 sq.ft. equals \$250.66 (assuming 50% of the budget is for residential and 50% is for non-residential)
 - For 1,075,000 new square feet the estimated capital cost for stormwater is \$269,459

The total estimated capital costs for the Lauderhill City Center are \$1,079,270.

4. *Local government's 10-year historical budget information:*

Not Available.

5. *Local government's latest year's detailed budget information:*

See Exhibit 4.

Part 4 – Impact Summary

A. *Summarize the impacts this project will have on natural resources.*

The Lauderhill City Center project will not have any impact on natural resources.

B. *Summarize public facility capital costs associated with project impacts using the following table:*

There will be no public facility costs to the City of Lauderhill or Broward County associated with the project's impacts. All construction costs, including upgrades to the potable water and wastewater distribution lines and upgrades to the drainage system will be incurred by the developer. Water and sewer service will be provided to the site by the City and County, respectively, and sufficient capacity exists to serve the proposed development. The City's Police and Fire Departments have sufficient capacity to serve the project. Any upgrades to the solid waste collection system will be borne by the developer and Broward County has sufficient solid waste capacity. There will be no significant impact to the Broward County School system. The cost of any site-specific road improvements, such as turning lanes, will be borne by the developer.