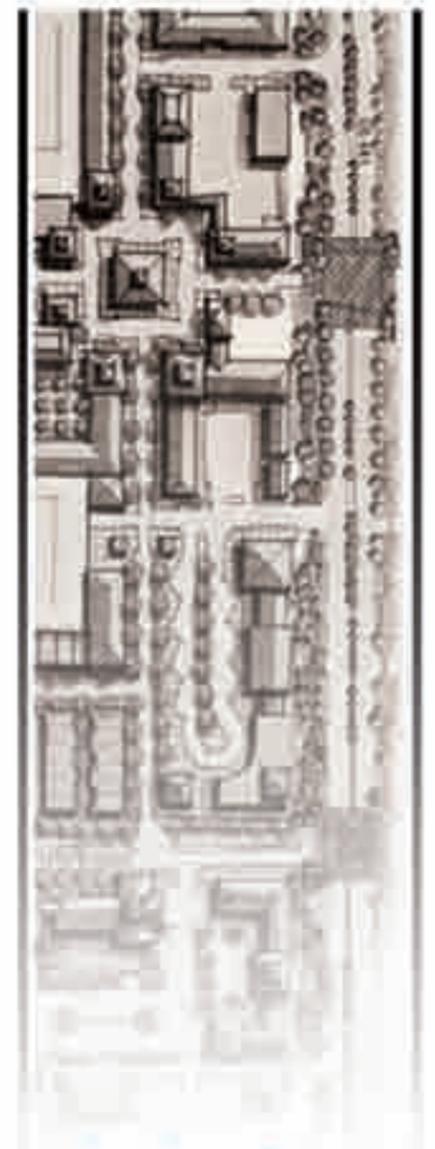


# CENTRAL LAUDERHILL

C O M M U N I T Y  
R E D E V E L O P M E N T  
A G E N C Y

January 27, 2006



E D S A

PREPARING THE REPORT  
IN CONJUNCTION WITH  
THE LAUDERHILL CRA  
&  
LAUDERHILL PLANNING  
DEPARTMENT



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# PART 1. INTRODUCTION

The City of Lauderhill and the Lauderhill Community Redevelopment Agency have developed a flexible, long-range plan for the revitalization of the Central Lauderhill Community Redevelopment Area (CRA). Figure 1 is a map showing the Central Lauderhill CRA boundaries. This Community Redevelopment Plan (CRP), whose implementation is already in progress, begins with infrastructure improvements that will enhance the look and vitality of the Central Lauderhill CRA and consequently increase property values. The next stage, the focus of this CRP, calls for targeted acquisitions and rehabilitations of deteriorated and crime-ridden properties by both the public and private sectors. Finally, the CRP envisions the ultimate redevelopment of lower-density, yet higher-tax-value neighborhoods that fulfill the City of Lauderhill's mission statement of being a city that is a secure, clean and a desirable place to live where people of diverse cultural backgrounds and incomes peacefully interrelate.

## Key components of the CRP include:

### □ **Acquiring and rehabilitating or demolishing and redeveloping key properties in Central Lauderhill that generate negative influences on the neighborhood.**

Several properties have been identified that are poorly managed or physically deteriorating or both. Other properties have been identified that consistently have a high incidence of crime. The CRP intends to facilitate for responsible Developers and Property Managers the acquisition and rehabilitation of some of these properties. In some cases, the Community Redevelopment Agency may acquire the property directly for rehabilitation. Where acquisition and rehabilitation is not deemed feasible, the CRP allows for the acquisition, demolition and redevelopment of the property. Mission Lake Plaza, the Cannon Point neighborhood, and City Hall have been identified as properties suitable for acquisition, demolition and redevelopment for residential use.

### □ **Changing the housing tenancy mix by converting and rehabilitating renter-occupied units into owner-occupied dwelling units.**

According to housing data from the 2000 Census, 70 percent of the housing stock within Central Lauderhill are renter-occupied units. It is recognized that owners take better care of their dwelling units and that they take greater interest in the preservation and appearance of their neighborhoods than renters. This translates into higher property values and lower crime rates. Moreover, property ownership allows for the creation of equity and is the foundation for the formation of wealth. The CRP intends to facilitate the conversion of a portion of renter-occupied units by providing loans or grants to developers for the acquisition and rehabilitation of units, by establishing minimum guidelines within the declaration of condominium and other similar documents for the sale and management of units, by providing educational training for first-time home buyers, and by providing loans and grants for first time home buyers.

### □ **Creating a clear delineation between commercial and residential uses as part of the project to rebuild the hurricane-damaged Lauderhill City Hall.**



Lauderhill's City Hall provides a unique opportunity to address an ongoing concern of Central Lauderhill residents. The decision in 1981 to locate a new City Hall building and the City's central garage within a residential neighborhood has been problematic for some time. These uses, combined with the crime-ridden Mission Lake Plaza retail center across the street, create a nexus of traffic, congestion, and activity that negatively affects the safety and appearance of the surrounding residential community. At the same time, at the north end of the Central Lauderhill CRA, the Konover property, site of a vacant, relocated Publix supermarket and aging strip shopping center, sits at the entrance to the Oakland Park Boulevard commercial corridor in Lauderhill. Relocating City Hall to this site would stimulate the redevelopment of the Konover site and surrounding properties as well as eliminate one of the major sources of congestion and traffic from the residential area.

### □ **Balancing the mix in the range of housing stock values.**

The 2000 Census shows that the City of Lauderhill, as compared to Broward County, has a significant percentage of its housing stock with values in the affordable housing range. This is especially true in Central Lauderhill. In contrast, the City's housing stock lacks higher value dwelling units. Consequently, City residents that improve their economic or financial standing find it difficult to locate better housing within the City and therefore are forced to relocate elsewhere. The addition of higher value dwelling units to the housing stock will provide a better and more balanced mix of housing and can help retain within the City those residents who now can afford more valuable housing. The CRP proposes to provide financial and regulatory incentives or both to encourage Developers to take the risk of constructing higher value dwelling units within the Central Lauderhill CRA.

- **Expanding and beautifying NW 56th Avenue, the main corridor within Central Lauderhill.** NW 56th Avenue between Sunrise Boulevard and Oakland Park Boulevard can be characterized



as a two-lane roadway. It is the southerly extension of the better-known Inverrary Boulevard, a four lane divided roadway that runs north of Oakland Park Boulevard to University Drive. This \$5 million project, funded by a General Obligation Bond approved by City residents, will include the addition of new traffic lanes, expanded intersections, the addition of on-street parking, wider sidewalks, drainage, curbing, and streetscape improvements including landscaped medians and swales, signature street signage, and pedestrian-scaled lighting. The project will extend the look and quality of the Inverrary Boulevard streetscape north of Oakland Park Boulevard to Central Lauderhill.

- **Creating a Housing Authority.** The Central Lauderhill CRA has the greatest concentration of Section 8 rental housing in all of Broward County. It is estimated that nearly 20 percent of all Section 8 housing in Broward County is located within the City of Lauderhill and that more than 75 percent of that total is located within the Central Lauderhill CRA. The City finds that the housing agencies that issue these vouchers do not perform adequate background checks on prospective clients. Some of these clients have anti-social and criminal backgrounds and tendencies. These tendencies cause disruptions to the neighbors and neighborhoods and create a host of other problems. Further, the housing agencies continue to issue vouchers to persons even after convictions for criminal activity. Consequently, it is difficult to ameliorate crime. The creation of a City Housing Authority, however, will allow the City to establish appropriate background and other procedures to assure that responsible persons and families are housed within the City. It also will allow for the revocation of vouchers to those persons convicted of crimes. Finally, the focus of the City's housing voucher program will be on the acquisition and not the renting of housing.

- **Constructing linear parks and greenways.** These open areas will help the City to meet its



open space requirements and improve pedestrian and bicycle access and mobility. Besides improving mobility, these open spaces will act as outdoor community centers where children can play, parents can push their babies in strollers, the elderly can relax on park benches and the residents of the neighborhood can gather and meet one another.

- **Developing throughout the Central Lauderhill CRA a free wi-fi high-speed internet system.** According to the 2000 Census many Central Lauderhill residents have not completed high school and many are unemployed or underemployed. The Internet is becoming the global marketplace for information and commerce. The term "Digital Divide" has been coined to express the concept that the poor are often excluded from this technological revolution because of the cost of access. The CRP proposes to increase access to educational, employment and other opportunities by establishing a free high-speed wireless internet system. In addition to the residential benefits the wi-fi system will benefit businesses along the Oakland Park Boulevard corridor by attracting patrons who can use the wi-fi system while shopping or eating.

- **Enhancing crime prevention.** Extensive application of community policing and Crime Prevention Through Environmental Design (CPTED) principles to ameliorate the perception and, sometimes, reality that crime is rampant. This perception drives away many potential residents, buyers, and investors. Increased code enforcement to eliminate the "broken windows" element of crime and to increase property values.



This document describes how the CRP was conceived, how it will function as a beacon for the revitalization effort, and why it will succeed. Part I begins with the history and demographics of the City of Lauderhill and Central Lauderhill in particular in order to understand the challenges being faced in slowing and reversing the decline of what was once a thriving and even opulent residential community.

Part II reviews the current conditions and land uses in the district along with an analysis of the extant infrastructure including traffic conditions and utility availability. It also provides a summary of the current market conditions within Central Lauderhill. The area is almost exclusively residential, with a roughly equal mix of condominiums, apartments, and single-family homes along with several special residential facilities and two small commercial districts. The market analysis discusses the shortcomings within the area that contribute to the current slum and blight status and further highlight the market challenges for future development that predicate the need for substantial public investment to make private redevelopment efforts successful.

Part III categorizes the Central Lauderhill CRA into several districts based upon their existing land use patterns and it provides specific data for each of the developments.

Part IV is the Action portion of the CRP. The unique elements of the community and the area are identified which could provide a viable niche for Central Lauderhill to foster both residential and commercial redevelopment. The CRP also describes, in words, maps, and illustrations, the overall design plan for the area and how it will stimulate both financial investment and a sense of community.

**The Action part includes discussions of:**

- Redevelopment plans for specific properties
- Infrastructure improvements to improve the public areas and curb appeal
- Increased open space and recreational activities to promote a sense of community
- Community policing initiatives to reduce crime and the negative connotations associated with Central Lauderhill.

Part V addresses specific Implementation Strategies that will turn the plan into reality. These focus on the financing options for the plan. Because the plan focuses almost exclusively on redevelopment rather than new development, funding through a traditional tax-increment financing approach will be difficult, if not impossible. Creative solutions are proposed to bring the plan to reality.

Finally, the Florida Statutes prescribes the contents of a community redevelopment plan and Part VI details the Central Lauderhill CRP's consistency with the statutory requirements.

**CITY OF LAUDERHILL HISTORY**

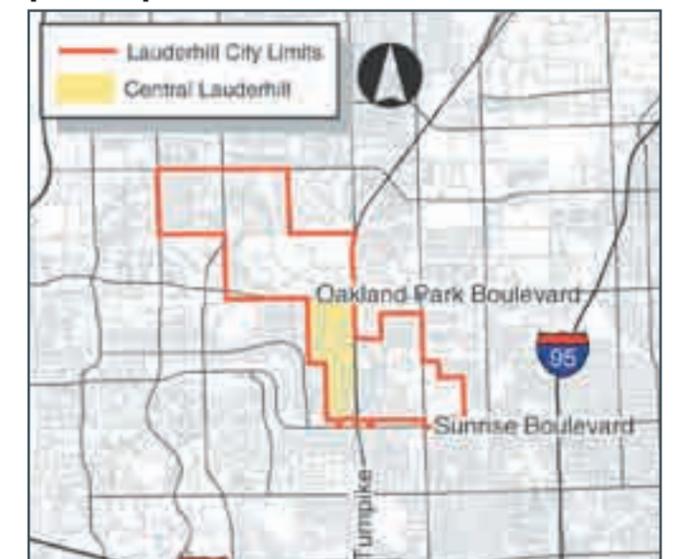
The City of Lauderhill, Florida was incorporated in 1959 with substantial vacant land and a population of about 100 persons. Today the City of Lauderhill is nearly built-out with a population of 57,585 in 2000, and an estimated population, including two recently-annexed areas, of over 70,000 in 2005. Developed as a suburb without a traditional downtown, Lauderhill's explosive growth phase occurred in the 1970s and 1980s when planning in South Florida centered on providing for automobile traffic. Actual growth in the number of residents and cars per household and the overall growth and development of the region exceeded the projected growth and development. As a result, overburdened roads and ineffective land use patterns were created in Lauderhill and throughout Broward County. Principal roads, such as Oakland Park Boulevard, that were once used almost exclusively for moving

[FIGURE 1a]



REGIONAL MAP- Lauderhill is centrally located in Broward County and is easily accessible to Miami Dade and West Palm Beach Counties.

[FIGURE 1b]



LOCAL MAP- The city's proximity to I-95 and the Florida's Turnpike make Oakland Park Boulevard and Sunrise Boulevard gateways into Central Lauderhill.

regional traffic, have taken on the additional burden of carrying local traffic using the road for everyday trips. The shift in the role of roadways has had a profound effect on the parcels abutting the affected roads and the way they are accessed.

**DEMOGRAPHICS**

The demographics and diversity of the residents of the City has also changed dramatically over the past four decades. Lauderhill was developed and promoted in phases. The original demographics mirrored that of South Florida in general, white families and retirees fleeing the cold of the northeast for suburban-style homes and condominiums. In 1980, about 85 percent of the City's population was white. In Lauderhill, the older east and central sections, which includes Central Lauderhill, contain homes that were originally marketed primarily on price and are

now relatively small and provide minimal amenities compared to the demands of the current South Florida market. Even within the City, the demand for these residences was supplanted by Inverrary and its famous golf courses, a huge development in the City's northwest section. Many original residents of Central Lauderhill relocated to Inverrary and northwest Lauderhill during its growth phase in the 1980s.

As the older sections of Lauderhill lost many of its homeowners, investors began buying duplexes, triplexes, and condominiums and assembling them as quasi-apartment buildings. The relatively low rents were attractive to recent immigrants from Caribbean nations who built a viable core of businesses and community that attracted not only new immigrants but also

[FIGURE 1c]



CENTRAL CRA- For the most part, commercial activity in the area is appropriately contained along 2 major roadways: Oakland Park Boulevard to the North and Sunrise Boulevard to the South. Central Lauderhill has experienced the negative effects that commercial activity can have when located within a residential neighborhood.

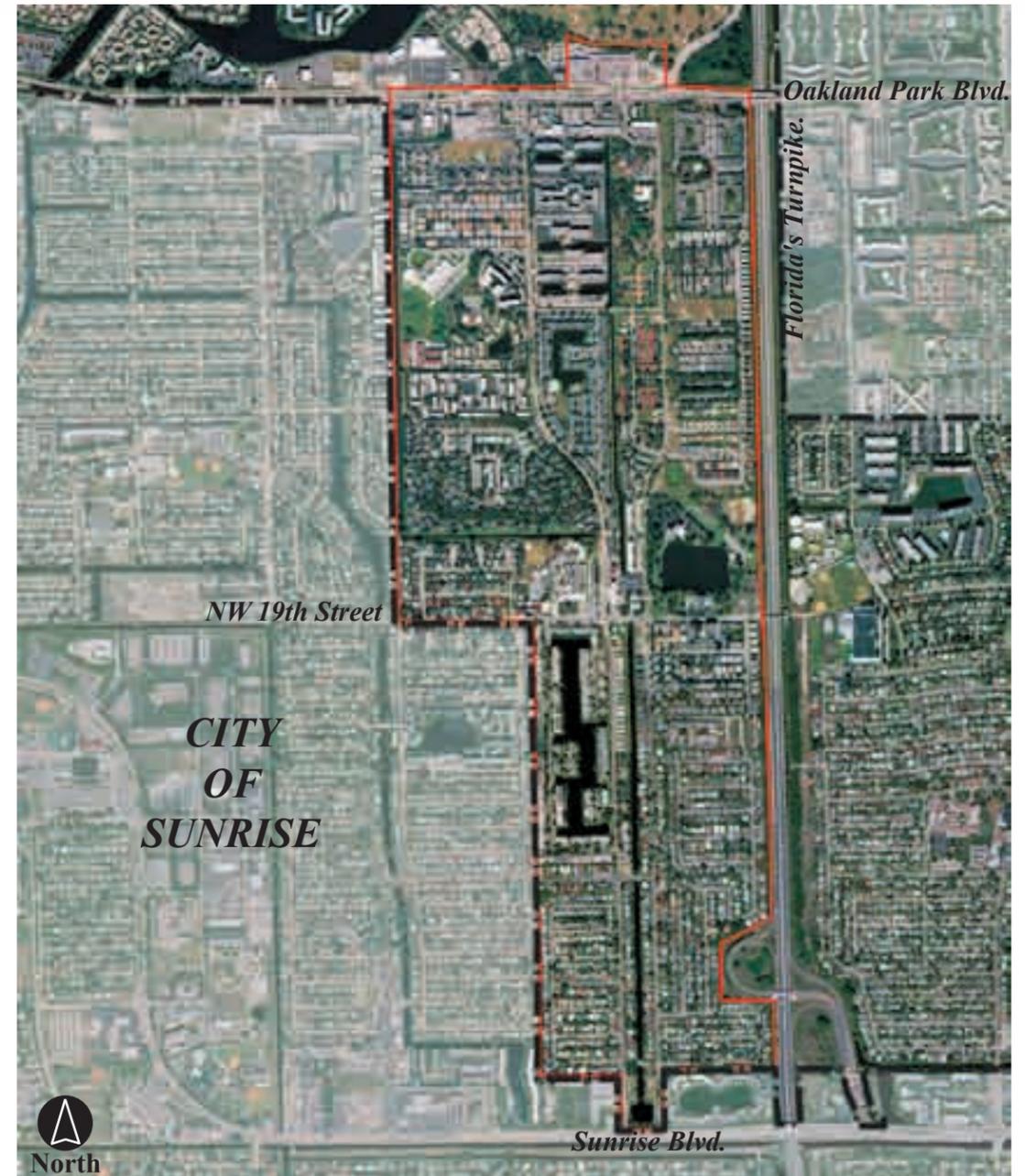
the relocation of fellow recent arrivals from other areas in South Florida so that today the City is uniquely diverse in terms of ethnicity, race, and socioeconomic status. This diversity manifests itself in the range of local businesses focused on Caribbean products and services as well as the success of recreational activities such as the City's cricket tournament and the annual Unite-A-Fest and Trinidad/Tobago Independence Day celebrations, which draw up to 40,000 spectators each year. Today, about 65 percent of the population is black and about 33 percent foreign born.

### PUBLIC PROCESS

On June 14th, 2004, the City Commission of Lauderhill adopted Resolution 04-R0691, which approved the Findings of Necessity Report for the Central Lauderhill CRA and forwarded the report to the Broward County Commission for review and action. On June 22nd, 2004, the Broward County Commission passed Resolution 2004-596, which conferred power to the City of Lauderhill to create a Community Redevelopment Agency and prepare a Community Redevelopment Plan for the CRA. In order to guide development in the area and to identify and access funding sources for public improvements, the City of Lauderhill has prepared this CRP.

The predecessor to this CRP, the Strategic Redevelopment Plan for the Central Lauderhill, was discussed in draft format at a meeting open to the public on June 17th, 2003. Several City Commissioners and approximately 100 interested residents attended.

[FIGURE 1d]



AERIAL VIEW OF CENTRAL CRA- The perimeter of the CRA has been generally defined by the city of Sunrise to the West, the Florida Turnpike to the East, Oakland Park Boulevard to the North, and Sunrise Blvd. to the South. The CRA comprises approximately 619 acres.



# PART II. CURRENT CONDITIONS

## CONSTRAINTS AND OPPORTUNITIES

### Location

Located centrally within not only Broward County but also within the entire tri-county area, the City of Lauderhill is ideally situated as a community for the future. The Central Lauderhill CRA is centrally located in the tri-county (Miami-Dade, Broward, Palm Beach) area with excellent access to major roadways in all directions. The district is bounded by the Florida Turnpike east, Oakland Park Boulevard to the north (with the exception of one parcel, a shopping plaza, north of Oakland Park Boulevard), Sunrise Boulevard to the south, and the City of Sunrise to the west.

Central Lauderhill lies approximately seven miles due west of the Atlantic Ocean and Fort Lauderdale beaches. According to MapQuest, Central Lauderhill is 9.5 miles and a 17-minute drive from the Fort Lauderdale International Airport and less than a one hour drive from either Miami or Palm Beach International Airports. Port Everglades services numerous cargo and cruise ships and is adjacent to the Fort Lauderdale Airport.

Sunrise Boulevard has an intersection with the Florida Turnpike at the southeast corner of the district. In addition, Sunrise and Oakland Park Boulevards are major east-west roadways with intersections. The Sawgrass Expressway is approximately eight miles to the west and I-95 is about four miles to the east. Commuters living Central Lauderhill, therefore, have easy vehicular access to jobs throughout the tri-county area.

### Land Availability and Uses

The predominant land use within Central Lauderhill is residential. About 74 percent of the land in Central Lauderhill is in some type of residential use (single family, multi family, or group living). With the exception of the land fronting onto Oakland Park Boulevard and two parcels of land at the intersection of NW 19 Street and NW 55 Avenue, every parcel is some form of residential or used by a governmental entity.

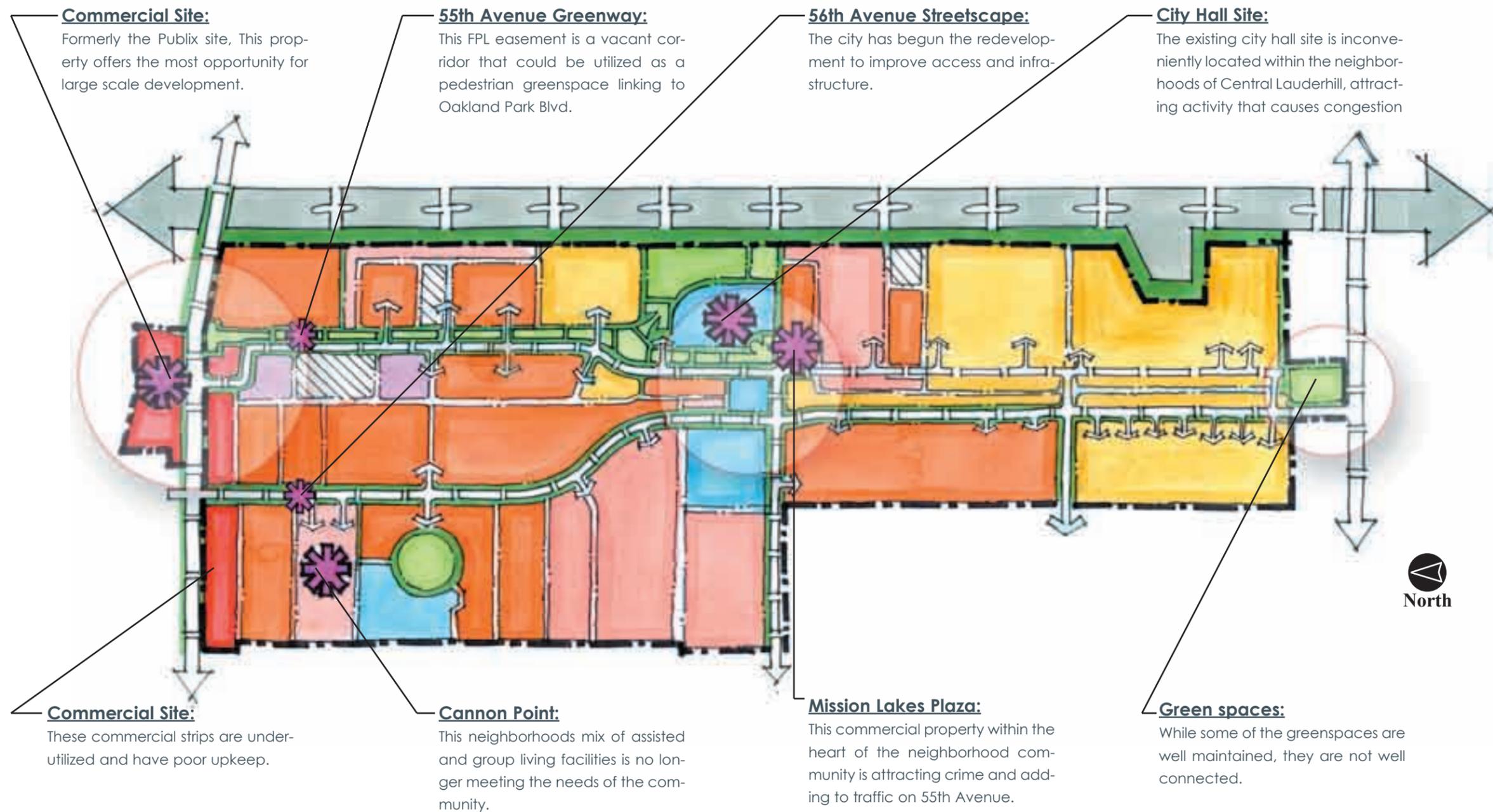
The vision of this plan, based on input from the community, is to maintain and increase the size or extent of the land for residential uses and to reduce residential densities where appropriate. The increase in the size of land for residential uses is proposed to be achieved through the removal of the commercial uses located at the southeast corner of NW 19th Street and NW 55th Avenue. This commercial use attracts traffic, loitering, and crime into what should otherwise be a tranquil residential neighborhood. Further, ample commercial uses and a variety of shopping choices exist within Central Lauderhill along Oakland Park Boulevard and additional commercial uses are proximate to the area. Moreover, the free Lauderhill Community Bus allows Central Lauderhill residents to access a host of other commercial and non-residential uses within the City. Thus, there is not any need for commercial uses within the residential area.

There are very few vacant parcels. The two most prominent are an approximately 5.5 acre residentially-zoned

property on the west side of NW 55th Avenue and north of NW 25th Street and a commercial lot of just under 1 acre on the corner of Oakland Park Boulevard and NW 56 Avenue. There are also about 20 scattered vacant single-family home lots in the area just north of City Hall and east of NW 55 Avenue. Property tax increments, therefore, will rely heavily on redevelopment rather than new development.

There are several parcels that are potentially available for redevelopment. The most prominent is the Shoppes of Inverray, site of an abandoned Publix supermarket and a strip shopping center, located on Oakland Park Boulevard. Other commercial properties along Oakland Park Boulevard, including two strip shopping centers are possible sites for redevelopment. On the residential side, there are numerous older triplexes, quadplexes, and multifamily rental buildings that the CRA would encourage be redeveloped to current building codes and provide home ownership opportunities for working families.

O P P O R T U N I T I E S	C O N S T R A I N T S
<ol style="list-style-type: none"> <li>1. Establish a residential area that serves commuters well with easy vehicular access throughout the tri-county area.</li> <li>2. Focusing commercial density along Oakland Park Boulevard. Provides more opportunity for businesses to attract customers.</li> <li>3. Abundances of tri-plexes, quadplexes, &amp; multifamily rental buildings provides room for single family redevelopment.</li> <li>4. Large site across Oakland Park Boulevard is suitable for re-development.</li> </ol>	<ol style="list-style-type: none"> <li>1. The erosion of the single family residential neighborhood into multi-family residential complexes has had a negative effect on the community.</li> <li>2. Commercial uses within the residential core have attracted traffic, loitering, and crime.</li> <li>3. Few vacant parcels means redevelopment instead of new development.</li> <li>4. The poor streetscape and deteriorating infrastructure make it difficult to attract new investors.</li> </ol>



[FIGURE 2]

# OPPORTUNITY & CONSTRAINTS MAP



## COMMUNITY CHARACTER

Slum and blight are distinguished as much by perceptions of a community as they are by its physical attributes. The community comes to understand that some places are slums, or run-down, or not safe and that perception translates into neglect and depressed property values. The overriding perception of Central Lauderhill is that it is a crime-ridden neighborhood with a disproportionate number of Section 8 and special residential facilities that house people who have no choice but to live there as opposed to people who want to live there.

The locus of the crime problem is in the area around City Hall, at the Mission Lake Shopping Center on the southeast corner of NW 19th Street and NW 55th Avenue; at the Windermere Condominiums, on the east side of NW 55th Avenue between NW 17th Street and NW 19th Street; and, at the Devonhunt Condominiums, north of City Hall on the east side of NW 55th Avenue. While these areas are hardly the only places within Central Lauderhill where crime is perceived as a problem, they are catalysts for criminal behavior, primarily because of absentee ownership and loose management controls.

The locus of the special residential facility use problem is in the Cannon Point neighborhood, located on the west side of NW 56th Avenue and on NW 27th Court and NW 28th Street. The concentration of a relatively unsupervised special needs population, often crammed into tiny triplex units originally designed for retirees, fills the surrounding neighborhood with persons who can create safety and security concerns for themselves and others. Although the City of Lauderhill has used its best efforts through code enforcement and licensing restrictions to manage the problems related to landlords concerned more with revenue maximization than social service.



1. ROYAL OAKS- Built in 1974, the neighborhood of condominiums is in disrepair and in need of landscaping upkeep. Several doors and windows are boarded up and the clubhouse has been abandoned.



2. WINDEMERE- Once a prime residential neighborhood, this area is now in disrepair, directly next door to the Mission Lakes Plaza.



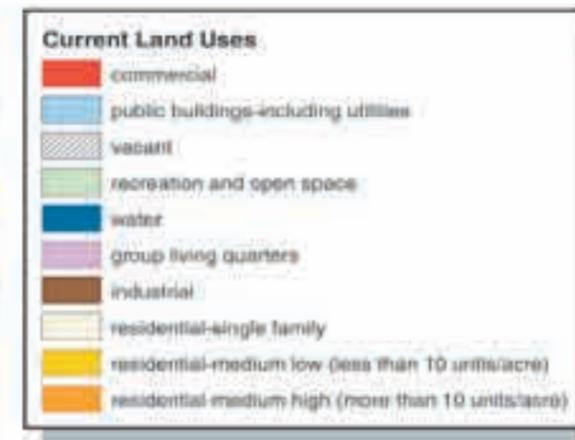
TYPICAL QUADPLEX- Redeveloping streets like these from quadplexes to single family residential homes would improve the community character and improve property values in the long term.



3. CITY HALL OPEN SPACE- Potential site for development and improvement of the existing open space and park.



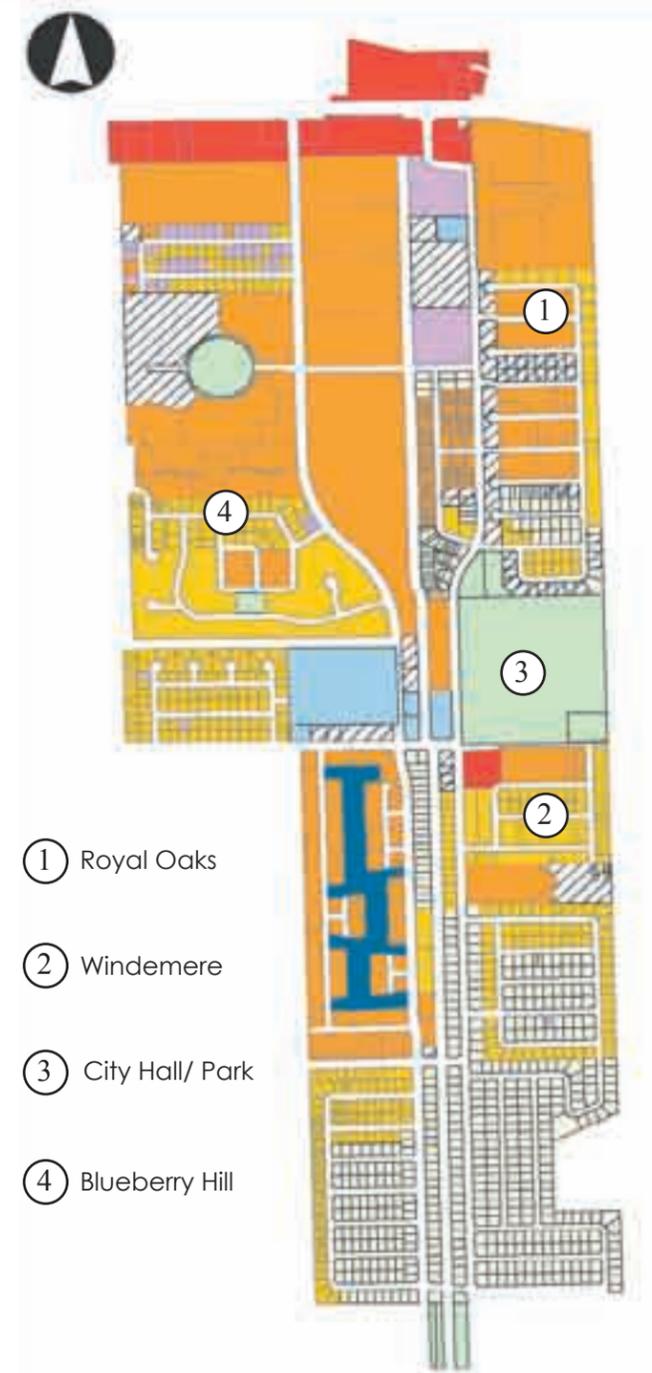
4. BLUEBERRY HILL- This condominium neighborhood is relatively well-maintained with the exception of a poor draining parking lot.



Federal and State laws and grants, and the principal of economies of scale, actually encourage concentration of these uses rather than dispersing them through the community as envisioned in the enabling legislation. The few landlords and operators who can navigate the maze of funding and licensing requirements are encouraged by grant agencies eager to fund their programs to buy multiple properties and for management purposes it is easier for the operator if those properties are in close proximity.

The The Federal Fair Housing Act incongruously defines a family as any group of six or fewer people, related or not, living in one dwelling and severely limits the restrictions that local jurisdictions can place on these "single family homes." In January 2006, one of the non-related residents killed another with a knife after an argument in one of these group homes.

Federal law therefore, prohibits the City from doing much, if anything, to regulate what has become a situation where approximately 20 mental health and assisted living facilities in the Cannon Point neighborhood, de facto, taken as a whole, comprise a large institutional setting where the residents have no stimulation other than the negative reinforcement they receive from one another. The Community Redevelopment Agency hopes to address the situation by acquiring property and changing the physical nature of the neighborhood in order to stimulate a diversity of uses.



Correcting the problems and negative perceptions of Central Lauderhill requires a multi-faceted, long-term solution as proposed in this Plan. The combination of local history, long-standing perceptions, lack of vacant land, and a desire to reduce density mean that quick fixes and traditional redevelopment tools will be difficult to implement. But as every journey begins with a single step, the Community Redevelopment Agency must look to implement a range of incremental improvements to address a variety of problems. Residents and city leaders must understand that trying to redevelop an area without additional commercial space or density will be difficult and probably involve many instances of going one step back in order to go two steps forward.

## HOUSING CHARACTERISTICS

Three key housing characteristic issues affecting the City as a whole and Central Lauderhill in particular are **housing tenure**, **housing value** and **age of housing**. Housing tenure refers to the occupancy of a unit, which may be owner-occupied, renter-occupied, or vacant. Housing tenure has significant implications for property values, neighborhood stability and vitality, and crime rates. Generally, areas with high owner-occupancy rates and low vacancy rates have higher property values, more stable and vital neighborhoods, and lower crime rates. In contrast, areas with high renter-occupancy rates and higher vacancy rates generally indicate absentee ownership, lower property values, deteriorating neighborhoods, and higher crime. Housing value refers to the cost of owning or renting a dwelling unit and is an indicator of the extent to which the housing stock is affordable.

For many, if not most local governments, there is a significant shortage of affordable housing or lower value dwelling units. This is not the case in the City of Lauderhill and Central Lauderhill. Instead, the housing stock shortage is in the number and percentage of units with higher housing values. This is a significant finding because without an adequate supply of higher value housing, existing residents who increase their wealth and wealthy non-residents who want to locate to the City will be unable to do so due to the lack of such housing. Thus, a well-balanced housing value mix is crucial.

In general, the useful life of a building is 40 years. When a building is under 40 years old, typically some minor rehabilitation is required. When a building



1. MISSION LAKES- This shopping center is a notorious haven for illegal drug trafficking. Dimly lit corridors and 24 hour convenience stores are a locus for crime.



2. CANNON POINT- This neighborhood is a cluster of retirement homes mixed with assisted living facilities, including housing for mentally ill and halfway houses. Unfortunately, this clustering of housing types has led to problems of poor upkeep, panhandling, and loitering.



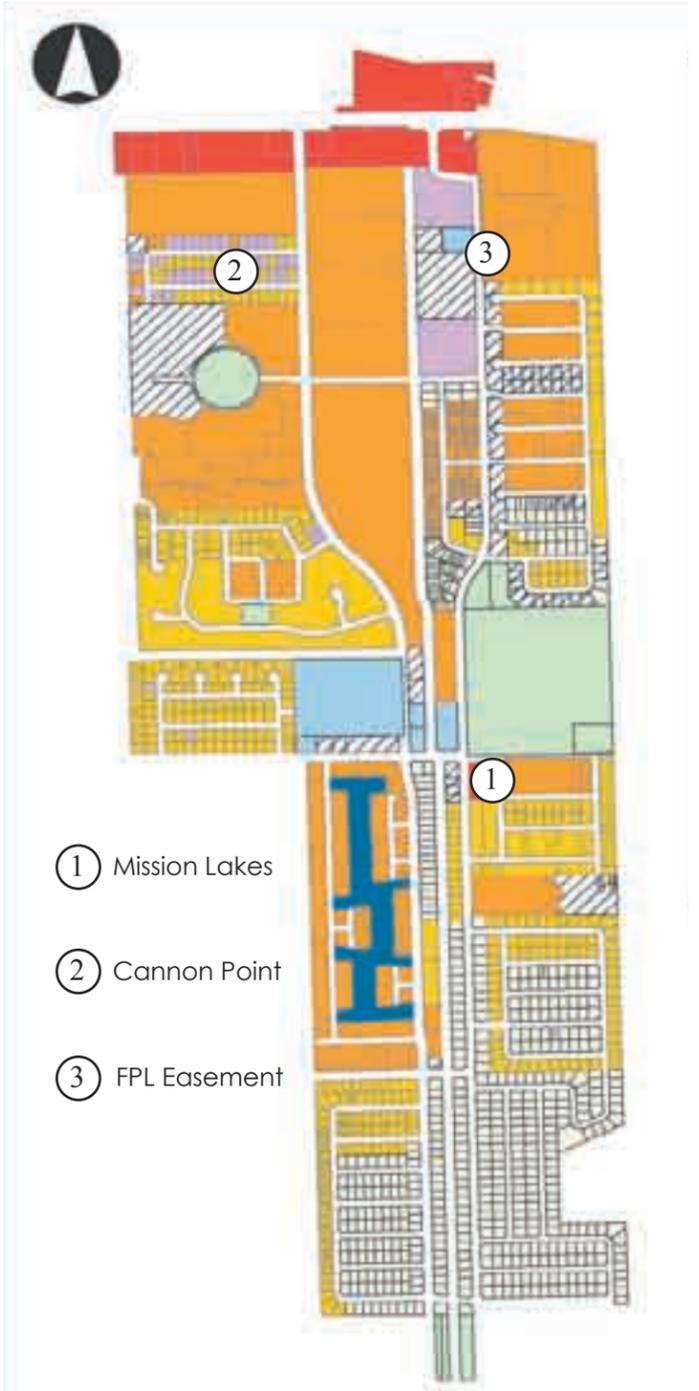
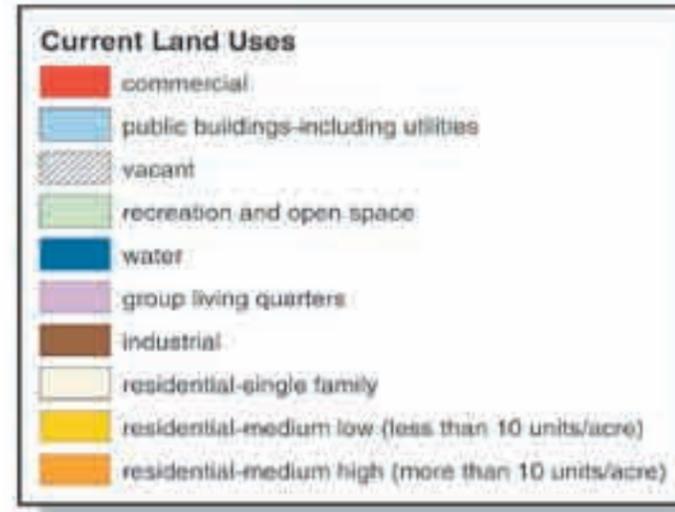
3. FLORIDA POWER AND LIGHT EASMENT- This corridor runs along the East side of N.W. 55th Avenue. of converting this land into a green linear park connecting neighborhoods to the commercial activity and proposed city hall on Oakland Park Blvd.



Quadplexes such as this on N.W. 56th Avenue were originally owner-occupied when built in the 1970's but are now solely rentals in Central Lauderhill.



This single family home on N.W. 56th Avenue, one of about twenty built in 2002 is typical of the quality of development the CRA will pursue in Central Lauderhill.



reaches 40 years and more, then typically major rehabilitation is required. After 40 years, the plumbing system, the electrical system, the heating system, the roofing system and the structural system may need to be wholly or partially replaced. Thus, if the housing stock within an area is approaching or exceeds 40 years, the CRP should provide a separate rehabilitation program for major and not minor renovations.

1. **City-wide housing tenure.** Table 1 displays for the City of Lauderhill housing tenure by number and percentage for 1980, 1990 and 2000.

HOUSING TENURE	1980 (Number / Percentage)	1990 (Number / Percentage)	2000 (Number / Percentage)	1980- 1990 Change	1990- 2000 Change
Owner-Occupied	9,416 48.2%	12,232 48.6%	13,511 52.6%	2,816 -1.6%	1,309 6.0%
Renter-Occupied	7,109 36.4%	8,899 33.9%	9,212 35.9%	1,790 -2.5%	370 2.0%
Total Occupied	16,525 84.5%	21,131 80.4%	22,723 88.5%	4,606 -4.1%	1,679 8.1%
Vacant	3,020 15.5%	5,143 19.6%	2,944 11.5%	2,123 4.1%	-2,202 -8.1%
<b>Total Units</b>	<b>19,545</b> <b>100%</b>	<b>26,274</b> <b>100%</b>	<b>25,667</b> <b>100%</b>	<b>6,729</b> <b>N/A</b>	<b>-607</b> <b>N/A</b>

N/A – Not applicable.  
Source: United States Department of Commerce, Bureau of the Census, Sample Count, Summary Tape File 3A, 1980 & 1990, and Summary File 3 – Sample Count, 2000.



a. Occupancy and vacancy rates. In 1980, the City had 19,545 total housing units, of which, 84.5 percent were occupied and 15.5 percent were vacant. In 1990, the City had 26,274 total housing units, of which, approximately 80 percent were occupied and 20 percent were vacant. In 2000, there were 25,667 housing units in the City of which 88.5 percent were occupied and 11.5 percent were vacant. The City projects that vacancy rates will continue to decline due to the shrinking availability of new housing.

b. Renter-occupied versus owner-occupied units. From 1980 to 2000, renter-occupied housing represented slightly more than one-third of the total number units. Renter-occupied housing represented 36.4 percent, 33.9 percent and 35.9 percent of all housing units respectively in 1980, 1990 and 2000. In 1980 and 1990, owner-occupied units represented less than half of all units, or 48.2 percent and 46.6 percent respectively. In 2000, owner-occupied units increased to 52.6 percent.

2. **Housing Tenure: City versus County.** Table 2 displays housing tenure by number and percentage in the Broward County and City of Lauderhill in 1990.

HOUSING TENURE	BROWARD COUNTY		CITY OF LAUDERHILL		
	Number	Percent	Number	Percent	Percent Difference
Owner-Occupied Units	359,587	57.2	12,232	46.6	-10.8
Renter-Occupied Units	168,855	26.9	8,899	33.9	+7.0
Total Occupied Units	528,442	84.1	21,131	80.4	-3.7
Vacant Units	100,218	15.9	5,143	19.6	+3.7
Total Units	628,660	100.0	26,274	100.0	N/A

N/A – Not applicable.  
Source: United States Department of Commerce, Bureau of the Census, Sample Count, Summary Tape File 3A, 1990.

In comparison to Broward County, the City has nearly 11 percent fewer owner-occupied units, approximately seven percent more renter-occupied units, and nearly four percent more vacant units.

Table 3 shows housing tenure by number and percentage the City of Lauderhill and Broward County for the year 2000.

In comparison to Broward County, the City has more than 8 percent fewer owner-occupied units, almost 9 percent more renter-occupied units, and approximately the same percentage of vacant units. Moreover, since 1990, renter-occupied housing in the City of Lauderhill increased by two percent, from 33.9 percent in 1990 to 35.9 percent in 2000.



1. TREE GARDEN- This neighborhood of 5 condominium buildings is in considerably bad condition, with broken windows, immobile vehicles, and trash on the ground.



2. FERN NEIGHBORHOOD- The south end of Central Lauderhill is home to more single family neighborhoods like this one. This owner occupied community takes more responsibility and pride in their upkeep.



Infrastructure improvements to roads, sidewalks, drainage and landscaping are needed throughout Central Lauderhill



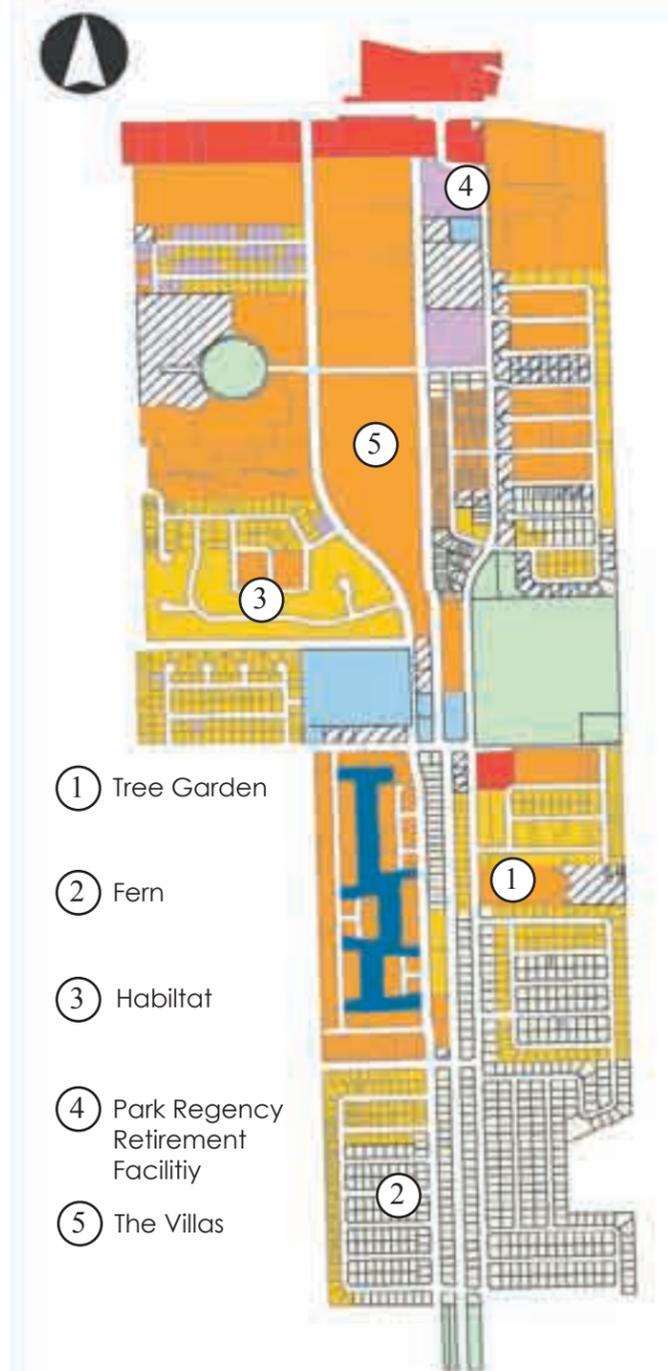
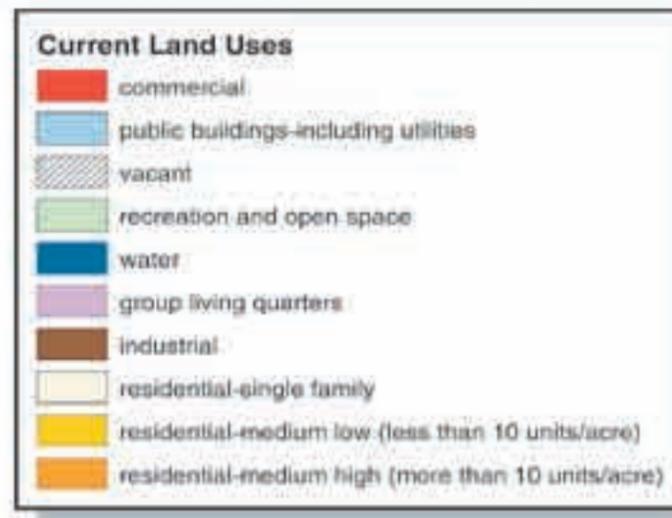
NEIGHBORHOOD STREETS- In many places there is no differentiation between the public realm and the private realm.



3. HABITAT- This neighborhood of condominiums is a great example of how streetscape design can improve value. The 323 units in this area are defined by the large canopy trees and well maintained landscaping.



4. PARK REGENCY RETIREMENT FACILITY- This is one of the two relatively large retirement homes in Central Lauderhill. Both facilities are examples of how good maintenance and upkeep can improve appearances and maintain property values.



- ① Tree Garden
- ② Fern
- ③ Habitat
- ④ Park Regency Retirement Facility
- ⑤ The Villas

TABLE 3

HOUSING TENURE	BROWARD COUNTY		CITY OF LAUDERHILL		
	Number	Percent	Number	Percent	Percent Difference
Owner-Occupied Units	454,625	61.3	13,511	52.6	-10.0
Renter-Occupied Units	199,820	27.0	9,212	36.9	10.0
Total Occupied Units	654,445	88.3	22,723	88.5	0.2
Vacant Units	86,598	11.7	2,944	11.5	-0.2
Total Units	741,043	100.0	25,667	100.0	N/A

N/A – Not applicable.  
Source: United States Department of Commerce, Bureau of the Census, Summary File 3 - Sample Count, 2000.

The percentage of vacant units in the City has decreased from 19.6 in 1990 to 11.5 in 2000.

3. *Housing tenure – Central Lauderhill verses the City.* Table 4 displays housing tenure by number and percentage in Central Lauderhill and City of Lauderhill in 2000.

TABLE 4

Housing Tenure	Central Lauderhill		City of Lauderhill		Central Lauderhill as a Percentage of the City
	Number	Percent	Number	Percent	
Owner-occupied	1,610	30.0	13,541	59.4	11.9
Renter-occupied	3,750	70.0	9,269	40.6	40.5
Total occupied	5,336	91.1	22,810	88.6	23.5
Vacant	525	8.9	2,941	11.4	17.9
Total units	5,880	100.0	25,751	100.0	22.8

Sources: US Bureau of the Census, American Community Survey 1999-2001 and Census Comparison Study; Planning and Zoning Department (Nov. 2005)



It shows that although more than 40 percent of all occupied housing units within the City of Lauderdale are renter-occupied units, within Central Lauderdale 70 percent of all occupied units are renter-occupied housing units. Moreover, more than 40 percent of the City's renter-occupied units are concentrated in Central Lauderdale. This concentration of renter-occupied housing is one factor contributing to the stagnancy or decline of the area. The CRP proposes to reduce the concentration of renter-occupied housing in the area by rehabilitating and converting many of those units to owner-occupied units. This strategy has the added benefit of increasing net wealth through the creation of equity.

4. **Housing value-owner.** Table 5 compares housing values by category for all owner-occupied housing units in the City of Lauderdale and Broward County.

HOUSING VALUE	BROWARD COUNTY		CITY OF LAUDERHILL		
	Number	Percent	Number	Percent	Percent Difference
Less than \$30,000	26,256	5.8	1,216	9.0	3.2
\$30,000-\$39,999	18,412	4.0	1,855	12.2	8.2
\$40,000-\$49,999	19,569	4.3	1,419	10.5	6.2
\$50,000-\$59,999	22,738	5.0	1,526	11.3	6.3
\$60,000-\$79,999	59,535	13.1	1,811	13.4	0.3
\$80,000-\$99,999	74,418	16.4	1,888	14.0	-2.4
\$100,000-\$124,999	56,657	12.5	1,307	9.7	-2.8
\$125,000-\$149,999	50,550	11.1	1,504	11.1	0.0
\$150,000-\$249,999	85,744	18.9	1,014	7.5	-11.4
\$250,000 or more	40,746	9.0	171	1.3	-7.7
<b>Total</b>	<b>454,625</b>	<b>100.1<sup>1</sup></b>	<b>13,511</b>	<b>100.0</b>	<b>N/A</b>
Median Value		\$102,800		\$70,000	

<sup>1</sup> Total does not equal 100 percent due to rounding.  
**N/A** – Not applicable.  
 Source: United States Department of Commerce, Bureau of the Census, Summary File 3 – Sample Data, 2000.

The median value of a home in the City is \$32,800 lower than the median value of a housing unit in the County, with the City having a median value of \$70,000 and the County \$102,800. The majority of owner-occupied housing units in the City are valued between \$30,000 and \$99,999, with homes in that range accounting for 61.4 percent of the total. For Broward County, 42.8 percent of all owner-occupied housing units have values in the range \$30,000 to \$99,999 and 53.1 percent owner-occupied housing units fall in the range \$60,000 to \$149,999. Another 18.9 percent of the units have values between \$150,000 and \$249,999. Only 27.4 percent of the owner occupied housing units in the City fall in the \$60,000 to \$99,999



5. THE VILLAS- Built in 1989 with 406 units on 26 acres, this large complex of rental apartments has been modestly maintained in the past. Recently this apartment community suffered severe hurricane damage from hurricane Wilma. This property is an example of the Higher Housing Tenure that could be reduced into single family housing.



These single family homes built in 1991-1992 are located along N.W. 55th Avenue. Their unique architectural character adds to the neighborhood and their assessed value of \$77,000 (Broward County Appraisers).



INVERARY VILLAGE- This neighborhood of condominiums just south of commercial land fronting Oakland Park in a dense series of rental properties. While buildings are generally in good condition, the sports field and courts are poorly maintained.

range, with 34 percent of the units in the value range of \$30,000 to \$59,999. The City has only 7.5 percent of housing units in the \$150,000 to \$249,999 value range as compared to the County's 18.9 percent. These data show housing values in the City are relatively low as compared to the County. However, the data represents all housing, including condominium and other multi-family units, which often have lower property values than single-family homes.

**TABLE 6**

HOUSING VALUE	BROWARD COUNTY		CITY OF LAUDERHILL		
	Number	Percent	Number	Percent	Percent Difference
Less than \$80,000	40,651	13.6	1,232	19.4	5.8
\$80,000-\$99,999	55,381	18.5	1,423	22.4	3.9
\$100,000-\$124,999	46,973	15.7	1,184	18.6	2.9
\$125,000-\$149,999	43,849	14.6	1,423	22.4	7.8
\$150,000-\$199,999	54,293	18.2	753	11.9	-6.3
\$200,000-\$299,999	34,833	11.7	281	4.4	-7.2
\$300,000 or more	22,945	7.7	55	0.9	-6.8
<b>Total</b>	<b>298,728</b>	<b>100</b>	<b>6,351</b>	<b>100</b>	<b>N/A</b>
Median Value		\$128,600			\$111,000

N/A – Not applicable.  
Source: United States Department of Commerce, Bureau of the Census, Summary File 3 – Sample Data, 2000.

Table 6 displays housing values for specified owner-occupied housing units, which include one-family housing units on less than ten acres, without a business or medical office on the property.

In 1990, the median value for specified owner-occupied housing units in Broward County was \$91,300 and the corresponding value for the City was \$94,600. In 2000, the Broward County value exceeds the City's value and there is a wider gap, since the specified owner-occupied housing unit median values are \$111,000 for the City and \$128,600 for the County as a whole. In other words, the City experienced a \$7,000 increase in its median value while the County gained more than a \$37,000 increase in its median value, not adjusting for inflation. As the table shows, single family housing values in the City of Lauderhill congregate at the lower end of the spectrum, whereas Broward County housing values are more evenly distributed. For the City, 60 percent of specified owner-occupied housing units have values less than \$125,000, which also is less than the County median value, and 82.8 percent of these units have values less than \$150,000. In contrast, less than half, 47.8 percent, of County specified owner-occupied units have values under \$125,000 and only 62.4 percent have values less than \$150,000. Nearly one fifth, 19.4 percent, of County owner-occupied units have values \$200,000 or more, whereas only one in twenty, 5.3 percent, of City owner-occupied units have values \$200,000 or more.

5. **Housing value – renter.** Table 7 presents a comparison of monthly gross housing rent for specified renter-occupied housing units between the City of Lauderhill and Broward County in 2000.

For both the City and the County the highest proportion of gross rent is between \$600 and \$799, with 46.5 percent of City households paying of gross rent within this range and 30.6 percent in the County. This category also has the largest percentage difference between the City and the County, with the City having 15.9 percent more households paying gross rent in the \$600 to \$799 range than the County. For the City, the next most prevalent gross rent category is \$400 and \$599, with 22.4 percent of households paying gross rent within this range. For the County, the second-highest proportion of gross rent category is \$800 and \$999, with 23.6 percent of households paying gross rent within this range. Broward County has a higher percentage than the City of households pay-

**TABLE 7**

GROSS HOUSING RENT <sup>1</sup>	BROWARD COUNTY		CITY OF LAUDERHILL		
	Number	Percent	Number	Percent	Percent Difference
No cash rent <sup>2</sup>	6,809	3.4	178	1.9	-1.5
Less than \$200	3,892	2.0	114	1.2	-0.7
\$200-\$399	8,686	4.4	315	3.4	-0.9
\$400-\$599	36,202	18.1	2,060	22.4	4.2
\$600-\$799	61,114	30.6	4,278	46.5	15.9
\$800-\$999	47,188	23.6	1,494	16.2	-7.4
\$1,000-\$1,499	28,298	14.2	446	4.8	-9.3
\$1,500-\$1,999	4,459	2.2	230	2.5	0.3
\$2,000 or more	2,917	1.5	86	0.9	-0.5
<b>Total</b>	<b>199,565</b>	<b>100</b>	<b>9,201</b>	<b>99.8<sup>3</sup></b>	<b>N/A</b>
Median Gross Rent		\$757			\$687

<sup>1</sup> Gross rent includes the contract rent plus the estimated average monthly cost of utilities and fuel.  
<sup>2</sup> Units without payment of cash rent may be owned by friends or relatives who allow occupancy without charge. Rent-free units may be provided to compensate caretakers, ministers, tenant farmers, sharecroppers, or others.  
<sup>3</sup> Total does not equal 100 percent due to rounding.  
N/A – Not applicable.  
Source: United States Department of Commerce, Bureau of the Census, Summary Tape File 3 – Sample Data, 2000.

ing monthly gross rent below \$400, with the County having 9.8 percent in this category in comparison to the City's 6.5 percent. Also, a higher percent of renter households in Broward County versus the City pay monthly gross rent of \$1,000 or more, with the County having 17.9 percent in this category in comparison to the City's 8.2 percent. The median gross rent for the City is \$687, which is \$70 less than the median gross rent of \$757 for Broward County.



1. WINDEMERE- This dilapidated tennis court is characteristic of the collection of multiplexes that surround it. Many are reaching 40 years old and are in need of significant repairs.



6. **Housing age.** Table 8 shows the number and percentage of the housing stock by the year when it was built.

It shows that the greatest number and percentage of housing in both Central Lauderhill and the City were built in the 1970's. More than 46 percent of the existing dwelling units within Central Lauderhill and 48 percent of the dwelling units in the City will be approaching the age of 40 years in the years between 2010 and 2020.

Year Housing Built	Central Lauderhill		City of Lauderhill		Central Lauderhill as a Percentage of the City
	Number	Percent	Number	Percent	
1999 to March 2000	4	0.0	52	0.2	7.7
1995 to 1998	79	1.3	345	1.3	22.9
1990 to 1994	190	3.2	947	3.7	20.1
1980 to 1989	1,320	22.5	7,252	28.3	18.2
1970 to 1979	2,710	46.1	12,309	48.0	22.0
1960 to 1969	1,240	21.1	3,883	15.1	31.9
1940 to 1959	315	5.3	796	3.1	40.0
1939 or earlier	20	0.0	83	0.3	24.1
<b>Total</b>	<b>5,878</b>	<b>99.5</b>	<b>25,667</b>	<b>100.0</b>	<b>22.9</b>

**Sources:** US Bureau of the Census, American Community Survey 1999-2001 and Census Comparison Study; Planning and Zoning Department (Nov. 2005)

Moreover, it shows that more than 26 percent of the existing dwelling units within Central Lauderhill and more than 18 percent of the dwelling units in the City already exceed 40 years of age. Further, another 22.5 percent of the housing stock in Central Lauderhill and 28.3 percent in the City will reach 40 years between 2020 and 2030. In summation, within the proposed 25 year period of this CRP, almost 90 percent of the Central Lauderhill housing stock will be 40 years old and presumptively in need of major rehabilitation and renovation. Thus, in addition to a program to fund minor housing rehabilitation, this CRP provides for a program to fund major rehabilitation and renovation.

## TRANSPORTATION CIRCULATION AND PARKING

Central Lauderhill is essentially bounded on the north by Oakland Park Boulevard and on the south by Sunrise Boulevard, two major east-west thoroughfares in Broward County. The commercial portion of the area lies along Oakland Park Boulevard. North-south travel through the area relies on two parallel roadways, NW 56th Avenue and NW 55th Avenue. However, these local roadways have severe limitations in their ability to carry traffic in and out of the neighborhoods within Central Lauderhill.



First, the two roadways are divided by a canal. Currently, crossings are only available at NW 25 Street, NW 19 Street, NW 15 Street, and NW 12 Street. Second, the roadways are predominantly two lanes, except at major intersections.

Sunrise Boulevard has an interchange with Florida's Turnpike, while Oakland Park Boulevard does not. NW 55 Avenue is so close to the Turnpike interchange that the Florida Department of Transportation closed the left turn ability from NW 55 Avenue. As a result, NW 55 Avenue is one-way, northbound, from Sunrise Boulevard to NW 12 Street, and then picks up as a two lane roadway for the rest of its distance.

The commercial and public land uses within the Residential Districts of Central CRA are causing excessive traffic that the local roadways were not designed to carry.

The City recently completed a project to widen the intersection of NW 56 Avenue and Sunrise Boulevard to allow traffic out during morning rush hour. However, there are several constraints to widening the roadways for their entire length.

The rights of way are not large enough to allow both widening and attractive medians. The residents have repeatedly asked for more landscaping and medians in Central Lauderhill and widening the roadways would preclude those goals. The main objection to widening, however, is the extra traffic and consequent safety and environmental hazards it would generate in residential neighborhoods.

As noted, the NW 55 Avenue intersection with Sunrise Boulevard cannot be reopened to allow more traffic out of the neighborhood, so widening NW 55 Avenue will only result in more traffic backing up southbound on NW 56 Avenue at the choke points along the canal as drivers going south from Oakland Park Boulevard will be obligated to cross over to exit the neighborhood.

Both NW 55 and NW 56 Avenues front many single-family homes. Further widening of either will take away much if not all of their swales and put traffic at their front doors.

Overall, the theme and goal of this plan is reduced density and less commercial use in Central Lauderhill. Any progress towards this goal should reduce the number of traffic trips through Central Lauderhill and work towards easing the traffic burden. Rather than spending limited resources on building new or wider roads, the focus should be on making the area more residential and reducing the number of traffic trips through reduced density and more opportunities for residents to walk, bike, or use public transit when they travel within their neighborhood.

The Lauderhill Community Bus Service, instituted in 2003, has been exceptionally successful in attracting ridership and serving the Central Lauderhill neighborhood. The City of Lauderhill Community Transit Bus Shuttle is one of the best in Broward County. The service is contracted with Quality Transportation services, who provides the drivers and maintains the vehicles. The shuttle operates 5 bus routes to provide transportation for the general public. Last year we provided service for 32,118 residents.

## INFRASTRUCTURE

[FIGURE 3]



The City has already invested in improving Central Lauderhill's infrastructure, with plans to beautify and enhance NW 56th Avenue. The reconstruction of roadways, improving drainage, and defining edges by adding sidewalks and landscaping are among a few of the design goals in the \$6 million project.

The basic infrastructure is in place to serve Central Lauderhill. However, most of the infrastructure, like the district, is 25-35 years old and nearing the end of its useful life. Although the capacity of the infrastructure may be adequate because no increase in density is proposed, the quality is insufficient to serve redeveloped properties over their useful life. As properties are redeveloped and cosmetically improved on the outside, extending the useful lives of the structures, the infrastructure that serves them needs to be rehabilitated or replaced in and on the ground.

The Community Redevelopment Agency and City of Lauderhill staff have identified several infrastructure projects that need to be completed through a combination of public, private, and shared ventures. The list includes but is not limited to:

- Reconstruction and repaving of significant roadways, including NW 56 Avenue, NW 55 Avenue, NW 12 Street, NW 15 Street, NW 19 Street and NW 25 Street
- Improve drainage through installation of storm drains and curbing throughout the District but especially along NW 56 Avenue and NW 55 Avenue and at their intersections with NW 19 Street, where hundreds of school-children cross every day
- New sidewalks, bicycle paths, and greenways to encourage residents to play, shop, and visit in the community without using an automobile
- New linear parks along NW 55 Avenue and a greenway along NW 19 Street and NW 55 Avenue

[FIGURE 4]



The project will redefine NW 56th as a canopied neighborhood drive, enhanced with sidewalks, pleasant roadways, and medians where space permits.



## COMMUNITY POLICING

The City of Lauderhill Police Department currently offers some community policing initiatives to the Central Lauderhill area. They attend homeowner meetings and have worked on special projects such as addressing parking issues at the Wimbledon condominium and performing security and CPTED (crime prevention through environmental design) reviews for several associations and apartment complexes. However, the Police Department's ability to assist residents in the Central Lauderhill District is hampered by the lack of functional homeowners and condominium associations.



Reducing Housing density and adding more single family housing increases residents' sense of ownership in the community and is a sustainable method for policing the community.

A primary goal of the Community Redevelopment Agency would be to provide additional resources for Police and Code Enforcement to actively recruit leaders in each of the many communities and complexes in Central Lauderhill to strengthen condominium associations or to at least serve as a point of contact for disseminating information about community policing and services offered to reduce crime. Further, the Police Department will conduct CPTED reviews of each of the infrastructure projects and private developments envisioned in this Plan through the Development Review Committee.

Additional code enforcement officers dedicated to the Central Lauderhill CRA can help to address the physical condition of buildings as well as the legality and quality of rental and landlord practices. The City has discovered many cases of overcrowding, substandard housing, and general neglect of rental properties but lacks the resources to address all of the code enforcement issues present in the district.

## THE MARKET FOR REDEVELOPMENT

Residents, civic associations, and the Lauderhill City Commission are unanimous on their redevelopment goal for Central Lauderhill – reduce density. The desire is to bring more homeowners and single family homes into the neighborhood and to reduce or eliminate commercial uses, except along Oakland Park Boulevard.

The overriding goal of a Community Redevelopment Agency is to reduce slum and blight. Because of the use of tax increment financing by most Community Redevelopment Agencies, the goal of slum and blight reduction is often mistakenly measured by proxy by the increase in taxable value of the redevelopment area. In Central Lauderhill, the focus must be on the primary objective of improving the neighborhood. In terms of taxable value, this strategy will likely yield the one step back to gain two steps forward concept mentioned earlier. The Community Redevelopment Agency needs to remove or reduce density, inappropriate commercial uses, and substandard housing and living quarters. It also needs to increase personal investment in the district by encouraging the conversion of rental properties into owner-occupied housing.

## MARKET ANALYSIS INFORMATION

1990 - 2000 Census, 2005 Estimates & 2010 Projections  
 Calculated using Proportional Block Groups

Lat/Lon: 26.15567-80.2225

December 2008

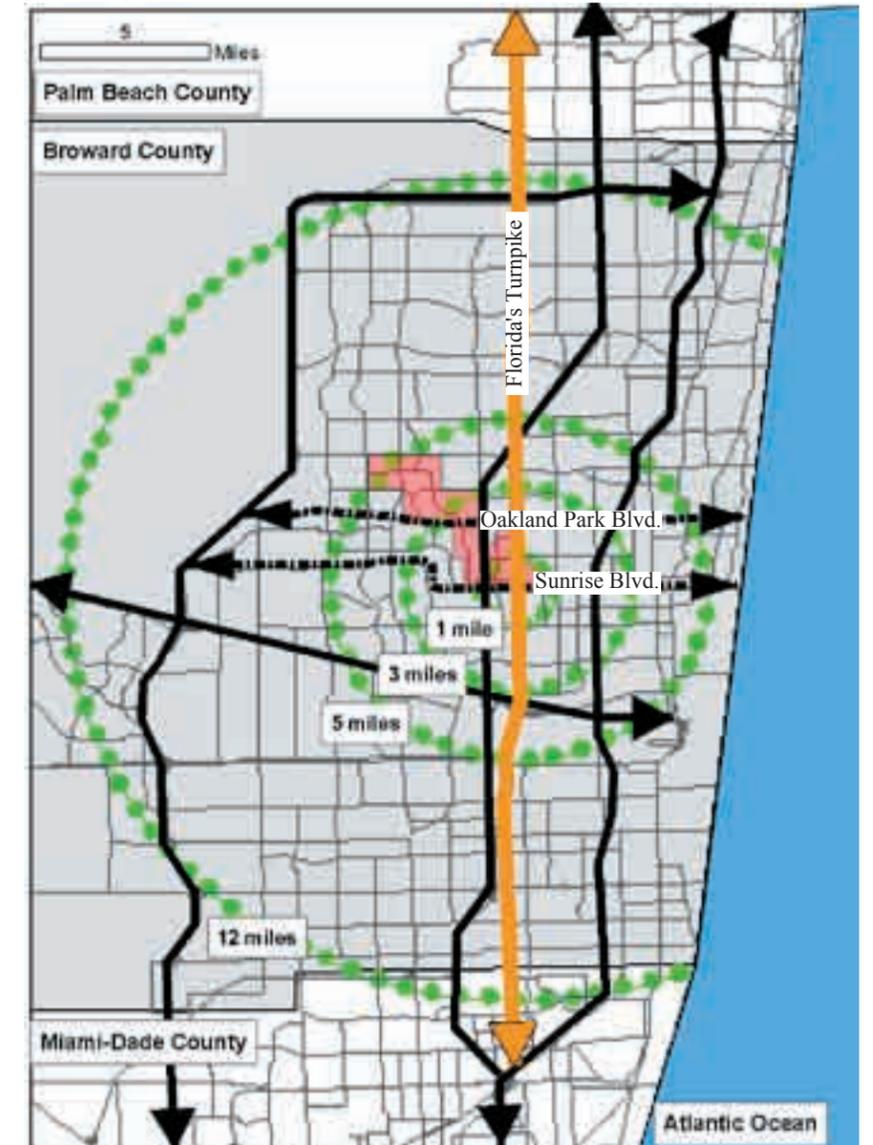
Shoppes of Inverrary Oakland Park Blvd & Rock Island Rd	5.00 min drivetime		10.00 min drivetime	
<b>Travel Time (2000)</b>				
Worker Base (16 Years or Older)	76,133		297,537	
Travel to Work in 14 Minutes or Less	12,647	16%	81,327	27%
Travel to Work in 15 to 29 Minutes	29,973	39%	113,850	38%
Travel to Work in 30 to 59 Minutes	27,099	36%	96,521	32%
Travel to Work in 60 Minutes or More	5,233	7%	19,017	6%
Work at Home	1,180	2%	6,822	2%
Average Travel Time to Work	26.4 mins		25.3 mins	
<b>Homes Built By Year (2000)</b>				
Homes Built 1999 to 2000	334	0.4%	1,952	0.7%
Homes Built 1995 to 1998	1,234	1.6%	10,336	3.6%
Homes Built 1990 to 1994	2,791	3.6%	17,509	6.0%
Homes Built 1980 to 1989	17,500	22.4%	66,005	22.7%
Homes Built 1970 to 1979	36,730	47.1%	104,055	35.9%
Homes Built 1960 to 1969	15,106	19.4%	52,105	17.9%
Homes Built 1950 to 1959	3,225	4.1%	30,783	10.6%
Homes Built 1940 to 1949	622	0.8%	5,396	1.8%
Homes Built Before 1939	469	0.6%	2,912	1.0%
Median Age of Homes	24.7 yrs		25.6 yrs	
<b>Population</b>				
Estimated Population (2005)	187,952		691,658	
Census Population (1990)	152,919		589,626	
Census Population (2000)	176,081		645,831	
Projected Population (2010)	199,293		734,888	
Forecasted Population (2015)	212,160		784,234	
Historical Annual Change (1990-2000)	23,162	15%	76,205	13%
Historical Annual Change (2000-2005)	11,871	7%	45,828	7%
Projected Annual Change (2005-2010)	11,341	6%	43,229	6%
Est. Population Density (2005)	7,115.91 ppm		5,467.14 ppm	
Trade Area Size	26.41 sqm		126.51 sqm	

These actions will increase the percentage of vacant property awaiting redevelopment and the number of properties eligible for the homestead exemption, potentially reducing the CRA's taxable value. Over time, however, the improved quality of life and sense of community for the remaining properties will increase their value. In the parlance of economics, a rising tide lifts all boats.

The projects projected for Central Lauderhill are not of the type that require extensive market analysis. There are no office building projects and minimal retail. The Konover parcel will have, in addition to City Hall, national chains who do their own market analysis and would not be investing if there were not a sufficient market.

Similarly, the proposed housing construction projects would be completed by corporate home builders that will do a market analysis at the time of construction. The Central Lauderhill CRA has minimal open space available and has several developers in place for redevelopment so that no extensive marketing of the area will be necessary for the foreseeable future. After the first phase of redevelopment is completed, the Community Redevelopment Agency will likely have the resources to explore if market conditions justify more extensive redevelopment of rental and commercial properties. A market study at that time, as an addendum to this CRP, would then be in order.

[FIGURE 5]



Central Lauderhill's location within the tri-county area makes it an attractive palce to live and easily access many attractions



# PART III. CRA DISTRICTS

Based on the existing land use pattern within the Central Lauderhill CRA, five district types have been identified. The CRP envisions redefining the pattern and location of these districts through redevelopment and zoning changes. The accompanying figures illustrate a comparison between existing districts in Central

Lauderhill and districts and public improvements as envisioned in this CRP.

- A. **Low Density Residential.** Figure 6 & 7
- B. **Residential multiplex districts.** Figure 6 & 7 shows that there is a pocket of two-family dwelling units or duplexes in the middle of the single-family dwelling unit district located east of NW 55th Avenue between NW 11th Street and NW 17th Street.
- C. **Residential multiplex/special needs district.** Figure 6 & 7
- D. **Residential high rise and multi-family districts.** Figure 6 & 7
- E. **Commercial districts.** Figure 6 & 7 shows there are two areas within Central Lauderhill with a commercial zoning district. The first area encompasses the southeast and southwest corner of the intersection of NW 55th Avenue and NW 17th Street. On the southeast corner is Mission Lake Plaza, a crime infested, obsolete commercial plaza. Although one of the three buildings in the Plaza fronts on NW 55th Avenue, that building is obsolete because it is oriented with its back to the street and its front to an internal breezeway. This orientation is inconsistent with CPTED principals and contributes to the higher incidence of crime in the neighborhood. On the southwest corner there are four vacant, platted single-family lots that are zoned for commercial use and a site plan has been approved to allow a 5,000+ square feet commercial plaza.

[FIGURE 6]  
EXISTING LAND USE



[FIGURE 7]  
PROPOSED LAND USE





[FIGURE 8]

# CENTRAL C.R.A. MASTERPLAN

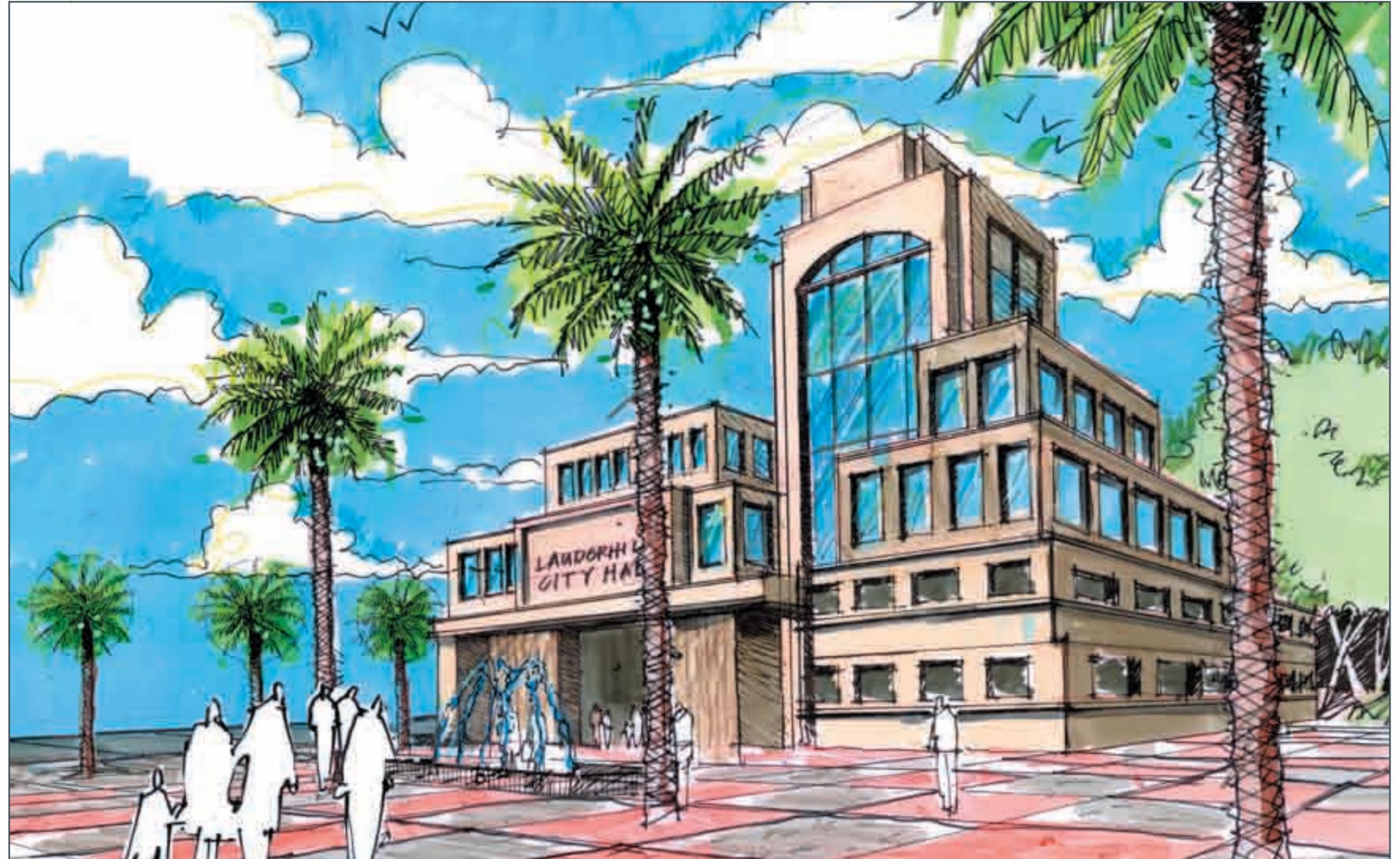


# PART IV. ACTION PLAN

Central Lauderhill was largely developed without the benefit of direction or guidelines from any type of municipal planning. Located between the original section of Lauderhill along the State Road 7 corridor to the east, which was developed in the 1960s, and the highly-planned and beautiful Inverrary development to the north, which was developed in the 1970s, Central Lauderhill represented a Wild West area where developers were largely free to build whatever would capitalize on the vitality of the other two areas. Thus, single-family homes, duplexes, quadplexes, high-rise apartments and condominiums, townhouses, strip shopping centers and garden apartments are intermingled with no sense of continuity of design or use suggesting that these are parts of a cohesive community.

Bringing a sense of community and place to housing stock that is in place and generating significant additional taxable value will require a long-term perspective and commitment. Although the first steps, detailed below, are incremental rather than dramatic, they are also cumulative as is the process of redevelopment in general.

[FIGURE 9]



[FIGURE 10]

## CONSTRUCT A NEW CITY HALL

Hurricane Wilma, which struck South Florida in October, 2005, changed the priorities for this CRP, which has been under development for 18 months. The severe damage from the hurricane to City Hall, the most prominent building in the Central Lauderhill district, makes a new building imperative. For many years, the residents of Central Lauderhill saw City Hall as a stabilizing presence in their deteriorating neighborhood. However, the momentum generated in the past two to three years through new housing development, the newly-renovated Fire Station 57, improvements to Royal Palm Elementary and City Hall Park (which would remain even if City Hall were relocated), and the plans for NW 56 Avenue improvements have changed the thinking about City Hall. Since the hurricane, through public meetings and planning, the neighborhood organizations and elected officials have determined that relocating City Hall and building single family homes on the site can be not only an economic generator but also improve the cohesiveness of the community.



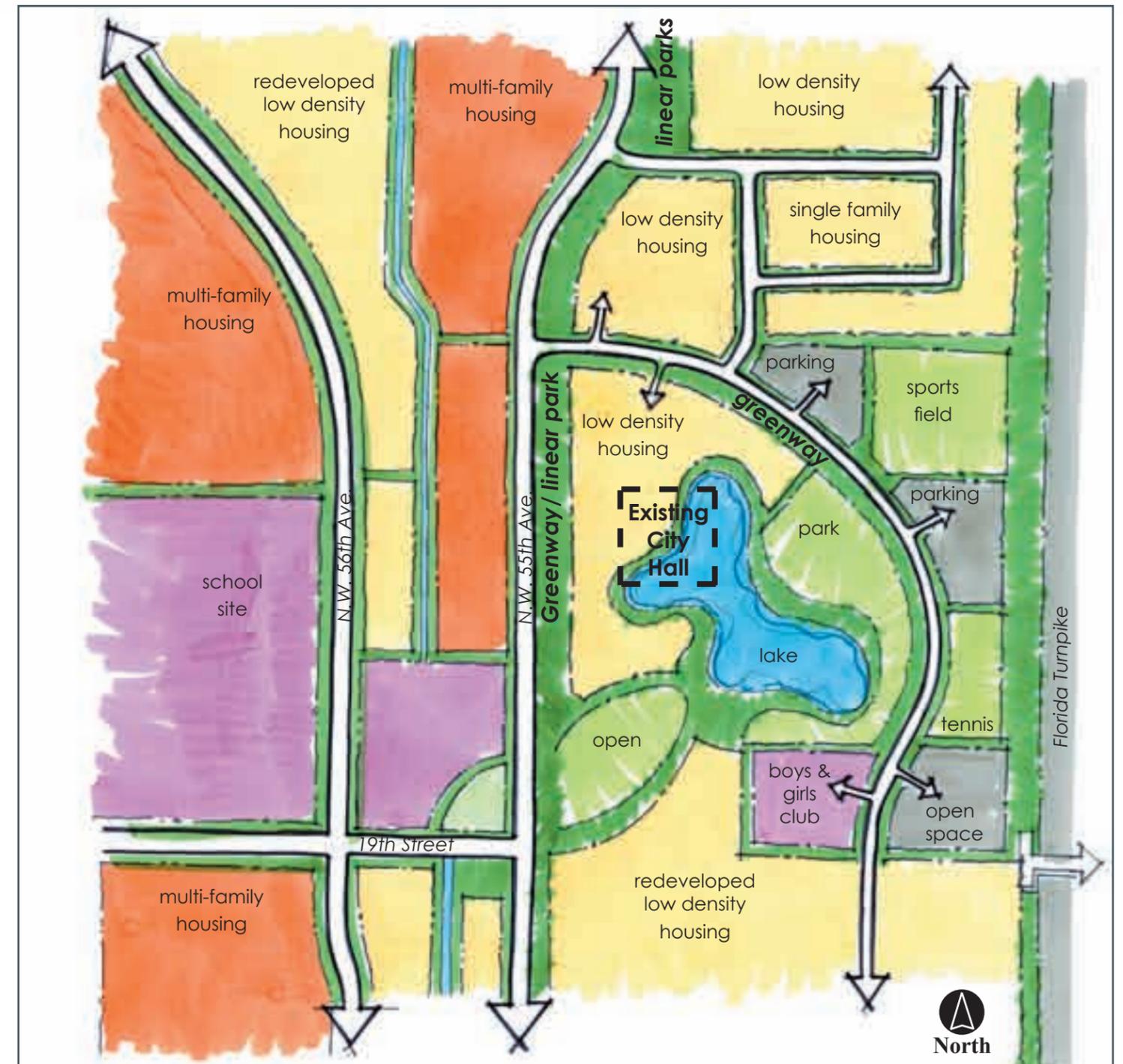
### ELIMINATE OR REDUCE COMMERCIAL USES OUTSIDE OF THE DESIGNATED COMMERCIAL DISTRICT

Central Lauderhill is primarily residential. The CRP envisions only residential uses in the district south of Oakland Park Boulevard. The CRA Board and the residents of Lauderhill would like to see existing commercial uses relocated to Oakland Park Boulevard, at the northern end of the district. Oakland Park Boulevard is a divided, multi-lane roadway that is appropriate for commercial and governmental uses. As discussed elsewhere, the acquisition and redevelopment of properties at the intersection of NW 19 Street and NW 55 Avenue, which currently have non-residential uses and zoning on all four corners, is the foundation for plans to reduce the intensity of use and traffic as well as provide a new non-commercial focal point for the community.

### DEVELOP NEW OPEN SPACE AND PARK FACILITIES

Public improvements including new street lighting, bus shelters, and landscaping will enhance the neighborhood image. Intersections and pedestrian crosswalks should be paved with a striking brick design that identifies State Road 7 as a destination. Unique architectural design through the City's recently adopted design guidelines should be applied to new buildings. Furthermore, it is recommended that the CRA help property owners improve their facilities by developing programs to enhance facades, signage and landscaping.

[FIGURE 11]  
PROPOSED LAND USE FOR EXISTING CITY HALL



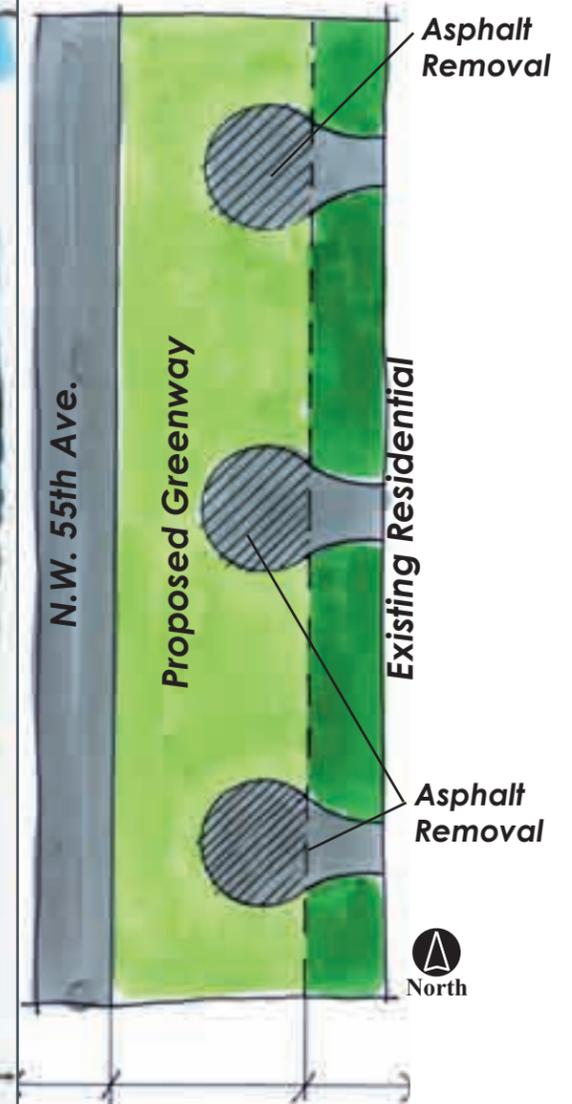
[FIGURE 12]



EXISTING SITE PHOTOS OF FPL EASEMENTS



PROPOSED GREENWAY CORRIDOR ALONG NW 55 AVENUE



SPATIAL DIAGRAM



## ACQUIRE KEY PROPERTIES TO PREVENT INCOMPATIBLE DEVELOPMENT AND TO PROMOTE REDEVELOPMENT

In addition to properties at the key intersection of NW 19 Street and NW 55 Avenue, the CRP proposes that the Community Redevelopment Agency acquire scattered site properties that can function, over the long term, to promote the objectives of the Plan. Vacant land that remains in Central Lauderhill should be acquired by the Community Redevelopment Agency for use as parks and greenways or, if development is deemed the best use, limited to single-family housing that provides higher value for families that can afford to move to a larger home but want to stay in the Central Lauderhill community.



The Mission Lakes property will be a critical property to acquire because of its central location and commercial land use. Converting this property to owner occupied housing will make it a catalyst for future redevelopment.

Much of the Cannon Point neighborhood, two long blocks of single-story, multi-plex units converted to assisted and group living facilities, should be acquired and redeveloped into owner-occupied housing that better meets the needs of the community rather than the profit motives of many of the individuals who run these establishments as cash cows, with minimal maintenance and investment detracting from their government and insurance-guaranteed revenue streams.

## DEVELOP A SENSE OF COMMUNITY

A key element of any redevelopment plan is the creation of an identity for the redevelopment area. In the case of Central Lauderhill, the process is two-fold. First, the objective is to isolate commercial development on Oakland Park Boulevard and to upgrade the buildings, infrastructure and business mix to meet the needs of today's consumers, both in Lauderhill and in Broward County. For the remainder of Central Lauderhill, the objective is to

reduce density and encourage homeownership to create a greater sense of community among those who will be long-term residents who call Lauderhill home rather than transients who happen to live in Lauderhill. The goal of creating an identity, which is typically described by design standards and themes, will instead be represented in Lauderhill by the commonality of ownership in terms of both the physical structures where people reside and the community which comprises those homes.

## PROVIDE CREATIVE FINANCING AND ZONING OPTIONS TO FOSTER PRIVATE REDEVELOPMENT

The City will provide assistance to developers whose projects are consistent with the recommendations laid out within this plan. Assistance could include, but should not be limited to, expedited review processes and is authorized for state expedited review, flexibility in land use policies as allowed by the State, impact fee waivers, and direct financial incentives. Direct financial incentives could be provided by Tax Increment revenues from the CRA, by assistance in procuring grants from other agencies, by leveraging City- and grant-funded infrastructure projects, among other means



Cannon Point has proven to no longer fit into the larger context of the community. While most of the area is single-story multi-plexes surrounded by a vast expanse of pavement, the two long blocks could be redeveloped into a great neighborhood of owner occupied low density housing units along a tree lined drive.

# PART V. IMPLEMENTATION STRATEGIES

The opportunities for redevelopment in the Central Lauderhill CRA will not be self-actuating. In order to realize the District's potential, the City of Lauderhill and the Community Redevelopment Agency must continue to take an active role in making the kind of development and redevelopment the City desires into a reality.

## ACTIVE PARTICIPATION IN CATALYTIC REDEVELOPMENT PROJECTS

The CRP identifies several catalytic redevelopment projects that will have a positive effect on property values throughout Central Lauderhill. Table 9 is a list of the projects, including a description, location, anticipated start date, the projected cost and potential funding sources. The City passed a \$35 million general obligation bond (the Great Neighborhoods Bond) on November 2, 2004 that will provide much of the "City" funding for the projects listed below.

Project	Location	Date	Funding	Cost
New City Hall	Oakland Park Blvd	2006	CRA/City	\$ 10,000,000
Demolish Mission Lake Plaza	19 St and 55 Ave	2008	CRA	2,500,000
Rebuild and landscape major streets	NW 56 Ave	2006	City	5,000,000
	NW 55 Ave	2008	CRA/City	4,000,000
	NW 19 St	2007	CRA/City	1,500,000
Linear Parks	NW 55 Ave	2007	CRA/City	2,000,000
Redevelop City Garage	19 St and 55 Ave	2007	CRA/City	2,000,000
Acquire vacant property	Various	2006	CRA	3,000,000
Redevelop multi-family properties into single-family	NW 27 Ct, NW 28 St	2006	CRA	2,000,000
	NW 55 Ave	2007	CRA	1,000,000
	NW 58 St/Ter	2008	CRA	2,000,000
<b>TOTAL</b>				<b>\$ 35,000,000</b>

The City, like any other municipality has finite resources and the primary purpose of the catalytic redevelopment projects is to create momentum in the market place which will sustain itself through private initiative. In most successful redevelopment environments, catalytic projects represent only a portion of the total amount of community redevelopment that is achieved.

The next step in promoting catalytic redevelopment is the modification of the City's Land Development Regulations to establish the procedural and substantive ground rules that govern the redevelopment of the candidate redevelopment properties. Otherwise, the developer selection process is going to be complicated by concerns about the uncertainty of development potential.

In negotiating a public private redevelopment agreement, the City and Community Redevelopment Agency should give priority to the character and quality of the proposed redevelopment project and consistency with the City's redevelopment objectives rather than the amount of money the preferred developer is willing to pay. In the long run the economic benefits of quality of redevelopment are more important than short-term recapture of land cost.

Table 10: Tax Revenues (next page), illustrates the potential revenues available to the CRA through tax increment financing and an interlocal agreement with Broward County.

The table makes the following assumptions:

- 1) Two specific projects will be the cornerstone of redevelopment. They are specified at the bottom of the table and detailed in the following Table Konover
- 2) Assessed value appreciation, discount rate, and assessed value rates are per Broward County RCP program guidelines
- 3) Lauderhill TIF valuation based on expected 30-year life of plan; Broward County interlocal agreement 20-year NPV based on guidelines of RCP program
- 4) Annual Commercial development of \$500,000 and Residential development of \$1,000,000 based on historical building permit data and amount of available land

5) Residential Conversions of negative \$1,000,000 captures the decline in assessed value resulting from the CRP's goal of reducing density and number of units of multifamily buildings, resulting in increased homeownership, increased homestead exemptions, and decreased taxable value per parcel.

As the table 10 (next page) indicates, the NPV of excess taxes generated by redevelopment for the Central Lauderhill will be over \$27 million. The gross amount available to the Community Redevelopment Agency for investment would be \$58 million under a standard TIF configuration. In any case, the Central Lauderhill CRA is projected to generate sufficient funds to implement the CRP.

The additional funds would be available for operating expenses of the CRA, for community policing and code enforcement initiatives, and for additional public improvements, some noted later in this section under Priorities for Future Action, needed over the life of the Community Redevelopment Agency to continue the redevelopment of Central Lauderhill.



**TABLE 10 Tax Revenues**

Year	Specific Projects Cost	Current Assessed Value with 3.5% appreciation	Commercial Redevelop	Residential Conversions	New Residential	Increase in Tax Revenues Valuation	Lauderhill Tax Revenues	County Tax Revenues
2006	\$ -	\$ 100,000,000	\$ -	\$ -		\$ -	\$ -	\$ -
2007 A	(655,000)	103,500,000	500,000	-	1,000,000	4,345,000	26,157	27,348
2008 B	24,225,000	107,122,500	1,017,500	(1,000,000)	2,035,000	33,400,000	201,068	210,226
2009	24,394,950	110,871,788	1,553,113	(1,965,000)	3,108,225	37,961,076	228,526	238,935
2010	25,248,773	114,752,301	2,107,472	(2,896,225)	4,214,943	43,427,264	261,432	273,340
2011	26,132,480	118,768,632	2,681,234	(3,794,857)	5,362,466	49,149,955	295,883	309,360
2012	27,047,117	122,925,534	3,275,077	(4,662,037)	6,550,152	55,135,843	331,918	347,036
2013	27,993,766	127,227,928	3,889,705	(5,498,866)	7,779,407	61,391,940	369,579	386,413
2014	28,973,548	131,680,905	4,525,845	(6,306,406)	9,051,686	67,925,578	408,912	427,537
2015	29,987,622	136,289,737	5,184,250	(7,085,682)	10,368,495	74,744,422	449,961	470,456
2016	31,037,189	141,059,878	5,865,699	(7,837,683)	11,731,392	81,856,475	492,776	515,221
2017	32,123,491	145,996,974	6,570,998	(8,563,364)	13,141,991	89,270,090	537,406	561,884
2018	33,247,813	151,106,868	7,300,983	(9,263,646)	14,601,961	96,993,979	583,904	610,500
2019	34,411,486	156,395,608	8,056,517	(9,939,418)	16,113,030	105,037,223	632,324	661,125
2020	35,615,888	161,869,454	8,838,495	(10,591,538)	17,676,986	113,409,285	682,724	713,821
2021	36,862,444	167,534,885	9,647,842	(11,220,834)	19,295,681	122,120,018	735,163	768,648
2022	38,152,630	173,398,606	10,485,516	(11,828,105)	20,971,030	131,179,677	789,702	825,671
2023	39,487,972	179,467,557	11,352,509	(12,414,121)	22,705,016	140,598,933	846,406	884,958
2024	40,870,051	185,748,921	12,249,847	(12,979,627)	24,499,692	150,388,884	905,341	946,578
2025	42,300,503	192,250,133	13,178,592	(13,525,340)	26,357,181	160,561,069	966,578	1,010,603
2026	43,781,021	198,978,888	14,139,843	(14,051,953)	28,279,682	171,127,481	1,030,187	-
2027	45,313,357	205,943,149	15,134,738	(14,560,135)	30,269,471	182,100,580	1,096,245	-
2028	46,899,324	213,151,159	16,164,454	(15,050,530)	32,328,902	193,493,309	1,164,830	-
2029	48,540,800	220,611,450	17,230,210	(15,523,761)	34,460,414	205,319,113	1,238,021	-
2030	50,239,728	228,332,851	18,333,267	(15,980,429)	36,666,528	217,591,945	1,309,904	-
2031	51,998,118	236,324,501	19,474,931	(16,421,114)	38,949,856	230,326,292	1,386,564	-
2032	53,818,052	244,595,859	20,656,554	(16,846,375)	41,313,101	243,537,191	1,466,094	-
2033	55,701,684	253,156,714	21,879,533	(17,256,752)	43,759,060	257,240,239	1,548,586	-
2034	57,651,243	262,017,199	23,145,317	(17,652,766)	46,290,627	271,451,620	1,634,139	-
2035	59,669,037	271,187,801	24,455,403	(18,034,919)	48,910,799	286,188,121	1,722,852	-
<b>TOTALS</b>							<b>\$ 23,341,182</b>	<b>\$ 10,189,660</b>
Discount Property	4.56%							
	3.50%							
<b>Net Present Value of Tax Flows</b>							<b>\$9,721,570</b>	<b>\$5,662,468</b>

Specific Projects: **A:** City Hall on Oakland Park Blvd **B:** Townhomes on old City Hall site

## MODIFICATIONS TO CITY LAND DEVELOPMENT REGULATIONS

One of the obstacles to community redevelopment are traditional land development regulations which focus on prohibiting undesirable development through regulations as opposed to promoting desired forms of development. Too often, a developer and the community agree on a particular proposal but are unable to “get there” because of the limitations of applicable land development regulations. Making the land development regulations work for both the CRA and the development can add significant value to the project without a direct infusion of cash.

In order to promote community redevelopment, the City of Lauderhill needs to create a regulatory environment that gives property owners and developers both flexibility and certainty to the maximum extent possible. Flexibility is necessary to overcome the cost and complexity of redevelopment and to deal with the limitations of existing conditions such as land parcelization and existing improvements. Certainty is necessary to overcome the economic implications of high land costs, demolition costs (often of income producing improvements) and existing market trajectories. Flexibility and certainty, however, are not always concurrent. Flexible regulations, which reserve substantial discretion with regard to permitted uses, densities and bulk standards may create uncertainty while at the same time certainty can be a limit on flexibility.

There are a variety of solutions to the flexibility/certainty calculus that can be employed. For example, land development regulations can provide flexibility with certainty by creating a two tier regulatory regime. The first level establishes a fixed “floor” which assures a developer that no matter what happens during the development review process, he or she will come away with an approval for the permitted “floor.” The second level would allow flexibility through a discretionary review, which would judge particular proposals on the basis of performance standards in lieu of fixed standards. Another way of balancing flexibility and certainty is to create a carefully prescribed process for development review — a set schedule of events and time limits for approval. Lauderhill has a set schedule and time limits but lacks other elements of flexibility.

Appropriate regulations can be developed in a number of ways. Some communities, for example, create overlay zones, which add flexibility not otherwise available under the “underlying” zoning district. Other communities simply design new district regulations for identified redevelopment areas. Although

both approaches have been used successfully, the new district approach is the preferred approach because it is less complex and more easily tailored to the specific needs of a particular redevelopment area.

In order to implement the CRP plan, the City of Lauderhill intends to modify its land development regulations to accommodate the development and redevelopment options, which are presented in this Plan. The land development regulations should allow, at a minimum, the following:

- vertically and horizontally mixed uses (A mixed use overlay zoning district is being created by the City.)
- gross residential densities based on the total project site (independent of other uses that may be present on site) of at least twenty (20) dwelling units per acre so long as the total floor area ratio of all the buildings, including parking garages, does not exceed 2.0;
- buildings with a height of up to 100 feet should be subject to limitations on the location of the 100 foot portions of the building in relation to the street and surrounding sites and the percentage of the building with heights over 50 feet and 75 feet — for multiple buildings on a single site the limitations should be tied to the percentage of the number of buildings over 50 feet and 75 feet;
- surface and/or structured parking (currently allowed);
- shared off-street parking (currently allowed).

## COMMUNITY REINVESTMENT

A key part of any community redevelopment initiative involves repositioning the community redevelopment area in the marketplace. Momentum, positive or negative, is a powerful force in community redevelopment and perceptions are as important as realities. In order to successfully implement the CRP it will be necessary for the City to create an expectation of a positive future. While promoting individual development and redevelopment initiatives will be important, overcoming the general negative or blighting influences are essential to successful implementation.

The easiest way for the City of Lauderhill to convince the private sector that the character and value of the District will improve over time is for the City to establish a Capital Improvement Program in the future of the Central Lauderhill CRA.

There are other ways that the City could demonstrate its commitment to implementation through community investment. One way would be to create a redevelopment incentive program to make financial assistance available to property owners who are willing to improve their properties. There are a wide variety of interim and permanent improvements which could be implemented for existing improvements including new and improved signage, new paint, additional landscaping (temporary or permanent) and architectural treatments which evidence a new direction. What is important is for the market place to observe that change has started, no matter how modest.

In some communities where poor and aging signage is a key indicator of decline, local governments have created redevelopment programs that provide design and financial assistance to property owners willing to replace their signage with alternative signage, which is complementary with the communities' redevelopment objectives. Coupled with even modest landscape improvements, a sense of change and momentum is relatively easy to accomplish, even if the improvements fall short of the ultimate objective. Thus, the City will prepare a demonstration signage plan for the NW 56th Avenue improvements.

## PRIORITIES FOR FUTURE ACTION

In this CRP, as in any plan, all elements and proposed actions are important. However, the Community Redevelopment Agency recognizes that not all proposals can be accomplished simultaneously. The priorities below are meant as a general guide to those who will implement the CRP, with the acknowledgement that the ability to change priorities in the face of new developments is not simply a useful but also an essential skill.

### 1. Immediate Priorities

- a. Catalytic Projects
- b. City Hall Construction

### 2. High Priorities

- a. Linear Parks and Greenways
- b. Land Acquisition
- c. Street Improvements

### 3. Continuing Priorities

- a. Land Use and Zoning Changes
- b. Multi-family Property Acquisition
- c. Rental Unit Conversions
- d. Strengthen Condo and Homeowner Associations



# PART VI. STATUTE REQUIREMENTS

Section 163.362, Florida Statutes (FS), proscribes the minimum contents of a community redevelopment plan. It provides for every community redevelopment plan to address a minimum of ten requirements. These ten requirements are applied to Central Lauderhill as identified in Sections A through J below.

**A. A legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.**

Portion of Sections 23, 26 and 35, Township 49 South, Range 41 East, being more particularly described as follows:

**BEGINNING** at the intersection of the North Right-of-Way line of Sunrise Boulevard with the East Right-of-Way line of 56th Avenue;

Thence on the municipal boundary of the City of Lauderhill as established by Florida Chapter 94-427 of the laws of Florida, North on the East Right-of-Way line of 56th Avenue to the Southwest corner of Lot 1, Block 2 of Fern Subdivision Number One as recorded in Plat Book 55, Page 5 of the Public Records of Broward County, Florida;

The next Two (2) courses being on the municipal boundary of the City of Lauderhill as established by Chapter 61-2387 of the laws of Florida;

(1) Thence West on a line 660 feet North of and parallel with the said South line of the Southeast quarter (SE ¼) of Section 35 to the intersection with the West line of the East half (E ½) of said Section 35;

(2) Thence North on the said West line of the East half (E ½) of said Section 35 to the Northwest corner of the East half (E ½) of said Section 35, said point also being on the South line of the Southwest quarter of Section 26, Township 49 South, Range 41 East;

(3) Thence West on the said South line of the Southwest quarter of Section 26 to the intersection with the West line of the East three quarters (E ¾) of said Section 26;

(4) Thence North on the said West line of the East three quarters (E ¾) of said

Section 26 to the intersection with the North line of the Northwest quarter (NW ¼) of said Section 26, said point being on the South line of the Southwest quarter (SW ¼) of Section 23, Township 49 South, Range 41 East;

Thence East on the South line of said Section 23 to the intersection with the Southerly projection of the West line of Tract "A", Inverrary Shopping Center, as recorded in Plat Book 77, Page 22 of the public records of Broward County, Florida;

Thence North on the said Southerly projection and on the West line of said Tract "A" to the intersection with the Northerly line of said Tract "A";

Thence East on the North line of said Tract "A" to the intersection with the west line of said Tract "A"

Thence East on the North line of said Tract "A" and it's Easterly projection to the West Right-of-Way line of Rock Island Road;

Thence South on the West Right-of-Way line of Rock Island Road to the intersection with the South line of said Section 23, said point also being on the North line of said Section 26;

Thence East on the North line of said Section 26 to the intersection with the West Right-of-Way line of the Florida Turnpike;

Thence South on the West Right-of-Way line of the Florida Turnpike to the Northeast corner of Lot 15, Block 6 of Falcon Sub. Number One, as recorded in Plat Book 54, Page 47 of the Public Records of Broward County, Florida;

(1) Thence West on the North line of said Lot 15, Block 6 and its Westerly extension to the intersection with the East line of Lot 1, Block 5 of said Falcon Sub. Number One, said point being on the arc of a curve concave Southwesterly having a radial bearing of South 73° 48' 48" West;

(2) Thence Northerly and Northwesterly on the arc of said curve having a central angle of 74° 43' 14" and a radius of 25.00 feet for an arc distance of 32.60 feet to a point of tangency;

(3) Thence West on the North line of Blocks 5, 4, 3, and there Westerly extensions along with the North line Block 2 a distance of 905.59 feet to a point

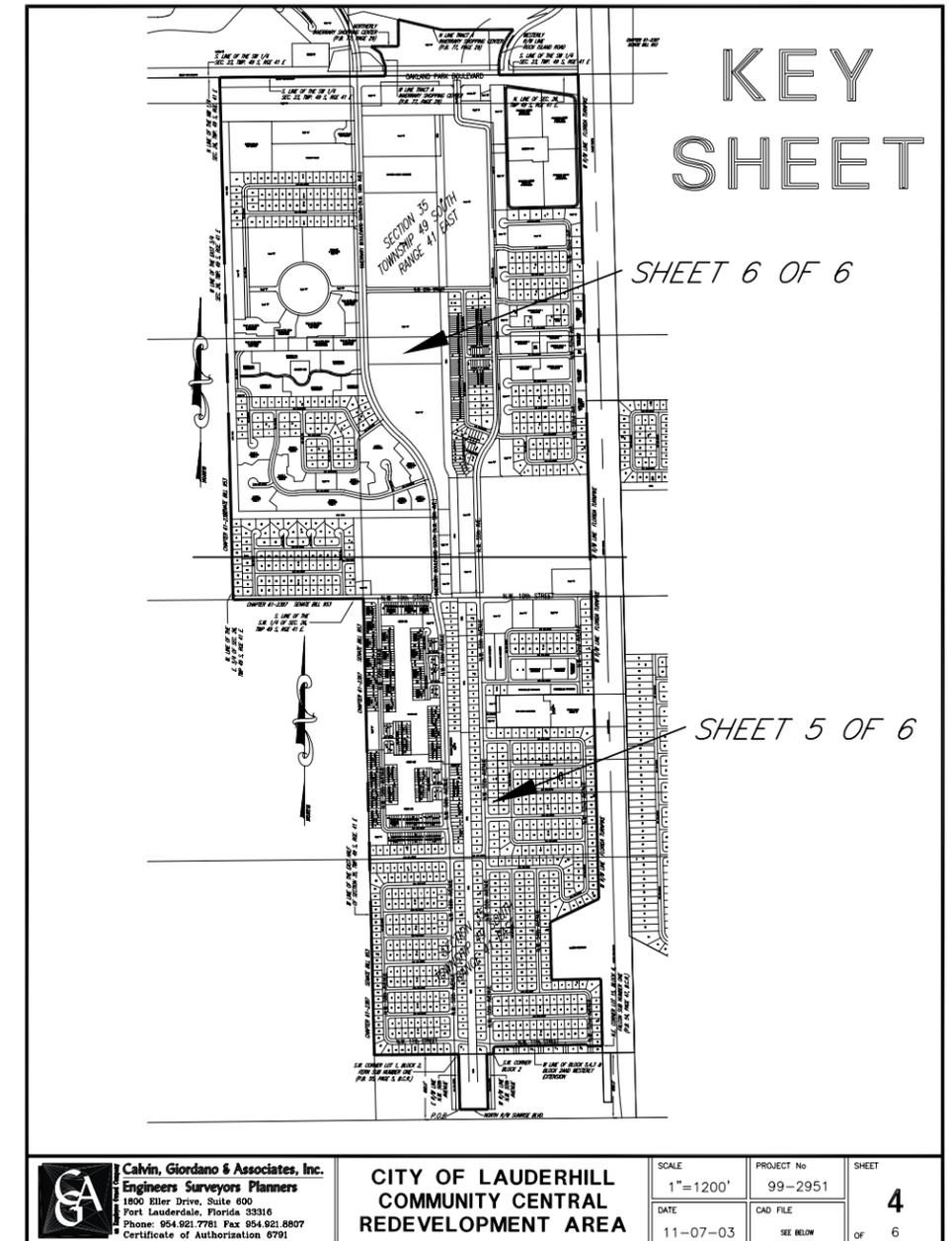
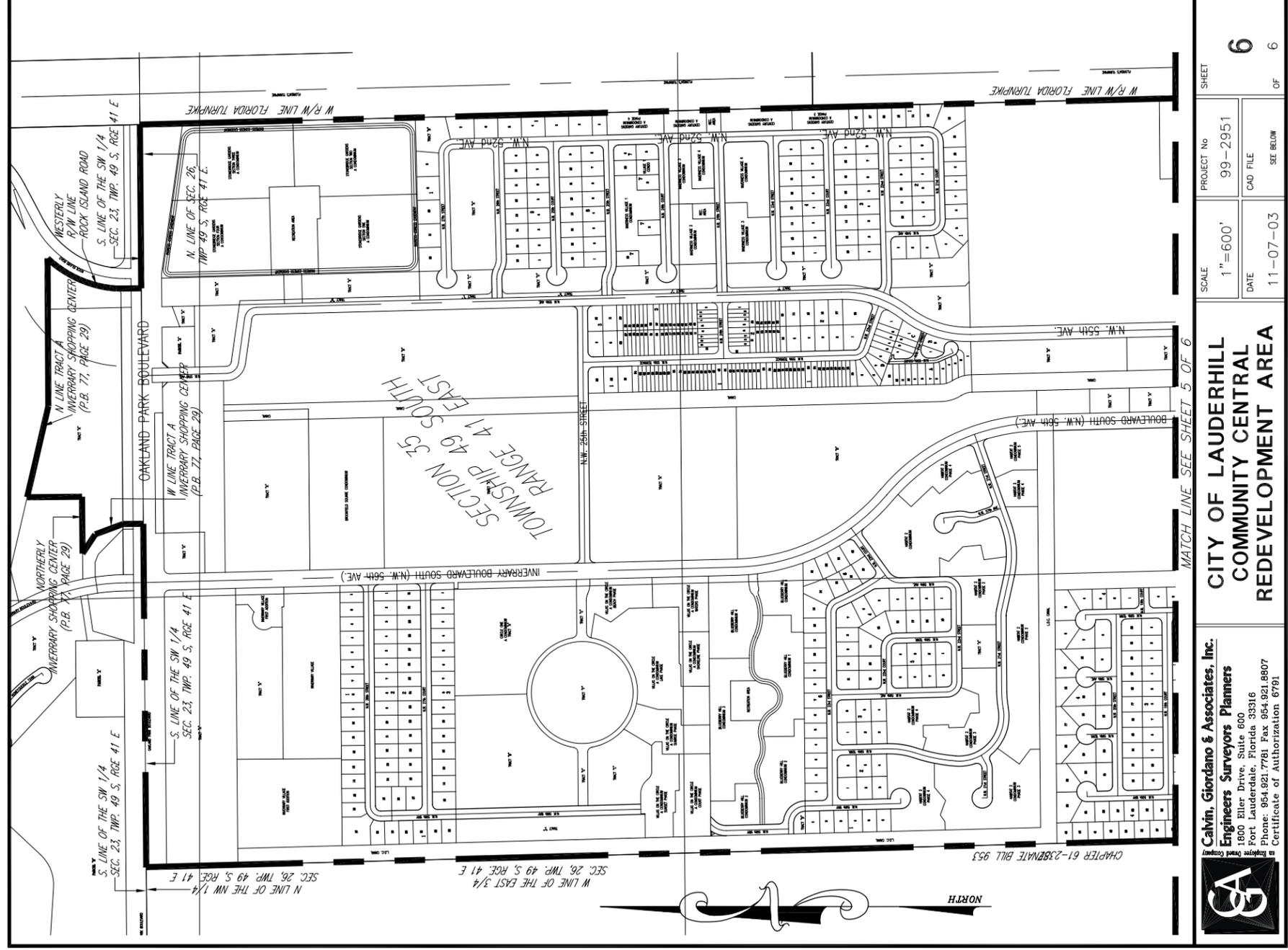




Figure 1d is an aerial photograph showing the general boundaries of the Central Lauderhill community redevelopment area.

The south and west boundaries of the Central Lauderhill community redevelopment area are co-terminus with the City of Lauderhill's corporate boundaries and, therefore, it is not possible to extend them further south or west. The east Central Lauderhill community redevelopment area boundary is the Florida Turnpike (Issue: Should the boundary be the west side of the Turnpike ROW or the east side, which would add the Turnpike to the area?). The Florida Turnpike is a major barrier that physically and geographically separates Central Lauderhill from east Lauderhill. The north Central Lauderhill community redevelopment area boundary generally is located along the north property line of those real properties with frontage along the north side of Oakland Park Boulevard, a six lane divided arterial roadway. This boundary includes within the community redevelopment area those commercial land uses with frontage on Oakland Park Boulevard and separates it from the abutting recreation and open space uses. In summation, corporate boundaries, physical barriers, and changes in the land use pattern are the reasons to justify the community redevelopment area boundaries as displayed in the Central Lauderhill CRP.



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 Certificate of Authorization 6791

**CITY OF LAUDERHILL  
 COMMUNITY CENTRAL  
 REDEVELOPMENT AREA**

MATCH LINE SEE SHEET 5 OF 6

SCALE 1"=600'  
 DATE 11-07-03

PROJECT No 99-2951  
 CAD FILE  
 SEE BELOW

SHEET 6 OF 6

**B. Showing the four below-described features by diagram and in general terms.**

1. **The approximate amount of open space to be provided and the street layout.** Chapter 163, Part III., Community Redevelopment, F.S., does not define the term "open space." For purposes of the Central Lauderhill CRP, open space means any passive public park, any greenway or linear park, any public or private body of water (such as a canal or lake), and any landscaped median within a public right-of-way.

Figure 6 & 7 are maps displaying the general location and extent of the existing and proposed open space and street layout.

a. **Open space.** The existing open space within the Central Lauderhill CRA includes: South Gateway Park, located north of Sunrise Boulevard and between NW 55th and NW 56th Avenue; a canal right-of-way that bisects South Gateway Park and extends northward to just south of Oakland Park Boulevard; half a canal right-of-way along the west CRA boundary that extends from just north of Sunrise Boulevard to just south of Oakland Park Boulevard; a lake west of NW 56th Avenue and south of NW 19th Street; a lake at City Hall Park located near the northeast corner of NW 55th Avenue and NW 19th Street; and two landscaped medians located on NW 55th Avenue south of NW 19th Street.

The Central Lauderhill CRP proposes to expand the amount of open space through the following actions: adding a greenway segment along NW 19th Avenue from the Turnpike west to NW 55th Avenue; adding a greenway segment along the east side of NW 55th Avenue/City Hall Park from NW 19th Street to the north CRA boundary; and converting NW 56th Avenue from Sunrise Boulevard to Oakland Park Boulevard from a two lane roadway to a "canopy road" with a four lane divided roadway and landscaped median.

As an aside, it should be noted that high power electric lines run along the east side of NW 55th Avenue from City Hall Park/NW 19th Street to the north CRA boundary. These power lines create an unsightly appearance that is difficult to mitigate. Notwithstanding, if the NW 55th Avenue greenway segment can be designed so that the eyes focus on the ground and not higher up, the visual blight created by that utility use can be partially mitigated.

b. **Street layout.** The existing street layout can be described as a partial grid system that consists primarily of local two lane roads and Oakland Park Boulevard, a single six lane divided arterial roadway. The development of a full grid street layout is not possible due to various rights-of-way that create physical barriers.

The canal right-of-way between NW 55th and NW 56th Avenues is a physical barrier that constrains east-west traffic movement within the Central Lauderhill CRA (or from NW 11th Street to NW 30th Street/Oakland Park Boulevard). East-west roads connecting NW 55th Avenue to NW 56th Avenue are limited to NW 11th Street, NW 15th Street, NW 19th Street, NW 25th Street and Oakland Park Boulevard.

The canal right-of-way along the west boundary is another physical barrier that constrains mobility and access from Central Lauderhill to the abutting City of Sunrise. Vehicular access to the City of Sunrise is only available from NW 15th Street, NW 19th Street, and Oakland Park Boulevard.

Florida's Turnpike is a third physical barrier preventing the development of a grid street layout. Vehicular access from the Central Lauderhill CRA to the east of Florida's Turnpike is restricted to Oakland Park Boulevard. Many years ago there was a "cow tunnel" under the Turnpike that allowed east-west movement but that tunnel was filled in many years ago. During the development of this CRP, consideration was given to the addition of vehicular Turnpike overpasses at NW 19th Street and NW 25th Street. The addition of these two overpasses was suggested in the State Road 7 Citizen's Master Plan (i.e., the Charette Plan). Currently, there is a pedestrian overpass at NW 19th Street. That overpass connects to Lauderhill Middle School. The conversion of the pedestrian overpass to a vehicular overpass would create conflicts with the school and would require what appears to be dangerous movement. A proposed NW 25th Street overpass would disturb environmentally sensitive land in the City of Lauderdale Lakes. Thus, for these reasons, the addition of any Turnpike overpass has been rejected.

The existing street layout also limits north-south vehicular movement. Within the Central Lauderhill CRA, NW 55th Avenue is a two way street from NW 11th Street to Oakland Park Boulevard, where it terminates. NW 55th Street south of NW 11th Street is within the City of Plantation and that City has designated NW 55th Avenue for northbound traffic only. NW 56th Avenue is the only street within the Central Lauderhill CRA that connects Sunrise Boulevard,

located within the City of Plantation, to Oakland Park Boulevard. Neither NW 55th Avenue nor NW 56th Avenue extend further south than Sunrise Boulevard because that is where the South Florida Water Management District C-13 canal is located.

Consequently, the CRP only proposes several minor changes to the street layout. First, the CRP proposes to convert NW 56th Avenue between Sunrise Boulevard and Oakland Park Boulevard from a two lane road to a four lane divided "canopy road" with landscaped medians and swales, bus bays to accommodate county and city public transit, expanded sidewalks and other improvements from NW 19th Street to Oakland Park Boulevard.

This widening will allow residents to get out of the neighborhood to Oakland Park Boulevard for commuting without creating a four-lane roadway for the entire distance between Oakland Park and Sunrise Boulevards. The Central Homeowners specifically rejected any additional widening because they expect that it would encourage even more cut through traffic to the Florida Turnpike interchange on Sunrise Boulevard than exists now. NW 56th Avenue is the southerly extension of Inverrary Boulevard, a four lane divided roadway. Inverrary Boulevard begins at Oakland Park Boulevard and extends in a northwesterly direction and terminates at University Drive, a six lane divided arterial roadway. West of University Drive, the road becomes NW 50th Street, a two lane undivided roadway that terminates at Pine Island Road.

Second, the CRP plans to pursue creative options to accelerate the planned construction of an interchange for the Florida Turnpike on Oakland Park Boulevard, which would both improve commutes for Central residents and improve rents and visibility for the commercial district on Oakland Park Boulevard.

Third, the CRP proposes within the CRA boundaries to extend NW 59th Way south of NW 25th Street. This will improve connectivity between the Circle One Condominium and Blueberry Hill.

Fourth, the CRP proposes to close several paved turnarounds east of NW 55th Avenue which contribute to parking and speeding problems in the neighborhood and to incorporate them into linear parks in the area.

Fifth, the CRP will investigate the feasibility of closing additional side streets'



access to NW 55th Avenue in order to calm traffic and isolate groups of like housing units so that they develop more of a community feel rather than simply being a neighborhood that persons cut through on their way to somewhere else.

2. **The limitations on the type, size, height, number, and proposed use of buildings.**

No changes in the current Land Development Regulations are anticipated as a direct result of this plan. The Land Development Regulations govern building type, size, height, and number.

3. **The approximate number of dwelling units.**

The CRP projects that 100 new single family homes will be built as part of the redevelopment plan.

4. **Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.**

a. **Public parks and recreation areas.** The FPL easement east of NW 55 Avenue between NW 19 Street and Oakland Park Boulevard is planned to be converted into a series of linear mini parks and a greenway. Refer to Figures 11 and 12 on pages 26 and 27.

b. **Public utilities.** Property not needed to be acquired for public utilities. New potable water lines will be added within the NW 56th Avenue right-of-way.

c. **Public improvements.** No additional public improvements are required for the CRP to proceed. The CRP does present several public improvement projects that will further the objectives of the plan but redevelopment is not contingent on any specific improvement occurring prior to redevelopment.

**C. If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of the below described six factors.**

Central Lauderhill

1. **Relocation.** The Community Redevelopment Agency proposes to acquire small, multi-family properties (quadplexes, triplexes, and duplexes) and to redevelop them into single family homes, reducing density. The Community Redevelopment Agency would pay relocation costs for tenants of any buildings it purchases for renovation, either through Community Redevelopment Agency funds or through the City's existing housing programs. In addition, the Community Redevelopment Agency and City would give priority to existing tenants to purchase the single family homes with financial assistance from SHIP, HOME, and CDBG funds.

2. **Traffic circulation.** A major component of the plan is to improve traffic circulation in residential areas by removing high traffic uses such as retail centers, City Hall, and the City garage. In addition, there are plans to rehabilitate and improve the major existing roadways in the residential area, including NW 56 Avenue, NW 55 Avenue, and NW 19 Street.

3. **Environmental quality.** The planned installation of storm drains concurrent with the renovation of the roadways noted above will reduce the standing water, which provides a breeding ground a mosquitoes and is a barrier for children walking to school, that is now prevalent in the Central Lauderhill CRA. Several landscaped medians are being added to NW 56 Avenue, a greenway will be built along NW 19 Street and north to Oakland Park Boulevard, and linear parks are proposed on what is now scrub land along NW 55 Avenue.

4. **Availability of community facilities and services.** City Hall is being relocated within the Central district. A community center is proposed to be added at one of the properties the CRA will acquire for redevelopment.

5. **Effect on school population.** The schools attended by Central Lauderhill CRA children are currently overcrowded. A major component of the plan to

reduce density through redevelopment is to reduce the burden on the school system and improve education for Lauderhill's children. In addition, the planned greenways, linear parks, and roadway improvements all include new bike trails and wider sidewalks to facilitate Central district children, most of whom walk, getting to and from the local schools.

6. **Other matters affecting the physical and social quality of the neighborhood.** This is not a redevelopment plan aimed solely at increasing development and property values. The thrust of this redevelopment plan is to improve quality of life. The plan proposes reducing density and separating residential and commercial uses in order to improve the quality of life of the residents of the Central Lauderhill CRA.

**D. Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.**

Specifically publicly funded capital projects include:

- NW 56th Avenue expansion and beautification
- NW 59th Way extension
- Rehabilitation and resurfacing of NW 55th Avenue, NW 12th Street and NW 25th Street
- Installation of storm drains and curbing on NW 55th Avenue
- NW 55th Avenue greenway
- NW 19th Street greenway
- Mission Lake Shopping Center acquisition, demolition and residential use redevelopment
- Windemere Condominium acquisition and rehabilitation
- Devonhut Condominium acquisition, demolition and redevelopment

**E. Provide adequate safeguards to assure that the work of redevelopment will be carried out pursuant to the plan.**

The CRP does not envision any large-scale redevelopment projects. As noted elsewhere in this plan, the process will be incremental at scattered sites, effecting a change in the overall character of the neighborhood over time. There is not, therefore, any single project that, if it fails to materialize, will jeopardize the long-term viability of the CRP. There are literally hundreds of properties available for redevelopment and the Community Redevelopment Agency plans to methodically pursue them and financing, time, and market conditions allow to convert them from multi-family rental to single family ownership.

**F. Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.**

The CRP proposes that the Community Redevelopment Agency staff facilitate the development of strong condominium and homeowner associations that will enforce new and existing covenants through their own processes. In addition, the Community Redevelopment Agency will likely require covenants for any property that it acquires to be redeveloped. Specifically, the Community Redevelopment Agency would require that single family property be owner occupied, for example. The City of Lauderhill already has similar covenants that are part of its SHIP first-time homebuyer program and enforces those covenants through liens on the property and inspections by City housing inspectors and code enforcement officers.

**G. Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.**

As noted, the Central Lauderhill CRA is overrun with rental housing. According to the 2000 census, there are approximately 238 vacant rental units at any given time in Central. As the plan envisions renovating one or two 4-unit buildings at a time, there should be no difficulty in finding available nearby rental housing for the tenants. As noted, the Community Redevelopment Agency or City, through its SHIP, HOME, or CDBG programs, would pay for tenant relocation and give tenants priority in purchasing the renovated units.

**H. Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.**

As implied earlier, the CRP proposes to maintain the existing amount of land allocated for residential use and improve the housing stock through a multi-pronged

strategy. First, it proposes to improve the existing housing stock and increase the percentage of owner-occupied units by converting and rehabilitating renter-occupied properties. The housing stock improvements will increase property values. The change in housing tenancy from renter to owner will improve neighborhood vitality and increase personal wealth through the creation of equity.

Second, the CRP proposes to demolish existing substandard higher density dwelling units and replace them with lower density, higher value dwelling units. While this strategy reduces the overall number of residential dwelling units, it improves the housing stock quality. Further, as demonstrated earlier, Central Lauderhill has an excess and not a shortage of affordable housing. Instead, Central Lauderhill has a shortage of higher value dwelling units. Thus, the strategy is to introduce into this area with low housing values dwelling units with higher values. The higher value housing units generate multiple benefits. These include higher property taxes from the development, adding value and prestige to abutting developments due to their proximity to the higher value units, providing for social and economic integration, and providing greater housing choices within the community.

Third, The CRP also calls for increasing the amount of land available for residential use. This is proposed to be accomplished by acquiring and demolishing an existing crime riddled commercial use and redeveloping the property with residential uses.

**I. Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.**

No anticipated indebtedness beyond City's existing \$35 million GO Bond.

**J. Provide a time certain for completing all redevelopment.**

Project	Location	Date	Funding	Cost
New City Hall	Oakland Park Blvd	2006	CRA/City	\$ 10,000,000
Demolish Mission Lake Plaza	19 St and 55 Ave	2006	CRA	2,500,000
Rebuild and landscape major streets	NW 56 Ave	2006	City	5,000,000
	NW 55 Ave	2006	CRA/City	4,000,000
	NW 19 St	2007	CRA/City	1,500,000
Linear Parks	NW 55 Ave	2007	CRA/City	2,000,000
Redevelop City Garage	19 St and 55 Ave	2007	CRA/City	2,000,000
Acquire vacant property	Various	2006	CRA	3,000,000
Redevelop multi-family properties into single-family	NW 27 Ct, NW 28 St	2006	CRA	2,000,000
	NW 55 Ave	2007	CRA	1,000,000
	NW 58 St/Ter	2008	CRA	2,000,000
<b>TOTAL</b>				<b>\$ 35,000,000</b>

**ment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.**

This plan has a timeframe for redevelopment of 30 years.

