

ATTACHMENT I


Planning and Development Board Staff Report

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
OFFICE OF PLANNING**

DATE: December 11, 2014

FILE NO.: 14-F-92

TO: Planning and Development Board

VIA: Andria Wingett, Assistant Director 

FROM: Alexandra Carcamo, Planning and Development Services Administrator 

SUBJECT: RUDG, LLC in cooperation with Hollywood Housing Authority requests a Special Exception for allocation of 61 Affordable Housing Units from Flexibility Zones 88, 91, 92 and 104 to allow for a 95 unit Affordable Senior Housing Development (Parc View Apartments) located at 970 N. 66th Terrace.

APPLICANT'S REQUEST: Allocation of 61 Flex, Reserve and/or Affordable Housing Units for a 95 unit affordable senior housing development (Parc View Apartments).

STAFF'S RECOMMENDATION: The Planning and Development Board, acting as the Local Planning Agency, forward a recommendation of approval to the City Commission for allocation of the requested Affordable Housing Units, with the following conditions:

1. That the Applicant submits for Site Plan Review within 120 days of the effective date of the Flex Application; Site Plan must be approved or denied within two years of submittal; should the following not be met the units shall revert back to the specified Flexibility Zone for future allocation.
2. The 61 units from Flexibility Zones 88, 91, 92 and 104 will remain valid so long as the Site Plan is valid. Should Site Plan expire the units shall revert back to the specified Flexibility Zone for future allocation.
3. Any units not used upon expiration of Site Plan; expiration of the Building Permit; prior to issuance of a Certificate of Occupancy (C/O) shall revert back to the specified Flexibility Zone for future allocation.

BACKGROUND

In 1977, Broward County created a set of "Flexibility Rules" in its Comprehensive Plan which allow local governments more flexibility for designation of residential and commercial density within land use categories. This was done by dividing the county into 125 Flexibility Zones, 17 of which are in Hollywood. When applying residential flexibility local governments have three options:

1. Flexibility (Flex) Units: These are the difference between the number of dwelling units permitted based on land use designation within a particular zone according to Broward

County's Land Use Plan and the number of units permitted according to Hollywood's Land Use Plan.

2. Reserve Units: Like Flex Units, these are general additional permitted dwelling units within a certain zone. However, rather than being based on the land use designation, they are comprised of up to 2% of the number of Flex Units originally allocated to one zone. Subsequently, there are less Reserve Units available compared to Flex.
3. Affordable Housing Units (AFU): Additional units for persons within specified income categories. These units equal 10% of the combined amount of Flex and Reserve Units originally existing within a particular zone and may be transferred or rearranged between zones by the local government with proper notification to the County.

The benefit of all forms of flexibility is allocation of units does not require an amendment to the City's land use plan. As expressed in the Zoning and Land Development Regulations, the Planning and Zoning Board, acting as the Local Planning Agency, is charged with considering requests for the allocation of Flex, Reserve and Affordable Housing Units and forwarding a recommendation to the City Commission.

REQUEST

The request before the Board is for allocation of 61 AFU's for a 95 unit Affordable Senior Housing Development located at 970 N. 66th Terrace. The new development will replace an existing housing authority complex. It will provide fresh architecture, additional landscaping and an overall aesthetic look to the community.

Currently the land use designation of Medium Residential permits 16 units per acre (34 maximum). With the requested allocation of units the land use would increase to 43 units per acre (95 maximum). Affordable Housing Units are being used in lieu of the Flex or Reserve units; these AFU units are specific to the type of density needed and can be easily transferred between zones. In selecting the mentioned Flex Zones (88, 91, 92 and 104) proximity and quantity were taken into consideration. Flex Zones 91, 92 and 104 will be left with no available AFU's; Flex Zone 88 will have fourteen units remaining for future allocation. Listed are the specific Flex Zones and the unit amount used from each zone:

Flex Zone 88	= 27 AFU units (fourteen remaining)
Flex Zone 91	= 6 AFU units (none remaining)
Flex Zone 92	= 15 AFU units (none remaining)
Flex Zone 104	= 13 AFU units (none remaining)
<u>Total = 61 AFU units</u>	

The existing development, known as "Apollo Terrace" is assembled of five separate buildings both one and two story in height. The residential buildings were completed in 1992 and consist of 30 units. Although the existing buildings will be demolished, the new building will accommodate a total of 95 units. Also, existing parking and sidewalks will be demolished and reconfigured to adequately service the new building. In an effort to conserve any unused units and to ensure a timely use of the units, staff has recommended the three previously mentioned conditions on page one.

As determined by the Zoning and Land Development Regulations, the Planning and Zoning Board makes a recommendation to the City Commission for the allocation of Affordable Housing Units. Approval of the request by the City Commission is specific to the project submitted and any

increase in density beyond the amount granted will require a new application. Attached is a Schematic Site Plan for informational purposes; the Planning and Development Board and the City Commission should not base their decisions on the Schematic Site Plan. Specific District Regulations, such as building height, setbacks, etc. will be addressed during Site Plan Review.

SITE INFORMATION

Owner/Applicant:	Hollywood Housing Authority/RUDG, LLC
Address/Location:	970 N. 66 th Terrace
Net/Gross Size of Property:	95,436 sq ft (2.19 acres)/98,603 sq ft (2.26 acres)
Land Use:	Medium Residential
Zoning:	Medium High Multi Family District (RM-18)
Existing Use of Land:	Housing Authority Complex

ADJACENT FUTURE LAND USE

North: Open Space and Recreation (OSR)
South: Medium Residential (11-16 units/acre)
East: Low Residential (0-5 units/acre)
West: Medium Residential (11-16 units/acre)

ADJACENT ZONING

North: Government Use District (GU)
South: Multiple Family District (RM-18)
East: Single Family District (RS-6)
West: Multiple Family District (RM-18)

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The subject property is located in Sub-Area 8, which is also known as West Hollywood. It is geographically defined by N. 66th Terrace, Garfield Street to the north, Florida's Turnpike to the east and Johnson Street to the south.

The proposed Special Exception is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies:

Guiding Principle: Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.

Policy CW.15: Place a priority on protecting, preserving and enhancing residential neighborhoods.

Policy CW.80: Identify and evaluate vacant buildings and encourage adaptive reuse where the building is worth saving. In cases where the building is not worth saving demolition and land assembly is encouraged.

This project will allow a 95 unit Affordable Senior Housing Development. Redevelopment will enhance the neighborhood with newer architecture and additional landscaping. These improvements help to address a concern with a lack of landscaping and redevelopment in this area.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The requested Special Exception is consistent with the Comprehensive Plan, based upon the following:

Objective 4: Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.

Redevelopment of the existing site will allow the Housing Authority to maximize use of the land by providing new housing opportunities for a 95 unit Affordable Senior Housing Development. This residential development will help boost the community by increasing the City's housing stock. Additionally, landscaping and sidewalks proposed to be included within and at the perimeters of the development will help enhance the surrounding community.

CONSISTENCY WITH THE NEIGHBORHOOD MASTER PLAN

The subject property is located within the Boulevard Heights Neighborhood. Part of the mission for this area is to *promote the visual appearance; improve the neighborhood infrastructure; and make it a safe, clean and happy neighborhood*. This redevelopment will increase the opportunity to meet a need within the community while maintaining compatibility with the existing residential use. Furthermore, fresh architecture and additional landscaping will add to the aesthetics of the community.

ANALYSIS OF CRITERIA AND FINDINGS FOR SPECIAL EXCEPTION

The Board shall review plans based upon the criteria as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 3.19.C.1 and 5.3.G of the Zoning and Land Development Code.

CRITERIA 1: The proposed use must be consistent with the principles of the City's Comprehensive Plan.

ANALYSIS: The first goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. The new structure will provide 95 Affordable Senior Housing Units. This use provides a need within the community and is consistent with the surrounding neighborhood. Additionally, the new architecture and site configuration will replace older buildings and allow the Housing Authority to make the best use of the land. **As such, Staff recommends; 1) That the Applicant submits for Site Plan Review within 120 days of the effective date of the Flex Application; Site Plan must be approved or denied within two years of submittal; should the following not be met the units shall revert back to the specified Flexibility Zone for future allocation. 2) The 61 units from Flexibility Zones 88, 91, 92 and 104 will remain valid so long as the Site Plan is valid. Should Site Plan expire the units shall revert back to the specified Flexibility Zone for future allocation. 3) Any units not used upon expiration of Site Plan; expiration of the Building Permit; prior to issuance of a Certificate of Occupancy (C/O) shall revert back to the specified Flexibility Zone for future allocation.**

FINDING: Consistent with the imposition of Staff's conditions.

CRITERIA 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

ANALYSIS: The proposed use is consistent with the existing and future land use and surrounding uses. It will not add a new use to the area. Rather it will provide additional senior affordable housing within an existing development. This use, which typically yields less activity than housing for all ages, is compatible with the surrounding residential uses.

FINDING: Consistent

CRITERIA 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

ANALYSIS: The existing internal vehicular use area and sidewalks will be demolished and reconfigured to accommodate the new development and ensure safe traffic flow and adequate parking, as well as pedestrian connectivity. Gated entry to the community will control the activity coming in and out of the development. Due to the nature of this development, the amount of traffic generation is typically less than usual.

FINDING: Consistent

CRITERIA 4: That there are setbacks, buffering, and general amenities in order to control and adverse effects of noise, light, dust and other potential nuisances.

ANALYSIS: The new building is anticipated to be set back approximately 100 feet west from the main street (N. 66th Terrace). Parking is also proposed to be setback 10 feet or more from adjacent property lines. Furthermore, new hedging and trees will be added to the perimeter. This design was created to minimize any impacts redevelopment may have on the surrounding area.

FINDING: Consistent

CRITERIA 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

ANALYSIS: The proposed residential use is consistent with existing development onsite and the surrounding neighborhood, which consists of single and multi-family residential and a recreational field. The new development will be replacing a 30 unit housing authority complex which is composed of 5 separate buildings. While the new building will be taller than the existing 2-story buildings, it is anticipated to maintain a smaller building footprint. Additional

landscaping around the perimeter and throughout the property will help to enhance the aesthetics of the neighborhood.

FINDING: Consistent

CRITERIA 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

ANALYSIS: The 2.19 acre rectangle-shaped property is enveloped by three parcels with one street entrance. These conditions allow for firmer restrictions in respect to scale and location of the structure which will be addressed at time of Site Plan review.

FINDING: Consistent

CRITERIA 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

ANALYSIS: A special exception is defined in the Zoning and Land Use Development Regulations as *a use that is not generally appropriate in a district*, but would be if it is consistent with the review criteria listed above.

The site is currently zoned Multiple Family District (RM-18). This District is designed to provide standards for the development and maintenance of multiple family residential buildings and hotels, the proposed redevelopment by RUDG, LLC in cooperation with the Hollywood Housing Authority is consistent with the zoning district it is regulated by.

FINDING: Consistent

RECOMMENDATION

Staff finds the request to be consistent with the specified Criteria, City's Comprehensive Plan, the City-Wide Master Plan, and Neighborhood Master Plan and therefore recommends the Local Planning Agency forward petition 14-F-92 to the City Commission with a recommendation of approval, with the conditions stated on page one.

ATTACHMENTS:

Attachment A: Application Package
Attachment B: Land Use and Zoning Maps

ATTACHMENT A

Application Package



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

lanning/appforms.htm



APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee ☐ Historic Preservation Board
☒ City Commission ☐ Planning and Development Board

Date of Application: October 13, 2014

Location Address: 970 N. 66 Terrace

Lot(s): See attached survey & legal Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: RM-18 Land Use Classification: Medium Residential

Existing Property Use: Residential Sq Ft/Number of Units: 30 units

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): No

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: See attached request for allocation of flex/reserve/AFU units

Number of units/rooms: 95 Sq Ft: _____

Value of Improvement: _____ Estimated Date of Completion: _____

Will Project be Phased? () Yes () No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Hollywood Housing Authority

Address of Property Owner: 7300 Davie Road Extension, Hollywood, FL 33024

Telephone: (954) 989-4691 Fax: (954) 961-8010 Email Address: _____

Name of Consultant/Representative/Tenant (circle one): RUDG, LLC

Telephone: (305) 533-0036

Fax: _____ Email Address: jgoldfarb@RELATEDGROUP.COM

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No (X)

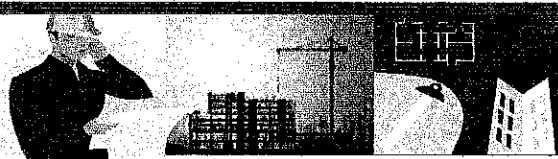
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Debbie M. Orshefsky, Esq.

Address: 401 E. Las Olas Blvd., Suite 2000, Ft. Lauderdale, FL 33301

Email Address: orshefskyd@gtlaw.com

PLANNING & DEVELOPMENT SERVICES



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Tim Schwartz - Executive Director Date: 10/10/14

PRINT NAME: Hollywood Housing Authority Tim Schwartz ^{HHA} Ex. Dir Date: _____

Signature of Consultant/Representative: Debbie M. Orshefsky Date: 10/13/14

PRINT NAME: Debbie M. Orshefsky, Esq. Date: _____

Signature of Tenant: (See attached) Date: _____

PRINT NAME: RUDG, LLC Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Parc View Apartments to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Debbie M. Orshefsky, Esq. to be my legal representative before the City Commisison (Board and/or Committee) relative to all matters concerning this application.

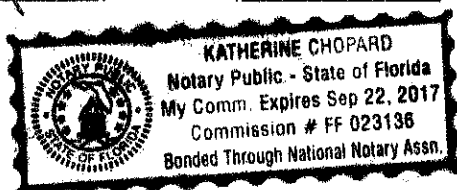
Sworn to and subscribed before me
this 10 day of October, 2014

Tim Schwartz ^{for HHA}
SIGNATURE OF CURRENT OWNER

Katherine Chopard
Notary Public State of Florida

Tim Schwartz
PRINT NAME

My Commission Expires: 9/22/17 (Check One) ☒ Personally known to me; OR _____



PLANNING & DEVELOPMENT SERVICES



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: _____

PRINT NAME: Hollywood Housing Authority Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Debbie M. Orshefsky, Esq. Date: _____

Signature of Tenant: *[Signature]* Alberto Wilo Jr. Date: 10/10/14

PRINT NAME: RUDG, LLC Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Parc View Apartments to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Debbie M. Orshefsky, Esq. to be my legal representative before the City Commisison (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

SIGNATURE OF CURRENT OWNER

Notary Public State of Florida

PRINT NAME

My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____

November 18, 2014

**Request for Allocation of Flex, Reserve and/or Affordable Housing Units
For Proposed "Parc View Apartments"**

RUDG, LLC, in cooperation with the Hollywood Housing Authority, is planning to develop 95 affordable senior housing units. This new development would replace an existing Housing Authority complex with 30 units, known as "Apollo Terrace." As reflected on the attached survey (Exhibit 1), the subject property is comprised of 2.18 acres. The current land use designation of Medium Residential would permit a maximum of 34 units. In order to redevelop the subject property with a contemporary affordable senior housing facility, RUDG and the Housing Authority are requesting the allocation of 61 Flex, Reserve and/or Affordable Housing Units for this property. The use qualifies as a "Special Residential Facility 3" pursuant to the Broward County and City of Hollywood Land Use Plans. As such, the applicable Flexibility Rules provide a number of options to achieve this density by utilizing a combination of unit types among: flex, reserve or affordable units in any combination and from any flex zone in the City (see attached excerpts from the "Administrative Rules Document: Broward County Land Use Plan", Articles II and V ; and, Section 4 of the Broward County Land Use Plan Text, all attached hereto as Exhibit 2.)

Attached as Exhibit 3 are schematic plans and preliminary elevations for this proposed development. Given the nature of this development as affordable senior housing (Category 3 Special Residential Development) we anticipate that this site plan will necessitate the following variances from the City RM-18 district regulations:

1. Parking ratio: as a senior housing development, we will be applying for a parking variance to permit .87 parking spaces per unit in lieu of the standard parking space ratio required of typical one-bedroom apartments. This alternative parking ratio was generated based upon the ratio ultimately approved and provided for at a nearby and similar affordable senior housing development known as the Gardens at Driftwood; and
2. Minimum unit size: all of the units at this development are one bedroom units of the same size; therefore, while they can meet the minimum unit size in RM-18 zoning, there is no average size for these units. In a typical market rate apartment complex there would be a variety of sizes of units. In this development, the Housing Authority and the developer are trying to reach a single target market—seniors earning not more than 60% of area median income—and therefore, have only one kind and size of apartment.

In selecting this site for this particular type of development, the developer is required to meet certain threshold site characteristics to be eligible for the tax credits which will be used to finance this development. These characteristics are met as follows:

RUDG, LLC will be applying for financing through the Florida Housing Finance Corporation 9% tax credit program. To be considered for this financing, the development must meet a threshold requirement by meeting or exceeding a minimum "Proximity" score of 12.25 out of 18.00 points. The proximity score is based on a scoring system that measures the distance from the subject property to four (4) different service locations. The services include a transit stop (bus stop), a grocery store, a medical facility that provides treatment to any physically sick or injured person and a pharmacy.

The Parc View Apartments proposed development scores above the minimum Proximity score. The pertinent pages from the tax credit application illustrating the proximity scoring definitions and scoring system, as well as the scoring sheet specific to Parc View Apartments are attached as Exhibit 4.

Exhibit 1

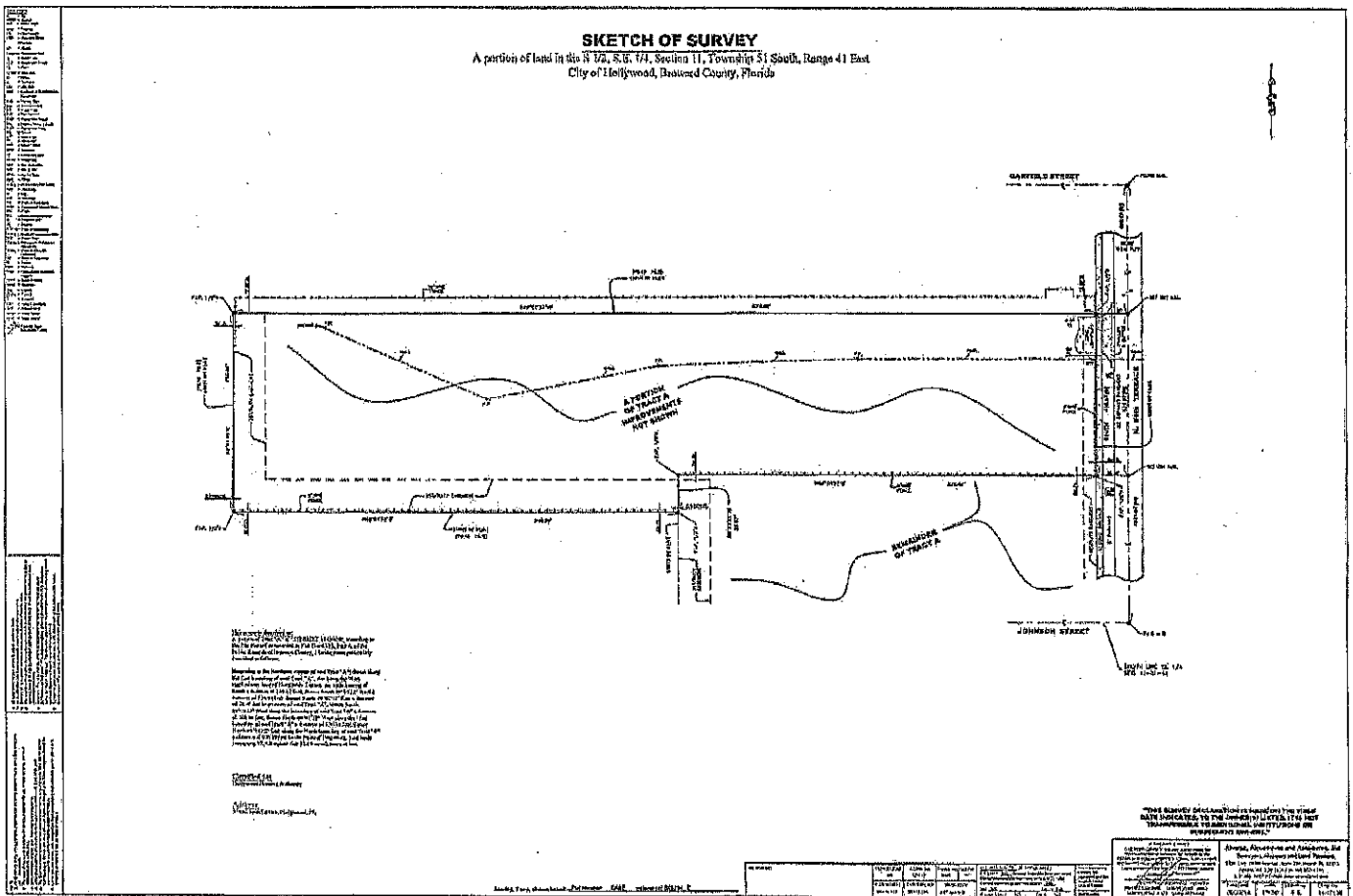


Exhibit 2

Calculations of acreage covered by different land use categories on the Future Broward County Land Use Plan Map (Series) will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land. The Intracoastal Waterway, North and South Lakes in Hollywood, Sylvan Lake, Lake Santa Barbara, New River, Middle River, and the rivers and canals of the primary drainage system as identified within this plan shall not, however, be construed as having credit toward residential density.

c. Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Broward County Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Broward County Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by local zoning and land development regulations.

d. Dashed-Line Areas

Selected Developments of Regional Impact, planned unit developments and partially completed large scale developments, are identified on the Future Broward County Land Use Plan Map (Series) by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred. Additional dashed-line areas may be designated on the Future Broward County Land Use Plan Map (Series) through amendments to the plan consistent with the provisions of this section.

e. Flexibility Units

"Flexibility units" mean the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by a local government's certified future land use plan map.

Since the certified local land use plan map may be more restrictive than the Future Broward County Land Use Plan Map (Series), available flexibility units may be utilized by a local government to rearrange residential densities consistent with Policy 1.02.01 and Policy 13.01.10.

Rearrangement of residential densities utilizing flexibility units will be administered within "flexibility zones." The boundaries of and rules governing "flexibility zones" and rearrangement of residential densities therein, as referenced in Policy 1.02.02, will be established, subject to the provisions of Policy 13.01.10, within the "Administrative Rules Document: Broward County Land Use Plan."

The maximum number of dwelling units permitted in a flexibility zone by the local land use plan map shall not exceed the number of dwelling units permitted in the flexibility zone by the Future Broward County Land Use Plan Map (Series). Allocations of Flexibility Units shall be subject to the following restrictions:

- (1) Within areas east of the Intracoastal Waterway or west of the "urban infill" area boundary line as designated on the Broward County Land Use Plan as of the effective date of this Policy (November 5, 2004), in no instance shall allocations of Flexibility Units result in a residential density greater than twenty five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.
- (2) Allocations of Flexibility Units for "affordable housing," special residential facilities, and areas designated "Regional Activity Center" as defined within the Broward County Land Use Plan, regardless of the provisions referenced in 1. above, shall be exempt from this provision;
- (3) This provision shall not apply to the action of a local government whereby Flexibility Units were approved pursuant to the Broward County Land Use Plan and Administrative Rules prior to the effective date of this provision (November 5, 2004).

f. Reserve Units

"Reserve units" mean additional permitted dwelling units equal to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series).

Local governments may establish provisions within their land use plans, consistent with Policy 1.01.03 and Policy 13.01.10 of this Plan, to allocate residential densities, utilizing reserve units, which exceed those shown on the local land use plan map.

Allocation of reserve units will be administered within "flexibility zones" and not require amendment of the certified local land use plan. The boundaries of and rules governing "flexibility zones" and allocation of reserve units therein, as referenced in Policy 1.02.02, will be established, subject to the provisions of Policy 13.01.10, within the "Administrative Rules Document: Broward County Land Use Plan."

The number of reserve units in a flexibility zone will be fixed at the adoption of the Future Broward County Land Use Plan Map (Series). Allocations of Reserve Units shall be subject to the following restrictions:

- (1) Within areas east of the Intracoastal Waterway or west of the "urban infill" area boundary line as designated on the Broward County Land Use Plan as of the effective date of this Policy (November 5, 2004), in no instance shall allocations of Reserve Units result in a residential density greater than twenty five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.
- (2) Allocations of Reserve Units for "affordable housing," special residential facilities and areas designated "Regional Activity Center" as defined within the Broward County Land Use Plan, regardless of the provisions referenced in 1. above, shall be exempt from this provision.
- (3) This provision shall not apply to the action of a local government whereby Reserve Units were approved pursuant to the Broward County Land Use Plan and Administrative Rules prior to the effective date of this provision.

g. **Redevelopment in Coastal High Hazard Area**

Local certified land use plans may permit the redevelopment of residentially designated areas, including existing hotel uses, located within the coastal high hazard area which were subject to past decreases in density resulting from the adoption of the 1977 or 1989 Broward County Land Use Plan. Such redevelopment shall be limited to the actual built density/intensity (number of dwelling units and building square footage) and meet all public safety codes in effect at the time of redevelopment including building code, flood elevation and hurricane evacuation standards. Building square footage may be increased by one percent for every two percent reduction in the number of dwelling units subject to local land development regulations addressing building bulk, shadow and form. Local certified land use plans shall also comply with the natural resource protection policies addressing the protection of beaches, rivers and marine resources enumerated under Objective 9.03.00 of the Broward County Land Use Plan.

RURAL ESTATES

Areas are designated Rural Estates on the Future Broward County Land Use Plan Map (Series) consistent with Objective 7.01.00 to protect the semi-rural character and lifestyle of existing low density residential estate areas. Rural estate areas are characterized by residential estates, horse ranches and related agricultural uses. The maximum permitted density within this category is one unit per acre. Limited community facility and utility uses are permitted for the purposes of serving the rural estate communities. Application of flexibility/reserve units and commercial flexibility is not permitted within areas designated Rural Estates.

ARTICLE 2

FLEXIBILITY RULES AND REGULATIONS

2.1 FLEXIBILITY UNITS

- (A) Flexibility units, as defined in Section IV.B., "Residential Use" of the Broward County Land Use Plan, mean the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the flexibility zone by a local government's certified future land use plan map.
- (B) Assignment of flexibility units by a local government is subject to all of the following rules and regulations:
 - (1) Assignment of flexibility units shall be subject to meeting the provisions of Policy 13.01.10 of the Broward County Land Use Plan concerning compatibility with adjacent land uses and impacts on public schools;
 - (2) Flexibility units must be assigned by the municipality, at a minimum, through (re)zoning or other official action. An amendment to the local land use plan may be required by the applicable municipality.
 - (3) Flexibility units may not be transferred to other flexibility zones except as provided for by Article 5 "Special Residential Facilities" and Article 8 "Affordable Housing Density Bonuses".
 - (4) Upon assignment of flexibility units, the local government shall notify the Planning Council in writing and submit revised charts, as contained within the certified local land use plan, which reflect the current total.
 - (5) Flexibility units shall not be assigned from areas circumscribed by dashed lines on the Broward County Land Use Plan, nor be reflected within the "flexibility unit charts" of the certified local land use plan.
 - (6) The Planning Council, upon determination that a local government has failed to report assignment of flexibility units in a timely or sufficient manner or has assigned flexibility units improperly, shall take such actions as may be necessary and proper, including decertification of the local land use plan, to enforce the requirements of the Broward County Land Use Plan and this Administrative Rules Document.

2.2 RESERVE UNITS

- (A) Reserve units, as defined in Section IV.B., "Residential Use", of the Broward County Land Use Plan, mean additional permitted dwelling units equal to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan.
- (B) A local government may include provisions for reserve units within their certified land use plan and establish a reserve unit pool. Assignment of reserve units is subject to all of the following rules and regulations:
 - (1) Assignment of reserve units shall be subject to meeting the provisions of Policy 13.01.10 of the Broward County Land Use Plan concerning compatibility with adjacent land uses and impacts on public schools;
 - (2) Reserve units may not be transferred between flexibility zones except as provided for by Article 5 "Special Residential Facilities" and Article 8 "Affordable Housing Density Bonuses".
 - (3) A chart or charts reflecting the number of reserve units within a flexibility zone shall be approved by the Planning Council at the time of (re)certification of the local land use plan.
 - (4) Upon assignment of reserve units to a parcel of land, the local government shall notify the Planning Council in writing and submit revised charts, in the format certified by the Planning Council, which reflect the current total.
 - (5) Upon annexation of land, the affected local government may submit revised reserve unit charts, which reflect such annexation and include unassigned reserve units, concurrent with or subsequent to a request for (re)certification of the local land use plan by the Planning Council.
 - (6) Upon deannexation or contraction of lands, the affected local government shall submit revised reserve unit charts which reflect such deannexation to the Broward County Planning Council for recertification.
 - (7) The number of reserve units assigned to a parcel designated for residential use may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the local land use plan map, except as provided for by Article 8 "Affordable Housing Density Bonuses".
 - (8) In no instance shall a density of greater than fifty (50) dwelling units per gross acre be permitted.

- (9) The Planning Council, upon determination that a local government has failed to report assignment of reserve units in a timely or sufficient manner or has assigned reserve units improperly, shall take such actions as may be necessary and proper, including decertification of the local land use plan, to enforce the requirements of the Broward County Land Use Plan and this Administrative Rules Document.

2.3 REARRANGEMENT OF RESIDENTIAL DENSITY

- (A) A local land use plan map may show a different arrangement of residential acreage in a flexibility zone than that shown for the same flexibility zone on the Broward County Land Use Plan, subject to all of the following rules and regulations:
 - (1) The local government shall demonstrate to the Planning Council that no increase in the total number of permitted dwelling units in the flexibility zone results from the rearrangement.
 - (2) When a parcel of land is split by a flexibility zone boundary but is within a single local government, residential density may be redistributed within the parcel without regard to the flexibility zone boundary.
 - (3) The density assigned to an area circumscribed by a dashed line on the Broward County Land Use Plan shall not be reassigned outside the dashed line.
 - (4) A rearrangement of land use designations must produce a reasonable development pattern. Criteria for reasonableness shall include compatibility of adjacent land uses and suitability of parcels for various development patterns.

2.4 DEVELOPED AREAS

- (A) Zoning that is consistent with the established density of a developed area shall be in substantial conformity with the Broward County Land Use Plan so long as the local land use plan, the zoning and the applicable land development regulations do not permit any density higher than fifty dwelling units per gross acre.

For the purpose of these rules and regulations, a developed area means a residential zoning district in which the predominant character had been established as of November 22, 1977 by existing buildings, buildings under construction, or by active building permits.

ARTICLE 5

SPECIAL RESIDENTIAL FACILITIES

Provisions for Special Residential Facilities, such as group homes and foster care facilities, are included within Section IV.B. of the Broward County Land Use Plan consistent with Broward County Ordinance No. 85-92. Definitions, permitted locations and density standards are found in Section IV.B of the Broward County Land Use Plan.

Article 5 provides special rules for density allocation consistent with Broward County Ordinance 85-92.

- 5.1 Local governments may utilize the Special Residential Facilities provisions of the Broward County Land Use Plan regardless of whether such provisions are incorporated within the certified local land use plan.
- 5.2 Each local government may permit a maximum of one hundred (100) bonus sleeping rooms within the local governmental boundary permanently dedicated to a special residential facility(s) use, without an additional allocation of density, subject to meeting the requirements of Sections 5.3 and 5.6 of the Administrative Rules Document.
- 5.3 If a local government has not incorporated the Special Residential Facilities provisions of the Broward County Land Use Plan within its certified local land use plan, written approval of the Planning Council Executive Director is required, prior to approval by a local government, for special residential facilities projects involving the following:
 - (A) Projects requiring the allocation of flexibility units or reserve units;
 - (B) Projects involving allocation of all or a portion of the one hundred (100) bonus sleeping rooms for which the local government does not have to assign density, per Section 5.2 above.
- 5.4 If a local government does not have excess flexibility units or reserve units within a flexibility zone, reserve or flexibility units may be transferred from another flexibility zone, within the local government's land use plan provided the Planning Council's Executive Director approves such a transfer.
- 5.5 Upon allocation of flexibility units or reserve units to a parcel of land, the local government shall submit revised flexibility unit or reserve unit charts in the format certified by the Planning Council which reflect the current total.

Article 5 - Adopted May 25, 1989

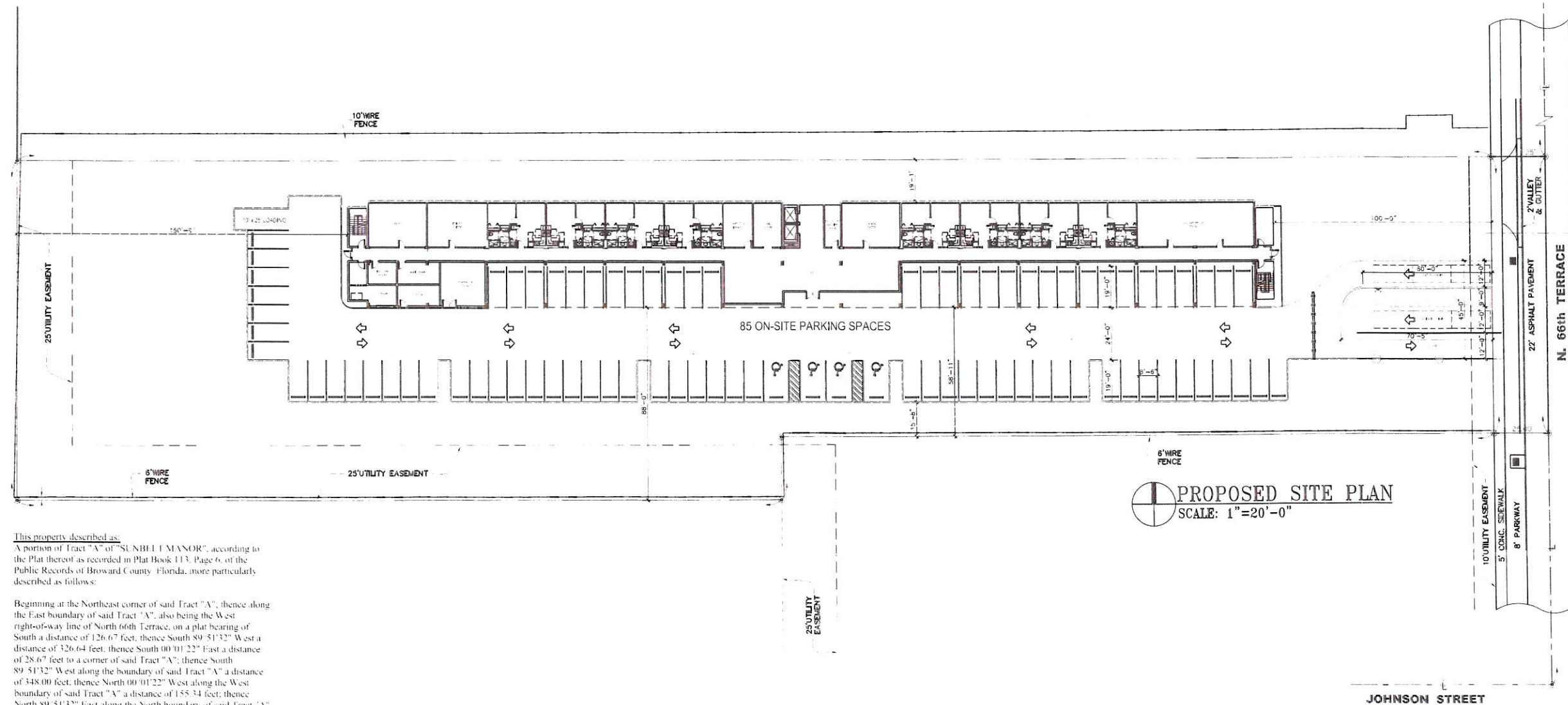
- 5.6 Upon allocation of bonus special residential facilities sleeping rooms to a parcel of land per Section 5.2 above, the local government shall notify the Planning Council in writing and submit a chart which reflects the remaining total in a format approved by the Planning Council Executive Director.
- 5.7 In no instance shall a density exceeding 100 special residential facility sleeping rooms per gross acre be permitted.

Exhibit 3

To Be Provided Under Separate Cover

SKETCH OF SURVEY

A portion of land in the S 1/2, S.E. 1/4, Section 11, Township 51 South, Range 41 East
City of Hollywood, Broward County, Florida



This property described as:
A portion of Tract "A" of "SUNBELT MANOR", according to the Plat thereof as recorded in Plat Book 113, Page 6, of the Public Records of Broward County, Florida, more particularly described as follows:

Beginning at the Northeast corner of said Tract "A", thence along the East boundary of said Tract "A", also being the West right-of-way line of North 66th Terrace, on a plat bearing of South a distance of 126.67 feet, thence South 89° 51' 32" West a distance of 326.64 feet, thence South 00° 01' 22" East a distance of 28.67 feet to a corner of said Tract "A", thence South 89° 51' 32" West along the boundary of said Tract "A" a distance of 348.00 feet, thence North 00° 01' 22" West along the West boundary of said Tract "A" a distance of 155.34 feet, thence North 89° 51' 32" East along the North boundary of said Tract "A" a distance of 674.69 feet to the Point of Beginning. Said lands containing 95,438 square feet (2.19 acres), more or less.

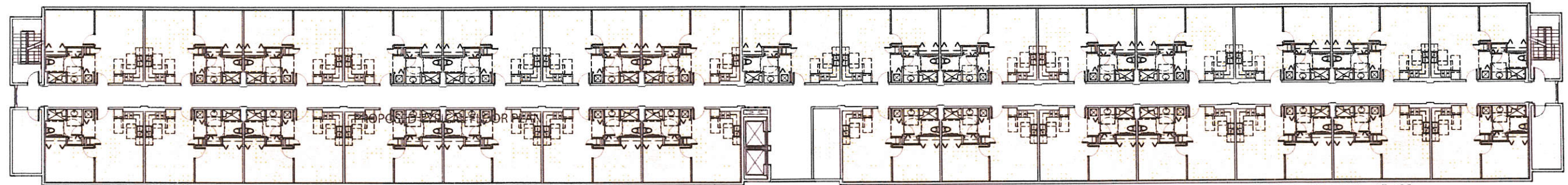
Certified to:
Hollywood Housing Authority

Address:
970 N. 66th Terrace, Hollywood, FL



PARC VIEW ZONING TABULATION			
ZONING DATA		Req. / Allowed	Proposed
SITE ADDRESS:	970 N. 66th Terrace Hollywood, FL		
NET LOT AREA :	95,438 nsf 2.19 acres		
GROSS LOT AREA :	98,603 gsf 2.26 acres		
CURRENT ZONING :	RM-18		
MAXIMUM DENSITY :	16 sleeping rooms per net acre FLEX rooms 61 sleeping rooms per net acre	34 sleeping rooms 61 sleeping rooms	95 sleeping rooms
MAX. BUILDING HEIGHT :		4 Stories	4 Stories
SETBACKS:	Front: 66TH Terrace Side: 20% of lot width not to exceed 50'-0" divided by 2 sides (155'-4") Rear:	20'-0" ft 15'-6" ft South Side 20'-0" ft	100'-0" ft 19'-1" ft 58'-11" ft 150'-9" ft
GREEN SPACE:	40% of gross lot area	37,258 sf	39,436 sf
LOADING BERTHS:	10'-0" x 25'-0"	1 berth	1 berth
PROJECTED DEVELOPMENT:	Total Number of rooms: 95 sleeping rooms Unit Types: 1B / 1B 585 sf		

VARIANCES :			
PARKING REDUCTION :	One Bedroom Elderly Reduction	0.87 space/unit	
AVG. UNIT SIZE :	No average unit size		
		83 spaces	85 spaces



TYPICAL FLOOR PLAN
SCALE: 1"=10'-0"

- F.L.V. = +54'-5"
- T.O. PARAPET
- F.L.V. = +42'-5"
- T.O. ROOF
- F.L.V. = +31'-4"
- FOURTH FLOOR
- F.L.V. = +21'-2"
- THIRD FLOOR
- F.L.V. = +11'-1"
- SECOND FLOOR
- F.L.V. = +0'-0"
- FIRST FLOOR



- (b) A letter from the waste treatment service provider that is Development-specific and dated within 12 months of the Application Deadline. The letter may not be signed by the Applicant, by any related parties of the Applicant, by any Principals or Financial Beneficiaries of the Applicant, or by any local elected officials.
- (6) Availability of Roads. The Applicant must demonstrate that as of the Application Deadline paved roads either (i) exist and will provide access to the proposed Development site or (ii) will be constructed as part of the proposed Development by providing as **Attachment 12** to Exhibit A:
- (a) The property completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Roads form (Form Rev. 11-14); or
- (b) A letter from the Local Government that is Development-specific and dated within 12 months of the Application Deadline. The letter may not be signed by the Applicant, by any related parties of the Applicant, by any Principals or Financial Beneficiaries of the Applicant, or by any local elected officials.

6. Proximity (Maximum 18 Points):

a. Qualification for Proximity Points:

- (1) An Application with the Homeless Demographic Commitment (at question 2.c. of Exhibit A) will automatically receive the maximum proximity score of 18 points without the requirement to provide the information outlined in (2) below, resulting in the Application automatically meeting the Minimum Transit Score and the Minimum Total Proximity Score requirements.
- (2) In order for an Application with the Family or Elderly Demographic Commitment (at question 2.a. or 2.b. of Exhibit A) to be considered for any proximity points, the Applicant must provide an acceptable Surveyor Certification form, (Form Rev. 10-14), as **Attachment 13** to Exhibit A, reflecting the following information:

- A Development Location Point (as outlined in (3) below); and
- Services information for the Bus or Rail Transit Service and Community Services for which the Applicant is seeking points.

The Surveyor Certification form (Form Rev. 10-14) is provided in Exhibit B of this RFA and on the Corporation's Website <http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2014-115/RelatedForms/> (also accessible by clicking here). Note: If the Applicant provides any prior version of the Surveyor Certification form, the form will not be considered.

(3) Development Location Point:

The Applicant must identify a Development Location Point on the proposed Development site and provide the latitude and longitude coordinates determined in degrees, minutes and seconds, with the degrees and minutes stated as whole numbers and the seconds represented to 2 decimal places. If the degrees and minutes are not stated as whole numbers and the seconds are not represented to 2 decimal places, the latitude and longitude coordinates will not be considered.

The latitude and longitude coordinates for the Development Location Point stated on the Surveyor Certification form will be plotted by the Corporation, using Street Atlas USA 2014, published by DeLorme, for the following purposes:

- (a) To verify that the stated coordinates are located within the county identified by the Applicant at question 5.b.(1) of Exhibit A;
- (b) To determine whether the proposed Development is at least the mandatory distance away from the closest Development coordinates identified on the 2014 FHFC Development Proximity List, (the "Mandatory Distance Requirement") as outlined in Section Four A.6.d. of the RFA; and
- (c) To determine whether the proposed Development qualifies as an LDA Development if it is located within a county where only a specific area(s) of the county has been designated as an LDA area, as outlined in Section Four A.7.c. of the RFA.

b. Transit and Community Services Proximity Points (**Maximum 18 Points**):

Each Family and Elderly Demographic Application's proximity points will be based on the distance between the Development Location Point and the Bus or Rail Transit Service (if Private Transportation is not selected at question 6.b. of Exhibit A) and the Community Services stated on the Surveyor Certification form.

(1) PHA or RD Proximity Point Boost:

(a) PHA Point Boost:

An Application that involves a site(s) with an existing Declaration of Trust between a Public Housing Authority (PHA) and HUD will qualify to receive a 3 point boost toward its proximity score if the Applicant provides a letter from the PHA dated within 12 months of the Application Deadline certifying that the site(s) where all of the units in the proposed Development will be located has an existing Declaration of Trust between the PHA and HUD. The letter must be signed by the appropriate person authorized to make such a certification and must be provided as **Attachment 13** to Exhibit A. Note: this 3 point boost cannot count toward meeting the mandatory Minimum Transit Services score outlined in (2) below.

(b) RD Point Boost:

An Application that involves property that is currently assisted with RD 514/516 or 515 funding will qualify to receive a 3 point boost toward its proximity score if the Applicant (i) selects either RD 514/516 or 515 at question 12.b.(3) of Exhibit A and (ii) provides a letter from RD, as Attachment 22, as outlined in Section Four A.12.b.(3)(b)(i) of the RFA. Note: this 3 point boost cannot count toward meeting the mandatory Minimum Transit Services score outlined in (2) below.

(2) Minimum and Maximum Proximity Points:

The following chart sets out:

- (a) The required Minimum Transit Service Score that must be achieved by all Family and Elderly Demographic Applications (those eligible for the Proximity Point Boost outlined in (1) above and those not eligible for the boost) to be eligible to be considered for funding.

(b) The required Minimum Total Proximity Score that must be achieved by all Family and Elderly Demographic Applications to be eligible to be considered for funding; and

(c) The required Minimum Total Proximity Score that must be achieved in order for Family and Elderly Applications to receive the Maximum 18 Proximity Points.

Family and Elderly Demographic Commitment			
To be Eligible to be Considered for Funding*		To be Eligible to Receive the Maximum Amount of 18 Points	
Required Minimum Transit Service Score if Eligible for Proximity Point Boost	1.5	Required Minimum Transit Service Score if NOT Eligible for Proximity Point Boost	2
		Required Minimum Total Proximity Score that Must be Achieved	10.25
			12.25

*Funding eligibility requirements are further described in Section Four E.1. of the RFA.

The Transit and Community Services are further outlined in Item 6.c. below.

c. Proximity to Transit and Community Services for Family and Elderly Demographic Applications:

(1) Transit Services

Applicants may select one (1) of the following five (5) Transit Services on which to base the Application's Transit Score. If the Applicant selects Private Transportation at question 6.b. of Exhibit A and also provides information on the Surveyor Certification form for a Bus or Rail Transit Service, or if the Applicant provides information on the Surveyor Certification form for more than one (1) Bus or Rail Transit Service or more than one (1) of any type of Bus or Rail Transit Service, the Applicant will not receive any proximity points for the Transit Service Score. (For example, Applicants are limited to selecting one Public Bus Transfer Stop, even though there may be another Public Bus Transfer Stop nearby. If the Applicant provides information for two Public Bus Transfer Stops, the Applicant will not receive any proximity points for either of the Public Bus Transfer Stops.)

The eligible Transit Services are defined below:

(a) Private Transportation (2 Points)

This service may be selected only if the Applicant selected the Elderly Demographic Commitment at question 2.b. of Exhibit A. For purposes of proximity points, the Applicant or its Management Company must provide, at no cost to the residents, transportation to non-emergency medical appointments such as therapy, chemotherapy, dentistry, hearing, dialysis, prescription pick-ups, testing and x-rays, as well as shopping, public service facilities, and/or educational or social activities. The vehicle used for the residents' transportation must accommodate at least six (6) adult passengers, including the vehicle's driver and at least one wheelchair position. Access to a program such as "Dial-A-Ride" will not be acceptable for purposes of this service.

or

(b) Public Bus Stop (Maximum 2 Points)

This service may be selected by Family and Elderly Demographic Applicants. For purposes of proximity points, a Public Bus Stop means a fixed location at which passengers may access one or two routes of public transportation via buses. The Public Bus Stop must service at least one bus route with scheduled stops at least hourly during the times of 7am to 9am and also during the times of 4pm to 6pm Monday through Friday, excluding holidays, on a year-round basis. Bus routes must be established or approved by a Local Government department that manages public transportation. Buses that travel between states will not be considered.

or

(c) Public Bus Transfer Stop (Maximum 6 Points)

This service may be selected by Family and Elderly Demographic Applicants. For purposes of proximity points, a Public Bus Transfer Stop means a fixed location at which passengers may access at least three routes of public transportation via buses. Each qualifying route must have a scheduled stop at the Public Bus Transfer Stop at least hourly during the times of 7am to 9am and also during the times of 4pm to 6pm Monday through Friday, excluding holidays, on a year-round basis. This would include both bus stations (i.e., hubs) and bus stops with multiple routes. Bus routes must be established or approved by a Local Government department that manages public transportation. Buses that travel between states will not be considered.

or

(d) Public Bus Rapid Transit Stop (Maximum 6 Points)

This service may be selected by Family and Elderly Demographic Applicants. For purposes of proximity points, a Public Bus Rapid Transit Stop means a fixed location at which passengers may access public transportation via bus. The Public Bus Rapid Transit Stop must service at least one bus that travels at some point during the route in either a lane or corridor that is exclusively used by buses and the Public Bus Rapid Transit Stop must service at least one route that has scheduled stops at the Public Bus Rapid Transit Stop at least every 20 minutes during the times of 7am to 9am and also during the times of 4pm to 6pm Monday through Friday, excluding holidays, on a year-round basis.

or

(e) Public Rail Station (Maximum 6 Points)

This service may be selected by Family and Elderly Demographic Applicants. For purposes of proximity points, a Public Rail Station means a fixed location at which passengers may access the scheduled public rail transportation, on a year-round basis, at a TriRail Station (located in Broward County or Palm Beach County) or a SunRail Station (located in Orange County, which includes the following stations: Church Street Station, Florida Hospital Station, LYNX Central Station, Maitland Station, Orlando Amtrak/ORMC Station, Sand Lake Road Station, and Winter Park/Park Ave Station).

(2) Community Services (Maximum 4 Points for each service with a maximum of 3 services)

The Community Services that may be selected are based on the Applicant's Demographic Commitment selection at question 2.a. or 2.b. of Exhibit A of the RFA, as outlined below.

Applicants are limited to one (1) of each type of Community Service. If the Applicant provides information for more than one (1) of any type of Community Service, that Community Service will not be scored and the Applicant will not receive any proximity points for that Community Service. (For example, Applicants are limited to selecting one Grocery Store, even though there may be another Grocery Store nearby. If the Applicant provides information for two Grocery Stores, the Applicant will not receive any proximity points for either of the Grocery Stores.)

The eligible Community Services are defined below:

- (a) Grocery Store - This service may be selected by Family and Elderly Demographic Applicants. For purposes of proximity points, a Grocery Store means a retail food store consisting of 4,500 square feet or more of contiguous air-conditioned space available to the public, that has been issued a food permit, current and in force as of the dates outlined in the In-Service Time Frames chart in Item 6.c.(3) below, issued by the Florida Department of Agriculture and Consumer Service (FDACS) which designates the store as a Grocery Store or Supermarket within the meaning of those terms for purposes of FDACS-issued food permits.
- (b) Public School - This service may be selected only if the Applicant selected the Family Demographic Commitment at question 2.a. of Exhibit A. For purposes of proximity points, a Public School means a public elementary, middle, junior and/or high school, where the principal admission criterion is the geographic proximity to the school. This may include a charter school, if the charter school is open to appropriately aged children in the radius area who apply, without additional requirements for admissions such as passing an entrance exam or audition, payment of fees or tuition, or demographic diversity considerations.
- (b) Medical Facility - This service may be selected by Family and Elderly Demographic Applicants. For purposes of proximity points, a Medical Facility means a medically licensed facility that (i) employs or has under contractual obligation at least one physician licensed under Chapter 458 or 459, F.S. available to treat patients by walk-in or by appointment; and (ii) provides general medical treatment to any physically sick or injured person. Facilities that specialize in treating specific classes of medical conditions or specific classes of patients, including emergency rooms affiliated with specialty or Class II hospitals and clinics affiliated with specialty or Class II hospitals, will not be accepted.
- (c) Pharmacy- This service may be selected only if the Applicant selected the Elderly Demographic Commitment (ALF or Non-ALF) at question 2.b. of Exhibit A. For purposes of proximity points, a Pharmacy means a community pharmacy operating under a valid permit issued pursuant to s. 465.018, F.S., current and in force as of the dates outlined in the In-Service Time Frames chart in Item 6.c.(3) below and open to the general public at least five (5) days per week without the requirement of a membership fee.

(3) In-Service Time Frames:

In addition to meeting the definitions outlined above, in order to be considered for proximity points in this RFA, the Bus and Rail Transit Services and the Community Services must be in existence and available for use by the general public as of the following time frames:

Service	Minimum Amount of time that the service must be in existence and available for use by the general public
Bus and Rail Transit Services	As of the Application Deadline
Public School and Medical Facility	As of the Application Deadline
Grocery Store, if it is one of the following and meets the definition of Grocery Store at (2)(a) above: Albertson's, Bravo Supermarkets, BJ's Wholesale Club, Costco Wholesale, Food Lion, Fresh Market, Harvey's, Milam's Markets, Piggly Wiggly, Presidente, Publix, Sam's Club, Sav-A-Lot, Sedano's, SuperTarget, Sweet Bay, Walmart Neighborhood Market, Walmart Supercenter, Whole Foods, Winn-Dixie	As of the Application Deadline
Grocery Store, if it meets the definition of Grocery Store, but is not one of the stores identified above	As of the Application Deadline and has been open and available for use by the general public since a date that is 6 months prior to the Application Deadline
Pharmacy, if it is one of the following and meets the definition of Pharmacy at (3)(c) above: Albertson's, CVS, Harvey's, Kmart, Navarro's, Piggly Wiggly, Publix, Sav-A-Lot, Target, Walgreens, Wal-Mart, Winn-Dixie	As of the Application Deadline
Pharmacy, if it meets the definition of Pharmacy, but is not one of the stores identified above	As of the Application Deadline and has been open and available for use by the general public since a date that is 6 months prior to the Application Deadline

(4) Required Information for the Surveyor Certification Form:

The latitude and longitude coordinates for all Bus and Rail Transit Services and Community Services must represent a point as outlined below. The coordinates for each service must be stated in degrees, minutes and seconds, with the degrees and minutes stated as whole numbers and the seconds represented to 2 decimal places. If the degrees and minutes are not stated as whole numbers and the seconds are not represented to 2 decimal places, the Applicant will not be eligible for points for that service.

The following chart describes the location where the latitude and longitude coordinates must be obtained:

Coordinates Location Chart

Development Location Point or Service	Location of latitude and longitude coordinates
Development Location Point	Coordinates must be a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development.
Community Services	Coordinates must represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to the building where the service is located.
Bus and Rail Transit Services	For Public Bus Stop, Public Bus Rapid Transit Stop, Public Bus Transfer Stop, Trillium Station, and Shattuck Station, coordinates must represent the location where passengers may embark and disembark the bus or train.

If there is no exterior public entrance to the Community Service, then a point should be used that is at the exterior entrance doorway threshold that is the closest walking distance to the doorway threshold of the interior public entrance to the service. For example, for a Pharmacy located within an enclosed shopping mall structure that does not have a direct public exterior entrance, the latitude and longitude coordinates at the doorway threshold of the exterior public entrance to the enclosed shopping mall that provide the shortest walking distance to the doorway threshold of the interior entrance to the Pharmacy would be used.

Applicants may use the same latitude and longitude coordinates for the Grocery Store, Medical Facility and/or Pharmacy if the Grocery Store, Medical Facility and/or Pharmacy is housed at the same location.

(5) Scoring Proximity to Services (Transit and Community):

(a) Private Transportation

Applicants that selected the Elderly Demographic at question 2.b. of Exhibit A and wish to provide Private Transportation as the Transit Service must select "Yes" at question 6.b. of Exhibit A to be eligible to receive 2 points.

(b) Bus and Rail Transit Services and Community Services

The distances between the Development Location Point and each service, as certified by the Surveyor on the Surveyor Certification form, will be the basis for awarding proximity points. Failure to provide the distance for any Community Service will result in zero points for that Community Service. Failure to provide the distance for any Bus or Rail Transit Service will result in zero points for that Transit Service.

(i) Transit Service Distance Scoring Charts:

Note: Section Four A.6.b.(2) above outlines the minimum Transit Service Score requirements.

Public Bus Stop	
Proximity of Proposed Development's Development Location Point to a Public Bus Stop stated on the Form	Number of Proximity Points Awarded for Eligible Service
if less than or equal to 0.20 miles	2.0
if greater than 0.20 and less than or equal to 0.30 miles	1.5
if greater than 0.30 miles	0.0

TriRail Station, SunRail Station, Public Bus Transfer Stop, or Public Bus Rapid Transit Stop	
Proximity of Proposed Development's Development Location Point to a TriRail Station, SunRail Station, a Public Bus Transfer Stop or a Public Bus Rapid Transit Stop stated on the Form	Number of Proximity Points Awarded for Eligible Service
if less than or equal to 0.25 miles	6.0
if greater than 0.25 and less than or equal to 0.50 miles	5.5
if greater than 0.50 and less than or equal to 0.75 miles	5.0
if greater than 0.75 and less than or equal to 1.00 miles	4.5
if greater than 1.00 and less than or equal to 1.25 miles	4.0
if greater than 1.25 and less than or equal to 1.50 miles	3.5
if greater than 1.50 and less than or equal to 1.75 miles	3.0
if greater than 1.75 and less than or equal to 2.00 miles	2.5
if greater than 2.00 miles	0.0

(ii) Community Services Scoring Charts:

Grocery Store, Medical Facility and Pharmacy	
Proximity of Proposed Development's Development Location Point to an eligible Grocery Store, Medical Facility, and Pharmacy stated on the Form	Number of Proximity Points Awarded for Eligible Service
if less than or equal to 0.25 miles	4.0
if greater than 0.25 and less than or equal to 0.50 miles	3.5
if greater than 0.50 and less than or equal to 0.75 miles	3.0
if greater than 0.75 and less than or equal to 1.00 miles	2.5
if greater than 1.00 and less than or equal to 1.25 miles	2.0
if greater than 1.25 and less than or equal to 1.50 miles	1.5
if greater than 1.50 and less than or equal to 1.75 miles	1.0
if greater than 1.75 and less than or equal to 2.00 miles	0.5
If greater than 2.00 miles	0.0

Public School	
Proximity of Proposed Development's Development Location Point to an eligible Public School stated on the Form	Number of Proximity Points Awarded for Eligible Service
if less than or equal to 0.50 miles	4.0
if greater than 0.50 and less than or equal to 1.00 miles	3.0
if greater than 1.00 and less than or equal to 1.50 miles	2.0
if greater than 1.50 and less than or equal to 2.00 miles	1.0
if greater than 2.00 miles	0

d. Mandatory Distance Requirement:

To be eligible to be considered for funding, Applications must qualify for the Mandatory Distance Requirement. Applications may qualify automatically (as outlined in (1) below). Applications that are not eligible for the automatic qualification will only qualify if the distance between the Development Location Point and other properties identified on the 2014 FHFC Development Proximity List, effective 8-22-14, (the List) serving the same demographic group as the proposed Development meets the Mandatory Distance Requirements outlined in (2) below. The List is available on the Corporation's Website <http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2014-115/OtherInformation/> (also accessible by clicking here). Applications that do not qualify for the Mandatory Distance Requirement under (1) or (2) below will not be eligible to be considered for funding.

(1) Applications Eligible for the Automatic qualification for the Mandatory Distance Requirement:

Applications will automatically qualify for the Mandatory Distance Requirement by meeting the criteria outlined in question 6.c.(1), 6.c.(2), or 6.c.(3) of Exhibit A. The Applicant should select question 6.c.(1), 6.c.(2), or 6.c.(3) of Exhibit A.

(2) Applications Not Eligible for the Automatic qualification for the Mandatory Distance Requirement:

The Applicant should select question 6.c.(4) of Exhibit A of the RFA. Determination of whether the Application meets the qualifications of the Mandatory Distance Requirement will be based on whether the Development Location Point meets the criteria for the applicable distance from a Development on the List serving the same demographic group (as outlined in (e) below). To make such determination, the Applicant, using Street Atlas USA 2014, published by DeLorme, should follow the steps outlined below. For purposes of this provision, same demographic refers to Family demographic, Elderly non-ALF demographic, and Elderly ALF demographic.

Proximity Point Calculator

Parc View Apartments
970 N. 66 Terrace, Hollywood, Florida

Johnson SN 65 T
Route 09
0.19
2

Bus Stop - 1 routes		May access 2 routes public bus transportation yearly from 7AM to 9AM and 4PM to 6PM Monday-Friday	
Miles from Site (less than or = to)	0.2	0.3	
Points	2	1.5	
Public Rail Station		Metrorail, Tri-Rail and SunRail (Orlando, Seminole and Volusia)	
Miles from Site (less than or = to)	0.25	0.5	1
Points	6	5.5	5
Public Bus Transfer Stop		Must be a fixed location where public can get 3 routes yearly from 7AM to 9AM and 4PM to 6PM Monday-Friday	
Miles from Site (less than or = to)	0.25	0.5	1
Points	6	5.5	5
Public Bus Rapid Transit Station		Must Service 1 bus that dedicated corridor every 15 minutes during 7-9AM 4-6PM yearly Monday-Friday	
Miles from Site (less than or = to)	0.25	0.5	1
Points	6	5.5	5

Tier 1 Service - Only 3 of 4 are eligible based on set aside. Max in section is 12 points

Grocery Store		Must be a 4,500 sq ft facility which primarily sell groceries	
Miles from Site (less than or = to)	0.25	0.5	1
Points	4	3.5	3
		Winn Dixie 6775 Taft Street, Hollywood, Florida	
		0.49 3.5	

Medical Facility		A medical facility that provides walk in service 5 days a week	
Miles from Site (less than or = to)	0.25	0.5	1
Points	4	3.5	3
		Family Practice - Nadal A. Herman MD 6710 Taft Street, Hollywood, Florida	
		0.4 3.5	

Pharmacy		Pharmacy per FS 465.018 and open 5 days a week to the public	
Miles from Site (less than or = to)	0.25	0.5	1
Points	4	3.5	3
		Walgreens Pharmacy 6817 Taft Street, Hollywood, Florida	
		0.48 3.5	

Minimum Score: 12.25 / 18.00

12.5

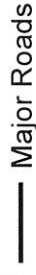
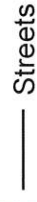
ATTACHMENT B

Land Use and Zoning Map



PLANNING AND
DEVELOPMENT SERVICES

Legend



LAND USE



ZONING

