



Urban Planning and Redevelopment Department  
**HOUSING AND COMMUNITY DEVELOPMENT DIVISION**  
 115 S. Andrews Avenue, Room 311 • Fort Lauderdale, FL 33301 • 954-357-5808 • FAX 954-357-6380

March 18, 2008

Mr. Stephan Sharron  
 Property Management  
 Habitat for Humanity  
 3564 N. Ocean Boulevard  
 Fort Lauderdale, FL 33308

**SUBJECT:** AFFORDABLE HOUSING CERTIFICATION – Lot 23, Block 3 of "Broward Park"  
 Lot 23, Block 3 of "Broward Park" According to the Plat thereof as recorded in Plat Book 25 at Page 49 of the Public Records of Broward County, Florida  
 Unincorporated Broward County, FL

Dear Mr. Sharron:

You have been certified eligible under the Broward County Affordable Housing Program for certain impact fee waivers or reductions. This certification will be for 1 unit in the following category as indicated in your application:

Number of Units Proposed by Bedroom Size	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Very Low					1
Low					
Moderate					

Dwelling Unit Type	Very Low	Low	Moderate	Total
Single Family Detached	1			1
Townhouse, Villa, Duplex				
Garden Apt. (2-3 Stories)				
High-Rise (4+ Stories)				
Mobile Home				
Total	1			1

**Legal Description:** LOT 23, BLOCK 3 OF "BROWARD PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25 AT PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

As the approved owner of the property, you are required to comply with all applicable terms and conditions of the program, as outlined in your initial application.

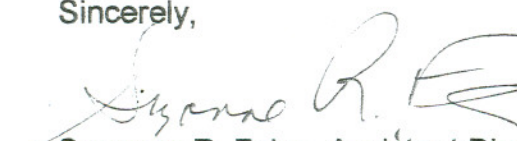
You must also comply with the Broward County Land Use Plan (BCLUP) for "Affordable Housing." Specifically, the monthly rents or mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households. To income certify client, please see an example application attached as a guide. Upon completion of the application, retain the original income certification Application in your files.

If the owner transfers title to the property within the time period set forth in the Terms and Conditions in the application, the property shall be made available only to a buyer who qualifies as designated on your approved Certification Letter and who will use the property as its principal residence or all fees shall be subject to recapture. "Waivers of impact and/or application fees require that the applicant(s) maintain affordable housing for twenty (20) years for rental housing and ten (10) years for owner-occupied housing in accordance with Broward County Land Development Code." **(See page one (1) of your application. On May 22, 2007 the Broward County Board of County Commissioners amended these time frames as noted above)**

**It is important that you present this letter when discussing the project with County staff or when filing development applications with Broward County. Also, any waiver or reduction to be given by the Broward County School Board will require a separate application from them.**

In order to complete the process, the Development Management Division requires the property owner and its mortgagee to enter into a "Declaration of Restrictive Covenant for Affordable Housing." The "Declaration" requires the signatures of all the property owners and mortgagees of the property. In order to verify the owners and mortgagees, the County Attorney's Office requires an "Opinion of Title". Please contact the Broward County Development Management Division at (954) 357-6666 for additional assistance.

Sincerely,

  
Suzanne R. Fejes, Assistant Director

Attachment  
SF/sd



March 18, 2008

cc: **Bertha Henry**, Interim County Administrator  
Broward County

**Evy Kalus**, Senior Planner  
Broward County Development Management Division

**Chris Akagbosu**  
Facility Management, Planning & Site Acquisition Dept  
Broward County School Board

**Inita Neely**, Community Development Specialist I  
Housing and Community Development Division  
Broward County Urban Planning and Redevelopment Department

**Stacey Dahlstrom**, AICP, Associate Planner  
Housing and Community Development Division  
Broward County Urban Planning and Redevelopment Department



Urban Planning and Redevelopment Department

**HOUSING AND COMMUNITY DEVELOPMENT DIVISION**

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FACILITY  
MANAGEMENT  
PLANNING &  
SITES  
2008 JUN 26 PM 2:17

THE SCHOOL BOARD OF  
BROWARD COUNTY,  
FLORIDA

March 18, 2008

Mr. Stephan Sharron  
Property Management  
Habitat for Humanity  
3564 N. Ocean Boulevard  
Fort Lauderdale, FL 33308

**SUBJECT:** AFFORDABLE HOUSING CERTIFICATION – Lot 24, Block 3 of “Broward Park”  
Lot 24, Block 3 of “Broward Park” According to the Plat thereof as recorded in Plat  
Book 25 at Page 49 of the Public Records of Broward County, Florida  
Unincorporated Broward County, FL

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Low					
Moderate					

Dwelling Unit Type	Very Low	Low	Moderate	Total
Single Family Detached	1			1
Townhouse, Villa, Duplex				
Garden Apt. (2-3 Stories)				
High-Rise (4+ Stories)				
Mobile Home				
Total	1			1



**Legal Description:** LOT 24, BLOCK 3 OF "BROWARD PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25 AT PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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Suzanne R. Fejes, Assistant Director

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SF/sd

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Broward County

**Evy Kalus**, Senior Planner  
Broward County Development Management Division

**Chris Akagbosu**  
Facility Management, Planning & Site Acquisition Dept  
Broward County School Board

**Inita Neely**, Community Development Specialist I  
Housing and Community Development Division  
Broward County Urban Planning and Redevelopment Department

**Stacey Dahlstrom**, AICP, Associate Planner  
Housing and Community Development Division  
Broward County Urban Planning and Redevelopment Department





FACILITY  
MANAGEMENT  
PLANNING &  
SITE DEVELOPMENT  
2008 JUN 26 PM 2:18

Urban Planning and Redevelopment Department  
**HOUSING AND COMMUNITY DEVELOPMENT DIVISION**  
115 S. Andrews Avenue, Room 311 • Fort Lauderdale, FL 33301 • 954-357-5808 • FAX 954-357-6380

THE COMMISSIONERS OF  
BROWARD COUNTY  
PL 115

March 18, 2008

Mr. Stephan Sharron  
Property Management  
Habitat for Humanity  
3564 N. Ocean Boulevard  
Fort Lauderdale, FL 33308

**SUBJECT:** AFFORDABLE HOUSING CERTIFICATION – Lot 7, Block 9 of “Broward Park”  
Lot 7, Block 9 of “Broward Park” According to the Plat thereof as recorded in Plat  
Book 25 at Page 49 of the Public Records of Broward County, Florida  
Unincorporated Broward County, FL

Dear Mr. Sharron:

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Low					
Moderate					

Dwelling Unit Type	Very Low	Low	Moderate	Total
Single Family Detached	1			1
Townhouse, Villa, Duplex				
Garden Apt. (2-3 Stories)				
High-Rise (4+ Stories)				
Mobile Home				
<b>Total</b>	<b>1</b>			<b>1</b>

March 18, 2008

**Legal Description:** LOT 7, BLOCK 9 OF "BROWARD PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25 AT PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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March 18, 2008

Mr. Stephan Sharron  
 Property Management  
 Habitat for Humanity  
 3564 N. Ocean Boulevard  
 Fort Lauderdale, FL 33308

**SUBJECT:** AFFORDABLE HOUSING CERTIFICATION – Lot 7, Block 4 of “Broward Park”  
 Lot 7, Block 4 of “Broward Park” According to the Plat thereof as recorded in Plat  
 Book 25 at Page 49 of the Public Records of Broward County, Florida  
 Unincorporated Broward County, FL

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Dwelling Unit Type	Very Low	Low	Moderate	Total
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Townhouse, Villa, Duplex				
Garden Apt. (2-3 Stories)				
High-Rise (4+ Stories)				
Mobile Home				
Total	1			1



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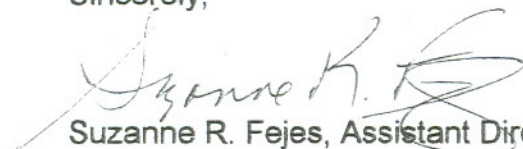
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FACILITY  
MANAGEMENT  
PLANNING &  
SITE DEVELOPMENT

JUN 26 PM 2:17

THE COUNTY BOARD OF  
BROWARD COUNTY,  
FLORIDA

March 18, 2008

Mr. Stephan Sharron  
Property Management  
Habitat for Humanity  
3564 N. Ocean Boulevard  
Fort Lauderdale, FL 33308

**SUBJECT:** AFFORDABLE HOUSING CERTIFICATION – Lot 6, Block 3 of “Broward Park”  
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Unincorporated Broward County, FL

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Low					
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Dwelling Unit Type	Very Low	Low	Moderate	Total
Single Family Detached	1			1
Townhouse, Villa, Duplex				
Garden Apt. (2-3 Stories)				
High-Rise (4+ Stories)				
Mobile Home				
Total	1			1

Broward County Board of County Commissioners

Josephus Eggelieton, Jr. • Sue Gunzburger • Kristin D. Jacobs • Ken Keechi • Ilene Lieberman • Stacy Ritter • John E. Rodstrom, Jr. • Diana Wasserman-Rubin • Lois Wexler

www.broward.org

**Legal Description:** LOT 6, BLOCK 3 OF "BROWARD PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25 AT PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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