

AGENDA REQUEST FORM

The School Board of Broward County, Florida

Meeting Date 1/18/2005	Open Agenda <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Time Certain Request <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Agenda Item Number A-4
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TITLE:
The Waiving of School Impact Fee for Lot 8, Block 1, Franklin Park, Plat Book 21, Page 3, City of Fort Lauderdale

REQUESTED ACTION:
Approve Resolution No. 05-49 which states that The School Board does not oppose action by the Broward County Board of County Commissioners under provisions of the Broward County Land Development Code, waiving approximately \$4,192 of the school impact fee applicable to the construction of two additional 3-bedroom, very low income, townhouse, affordable housing units on Lot 8, Block 1, Franklin Park, Plat Book 21, Page 3, located on NW 8th Street, east of NW 24th Avenue, west of Interstate I-95 in the City of Fort Lauderdale, and proposed for development by Ms. Shalonda Copeland.

SUMMARY EXPLANATION AND BACKGROUND:
The project will consist of three 3-bedroom townhouse affordable housing units in a triplex building, and on September 9, 2004, the Board did not oppose the waiving of school impact fee for one of the townhouse units. Thus, this request is for two additional units. The project proposed for construction by Ms. Shalonda Copeland will provide affordable housing for very low income persons as defined in Division 6 of the Broward County Land Development Code Definitions, thus qualifying these units as eligible for consideration of a school impact fee waiver as cited under Section 5-184(b)(4) of the Broward County Land Development Code. Under this Section, a school impact fee waiver can be granted based on percentages in the following manner: Very Low Income - 100 percent, Low Income - 75 percent and Moderate Income - 50 percent. The Broward County Community Development Division certified the project as three 3-bedroom, very low income, townhouse, affordable housing unit in a triplex. Based on the current school impact fee ordinance (Ordinance 97-40, effective October 1, 2004), total school impact fee due for the two units is approximately \$4,192. Based on criteria cited in Section 5-184(b)(4) of the Broward County Land Development Code, the total \$4,192 qualifies for school impact fee waiver. Ms. Shalonda Copeland indicates that she is the developer of the project. She is not registered as a 501(c)(3) and is not a nonprofit organization. Schools affected in the 2004/05 school year are Dillard Elementary, Arthur Ash Middle and Dillard High School.

MAJOR SYSTEM GOALS:

- Goal One: All students will achieve at their highest potential.
- Goal Two: All schools will have equitable resources.
- Goal Three: All operations of the school system will demonstrate best practices while supporting student achievement.
- Goal Four: All stakeholders will work together to build a better school system.

FINANCIAL IMPACT:
Potential loss of approximately \$4,192 in school impact fee.

EXHIBITS: (List)

1. Resolution No. 05-49
2. Correspondence from Ms. Shalonda Copeland
3. Affordable Housing Certification Letter from Broward County Community Development Division
4. General Location Map of the Site
5. Broward County Affordable Housing Criteria as it Applies to School Impact Fee Waivers
6. Affordable Housing Projects with Waived School Impact Fees, 1987 - 2004

BOARD ACTION ADOPTED <small>(For Official School Board Records' Office Only)</small>	SOURCE OF ADDITIONAL INFORMATION Name: Christopher O. Akagbosu Phone: 754-321-2162
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THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT
MICHAEL GARRETSON, DEPUTY SUPERINTENDENT

Approved in Open Board Meeting on: JAN 18 2005

4189
Revised
1/01/95

By: *[Signature]* School Board Chair

FT/MG/Coates/Akagbosu/Houchins

Exhibit 1

Resolution No. 05-49

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
RESOLUTION #05-49

RESOLUTION REGARDING THE WAIVING OF SCHOOL IMPACT FEE FOR LOT 8, BLOCK 1,
FRANKLIN PARK, PLAT BOOK 21, PAGE 3, CITY OF FORT LAUDERDALE

WHEREAS, Broward County Board of County Commission Code of Ordinances, Chapter 5, Article IX, Land Development Code, requires land dedication and/or the payment of school impact fee from developers in the incorporated areas and unincorporated areas of Broward County, to provide for adequate school sites and school buildings; and

WHEREAS, Section 5-184 (b)(4) of the Broward County Land Development Code provides that the Broward County Board of County Commissioners may waive the fee, upon request, for proposed projects or developments that will provide affordable housing for very low income, low income, and/or moderate income persons as defined in Division 6, of the Broward County Land Development Code Definitions and that the percentage of any waiver granted shall be as follows: Very Low Income - 100 percent, Low Income - 75 percent and Moderate Income - 50 percent and any such waiver shall be only for that portion of the development that qualifies as affordable housing; and

WHEREAS, Ms. Shalonda Copeland is proposing to construct two additional 3-bedroom, very low income, townhouse, affordable housing units, on Lot 8, Block 1, Franklin Park, located on NW 8th Street, east of NW 24th Avenue, west of Interstate I-95 in the City of Fort Lauderdale; and

WHEREAS, The developer has provided written commitment and a confirmation letter from the Broward County Community Development Division indicating the proposed development meets the aforementioned criteria and has applied for consideration of the waiver of payment of school impact fee under Broward County's Land Development Code; and

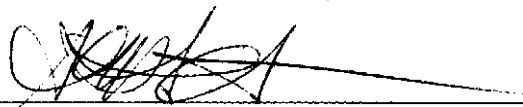
WHEREAS, Pursuant to the current impact fee ordinance, Ordinance #97-40, (effective October 1, 2004) the total school impact fee due for the two additional units is approximately \$4,192, and based on criteria stated in Section 5-184(b)(4) of the Broward County Land Development Code, the \$4,192, due qualifies for school impact fee waiver; and

WHEREAS, The School Board of Broward County, Florida has several sources of funds that may be used for capital expenditures including District School Board millage revenues and, if available, PECO funding.

NOW, THEREFORE, BE IT RESOLVED, that The School Board of Broward County, Florida, does not oppose action by the Broward County Board of County Commissioners under provisions of the Broward County Land Development Code, waiving approximately \$4,192 of the school impact fee applicable to the construction of two additional 3-bedroom, very low income, townhouse, affordable housing units on Lot 8, Block 1, Franklin Park, Plat Book 21, Page 3, located on NW 8th Street, east of NW 24th Avenue, west of Interstate I-95 in the City of Fort Lauderdale, and proposed for development by Ms. Shalonda Copeland. The funds required to pay for the public school sites and school buildings that would otherwise have been paid for by the waived school impact fee applicable to the proposed project shall be obtained from District School Board millage revenues, or if available, PECO funds. This waiver is valid only if said project is restricted to the aforesaid development.

Given at Fort Lauderdale, Florida this 18 day of January 2005.

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

BY: 
Stephanie Arma Kraft, Esq., Chair


Attest: 
Franklin L. Till, Jr., Superintendent of Schools

Exhibit 2

Correspondence from Ms. Shalonda Copeland

Name: Shalonda Copeland
Address: 1312 N.W. 12th St. Land, Fla. 33311
Phone: Cell - 954-816-3436
Home - 954-763-8091

FACILITY MANAGEMENT
OFFICE & SITE ACQUISITION

04 JUL 27 PM 3:13

To Whom it may Concern:

I Shalonda K. Copeland owner / builder

is asking the Broward County School board to

Waive impact fees for my property which is

new address 2229 N.W. 8th St. Land, Fla. 33311.

The reason for this is because it was rated

Very low income. I am building it myself

and I am non-profit. I am not 501c3.

I plan to live there. It is currently described

as Lot 8 B1K1 in Franklin Park which is a

Subdivision according to the plat. Therefore

Recorded in plat book 21 at page 3. of the

Public Records of Broward County, of the State of Florida

Name: Shalonda Copeland
Address: 1312 N.W. 12th
Jt. Lauderdale, Fla. 33311
phone: cell-(954)814-3434
Home (954) 763-8091

To Whom it May Concern:

I OWNER/Builder Shalonda Copeland

IS ASKING THE Broward County School

board to waive impact fees for my

property which is new address

" 2229 N.W. 8th Jt. Lauderdale, Fla. 33311.

THE Reason for this is because it was

Rated Very low income. It is currently

described as lot 8 BK1 in Franklin Park

which is a subdivision according to the plat

therefore as recorded in plat book 21 at page 3

of the Public Records of Broward County of

the State of Florida.

Thank You,

Shalonda Copeland

Exhibit 3

**Affordable Housing Certification Letter from
Broward County Community Development Division**



Human Services Department

COMMUNITY DEVELOPMENT DIVISION

115 S. Andrews Avenue, Room 310 • Fort Lauderdale, Florida 33301 • 954-357-5800 • FAX 954-765-4919 / 765-4914

April 6, 2004

Ms. Shalonda Copeland
 1312 North West 12th Street
 Fort Lauderdale, Florida 33311

Dear Ms. Copeland:

**SUBJECT: AFFORDABLE HOUSING CERTIFICATION
 LOT 8 BLOCK 1, FRANKLIN PARK**

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 Villa (3 Units)** in the following category as indicated in your application:

	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Number of Units Proposed by Bedroom Size					
Very Low				3	
Low					
Moderate					

Dwelling Unit Type	Very Low	Low	Moderate	Total
Single Family Detached				
Townhouse/Villa Attached, Duplex *Triplex (3 Units)	X			1
Garden Apt. (2-3 stories)				
High-Rise (4+ stories)				
Mobile Home				
Total	X			1

Legal Description:

Lot 8 Block 1 of Franklin Park as recorded in the Public records of Broward County, FL Plat Book 21, Page 3

April 6, 2004

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.

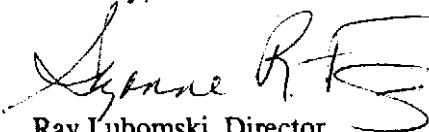
You must also comply with the Broward County Land Use Plan (BCLUP) for "Affordable Housing." Specifically, the monthly rents or mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median 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, return a copy to this Division, attention Inita Neely.

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 requires that the applicant(s) maintain affordable housing for fifteen (15) years for rental housing and five (5) years for owner-occupied housing in accordance with Broward County Land Development Code." (See page one (1) of your application.)

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.

Please contact the Broward County Development Management Division at (954) 357-6666 for additional assistance.

Sincerely,



Ray Lubomski, Director

Attachment: Survey

RL:IN

cc: **Howard Clark**, Development Review Coordinator
Broward County Development Management Division

David Huizenga, Engineer III
Broward County Engineering Division

Roger Travis, Engineering Division
Paving & Drainage Section

Susan Tramer, Executive Director
Broward County Planning Council

Chris Akagbosu
Facility Management, Planning & Site Acquisition Dept
Broward County School Board - 14th Floor

Bettie J. Jenkins, Housing Development Manager
Broward County Community Development Division

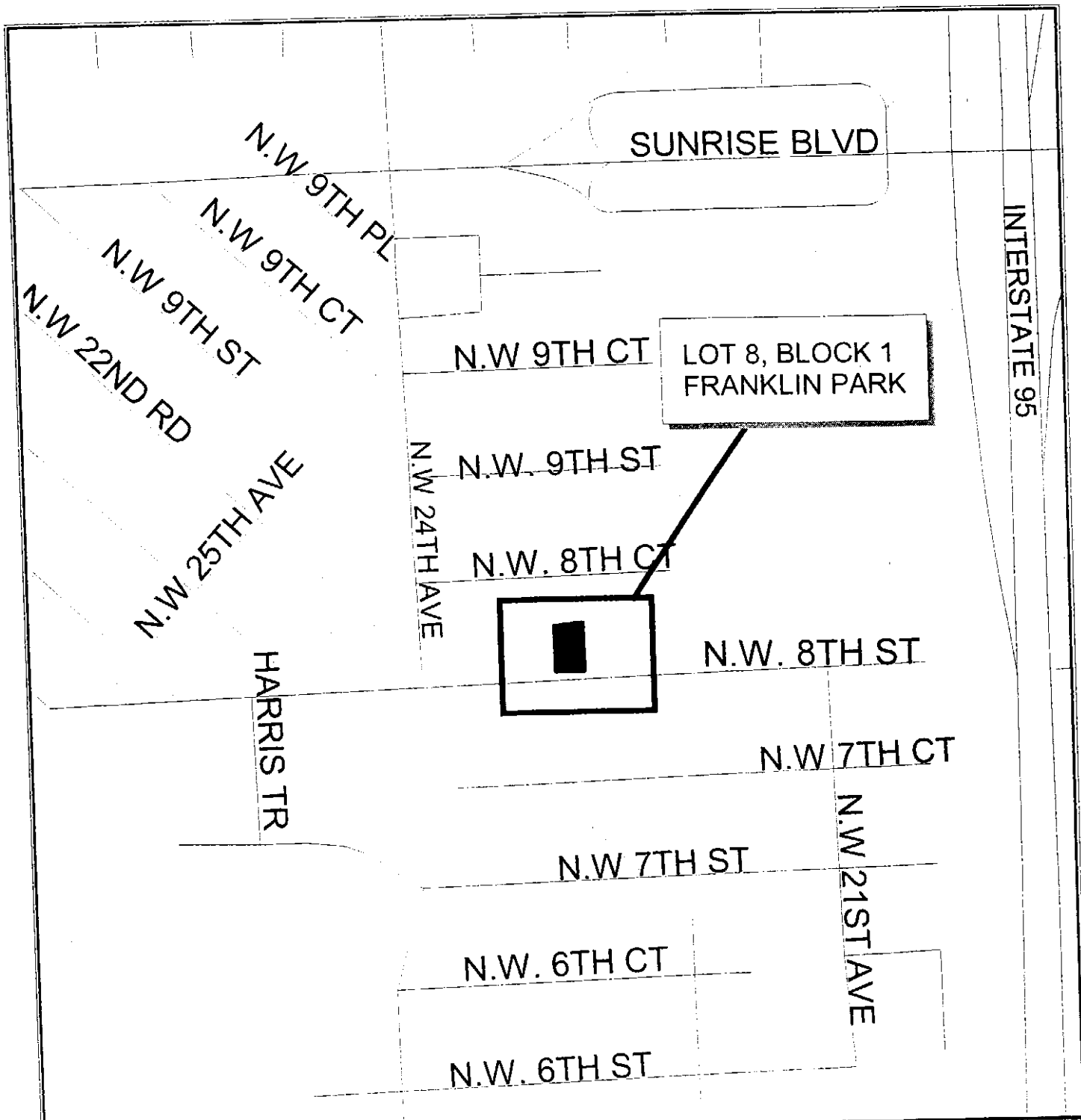
Inita Neely, Community Development Specialist I
Broward County Community Development Division

Exhibit 4



General Location Map of the Site

GENERAL LOCATION MAP

LOT 8, BLOCK 1,
FRANKLIN PARK,
PLAT BOOK 21, PAGE 3,
CITY OF FORT LAUDERDALE



LEGEND

-  Subject Property
-  Plat Data

Provided by:
The School Board of Broward County, Florida
Facility Management, Planning and
Site Acquisition Department



Exhibit 5

**Broward County Affordable Housing Criteria
as if Applies to School Impact Fee Waivers**

BROWARD COUNTY AFFORDABLE HOUSING CRITERIA AS IT APPLIES TO SCHOOL IMPACT FEE WAIVERS

Section 5-184(b)(4) of the Broward County Land Development Code (BCLDC) provides that the Broward County Commission may waive impact fees, upon request, for proposed projects or developments that will provide affordable housing for the very low income, low income and moderate income persons as defined in Division 6 of the BCLDC.

The Broward County Community Development Division evaluates proposed affordable housing projects and certifies them for fee waiver. Qualified projects are certified in the categories listed below and percentages granted are as follows:

Very Low Income – 100% of impact fees waived
Low Income – 75% of impact fees waived
Moderate Income – 50% of impact fees waived

The BCLDC defines affordable housing and the income categories as follows:

Affordable Housing

Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30% of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for households.

Very Low Income Person

One or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 50% of the median annual income, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the county. While occupying a rental unit, a very low-income person's annual anticipated gross income might increase to an amount not to exceed 140% of 50% of the applicable median income adjusted for family size. **For example, maximum income limitation for a family of four persons is \$30,100**

Low Income Person

One or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 80% of the median annual income, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the county. While occupying a rental unit, a low-income person's annual anticipated gross income might increase to an amount not to exceed 140% of 80% of the applicable median income adjusted for family size. **For example, maximum income limitation for a family of four persons is \$48,150**

Moderate Income Person

One or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 120% of the median annual income, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the county. While occupying a rental unit, a moderate-income person's annual anticipated gross income might increase to an amount not to exceed 140% of 120% of the applicable median income adjusted for family size. **For example, maximum income limitation for a family of four persons is \$72,240.**

Additional information obtained from Broward County regarding the median family income in the county and mortgage/rent limits regarding affordable housing projects are attached.

**BROWARD COUNTY
INCOME CATEGORY CHART**

HOUSEHOLD SIZE	VERY LOW INCOME (50%)	LOW INCOME (80%)	MODERATE INCOME (120%)
1	\$21,050	\$33,700	\$50,520
2	\$24,100	\$38,550	\$57,840
3	\$27,100	\$43,350	\$65,040
4	\$30,100	\$48,150	\$72,240
5	\$32,500	\$52,000	\$78,000
6	\$34,900	\$55,850	\$83,760
7	\$37,300	\$59,700	\$89,520
8	\$39,750	\$63,550	\$95,400

Source: Florida Housing Finance Corporation
Broward County Human Services Department, Office of Housing Finance
Effective January 28, 2004

Broward County Median Income is \$57,700

**BROWARD COUNTY
2003 RENTS ADJUSTED TO NUMBER OF BEDROOMS IN UNIT**

INCOME CATEGORY	EFFICIENCY	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
Very Low (50%)	\$526	\$564	\$677	\$782	\$872
Low (80%)	\$842	\$903	\$1,083	\$1,251	\$1,396
Moderate (120%)	\$1,263	\$1,354	\$1,626	\$1,878	\$2,094

Source: Florida Housing Finance Corporation
Broward County Human Services Department, Office of Housing Finance
Effective January 28, 2004

Exhibit 6

**Affordable Housing Projects with
Waived School Impact Fees, 1987 - 2004**

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
Facility Management, Planning and Site Acquisition Department

AFFORDABLE HOUSING PROJECTS WITH WAIVED SCHOOL IMPACT FEES, 1987 - 2004

PLAT/PROJECT NAME	PLAT/PROJECT NUMBER	JURISDICTION	TYPE AND NUMBER OF UNITS	APPLICANT / DEVELOPER	DATE OF SCHOOL BOARD ACTION	SCHOOL BOARD RESOLUTION NUMBER	AMOUNT WAIVED
Meyers Estates Plat	006-UP-90	Unincorporated Broward County	50 GA	Broward County Housing Authority	09/03/87	#88-8	*
BCHA-FL 29 PO 79-18	027-UP-86	Unincorporated Broward County	37 Duplex	Broward County Housing Authority	09/03/87	#88-8	\$21,756
Collins Parc Plat	106-MP-87	Dania	25 SF	City of Dania	02/28/89	#89-66	13,931
SCS Children's Village of Florida	038-MP-90	Cocoon Creek	6 SF	SCS Children's Village of Florida	05/07/91	#91-74	13,020
NW Redevelopment Plat	112-MP-89	Fort Lauderdale	408 CA	Milton Jones	10/15/91	#92-15	42,350
Novelty Subdivision Plat	087-MP-91	Pompano Beach	20 SF	Pompano Beach Community Development Div.	02/04/92	#92-39	**
Collins Parc Plat II	046-MP-91	Dania	22 CA	Dania Economic Development Corporation	11/03/92	#93-22	4,070
Hunters Run Plat	073-MP-92	Pompano Beach	31 SF	Davis Financial Corporation	03/16/93	#93-44	28,768
Deerfield Housing Plat 1	074-MP-92	Deerfield Beach	4 SF	City Of Deerfield Beach	04/20/93	#93-55	3,712
The Pompano Beach Community Redevelopment Agency Plat	067-MP-93	Pompano Beach	118 SF	Pompano Beach CRA	11/16/93	#94-22	291,578
Colonade Business Center 2 Plat	102-MP-85	Deerfield Beach	44 GA	Sawgrass Pines Associates	11/16/93	#94-23	1,888
Palms Of Deerfield Plat	128-MP-81	Deerfield Beach	14 SF	City of Deerfield Beach	05/02/95	#95-53	27,076
Xavier Plat#1	015-UP-87	Unincorporated Broward County	28 SF	CDI	05/02/95	#95-54	54,096
Harmony Village Plat	089-MP-95	Davie	10 SF	Habitat for Humanity of Broward	12/19/95	#96-21	22,705
Washington Park Subdivision	N/A	Unincorporated Broward County	75 SF	Habitat for Humanity of Broward	03/05/96	#96-35	1,889
Pompano Oaks Plat	045-MP-96	Pompano Beach	224 GA	Urban League of Broward County Inc.	12/17/96	#97-25	150,247
Summer Lake Phase II	N/A	Oakland Park	25 SF	Davis Financial Corporation	02/04/97	#97-29	16,715
Prospect Park Apartments	024-UP-90	Unincorporated Broward County	124 GA	The Carlisle Group	07/29/97	#98-3	84,388
Lot 19, Block 8, Washington Pk. 2nd Ad.	N/A	Unincorporated Broward County	1 SF	Habitat for Humanity of Broward, Inc.	02/17/98	#98-41	275
Heron Pointe	N/A	Miramar	200 GA	The Cornerstone Group	03/17/98	#98-49	44,925
Sun Garden Apartments	N/A	Dania	24 CA	Sun Garden, Ltd.	03/17/98	#98-50	2,808
Strlingwood/ Stirlingwood II Plat	127-CF-79/ 182-CF-79	Davie	147 GA	Affordable Landmarks, Inc.	03/17/98	#98-51	237,109
Caravel Village Plat	097-UP-90	North Lauderdale	240 GA	Cross Keys Development	05/19/98	#98-70	163,620
Rogency Gardens	097-UP-80	Pompano Beach	94 GA	Shepland Development Corporation	07/21/98	#99-01	278,746
Strlingwood III	040-MP-98	Davie	104 GA	Affordable Landmarks, Inc. (Agent)	10/20/98	#99-15	170,628
Alvin J. Striggles	N/A	Unincorporated Broward County	2 DU	Alvin J. Striggles	6/24/1999	#99-60	1,614
Lois 29-30, Blk. 2 and Lot 12, Blk. 8, Washington Pk. 1st & 2nd. Add.	N/A	Unincorporated Broward County	3 SF	The Wings of Hope International Inc.	07/20/99	#00-1	3,555
Lois 17& 21, Blk. 14 Wash. Pk. 2nd	N/A	Unincorporated Broward County	2 SF	100 Black Men of Broward County, Inc.	07/20/99	#00-2	4,545
HOMES Inc.	N/A	Unincorporated Broward County	8 SF	Housing Opportunities & Mortgage: Effective Solutions	1/18/2000	#00-30	10,361
Lakeside Villas & Lakeside Villas III Plat	044-MP-88 042-MP-99	Town of Davie	108 GA	The Carlisle Group	3/7/2000	#00-46	86,643
Fernander Wright Subdivision	N/A	Pompano Beach	19 SF	Davis Financial Corporation	3/7/2000	#00-47	22,715
Residences at Washington Park	N/A	Unincorporated Broward County	8 SF	The Urban League of Broward County, Inc	3/7/2000	#00-48	10,361
Charles Lake Plat	053-MP-99	Hallandale	238 CA	Charles Lake Apartment, Ltd.	3/7/2000	#00-49	391,419
Washington Park 2nd Add. Subd.	sa	Unincorporated Broward County	2 SF	Metro International Group, Inc.	5/2/2000	#00-67	2,391
Washington Park 3rd Add. Subd.	N/A	Unincorporated Broward County	1 SF	Airam Construction Group, Inc.	5/2/2000	#00-68	1,196
Washington Park 2nd Add. Subd.	N/A	Unincorporated Broward County	3 SF	100 Men of Broward County, Inc.	5/16/2000	#00-71	3,587
Banyan Trails Plat	084-MP-90	City of Coconut Creek	300 GA	Banyan Pointe Associates, Ltd.	5/16/2000	#00-72	49,050
Crispus Commons Plat	007-MP-00	City of Hollywood	7 SF	Liberia Economic and Social Development, Inc.	6/20/2000	#00-81	8,369
Washington Park 3rd Add. Subd.	N/A	Unincorporated Broward County	1 SF	The Urban League of Broward County, Inc	9/19/2000	#00-11	1,196
Washington Park 3rd Add. Subd.	N/A	Unincorporated Broward County	5 SF	Julus Blount, JB Builders, Inc.	11/14/2000	#01-27	6,075
West Carver Ranches Addition No. 1	N/A	Unincorporated Broward County	1 SF	Anthony Neilson	11/14/2000	#01-28	1,215
McVillage, Inc. Plat	099-MP-87	City of Lauderdale	24 SF	Davis Financial Corporation	11/14/2000	#01-29	12,438
Washington Park 2nd and 3rd Add.	N/A	Unincorporated Broward County	3 SF	Hardge Management, Inc.	4/3/2001	#01-61	3,645
A.J. Bendle Subdivision	N/A	City of Hollywood	15 SF	Luis Valdivia	5/1/2001	#01-67	18,225

NOTES: * Fees not waived

** Fees not assessed due to less intense use and credit for previous use

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
Facility Management, Planning and Site Acquisition Department

AFFORDABLE HOUSING PROJECTS WITH WAIVED SCHOOL IMPACT FEES, 1987 - 2004

PLAT/PROJECT NAME	PLAT/PROJECT NUMBER	JURISDICTION	TYPE AND NUMBER OF UNITS	APPLICANT / DEVELOPER	DATE OF SCHOOL BOARD ACTION	SCHOOL BOARD RESOLUTION NUMBER	AMOUNT WAIVED
Washington Park 3rd Add. Subdiv.	N/A	Unincorporated Broward County	1 SF	Hardge Management, Inc.	5/1/2001	#01-68	1,215
1, 2 & 3 Riverside Park TH & Villas Plat	N/A	City of Fort Lauderdale	9 SF	The Housing Authority of the City of Fort Lauderdale	7/17/2001	#02-02	12,555
Lots 18, 19 & 20 Riverside No. 2 Plat	N/A	City of Fort Lauderdale	5 SF	Habitat for Humanity of Broward, Inc.	7/17/2001	#02-03	11,748
Lot 37, Blk. 24 Washington Park 3rd Ad.	N/A	Unincorporated Broward County	1 SF	The Urban League of Broward County, Inc.	7/17/2001	#02-04	1,620
Watts Estates Plat	018-MP-00	City of Oakland Park	20 SF	The Broward County Housing Finance Authority	9/25/2001	#02-10	24,300
South 100 Ft. of the North 350 Ft.	N/A	Unincorporated Broward County	1 SF	Vernon Williams	9/25/2001	#02-11	1,620
Lot 17, Blk. 48 and Lots 16 - 19, Blk 54, Washington Park 4th Add.	N/A	Unincorporated Broward County	5 SF	Habitat for Humanity of Broward Inc.	11/13/2001	#02-25	14,437
Lot 9, Blk. 8 and Lot 7, Blk. 14, Washington Park 2nd Addition	N/A	Unincorporated Broward County	2 SF	Hardge Management, Inc.	1/15/2002	#02-31	3,330
Lot 14, Blk.15, Washington Pk. 3rd Add.	N/A	Unincorporated Broward County	1 SF	Tressolar Young Builders	1/15/2002	#02-32	1,249
Lot 34/31, Lot 35/29, Lot 4/26, Lot 27/30	N/A	Unincorporated Broward County	5 SF	The Urban League of Broward County, Inc.	4/23/2002	#02-56	8,325
Lot 14/23 Washington Pk. 3rd Add.	101-MP-01	Unincorporated Broward County	145 GA	Housing Trust Group of Florida, L.L.C.	4/23/2002	#02-57	323,385
Hampton Park Plat	N/A	City of Miramar	82 GA	Creative Choice Homes XXIII, Ltd.	5/21/2002	#02-61	178,020
Atlantic Palms Apartments Project	055-MP-01	City of of Pompano Beach	14 SF	Habitat for Humanity of Broward, Inc.	6/18/2002	#02-65	34,006
Harmony Village Community Plat	See appli.	Town of Davie	20 SF	Benton Development, Inc.	6/18/2002	#02-66	33,300
Falcon's Landing Plats, 1st, 2nd and 3rd Add.	N/A	City of Pompano Beach	2 SF	H.O.M.E.S Inc.	1/21/2003	#03-28	3,394
Lot 4, Blk.3, Lot 36, Blk. 28 Wash. Pk. 1st & 3rd.	N/A	Unincorporated Broward County	1 SF	JB Builders, Inc.	1/21/2003	#03-29	3,254
Lot 4, Block 5, Washington Park 1st Addition	N/A	Unincorporated Broward County	5 SF	H.O.M.E.S Inc.	2/4/2003	N/A	6,364
Lot 1, Blk.20, Wash. Pk. 1st, Lot 11, Harris Sub.	N/A	Unincorporated Broward County					
Lot 7, Blk. 6, Lot 10, Blk. 4 and Lot 27, Blk. 3 Washington Park First Addition	N/A	Unincorporated Broward County	1 SF	Jones Construction Company	3/4/2003	#03-40	1,697
Lot 35, Block 2, Washington Park 1st Add.	N/A	Unincorporated Broward County	11 SF	Habitat for Humanity of Broward, Inc.	8/19/2003	#04-04	32,680
Lots 15, 18, 32, 34 & 35, Blk. 46, Lots 19, 20, 30, 32 & 33 Blk 47 and lot 24, Blk. 48 Wash. Pk 4th.	N/A	Unincorporated Broward County					
Sheldon Plat	042-MP-03	City of Dania Beach	18 SF	Habitat for Humanity of Broward, Inc.	4/20/2004	#04-52	49,866
Lots 3,4, Blk. 6, Lots 5,6, Blk. 5, Lots 10,11, Blk 5	N/A	City of Hollywood	4 SF	Habitat for Humanity of Broward, Inc.	8/3/2004	#05-06	13,184
Lot 28, Blk. 4, Liberia Subdivision, PB 1, PG. 34	N/A	Deerfield Bch. and Pompano Bch.	36 SF	Habitat for Humanity of Broward, Inc.	8/3/2004	#05-07	117,079
Carver Heights, Collier City & Co-Dan Estates	N/A	Fort Lauderdale	1 TH	Shalonda Copeland	9/21/2004	#05-14	2,063
Lot 8, Block1, Franklin Park, PB 21, Page 3	N/A	City of Oakland Park	2 SF	New Visions Community Development Corp.	10/19/2004	#05-28	3,494
Lots 9 & 10, Middle River Gardens, PB 22, PG 45	N/A	City of Oakland Park	1 SF	New Visions Community Development Corp.	10/19/2004	#05-29	1,747
Lot 14, Block 2, Tuskegee Park, PB 3, PG. 9	N/A	City of Fort Lauderdale	1 SF	City of Fort Lauderdale	11/9/2004	#05-32	3,349
Lot 3, Block 10, Washington Park, PB 19, PG. 22	N/A	City of Fort Lauderdale	1 SF	Jones Construction Company	11/9/2004	#05-33	1,747
Lot 9, Block 67, Belmar Subdiv. PB 2, PG. 22	N/A	City of Hallandale Beach	1 SF	Jones Construction Company	11/9/2004		1,747
TOTAL			3220				\$3,203,928

Total units by type:
 Duplex (DU) 39
 Townhouse (TH) 1
 Garden Apartments (GA) 2,554
 Single Family Homes (SF) 626
Grand Total Units 3220

NOTES: * Fees not waived
 ** Fees not assessed due to less intense use and credit for previous use