

12-1-2011

# City of North Lauderdale

Follow this and additional works at: [https://digitalcommons.fiu.edu/mpo\\_broward](https://digitalcommons.fiu.edu/mpo_broward)

---

## Recommended Citation

"City of North Lauderdale" (2011). *Broward County*. 17.  
[https://digitalcommons.fiu.edu/mpo\\_broward/17](https://digitalcommons.fiu.edu/mpo_broward/17)

This work is brought to you for free and open access by the MPO Community Background Reports at FIU Digital Commons. It has been accepted for inclusion in Broward County by an authorized administrator of FIU Digital Commons. For more information, please contact [dcc@fiu.edu](mailto:dcc@fiu.edu).

# Community Background Report

## City of North Lauderdale

### Boundaries

North: Cities of Margate and Coral Springs

East: Cities of Margate, Pompano Beach and Fort Lauderdale

South: Cities of Tamarac and Oakland Park

West: Cities of Tamarac and Coral Springs

**Community Type:** Municipality

**Report Last Updated:** December, 2011

### History<sup>1</sup>

What would become the city of North Lauderdale was farmland until it was incorporated in 1963. The new city was laid out in a spot that was to become the center of Broward County by the famous architect, Morris Lapidus. Mr. Lapidus gained international notoriety for launching the 1950s “Miami Beach” style resort hotel. His designs include the Fontainebleau Resort, the Eden Roc Hotel, and the Americana. In addition to hotels, Mr. Lapidus designed cities -- North Lauderdale was the first one he laid out, often referred to as “the City of Tomorrow.” His influence on the City of North Lauderdale is apparent in its whimsical “beacons” and in the distinct, amoebic shape of the Boulevard of Champions.

Once the city started to take shape, young families moved to North Lauderdale, attracted by the promise of affordable homes. During the decade of the 1970s, North Lauderdale experienced a 10-year development boom, and two-thirds of the city was developed during this period.<sup>2</sup>

Today, much of the city has been rebuilt, and the development community has already responded with \$500 million in new projects.<sup>3</sup> Despite the city’s annexation of several areas in recent years, there is very little (32.27 acres) vacant land left for development.<sup>4</sup>

North Lauderdale prides itself on its establishment of the first municipal chartered high school in America, and its well-maintained recreation facilities.<sup>5</sup>

### Community Dynamics

The City of North Lauderdale is both young and diverse. In 2000 the city had the lowest median age (31) in Broward County.<sup>6</sup> Ten years later, and after significant growth in its population, the city’s median age has not changed. It is also interesting to note that in

2011 the City of North Lauderdale was named as one of the nation’s “100 Best Communities for Young People” by America’s Promise Alliance and ING.<sup>7</sup> The city’s selection was due to the substantial support it provides to its youth services and programs; approximately 11 percent of the city’s budget is committed to local youth initiatives.<sup>8</sup> North Lauderdale was recognized for the resources it provides in support of disadvantaged youth, including after-school education programs and health initiatives.<sup>9</sup> In addition to city-organized programs like the Teen Club, North Lauderdale assists with various local programs such as 4 Children’s S.A.K.E. and After School @ Your Library.<sup>10</sup>

In addition to being a youthful city, North Lauderdale is also a diverse city. Between 2000 and 2010, the Black population overtook the White population to become the majority.<sup>11</sup> Over the course of that decade, 10,573 Black residents came to North Lauderdale, representing 92 percent of the city’s new residents.<sup>12</sup> North Lauderdale is also diverse in terms of ethnicity. According to the 2000 Census, it had more residents than any other city describing themselves as “other,” unable to fit into the ethnic choices the Census provides.<sup>13</sup> While the Hispanic population grew over the last decade to make up 26 percent of the population, the majority (35 percent) of the city’s population is of West Indian ancestry, a category that excludes groups of Hispanic origin.<sup>14</sup> More than one in three North Lauderdale residents is of West Indian descent, a fact that solidifies Central Broward’s status as a major Caribbean base in South Florida.<sup>15</sup> A diverse community means there are language differences as well. Only 51 percent of the city’s residents speak English only; the remainder is almost evenly divided between Spanish and other Indo-European languages.<sup>16</sup> Of the non-native population, it is important to note that the majority:<sup>17</sup>

- Cannot vote (60 percent are not US citizens)
- Can be considered to be settled in this country (66 percent entered the US before 2000).
- Were born in Latin America, which would include the Caribbean (91 percent).

## **Demographic Highlights<sup>18</sup>**

*The City of North Lauderdale has experienced significant growth over the past decade.* In 2010 North Lauderdale’s population was 41,023. The population had grown by a remarkable 27 percent over the previous decade. As a point of comparison, Broward County grew 8 percent over the same period. Thus, the population distribution has become highly dense, with 8,937 people per square mile in a city with a limited land area (4.56 square miles).

*The city is made up of young residents, and has apparently remained attractive to youthful newcomers; the median age has remained the same over the past decade, despite an influx of new residents.*

It is interesting to note that despite significant growth, the city’s median age of 31 remained the same from 2000 to 2010. It is also noteworthy that North Lauderdale is

significantly “younger” than the county, whose median age increased from 38 to 40 over the same period.

***North Lauderdale became a mostly Black city over the past decade.***

There have been significant changes to the racial composition of the City of North Lauderdale over the last decade. In 2000 the majority of residents were White (50 percent), followed by Blacks (36 percent). During the years between 2000 and 2010, these two categories switched positions. In 2010 the majority of the city’s population was Black (53 percent), followed by Whites (33 percent). In fact, the White population was the only racial category to show a loss over the last decade, experiencing a 16 percent (-2,561 people) decline since 2000. Upon closer inspection, this population would have experienced a worse loss had it not been for the gain in White Hispanics that added 2,667 people to the city’s population. The city lost 5,228 White Non-Hispanics over the ten-year period, constituting a 44 percent decline in that subgroup. On the other hand, the Black population gained 10,573 members, of which the great majority identify themselves as Black Not Hispanic. Therefore, from 2000 to 2010, the City of North Lauderdale experienced a 93 percent increase in its Black population, making it a mostly Black city.

***The increase in the number of housing units in North Lauderdale closely follows the increase in population.***

The city’s growth created a demand for new housing units. From 2000 to 2010, the city added 3,265 housing units (a 29 percent increase), for a total of 14,709. The majority of the units are owner occupied. However, the city does have a high rate of rentals, making up 41 percent of the housing stock. As a point of comparison, the county’s rental occupancy rate for the same period was 33 percent. The city’s housing vacancy rate is 15 percent, with the majority of these unoccupied units (32 percent) vacant due to their status as rentals. It should be noted that the City of North Lauderdale has been hit hard by the housing bust. In 2011 the city was ranked as the seventh worst housing market by Businessweek.com. Since 2009, the city’s median home value has plummeted 40 percent, and the median sales price was \$64,100 as of August, 2011.<sup>19</sup>

***The city’s median income is lower than the county’s, and has increased at a lower percentage rate over the last decade.***

According to the 2009 American Community Survey, the median household income in North Lauderdale was \$44,160, less than the county’s median of \$51,731 during the same period. When compared to the decade prior, the city did experience a slight increase in its median income (10 percent), but less than the county’s increase of 24 percent.

## **Transportation Trends**

The tables below illustrate projected transportation trends in the City of North Lauderdale:

### Travel time to work for the employed population, 2014

	City	County
Work at Home	2%	4 %
Less than 15 minutes	13%	16%
15-29 Minutes	39%	33%
30-59 Minutes	38%	38%
60+ Minutes	8%	8%

### Average household transportation costs

	City	County
2009	\$8,170.75	\$8,836.33
2014	\$9,936.65	\$10,880.30

### Average household transportation costs for public transportation

	City	County
2009	\$433.46	\$555.02
2014	\$545.17	\$721.64

### Forecasted number of vehicles per household, 2014

	City	County
0 vehicles	5%	7%
1 vehicle	40%	40%
2 vehicles	42%	40%
3 vehicles	10%	10%
4+ vehicles	2%	3%

### Forecasted means of transportation to work for employed individuals, 2014

	City	County
Car, Truck, Van to Work	95%	93%
Public Transportation to Work	1%	2%
Other Transportation to Work	2%	2%
Work at Home	2%	4%

The information below briefly summarizes transportation trends, services, or projects in the City of North Lauderdale:

#### Defunct North Lauderdale Community Bus

For ten years (2001 to 2011), the City of North Lauderdale and Broward County Transit (BCT) provided a community bus service in North Lauderdale, designed to work in conjunction with BCT fixed routes, and Tamarac's and Margate's community bus systems.<sup>20</sup> In 2004 the bus service became a two-route system, covering the eastern and western portions of the city, until the county eliminated the western route in 2009 due to low ridership.<sup>21</sup> The remaining shuttle service ended in the summer of 2011, after the city was notified that the county would no longer pay their share of the program's cost.<sup>22</sup> In

the six months from October through March of 2011, the shuttle had 3,188 riders, about 5,000 fewer than required by the county to maintain funding.<sup>23</sup> City officials felt that the city's population could not fulfill the county's ridership requirements, but that the bus service was much needed in the community, and an effort would be made to revive the shuttle.<sup>24</sup>

### **Senior Shopping Shuttle**

The city of North Lauderdale offers a low-cost Senior Shopping Shuttle Bus program. For more information, please visit:

<http://www.nlauderdale.org/city%20services/shuttlebus.html>

### **State Road 7 (SR7) North Lauderdale-Tamarac Charrette**

The SR7 North Lauderdale-Tamarac Charrette is part of a series of charrettes focused on the entire length of SR7 in Broward County. The series' main goals are to create a plan for redevelopment and to accommodate future mass transit. The SR 7/US 441 Collaborative was the impetus for this planning effort, and its membership includes the fourteen local governments that span the Broward County section of SR 7. The collaborative is facilitated by the staff of the South Florida Regional Planning Council. The North Lauderdale-Tamarac Charrette looked, specifically, at the redevelopment of SR 7 between Kimberly Boulevard and Commercial Boulevard. Completed in 2006, the charrette report deals with the following goals/issues:

- Forge a unique identity for the corridor
- Landscape and aesthetic improvements
- Consider a long-term redevelopment strategy for the corridor
- Illustrate transit/multi-modal options along SR 7
- Investigate traffic issues at McNab Road and SR 7 Turnpike exit
- Bus shelter designs
- Better integration of the Fort Lauderdale well fields corridor
- Test urban school prototypes
- Overall road connectivity - better internal mobility

For more information about the charrette, please visit:

[http://www.tcrpc.org/departments/studio/sr\\_7\\_collaborative/n\\_lauderdale\\_tamarac.htm](http://www.tcrpc.org/departments/studio/sr_7_collaborative/n_lauderdale_tamarac.htm)

### **Broward County Greenway System<sup>25</sup>**

In 1999 the planning process began for Broward County's Greenways System, a countywide network of safe, clean, bicycle and equestrian paths, nature trails and waterways. One of the Greenways, Cypress Creek, has paths that will run adjacent to the City of North Lauderdale. The Cypress Creek Greenway east and northeast of University Drive will have several spurs to the main trail that would link the greenway with the adjoining communities of North Lauderdale and Coral Springs. In addition, two trails will be adjacent to the city. The North Lauderdale Trail will follow a scenic path between two narrow canals adjacent to Southwest 83rd Avenue, and terminate near Hampton Park. The Riverside Drive Canal Trail, a multi-use trail, will extend north, parallel to a canal adjacent to Northwest 80th Terrace and through shaded residential neighborhoods,

ending at Lyons Park north of Sample Road in Coral Springs. Future trails that will run through the municipality include the Turnpike Greenway and the Rock Island Road Trail. For more information, please visit:

<http://www.broward.org/Greenways/Pages/NorthLauderdale.aspx>

### **Amendments to the Comprehensive Plan<sup>26</sup>**

In 2009 the City of North Lauderdale Commission approved the proposed amendments to the Future Land Use Element (FLUE), with changes that included aligning city land use decisions with Broward County's Greenways System map, "flexibility rules," and crime prevention through environmental design principles. Among the changes are new policies that direct the city to consider both individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the county, and to develop standards and monitoring procedures for mass transit and pedestrians.

### **Special Events**

The city's Parks and Recreation Department is responsible for planning, coordinating and executing the city's special events throughout the year. Below is a sample of recurring events. Please visit the city's community calendar for a full list of events:

<http://www.nlauderdale.org/calendars/monthlycalendar.html>

and Special Events: <http://www.nlauderdale.org/calendars/specialevents.htm>

The City of North Lauderdale also reaches out to residents through print, TV and the Internet. The local access cable TV station, Comcast Channel 78, provides information about community events. In addition, every household and business in the city receives an eight-page quarterly newsletter that invites their participation in volunteer groups, explains city programs, and asks for input to the city's democratic process. The City of North Lauderdale quarterly newsletter and a monthly events newsletter can be viewed at: <http://www.nlauderdale.org/publications.html>.

For more information about these outreach resources, please contact the city's Public Information Department at (954) 724-7040 or e-mail Pam Donovan at [pdonovan@nlauderdale.org](mailto:pdonovan@nlauderdale.org).

**Annual Golf Classic** - The North Lauderdale Parks and Recreation Department partners with the North Lauderdale Recreation Foundation, Inc. to present the Annual North Lauderdale Golf Classic. The tournament is open to all players and is held in early January at the Oriole Golf Club in Margate (8000 Margate Boulevard). For more information, call Athletic Supervisor Tommy Vancheri at (954) 722-0900, ext. 489.

**North Lauderdale Days** – Sponsored by the City of North Lauderdale through the Parks and Recreation Department, this family event takes place on a weekend in April at the Municipal Complex (701 SW 71st Avenue). For more information, contact the Parks and Recreation Department at (954) 724-7061.

**Eggstravaganza** – During the month of April, the city sponsors an Easter egg hunt and festivities at the Hampton Pines Park (7800 Hamptons Blvd). For more information, contact the Parks and Recreation Department at (954) 724-7061.

**Haunted Hamptons Scary Trail** - The Haunted Hamptons Black Trail is a Halloween-themed event that takes place in the woods of Hampton Pines Park at the Teen Recreation Center (7800 Hampton Blvd). Families with younger children are invited to walk the “Cartoon Trail”, a winding path through Hampton Pines Park (7800 Hamptons Blvd), where youngsters will meet their favorite cartoon characters. For more information, contact the Parks and Recreation Department at (954) 724-7061.

**Winter Wonderland Festival** – This annual winter celebration for families is sponsored by the city’s Parks and Recreation Department on December 2. The event takes place at the Municipal and Sports Complex (701 SW 1<sup>st</sup> Avenue). For more information, contact the Parks and Recreation Department at (954) 724-7061.

**Christmas Parade and Holiday Tree Lighting** – This annual community event is sponsored by the city every December. The parade begins at the intersection of the Boulevard of Champions and SW 64<sup>th</sup> Terrace and ends at City Hall (701 SW 71st Avenue). For more information, contact the Parks and Recreation Department at (954) 724-7061.

**Menorah Lighting Ceremony** –The lighting ceremony takes place at the North Lauderdale City Hall Commission Chambers during the month of December. For more information, contact the Parks and Recreation Department at (954) 724-7061.

**Annual Senior Winter Concert** - The annual concert is held in December at the Gymnasium on the campus of Somerset Prep of North Lauderdale (7101 Kimberly Boulevard). For more information, please call (954) 724-7061.

**Fishing Derby** – This city-sponsored family event takes place in April and November at Hampton Pines Park (7800 Hamptons Blvd). For more information, please call (954) 724-7060.

## **Business Landscape**

The City of North Lauderdale is primarily a residential community of suburban character, supported by community-oriented commercial development.<sup>27</sup> The major employers in the city are: the Home Depot, Publix, and the Answer Group.<sup>28</sup> As of March, 2011, the city’s unemployment rate of 8.6 percent was slightly lower than the county’s rate of 9.3 percent.<sup>29</sup>

The following section lists business-related developments that help to describe the City of North Lauderdale:



### **Walmart and the defunct Town Center**

Walmart will build a 180,000-square-foot Supercenter on land that once was farmland. The building is expected to be completed in 2012.<sup>30</sup> The new store, located at on McNab Road, is five blocks away from an existing store that will be closed.<sup>31</sup> The existing store was the largest Walmart in the nation at the time it was built, and was considered a prototype for the Supercenter.<sup>32</sup> In 2006 Walmart bought a 40-acre plot at the new location and proposed building a town center called “the Commons” that would feature the Walmart Supercenter, an 80-room hotel, restaurants, and 36,000 square feet of additional retail.<sup>33</sup>

In 2007 Walmart decided not to move forward on the town center, citing the lack of interest among other retailers in opening stores in the proposed center, because "nobody wants to come to North Lauderdale."<sup>34</sup> After years of delay, Walmart’s new proposal for a stand-alone store on 26 acres was given initial approval in 2011.<sup>35</sup> City officials estimate that after the new store is built, the tax revenue generated for the city will be \$219,736.<sup>36</sup> In addition, Walmart has spent \$1 million on Bailey Road and has committed to expanding the road, as well as spending an additional \$150,000 on municipal costs of development.<sup>37</sup>

### **Imperial Estates on State Road 7<sup>38</sup>**

In 2006 a developer won approval from the City of North Lauderdale to redevelop the Imperial Estates mobile home park on State Road 7 into a mixed-use development with villas, condos, and stores. However, after the downturn in the economy, the project was shelved. The property owners were not allowed to continue to use the land as a mobile home park after the city refused to permit replacement of mobile homes. In 2008 the property owners sued the city, claiming they could not sell the land without assuring continued income from mobile homes. The city plans to settle the lawsuit and give the property owners an additional 15 years to bring the plan to fruition. For the time being, the mobile home park will remain as is. Currently, there are 200 residents living on the property.

## **Related Links**

City of North Lauderdale

<http://www.nlauderdale.org>

State Road 7 Charrette: Tamarac/North Lauderdale

[http://www.tcrpc.org/departments/studio/sr\\_7\\_collaborative/north\\_lauderdale/wip\\_n\\_lauderdale\\_tamarac.pdf](http://www.tcrpc.org/departments/studio/sr_7_collaborative/north_lauderdale/wip_n_lauderdale_tamarac.pdf)

Broward Greenway (North Lauderdale)

<http://www.broward.org/GREENWAYS/Pages/NorthLauderdale.aspx>

## Sources

<sup>1</sup> Unless otherwise indicated, all information in this section was retrieved from: City of North Lauderdale, “About Us.” <http://www.nlauderdale.org/overview.html>

<sup>2</sup> South Florida Regional Planning Council. “Memorandum: CITY OF NORTH LAUDERDALE ADOPTED COMPREHENSIVE PLAN AMENDMENT.” August 4, 2008. [http://www.sfrpc.com/council/AgendaAug08\\_5c.pdf](http://www.sfrpc.com/council/AgendaAug08_5c.pdf)

<sup>3</sup> Greater Fort Lauderdale Alliance. “North Lauderdale.” [http://www.gflliance.org/index.php?src=gendocs&ref=DataCenter\\_Government\\_NorthLauderdale](http://www.gflliance.org/index.php?src=gendocs&ref=DataCenter_Government_NorthLauderdale)

<sup>4</sup> South Florida Regional Planning Council. “Memorandum: CITY OF NORTH LAUDERDALE ADOPTED COMPREHENSIVE PLAN AMENDMENT.” August 4, 2008. [http://www.sfrpc.com/council/AgendaAug08\\_5c.pdf](http://www.sfrpc.com/council/AgendaAug08_5c.pdf)

<sup>5</sup> Broward Sheriff’s Office. “BSO North Lauderdale District Office.” [http://sheriff.org/about\\_bso/dle/districts/d15/index.cfm](http://sheriff.org/about_bso/dle/districts/d15/index.cfm)

<sup>6</sup> South Florida Sun Sentinel. “North Lauderdale real estate.” <http://www.sun-sentinel.com/sfl-homespot-northlauderdale,0,3509355.story>

<sup>7</sup> City of North Lauderdale. “Press release: North Lauderdale Named One of the Nation’s 100 Best Communities for Young People by America’s Promise Alliance and ING.” <http://www.nlauderdale.org/latestnews/100%20best%20press%20release.htm>

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid.

<sup>11</sup> South Florida Planning Council Comparative Profile for 2000 and 2010 Census for the City of North Lauderdale: [http://www.sfrpc.com/census/PL2010/SFTCPL2010\\_NorthLauderdale.pdf](http://www.sfrpc.com/census/PL2010/SFTCPL2010_NorthLauderdale.pdf)

<sup>12</sup> Ibid.

<sup>13</sup> South Florida Sun Sentinel. “North Lauderdale real estate.” <http://www.sun-sentinel.com/sfl-homespot-northlauderdale,0,3509355.story>

<sup>14</sup> South Florida Planning Council Comparative Profile for 2000 and 2010 Census for the City of North Lauderdale: [http://www.sfrpc.com/census/PL2010/SFTCPL2010\\_NorthLauderdale.pdf](http://www.sfrpc.com/census/PL2010/SFTCPL2010_NorthLauderdale.pdf) and US Census Bureau, 2006-2010 American Community Survey. “SELECTED SOCIAL CHARACTERISTICS” City of North Lauderdale.

<sup>15</sup> South Florida Sun-Sentinel. “Census report shows spike in South Florida's Caribbean community.” December 9, 2008. Retrieved via: <http://www.islandmix.com/backchat/f6/census-report-shows-spike-south-florida-s-caribbean-community-186229/>

<sup>16</sup> US Census Bureau, 2006-2010 American Community Survey. “SELECTED SOCIAL CHARACTERISTICS” City of North Lauderdale.

<sup>17</sup> Ibid.

<sup>18</sup> Unless otherwise indicated, all statistics cited in this section are from US Census Bureau 2000 and 2010 Summary Files 1 (SF 1) 100-Percent Data; US Census Bureau 2005-2009 American Community Survey 5-Year Estimates and the South Florida Planning Council Comparative Profile for 2000 and 2010 Census for the City of North Lauderdale: [http://www.sfrpc.com/census/PL2010/SFTCPL2010\\_NorthLauderdale.pdf](http://www.sfrpc.com/census/PL2010/SFTCPL2010_NorthLauderdale.pdf)

<sup>19</sup> Bloomberg Business Week. “America’s best and worst performing housing markets.” Retrieved on December 15, 2011: <http://images.businessweek.com/slideshows/20111021/america-s-best-and-worst-performing-housing-markets/slides/45> and

South Florida Sun Sentinel. “Report: Weston the top housing market in Obama years.” October 26, 2011. [http://weblogs.sun-sentinel.com/business/realestate/housekeys/blog/2011/10/report\\_weston\\_the\\_top\\_housing.html](http://weblogs.sun-sentinel.com/business/realestate/housekeys/blog/2011/10/report_weston_the_top_housing.html)

<sup>20</sup> South Florida Sun Sentinel. “North Lauderdale to end community bus service.” June 14, 2011. [http://articles.sun-sentinel.com/2011-06-14/news/fl-tf-communitybus-0608-20110614\\_1\\_community-bus-service-red-route-low-ridership](http://articles.sun-sentinel.com/2011-06-14/news/fl-tf-communitybus-0608-20110614_1_community-bus-service-red-route-low-ridership)

<sup>21</sup> South Florida Sun Sentinel. “North Lauderdale will try to revive shuttle service.” June 16, 2011. [http://articles.sun-sentinel.com/2011-06-16/news/fl-north-lauderdale-bus-20110616\\_1\\_shuttle-service-county-bus-riders](http://articles.sun-sentinel.com/2011-06-16/news/fl-north-lauderdale-bus-20110616_1_shuttle-service-county-bus-riders)

- 
- <sup>22</sup> South Florida Sun Sentinel. “North Lauderdale shuttle to stop service in July.” June 01, 2011. [http://articles.sun-sentinel.com/2011-06-01/news/fl-brf-north-lauderdale-shuttle-dropp20110601\\_1\\_shuttle-service-north-lauderdale-shuttle-transit-officials](http://articles.sun-sentinel.com/2011-06-01/news/fl-brf-north-lauderdale-shuttle-dropp20110601_1_shuttle-service-north-lauderdale-shuttle-transit-officials)
- <sup>23</sup> Ibid.
- <sup>24</sup> South Florida Sun Sentinel. “North Lauderdale will try to revive shuttle service.” June 16, 2011. [http://articles.sun-sentinel.com/2011-06-16/news/fl-north-lauderdale-bus-20110616\\_1\\_shuttle-service-county-bus-riders](http://articles.sun-sentinel.com/2011-06-16/news/fl-north-lauderdale-bus-20110616_1_shuttle-service-county-bus-riders)
- <sup>25</sup> Broward County. “Broward County Greenways.” <http://www.broward.org/Greenways>
- <sup>26</sup> South Florida Regional Planning Council. “Memorandum: CITY OF NORTH LAUDERDALE PROPOSED COMPREHENSIVE PLAN AMENDMENT (ALTERNATIVE REVIEW).” October 5, 2009. [http://www.sfrpc.com/council/AgendaOct09\\_6d.pdf](http://www.sfrpc.com/council/AgendaOct09_6d.pdf)
- <sup>27</sup> South Florida Regional Planning Council. “Memorandum: CITY OF NORTH LAUDERDALE ADOPTED COMPREHENSIVE PLAN AMENDMENT.” August 4, 2008. [http://www.sfrpc.com/council/AgendaAug08\\_5c.pdf](http://www.sfrpc.com/council/AgendaAug08_5c.pdf)
- <sup>28</sup> City of North Lauderdale. “Economic Development.” <http://www.nlauderdale.org/commdev/economicdev.html>
- <sup>29</sup> Bureau of Labor Statistics. <http://www.bls.gov/lau/>
- <sup>30</sup> South Florida Sun Sentinel. “Wal-Mart to build on former farm site in North Lauderdale.” June 20, 2011. [http://articles.sun-sentinel.com/2011-06-20/news/fl-north-lauderdale-walmart-20110620\\_1\\_wal-mart-walmart-supercenter](http://articles.sun-sentinel.com/2011-06-20/news/fl-north-lauderdale-walmart-20110620_1_wal-mart-walmart-supercenter)
- <sup>31</sup> Ibid.
- <sup>32</sup> South Florida Sun Sentinel. “Big Wal-mart May Revitalize N. Lauderdale.” April 02, 1991. [http://articles.sun-sentinel.com/1991-04-02/business/9101160946\\_1\\_wal-mart-officials-wal-mart-store-service-station](http://articles.sun-sentinel.com/1991-04-02/business/9101160946_1_wal-mart-officials-wal-mart-store-service-station)
- <sup>33</sup> Ibid.
- <sup>34</sup> South Florida Sun Sentinel. “Wal-Mart report on project riles N. Lauderdale officials.” August 11, 2007. [http://articles.sun-sentinel.com/2007-08-11/news/0708100548\\_1\\_wal-mart-brady](http://articles.sun-sentinel.com/2007-08-11/news/0708100548_1_wal-mart-brady)
- <sup>35</sup> South Florida Sun Sentinel. “North Lauderdale gives initial approval to new Walmart.” July 21, 2011. [http://articles.sun-sentinel.com/2011-07-21/news/fl-tf-walmart-0720-20110721\\_1\\_commissioner-rich-moyle-tax-revenue-initial-approval](http://articles.sun-sentinel.com/2011-07-21/news/fl-tf-walmart-0720-20110721_1_commissioner-rich-moyle-tax-revenue-initial-approval) and South Florida Sun Sentinel. “Wal-Mart to build on former farm site in North Lauderdale.” June 20, 2011. [http://articles.sun-sentinel.com/2011-06-20/news/fl-north-lauderdale-walmart-20110620\\_1\\_wal-mart-walmart-supercenter](http://articles.sun-sentinel.com/2011-06-20/news/fl-north-lauderdale-walmart-20110620_1_wal-mart-walmart-supercenter)
- <sup>36</sup> Ibid.
- <sup>37</sup> Ibid.
- <sup>38</sup> South Florida Sun-Sentinel. “North Lauderdale plans to settle lawsuit with mobile home park owners: Bad economy thwarted plans to redevelop Imperial Estates.” April 27, 2011. [http://articles.sun-sentinel.com/2011-04-27/news/fl-north-lauderdale-mobile-home-park-20110426\\_1\\_mobile-home-property-owners-development-plan](http://articles.sun-sentinel.com/2011-04-27/news/fl-north-lauderdale-mobile-home-park-20110426_1_mobile-home-property-owners-development-plan)