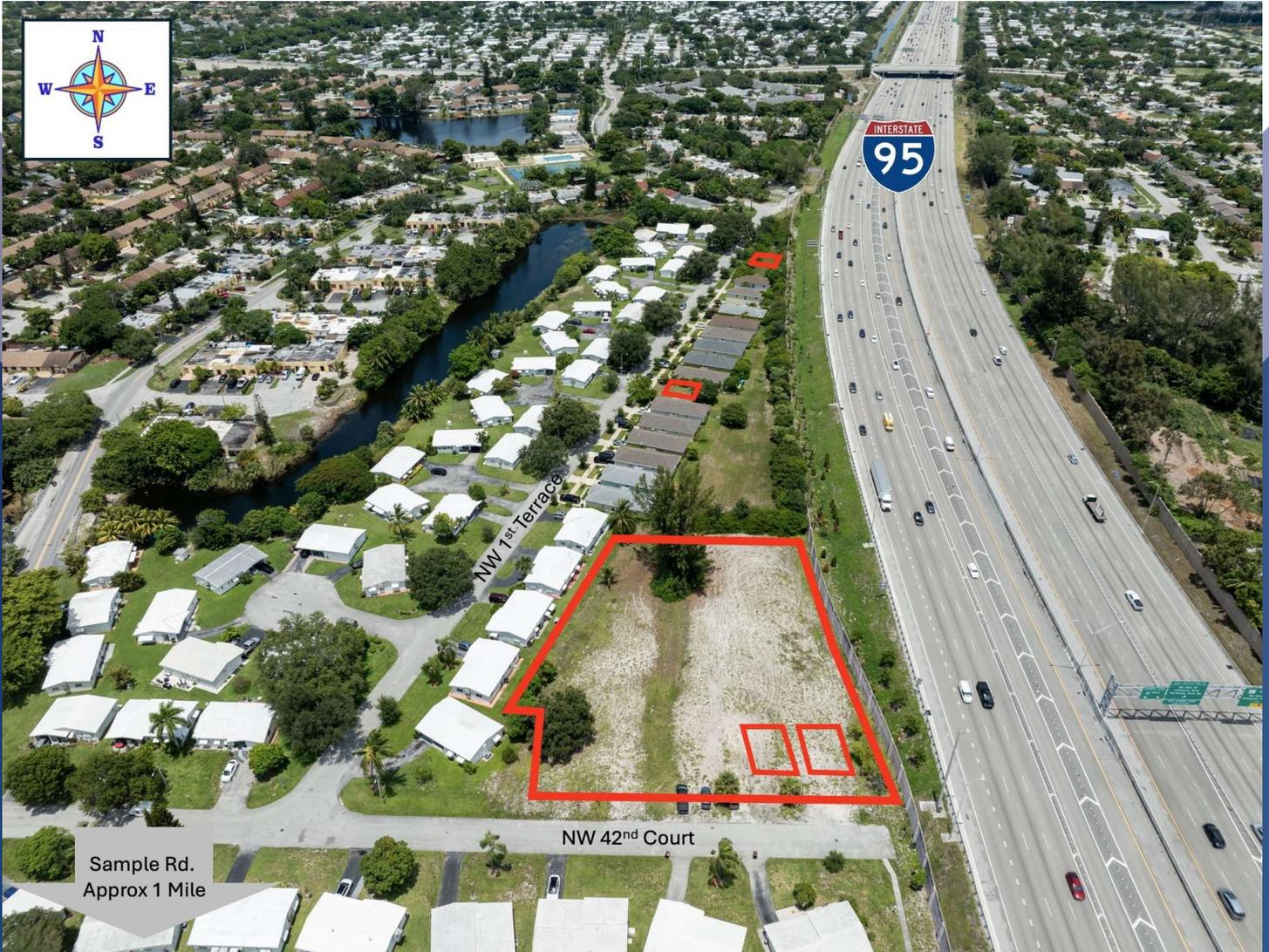


SALE

1.15 ACRES OF RESIDENTIAL DEVELOPEMNT LAND IN DEERFIELD BEACH, FL
NW 42nd Court & NW 1st Terrace, Deerfield Beach, FL (5 Lots)



SALE PRICE

\$499,999

Robert Wainland, PA
(954) 747-1000

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SALE

1.15 ACRES OF RESIDENTIAL DEVELOPEMNT LAND IN DEERFIELD BEACH, FL

NW 42nd Court and NW 1st Terrace, Deerfield Beach, FL

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



SALE

1.15 ACRES OF RESIDENTIAL DEVELOPEMNT LAND IN DEERFIELD BEACH, FL

NW 42nd Court and NW 1st Terrace, Deerfield Beach, FL

Confidentiality & Disclaimer

4 PROPERTY INFORMATION

E-mail from city about new zoning

Property Description

Complete Highlights

RS-5 & RS-7 Zoning Detail

RS-5 and RS-7 Setbacks

Demographics Map & Report

15 LOCATION INFORMATION

Retailer Map

17 SALE COMPARABLES

Sale Comps

Sale Comps Map & Summary

20 HOUSING MARKET ARTICLES

CBS Article - Smaller Homes

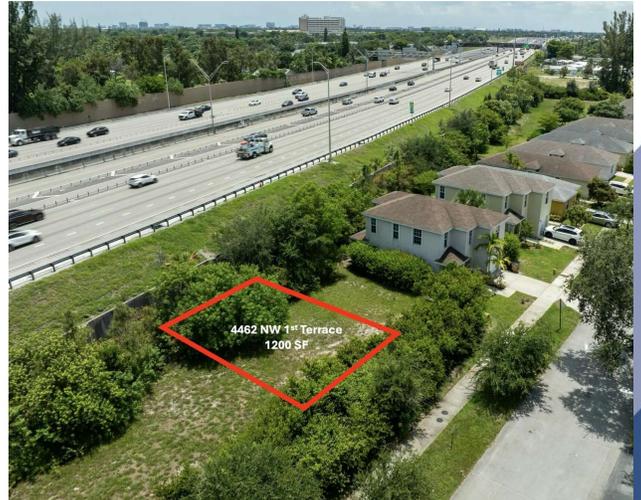
Sun Sentinel 200k More Homes Needed

Advisor Bio



SALE

1.15 ACRES OF RESIDENTIAL DEVELOPEMNT LAND IN DEERFIELD BEACH, FL
NW 42nd Court & NW 1st Terrace, Deerfield Beach, FL



SALE PRICE \$499,999

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From: Melissa Torres <mtorres@deerfield-beach.com>
Date: Friday, July 26, 2024 at 11:24 AM
To: "Wainland, Robert" <robert.wainland@cbcprt.com>
Cc: Web Planning <web.planning@deerfield-beach.com>
Subject: Re: Phone Call: 131 NW 42 CT, D-1c Zoning

Good morning,

Regarding the subject property, the zoning district D-1c does not exist anymore in today's code. The City would require that the property be rezoned and adhere to either the RS-5 or RS-7 zoning regulations. Both zoning districts allow for single-family homes, but duplexes would not be allowed in either district. I attached the schedule of dimensional regulations including RS-5 and RS-7.

Regards,



Melissa Torres
Assistant Planner
150 NE 2nd Avenue
Deerfield Beach, FL 33441
P: 954-480-4207

More Than Just a Pretty Beach

SALE

1.15 ACRES OF RESIDENTIAL DEVELOPEMNT LAND IN DEERFIELD BEACH, FL

131 NW 42 Court Deerfield Beach, FL 33064



PROPERTY DESCRIPTION

Residential development land which the City of Deerfield Bach acknowledged can be re-zoned RS-5 or RS-7 for an appropriate project. There is one large parcel at 131 NW 42nd Court with 45,461 SF and two parcels within it that, 111 & 121 NW 42nd Court which add an additional 2,400 SF. That site has 47,861 SF in total. Additionally, around the corner and to the north at 4362 & 4462 NW 1st Terrace, there are individual lots that must be purchased as part of this sale. Those lots are 1200 SF each and eligible for the same re-zoning per the city. In total, there are five folios with a total of 50,261 SF or 1.15 acres of land for sale. All are owned by the same entity.

LOCATION DESCRIPTION

Nestled in the heart of Deerfield Beach, these prime parcels of developable land offers an exceptional opportunity for residential development. Spanning a generous area of more than one acre, these lots are perfectly poised for constructing a small residential development. The location benefits from easy access to major roads and highways, ensuring a seamless commute to nearby cities and attractions. It's just a short drive away from the beautiful Deerfield Beach, where you can enjoy the sun, sand, and surf. Beautiful Pompano Beach, Fort Lauderdale and Boca Raton are minutes away.

Community Amenities: Deerfield Beach is known for its vibrant community and offers a range of amenities including parks, sports complexes, and cultural venues, enhancing the living experience for future residents.

Investment Potential: The area has shown consistent growth in property values, making this an excellent investment opportunity for developers looking to capitalize on the burgeoning real estate market in South Florida.

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SALE

1.15 ACRES OF RESIDENTIAL DEVELOPEMNT LAND IN DEERFIELD BEACH, FL

NW 42nd Court and NW 1st Terrace, Deerfield Beach, FL



PROPERTY HIGHLIGHTS

- Can build approx. 9 single family homes
- Average Household Income over \$88k
- City likely to approve RS-5 or RS-7 re-zoning
- Situated in a peaceful neighborhood
- Easy access to major roads and highways
- Essential utilities are readily available
- Extremely limited supply of development land in Broward County
- The area has shown consistent growth in property values
- 15-minute drive to Deerfield Beach Pier



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Sec. 98-45. RS-5 residence, single-family.

- (a) *Purpose and intent.* The purpose of this district is to delineate those areas defined by the land use element of the city's comprehensive plan as suitable for single-family detached homes and related uses up to a maximum density of five dwelling units per acre.
- (b) *Permitted uses.* The following uses shall be permitted principal uses in the RS-5 district:
- (1) Dwelling, single-family detached;
 - (2) Public park;
 - (3) Essential services;
 - (4) Home occupations in single-family dwellings subject to the provisions of this Code;
 - (5) Family foster home;
 - (6) Community residential home I to the extent provided for and subject to the restrictions set forth in F.S. § 419.001, as amended.
- (c) *Conditional uses.* Upon application and after a favorable determination by the board of adjustment or the city commission (where the conditional use is part of the site plan application) that all conditions and provisions of a conditional use have been met, the uses listed below may be permitted as conditional uses in this district. In addition to any provisions listed herein, all proposed conditional uses shall comply with the requirements of this Code, be heard and decided by the board of adjustment (or the city commission where applicable) as set forth herein, and be consistent with the goals, objectives and policies of the city's comprehensive plan.
- (1) Churches, other houses of worship and church or parochial schools incidental to churches provided:
 - a. The city commission finds the proposed use and development plan to be consistent with the comprehensive plan and the proper development of the surrounding area.
 - b. The site shall be at least 20,000 square feet in area and shall have at least 200 feet of street frontage.
 - c. The site shall be located on a street of sufficient width and of such alignment and connection with other streets as to be capable of handling the traffic generated by such use without undue congestion or other hazards.
 - d. The coverage of all roofed structures shall not exceed 25 percent of the plot area.
 - e. The development plan shall provide adequate screening and separation from adjacent residential properties.
 - (2) Golf course and country club facilities, not including miniature golf courses or practice driving tees as principal use providing:
 - a. The site shall be at least 30 acres in area;
 - b. Any buildings, structures or parking area shall be located at least 100 feet from any property line.
 - (3) Libraries;
 - (4) Museums;
 - (5) Fire stations;
 - (6) School;

-
- (7) Energy recovery structures.
- (d) *Accessory uses.* The following uses shall be permitted accessory uses in the RS-5 district:
- (1) Swimming pools and spas in accordance with the provisions of sections 98-74 and 98-73(2) of this Code;
 - (2) Docks in accordance with the provisions of sections 98-87 and 98-73(3) of this Code;
 - (3) Other accessory uses customarily incidental to a principal permitted or approved conditional use. No commercial use may be considered accessory to a residential use.
 - (4) Playground equipment for use by children, provided said equipment does not occupy an area of more than 150 square feet and is located at least five feet from any property line. Additionally, a structure capable of being occupied on a temporary basis may be permitted in the rear yard, provided that the structure is designed for the recreational use of children and is no larger than 10 feet in height and 25 square feet in floor area and is located at least ten feet from any property line.
- (e) *Property development requirements.* Property development regulations addressing minimum lot requirements, minimum floor area, required yards, maximum lot coverage, floor area ratio, and height are presented in tabular form contained herein.
- (f) *Other development requirements.* All other applicable lot and use regulations as set forth in this Code shall be met.
- (g) No sign shall be constructed or erected which exceeds the height of the tallest building on the lot upon which the sign is to be erected, or the maximum height as permitted in section 98-101 of the Land Development Code, whichever is less.

(Ord. No. 2000/001, § 12, 4-5-00; Ord. No. 2005/027, § 2, 9-6-05; Ord. No. 2008/013, § 2, 5-20-08; Ord. No. 2012/029, § 4, 7-10-12; Ord. No. 2017/013, § 3, 6-19-17)

Sec. 98-46. RS-7 residence, single-family.

- (a) *Purpose and intent.* The purpose of this district is to delineate those areas defined by the land use element of the city's comprehensive plan as suitable for moderate density development including single-family units up to a maximum density of seven dwelling units per acre. This district is intended to be limited in application to those areas of the city where existing platting patterns have resulted in predominant lot size below those established for the RS-5 and RM-10 districts.
- (b) [*Permitted principal uses.*] The following uses shall be permitted principal uses in the RS-7 district:
- (1) Dwelling, single-family detached;
 - (2) Public park;
 - (3) Essential services;
 - (4) Home occupations in single-family dwellings subject to the provisions of this Code;
 - (5) Family foster home;
 - (6) Community residential home I, as defined by and to the extent provided for and subject to the restrictions set forth in F.S. § 419.001, as amended.
- (c) *Conditional uses.* Upon application and after a favorable determination by the board of adjustment or the city commission (where the conditional use is part of the site plan application) that all conditions and provisions of a conditional use have been met, the uses listed below may be permitted as conditional uses in this district. In addition to any provisions listed herein, all proposed conditional uses shall comply with the

requirements of this Code, be heard and decided by the board of adjustment (or the city commission where applicable) as set forth herein, and be consistent with the goals, objectives and policies of the city's comprehensive plan.

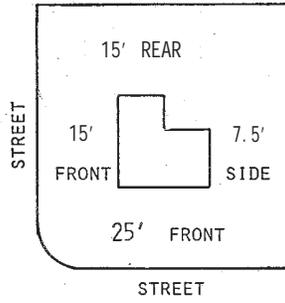
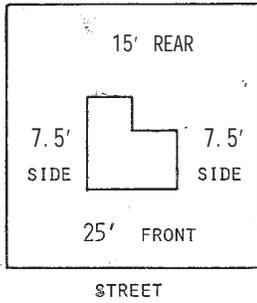
- (1) Churches, other houses of worship and church or parochial schools customarily incidental to churches provided:
 - a. The city commission finds the proposed use and development plan to be consistent with the comprehensive plan and does not impose a negative traffic impact upon neighboring residences.
 - b. The site shall be at least 20,000 square feet in area and shall have at least 200 feet of street frontage.
 - c. The site shall be located on a street of sufficient width and of such alignment and connection with other streets as to be capable of handling the traffic generated by such use without undue congestion or other hazards.
 - d. The coverage of all roofed structures shall not exceed 25 percent of the plot area.
 - e. The development plan shall provide adequate screening and separation from adjacent residential properties.
 - (2) Libraries;
 - (3) Museums;
 - (4) Fire stations;
 - (5) School;
 - (6) Child day care center, provided that such center is located at least 1,000 feet from any other child day care center located in the RS-7 district. The distance requirement shall be measured and computed by following a straight line from the nearest property line of the proposed center to the nearest property line of an existing center.
- (d) *Accessory uses.* The following uses shall be permitted accessory uses in the RS-7 district:
- (1) Swimming pools and spas in accordance with the provisions of sections 98-74 and 98-73(2) of this Code;
 - (2) Docks in accordance with the provisions of sections 98-87 and 98-73(3) of this Code;
 - (3) Other accessory uses customarily incidental to a principal permitted or approved conditional use. No commercial use may be considered accessory to a residential use.
 - (4) Playground equipment for use by children, provided said equipment does not occupy an area of more than 150 square feet and is located at least five feet from any property line. Additionally, a structure capable of being occupied on a temporary basis may be permitted in the rear yard, provided that the structure is designed for the recreational use of children and is no larger than 10 feet in height and 25 square feet in floor area and is located at least ten feet from any property line.
- (e) *Property development requirements.* The property development regulations addressing minimum lot requirements, minimum floor area, required yards, maximum lot coverage, floor area ratio and height are presented in tabular form contained herein.
- (f) *Other development requirements.* All other applicable lot and use regulations as set forth in this Code shall be met.

(g) No sign shall be constructed or erected which exceeds the height of the tallest building on the lot upon which the sign is to be erected, or the maximum height as permitted in section 98-101 of the Land Development Code, whichever is less.

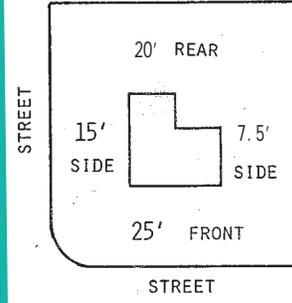
(Ord. No. 1997/006, § 1, 4-1-97; Ord. No. 2000/001, § 13, 4-5-00; Ord. No. 2005/027, § 3, 9-6-05; Ord. No. 2008/013, § 3, 5-20-08; Ord. No. 2012/029, § 5, 7-10-12; Ord. No. 2017/013, § 4, 6-19-17)

Single Family Residential Setbacks Diagram *

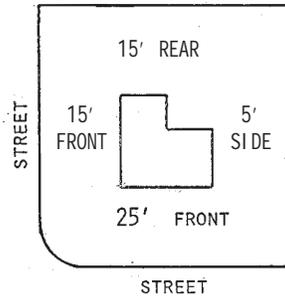
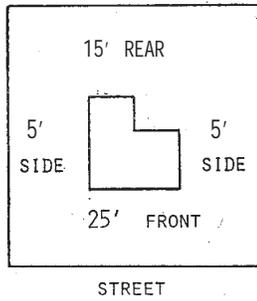
Sec. 98-61 RS-5 Building Setbacks



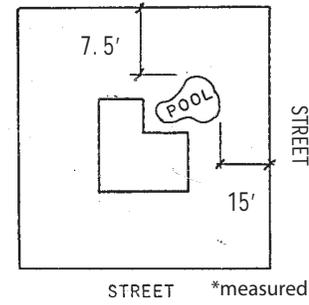
Waterfront



Sec. 98-61 RS-7 Building Setbacks

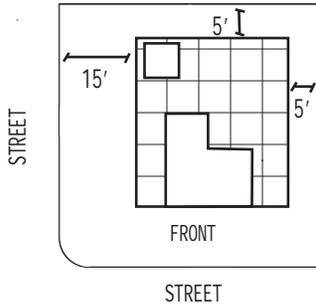


Sec. 98-74 Pool Setback

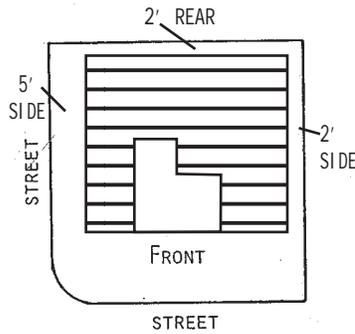


Sec. 98-73

Accessory Structure

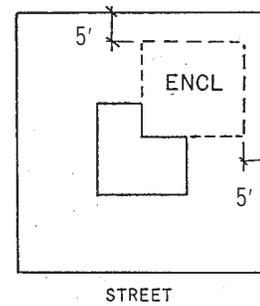


Patio/Deck Setback

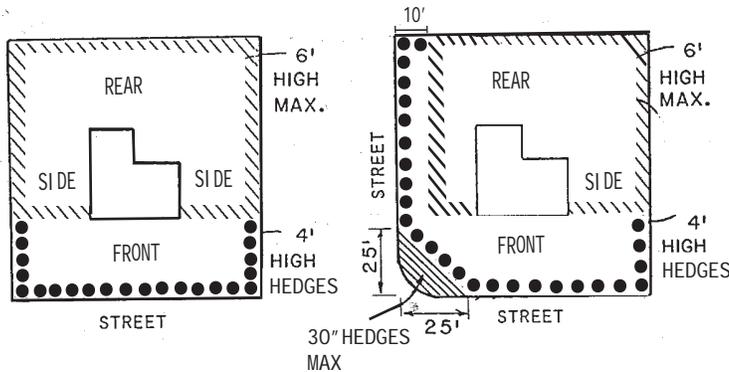


Sec. 98-74

Screen Enclosure Setback



Sec. 98-75 Fence Setback



●●● - HEDGES ▨ - FENCE



Deerfield Beach
Florida
Planning and Development Services
150 NE 2nd Ave
954-480-4206

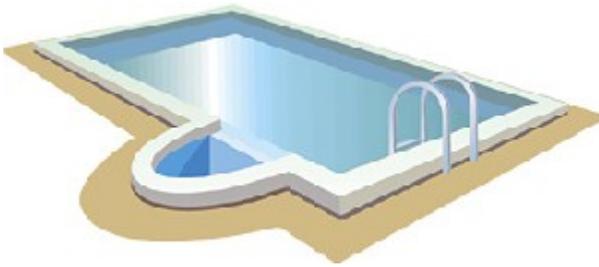
* Lot and home sizes are typical, diagrams are used for example only. Contact the Planning Dept. for additional information.

Important Definitions (Sec. 98-3)

- Setback – the horizontal distance between the front, rear or side lines of the lot and the front, rear or side lines of the building, pool, patio or relational structure.
- Accessory structure – a subordinate building or structure which is devoted to or abutting the property devoted to the principal use.
 - Accessory structures may include sheds, gazebos, detached garages, guest houses, etc.

Building Setbacks (Sec. 98-61)

- Setbacks are always measured from the property line; a survey will provide the most accurate location of these lines.
- Corner lots will always have a main 25-foot front yard setback, and the secondary street side will have a reduced front yard setback (see diagram on front page).
- Setbacks for single-family properties in districts **other than** RS-5 and RS-7, can be found in the Schedule of Dimensional Regulations under Sec. 98-61 of Deerfield Beach's Land Development Code.



Pool Setbacks (Sec. 98-74)

- Setbacks are measured from water line to the property line
- No pools are permitted within the required 25-foot front yard
- Corner lots are permitted to have pools a minimum of 15 feet from the side street property line.

Accessory Structure Setbacks (Sec. 98-73)

- They are limited to 15 feet in height, and may not be located within a utility easement or the required 25-foot front yard.
- Guesthouses or In-law suites are permitted but they may not contain any interior culinary facilities (i.e. oven/stove top) if one already exists in the main structure.



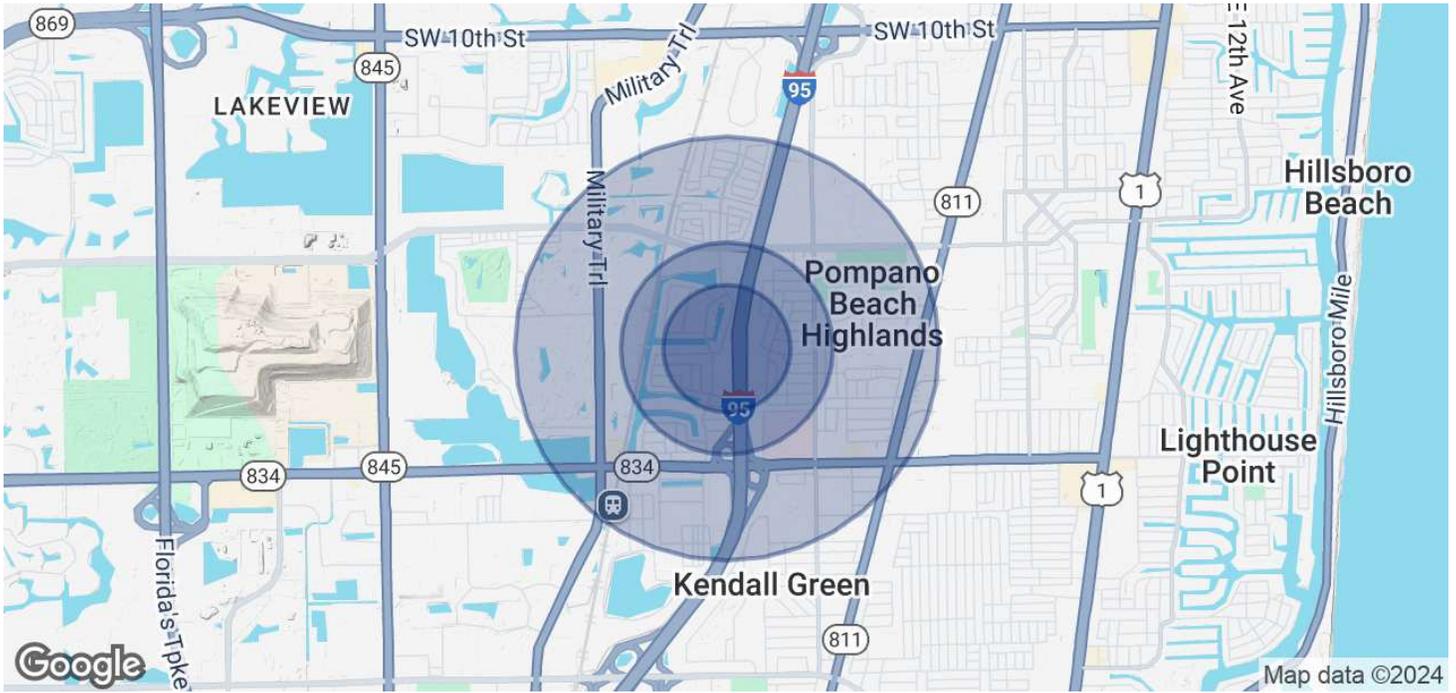
Fence Setbacks (Sec. 98-75)

- Fences are permitted to be on or within the side and rear property boundaries
- No fences are permitted within the required 25-foot front yard, however hedges up to 4-feet in height are allowed.
- Regardless of fence material, the finished side is to face towards the outside of property.
- Max fence height is 6 feet and max hedge height is 8 feet.

SALE

1.15 ACRES OF RESIDENTIAL DEVELOPEMNT LAND IN DEERFIELD BEACH, FL

131 NW 42 Court Deerfield Beach, FL 33064



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,903	8,020	25,403
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	567	2,541	9,052
# of Persons per HH	3.4	3.2	2.8
Average HH Income	\$88,036	\$85,641	\$72,270
Average House Value	\$317,495	\$300,815	\$289,109

Demographics data derived from AlphaMap

Robert Wainland, PA
(954) 747-1000

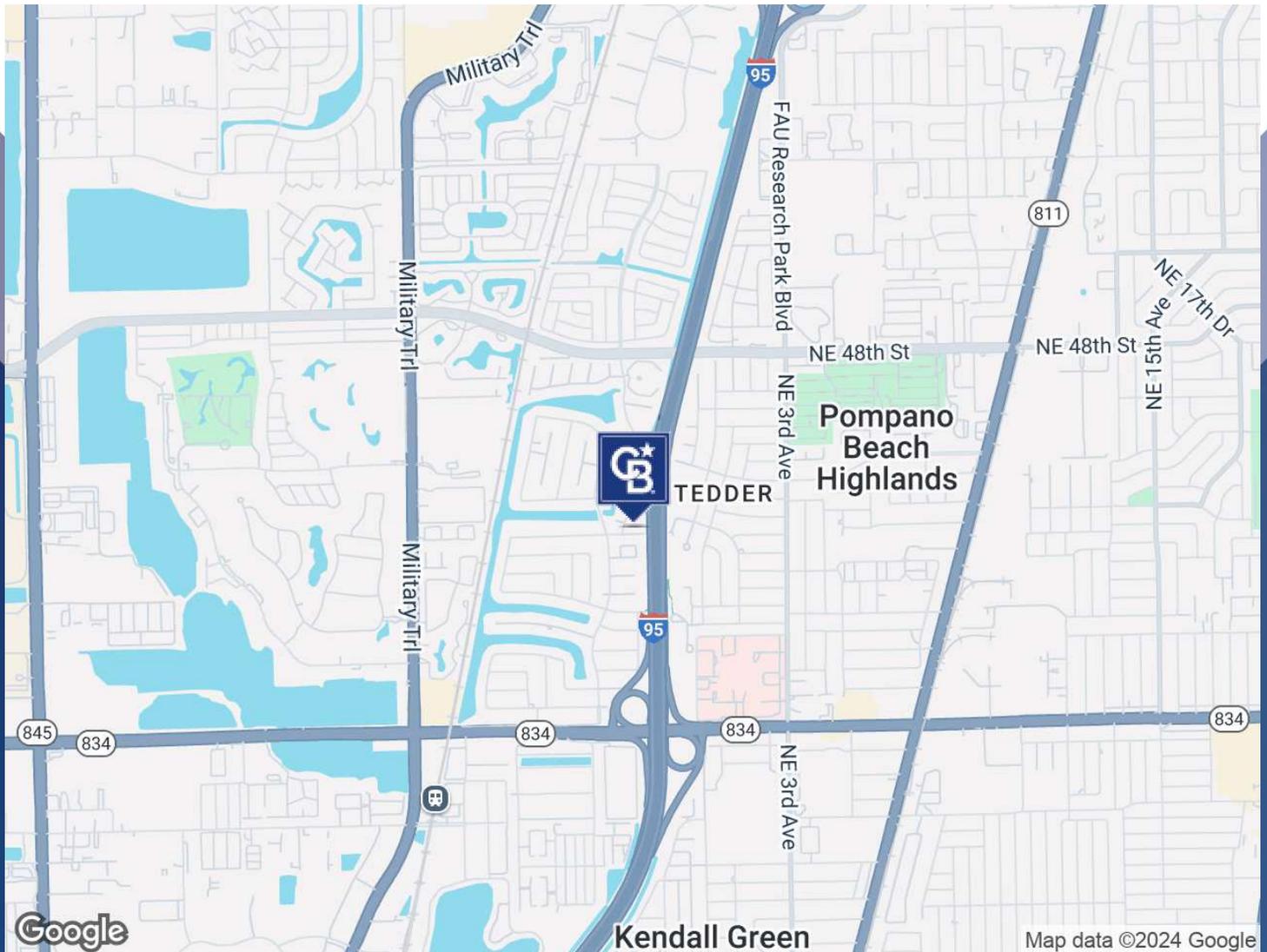


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SALE

1.15 ACRES OF RESIDENTIAL DEVELOPEMNT LAND IN DEERFIELD BEACH, FL

131 NW 42 Court Deerfield Beach, FL 33064



SALE PRICE

\$499,999

Robert Wainland, PA

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1.15 ACRES OF RESIDENTIAL DEVELOPEMNT LAND IN DEERFIELD BEACH, FL

NW 42nd Court and NW 1st Terrace, Deerfield Beach, FL



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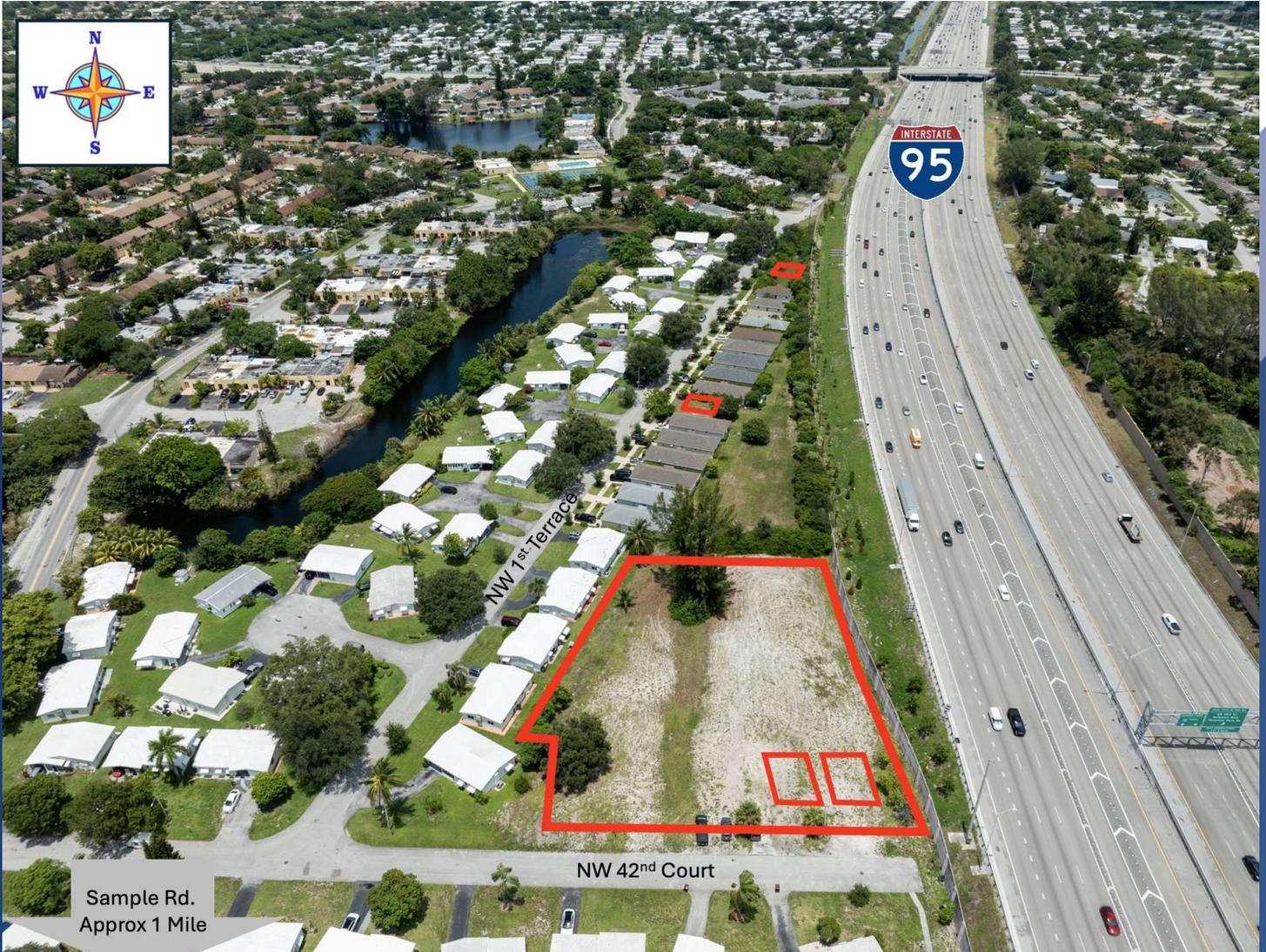


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1.15 ACRES OF RESIDENTIAL DEVELOPEMNT LAND IN DEERFIELD BEACH, FL

NW 42nd Court and NW 1st Terrace, Deerfield Beach, FL



1.15 ACRES OF RESIDENTIAL DEVELOPEMNT LAND IN DEERFIELD BEACH, FL

131 NW 42 Court, Deerfield Beach, FL 33064

Price: \$499,999 Lot Size: 1.15 Acres

Cap Rate: N/A



1.19 ACRES RM-10, E1 ZONING SOLD 6/29/23

NW 76 Place, Coconut Creek, FL 33073

Price: \$1,000,000 Lot Size: 1.19 Acres

Cap Rate: N/A



.59 OF AN ACRE, RM-10 ZONING SOLD 5/08/23

5600 NW 76th Place, Pompano Beach, FL 33073

Price: \$775,000 Lot Size: 0.59 Acres

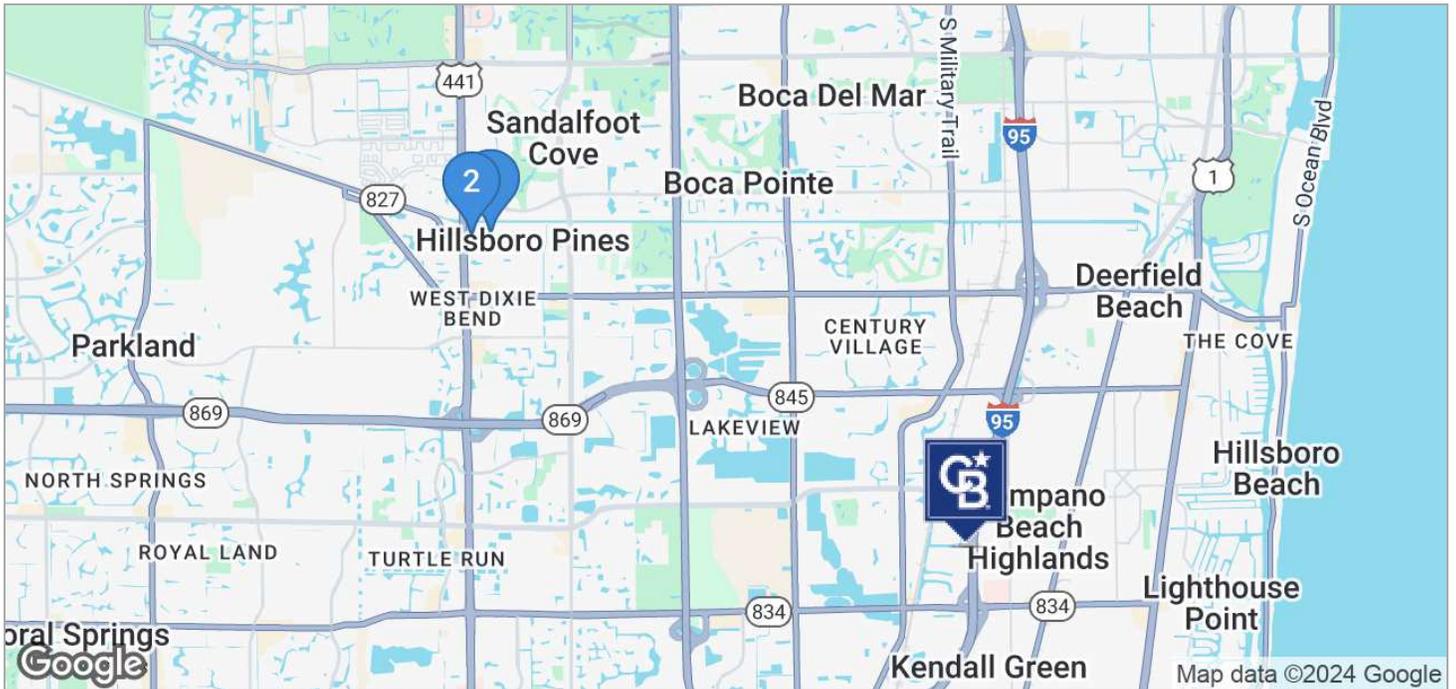
Cap Rate: N/A



SALE

1.15 ACRES OF RESIDENTIAL DEVELOPEMNT LAND IN DEERFIELD BEACH, FL

NW 42nd Court and NW 1st Terrace, Deerfield Beach, FL



	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/SF	PRICE/ACRE
★	1.15 Acres of Residential Developemnt Land in Deerfield Beach, FL 131 NW 42 Court Deerfield Beach, FL	\$499,999	1.15 Acres	\$9.98	\$434,782
1	1.19 Acres RM-10, E1 Zoning Sold 6/29/23 NW 76 Place Coconut Creek, FL	\$1,000,000	1.19 Acres	\$19.29	\$840,342.62
2	.59 of an acre, RM-10 zoning Sold 5/08/23 5600 NW 76th Place Pompano Beach, FL	\$775,000	0.59 Acres	\$30.16	\$1,313,579.77
AVERAGES		\$887,500	0.89 ACRES	\$24.73	\$1,076,961.20

Robert Wainland, PA
(954) 747-1000

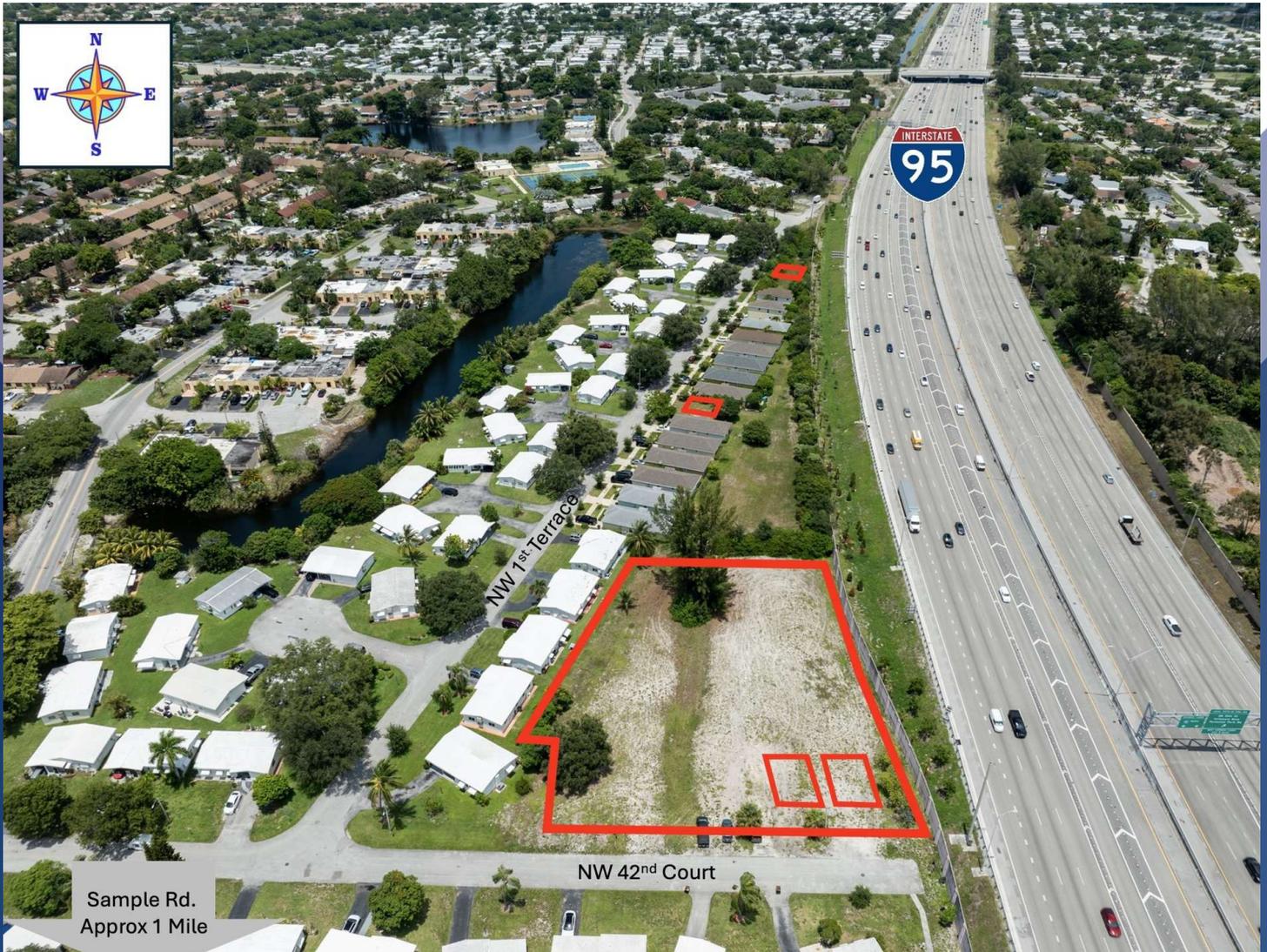


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New homes will continue to get smaller, according to new survey

By Mary Cunningham

July 16, 2024 / 3:31 PM EDT / CBS News

As home sizes shrink, hallways are on the chopping block.

That's according to a [new report](#) out this month from John Burns Research and Consulting, which looks at how the architecture of new housing stock in the U.S. is expected to shift in the coming years.

Mikaela Arroyo, one of the researchers, said that based on the types of homes architects said they are designing, consumers can expect homes to continue to get smaller and their layouts more compact. That's on par with findings from other surveys the consulting firm has conducted in recent years.

This complicates the design process for architects who have to figure out how to do more with less. The question, said Arroyo, becomes, "How is the designer going to combine spaces, maybe into a flex space, or eliminate unused spaces, and make everything fit into a smaller package?"

Last year, about 25% of floor plans designed by architects were downsized to cut costs, according to John Burns.

[Construction spending has soared](#) over the years, and home prices are in record territory. According to [Realtor.com](#), while the median price of homes for sale hasn't fluctuated much since last year, the median price per square foot jumped by 3.4%, suggesting the share of smaller homes is growing.

The median size for a new single-family home sold in 2023 was 2,286 square feet — down from 2,328 square feet in 2022, [according to the U.S. Census Bureau](#). The census data indicates that the median size for single-family homes has been shrinking since 2014, when it reached a peak of 2,526 square feet.

Say farewell to hallways?

As homes shrink in size, hallways could be one of the first casualties. Eliminating these liminal spaces would decrease the number of interior walls and allow for more condensed homes, the survey found.

"Essentially, we're Tetris-ing the functional rooms together, avoiding wasted square footage on non-functional areas like hallways," the report said.

Other tactics Arroyo has noticed designers employing to save on space include eliminating a formal dining room, adding storage in unused spaces (under the staircase, for example), three-story homes with the living space on the second floor, and tandem garages.

The survey also found that more homes will have some sort of "flex space" — rooms that can serve multiple functions, like a playroom or office. Over half new homes built last year included some sort of flex space, according to John Burns.

"A more attainable price point"

While homebuyers will have to contend with tighter spaces, the shrunk-down home sizes could ease the burden on their bank accounts.

Those looking to buy face a tough housing market, with mortgage rates hovering at 7% and record high homes prices. A recent report from real estate analytics firm ATTOM found that homes are unaffordable in 80% of U.S. counties.

Smaller homes could help.

"The increase in budget-friendly homes priced in the \$200,000 to \$350,000 range outpaced all other price categories for the past five months," wrote Julie Taylor in an article from Realtor.com. "That means buyers have way more homes to choose from at a friendly price range at a time when mortgage rates remain stubbornly high."

While this new housing stock will attract certain crowds — like millennials looking to save — it could be a turnoff for older generations who don't want to sacrifice space.

Younger buyers will have to contend with tradeoffs like smaller eat-in kitchens, the survey found, but reining in costs will be a huge incentive.

"This is essentially being done so that homes can get to a more attainable price point for those entry-level buyers," said Arroyos.

Wanted: 200K-plus houses in Broward

Expected population growth fueling increased demand

By Lisa J. Huriash South Florida Sun Sentinel

Broward County needs to come up with an estimated new 218,000 homes to help meet its growing population, and in the decades to come it might mean the redevelopment of shopping centers, county leaders said.

Broward's population now surpassed more than 1.9 million, according to the U.S. Census, using 2023 numbers.

And county officials said they are anticipating a population increase of about 294,000 people by the year 2050, according to the medium estimates from the Bureau of Economic and Business Research (BEBR) at the University of Florida. BEBR also estimates the county's population could peak as high as nearly 2.7 million. "Where are they going to go?" asked Ralph Stone, Broward County's director of the Housing Finance Division at a recent presentation of the Broward County Planning Council. "We're out of dirt, so that's a problem. And the locations we have are expensive."

Broward County is mostly built out, said Jo Sesodia, director of Broward County's Urban Planning. There is just 12 square miles, or 2.8% of vacant developable land left. And just 4.6 square miles of that is designated for residential use, she said.

That leaves leaders in a lurch where to find places to build.

A likely contender: The redevelopment of commercial areas, including big box retail, to create "higher density residential."

"I expect ... those areas to be redeveloped over time," Stone said, possibly over a 20-year period. "There will likely be less physical retail simply due to online shopping/delivery continuing to grow."

Five years ago, residential was not allowed in commercial corridors. "But this is changing rapidly as these areas are marketable for residential/mixed-use redevelopment," Stone said after the presentation. "These areas will experience higher density of redevelopment and this is the appropriate location for that type of reuse."

The concept has state support: The "Live Local Act" also preempts local zoning laws, and allows developers to build units in commercial and industrial areas as long as 40% of the units are affordable.

County officials said there is also the lingering issue of how pay for it.

Broward officials will continue to set aside taxpayer dollars to encourage developers to build affordable housing.

Next year's take will be an estimated \$20 million of "gap financing" in the county budget to pay the difference between what the developer has to spend on construction and what they would be able to borrow. Without the subsidy, county leaders say the developments might otherwise never be built.

"It's expensive," Stone acknowledged, and Broward is among the most "cost-burdened" metro areas in the country for renters.

The average rent for a two-bedroom is \$2,800 a month, he said. That means a family needs an income of at least \$80,000 to be able to pay for a two-bedroom unit, he said.

And this summer, the median sales price of a house clocked in at \$638,000 median home price.

"Affordable housing is no longer a social issue, it's a No. 1 for the business community and future health of Broward County," Stone said.

The largest segment of the growing population by the year 2050 will be seniors over age 60. They already make up a significant part of the population "but tomorrow will make up an even larger cohort," Sesodia said, referring to the pending "senior tsunami" of aging residents and the effects of that growth that will change public policy, such as a new focus on transportation to encourage seniors to stop driving.

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