

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers
FROM/PHONE: Shirley Taylor-Prakelt, Director
Housing & Community Development, 797-1199
SUBJECT: Resolution

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE CONCEPTUAL PLAN FOR DEVELOPMENT OF THE “HARMONY VILLAGE COMMUNITY” IN THE SOUTHERN CDBG TARGET AREA A/K/A DRIFTWOOD; AND, AUTHORIZING THE TOWN ADMINISTRATOR AND THE HOUSING AND COMMUNITY DEVELOPMENT DIRECTOR TO PROCEED WITH ALL NECESSARY AND APPROPRIATE ACTIONS TO IMPLEMENT THE PLAN.

REPORT IN BRIEF: The “Harmony Village Community” initiative, will result in the redevelopment of the Southern CDBG Target Area known as “Driftwood”, and will include the construction of 22 new single-family homes, a new Boys & Girls Club Facility, a Learning Center and Computer Lab; and, a subsidized Child Day Care Center. This initiative will serve as a “model” for how local municipalities can partner with the County and the private sector, to effectuate meaningful neighborhood revitalization. Several partnerships have been forged to develop this venture, including: Habitat for Humanity of Broward, the Boys & Girls Club of Broward, Memorial Healthcare/Joe DiMaggio Childrens Hospital, Broward County (including the Housing Authority (BCHA) & the Housing Finance Authority), the Broward School Board, and the Town of Davie.

The Town staff recommends that the Town Council adopt the attached Resolution which approves the Conceptual Plan for the “Harmony Village Community”, and authorizes the Town Administrator and Housing and Community Development Director to proceed with all necessary and appropriate actions to implement the Plan.

Since Davie’s CDBG and SHIP Grant funds will be used to leverage other public and private funds for this initiative, no local funds (General Funds) are required. The Town will however, need to donate the land to Habitat for Humanity for the new single-family homes, and would turn-over the operations of Driftwood Park to the Boys & Girls Club.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: \$300,000 in SHIP Grant funds, and \$300,000 in CDBG Grant Funds

Account Name: SHIP Driftwood/New Const; & CDBG Boys & Girls Club Com. Center

Appropriated from: Account #'s: 001-0406.515.05.24 (SHIP) and 001-0406.515.64.05 (CDBG)

RECOMMENDATION(S): To adopt the Resolution

Attachment(s): Resolution , Conceptual Plan, Maps

RESOLUTION_____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE CONCEPTUAL PLAN FOR DEVELOPMENT OF THE “HARMONY VILLAGE COMMUNITY” IN THE SOUTHERN CDBG TARGET AREA A/K/A DRIFTWOOD; AND, AUTHORIZING THE TOWN ADMINISTRATOR AND THE HOUSING AND COMMUNITY DEVELOPMENT DIRECTOR TO PROCEED WITH ALL NECESSARY AND APPROPRIATE ACTIONS TO IMPLEMENT THE PLAN.

WHEREAS, the Town of Davie is an “entitlement recipient” of both Federal and State Grant Programs which are designed to develop viable neighborhoods by providing decent housing, economic opportunities, and a suitable living environment; and

WHEREAS, the Town’s Consolidated Plan for Federal Funds adopted in July 1997, set forth Neighborhood Revitalization Plans for the three Community Development Block Grant (CDBG) Target Areas; and

WHEREAS, the Driftwood Target Area was identified as an area containing a significant number of lower-income families with children, and a high number of at-risk youth; and

WHEREAS, the Driftwood Target Area lacks adequate affordable housing opportunities for both renters and first-time home buyers, and contains a significant number of existing homes that need renovation; and

WHEREAS, the Neighborhood Revitalization Plan for the Driftwood Target Area, sets forth a holistic approach to neighborhood revitalization which encompasses infrastructure improvements, in-fill housing, expansion of recreational facilities for at-risk youth, educational opportunities, health care, and other social services; and

WHEREAS, in order to develop the new “Harmony Village Community”, the Town desires to enter into partnerships with: Broward County (Housing Finance Agency, Office of Housing Finance, and Community Development Office), the School Board, Habitat for Humanity, Memorial Healthcare, Broward County Housing Authority (BCHA); the Boys and Girls Club of Broward County; and other service providers; and

WHEREAS, under the “Harmony Village Community” Plan, the Town of Davie would turn over the operation of Driftwood Park to the Boys and Girls Club, and a new facility would be constructed on the southeast corner of the Park, which would provide expanded educational and recreational opportunities for the youth in the Driftwood area, in a more centralized location; and

WHEREAS, under the “Harmony Village Community” Plan, Habitat for Humanity of Broward County would construct new single-family homes that are affordable to Davie’s low/moderate income families, on the vacant parcel of land fronting the Davie Road Extension, which would be donated by the Town of Davie; and

WHEREAS, under the “Harmony Village Community” Plan, a new Learning

Center and Computer Lab would be established in Partnership with the Broward School Board, the Broward County Housing Authority (BCHA), Memorial healthcare, and/or local universities; and

WHEREAS, the "Harmony Village Community" initiative will serve as a "model" for how local municipalities can partner with the Federal, State, County, and the private sector, to effectuate meaningful neighborhood revitalization initiatives

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the attached Conceptual Plan for development of the "Harmony Village Community" in the Southern CDBG Target Area known as "Driftwood".

SECTION 2. Further, the Town Council authorizes the Mayor, Town Administrator, the Housing and Community Development Director, and other appropriate staff to take all necessary and appropriate actions to implement the Plan.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2001.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.

Conceptual Plan for Development of the Harmony Village Community

Background

In 1997, when the Town's population grew above 50,000 residents, Davie became an "entitlement recipient" of Federal Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD), and the State's Housing Initiative Partnership (SHIP) Program. The goals of these neighborhood revitalization programs are to:

- develop viable urban neighborhoods by providing decent housing and a suitable living environment;
- expand economic opportunities for low/moderate income persons; and
- strengthen the partnerships between all levels of government and the private sector, to provide affordable housing to meet the needs of the community.

As a prerequisite for receiving these grant funds, the Town adopted a Consolidated Plan in July 1997, which identified the Town's housing and community development needs, and outlined funding strategies to address such. This Plan shaped the various Federal and State funded programs into a 5-year neighborhood and community development strategy, and set forth long-range goals and objectives to address the identified needs.

An analysis of the Town's demographic profile was undertaken when the initial Consolidated Plan was prepared, in order to identify concentrations of low and moderate income persons and minority residents. This analysis helped define specific geographic areas where the Federal resources could be allocated in a manner that would provide the highest level of benefit to those in most need of assistance. Additionally, "wind-shield" surveys were performed in April of 1998 by the Housing and Community Development Director, in conjunction with the Officers assigned to the Community Oriented Policing (COPS) Unit, so that the current needs existing within each of the CDBG Target Areas could be assessed.

The Town's Housing and Community Development Office is responsible for the planning, preparation, implementation, and monitoring of the Consolidated Plan and all incremental One-Year Action Plans.

Needs Established

The surveys performed in April 1998, coupled with supplemental demographic data and "quality of life" complaints received by the Town, evidenced that while all three (3) Target Areas are in great need, the Southern Target Area requires the most immediate attention to reverse the cyclical decline affecting the neighborhood.

There is a significant incidence of “blight” and poor housing conditions in Driftwood; and, the Eastern half of the Target Area, has a mix of commercial and residential zoning, contains vacant over-grown lots, trash and debris, poorly lit areas, poor vehicular circulation, and confusing and inadequate ingress and egress to many streets.

The incidence of poverty is apparent, and the demographics and population estimates indicate that the number of lower income families continues to increase. The overall lack of affordable rental housing opportunities, and the lack of affordable first-time home ownership opportunities, remains a significant problem.

This area not only suffers from significant physical decay and blight, but houses a significant number of lower income individuals within a relatively small geographic area. Driftwood is only slightly less than 1.5 percent of the Town’s land area, but it houses a full seven (7%) percent of the entire population of the Town.

The Consolidated Plan indicates that “The area is in need of a plan to address the physical, social, and economic deterioration that it has suffered”.

Driftwood Target Area:

The Southern Target Area a/k/a Driftwood is located in Census Tract 705.00 BG 2, and is situated in the triangular portion of land that lies south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension. As indicated above, this area represents less than 1.5 percent of the Town’s land area, but it houses a full 7 percent of the Town’s population. There are 3,282 residents in the Target Area, of which 53.7% are low/moderate income¹

Donation of Property to the Town

On April 21, 1999, the Town Council accepted the donation of the vacant parcel located on the Davie Road Extension Between 75th and 76th Avenues, in the Driftwood Target Area, which was donated by Affordable Landmarks, Inc. At that time, the Housing and Community Development Director indicated to the Town Council that “.....This parcel will play a key role in the redevelopment of the Driftwood CDBG Target Area.....as either additional park space (as an adjunct to Driftwood Park), town homes, or single-family homes such as those built by Habitat for Humanity”. The Agenda documents indicated that the Town Council would have the final approval on the use of this property either as a component of the CDBG Annual Plan, or as a stand-alone item.

Goals and Objectives of the “Harmony Village Community” Plan

The Housing and Community Development Office subsequently developed a “holistic” Revitalization Plan that would: address the needs within the Target Area, undertake a more rational utilization of land, and address the following goals/objectives:

- provide affordable homeownership opportunities to Davie residents that are cost-burdened in their rents, or are living in substandard mobile homes
- increase and enhance park and recreation opportunities and expanded programs for at-risk youth in a more centralized area that is accessible and inviting to a

¹ Based on 1990 Census data. The lower-income population is believed to have increased since that time.

multi-cultural neighborhood

- provide educational opportunities for adults and children, with emphasis on computer and Internet skills
- provide job training and employment opportunities
- expand affordable child care opportunities and after-school programs for youth
- undertake a specialized Fair Housing Outreach and Education Campaign to ensure that Driftwood residents have the widest range of housing choices.
- provide physical and mental healthcare services for needy families
- upgrade living conditions and enhance the quality of life for Davie residents living in Public Housing or Section 8 Housing

Partnerships Established

Since this multifaceted endeavor contains both residential and non-residential components, partnerships were forged with the following organizations, both public and private, to provide the highest level of services to the community, and leverage the Town's grant funds to bring in other public and private funds:

- Habitat for Humanity of Broward, Inc.
- Boys & Girls Clubs of Broward
- Broward County School Board
- Memorial Healthcare System and Joe DiMaggio's Childrens Hospital
- Broward County Housing Authority (BCHA)
- Broward County (Human Services Department, Housing Finance Agency, Community Development Office)
- University of Florida/Broward County Cooperative Extension Service (Family Consumer Science Program)
- Housing Opportunities for Project Excellences (HOPE) Inc. (Fair Housing Services)
- Project STEP-UP

Plan Components and Action Items:

A) New Single Family Homes - Habitat for Humanity of Broward: Habitat for Humanity would construct 22 single-family homes on the vacant property fronting the Davie Road Extension. (The Town would donate the land to Habitat for this purpose). Although Habitat normally develops homes for families who earn less than 50% of the areas median income, this development will have a mix of incomes; and,

approximately one-third of the homes will be set aside for families earning up to 80% of the median income. The design of the homes will be varied (i.e. three different site elevations), and will mirror market rate housing.

Habitat homes are financed by local lenders with interest-free loans payable over 20 years. No cash down-payments are required of the homeowners; however, they were required to contribute 500 hours of sweat equity in their unit. The monthly payments are determined on a case-by-case basis, contingent on the households income level.

Our goal is to provide 22 new single-family homes, with interest-free monthly mortgage payments (including taxes and insurance) of \$400² or less, as follows:

| | 3-bedroom | 4-bedroom |
|------------------|------------------|------------------|
| Sales Price | \$57,000 | \$60,000 |
| Monthly Mortgage | \$368.00 | \$380.00 |

The Town committed \$325,000 in FY 2000/01 SHIP Grant Funds for the predevelopment of the site; and, it is anticipated that an additional \$300,000 in FY 2001/02 SHIP funds will be needed. Additionally, financial incentives and fee waivers for this type of affordable housing venture, are provided for under the Town's "Affordable Housing Incentive Plan". Therefore, all Park & Recreation Impact and Building Permit Fees for the 22 single-family homes to be sold to lower-income Davie residents, should be waived.

Habitat is currently finalizing the overall construction estimates to determine their contribution to this venture; however, the preliminary figures indicate the cost of the residential component would exceed \$2.56 Million dollars, as follows:

| | |
|--------------------------|-------------|
| Platting and Engineering | \$ 75,000 |
| Infrastructure | \$ 410,016 |
| Construction | \$2,072,150 |

Construction costs are estimated to be \$76,478 per unit; and, the development criteria is predicated on Habitat receiving the same variances as were granted for Phase I of Harmony Village.

B) New Boys & Girls Club Facility: The current Boys & Girls Club is located within "Ehlinger Apartments" which is a Public Housing Project; and, the goal is to relocate this Club into a new 8,000 square foot facility, located in a more neutral and accessible location, that will entice the participation of all children in the Driftwood Area. Under this Plan, the new Boys & Girls Club facility will be located on the southeast corner of Driftwood Park, and the Town would turn-over the operation of the Park to the Boys & Girls Club.

Federal CDBG Grant funds totaling \$300,000 would be ear-marked in FY 2001/02, for construction of the Boys & Girls Club Facility, which would leverage an additional \$500,000 from the County under the new Parks Bond Initiative "Challenge Grants".

The Director of the Boys & Girls Club, is currently developing an estimate of the

² Based on a 20 year term, 0% interest; and, based on the Town of Davie granting all Fee Waivers

operational funds that will be required for them to operate this facility; however, the base cost is expected to be \$266,432.00 based on the current budget, plus extra staff and operating costs associated with the expanded facility.

C) Healthcare and Community Services-Memorial Healthcare: The Town's joint venture with the Memorial Healthcare System for the "Neighborhood Revitalization Program" in the Driftwood Target Area,³ has proven to be a tremendous success; and, a steady, progressive agenda for self-sufficiency has been developed, and is moving forward.

A comprehensive, one-on-one, survey of the Driftwood area residents was completed in June 2000, and yielded useful information which helps tailor programs and services to meet the needs of the residents. Since education (for both adults and children) was the number one concern cited by the residents, the Town is working with the School Board to develop a new Learning Center and/or Computer Lab for the area residents.

The Driftwood Neighborhood Coordinator has garnered the support and trust of the Target Area residents; and, the monthly Community Meetings⁴ are well attended. The residents are beginning to see the fruits of their labor.

In October 2000, Memorial Healthcare and the Town of Davie each allocated \$17,500 for FY 2001/02 to continue this "Pilot" program. (Total funding @ \$35,000).

Joe DiMaggio Children's Hospital, through Memorial Healthcare, has committed their mobile van to the Driftwood Area, once per month. In this manner, free vision and hearing screening will be provided, along with school immunizations and well-care physicals. Affordable health insurance opportunities will also be provided to these residents. The Mobile Health Van promises to make a tremendous impact on the under-served and uninsured children in this area, since these services will be provided in their own neighborhoods, parents will not have to worry about transportation to a clinic or emergency room, if their children become ill.

D) Learning Center and Computer Lab: Several alternatives for the "Learning Center" are being explored with the Broward School Board, ranging from a new Adult Technical Center, to a Computer Lab with Internet access, for both adults and children.

The Broward County Housing Authority (BCHA) currently donates 3,700 square feet in two of their buildings at the Ehlinger Apartments, for the Davie Boys & Girls Club. The approximate value of this donation is \$37,000 per year. The Housing Authority has agreed to continue their donation of these facilities after the Boys & Girls Club moves to the new facility; and, these buildings could house the new Learning Center, and/or a subsidized Child Day Care Center.

Partnerships have already been formed with the Broward School Board, Project "STEP-UP", and the University of Florida/Broward County's "Family Services Center", to provide both educational and vocational training programs. While the exact details of these programs have yet to be finalized, it is clear that the need exists and resources are available for these purposes.

³ Which is focused primarily on the Ehlinger and El Jardin Family Rental Housing Projects.

⁴ Which are held on the third Wednesday of each month at Ehlinger Apartments.

E) Child Day Care Center: As indicated above, one of the buildings in Ehlinger Apartments could be effectively utilized for a child day care center. Negotiations with the School Board and other agencies, are geared to programs that would train child day care workers (under HRS guidelines), and subsequently employ them in the child care center.

F) Improved Conditions for Residents Living in Ehlinger Apartments: The BCHA is in the process of renovating/upgrading the living conditions at the Ehlinger Public Housing Project, located at 7481 N.W. 33rd Street, in conjunction with the Town's Driftwood Revitalization Plan. The Housing Authority has already pressure cleaned and painted the exterior of all buildings, provided new signage, and is implementing a new landscape plan. The Town allocated \$50,000 in CDBG funds in FY 2001/02, to match the Housing Authority's CGP Grant funds, to air-condition all 100 units in Ehlinger. Unfortunately, the cost of central air-conditioning exceeds the current budget; so, at this time, additional funds are being sought for this project by both parties.

Since the \$300,000 originally allocated in FY 2000/01 funds for construction of a Community Center in Potters Park is no longer needed, the Housing and Community Development Director recommends that a portion of those funds (\$100,000-150,000) be redirected to the air-conditioning for Ehlinger Apartments, to match the Housing Authorities additional contribution.

G) Infrastructure Improvements: A major street improvement program in the Driftwood Target Area, which was funded through the Town's CDBG Program, was completed in January 2000. This \$600,000+- venture included new, improved drainage systems, newly resurfaced streets and landscaping.

As a part of the "Harmony Village Community Plan" additional improvements to West 33rd Street and NW 75 Avenue and 75th Terrace would be undertaken. CDBG funds would be identified for this purpose. Since these streets will serve as the "entrance ways" to the new "Community", they should reflect improved aesthetics to mirror the new developments.

H) Community Oriented Policing (Special Operations) Under the "Harmony Village Community" Plan, a "Special Operations/Community Police Officer(s)" would be regularly assigned to the Target Area, and would work on the neighborhood initiatives as community partners. Given the level of drug sales, gang-related occurrences, and other criminal acts that occur in this area, the Housing & Community Development Director feels that this is a crucial element in the success of the overall Revitalization Plan.

An office for the Community Policing Officer(s), assigned to this area, would be developed within the new Boys & Girls Club Facility. This will enable the Officer(s) to work closely with the youth of the community and would allow for the Officer(s) to serve as mentors for the young people involved in the sports and educational programs. This increases the availability of the Officer(s) to the residents and youth of the community by providing direct access within this proposed community facility. Our experience has shown that increased accessibility of the public to the Officer(s), will ultimately increase the effectiveness in our community partnerships and programs.

I) Single-Family Rehabilitation Program: The Town administers a CDBG-funded “Single-Family Housing Rehabilitation Program” which provides deferred grants to lower-income homeowners to make repairs to their homes and replace substandard and leaking roofs. The Town also allocates a significant portion of its SHIP grant funds each year for a “Home Repair Program” which provides deferred loans to income-eligible Davie residents. These two housing programs are “dove-tailed”, in that the client certification and financial eligibility processes are combined.

A specialized “marketing campaign” would be undertaken to recruit the Driftwood homeowners into this program. Additionally, a “paint-up/fix-up” program, generally designed to enhance exterior aesthetics for the neighborhood, is under consideration. A partnership with “Project Step-Up” is being explored, which could provide job training and placement opportunities. This “apprenticeship program” could recruit and train individuals living in the Driftwood Area, to work on renovating or painting the existing homes.

Action Items Needed:

In order to implement the “Harmony Village Community” Plan, the following actions will need to be taken the by the Town:

- Transfer the deed for the vacant parcel fronting the Davie Road Extension to Habitat for Humanity of Broward, Inc. for the residential component;
- Turn over the Driftwood Park Site to the Boys & Girls Club for their new facility, either through a nominal long-term lease e.g. \$1.00 per year, or other applicable legal instrument;
- Allocate \$300,000 in FY 2001/02 CDBG Funds to leverage \$500,000 in County Bond Funds for the construction of the new Boys & Girls Club Facility;
- Authorize the reallocation of existing, unencumbered CDBG funds for the necessary street improvements, and to supplement the budget for air-conditioning Ehlinger Apartments;
- Allocate additional SHIP Grant funds, if necessary, for pre-development costs associated with the 22 single-family homes;
- Assign a Special Operations (Community Policing) Officer to the Driftwood Target Area, who would be housed in the new Boys & girls Club Facility;
- Grant variances and related items for this Phase of the Harmony Village Homes, as was granted in the original 10 Habitat homes built on NW 32nd Place in Driftwood.
- Waive all Park & Recreation and Building Permit fees

Time-Line:

Since the funding sources for implementation of the Plan are varied and must be funded over a number of Federal and State Grant program cycles, implementation of

the overall Plan is expected to take 3+ years. A more specific time-line is attached.

Summary:

The Town Administration believes that this initiative will serve as a “model” for how local municipalities can partner with the County, the State, the Federal Government, and the private sector, to effectuate meaningful neighborhood revitalization.

Although the goal is to create the “Community Concept” described herein, various components can go forward independently, providing the most expeditious development of the entire “Community”. This Conceptual Plan should not be viewed however, as an “all or nothing” venture, since all components are vital to the residents. Flexibility and creativity will be needed in this type of unique partnership to ensure it’s success!

Respectfully Submitted By:

S.Taylor-Prakelt, Director
Housing and Community Development
February 2001

**Estimated Time Line
“Harmony Village Community”**

FY 2000/01 (October 1, 2000 to September 30, 2001)

- acquire remaining parcel on NW 75th Terrace
- transfer title of vacant parcel on the Davie Road Extension to Habitat for Humanity
- undertake platting process for the 22 single-family homes
- prepare/submit application for Broward Challenge Grant to match Davie’s CDBG funds, for construction of the new the Boys & Girls Club Facility
- amend CDBG budget(s) to reallocate funds for the Boys & Girls Club, air-conditioning Ehlinger Apartments, and the necessary street improvements
- begin negotiations with service providers e.g. training and job creation programs

FY 2001/02 (October 1, 2001 to September 30, 2002)

- complete platting process, begin predevelopment of residential site, and initiate construction on Phase I (11 homes)

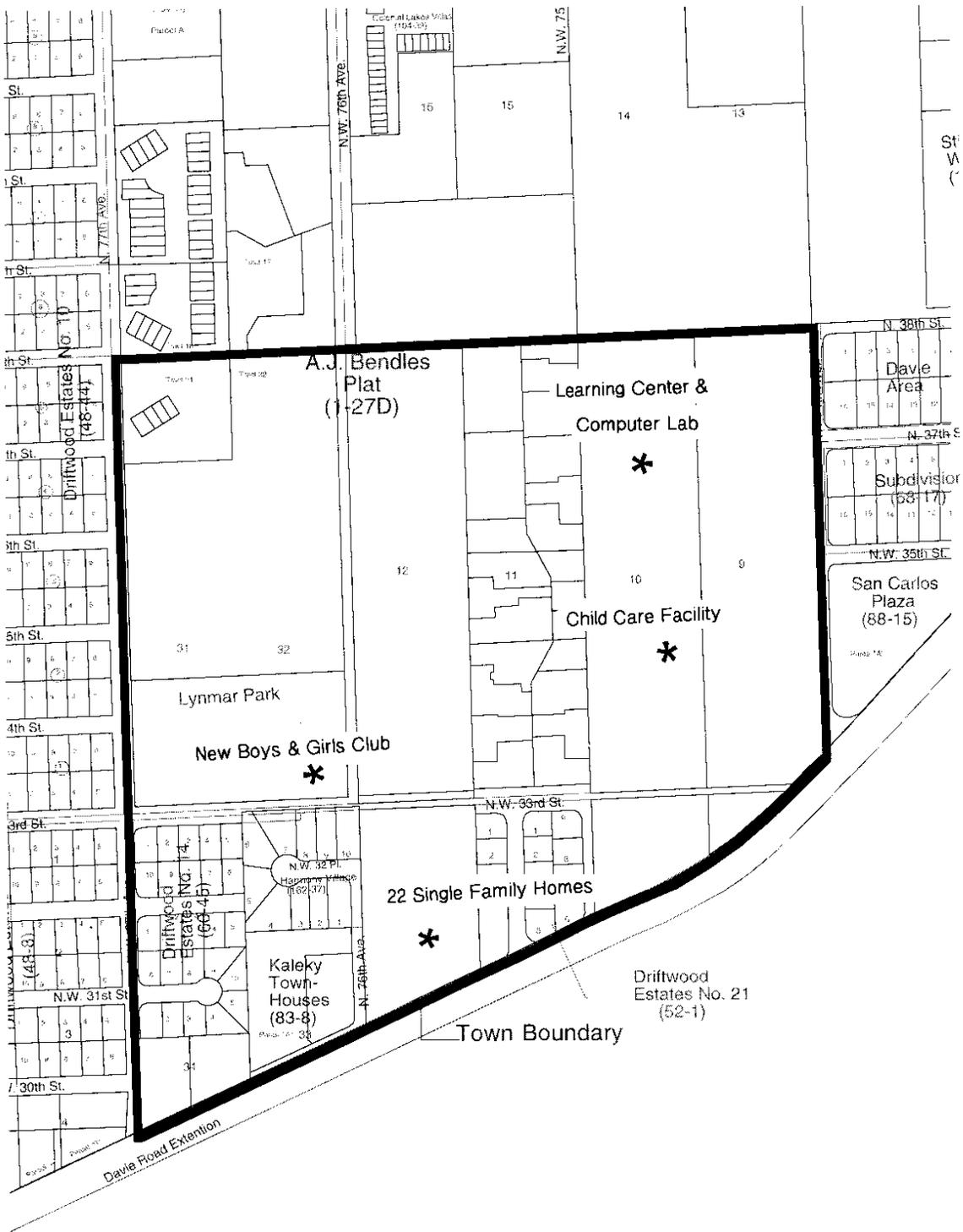
- construct decorative wrought iron perimeter fence or wall
- design and build street improvements
- execute lease agreement to turn over Driftwood Park to the Boys & girls Club of Broward, prepare architectural, engineering, and initiate construction of new facility.
- obtain donations for computer equipment required for the New Learning Center
- finalize negotiations with Broward Co. Schools, universities, Project STEP-UP, etc.
- prepare RFP for Child Care service provider, and obtain funds for “subsidies”

FY 2002/03 (October 1, 2002 to September 30, 2003)

- finalize construction of the Boy & Girls Club Facility - relocate programs
- complete construction of Phase I, and begin construction of Phase II of the residential component (11 of the 22 homes)
- open new Learning /Computer Center and Child Care Center

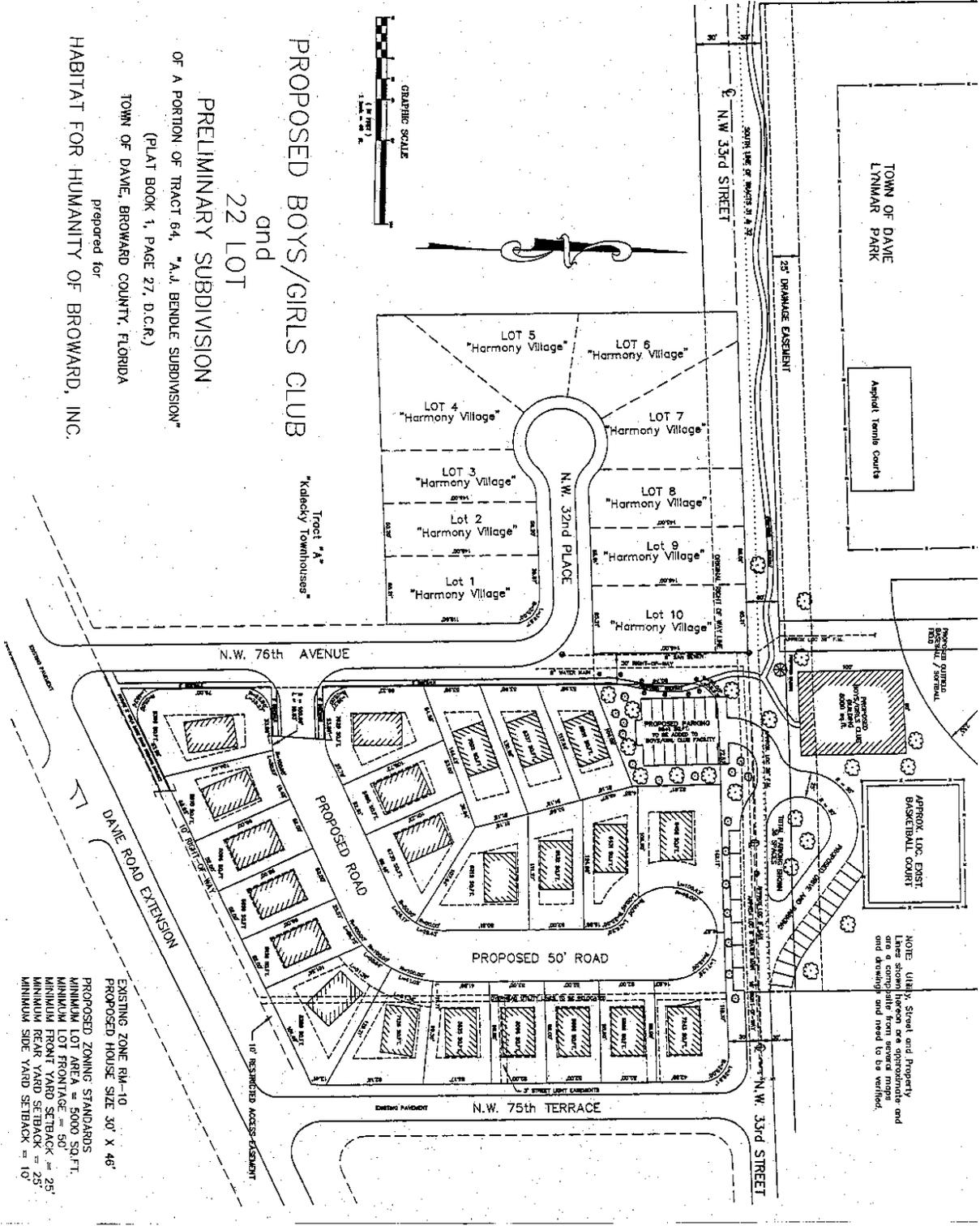
FY 2003/04 (October 1, 2003 to September 30, 2004)

- complete Phase II of the single-family component (final 11 of 22 homes)



HARMONY VILLAGE COMMUNITY

PROPOSED BOYS/GIRLS CLUB
and
22 LOT
PRELIMINARY SUBDIVISION
OF A PORTION OF TRACT 64, "A.I. BENDLE SUBDIVISION"
(PLAT BOOK 1, PAGE 27, D.C.R.)
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA
prepared for
HABITAT FOR HUMANITY OF BROWARD, INC.



NOTE: Utility, Street and Property Lines shown hereon are approximate and are a composite from several maps and drawings and need to be verified.

- EXISTING ZONE R1M-10
- PROPOSED HOUSE SIZE 30' X 46'
- PROPOSED ZONING STANDARDS
- MINIMUM LOT AREA = 5000 SQ.FT.
- MINIMUM LOT FRONTAGE = 50'
- MINIMUM FRONT YARD SETBACK = 25'
- MINIMUM REAR YARD SETBACK = 10'
- MINIMUM SIDE YARD SETBACK = 10'