




TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Bethesda Christian Center (004-MP-20)  
City of Deerfield Beach

DATE: March 18, 2020

The Future Land Use Element of the City of Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield Beach. That plan designates the area covered by this plat for the uses permitted in the "Residential Low (5 du/ac)" land use category. This plat is generally located on the north side of Northeast 40 Street, between Northeast 6 Avenue and Northeast 8 Avenue.

The density of the proposed development of one (1) single-family dwelling unit on approximately 3.2 gross acres of land, including the immediately adjacent right-of-way, is 0.31 dwelling unit per gross acres, which is in compliance with the permitted uses and densities of the effective land use plan.

The existing and proposed place of worship is in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

- North: Residential Moderate (10 du/ac) and Residential Medium (16 du/ac)
- South: Residential Low (5 du/ac)
- East: Residential Low (5 du/ac)
- West: Residential Low (5 du/ac)

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

**Bethesda Christian Center**  
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BBB:JMB

cc: David Santucci, City Manager  
City of Deerfield Beach

Eric M. Power, AICP, Director, Planning & Development Services  
City of Deerfield Beach

