



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
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DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	Laura and Glenda Estates	Number:	044-MP-14
Application Type:	Note Amendment	Legistar Number:	21-1605
Applicant:	Southern Dream Properties, LLC	Commission District:	4
Agent:	The Mellgren Planning Group	Section/Twn./Range:	01/48/42
Location:	Both sides of Southwest 2 Terrace, between Southwest 1 Street and Southwest 1 Court	Platted Area:	1.8 Acres
Municipality:	Deerfield Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	October 19, 2021		

A location map showing this Plat and lots designated within the plat for the purpose of assigning development entitlement is attached as **Exhibit 2**.

The Application is attached as **Exhibit 7**. The Planning and Development Management Division (PDMD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	January 12, 2016	Plat Book and Page Number:	183/100-102
Date Recorded:	July 13, 2017	Current Instrument Number:	14497845
Plat Note Restriction			
Original and Current Plat:	This plat is restricted to 8 single family detached units.		
Proposed Note:	This plat is restricted to 8 townhouse units on Lots 1 through 4; and 4 single family detached units on Lots 5 through 8.		
Extensions:	Not Applicable		

1. Land Use

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 Moderate (10/du/ac)” land use category. The proposed note amendment is in compliance with the permitted uses of the effective land use plan, see **Exhibit 3**.

2. Affordable Housing

This plat is not subject to Policy 2.16.2 regarding affordable housing, as it is not the subject of a Broward County Land Use Plan amendment.

3. Access

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and have no objection to this note amendment.

4. Municipal Review

The City of Deerfield Beach has adopted a Resolution No. 2021/018 on February 16, 2021 supporting the application, which is attached in **Exhibit 4**.

5. Concurrency – Transportation

This plat is located in Northeast Transportation Concurrency Management Area which is subject to Transportation concurrency fees, as defined in Section 5-182.1(a)(5)a) of Land Development Code. The proposed plat generates 7 trips per PM peak hour, and the existing generates 8 trips per PM peak hour. This is a increase of 4 trips per PM peak hour.

	Existing Use Trips per Peak Hour (PM)	Proposed Use Trips per Peak Hour (PM)
Residential	8	12
Non-Residential	0	0
Total	12	
Difference	Increase of 4 Trips per Peak Hour	

This plat was recorded with a note requiring development to occur before five (5) years from date of plat approval. This note is no longer required by the Land Development Code.

6. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Deerfield Beach	Broward County
Plant name:	City of Deerfield Beach	Broward County North Regional
Design Capacity:	23.60 MGD	95.00 MGD
Annual Average Flow:	13.175 MGD	73.29 MGD
Estimated Project Flow:	00.003 MGD	00.002 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

7. Concurrency – Regional Parks

Broward County Parks and Recreation Division reviews all projects for Regional Park impacts and have reviewed this application and have no objection to this note amendment. This plat with the amended note satisfies the regional park concurrency requirement of Broward County Land Development Code.

8. Concurrency - Public School

The School Board has reviewed the application and satisfies public school concurrency on the basis that the project is vested for public school capacity. The School Board staff provided a School Capacity Availability Determination (SCAD) letter attached as **Exhibit 5**.

9. Impact Fee Payment

Transportation Concurrency and administrative fees, school impact fees, regional park impact and administrative fees will be assessed during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance.

10. Environmental Review

The plat note amendment application has been reviewed by Environmental Engineering and Permitting Division. **Exhibit 6** provides recommendations to the developer regarding environmental permitting for the future development.

11. Historic Resources

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an impact on historical or archaeological resources, and the consulting archaeologist has no objections to this application.

This property is located in the City of Deerfield Beach and archaeological resources within the City of Deerfield Beach fall within the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. In the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued, and property owner shall call the County Historic Preservation Officer, Rick Ferrer, 954-357-9731 to seek project review for compliance with municipal historic preservation regulations.

Historical resources located within the City of Deerfield Beach are outside jurisdiction of the Broward County Historic Preservation Ordinance 2014-32. The property owner / agent is advised to contact Eric M. Power, AICP, City of Deerfield Director for Planning and Development Services to seek project review for compliance with municipal Historic Preservation regulations at 954-480-4200.

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

12. Aviation

The applicant is advised that any proposed construction on this property with a height exceeding 200 feet or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77; Florida Statutes Chapter 333; and/or the Broward County Airport Zoning Ordinance. Based on

the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

13. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat and provided no comments.

14. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater, and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
3. This plat has been reviewed by the School Board and satisfies the public school concurrency requirements of Section 5-182.9 (a)(1) of the Land Development Code.
4. This plat satisfied the regional parks and recreation concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **October 19, 2022**.
2. Delete the plat note that references expiration of the Findings of Adequacy.
3. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

MR