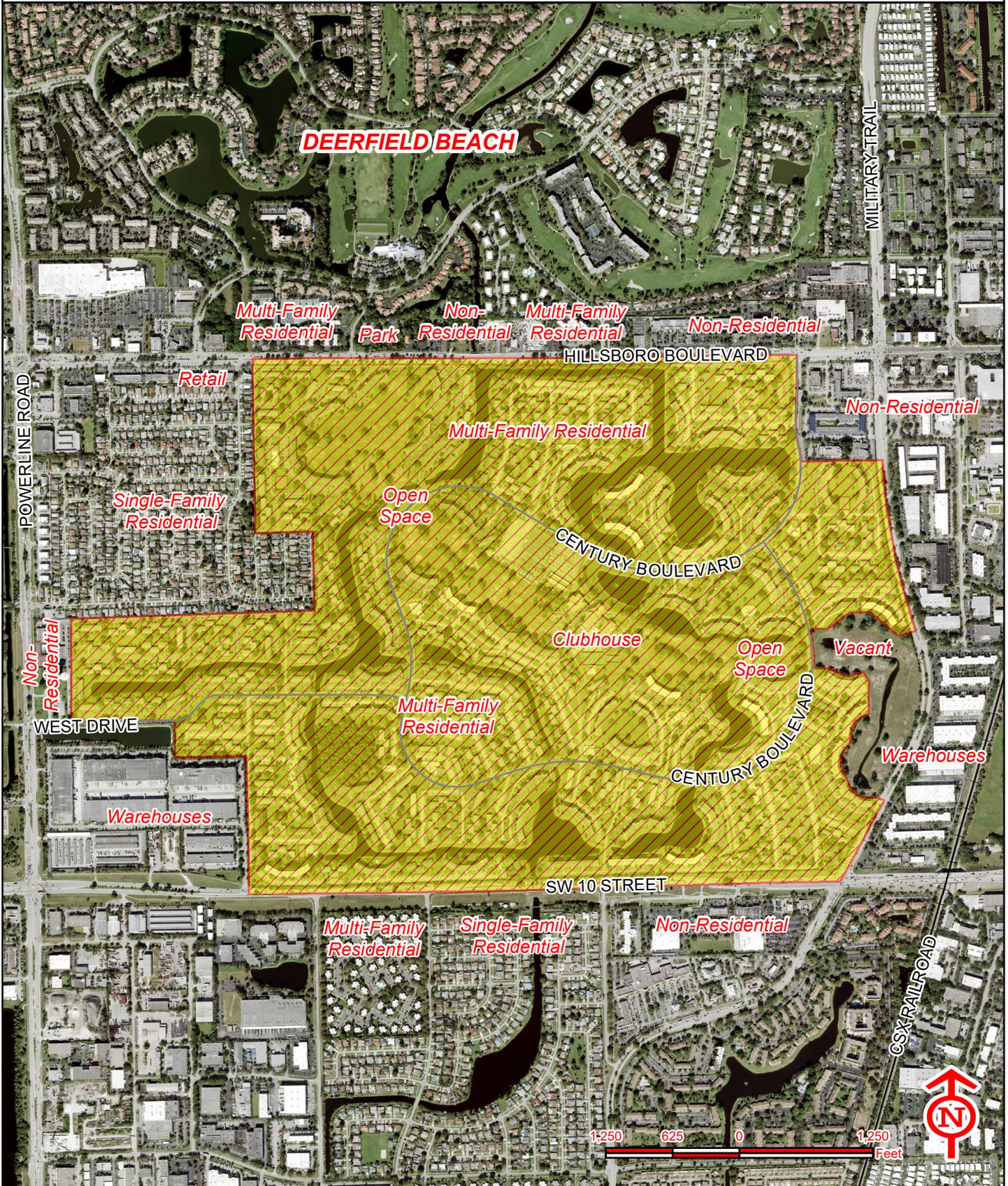


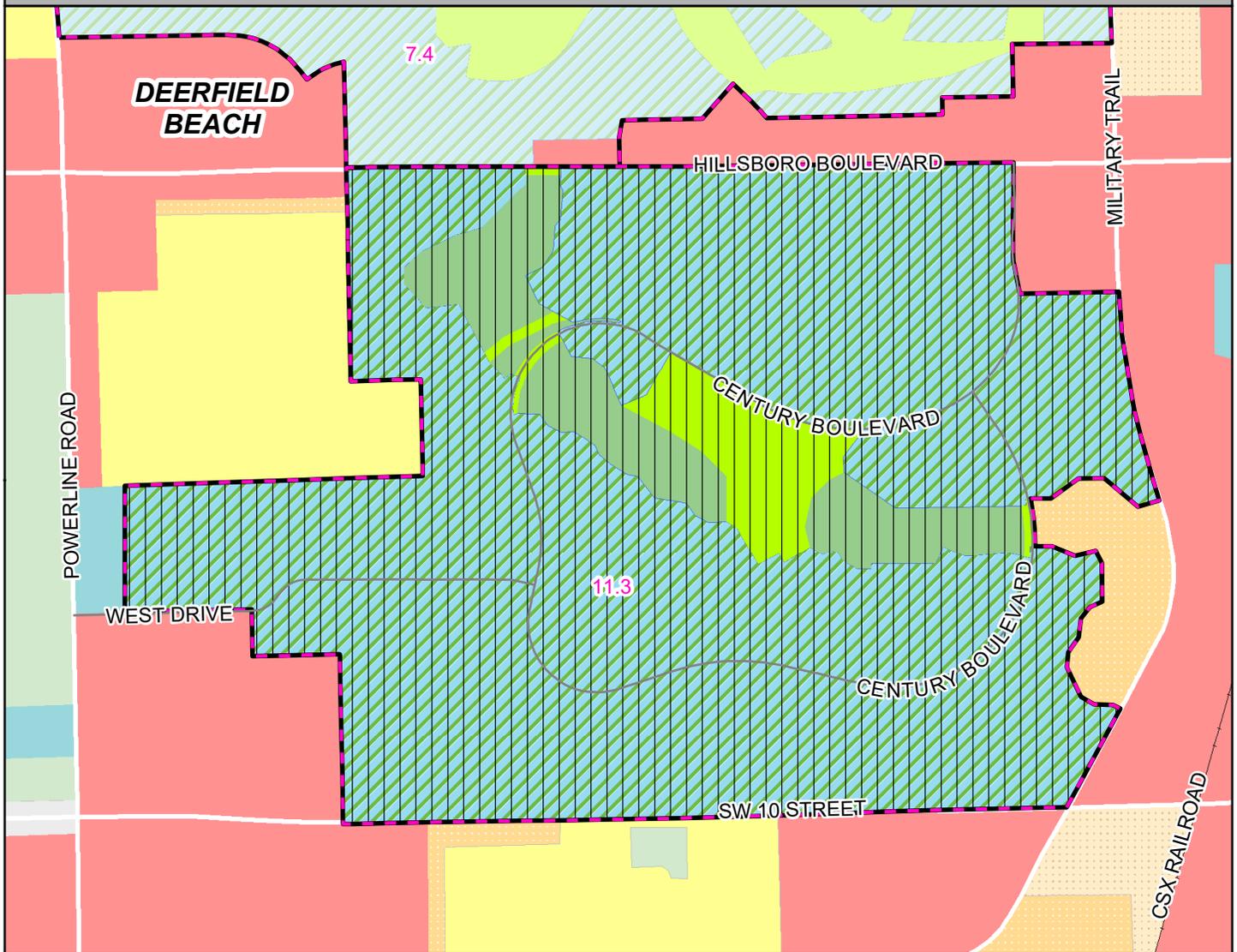
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 20-4



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 20-4

Current Land Uses: Dashed-Line Area consisting of 588.0 acres of Irregular (11.3) Residential, 57.9 acres of Recreation and Open Space and 30.5 acres of Commercial Recreation

Gross Acres: Approximately 676.4 acres

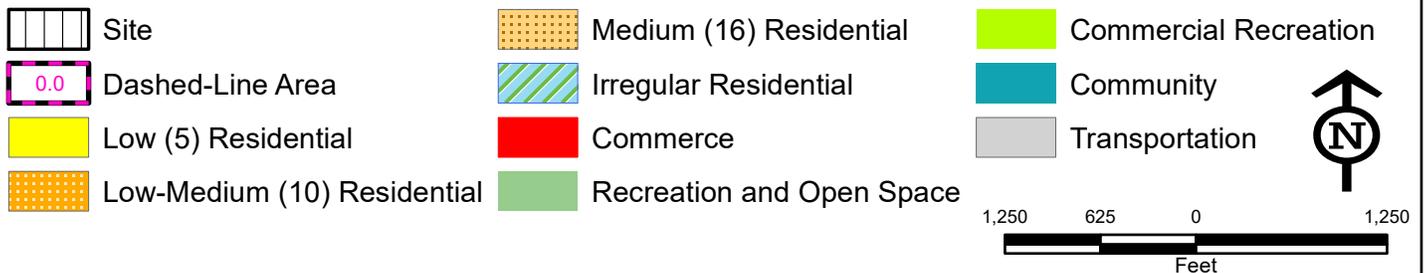
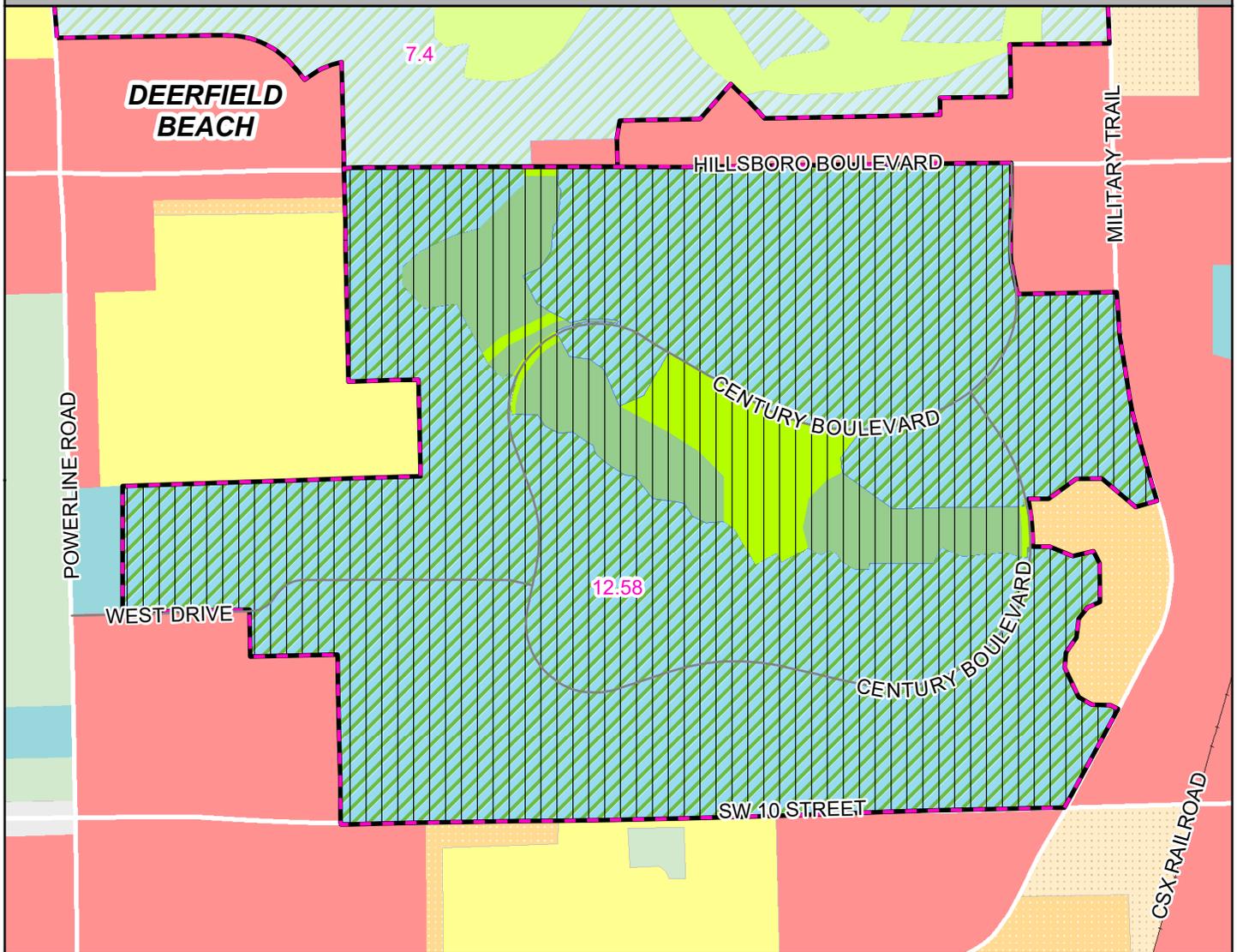


Site	Medium (16) Residential	Commercial Recreation
Dashed-Line Area	Irregular Residential	Community
Low (5) Residential	Commerce	Transportation
Low-Medium (10) Residential	Recreation and Open Space	

MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 20-4

Proposed Land Uses: Dashed-Line Area consisting of 588.0 acres of Irregular (12.58) Residential, 57.9 acres of Recreation and Open Space and 30.5 acres of Commercial Recreation

Gross Acres: Approximately 676.4 acres



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 20-4
(DEERFIELD BEACH)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation December 3, 2019

Planning Council staff finds the proposed amendment is corrective in nature and generally consistent with the policies of the BrowardNext – Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

As there are no outstanding policy concerns or issues and the amendment is corrective in nature, Planning Council staff does not recommend a second Planning Council public hearing be required consistent with Article 1.2 (A) of the *Administrative Rules Document: BrowardNext*.

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Transmittal Recommendation December 12, 2019

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous; 11-0: Blackwelder, Breslau, Brunson, Castillo, Fernandez, Graham, Hardin, Maxey, Parness, Rosenof and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-4

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Deerfield Beach
- II. County Commission District: District 2
- III. Site Characteristics
 - A. Size: Approximately 676.4 acres
 - B. Location: In Sections 2 and 3, Township 48 South, Range 42 East; generally located on the west side of Military Trail, between Hillsboro Boulevard and Southwest 10 Street.
 - C. Existing Uses: Age restricted multi-family residential, clubhouse, tennis courts and passive open space
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designations: Dashed-Line Area* consisting of:
 - 588.0 acres of Irregular (11.3) Residential
 - 57.9 acres of Recreation and Open Space
 - 30.5 acres of Commercial Recreation
 - B. Proposed Designations: Dashed-Line Area consisting of:
 - 588.0 acres of Irregular (12.58) Residential
 - 57.9 acres of Recreation and Open Space
 - 30.5 acres of Commercial Recreation

* “Dashed-Line Area” means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

C. Estimated Net Effect: No net effect to Residential, Recreation and Open Space or Commercial Recreation.

The purpose of the proposed amendment is corrective in nature to reflect an accurate density on the BCLUP map and was initiated by the Broward County Planning Council as a result of PC 18-7 which identified the discrepancy. There are currently 8,509 dwelling units existing. The current designation allows a maximum of 7,643.

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

A. Existing Uses:

North: Multi-family residential, park and non-residential, such as retail, auto and marine repair and storage, office, religious institution and medical facility

East: Non-residential, such as bank, retail, religious institution, office, vacant and warehouses

South: Non-residential, such as retail, educational facility, multi-family residential, single family residential and warehouses

West: Warehouses, non-residential, such as fire station, community center, water tower and office, single family residential and retail

B. Planned Uses:

North: Commerce and Irregular (7.4) Residential within a Dashed-Line Area and Commerce

East: Commerce and Low-Medium (10) Residential

South: Commerce, Low (5) Residential and Low-Medium (10) Residential

West: Commerce, Community, Low (5) Residential and Low-Medium (10) Residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. Applicant/Agent: City of Deerfield Beach
- B. Property Owners: There are multiple property owners within the subject area.

VII. Recommendation of Local Governing Body:

The City of Deerfield Beach recommends approval of the proposed amendment.

VIII. Applicant's Rationale

The applicant states: "This request is to amend the number of dwelling units and maximum allowable density within the dashed line area around an existing age restricted (55+) multi-family residential community, Century Village. The Century Village community was constructed in the 1970's with over 8,000 dwelling units. Recently, it was discovered that the boundaries of the dashed line area on the City's Future Land Use Map do not correspond with the boundaries of the dashed line area on Broward County's Future Land Use Map. The City's map includes an approximately 14.85 acre parcel with a Commercial land use designation (Century Plaza Shopping Center) in the northeast portion of the boundary area and an approximately 8.2 acre parcel with a Community Facility land use designation (Deerfield Beach Fire Rescue Station 66) in the western portion of the boundary area. These two portions of the dashed line area need to be removed to match the boundaries of the dashed line area on the County's map. Removing the two portions described above from within the dashed line area reduces the total gross acres to 676.4, corresponding with the total gross acres on the County's future land use map.

Additionally, the overall allowable density within the dashed line area, 11.3 dwelling units per acre, does not match the density of what was constructed, and only permits a maximum of 7,643 dwelling units. With a total of 8,509 existing dwelling units and a total area of 676.4 acres, the density within the dashed line area is 12.58 dwelling units per acre, to match the density that has been constructed. There are no new dwelling units or site modifications being proposed with this amendment. The intent is to correct the boundary area and allowable density within the dashed line area to match what is already existing on site."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-4

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Deerfield Beach adopted its 10-year Water Supply Facilities Work Plan on August 18, 2015.

II. Transportation & Mobility

The proposed amendment is projected to **increase** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 381 p.m. peak hour trips. See Attachment 2.A.

Planning Council staff prepared an alternative traffic analysis, as this is a corrective amendment to reflect the existing 8,509 dwelling units. Therefore, the proposed amendment will have **no net impact** on the operating conditions of the regional transportation network. See Attachment 2.B.

The Broward County Transit Division (BCT) report states that current and future fixed-route county bus service, as well as community bus service, is provided to the proposed amendment site. In addition, the BCT Mobility Advancement Program (MAP) identifies planned transit improvements to the county routes serving the amendment area. Further, the BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing or planned sidewalk and bicycle network and adjacent bus stops. See Attachment 3.

The Broward County Planning and Development Management Division (PDMD) report notes that the three (3) primary corridors that serve the amendment site are East Drive, Century Boulevard and Military Trail. The PDMD report indicates that existing pedestrian and bicycle infrastructure adjacent to the amendment site are deficient as all three corridors lack sidewalks and bicycle lanes. To the greatest extent possible, PDMD recommends that sidewalks and bicycle lanes on the primary access corridors be constructed concurrently if the site is redeveloped. Enhancements to the pedestrian and bicycle quality of service should be considered, such as pedestrian-scale lighting, shade trees, bicycle racks and bicycle repair stations within and around the development. For the convenience of future residents, visitors or employees who wish to reduce their carbon footprint, consider providing electric vehicle charging stations. See Attachment 4.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment does not add any new dwelling units and is for an age-restricted (55 years and older) community, and therefore, will not generate any additional students for Broward County Public Schools. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-4

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, Urban Wilderness Inventory sites, or Protected Natural Lands within its boundaries. See Attachment 6.

II. Wetlands

The EPGMD report recommends that an inspection be performed to determine if there are wetlands within the proposed amendment site. Activities such as lake or canal excavation and/or filling require an Environmental Resource License. See Attachment 6. The City of Deerfield Beach has provided correspondence indicating that County and City maps do not identify on site wetlands. Further, no additional development is proposed as a result of this amendment. See Attachment 7.

III. Sea Level Rise

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 6.

IV. Other Natural Resources

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Deerfield Beach. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

The EPGMD report indicates that the proposed amendment site is currently within wellfield zones of influence, Zones 1, 2 and 3. Special restrictions apply under Broward County's Wellfield Protection regulations. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

The City of Deerfield Beach has provided correspondence indicating that no additional development is proposed within the amendment area and there will be no handling, storing, using or generating any materials with the regulated substances. See Attachment 7.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-4

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. The additional number of dwelling units under the corrective density are already existing. See Attachment 4.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of BrowardNext - Broward County Land Use Plan.

III. Other Pertinent Information

During the review of BCLUP amendment PC 18-7, it was determined that the overall density of the “Century Village” Dashed-Line Area (DLA) of 11.3 dwelling units per acre was not accurate. There are currently 8,509 dwelling units existing; however, the current designation only allows a maximum of 7,643. As a condition of amendment PC 18-7, the City of Deerfield Beach made a commitment to submit corrective amendments to both the BCLUP and the City’s land use map within one (1) year of final action on that amendment to reflect the actual number of dwelling units per acre of 12.58 (by September 13, 2019).

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site; however, notice to a registered condominium association is considered notice to all individual unit owners of that condominium. In this case, a notice was sent to the Century Village East Master Management Association and the Condominium Owners Organization of Century Village East on November 27, 2019, to ensure widespread and timely distribution. In addition, the Broward County Planning Council staff sent approximately 397 individual courtesy notices to all property owners within 300 feet of the amendment site boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-4

PLANNING ANALYSIS

Planning Council staff notes that this is a corrective amendment to reflect the actual density of an existing multi-family residential development. The proposed Irregular (12.58) Residential designation is generally compatible with the surrounding existing land uses, including single-family residential, multi-family residential, park, commercial, retail and warehouses.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. In addition, our analysis finds that the proposed amendment is not projected to impact the operating condition of the **regional transportation network**. See Attachments 2.A. and 2.B. Further, no adverse impacts to **historical or cultural resources** were identified.

Concerning impacts to **public schools**, the Broward County School Board staff report states that the proposed amendment would not generate any additional students into Broward County Public Schools. See Attachment 5.

Regarding **affordable housing**, the proposed land use plan amendment would not be subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. The additional number of dwelling units under the corrective density are already existing.

Concerning impacts to **natural resources**, the EPGMD report recommends an inspection to determine if jurisdictional wetlands are on site. The report also indicates that any activities such as lake or canal excavation and/or filling will require an Environmental Resource License. Further, the EPGMD report states that the amendment site is within, and in proximity to, wellfield zones of influence, Zone 1, 2 and 3, which are subject to special restrictions. See Attachment 6. The City of Deerfield Beach has provided correspondence indicating that no additional development is proposed within the amendment site. Further, the City has indicated that a review of County and City maps does not show jurisdictional wetlands on site and there will be no handling, storing, using or generating any materials with regulated substances. See Attachment 7.

In conclusion, Planning Council staff finds that the proposed amendment is corrective in nature and generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-4

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of September 2019
2. A. Broward County Planning Council Traffic Analysis of September 12, 2019
B. Broward County Planning Council Alternative Traffic Analysis of September 12, 2019
3. Broward County Transit Division Report of October 9, 2019
4. Broward County Planning and Development Management Division Report of October 14, 2019
5. School Board of Broward County Correspondence dated June 3, 2019
6. Broward County Environmental Protection and Growth Management Department Report of October 10, 2019
7. Correspondence from Steve Graham, AICP, Assistant Director, Planning and Development Services, City of Deerfield Beach, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated October 29, 2019
8. Broward County Water Management Division Report of October 15, 2019
9. Broward County Parks and Recreation Division Report of October 22, 2019

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 20-4

Prepared: September 2019

POTABLE WATER

The proposed amendment site will be served by the Deerfield Beach West Water Treatment Plant, which has a current capacity of 23.6 million gallons per day (mgd). The current and committed demand on the treatment plant is 8.6 mgd, with 15.0 mgd available. The wellfield serving the amendment site has a permitted withdrawal of 14.15 mgd, which expires on May 14, 2029. Planning Council staff utilized a level of service of 175 gallons per capita (2.22 persons per household (pph)) per day for residential uses. The amendment will result in a net increase in demand of 0.34 mgd. However, since the proposed increase in dwelling units is already existing, there will be no net impact on demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site will be served by the North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The current and committed demand on the treatment plants is 71.21 mgd, with 23.79 mgd available. Planning Council staff utilized a level of service of 126 gallons per capita (2.22 pph) per day for residential uses. The proposed amendment would result in a net increase of 0.24 mgd on the projected demand for sanitary sewer. However, since the proposed increase in dwelling units is already existing, there will be no net impact on demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment area will be served by Waste Connections for solid waste disposal service. Waste Connections collects and transports the City's solid waste to the John E. Drury (JED) landfill, which has a capacity of 3.8 million tons per year and a demand of 60,000 tons per year from the City. Planning Council staff utilized a level of service of 7 pounds per capita (2.22 pph) per day for residential uses. The proposed amendment will result in a net increase in demand of 13,458 pounds per day or 6.7 TPD. However, since the proposed increase in dwelling units is already existing, there will be no net impact on demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the Hillsboro Basin and under the jurisdiction of Broward County Environmental Protection and Growth Management Department (EPGMD).

PARKS AND OPEN SPACE

The City of Deerfield Beach has 382.93 acres in its parks and open space inventory. The 2045 projected population (93,188) requires approximately 279.56 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will result in a net increase of 5.77 acres on the projected demand for local parks. However, since the proposed increase in dwelling units is already existing, there will be no net impact on demand for local parks. The City of Deerfield Beach continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2.A.

TRAFFIC ANALYSIS

PC 20-4

Prepared: September 12, 2019

INTRODUCTORY INFORMATION

Jurisdiction: City of Deerfield Beach

Size: Approximately 676.4 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designations

Current Designations: Dashed-Line Area* consisting of:
588 acres of Irregular (11.3) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation

Potential Development: 7,643 multi-family dwelling units
57.9 acres of recreation and open space uses
305,000 square feet of commercial recreation uses

Trip Generation Rates: "ITE Equation (221) Multifamily Housing (Mid-Rise)**"
"ITE Equation (411) Public Park"
"ITE Equation (495) Recreational Community Center"

Total P.M. Peak Hour Trips: $3,363 + 26 + 705 = 4,094$ peak hour trips

Potential Trips - Proposed Land Use Designations

Proposed Designations: Dashed-Line Area consisting of:
588 acres of Irregular (12.58) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation

Potential Development: 8,509 multi-family dwelling units
57.9 acres of recreation and open space uses
305,000 square feet of commercial recreation uses

Trip Generation Rates: "ITE Equation (221) Multifamily Housing (Mid-Rise)"
"ITE Equation (411) Public Park"
"ITE Equation (495) Recreational Community Center"

Total P.M. Peak Hour Trips: $3,744 + 26 + 705 = 4,475$ peak hour trips

Net P.M. Peak Hour Trips +381 peak hour trips

PLANNING COMMENTS

This traffic analysis is based on the change in peak hour trips between the maximum allowable dwelling units under the current land designation, Irregular (11.3) Residential (7,643), and under the proposed land use designation of Irregular (12.58) Residential (8,509). Therefore, the proposed amendment is projected to increase traffic on the regional roadway network by approximately 381 p.m. peak hour trips at the long-range planning horizon.

The amendment is needed to reflect an accurate density on the BCLUP map. There are currently 8,509 dwelling units existing. The current designation, Irregular (11.3) Residential, only allows a maximum of 7,643 dwelling units.

Notes:

* “Dashed-Line Area” means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

** Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation Manual - Tenth Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

ATTACHMENT 2.B.

ALTERNATIVE TRAFFIC ANALYSIS PC 20-4

Prepared: September 12, 2019

INTRODUCTORY INFORMATION

Jurisdiction: City of Deerfield Beach

Size: Approximately 676.4 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designations

Current Designations: Dashed-Line Area* consisting of:
588 acres of Irregular (11.3) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation

Potential Development: 8,509 multi-family dwelling units**
57.9 acres of recreation and open space uses
305,000 square feet of commercial recreation uses

Trip Generation Rates: "ITE Equation (221) Multifamily Housing (Mid-Rise)"***
"ITE Equation (411) Public Park"
"ITE Equation (495) Recreational Community Center"

Total P.M. Peak Hour Trips: $3,744 + 26 + 705 = 4,475$ peak hour trips

Potential Trips - Proposed Land Use Designations

Proposed Designations: Dashed-Line Area consisting of:
588 acres of Irregular (12.58) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation

Potential Development: 8,509 multi-family dwelling units
57.9 acres of recreation and open space uses
305,000 square feet of commercial recreation uses

Trip Generation Rates: "ITE Equation (221) Multifamily Housing (Mid-Rise)"
"ITE Equation (411) Public Park"
"ITE Equation (495) Recreational Community Center"

Total P.M. Peak Hour Trips: $3,744 + 26 + 705 = 4,475$ peak hour trips

Net P.M. Peak Hour Trips +0 peak hour trips

PLANNING COMMENTS

This traffic analysis is based on the change in peak hour trips between the existing number of dwelling units (8,509) and the maximum allowed number of dwelling units at the proposed land use designation of Irregular (12.58) Residential (8,509). Therefore, the proposed amendment is not projected to increase traffic on the regional roadway network for p.m. peak hour trips at the long-range planning horizon.

The amendment is needed to reflect an accurate density on the BCLUP map. There are currently 8,509 dwelling units existing. The current designation, Irregular (11.3) Residential, only allows a maximum of 7,643 dwelling units.

Notes:

* “Dashed-Line Area” means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

** There are currently 8,509 dwelling units existing.

*** Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation Manual - Tenth Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.



ATTACHMENT 3

Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

October 1, 2019



Christina Evans
Planner
Broward County Planning Council
115 South Andrews Ave, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment PC 20-4

Dear Ms. Evans:

Broward County Transit (BCT) has reviewed your correspondence dated September 10, 2019, regarding the proposed Land Use Plan Amendment (LUPA) PC 20-4 located in the City of Deerfield Beach for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT fixed routes 14 and 48 and the City of Deerfield Beach Community Shuttle Express I. Please refer to the following table for detailed information.

Table with 4 columns: BUS ROUTE, DAYS OF SERVICE, SERVICE SPAN A.M. - P.M, SERVICE FREQUENCY. Rows include routes 14, 48, and Deerfield Beach Community Shuttle Express I (BCT 728).

The BCT Mobility Advancement Program specifies fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, for BCT Route 14 and 48. Planned FY 2020 improvements include the extension of the western segment of Route 48 to the Coconut Creek Casino on Sample Rd via US-441 / SR-7. Planned FY 2023 improvements include the extension of Route 14 to serve the Cypress Creek Tri-Rail Station on the southbound direction.



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

Please be advised that the future needs of the bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

BCT has no objections to this LUPA but recommends that any proposed development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and bus stops.

Please feel free to call me at 954-357-6543 or email me at luortiz@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis R. Ortíz Sánchez".

Luis R. Ortíz Sánchez
Service Planner
Service and Capital Planning



ATTACHMENT 4

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: October 14, 2019
TO: Barbara Blake Boy, Executive Director
Broward County Planning Council
FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division
SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Deerfield Beach PC 20-4



Handwritten signature: J. Sesodia

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 20-4. The subject site is located in Deerfield Beach involving approximately 676.4 acres. The amendment proposes:

Current Designations: Dashed-Line Area consisting of:
588 acres of Irregular (11.3) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation

Proposed Designation: Dashed-Line Area consisting of:
588 acres of Irregular (12.58) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation

Estimated Net Effect: No net effect to Residential, Recreation and Open Space or Commercial Recreation.

The purpose of the proposed amendment is corrective in nature to reflect an accurate density on the BCLUP map and was initiated by the Broward County Planning Council as a result of PC 18-7 which identified the discrepancy. There are currently 8,509 dwelling units existing. The current designation allows a maximum of 7,643.

Item 7 – Analysis of Natural and Historic Resources

Broward County’s archaeological consultant conducted the following reviews:

- A. A review of available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:

1. The subject property is located within the City of Deerfield Beach. Archaeological resources in the city are included in the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). Historical resources in the city are outside the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Director
Planning & Development Services
City of Deerfield Beach
150 NE 2nd Ave.
Deerfield Beach, Florida 33441
Tel.: (954) 480-4200

2. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, 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."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

This amendment is not subject to requirements of Policy 2.16.2.

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality.

The Planning Council states that the purpose of PC 20-4 is to correct a density discrepancy on the BCLUP map that was identified as a result of PC 18-7. The residential density will be amended to correspond with the number of constructed dwelling units. Therefore, no additional dwelling units are proposed by PC 20-4.

Item 11 – Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Item 12 – Intergovernmental Coordination

There are not any local government jurisdictions or county facilities located in close proximity to the proposed amendment site.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The redevelopment site is served by Broward County Transit (BCT) Route 48, the City of Deerfield

Barbara Blake-Boy, Broward County Planning Council

PC 20-4

Page 3

October 14, 2019

Beach Community Bus, and Tri-Rail. The Vision Plan of BCT's Transit Development Plan includes service span, day of service, and headway improvements for this route.

Three primary corridors serve the site: East Drive, S. Century Boulevard, and Military Trail. Existing pedestrian and bicycle infrastructure surrounding the site are deficient. All three corridors lack sidewalks and bicycle lanes. To the greatest extent possible, we recommend that sidewalks and bicycle lanes on the primary access corridors be constructed concurrently if this site is redeveloped. To further enhance the pedestrian and bicycle quality of service, amenities should be considered such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development. For the convenience of future residents or community staff who wish to reduce their carbon footprint, the installation of electric vehicle charging stations should be considered.

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Susanne Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division
Nicholas Sofoul, AICP, Senior Planner, Planning and Development Management Division

JS/hec/slf

ATTACHMENT 5



THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

600 SE 3rd Avenue • Fort Lauderdale, Florida 33301 • Office: 754-321-2177 • Fax: 754-321-2179

Facility Planning and Real Estate Department
Chris Akagbosu, Director
754-321-2177
chris.akagbosu@browardschools.com
www.browardschools.com



The School Board of
Broward County, Florida
Heather P. Brinkworth, Chair
Donna P. Korn, Vice Chair

Lori Alhadeff
Robin Bartleman
Patricia Good
Laurie Rich Levinson
Ann Murray
Dr. Rosalind Osgood
Nora Rupert

Robert W. Runcie
Superintendent of Schools

June 3, 2019

Amanda Martinez, Land Planner
Dunay, Miskel, Backman, LLP
14 SE 4th Street, Suite 36
Fort Lauderdale, FL 33432

Re: Century Village Deerfield Beach Corrective Land Use Plan Amendment (LUPA) – SBBC- 2685-2019

Dear Ms. Martinez:

This correspondence is provided in response to your request for an opinion letter regarding the above referenced project. Information you provided indicates that currently 8,508 multi-family residential units exist on the site but current land use designation allows 7,926 multi-family residential units. The purpose of this LUPA is to reflect the actual density, which is already built on the site to 8,508 multi-family residential units. Additionally, your correspondence to the Broward County Planning Council indicates that the entire development is an age restricted (55 year and older) community. Therefore, the LUPA as proposed will not generate any additional students for Broward County Public Schools. Currently, the schools serving the site include Quiet Waters Elementary, Lyons Creek Middle, and Deerfield Beach High Schools, which are located in Planning Area B.

Information regarding capacity and enrollment for the individual impacted schools can be obtained via the following link using the Level Of Service Plan (LOSP). Planning Area B is currently projected to have excess capacity available over the next 5 years.

<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PlatLandUseNew%20FACCP5.pdf>

It should be noted that the information contained herein regarding the available capacity for impacted schools for the development site does not anticipate the impact of future development not yet reviewed by District staff.

Also, please be advised that this correspondence does not constitute a concurrency determination. A public school concurrency determination is required at the time of plat or site plan phase of development, whichever occurs first.

If you have any questions, or require any additional information, please contact me at mohammed.rasheduzzaman@browardschools.com

Sincerely,

Mohammed Rasheduzzaman, AICP
Planner Growth Monitoring

MR: mr

ATTACHMENT 6

EP&GMD COMMENTS
PC 20-4
Page 1



ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Applicant: City of Deerfield Beach

Amendment No.: PC 20-4

Jurisdiction: Deerfield Beach **Size:** Approximately 676.4 acres

Existing Use: Age restricted multi-family residential, club house, tennis courts and passive open space

Current Land Use Designation: Dashed-Line Area consisting of:
588 acres of Irregular (11.3) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation

Proposed Land Use Designation: Dashed-Line Area consisting of:
588 acres of Irregular (12.58) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation

Location: In Sections 2 and 3, Township 48 South, Range 42 East; generally located on the east side of Military Trail, between Hillsboro Boulevard and Southwest 10 Street

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.1, 2.22.2]
An inspection is recommended to determine if there are jurisdictional wetlands on site.

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Activities, e.g., lake or canal excavation and/or filling are regulated under Article XI of the Natural Resource Protection Code and require an Environmental Resource License from this Department.

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Deerfield Beach. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in an increase by **0** PM peak hour vehicles per day compared to trips associated with the current designation. Based upon the trips generated and the projected level of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact** on air quality. There are **eight** Air State Permitted facilities within half a mile of the amendment site.

(MO 10/8/2019)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are **thirteen** listed contaminated sites within one-quarter mile of the proposed amendment location.

- The Century Village properties are under the Environmental Engineering and Permitting Division's oversight for cleanup.
- However, if there are any proposed dewatering locations, the applicant must submit a pre-approval from Broward County's Environmental Engineering and Permitting Division.

See attached map and database for further information as it relates to the land use amendment site.

(MO 10/8/2019)

Solid Waste - [CP Policies 6.1.2, 6.1.3, 6.2.6, 6.2.7, 13.2.7; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5, 3.4.2, 3.4.3, 2.11.8]

There are no active or inactive solid waste facilities located near the proposed amendment site.

(MO 10/8/2019)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 6.2.6, 6.2.7, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3, WM3.6, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5]

The proposed amendment site is currently within wellfield zones of influence one (1), two (2), and

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PC 20-4

Page 3

three (3). Additionally, Zones one (1), two (2), and three (3) are in close proximity (0.25 miles) of the proposed amendment site. Special restrictions apply under Broward County's Wellfield Protection regulations.

For Zone 1: Per Article XIII of the Broward County Code of Ordinances, handling, storing, using, or generating any materials with regulated substances is prohibited.

For Zone 2: Per Article XIII of the Broward County Code of Ordinances, handling, storing, using, or generating any materials with regulated substances is allowed provided the applicant follows site specific wellfield conditions. Conditions include installation (by owner and/or operator) of one or several monitoring wells and the quarterly monitoring and testing (by a company) for specific regulated substance onsite.

For Zone 3: No special restrictions apply. *(VM 10/10/2019)*

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7, WM3.18;] BCLUP Policies 6.2.6]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are four (4) SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site: 1) City of Deerfield Beach West WTP located at 290 Goolsby Blvd, Deerfield Beach, 2) Publix Deerfield Beach Distribution Warehouse located at 777 SW 12th Ave, Deerfield Beach, 3) Rexall Sundown, Inc. located at 1111 SW 30th Ave, Deerfield Beach, and 4) Sprint-DFB Palm Beach PCS Switch Center located at 734 S Military Trail, Deerfield Beach. *(VM 10/10/2019)*

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7, WM3.18; BCLUP Policies 6.2.6]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are forty-nine (49) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the forty-nine (49) facilities, thirty-seven (37) are hazardous material facilities, seven (7) are storage tank facilities, and five (5) are facilities that have both hazardous materials and storage tanks. *(VM 10/10/2019)*

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each

of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] –

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at:

<http://www.broward.org/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of South Florida Water Management District and Water Control District 2. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District.

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Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be needed prior to any construction on the site.

There was no letter from the drainage district in the file.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zone AE with a NAVD88 elevation of 12 feet, zone AE with a NAVD88 elevation of 14 feet, zone AH with a NAVD88 elevation of 14 feet, and zone AH with a NAVD88 elevation of 13 feet, and zone X.

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a moderate percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be moderate.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Please see attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL

WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** PC 20-4
- B. *Municipality:*** Deerfield Beach
- C. *Project Name:*** Century Village Dashed Line Area Amendment

II. Site Characteristics

- A. *Size:*** Approximately 676.4 acres
- B. *Location:*** In Sections 2 and 3, Township 48 South, Range 42 East; generally located on the east side of Military Trail, between Hillsboro Boulevard and Southwest 10 Street
- C. *Existing Use:*** Age restricted multi-family residential, club house, tennis courts and passive open space

III. Broward County Land Use Plan Designation

- A. *Current Designation:*** Dashed-Line Area consisting of:
588 acres of Irregular (11.3) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation
- B. *Proposed Designation:*** Dashed-Line Area consisting of:
588 acres of Irregular (12.58) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation

IV. Wetland Review

- A. *Are wetlands present on subject property?*** Unknown at this time.
- B. *Describe extent (i.e. percent) of wetlands present on subject property.*** Unknown at this time.
- C. *Describe the characteristics and quality of wetlands present on subject property.*** Unknown.

Wetland Resource Questionnaire
PC 20-4

D. Is the property under review for an Environmental Resource License? No.

E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?

V. Comments:

An inspection is recommended to determine if there are jurisdictional wetlands on site.

Activities, e.g., lake or canal excavation and/or filling are regulated under Article XI of the Natural Resource Protection Code and require an Environmental Resource License from this Department.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PC 20-4
- B. Municipality:*** Deerfield Beach
- C. Applicant:*** City of Deerfield Beach

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Proposed Land Use Designation: Dashed-Line Area consisting of:
588 acres of Irregular (12.58) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation

IV. Water Recharge Review

A. Describe the general impacts of the current land use designation on water recharge:

The current land use designation is Dashed-Line Area consisting of:

588 acres of Irregular (11.3) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation

A typical value for an impervious area produced by this type of development is approximately 59 percent.

B. Describe the general impacts of the proposed land use designation on water recharge:

The proposed land use designation is Dashed-Line Area consisting of:

588 acres of Irregular (12.58) Residential
57.9 acres of Recreation and Open Space
30.5 acres of Commercial Recreation

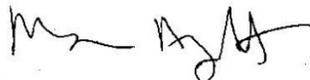
A typical value for an impervious area produced by this type of development is approximately 61 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a moderate percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be moderate.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

VI. Comments

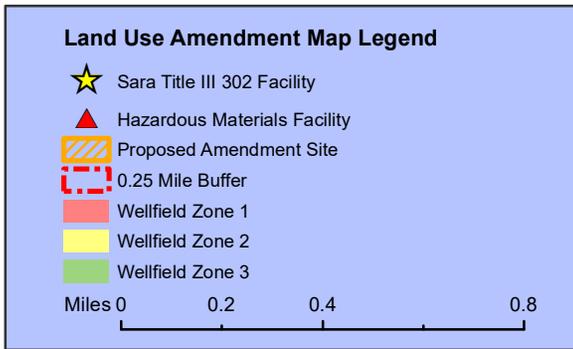
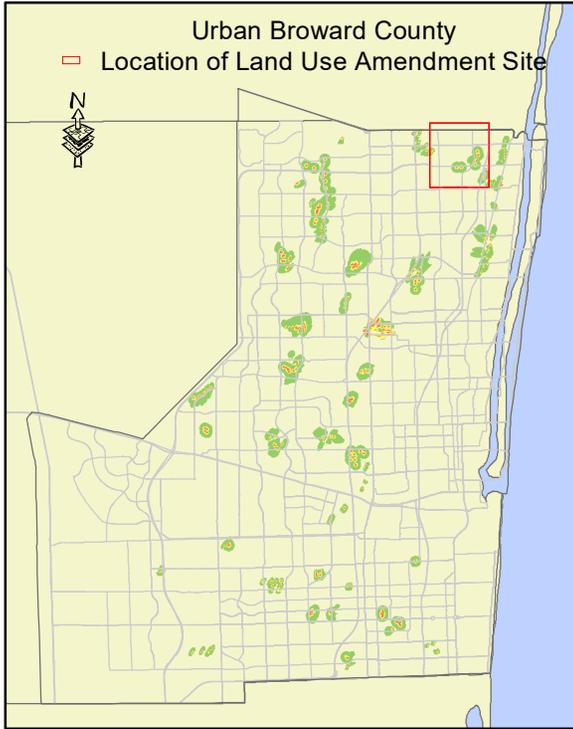


By: _____
Date 10/9/2019

Maena Angelotti

Environmental Planning and Community Resilience Division

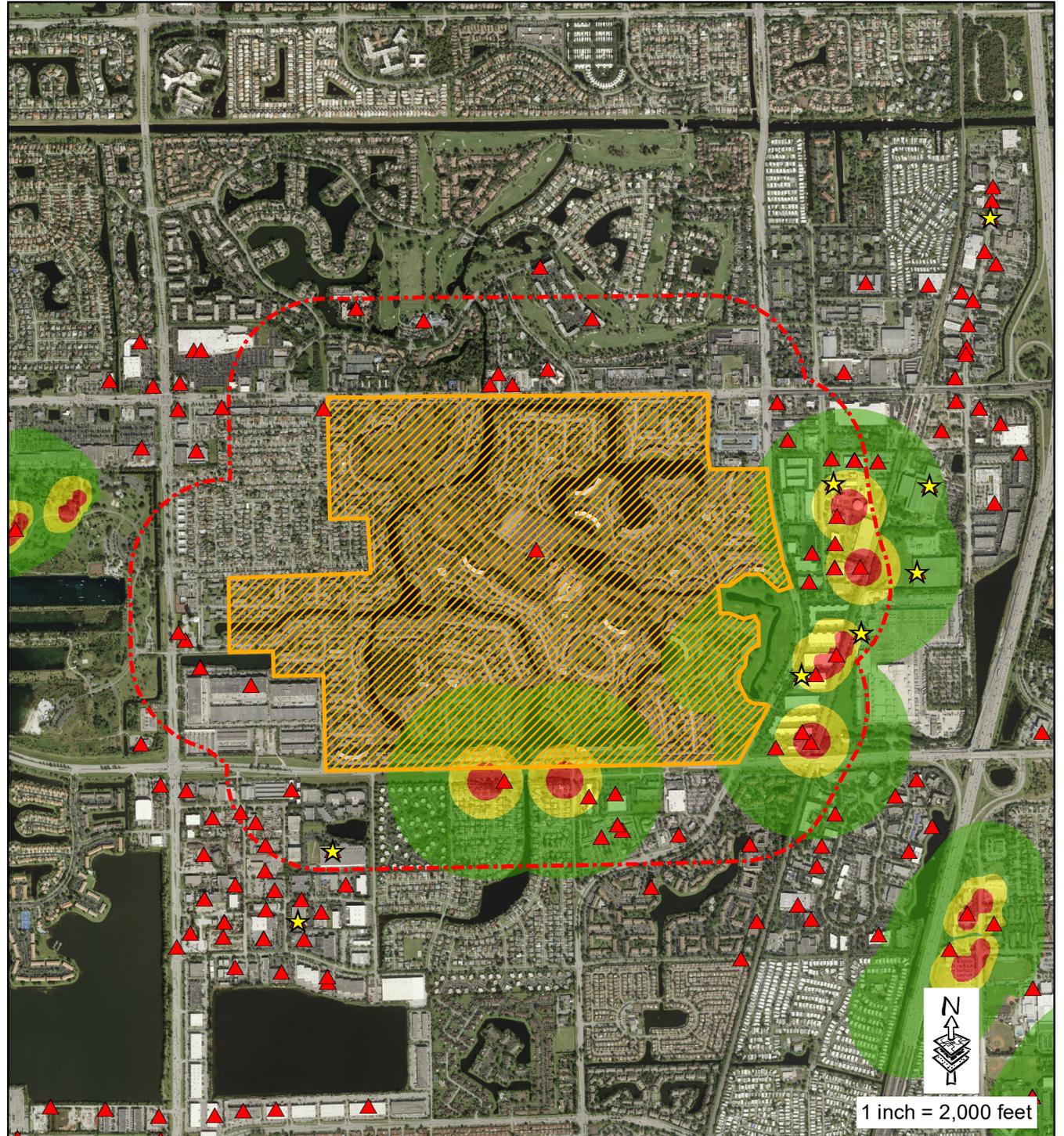
Land Use Amendment Site: LUA PC 20-4



Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (if present) is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Prepared by: VMEBANE - October 2019
 Environmental and Consumer Protection Division



Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
2200 Deerfield Florida	2200 SW 10TH ST Deerfield Beach 33442	6512 - Operators of Nonresidential Buildings	Hazardous Materials
Aero Precision Repair & Overhaul	580 S MILITARY TRL Deerfield Beach 33442	4581 - Airports, Flying Fields, and Airport Terminal Services	Hazardous Materials
Anco Precision, Inc.	3191 SW 11TH ST Deerfield Beach 33442	3599 - Industrial and Commercial Machinery and Equipment, Not Elsewhere Classified	Hazardous Materials
Brookdale Deer Creek	2403 W HILLSBORO BLVD Deerfield Beach 33442	6513 - Operators of Apartment Buildings	Storage Tank
Broward County WWS MPS 440	200 GOOLSBY BLVD Deerfield Beach 33442	4941 - Water Supply	Hazardous Materials and Storage Tank
Broward Sheriff's Office-Fire Rescue Station #66	590 S POWERLINE RD Deerfield Beach 33442	6512 - Operators of Nonresidential Buildings	Hazardous Materials
CDA Intercorp, LLC	450 GOOLSBY BLVD Deerfield Beach 33442	3594 - Fluid Power Pumps and Motors	Hazardous Materials
Cell Science Systems Ltd	852 S MILITARY TRL Deerfield Beach 33442	8071 - Medical Laboratories	Hazardous Materials
City of Deerfield Beach West WTP	290 GOOLSBY BLVD Deerfield Beach 33442	4941 - Water Supply	Hazardous Materials and Storage Tank
City of Deerfield Beach, Public Works	210 GOOLSBY BLVD Deerfield Beach 33442	5541 - Gasoline Service Stations	Storage Tank
City of Deerfield Beach, Well #17	994 S MILITARY TRL Deerfield Beach 33442	4941 - Water Supply	Hazardous Materials
City of Deerfield Beach, Well #18	458 GOOLSBY BLVD Deerfield Beach 33442	4941 - Water Supply	Hazardous Materials
City of Deerfield Beach, Well #19	710 S MILITARY TRL Deerfield Beach 33441	4941 - Water Supply	Hazardous Materials
City of Deerfield Beach, Well FA-2	2450 SW 10 ST Deerfield Beach 33442	4941 - Water Supply	Hazardous Materials
Deer Creek Golf Clubhouse & Maintenance Facility	2700 DEER CREEK LAKES DR Deerfield Beach 33442	7992 - Public Golf Courses	Hazardous Materials
Deercreek Tower II	2430 COUNTRY CLUB BLVD Deerfield Beach 33442	6513 - Operators of Apartment Buildings	Hazardous Materials

LUA

Deerfield Recreation	2400 CENTURY BLVD Deerfield Beach 33442	6513 - Operators of Apartment Buildings	Hazardous Materials
Dormakaba USA Inc.	710 S POWERLINE RD Deerfield Beach 33442	3442 - Metal Doors, Sash, Frames, Molding, and Trim Manufacturing	Hazardous Materials
Dynamic Transmission Centers	2571 W HILLSBORO BLVD, #B Deerfield Beach 33442	7537 - Automotive Transmission Repair Shops	Hazardous Materials
Go-Tilt Construction, LLC	1160 SW 34TH AVE Deerfield Beach 33442	1799 - Special Trade Contractors, Not Elsewhere Classified	Hazardous Materials
Grand Villa of Deerfield Beach	1050 SW 24TH AVE Deerfield Beach 33442	6513 - Operators of Apartment Buildings	Hazardous Materials
JJD Contracting	3400 SW 11TH ST Deerfield Beach 33442	7538 - General Automotive Repair Shops	Hazardous Materials
Larry Kline Wholesale Meats	350 GOOLSBY BLVD Deerfield Beach 33442	5147 - Meats and Meat Products	Hazardous Materials
London Park	1201 S MILITARY TRL Deerfield Beach 33442	5541 - Gasoline Service Stations	Storage Tank
MVB Industries, Inc.	510 GOOLSBY BLVD, #5 Deerfield Beach 33442	3599 - Industrial and Commercial Machinery and Equipment, Not Elsewhere Classified	Hazardous Materials
Nanaks Landscaping	998 S MILITARY TRL Deerfield Beach 33442	0782 - Lawn and Garden Services	Hazardous Materials
New Cingular Wireless CCDE	290 GOOLSBY BLVD Deerfield Beach 33442	4812 - Radiotelephone Communications	Hazardous Materials
One Price Dry Cleaning	100 S MILITARY TRL Deerfield Beach 33442	7216 - Drycleaning Plants, Except Rug Cleaning	Hazardous Materials
One Stop Dry Cleaners	1323 S MILITARY TRL Deerfield Beach 33442	7216 - Drycleaning Plants, Except Rug Cleaning	Hazardous Materials
PPG Paints	3112 W HILLSBORO BLVD Deerfield Beach 33442	5231 - Paint, Glass, and Wallpaper Stores	Hazardous Materials
Prism Response	720 S MILITARY TRL Deerfield Beach 33442	1795 - Wrecking and Demolition Work	Hazardous Materials
Pro Collision Center	2625 W HILLSBORO BLVD Deerfield Beach 33442	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Publix Deerfield Beach Distribution Warehouse	777 SW 12TH AVE Deerfield Beach 33442	5141 - Groceries, General Line	Hazardous Materials and Storage Tank

LUA

Publix Super Markets, Inc. #0246	1337 S MILITARY TRL Deerfield Beach 33442	6512 - Operators of Nonresidential Buildings	Storage Tank
Quiet Waters Business Park	710-50 S POWERLINE RD Deerfield Beach 33441	6512 - Operators of Nonresidential Buildings	Hazardous Materials
Regent Labs, Inc.	473 GOOLSBY BLVD Deerfield Beach 33442	3843 - Dental Equipment and Supplies	Hazardous Materials
Rexall Sundown, Inc.	1111 SW 30TH AVE Deerfield Beach 33442	2834 - Pharmaceutical Preparations	Hazardous Materials and Storage Tank
Sammy's Auto House, Inc.	2573 W HILLSBORO BLVD Deerfield Beach 33442	7538 - General Automotive Repair Shops	Hazardous Materials
Spectore Corporation	510 GOOLSBY BLVD Deerfield Beach 33442	3911 - Jewelry, Precious Metal	Hazardous Materials
Sprint MI03XC040-Deerfield Beach Public Works / FL 1613	210 GOOLSBY BLVD Deerfield Beach 33442	4812 - Radiotelephone Communications	Hazardous Materials
Sprint-DFB Palm Beach PCS Switch Center	734 S MILITARY TRL Deerfield Beach 33442	4813 - Telephone Communications, Except Radiotelephone	Hazardous Materials and Storage Tank
Sunshine 357	1790 W HILLSBORO BLVD Deerfield Beach 33442	5541 - Gasoline Service Stations	Storage Tank
The Forum at Deer Creek	3001 DEER CREEK COUNTRY CLUB BLVD Deerfield Beach 33442	6513 - Operators of Apartment Buildings	Storage Tank
The Horizon Club	1208 S MILITARY TRL Deerfield Beach 33442	6513 - Operators of Apartment Buildings	Storage Tank
T-Mobile USA, Inc - Deerfield Water Tank	570-2 S POWERLINE RD Deerfield Beach 33442	4812 - Radiotelephone Communications	Hazardous Materials
T-Mobile USA, Inc - Hillsboro Primco FB1003	210 GOOLSBY BLVD Deerfield Beach 33442	4812 - Radiotelephone Communications	Hazardous Materials
Turner EnviroLogic, Inc.	1140 SW 34TH AVE Deerfield Beach 33442	3499 - Fabricated Metal Products, Not Elsewhere Classified	Hazardous Materials
Verizon Wireless - Deerfield Bch PWD - #102	210 GOOLSBY BLVD Deerfield Beach 33442	4812 - Radiotelephone Communications	Hazardous Materials
Walgreens #1139	1325 S MILITARY TRL Deerfield Beach 33441	5912 - Drug Stores and Proprietary Stores	Hazardous Materials

Contaminated Sites

Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
NF-2026	Wholesale Pool & Spa Depot, Inc	3272 W HILLSBORO BLVD 2	Deerfield Beach	33442	Chlorinated	Water Softening		N
SF-1575	TENNECO STAT #158-08	390 S POWERLINE RD	Deerfield Beach	33442	Gasoline	Gas Station	68731807	Y
NF-2074	Larry Kline Wholesale Meats	350 GOOLSBY BLVD	Deerfield Beach	33442	Diesel	Retail	68731640	N
OT-3659	THE DRY CLEANER (MARIO'S)	1710 W HILLSBORO BLVD	Deerfield Beach	33442	Chlorinated	Dry Cleaner		N
NF-2086C	Century Village Golf Course Parcel 5 (aka Hillsboro Pines aka Deerfield Crossing)	450 CENTURY BLVD	Deerfield Beach	33442	Arsenic	Golf Course		Y
NF-2086A	Century Village Golf Course Parcel 5 (aka Hillsboro Pines aka Deerfield Crossing)	450 CENTURY BLVD	Deerfield Beach	33442	Arsenic	Golf Course		Y
NF-2086B	Century Village Golf Course Parcel 5 (aka Hillsboro Pines aka Deerfield Crossing)	450 CENTURY BLVD	Deerfield Beach	33442	Arsenic	Golf Course		Y
SF-1832	CHEVRON STATION	1790 W HILLSBORO BLVD	Deerfield Beach	33442	Gasoline	Gas Station	68501702	Y
SF-2768A	Trolley Tours	998 S MILITARY TRL	Deerfield Beach	33442	Petroleum		68840464	N
NF-2768B	Trolley Tours	998 S MILITARY TRL	Deerfield Beach	33442	Chlorinated	Auto Repair	68840464	N
SF-2758	City of Deerfield Beach, Well #17	994 S MILITARY TRL	Deerfield Beach	33442	Diesel	Emergency Generator	68622498	N
NF-3476	VRCHOTA TRUCKING	2571 W HILLSBORO BLVD	Deerfield Beach	33442	Diesel	Fuel Facility	68502564	N
SF-0762	EAST COAST ASPHALT CORPRN	3300 SW 11TH ST	Deerfield Beach	33442	Diesel	Fuel Facility	68944925	Y

ATTACHMENT 7



October 29, 2019

Barbara Blake-Boy
Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301-4801



RE: Comment Responses – Century Village Dashed Line Area (PC 20-4)

Dear Ms. Blake-Boy,

In reference to your letter dated October 22, 2019, responses to agency comments for the above application are as follows:

Environmental Engineering and Permitting Division

1. **Comment:** *Wetlands - An inspection is recommended to determine if there are jurisdictional wetlands on site. Activities, e.g., lake or canal excavation and/or filling are regulated under Article XI of the Natural Resource Protection Code and require an Environmental Resource License from this Department.*

Response: Per the Broward County and City of Deerfield Beach Wetlands Map there are no wetlands present on site. However, if any wetlands are present on site, they will not be impacted as there will be no development or land disturbances resulting from this amendment.

2. **Comment:** *Wellfield Protection - The proposed amendment site is currently within wellfield zones of influence one (1), two (2), and three (3). Additionally, Zones one (1), two (2), and three (3) are in close proximity (0.25 miles) of the proposed amendment site. Special restrictions apply under Broward County's Wellfield Protection regulations.*

For Zone 1: Per Article XIII of the Broward County Code of Ordinances, handling, storing, using, or generating any materials with regulated substances is prohibited.

For Zone 2: Per Article XIII of the Broward County Code of Ordinances, handling, storing, using, or generating any materials with regulated substances is allowed provided the applicant follows site specific wellfield conditions. Conditions include installation (by owner and/or operator) of one or several monitoring wells and the quarterly monitoring and testing (by a company) for specific regulated substance onsite.

For Zone 3: No special restrictions apply.

Response: No development activity is proposed with this amendment and there will be no handling, storing, using or generating any materials with regulated substances.



Should you have any questions or require additional information, please contact the undersigned at (954) 480 4259 or sgraham@deerfield-beach.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Graham", with a long horizontal flourish extending to the right.

Steve Graham AICP
Assistant Director, Planning and Development Services



ATTACHMENT 8

Public Works Department – Water and Wastewater Services
WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

Christina Evans, Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301



SUBJECT: PC 20-4 "Century Village"
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Evans:

Century Village was issued a drainage permit through the Broward County Water Resources Department in 1973. After County reorganization and code changes, the development was assigned license number 1-3-48-42. On October 2, 2019, an application to the Surface Water Management licensing program for a transfer and modification of the license was approved. More information, including plans, can be found on-line at Broward County's "ENVIROS" permitting portal, using application number L2019-199.

The remainder of the Drainage Analysis appears to be substantially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa
Natural Resource Specialist
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0778
E-mail: sjuncosa@Broward.org



ATTACHMENT 9

PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

MEMORANDUM



October 16, 2019

To: Barbara Blake Boy, Executive Director
Broward County Planning Council

Thru: ~~Don~~ Dan West, Director
Parks and Recreation Division

From: Edgar J. Ruiz, Senior Program/Project Coordinator 
Parks and Recreation Division

Re: **Century Village Deerfield Beach Corrective Land Use Plan Amendment (LUPA)
December 2019 Meeting**

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing at their December 2019 meeting. Our comment is as follows:

PC 20-4 No objections, since the information provided indicates that currently 8,508 multi-family residential units exist on site, but current land use designation allows 7,926 multi-family residential units. The purpose of the LUPA is to reflect the actual density, which is already built on the site to 8,508 multi-family residential units. No additional regional park impact fees are required other than the original regional park impact fees for the 8,505 multi-family residential units (if they were not paid).

If you or your staff has any questions about our comments, please call me at 954-357-7084