



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Bethesda Christian Center	Number:	004-MP-20
Application Type:	New Plat	Legistar Number:	21-081
Applicant:	Bethesda Christian Center, Inc.	Commission District:	4
Agent:	Pulice Land Surveyor	Section/Twn./Range:	13/48/42
Location:	Northside of Northeast 40 Street, between Northwest 6 Avenue and Northeast 8 Avenue	Platted Area:	3.2 Acres
Municipality:	Deerfield Beach	Gross Area:	N/A
Previous Plat:	None	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	Was not required		
Recommendation:	APPROVAL		
Meeting Date:	March 9, 2021	Action Deadline:	04/09/2021

A location map of the plat is attached as **Exhibit 2**.

Existing and Future Land Use	
Existing Use:	3,750 Sq. Ft. place of worship and 2 single family residences
Proposed Use:	24,000 Sq. Ft. of worship and one residential unit
Plan Designation:	Residential Low (5 DU/AC)
Adjacent Uses	Adjacent Plan Designations
North: Multi- Family Residential	North: Residential Moderate 10 DU/AC and Residential Medium (16 DU/AC)
South: Single Family Residential	South: Residential Low 5 DU/AC
East: Single Family Residential	East: Residential Low 5 DU/AC
West: Single Family Residential	West: Residential Low 5 DU/AC
Existing Zoning	Proposed Zoning
1-1C and RS-4C	RS-7

1. Land Use

Broward County Planning Council has reviewed this application and determined that the Deerfield Beach Future Land Use Map is the effective Land Use Plan.

Broward County Planning Council finds that the proposed development of one single family residence and the place of worship is in compliance with the effective land use plan. Planning Council Memorandum is attached, see **Exhibit 3**.

2. Trafficways

Trafficways approval is valid for 10 months. Approval was received on May 28, 2020, a 2-month extension has been granted and approval will expire on May 28, 2021.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans, see **Exhibit 4**.

4. Concurrency – Transportation

This plat is located within the 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.

Proposed Use	Trips per Peak Hour
Residential	1
Non-residential	13
Total	14

5. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	Deerfield Beach	Deerfield Beach
Plant name:	Deerfield Beach (10/18)	BCUD 4 (09/20)
Design Capacity:	23.60 MGD	95.00 MGD
Annual Average Flow:	11.40 MGD	72.03 MGD
Estimated Project Flow:	0.001 MGD	0.003 MGD

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

6. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the BMSD/ unincorporated area for local park impacts.)

	Land Dedication
Regional	None
Local	N/A

In accordance with the Land Development Code, regional park impact and administrative fees will not be assessed as there are no new residential units to be constructed.

7. Concurrency - Public School

Based on student generation rated adopted by the School Board and incorporated into the Land Development Code, the property includes two existing single-family residence one of which will be demolished and increasing the place of worship. It is not anticipated to generate additional students, and in accordance with Section 5-182(m)(1)n)10 of the Land Development Code, is exempt from the requirements of public school concurrency. See the attached School Capacity Availability Determination (SCAD) letter.

8. Impact Fee Payment

All impact fees will be calculated by Planning and Development Management Division, Development Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance. Fees are subject to increase annually on October 1st.

At the time of plat application, a 3,750 square feet place of worship and two single family units existed on this site, which the applicant stated that one of the residential units will be removed. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.**

9. Environmental Review

This plat has been reviewed by Environmental Engineering and Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development.

Environmental Planning and Community Resilience Division notes that this site is not included in the Protected Natural Lands Inventory.

10. Additional Environmental Protection Actions

Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval

to connect to such systems is issued by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

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 adverse effect on any known historical or archaeological resources or paleontological sensitivity. Project plans indicate the main center of worship will be retained. Accordingly, there are no concerns regarding historic or potentially historic structures on the property.

The consulting archaeologist also notes that this plat is located in the City of Deerfield Beach and archaeological resources within the City fall under the jurisdiction of Broward County's historic preservation ordinance (B.C. Ordinance 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g). If any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or rferrer@broward.org.

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

This property is within 20,000 feet of the Pompano Beach Municipal Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. 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>. To initiate the local municipality review, please contact the City of Pompano Beach directly. For additional information, contact the Broward County Department at 954-359-6170.

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 District. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(2)a) of the Land Development Code.
2. This plat has been reviewed by the School Board per Section 5-182(m)(1)a) of the Land Development Code and is exempt from public school concurrency.
3. 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.
4. This plat satisfies the regional park concurrency requirement of Section 5-182(i) 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. Conditions attached in Highway Construction and Engineering Memorandum, **Exhibit 4**.
2. Transportation concurrency and administrative fees will be assessed only for the place of worship, during the review of construction plans submitted for County environmental review approval by the Development Management 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.
3. Place note of the face of the plat, preceding municipal official's signature, reading:

All application, concurrency, impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.
4. Place a note on this face of the plat reading:

- a. This plat is restricted to 24,000 square feet place of worship and one residential unit.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

- b. Any structure within this plat must comply with Section 2.1.f., Development Review Requirement of the Broward County Land Use Plan, regarding hazards to air navigation.
5. If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[HWC]