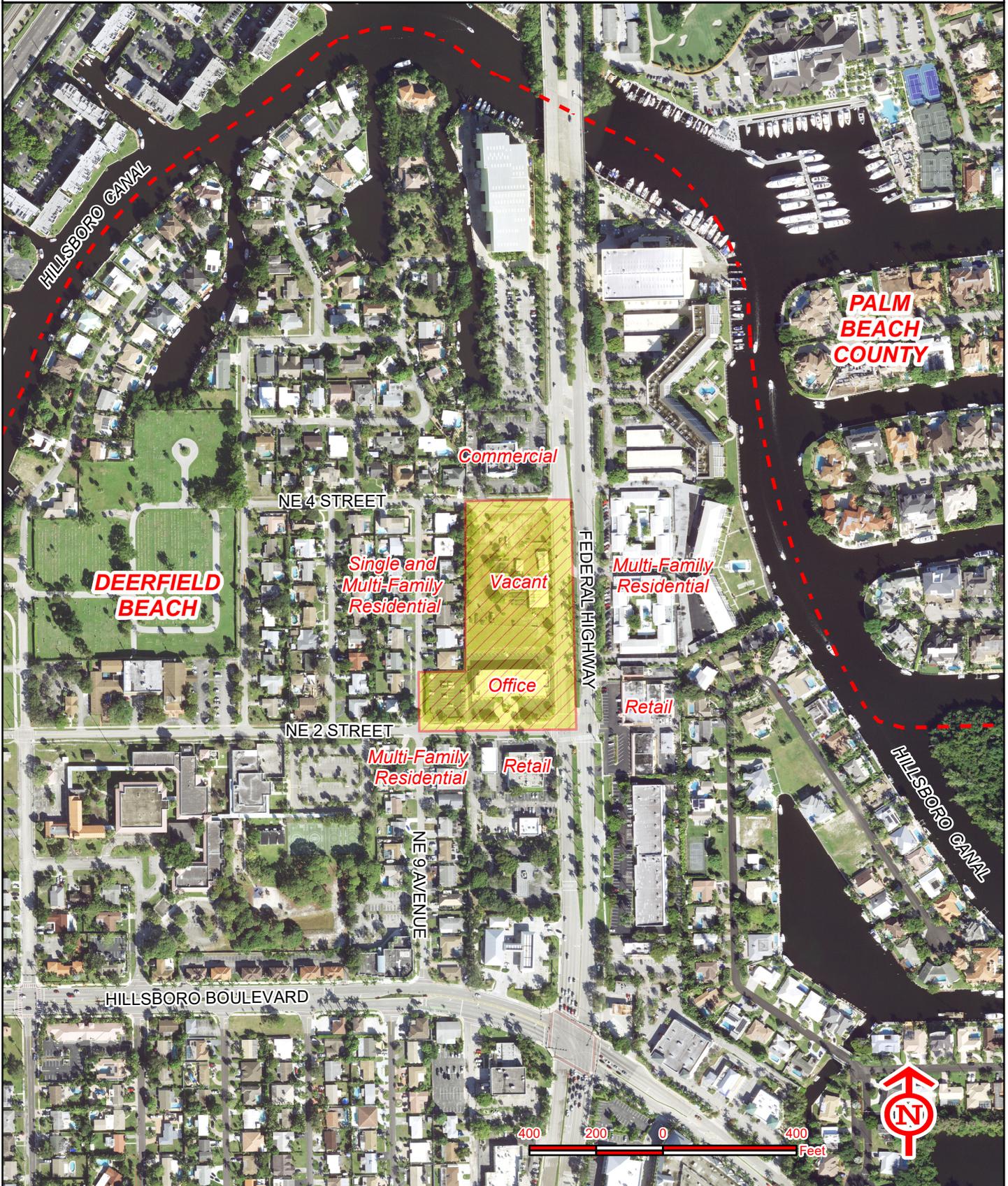


EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 21-5



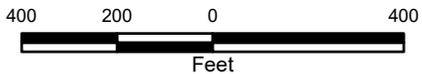
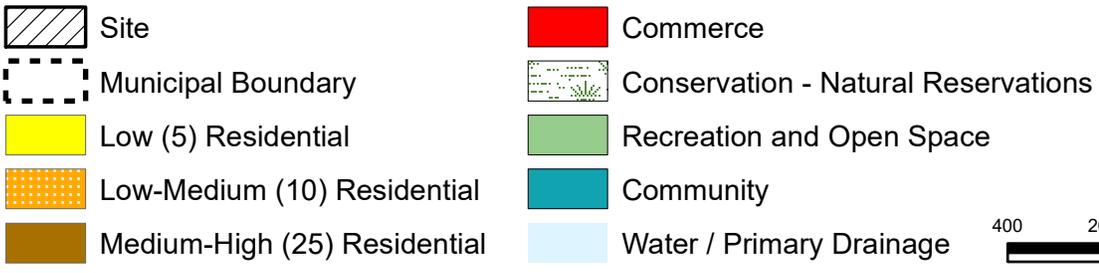
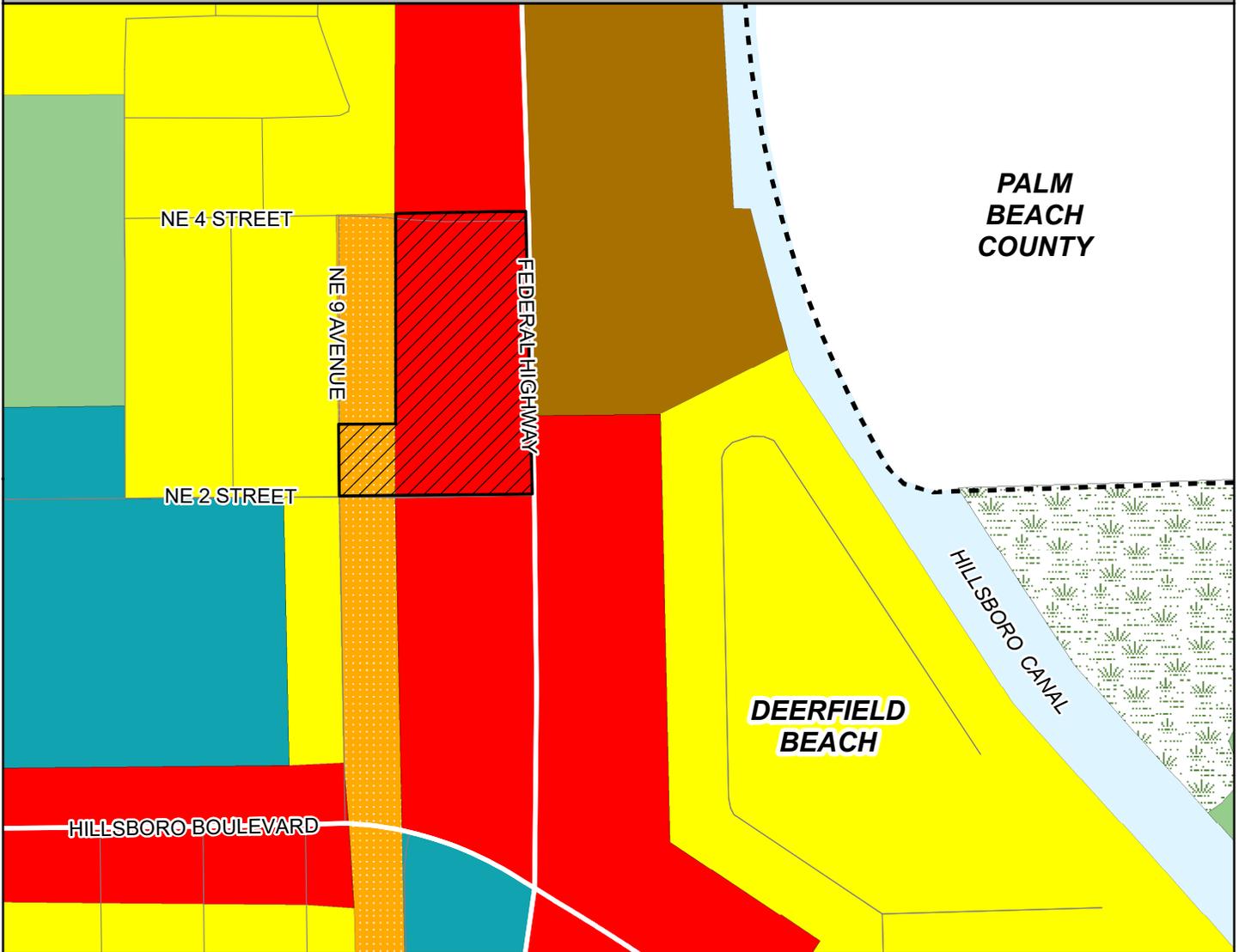
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 21-5



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 21-5

Current Land Uses: 5.1 acres of Commerce and 0.6 acres of Low-Medium (10) Residential

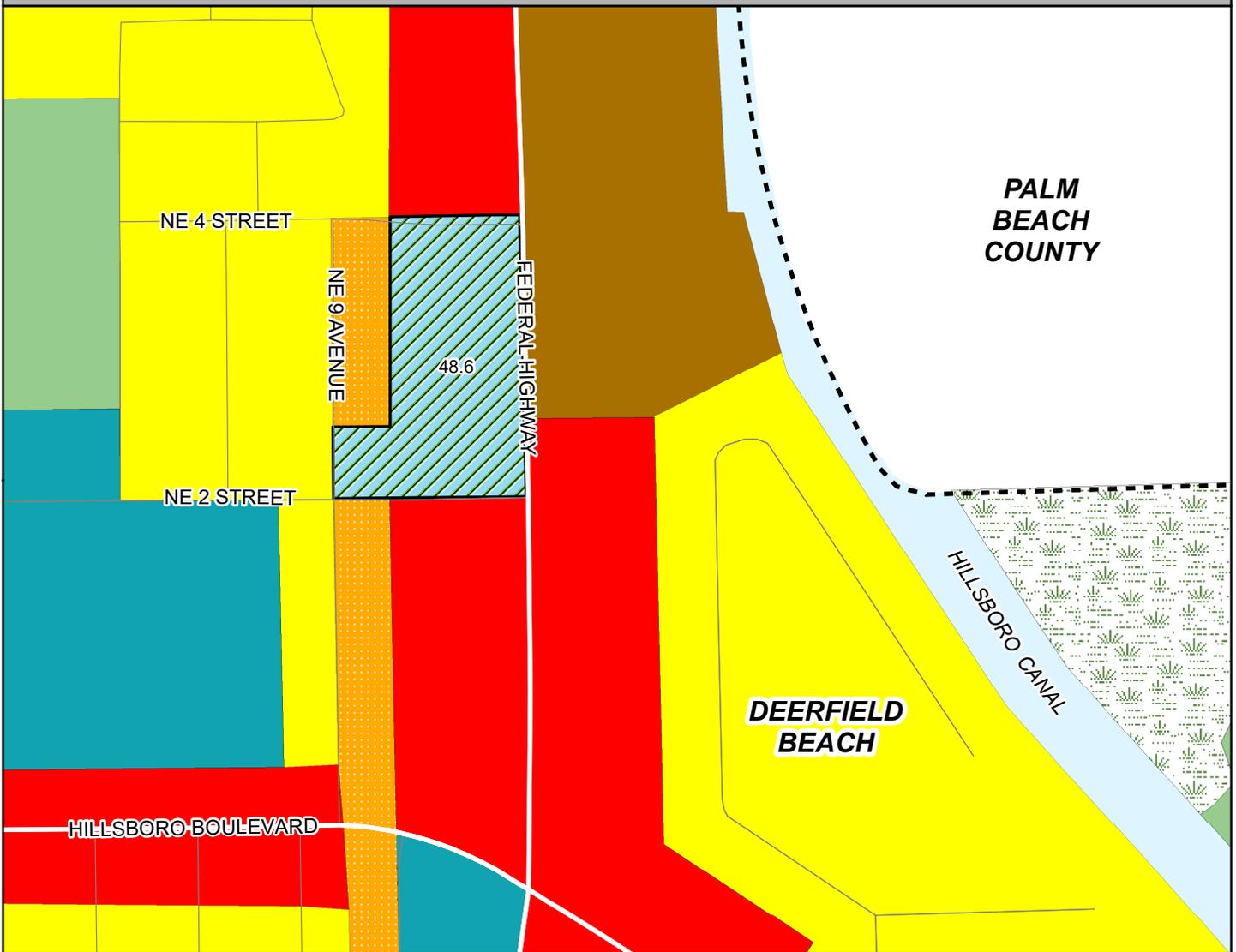
Gross Acres: Approximately 5.7 acres



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 21-5

Proposed Land Use: Irregular (48.6) Residential

Gross Acres: Approximately 5.7 acres



 Site	 0.0 Irregular Residential	 Water / Primary Drainage
 Municipal Boundary	 Commerce	
 Low (5) Residential	 Conservation - Natural Reservations	
 Low-Medium (10) Residential	 Recreation and Open Space	
 Medium-High (25) Residential	 Community	

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 21-5
(DEERFIELD BEACH)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

January 19, 2021

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

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and 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 BCLUP 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.

RECOMMENDATIONS/ACTIONS (continued)

DATE

II. Planning Council Public Hearing Recommendation

January 28, 2021

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing, and recognizing the applicant's voluntary commitment to pay \$500 per dwelling unit towards the City of Deerfield Beach's affordable housing programs. (Vote of the board; Unanimous: 17-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Ryan, Williams and DiGiorgio)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-5

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Deerfield Beach
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 5.7 acres
- B. Location: In Section 31, Township 47 South, Range 43 East; generally located on the west side of Federal Highway, between Northeast 2 Street and Northeast 4 Street.
- C. Existing Uses: Office building and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 5.1 acres of Commerce
0.6 acres of Low-Medium (10) Residential
- B. Proposed Designation: Irregular (48.6) Residential
- C. Estimated Net Effect: Addition of 271 dwelling units
[6 dwelling units currently permitted by the Broward County Land Use Plan - 277 total dwelling units]
Reduction of 5.1 acres of commerce use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Commercial
East: Multi-family residential and retail
South: Retail and multi-family residential
West: Single- and multi-family residential
- B. Planned Uses: *North:* Commerce and Low-Medium (10) Residential
East: Medium-High (25) Residential and Commerce

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

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

- B. *Planned Uses:* South: Commerce and Low-Medium Residential (10)
West: Low (5) Residential and Low-Medium Residential (10)

VI. Applicant/Petitioner

- A. *Applicant:* CRD Federal LLC
B. *Agent:* Dennis D. Mele, Esq., Greenspoon Marder, LLP
C. *Property Owners:* OER Properties Company
CRD Federal LLC

VII. Recommendation of Local Governing Body:

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

VIII. Applicant’s Rationale

The applicant states: “The subject property is currently designated Commercial and Residential Moderate (10) on the City of Deerfield Beach Land Use Plan and Commerce and Low-Medium (10) Residential on the Broward County Land Use Plan. The property is currently developed with an office building and a large portion of the property is vacant. This underutilized property provides a redevelopment opportunity for residential development that will help meet the housing demands for the existing and future residents.

The Subject Property provides a location for sustainable infill development where residents can live in a community where mass transit is available to connect residents to recreation, shopping, and employment centers throughout the County. The proposed Amendment will provide additional residents living within the service area of (3) three mass transit routes. Route 10 runs along Federal Highway that provides service into Palm Beach County and Dade County. Route 48 runs from SR 7 to Deerfield Beach along Hillsboro Boulevard. Finally, the Deerfield Beach Community Shuttle provides local transit service in the City.

There are also safe pedestrian paths that connect the residents to the parks, schools, government facilities, and commercial establishments in the area that will further reduce the number of trips made with a personal vehicle. In addition, all public facilities are available at this location to serve the proposed development.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

The Irregular (48.6) Residential designation is necessary to support a quality residential development in this location that has a superior architectural design and provides open space and pedestrian improvements that will enhance the surrounding neighborhood. This land use plan designation is needed to account for high land prices in the area resulting from the scarcity of available land in the City and the superior design that is proposed.

The proposed amendment supports the City's redevelopment objectives because it will facilitate redevelopment of an underutilized property resulting in a substantial increase in property revenues that can be used for the City's redevelopment programs that will enhance the neighborhood. In addition, the proposed development will be consistent with the architectural guidelines of the Cove Overlay District (COD) because it will be designed as a quality residential development consistent with the coastal architectural style."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-5

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. See Attachment 1.

II. Transportation & Mobility

The proposed amendment from the Commerce and Low-Medium (10) Residential land use categories to the Irregular (48.6) Residential land use category is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 241 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment would not negatively impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Federal Highway**, between Hillsboro Boulevard and the County Line, is currently operating at level of service (LOS) “C,” and projected to operate at LOS “D,” with or without the subject amendment.
- **Hillsboro Boulevard**, between Dixie Highway and Federal Highway, is currently operating at and projected to continue operating at LOS “D,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service, as well as community shuttle service, is provided to the proposed amendment site. In addition, the BCT report identifies planned Penny Surtax transit improvements to the County routes serving the amendment site. The BCT report notes that existing or future bus stops located adjacent or within the amendment site will be addressed during the development review process. 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 sidewalk/bicycle network and bus stops. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 18 additional students into Broward County Public Schools, consisting of 8 elementary school students, 4 middle school students and 6 high school students. The report further states that Deerfield Beach Elementary, Deerfield Beach Middle and Deerfield Beach High schools are all under-enrolled in the 2019-2020 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2021-2022 school year. In addition, the School Board report indicates that there are two (2) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 4.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 4.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "B," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 4.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-5

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 5.

II. Wetlands

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. The EPGMD recommends contacting the Environmental Engineering and Permitting Division prior to undertaking surface disturbing activities. See Attachment 5.

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 5.

IV. Other Natural Resources

The EPGMD report states 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 designation is not expected to have a negative impact on upland resources. The EPGMD report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment area should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 5.

REVIEW OF NATURAL RESOURCES (continued)

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 6.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-5

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 271 additional dwelling units to be permitted by the BCLUP. The City of Deerfield Beach submitted an affordable housing study dated February 14, 2020. The Broward County Planning and Development Management Division (PDMD) report states that the affordable housing study, along with the City of Deerfield Beach's adopted housing goals, policies and programs, demonstrates compliance with Policy 2.16.2. See Attachment 6. Planning Council staff notes that the affordable housing study is valid for 18 months (i.e. through August 2021) based on Article 5.4. (E) of the *Administrative Rules Document: BrowardNext*.

The study indicates that there is a current deficit of affordable rental units in the moderate and very-low income bands, and a surplus of affordable owner and rental units in the remaining income bands. Although there will be an increase in total affordable owner and rental units, the total number of affordable rental units is projected to decline through 2024. The PDMD staff recognizes that the existing and forecasted deficit of very-low income rental units and moderate income owner units remains a concern. See Attachment 6.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment has been found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP) and with the same.

III. Other Pertinent Information

This is a small scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes up to two (2) Planning Council public hearings and only one (1) subsequent County Commission adoption hearing. The small scale amendment is not subject to Florida Department of Economic Opportunity (DEO) review; therefore, no report will be issued by the DEO, or other State review agencies.

The applicant conducted a virtual community outreach meeting to present the proposed development plan to the neighboring property owners. A summary of the presentation and discussion is included in Attachment 7.

Regarding notification of the public, the Broward County Planning Council staff sent approximately 239 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information (continued)

Update: January 28, 2021: Correspondence from interested party has been received regarding the proposed amendment. See Attachment 10.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-5

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Commerce and Low-Medium (10) Residential to Irregular (48.6) Residential would result in an addition of 271 dwelling units. The amendment site is generally surrounded by commercial uses to the north, multi-family residential and retail uses to the south and east and single- and multi-family residential uses to the west. In addition, the proposed amendment site is located along Federal Highway, which is a primary transportation corridor. Development of the amendment site with higher density multi-family will serve to promote the transportation and housing connection recognized by the BCLUP. Regarding the transition between the proposed multi-family residential use and the adjacent, existing single-family development to the west, it is felt that the interface between the planned and existing densities can be adequately addressed on reliance that the municipal code requirements regarding buffering and setbacks will be implemented.

Planning Council staff’s analysis 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, staff’s analysis finds that the proposed amendment is not projected to negatively impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **natural or cultural resources** were identified.

Regarding impacts to **public schools**, the School Board of Broward County staff report states that the proposed amendment would generate 18 additional students into Broward County Public Schools, consisting of 8 elementary school students, 4 middle school students and 6 high school students. Based on the School District’s Seven Long Range Planning Areas, the amendment is located within School District Planning Area “B,” which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 4.

Concerning **affordable housing**, the proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 271 additional residential units to be permitted by the BCLUP. The City of Deerfield Beach submitted an affordable housing study dated February 14, 2020. The Broward County Planning and Development Management Division (PDMD) report states that the affordable housing study, along with the City of Deerfield Beach’s adopted housing goals, policies and programs, demonstrates compliance with Policy 2.16.2. See Attachment 6.

In conclusion, Planning Council staff finds that the proposed amendment is 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 21-5

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of January 2021
2. Broward County Planning Council Traffic Analysis of October 20, 2020
3. Broward County Transit Division Report of November 4, 2020
4. School Board of Broward County Consistency Review Report of February 21, 2020
5. Broward County Environmental Protection and Growth Management Department Report of November 17, 2020
6. Broward County Planning and Development Management Division Report of November 13, 2020
7. Correspondence from Shane Zalonis, Greenspoon Marder LLP, to Stephen Graham, Planning and Development Services, City of Deerfield Beach, dated August 20, 2020
8. Broward County Parks and Recreation Division Report of November 18, 2020
9. Broward County Water Management Division Report of October 22, 2020

Update: January 28, 2021:

10. Correspondence from a River House Gardens Resident, City of Deerfield Beach, dated January 18, 2021

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 21-5

Prepared: January 2021

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 day (gpd) per capita (2.22 persons per household (pph)) for residential uses and 0.1 gpd per square foot for commerce uses. The proposed amendment will result in a net increase of 0.10 mgd on the projected 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 Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The current and committed demand on the treatment plant is 75.03 mgd, with 19.97 mgd available. Planning Council staff utilized a level of service of 126 gdp per capita (2.22 pph) for residential uses and 0.1 gpd per square foot for commerce uses. The proposed amendment will result in a net increase of 0.07 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site 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 and 5.4 pounds per 100 square feet per day for commerce uses. The proposed amendment will result in a net increase in demand of 1,458 pounds per day or 0.73 tons per day. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management permit from EPGMD may be required prior to any construction.

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 1.8 acres on the projected 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

TRAFFIC ANALYSIS

PC 21-5

Prepared: October 20, 2020

INTRODUCTORY INFORMATION

Jurisdiction: City of Deerfield Beach
Size: Approximately 5.7 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designations

Current Designations: 5.1 acres of Commerce
0.6 acres of Low-Medium (10) Residential
Potential Development: 51,000 square feet of commercial use
6 dwelling units
Trip Generation Rates: “ITE Equation (820) Shopping Center”*
“ITE Equation (220) Multifamily Housing (Low Rise)
Total P.M. Peak Hour Trips: 348 + 5 = 353 peak hour trips

Potential Trips – Proposed Land Use Designation

Proposed Designation: Irregular (48.6) Residential
Potential Development: 277 dwelling units
Trip Generation Rate: “ITE Equation (222) Multifamily Housing (High Rise)
Total P.M. Peak Hour Trips: 112 peak hour trips

Net P.M. Peak Hour Trips -241 peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 241 p.m. peak hour trips at the long-range planning horizon.

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



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
 1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

November 4, 2020

Leny R. Huaman
 Planner
 Broward County Planning Council
 115 South Andrews Ave, Room 307
 Fort Lauderdale, FL 33301



RE: Land Use Plan Amendment PC 21-5 (Deerfield Beach)

Dear Ms. Huaman:

Broward County Transit (BCT) has reviewed your correspondence dated October 20th, 2020 regarding the Land Use Plan Amendment (LUPA) PC 21-5 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 Route 10, 48, and the City of Deerfield Beach Community Shuttle Express II. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
10	Weekday Saturday Sunday	5:10a – 11:22p 5:10a – 11:22p 8:20a – 9:35p	27 minutes 30 minutes 41 minutes
48	Weekday Saturday	6:15a – 9:01p 6:15a – 9:01p	40 minutes 40 minutes
Deerfield Beach Community Shuttle Express II	Weekday	8:00a – 4:00p	60 minutes

As part of the 30 year, one-cent surtax for transportation, BCT will be implementing a number of fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, for BCT Route 10 and 48. Planned FY 2026 improvements include the extension of the western segment of Route 48 to the Coconut Creek Casino on Sample Rd via US-441 / SR-7.



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

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 needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process. At that time BCT will request a bus landing pad, also known as an expanded sidewalk, at the north end of the site.

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 proposed future 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. Ortiz Sánchez".

Luis R. Ortiz Sánchez
Service Planner
Service and Capital Planning

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-2784-2019
County No: TBD
CRD Federal Property



February 21, 2020

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

ATTACHMENT 4

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: February 21, 2020	Units Permitted: 6 Units Proposed: 277	Existing Land Use: Commercial
Name: CRD Federal Property	NET CHANGE (UNITS): 271	Proposed Land Use: Irregular (48.1)
SBBC Project Number: SBBC-2784-2019		Current Zoning: Commercial/RM-10
County Project Number: TBD	Students Permitted Proposed NET CHANGE	Proposed Zoning: PDD
Municipality Project Number:	Elem 0 8 8	Section: 31
Owner/Developer: CRD Federal LLC	Mid 0 4 4	Township: 47
Jurisdiction: Deerfield Beach	High 0 6 6	Range: 43
	Total 0 18 18	

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Deerfield Beach Elementary	665	672	592	-80	-4	88.1%
Deerfield Beach Middle	1,482	1,543	1,178	-365	-16	76.3%
Deerfield Beach High	2,848	2,848	2,531	-317	-15	88.9%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Deerfield Beach Elementary	592	-80	88.1%	591	575	560	578	589
Deerfield Beach Middle	1,178	-365	76.3%	1,165	1,133	1,157	1,181	1,205
Deerfield Beach High	2,531	-317	88.9%	2,520	2,531	2,522	2,513	2,484

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes. * This number already represents the higher of 100% gross capacity or 110% permanent capacity. ** The first Monday following Labor Day. *** Greater than 100% represents above the adopted Level Of Service (LOS)
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	24/25	25/26	26/27	27/28	28/29
Area B - Elementary	20,187	15,834	-4,353	19,169	19,530	19,892	20,253	20,615
Area B - Middle	7,580	6,752	-828	7,820	7,911	8,002	8,092	8,183
Area B - High	12,673	10,618	-2,055	8,821	8,854	8,887	8,920	8,953

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Somerset Academy Key Middle	495	423	-72	423	423	423
Somerset Key High School	800	228	-572	228	228	228

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Deerfield Beach Elementary	There no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Deerfield Beach Middle	There no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Deerfield Beach High	There no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area B	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 5-acre site is generally located west of North Federal Highway between NE 4th and NE 2nd Streets in the City of Deerfield Beach. The current land use designation for the site is Commercial, which allows 6 mid-rise (all two or more bedroom) residential units. The applicant proposes to change the land use designation to Irregular (48.1) Residential to allow 277 (all two or more bedroom) mid-rise units, which are anticipated to generate 18 additional students (8 elementary, 4 middle, and 6 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2019-20 school year are Deerfield Beach Elementary, Deerfield Beach Middle, and Deerfield Beach High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2019-20 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2019-20 – 2021-22), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2021-22 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2019-20 – 2023-24. In addition, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2019-20 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP Fiscal Years 2019-20 – 2023-24 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "B" and the elementary, middle, and high schools currently serving Planning Area "B" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "B" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2784-2019

FEBRUARY 21, 2020

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 5

EP&GMD COMMENTS
PC 21-5
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: CRD Federal, LLC

Amendment No.: PC 21-5



Jurisdiction: Deerfield Beach **Size:** Approximately 5.7 acres

Existing Use: Commercial/office building and vacant

Current Land Use Designation: 5.1 acres of Commerce
0.6 acres of Low-Medium (10) Residential

Proposed Land Use Designation: Irregular (48.6) Residential

Location: In Section 31, Township 47 South, Range 43 East; generally located on the north side of Northeast 2 Street, between Federal Highway and Northeast 9 Avenue

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]

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat.

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 a **decrease by 241 PM** peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels 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 no** air permitted facilities located within half a mile of the proposed amendment site. *(MO 11/4/2020)*

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 no** listed contaminated sites were found within one-quarter mile of the proposed amendment location. *(MO 11/4/2020)*

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 within one mile of the proposed amendment location.
(MO 11/4/2020)

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 not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(VM 11/10/2020)*

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 no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site.

(VM 11/10/2020)

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 seven (7) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the seven (7) facilities, three (3) are hazardous material facilities, three (3) are storage tank facilities, and one (1) is a facility that has both hazardous materials and storage tanks.
(VM 11/10/2020)

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, nor is it adjacent to any site in the Protected Natural Lands 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.

EP&GMD COMMENTS

PC 21-5

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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, Policies A.03.05, 9.07.02, and 9.09.04 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 the South Florida Water Management District (SFWMD), the City of Deerfield Beach and Broward County. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. 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.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA)) flood insurance zone X-Below 500 Year flood plain, flood insurance rate zones that are outside the flood plain or the average flood depths of less than 1 foot.

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 major 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 minor.

EP&GMD COMMENTS
PC 21-5
Page 5

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 21-5
- B. Municipality:*** Deerfield Beach
- C. Project Name:*** Centrum LUPA

II. Site Characteristics

- A. Size:*** Approximately 5.7 acres
- B. Location:*** In Section 31, Township 47 South, Range 43 East; generally located on the north side of Northeast 2 Street, between Federal Highway and Northeast 9 Avenue
- C. Existing Use:*** Commercial/office building and vacant

III. Broward County Land Use Plan Designation

- A. Current Designation:*** 5.1 acres of commerce
0.6 acres of Low-Medium (10) Residential
- B. Proposed Designation:*** Irregular (48.6) Residential

IV. Wetland Review

- A. Are wetlands present on subject property?*** No
- B. Describe extent (i.e. percent) of wetlands present on subject property.*** None.
- C. Describe the characteristics and quality of wetlands present on subject property.***
- D. Is the property under review for an Environmental Resource License?*** No

Wetland Resource Questionnaire
PC 21-5

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:

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat..

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

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 21-5
- B. Municipality:*** Deerfield Beach
- C. Applicant:*** CRD Federal, LLC

II. Site Characteristics

- A. Size:*** Approximately 5.7 acres
- B. Location:*** In Section 31, Township 47 South, Range 43 East; generally located on the north side of Northeast 2 Street, between Federal Highway and Northeast 9 Avenue
- C. Existing Use:*** Commercial/office building and vacant

III. Broward County Land Use Plan Designation

Current Land Use Designation: 5.1 acres of Commerce
0.6 acres of Low-Medium (10) Residential

Proposed Land Use Designation: Irregular (48.6) Residential

IV. Water Recharge Review

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

The current land use designation is 5.1 acres of Commerce and 0.6 acres of Low-Medium (10) Residential.

A typical value for an impervious area produced by this type of development is approximately 71 percent.

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

The proposed land use designation is Irregular (48.6) Residential

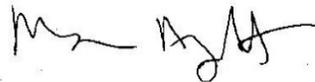
A typical value for an impervious area produced by this type of development is potentially 100 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a major 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 minor.

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: _____

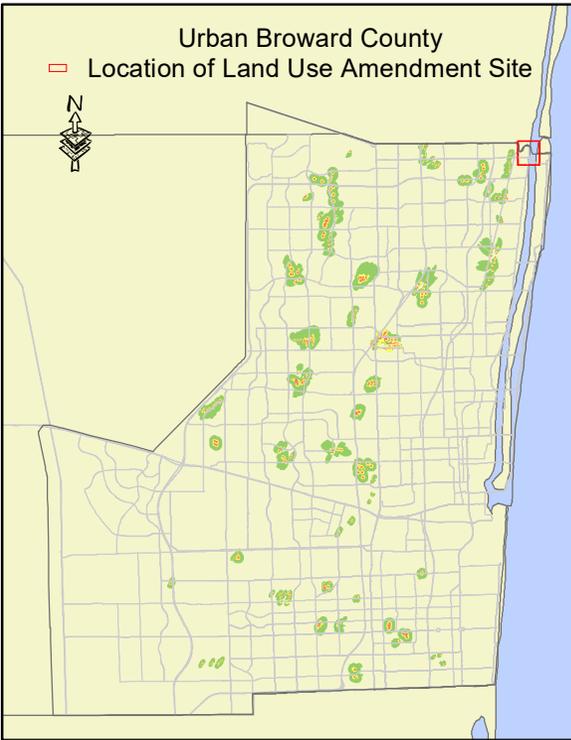
Date 11/12/2020

Maena Angelotti

Environmental Planning and Community Resilience 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
7-Eleven Store #34943	10 N FEDERAL HWY, Deerfield Beach, FL 33441	5541 - Gasoline Service Stations	Storage Tank
BSO - Fire Rescue Station #4	928 E HILLSBORO BLVD, Deerfield Beach, FL 33441	9224 - Fire Protection	Storage Tank
Deerfield Beach Elementary, #0011	650 NE 1ST ST, Deerfield Beach, FL 33441	8211 - Elementary and Secondary Schools	Hazardous Materials
FCE #1814	5 N FEDERAL HWY, Deerfield Beach, FL 33441	5541 - Gasoline Service Stations	Storage Tank
MAB Auto Repair, Inc	10 N FEDERAL HWY, Deerfield Beach, FL 33441	7538 - General Automotive Repair Shops	Hazardous Materials
Marina One	609 N FEDERAL HWY, Deerfield Beach, FL 33441	4493 - Marinas	Hazardous Materials
Marina One Yacht Club	580 N FEDERAL HWY, Deerfield Beach, FL 33441	4493 - Marinas	Hazardous Materials and Storage Tank

Land Use Amendment Site: LUA PC 21-5



Land Use Amendment Map Legend

- ★ Sara Title III 302 Facility
- ▲ Hazardous Materials Facility
- ⋯ 0.25 Mile Buffer
- ▨ Proposed Amendment Site
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

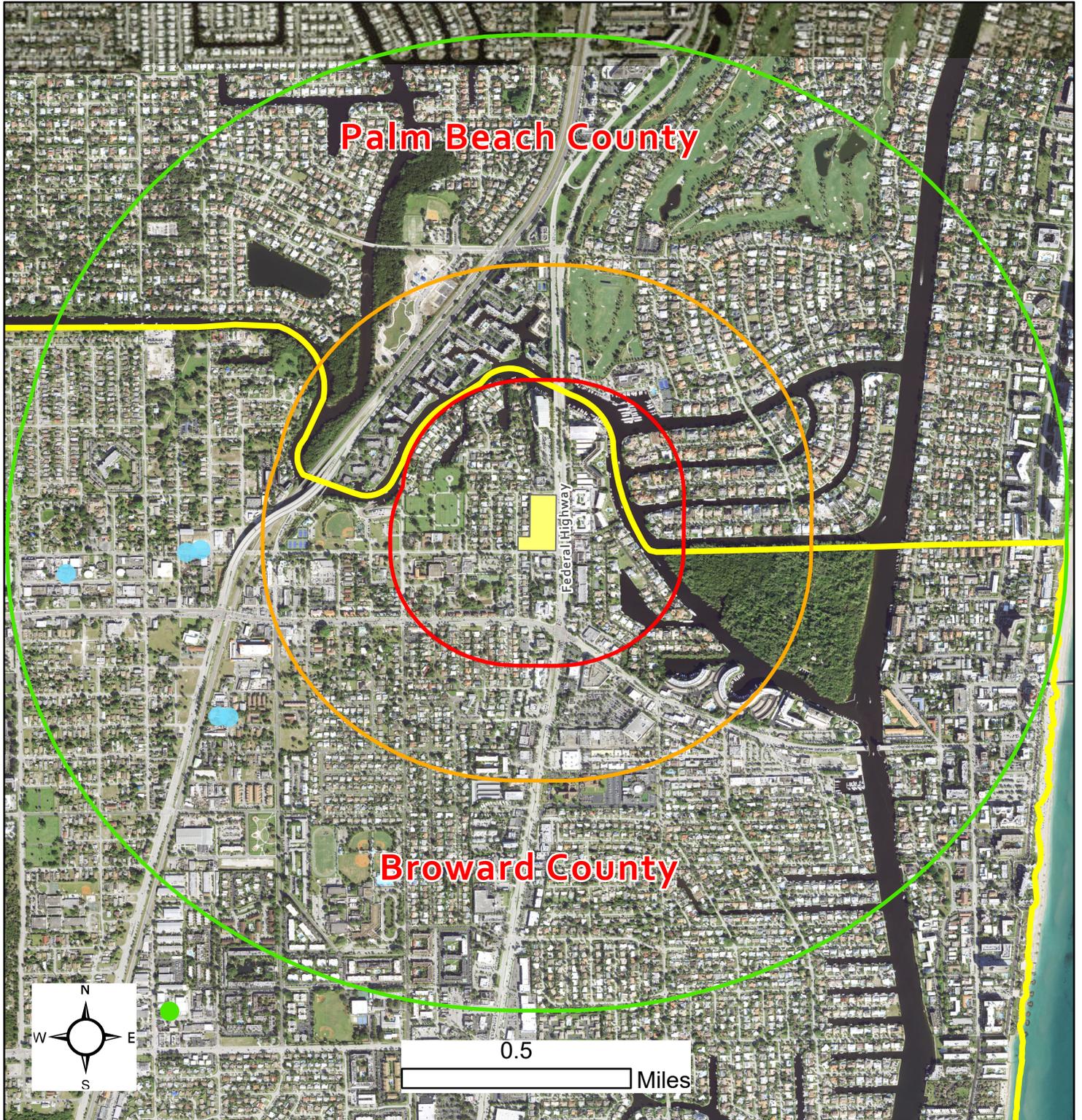
Miles 0 0.125 0.25

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 - November 2020
Environmental and Consumer Protection Division

1 inch = 750 feet



Legend

- | | |
|---|---|
|  Proposed Site |  One Mile Buffer |
|  Contaminated Sites |  Half Mile Buffer |
|  Solid Waste Facilities |  Quarter Mile Buffer |
|  Air State Permitted Facilities |  Broward County Boundary |

Generated for location purposes only.

Marker size is a visual aid and neither represents exact location nor area of designated facility.

Prepared by: MOSPINA 11/4/2020

Environmental Engineering and Permitting

ATTACHMENT 6



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: November 13, 2020

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 21-5



The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 21-5. The subject site is located in Deerfield Beach involving approximately 5.7 acres. The amendment proposes:

Current Designations: 5.1 acres of Commerce
0.6 acres of Low-Medium (10) Residential

Proposed Designation: Irregular (48.6) Residential

Estimated Net Effect: Addition of 271 dwelling units
6 dwelling units currently permitted by the Broward County Land Use Plan
277 total dwelling units
Reduction of 5.1 acres of commerce use

Item 7 – Analysis of Natural and Historic Resources

- A. In my capacity as the County's archaeological consultant, based on the 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 adjacent to the Federal Highway (BD04373). It is not anticipated that altering the use of the property will have a direct impact upon this recorded resource.
 2. 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

3. 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

The Planning and Development Management Division (PDMD) staff has reviewed this application and has determined that it generally meets the requirements of BCLUP Policy 2.16.2 and Article 5.

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. A total of six (6) residential units are currently permitted under the existing Land Use Plan and this request represents an increase of 271 dwelling units for a total of 277 dwelling units. **Therefore, Policy 2.16.2 applies to this project.**

According to the application, most of the site is vacant except for a portion currently developed as an office building. This redevelopment opportunity will provide multi-family residential units to address the housing demands of the City's existing and future residents. Based on the application, none of the 277 dwelling units are proposed as affordable housing.

This application included an Affordable Housing Market Assessment (Assessment) prepared on February 14, 2020 by Munitytics (Exhibit N). The Assessment utilized the County's adopted methodology in place at the time of submittal (i.e., Meridian Appraisal Group model), applying 2018 ACS data and 2025 Esri data to forecast the supply/demand of affordable housing.

According to the Assessment, the City of Deerfield Beach has a current surplus of affordable housing units across all income bands, **except for a deficit in moderate income owner units (- 203) and**

very-low income rental units (- 3,678). Although a similar trend continues through 2024, the total combined number of affordable owner and rental units is projected to rise during that time. This is especially true of affordable owner units across all income bands. The greatest increase in the affordable housing stock occurs in the number of very-low income owner units and low-income rental units, representing an increase of 54% and 53%, respectively. However, **the total number affordable rental units continues to decline.**

The Assessment states that the City of Deerfield Beach provides funding and several programs to address its affordable housing needs. The City's FY19-20 goals focus on providing and preserving affordable housing and creating a suitable living environment for its low to moderate income residents. It receives annual federal and state funding through the Community Development Block Grant (CDBG), State Housing Initiative Partnership (SHIP) and HOME Investment Partnership Programs, and anticipates additional funding levels through its consolidated plan. In addition, the City consistently reviews its comprehensive plan, zoning ordinances and building codes to expedite permitting processes for and eliminate barriers to affordable housing development.

In consideration of the information submitted in this application, including the Affordable Housing Market Assessment, PDMD staff finds that this application is generally consistent with BCLUP Policy 2.16.2. and Administrative Rules Document, Article 5, as the City has adopted comprehensive housing goals, policies and programs which prioritize increasing its supply of affordable housing. **However, the existing and forecasted deficit of very low income rental units and moderate income owner units remains a concern.**

Item 11 – Redevelopment Analysis

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

Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property.

cc: Leonard Vialpando, 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

JS/hec

An Affordable Housing Market Assessment in the City of Deerfield Beach, Florida

February 14, 2020



Report Commission

This report was commissioned in order to satisfy BrowardNext County Land Use Plan Policy 2.16.2 for a project that is proposed in the City of Deerfield Beach, Broward County, Florida. That policy requires that “For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.”

The City of Deerfield Beach has adopted a Comprehensive Plan pursuant to Rule 9J-5.010 of the Florida Administrative Code. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies that are supported through a companion Support Document.

As part of a land use plan amendment application, the Broward County Planning Council requires interim updates of the existing supply and demand for affordable housing and the strategies to be utilized to meet the expected needs.

This report estimates the current (2019) demand and projects (to 2024) the future demand for various housing needs.

The report relies on various public and subscription sources of information regarding demographic, economic, market, and housing data that is referenced throughout the report.



Report Summary

Using the Broward County Planning Council's *Recommended Methodology For Supply and Demand Analysis For Broward County's Affordable Housing Market (the "methodology")*, prepared by Meridian Appraisal Group, the City of Deerfield Beach has a **current surplus of affordable housing for homeownership at the very low- and low-income bands and a slight deficit at the moderate-income band. This generally improves through 2024.**

The methodology demonstrates that **rental properties for those at the very low band are currently in very short supply and will continue to be a challenge for the City.** Rental properties in the Low Band (80% of Median Household Income) will show an increase in the surplus of available properties and the Moderate Band (120% of Median Household Income) **will continue to maintain a surplus, though eroded, through 2024..**

The City continues to make affordable housing a priority and devotes resources in an attempt to address the issues of affordable housing.

Increasing the availability of housing supply will help to make all housing more affordable. The proposed project will add needed housing that will address the diminishing available supply in the City.



Methodology

This study examines current housing conditions within the City of Deerfield Beach, Florida (“the City”), which is generally stated for calendar years 2018/2024 (the latest U.S. Census Bureau American Community Survey data available (CY2018) and the supplemental data source from Esri¹ (CY2019)) and projected to calendar year 2024 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Meridian Appraisal Group (MAG) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. MAG developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. In order to forecast out to the year 2024, Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods were used. The MAG methodology is particularly sensitive to the primary factors of Median Household Income and housing stock forecasts. Esri’s forecasts are believed to be reliable and very up-to-date and draw upon a variety of publicly available and proprietary sources Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low

¹ Esri is an international supplier of geographic information system software, web GIS and geodatabase management applications. For this study, we have utilized various databases specific to the City of Deerfield Beach that have been prepared by Esri. Products utilized include the Business Analyst, Community Analyst, and ArcGIS systems. Details on how Esri conducts forecasts of demographic and housing information can be found in *Methodology Statement: 2019/2024 Esri US Demographic Updates, An Esri® White Paper, June 2019*.



Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income (80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2010 Census.



Estimates and Projections of Population, Median Household Income, And Housing Units

The 2018 ACS data for the City of Deerfield Beach and the Esri estimates for 2019 and its forecasts for 2024 are summarized below:

	2018 ACS Estimates	2019 Esri Estimates	2024 Esri Forecasts
Population	80,863	79,483	82,319
Median Household Income	44,142	45,010	52,160
Housing Units, Total	43,648	43,500	44,379
Housing Units, Occupied	33,801	34,781	35,751

The Broward County Property Appraiser (BCPA) notes that for 2019 there were 39,689 residential dwelling units being assessed for fire protection services². Added to this number are dwelling or residential units not assessed or assessed through the mixed use/special use category utilized by BCPA. This is their estimate as of January 1, 2019, which is very close to the ACS estimate collection date. The 2019 Esri estimates of housing units are based upon the ACS 2018 survey, plus Esri’s forecasting methodology³.

² Broward County Property Appraiser’s Office web link:
<http://www.bcpa.net/Includes/Downloads/2019/FinalFireSummaries/2019%20Final%20Deerfield%20Beach%20Fire%20Recap.pdf>

³ Esri is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri provides subscriptions to various database information they maintain for their GIS software. Some of those databases contain forecasts based upon proprietary methodology developed and maintained by Esri. Housing units are forecasted by Esri using “...[the] recorded change in the housing inventory...cullled from several data sources, including multiple construction data inputs from Metrostudy, data for new manufactured homes placed by state from the Census Bureau, and building permits for permit-issuing places and counties. Numerous independent sources are leveraged to obtain detailed information



We believe both estimates to be accurate for the estimated number of housing units for the purposes of this report, but have used the more conservative Esri estimate. The addition of the proposed residential units would increase the supply of rental housing. ***In the absence of this additional supply, housing costs would likely increase across most affordability bands than if the rental housing were not constructed.***

on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Community Survey, and various state and local data sources. Additionally, data from the Current Population Survey and the Housing Vacancy Survey from the Census Bureau is used to model trends in occupancy." Methodology Statement: 2019/2024 Esri US Demographic Updates, June 2019

6



Affordable Housing Criteria and Gap Analysis

The Broward County Land Development Code §5-201 defines Affordable Housing as “Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the households.”

Using the ACS and Esri data and applying that data to the MAG supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences, which uses the 2019 Florida Housing Finance Corporation’s Income Limits and Rent Limits median household income of \$68,600 and the percentage bands previously described:

**Gap Analysis, Meridian Appraisal Group Model
Utilizing 2018 American Community Survey Data**

2019 Florida Housing Finance Corporation Limits, Broward \$68,600		City of Deerfield Beach							
Band Category		Income Band	Demand(D) Owner	Supply(S) Owner	No Gap/(Cap) S-D	Income Band	Demand(D) Renter	Supply(S) Renter	No Gap/(Cap) S-D
0.0%	50.0%	\$0	7,372	8,035	662	\$0	5,857	2,178	(3,678)
		\$34,300	36.5%	42.5%		\$858	43.1%	17.3%	
50.1%	80.0%	\$34,369	3,535	4,264	730	\$859	3,235	5,036	1,801
		\$54,880	17.5%	22.6%		\$1,372	23.8%	40.1%	
80.1%	120.0%	\$54,949	3,626	3,422	(203)	\$1,374	2,385	4,135	1,750
		\$82,320	17.9%	18.1%		\$2,058	17.5%	32.9%	



The MAG model shows surpluses in the very low-income and low-income bands and a deficit in the moderate-income band in affordable housing for those who wish to own homes.

The model also shows deficiencies in the Very Low band for rentals. This is not an uncommon finding in an area where housing stocks are expensive and people tend to spend more than 30% of their income on housing and housing-related expenses. Surpluses in rental housing for the low- and moderate-income bands currently exist.

When we applied the Esri forecasted data for 2024 to this model, using a 2.5% median household income growth for the County, we find the following:

**Gap Analysis, Meridian Appraisal Group Model
Utilizing 2024 Esri Forecasted Data**

2024 Estimated HUD Broward County Median Household Income		City of Deerfield Beach, Florida						
\$77,614		Demand(D)	Supply(S)	No Gap/(Gap)		Demand(D)	Supply(S)	No Gap/(Gap)
Affordable Housing Bands	Income Band	Owner	Owner	Supply/Demand	Income Band	Renter	Renter	Supply/Demand
0.0% - 50.0%	\$0 - \$38,807	8,689 (40.5%)	10,126 (47.2%)	1,437	\$0 - \$970	7,024 (49.1%)	3,033 (21.2%)	(3,991)
50.1% - 80.0%	\$38,885 - \$62,091	4,101 (19.1%)	4,896 (22.8%)	795	\$972 - \$1,552	3,332 (23.3%)	7,202 (50.3%)	3,870
80.1% - 120.0%	\$62,169 - \$93,137	3,473 (16.2%)	3,336 (15.6%)	(136)	\$1,554 - \$2,328	2,255 (15.8%)	3,210 (22.4%)	955

Owing largely to a forecasted increase in the MHI and the anticipated addition new housing units, the model predicts that excess supply will continue in the very low and low-income bands and the deficit in the moderate-income band will shrink for home



ownership. The deficit in the very low-income band will increase, but that surpluses in the low-income and moderate-income bands will remain as a result of increased stock and rising median household incomes relative to a housing stock that is 27% cheaper for single-family homes and 35% cheaper for condominiums than county-wide averages.



Addressing The Demand For Affordable Housing

The City of Deerfield has continually demonstrated its commitment to affordable housing within the City. The City will receive over \$659,318 from CDBG Funds; \$193,098 annually from the Broward County HOME consortium; and \$102,250 in State of Florida SHIP funds. The City expects to receive an additional \$1 million of CDBG funds, \$278,500 in SHIP funds, and \$301,000 in HOME consortium funds under its consolidated plan, almost all of which will be towards affordable housing efforts.

CDBG Initiatives

As part of the City's 2019/2020 Annual Action Plan ("the Plan")⁴ under the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), the City has adopted the following:

- I. The City's goals for FY 2019/2020 is to continue to focus on the preservation of affordable housing, providing affordable housing, and providing a suitable living environment for residents in the low to moderate-income areas of the City. Additionally, the City will assist small businesses in economic development activity by providing grants for façade improvements.
 - a. **Preservation of Affordable Housing**
 - i. To conserve and expand the existing housing stock, especially that available to low- and moderate-income persons within the City, and to provide decent, safe and sanitary housing to eligible City residents; to handle the demolition and clearance of unsafe structures; to determine

⁴ Resolution 2019/071 approving the action plan was adopted June 4, 2019, and is the latest annual action plan adopted.

the cost of residential rehabilitation through work write-ups; and to perform necessary inspections of housing units participating in the City's HUD- approved programs.

b. **Provide Affordable Housing:**

- i. Provide homeownership assistance to low-to moderate-income households through purchase assistance which includes down payment, closing cost, mortgage buy down and interest reduction.

c. **Suitable Living Environment**

- i. The goal of providing a suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services by upgrading physical improvements such as sidewalk installation, street lighting, and improved public streets. In addition, providing public service programs to seniors in the community.

- 2. The City expects to complete the following projects related to affordable housing:
 - a. Provided purchase assistance to four (4) households.
 - b. Rehabilitation home repair projects to four (4) households.
- 3. The purchase Assistance program the City funds will be leverage with State funds and private bank funds for the mortgage of a property. The homeownership rehabilitation program federal funds are leveraged with State funds as well. When possible, the City will leverage its federal funds with general funds for Capital Improvement projects.
- 4. The city owns a limited supply of lots within LMI areas. The city may use these lots for in-fill housing and mix-use development activities in conjunction with local non-profits or private developers.



As noted in the Annual Action Plan, “The City of Deerfield Beach housing market presents significant barriers to developing an adequate supply of affordable housing for low to moderate-income people. The City of Deerfield Beach has taken steps to remove regulatory barriers to affordable housing. The City will continue to educate residents on fair housing best practices and work with non-profits organizations serving low- and moderate-income residents. The City will continue to include strategies within the 2019 Action Plan to prioritize state and federal funding sources for affordable housing. ..”

“The City will review its Comprehensive Plan, its zoning ordinance and building codes to ensure these documents do not contain barriers to affordable housing. Some policies implemented include:

- Permits as defined in s. 163.3177(6)(f)(3) for affordable housing projects are expedited to a greater degree than other projects.
- The City’s Planning and Development Services and Community Development staff through the City Commission maintain an ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

Within its prior CDBG Action Plans, the City has submitted to HUD on November 1, 2019, its Consolidated Annual Performance Evaluation Report (CAPER) summarizing its efforts.

The CAPER notes the following items as they relate to affordable housing:



1. **Home Repair Program.** For FY2019, 12 low- to moderate- income households received financial assistance for conditions that were a threat to the homeowner’s health, safety, and welfare. \$584,324 was spent in total for 5 homes (CDBG), 3 homes (HOME), and 5 homes (SHIP).

2. **Purchase Assistance Program.** During FY2019, 5 households received assistance totaling \$227,977 using CDBG, HOME, an SHIP funding.



ATTACHMENT 7



Shane Zalonis
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6258
Direct Fax: 954.333.4266
Email: shane.zalonis@gmlaw.com

August 20, 2020

VIA EMAIL sgraham@deerfield-beach.com

Stephen Graham
City of Deerfield Beach
Planning and Development Services
150 NE 2nd Avenue
Deerfield Beach, FL 33441

Re: Community Outreach Summary – CRD Federal LUPA
Application No. 64A

Dear Mr. Graham:

On behalf of CRD Federal LLC (“Applicant”), please consider this letter as a summary of community outreach efforts undertaken in relation to proposed land use plan amendment application 64A.

At 6:00 p.m. on August 18, 2020, we held a virtual meeting. An invitation was sent to all property owners within the City’s required notice radius. Approximately twenty-seven (27) property owners participated in the meeting. The participant list is attached.

During the meeting, Dennis Mele, Esq. presented the development proposal using a PowerPoint presentation. The presentation materials are attached. Mr. Mele also fielded many questions regarding an array of topics from the participants. A primary concern was regarding overflow parking from the nearby Duffy’s Sports Grill located north of the proposed development across NE 4th Street. A participant stated that customers of Duffy’s Sports Grill use the Northwest corner of the proposed development lot as well as NE 4th Street for parking, which has become an issue during days with scheduled events that draw larger crowds. Mr. Mele explained that once the property is developed, customers of Duffy’s Sports Grill would no longer be able to park there. Additionally, the participant wanted to know if either the proposed development plan or the City could change the traffic ingress and egress area of Duffy’s Sports Grill along NE 4th Street to alleviate parking and traffic issues in this area. Mr. Mele explained that we would discuss the participant’s concern with the City.

Another main concern from several residents was regarding the unit count and the

Boca Raton Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami Naples
New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

44712745v1
30556.0007

impact on traffic in the local area. Mr. Mele explained that the average household size is relatively low and that the proposed development includes studio, one-bedroom, and two-bedroom high-end luxury apartments. Mr. Mele explained that a traffic analysis will be prepared which will be reviewed by the City and that we will have more information closer to the hearing dates.

Participants asked how residential units can be developed in an area that is currently zoned for commercial uses. Mr. Mele explained that our application is to amend the zoning and land use maps so that the area would be changed to residential land use and zoning. Participants also asked several questions regarding the general application and approval process for the proposed development. Mr. Mele responded by going over the process and chronology of the land use plan amendment, rezoning, and site plan applications required for this matter. Mr. Mele further explained that the City and County will be reviewing and analyzing the area in regard to water, sewer, roadway, school, park, and trash collection to advise if any improvements will be required and that all of these departments will be involved in the review and approval process.

Mr. Mele also answered various questions from the participants regarding landscaping, drainage, parking spaces, pedestrian traffic, site perimeter and access, landscape buffers, and about the building height and number of stories for the proposed development. A copy of the chat log from the virtual community meeting is attached. Mr. Mele encouraged the participants to contact our office with any additional questions they may have.

Please contact me at (954) 527-6258 if you have any questions or comments regarding this summary letter or the community outreach meeting.

Sincerely,

GREENSPOON MARDER LLP



Shane Zalonis

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
Barbara		8/18/2020 16:43	8/18/2020 18:49	126
Greg		8/18/2020 17:37	8/18/2020 18:49	72
Shane Zalonis	shane.zalonis@gmlaw.com	8/18/2020 17:39	8/18/2020 18:49	70
Marie Josee		8/18/2020 17:42	8/18/2020 18:49	67
keith		8/18/2020 17:43	8/18/2020 18:49	66
April Bolowich	airspacegeek@gmail.com	8/18/2020 17:45	8/18/2020 17:48	3
April (April Bolowich)	airspacegeek@gmail.com	8/18/2020 17:48	8/18/2020 18:49	61
Dennis Mele	dennis.mele@gmlaw.com	8/18/2020 17:53	8/18/2020 18:49	56
CHerin		8/18/2020 17:54	8/18/2020 18:48	54
Nance		8/18/2020 17:54	8/18/2020 18:49	55
cynth's iPhone		8/18/2020 17:55	8/18/2020 18:49	54
Ellen G		8/18/2020 17:55	8/18/2020 18:49	54
Alnick		8/18/2020 17:55	8/18/2020 17:56	1
u1109		8/18/2020 17:56	8/18/2020 17:58	3
Rafael		8/18/2020 17:56	8/18/2020 18:30	35
Kim's iPad (2)		8/18/2020 17:56	8/18/2020 18:49	53
Alnick		8/18/2020 17:56	8/18/2020 18:48	52
Sara Ritzler	sritzler@att.net	8/18/2020 17:57	8/18/2020 18:49	52
Joseph White	josephwhite858@yahoo.com	8/18/2020 17:57	8/18/2020 18:48	52
Chip's iPhone 11		8/18/2020 17:57	8/18/2020 18:48	52
connie montagur		8/18/2020 17:58	8/18/2020 18:01	4
19548824738		8/18/2020 17:59	8/18/2020 18:35	36
marcia's iPhone		8/18/2020 18:00	8/18/2020 18:01	2
Gary Koolik	koolikg@brefrank.com	8/18/2020 18:00	8/18/2020 18:49	49
Pablo Escobar		8/18/2020 18:01	8/18/2020 18:01	1
marcia's iPhone		8/18/2020 18:01	8/18/2020 18:03	3
19548561379		8/18/2020 18:01	8/18/2020 18:49	48
Liz Adler		8/18/2020 18:01	8/18/2020 18:49	48
iPhone		8/18/2020 18:02	8/18/2020 18:48	47
Jim		8/18/2020 18:02	8/18/2020 18:49	47
Josh Rose		8/18/2020 18:02	8/18/2020 18:17	16
Mike Slaven	msslaven@centrumrd.com	8/18/2020 18:02	8/18/2020 18:49	47
Brian Rogers		8/18/2020 18:03	8/18/2020 18:14	12
gARY		8/18/2020 18:03	8/18/2020 18:49	46
marcia's iPhone		8/18/2020 18:03	8/18/2020 18:05	3
Paul Boutelle	boutellepc@gmail.com	8/18/2020 18:05	8/18/2020 18:49	44
Patricia Trull	pgtrull@gmail.com	8/18/2020 18:05	8/18/2020 18:20	15
marcia's iPhone		8/18/2020 18:06	8/18/2020 18:49	43
Galaxy Note9		8/18/2020 18:36	8/18/2020 18:49	13

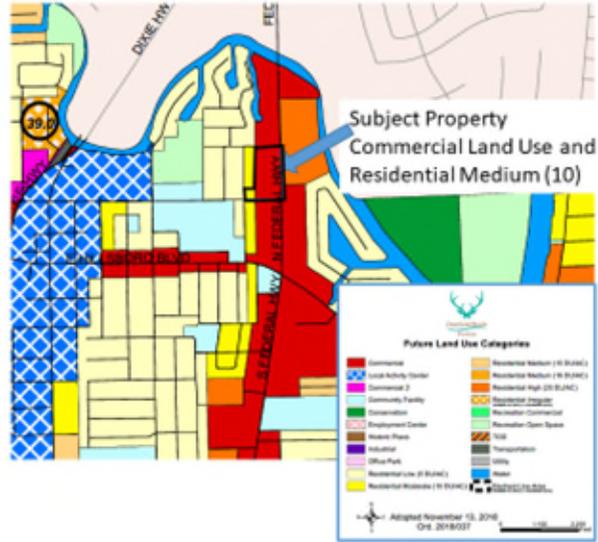
18:13:32 From April : What type of landscaping is planned along 4th St?
18:13:33 From Josh Rose : MAYBE I DIDNT HEAR YOU, BUT WILL THESE UNITS BE OWNED OR RENTALS ?
18:13:59 From April : will it have an HOA?
18:14:01 From Barbara : Is the 5 story a definite?
18:14:13 From Alnick : 277??
18:14:41 From Ellen G : How many stories are now permitted under commercial zoning
18:14:51 From April : What type of landscaping is planned along 4th St?
18:15:48 From Alnick : if it is mostly zoned commercial, then how can you do 277 residential units?
18:17:19 From April : have site plans been prepared? and are there any impact statements?
18:20:01 From April : how will you prevent overflow parking in the neighboring residential streets> This used to be a HUGE problem several years ago.
18:21:13 From Alnick : would you consider financial assistance for new trees/landscaping to the east side of Federal directly across the street in front of Riverhouse gardens
18:21:15 From keith : 2nd street looks like a parking lot when school starts and ends
18:21:58 From Barbara : What type of sound wall between the existing units on 9th AVE and this new Residential development?
18:23:08 From Kim's iPad (2) : how many stories high are these apartments in the photo?
18:24:49 From Paul Boutelle : there is serious flooding on 9th ave as it is now from the run off of the existing parking lot. how will this be corrected?
18:26:58 From Ellen G : We don't need a study to know that traffic already backs up southbound and eastbound at Federal and Hillsboro What will be done to alleviate that?
18:28:10 From Ellen G : why don't you develop under current zoning. we don't need more traffic or rentals.
18:30:17 From Ellen G : you're asking for special privileges
18:33:18 From April : Thats not gonna be enough parking.
18:33:19 From Alnick : just read my question. thank you
18:36:03 From Alnick : we would like some palm trees lining our front of property. it would be nice if you could help with the cost as it would help for the beautification of all surrounding areas and the view from your building
18:38:53 From Alnick : I'm sure it would be a beautiful projectbut how can you squeeze 277 units in that small property
18:40:08 From Paul Boutelle : are the majority of the units studio or two bedroom?
18:40:40 From keith : How many guests spaces are you proposing at the parking court ? and will you be able to exit garage from there?
18:43:50 From keith : Where's the dumpster locations
18:43:56 From Barbara : You mentioned parking on 2nd Street - that road barely fits 2 cars passing each other.. Are you widening this road?
18:44:31 From keith : Where's the dumpster location ?
18:45:52 From keith : Turn lane off of Federal?
18:45:56 From Shane Zalonis : shane.zalonis@gmlaw.com
18:46:54 From Alnick : my buddy lives in. 12 story huge building with 239 units
18:46:56 From Nance : nice proposal- start to finish time frame if all approved?
18:47:09 From Alnick : how can you squeeze 277 units in this little area
18:47:22 From Alnick : I'm sure it will be nice
18:48:17 From Nance : I live in Riverhouse Gardens- thank you for residential; and answering my question
18:48:29 From Alnick : thank you
18:48:45 From April : Thank you sir

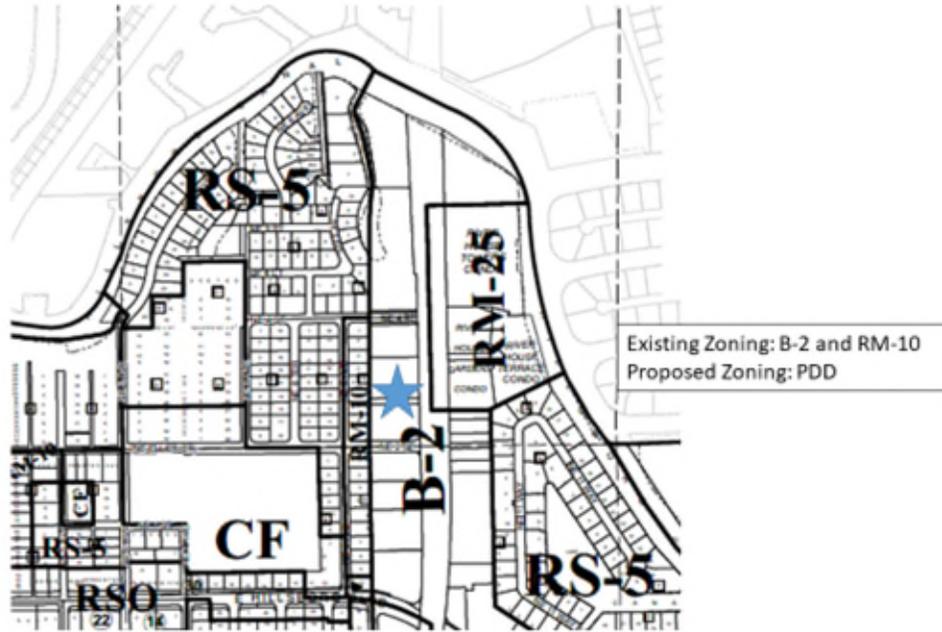
Mr. Stephen Graham
August 20, 2020
Page No. 5

Land Use Plan Amendment
August 18, 2020

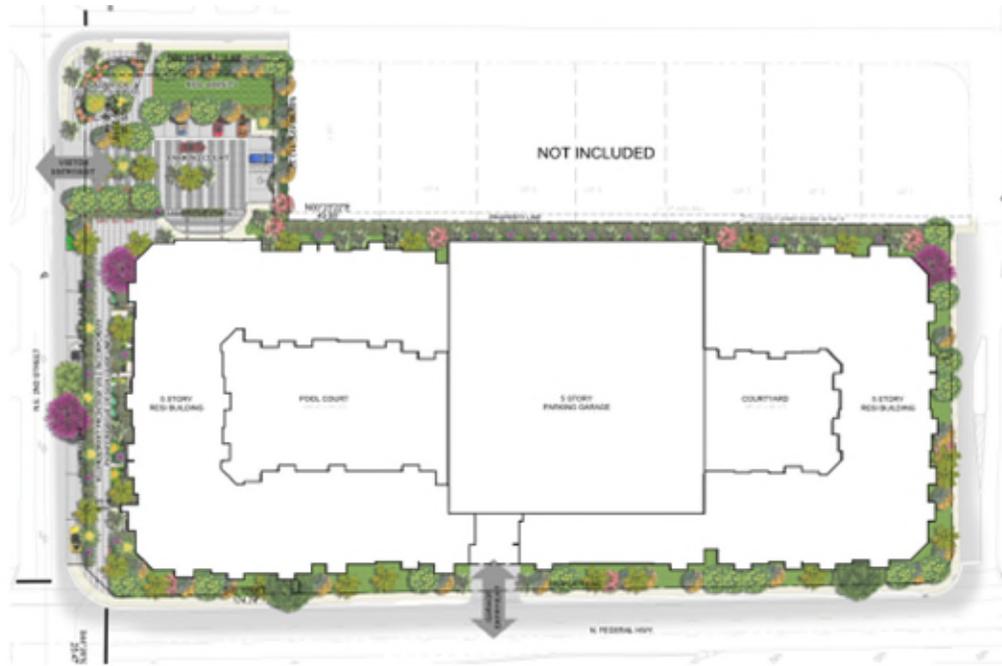
Virtual Community Meeting

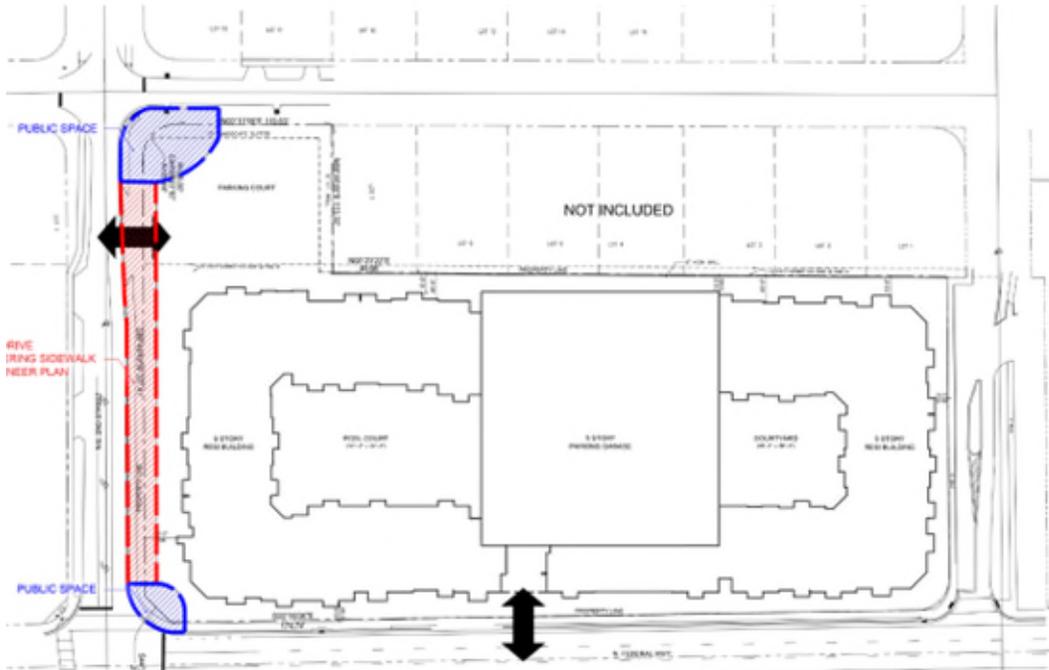












ARCHITECTS AND ENGINEERS, INC. IS THE ARCHITECT FOR THE PROJECT SHOWN ON THIS PLAN. THE ARCHITECT'S OFFICE HAS CONDUCTED VISUAL ANALYSIS AND HAS PREPARED THIS VISUAL ANALYSIS AS A SERVICE TO THE CLIENT. THE ARCHITECT'S OFFICE HAS CONDUCTED VISUAL ANALYSIS AND HAS PREPARED THIS VISUAL ANALYSIS AS A SERVICE TO THE CLIENT. THE ARCHITECT'S OFFICE HAS CONDUCTED VISUAL ANALYSIS AND HAS PREPARED THIS VISUAL ANALYSIS AS A SERVICE TO THE CLIENT.

MSA ARCHITECTS

DEERFIELD BEACH APTS.

277 S. D. A. 200 N. DEERFIELD BEACH, FL 33442

COASTAL IMAGE BOARD



ATTACHMENT 8



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

November 18, 2020

To: Dawn B. Teetsel, Director of Planning
Broward County Planning Council

Thru: Dan West, Director *Dan West*
Parks and Recreation Division

From: Linda Briggs Thompson, Environmental Program Manager *LBT*
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 21-5 Centrum (Deerfield Beach)



Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for Centrum (Deerfield Beach). Our comment is as follows:

PC 21-5 No objections to the Land Use Plan Amendment. However, regional park impact fees will be required for the 277 dwelling units proposed for this project.

If you or your staff has any questions about our comments, please call me at 954-357-8120.

ATTACHMENT 9



Public Works Department

WATER AND WASTEWATER SERVICES

2555 W. Copans Road • Pompano Beach, Florida 33069 • 954-831-0705 • FAX 954-831-0708

DATE: October 22, 2020



TO: Leny R. Huaman, Planner
Broward County Planning Council

FROM: Susan Juncosa
Broward County Water Management Division

SUBJECT: PC 21-5 Centrum Land Use Plan Amendment
Section D: Drainage Analysis

Dear Ms. Huaman:

The information in the above-captioned land use plan amendment (LUPA) is essentially 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

RECEIVED

JAN 22 2021

BROWARD COUNTY
PLANNING COUNCILRiverHouse Gardens Resident
322 N. Federal Hwy.
Deerfield Bch. FL 33441
Jan. 18, 2021

Dear Planning Council office,

This letter is in reference to
PC 21-5 (Deerfield Beach)

Please Reject This Proposal!!

This intersection is a danger zone.
Full of traffic, air pollution,
noise pollution, + a few car
accidents, Especially between 4-6 PM!

Dunkin Donuts is new to the area.
A turn lane was not put in, to get
into the parking lot. Big Mistake!
Leaving the drive-thru is very
dangerous as well. Especially
between 8-10 AM!

Dubbys restaurant promotes the
2 for 1 all-day happy hour. This
runs 7 days a week from 11 AM
to 11 PM. Sadly promoting buzzed
and drunk driving. Also very
dangerous.

The upgrades and expansion of the Shell gas station on the north west corner of Hillsboro and Federal, has also created more traffic and gridlock in that area. There is also no turn lane to get into the Shell station, therefore causing more traffic.

The Domino's Pizza at this intersection, also is an issue, because it promotes the delivery drivers to drive recklessly, and speed, in a hurry to make a good tip - this is daily from 10AM - 2AM.

The Taco Bell on the North East Corner of Hillsboro + Federal promotes the \$1.00 value menu. This attracts many patrons from all over. When exiting onto Federal Hwy, you would have to use the light at NE Eller St (2nd) and make a U-turn, to get back to Federal Hwy. This is on going from 10AM - 2AM.

I propose no to butthering traffic,
noise pollution, air pollution,
and congestion in this area.

Thankyou,

RHG Resident
322 N Federal Hwy
Deerfield Bch Fl
33441

A copy of this letter has been
mailed to the City of Deerfield
Bch. Planning Department.