



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

FROM: Barbara Blake Boy, Executive Director

RE: Delegation Request for Pennell Family Plat
(001-MP-95) City of Deerfield Beach

DATE: April 27, 2021

This memorandum updates our previous correspondence regarding the referenced plat dated December 21, 2020.

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield Beach. That plan designates the area covered by this plat for the uses permitted in the "Residential Irregular (39)" land use category. This plat is generally located on the east side of Northeast 1 Avenue, between Northeast 5 Street and Dixie Highway.

The referenced plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendment PC 18-8, which amended various future land use designations to "Irregular (39) Residential." Said amendment was adopted by the Broward County Commission on September 25, 2018, subject to the following voluntary restrictions:

- Restrict building height to a maximum of six (6) stories; and
- Contribute \$500 per dwelling unit towards the City's affordable housing programs.

Planning Council staff notes that this plat is being developed under a "unified development plan" with the adjacent "Antibes Development Plat" (107-MP-90) and "Antibes Development Plat II (006-MP-91). The three (3) plats together permit a maximum of 184 dwelling units ("Pennell Family Plat" (142 dwelling units), "Antibes Development Plat" (24 dwelling units) and "Antibes Development Plat II" (18 dwelling units)). The restrictive notes on "Antibes Development Plat" and "Antibes Development Plat II" will be limited to an ancillary residential parking garage with no dwelling units proposed or permitted. Therefore, the proposed development of 179 dwelling units on the "Pennell Family Plat" is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that all restrictions for the above referenced plat must be in coordination with "Antibes Development Plat" and "Antibes Development Plat II."

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Further, it is noted that the residential dwelling units resulting from said amendment were subject to BCLUP Policy 2.16.2 and found to satisfy same, based on the City's affordable housing programs and policies, as well as the applicant's voluntary contribution of \$500 per dwelling unit towards affordable housing as referenced above.

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

BBB:LRH

cc: David Santucci, City Manager
City of Deerfield Beach

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

