



TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", located next to the name Barbara Blake Boy.

RE: Centrum Deerfield Beach (010-MP-23)
City of Deerfield Beach

DATE: February 27, 2025

This memorandum updates our previous comments regarding the referenced plat dated April 25, 2023.

The Future Land Use Element of the City of Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield Beach. That plan designates the area covered by this plat for the uses permitted in the "Residential Moderate (10 du/ac)" (i.e. the western approximate 0.2 gross acres) and the "Irregular Residential (48.6 du/ac)" (i.e. the eastern approximate 5.7 gross acres) land use categories. This plat is generally located on the west side of Federal Highway/U.S. 1, between Eller Street/Northeast 2 Street and Northeast 4 Street.

Regarding the proposed residential use, Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 279 dwelling units. Therefore, the proposed 237 dwelling units are in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that a portion of this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 21-5, which was approved by the Broward County Commission on March 9, 2021, recognizing the following voluntary commitment:

- Contribute \$500 per dwelling unit towards the City's affordable housing programs.

The effective land use plan shows the following land uses surrounding the plat:

North: Commercial and Residential Moderate (10 du/ac)

South: Commercial and Residential Moderate (10 du/ac)

East: Commercial and Residential High (25 du/ac)

West: Residential Low (5 du/ac) and Residential Moderate (10 du/ac)

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

Centrum Deerfield Beach
February 27, 2025
Page Two

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:ACJ

cc: Rodney Brimlow, Interim City Manager
City of Deerfield Beach

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

