



Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Centrum Deerfield Beach	Application Number:	010-MP-23
Application Type:	New Plat	Legistar Number:	25-287
Owner/Applicant:	CRD Federal, LLC	Commission District:	2
Authorized Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	31/47/43
Location:	West side of Federal Highway/U.S. 1, between Eller Street/Northeast 2nd Street and Northeast 4th Street	Folio Number (s):	474331000500; 474331000501; 474331000503; 474331080400
Municipality:	City of Deerfield Beach	Platted Area:	4.3 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	An extension waiver was granted until April 2, 2025		
Recommendation:	APPROVAL		
Meeting Date:	April 1, 2025		

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

The application is attached (**Exhibit 7**). The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code.

Existing and Future Land Use	
Existing Use:	33,380 sq. ft. of office use and one (1) single-family residence
Proposed Use:	237 Mid-Rise Units
Plan Designation:	"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)
Adjacent Uses	Adjacent Plan Designations
North: Restaurant	North: Commercial and Residential Moderate (10 du/ac)
South: Office	South: Commercial and Residential Moderate (10 du/ac)

East: Multi-Family Residences	East: Commercial and Residential High (25 du/ac)
West: Single Family Residences	West: Residential Low (5 du/ac) and Residential Moderate (10 du/ac)

In accordance with the Land Development Code, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

This application initially requested 277 mid-rise units. However, on February 14, 2025, the applicant reduced the request to 237 units. Consistent with the level of development approved by the City of Deerfield Beach.

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Deerfield Beach Comprehensive Plan is the effective land use plan. 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 category. The proposed 237 mid-rise units are in compliance with the permitted uses of the effective land use plan.

Planning Council memorandum is attached (**Exhibit 3**).

2. Affordable Housing

This plat is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2. A portion of this plat was the subject of (BCLUP) amendment PC 21-5, which was approved by the Broward County Commission on March 9, 2021. The developer made a voluntary commitment to contribute \$500 per dwelling unit towards the City’s affordable housing programs.

3. Trafficways

Trafficways approval was received on April 25, 2024, and is valid for 12 months.

4. Access

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

Please note Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The use of a non-standard agreement will require independent approval by the County Commission.

This project is located on Federal Highway (SR 5) a state road. Florida Department of Transportation (FDOT) has issued an Approval Letter with Conditions, see attached (**Exhibit 5**). Openings or improvements on functionally classified State Roads are subject to the “Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards.”

5. Concurrency – Transportation

This plat is located in the Northeast Transportation Concurrency Management Area (TCMA), which is subject to transportation concurrency fees, as defined in Section 5-182.1(a)(1)(a) of the Land Development Code. The proposed use generates an increase of 43 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	1	92
Non-residential	48	0
Difference	(92 – 49 = 43)	

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Deerfield Beach	Broward County
Plant name:	Deerfield Beach East (02/23)	Broward County North Regional (BCUD 4) (12/24)
Design Capacity:	23.00 MGD	95.00 MGD
Annual Average Flow:	12.50 MGD	71.35 MGD
Estimated Project Flow:	0.097 MGD	0.082 MGD

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

7. Concurrency – Regional Parks

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

	Land Dedication (Acres)
Regional	1.06
Local	0

8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 237 mid-rise units will generate 14 (6 elementary, 3 middle, and 5 high school) students. This plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code.

9. Impact Fee

All impact fees (school, park, transportation concurrency, and administrative fees) will be calculated by Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

At the time of plat application, one (1) single family residence and a 33,380 square foot office building exist on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182.13 of

the Land Development Code, this structure may be eligible for credit towards transportation concurrency impact fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.

10. Environmental Review

This plat was reviewed by Environmental Permitting Division.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org.

In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

B. Aquatic and Wetland Resources

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental 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, and plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

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 Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

C. Tree Preservation

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

D. Clean-Up and Waste Regulation

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to 954-519-1483 or EAR@broward.org.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

Since the number of proposed parking spaces is 461, no Parking Facility License is required. A Parking Facility Air License is required if the proposed number of parking spaces is increased to 750 or more for a Parking Garage or to 1,500 or more for a Surface Parking lot. For more information call 954-519-1270 and ask for Air Licensing.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

11. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

12. Historical and Archaeological Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Eric M. Power, AICP, Director, Planning and Development Services, City of Deerfield Beach at 150 Northeast 2nd Avenue, Deerfield Beach, FL 33441 or by phone at (954) 480 - 4200 for additional information.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities 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.

13. Aviation

Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use) including Sec. 5-182.10 (Airports) apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. The applicant should visit <https://www.broward.org/Airport/Business/AirspaceReview/Pages/Maps.aspx> to determine if the proposed project exceeds the height limitations in the Airport Airspace Imaginary Surfaces Composite Map. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>. To initiate the Broward County Aviation Department Review, please contact AirspaceReview@Broward.org.

14. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and provided no response.

15. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
2. This plat was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
3. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in the Highway Construction and Engineering Memorandum.
2. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on the face of the plat reading:
 - a. This plat is restricted to 237 mid-rise units.
 - b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
4. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[CLD]