



**PARKS AND RECREATION DIVISION** • Administrative Offices  
 950 N.W. 38<sup>th</sup> 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**

January 25, 2024

To: Huda Ashwas, Planner Trainee  
 Broward County Planning Council

Thru: Dan West, Director  
 Parks and Recreation Division **West, Dan**  
Digitally signed by West, Dan  
 Date: 2024.01.25 14:06:04 -05'00'

From: Linda Briggs Thompson, Environmental Program Manager **Briggs, Linda**  
 Parks and Recreation Division  
Digitally signed by Briggs, Linda  
 Date: 2024.01.25 15:49:32 -05'00'

Re: **Land Use Plan Amendment Comments  
 Proposed Amendment PC 24-2 555 SW 3 Avenue, Deerfield Beach**

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan 555 SW 3 Avenue LUPA (Deerfield Beach). Our comment is as follows:

**PC 24-2** Regional park impact fees will be required for the additional 22 dwelling units planned for this project. While we are cognizant of the pressure to construct more housing, it is continually concerning to see land designated as Recreation and Open space developed for other purposes. The intent of the development code was for more recreation and open space to be designated as more housing units are developed, not less.

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



RESILIENT ENVIRONMENT DEPARTMENT (RED)  
REVIEW AND COMMENTS ON  
PROPOSED BROWARD COUNTY LAND USE PLAN MAP  
AMENDMENT

**For:** Broward Planning Council

**Applicant:** City of Deerfield Beach

**Amendment No.:** PC 24-2

**Jurisdiction:** City of Deerfield Beach

**Size:** Approximately 1.4 acres

**Existing Use:** Vacant

**Current Land Use Designation:** Recreation and Open Space

**Proposed Land Use Designation:** Medium (16) Residential

**Estimated Net Effect:** Addition of 22 dwelling units  
[Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]  
Reduction of 1.4 acres of recreation and open space use

**Location:** In Section 1, Township 48 South, Range 42 East; generally located on the west side of Martin Luther King Avenue/Southwest 3 Avenue, between Southwest 5 Court and Southwest 7 Court.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

## ANALYSIS AND FINDINGS

### ENVIRONMENTAL PERMITTING DIVISION

**Contaminated Sites** - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There **are no (0)** listed contaminated sites that were found within one-quarter mile of the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed can be directed to (954) 519-1483 or [EAR@broward.org](mailto:EAR@broward.org). (AR 1/18/24)

**Solid Waste** - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

There **are no (0)** active or inactive solid waste facilities located within one mile of the proposed amendment location. (AR 1/18/24)

**Wetlands** - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3 ]

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 any 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 \(invasive.org\)](http://FloridaExoticPestPlantCouncil.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](mailto:AWRLicense@broward.org) for specific code requirements.

**Surface Water Management** - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed project will be required a Broward County Surface Water Management License. The applicant can apply for the SWM through Broward County [Epermits](#).

Some requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including:
  - a. Broward County Parking Lot Protection - 5-yr, 1-day
  - b. Attenuation Requirement - 25-yr, 3-day
  - c. Flood Protection - 100-yr, 3-day (zero discharge)
2. FFE requirements – FEMA, Broward County 100-yr, 3-day flood map elevation, Broward County Future Conditions 100 yr flood map and site specific 100-yr, 3-day (zero discharge) peak stage.
3. Water table requirements - Broward County Current Wet Season Water Table and Future Groundwater Table Elevation.
4. This property is in a wellfield zone.

**Upland Resources (including Tree Preservation and Greenways)** - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

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.

**Hazardous Material Facilities** - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are five (5) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the five (5) facilities, four (4) are hazardous material facilities, zero (0) storage tank facility, and one (1) facility that have both hazardous materials and storage tanks. (VP 01/02/2024)

**Wellfield Protection** - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is currently adjacent to, or within ¼ mile of a wellfield zone of influence. Special restrictions apply under Broward County's Wellfield Protection regulations. (VP 01/02/2024)

**SARA TITLE III (Community Right to Know)** - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There is no known SARA Title III Facility on, adjacent to, or within ¼ mile of the proposed amendment site. (VP 01/02/2024)

## **NATURAL RESOURCES DIVISION**

**Air Quality** - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a change of **0 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 **moderate impact** on air quality.

The Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas.

There are no air permitted facility located within half a mile of the proposed amendment site, meaning that there are no nearby facilities with any air quality complaints nor any facilities in the area with existing or potential odor or noise problems. (AR 1/18/24)

**Specially Designated Areas** - [ CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

This project site is adjacent, along the southern boundary to Tivoli Sand Pine Preserve a City of Deerfield owned and managed Preserve. It is listed as a Designated Urban Wilderness and included in the Urban Wilderness Inventory.

<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>

**Protected Natural Lands** – Project site is adjacent to Tivoli Sand Pine Preserve along the southern boundary. Tivoli Sand Pine Preserve is an approximately twenty-one acre sand pine included 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 Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project.

The proposed land use designation is not expected to have an impact on marine or riverine resources related to CP Objective CM4 and Policies C.7.6, C.7.7, C.7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.9, 3.3.12.

Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Permitting Division concerning wetlands impact from the proposed land use designation. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Comprehensive Plan Policy C.7.6 and Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment area is not along the coast.

**Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas** [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

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 2070. 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. 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, Broward County Land Use Plan Policies 2.21.1, 2.21.5, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project.

However, Policy 2.21.6 is not limited to areas only covered by the PPA and states that Broward County shall support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Climate Action Plan, as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners. The Resilient Environment Department asks that the applicant take those actions into consideration through the application, design, permitting and construction process, but specifically calls out the following Regional Climate Action Plan Recommendations related to natural areas and urban forests: NS-4.1, NS-15.5, ST-5.1, ST-5.2, ST-5.3, as this site is directly adjacent to the Tivoli Sand Pines Preserve which has been established as a wilderness area in Broward County; and recommendations related to heat islands: NS-15.4, PH-3.1, PH-3.3, and ST-14.3 for consideration.

The Resilient Environment Department also recommends review of the Future Conditions Map Series (Plate WM 2.1 – Future Conditions Average Wet Season Groundwater Elevation Map, and Plate WM 13.1 – Future Conditions 100-Year Flood Elevation Map), and their use as required by Broward County Code of Ordinances for permitting and design of the proposed site. The reviewer notes that Plate WM 13.1 – Future Conditions 100-Year Flood Elevation Map was not mentioned in the application.

**NatureScape Program** – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

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>

**Water Recharge** - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

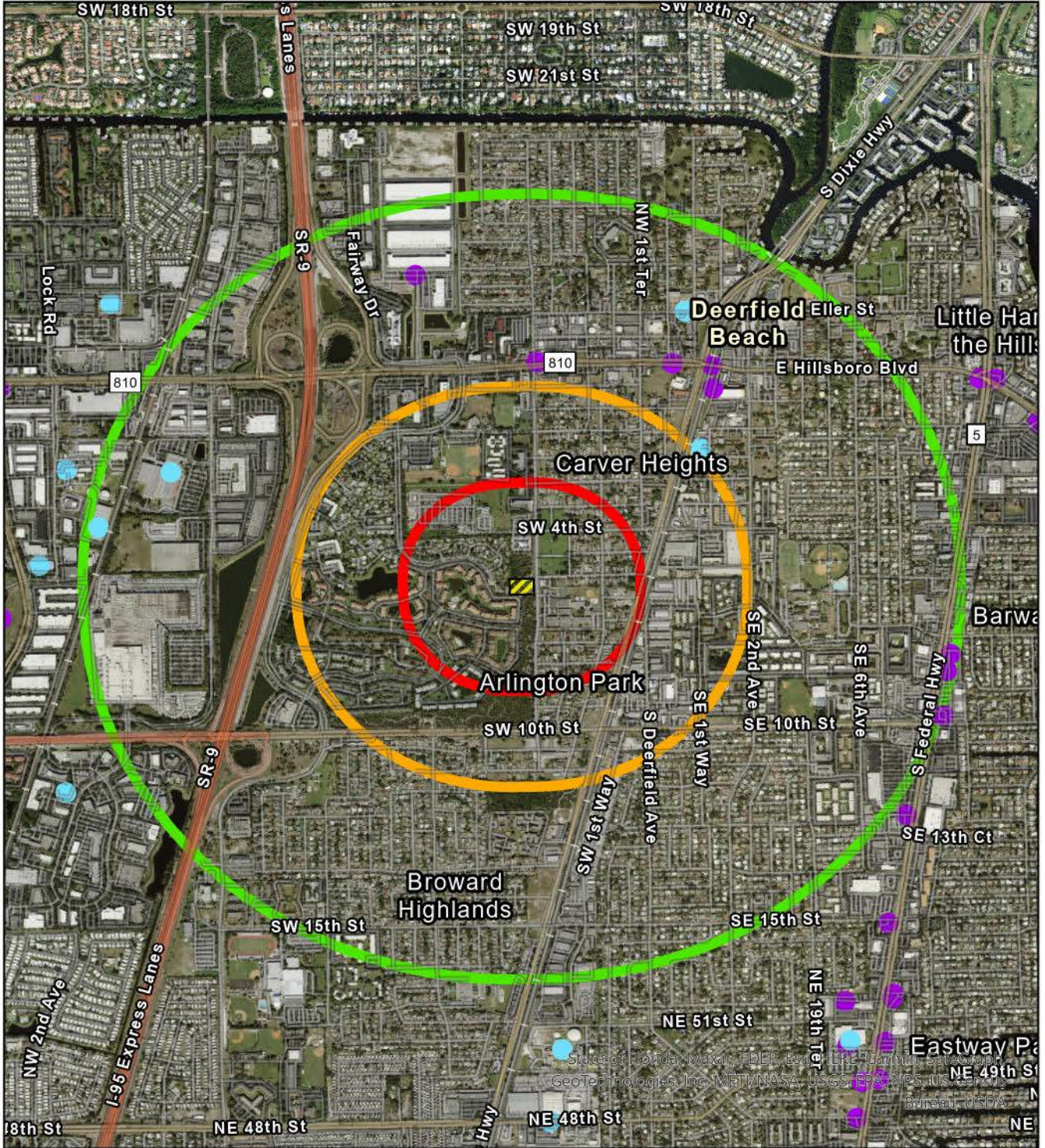
The proposed land use designation allows 75 percentage of impervious area on the property. Based on current and proposed land use designations, the development resulting from the proposed land use designation could potentially result in an increase of 65% impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The 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.

Staff suggests that the design of the new residential project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.



# Broward County Land Use Plan Proposed Amendment 24-2



### Legend

- Air Sites
- Contaminated Sites
- Proposed Site
- Quarter Mile Buffer
- Half Mile Buffer
- One Mile Buffer



Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.  
 Prepared by: Ashley Robins on 12/28/23  
 Natural Resources Division



Date Prepared: 1/2/2024 1:22 PM  
 Prepared by: VPHIPPS

**Land Use Amendment Legend**

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- SARA\_Title\_III\_Facility
- Hazardous\_Materials\_Facility
- BufferHMIntersect
- 0.25 Mile Buffer
- Proposed Amendment Site

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes 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.

<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
B'Nai B'Rith Apartments	299 SW 3RD AVE, Deerfield Beach, FL 33441	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool Chemicals	Hazardous Material
City of Deerfield Beach Public Works and Garage	401 SW 4TH ST, Deerfield Beach, FL 33441	7538 - Municipal Equipment or Vehicle Maintenance	Hazardous Material and Storage Tank
Vector Fleet Management LLC	401 SW 4TH ST, #B Deerfield Beach, FL 33441	7538 - Fleet Service	Hazardous Material
Youth Automotive Training Center of Broward, Inc.	399 SW 3RD AVE, Deerfield Beach, FL 33441	7538 - Automotive Repair School	Hazardous Material
R.J. Trucking & Bulldozing Incorporated	231 SW 8TH ST, Deerfield Beach, FL 33441	7538 - Automotive Repair	Hazardous Material

BROWARD COUNTY PLANNING COUNCIL  
WETLAND RESOURCE QUESTIONNAIRE  
as completed by the  
RESILIENT ENVIRONMENT DEPARTMENT

***I. Description of the Site and Proposed Amendment***

**For:** Broward Planning Council

**Applicant:** City of Deerfield Beach

**Amendment No.:** PC 24-2

**Jurisdiction:** City of Deerfield Beach

**Size:** Approximately 1.4 acres

**Existing Use:** Vacant

**Current Land Use Designation:** Recreation and Open Space

**Proposed Land Use Designation:** Medium (16) Residential

**Estimated Net Effect:** Addition of 22 dwelling units

[Zero (0) dwelling units currently permitted by the Broward County  
Land Use Plan]

Reduction of 1.4 acres of recreation and open space use

**Location:** In Section 1, Township 48 South, Range 42 East; generally located on the west side of Martin Luther King Avenue/Southwest 3 Avenue, between Southwest 5 Court and Southwest 7 Court.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

***II. Wetland Review***

**A.** *Are wetlands present on subject property?* No.

**B.** *Describe extent (i.e. percent) of wetlands present on subject property.*

**C.** *Describe the characteristics and quality of wetlands present on subject property.*

**D.** *Is the property under review for an Environmental Resource License?*

**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?*

**III. Comments:**

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 any 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 \(invasive.org\)](http://FloridaExoticPestPlantCouncil.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](mailto:AWRLicense@broward.org) for specific code requirements.

Completed by: L. Sunderland 1/23/2024

**BROWARD COUNTY  
WATER RECHARGE QUESTIONNAIRE  
as completed by  
RESILIENT ENVIRONMENT DEPARTMENT**

***I. Information about the Proposed Amendment***

**For:** Broward Planning Council  
**Applicant:** City of Deerfield Beach  
**Amendment No.:** PC 24-2  
**Jurisdiction:** City of Deerfield Beach  
**Size:** Approximately 1.4 acres  
**Existing Use:** Vacant  
**Current Land Use Designation:** Recreation and Open Space  
**Proposed Land Use Designation:** Medium (16) Residential  
**Estimated Net Effect:** Addition of 22 dwelling units  
[Zero (0) dwelling units currently permitted by the Broward  
County Land Use Plan]  
Reduction of 1.4 acres of recreation and open space use

**Location:** In Section 1, Township 48 South, Range 42 East; generally located on the west side of Martin Luther King Avenue/Southwest 3 Avenue, between Southwest 5 Court and Southwest 7 Court.

Note: Findings and Recommendations do not constitute waivers from any federal, state, or local law.

***II. Water Recharge Review based on Broward County Land Use Plan Designations***

***A. Impacts of the current land use designation on water recharge:***

A typical value for an impervious area produced by this type of development is approximately 10 percent or equivalent to 0.14 acres.

***B. Impacts of the proposed land use designation on water recharge:***

A typical value for an impervious area produced by this type of development is potentially 75 percent or the equivalent of 1.05 acres.

***C. General impacts of the proposed land use change on water recharge:***

The change in land use (current to proposed) could potentially result in a increase of 65 percent impervious surface on the property, which is the equivalent of 0.91 acres of impervious surface and a loss in recharge capacity.

***III. Analysis of Impact of Change in Land Use Designation***

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 75 percentage of impervious area on the property. Based on current and proposed land use designations, the development resulting from the proposed land use designation could potentially result in an increase of 65% impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The 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.

***IV. Comments***

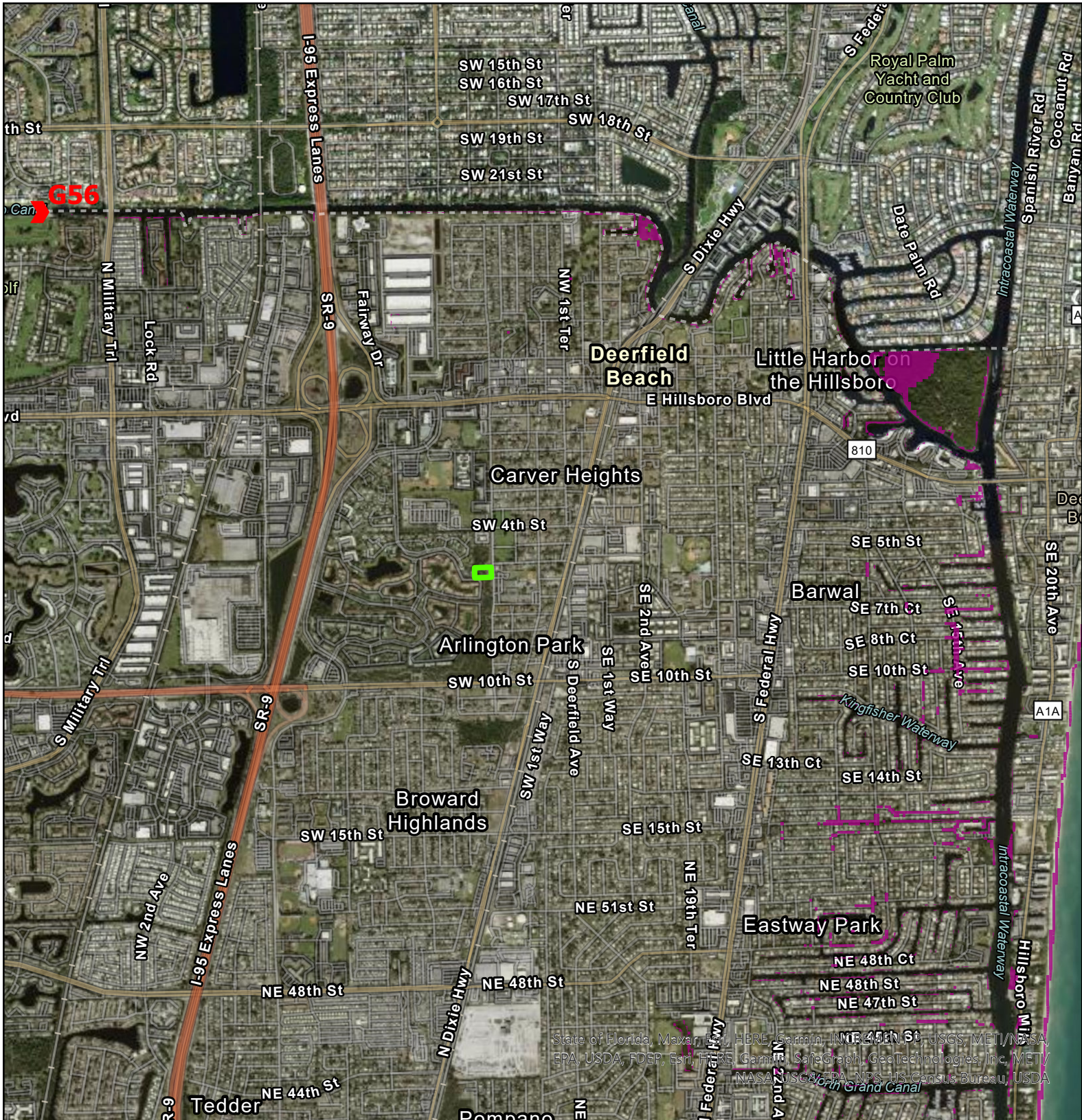
Staff suggests that the design of the new residential project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.


*Prepared by: Monica Pognon, Broward County Natural Resources Division (1/23/2024).*


# Broward County Land Use Plan

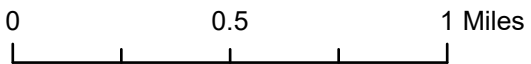
## Proposed Amendment

PCNRM 24-2



 Proposed Land Use Plan Amendment

 Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070 (PC 24-2 is located outside of a Priority Planning Area)







Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382



**VIA EMAIL**

January 23, 2024

Huda Ashwas, Planner Trainee  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 24-2 555 SW 3<sup>rd</sup> Ave (Deerfield Beach) - Transit Verification Letter

Dear Ms. Ashwas,

Broward County Transit (BCT) has reviewed your correspondence dated December 26, 2023, regarding the proposed Land Use Plan Amendment (LUPA) for PC 24-2, 555 SW 3rd Avenue, Deerfield Beach FL 33441 (Folio ID 484201000570), for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to Community Shuttle Routes 728, 729 and BCT Fixed Route 50. Please refer to the following table for detailed information.

*The first row details the service for BCT Route 50 on weekdays, Saturdays, and Sundays line by line. For example, on weekdays it runs 5:00 a.m. - 12:09 a.m. with a frequency of 33 minutes. The second and third rows detail the service for BCT Routes 728 and 729 respectively, both of which run on weekdays and Saturdays from 8:00 a.m. - 4:00 p.m. and have a frequency of 60 minutes.*

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
50	WEEKDAY SATURDAY SUNDAY	5:00 A.M. – 12:09 A.M. 5:00 A.M. – 10:55 P.M. 7:38 A.M. – 9:30 P.M.	33 Minutes 40 Minutes 50 Minutes
728 Deerfield Beach Express I	WEEKDAY SATURDAY	8:00 A.M. – 4:00 P.M. 8:00 A.M. – 4:00 P.M.	60 Minutes 60 Minutes
729 Deerfield Beach Express II	WEEKDAY SATURDAY	8:00 A.M. – 4:00 P.M. 8:00 A.M. – 4:00 P.M.	60 Minutes 60 Minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.



Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

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.

Please feel free to call me at 954-357-5481 or email me at [dacohen@broward.org](mailto:dacohen@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

*Daniel Cohen*

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

Broward County Board of County Commissioners

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine  
[www.broward.org](http://www.broward.org)



**WATER MANAGEMENT DIVISION / PUBLIC WORKS**  
2555 West Copans Road, Pompano Beach, Florida (954) 831-0751

December 27, 2023

Huda Ashwas, Planner Trainee  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

via email: [hashwas@broward.org](mailto:hashwas@broward.org)

SUBJECT: 555 Southwest 3 Avenue, Deerfield Beach  
Land Use Plan Amendment PC 24-2– Drainage Analysis

Dear Ms. Ashwas:

The information in the above-captioned proposed land use plan amendment (LUPA) for drainage is essentially correct. Our office has no objection to this LUPA.

As noted in the application, the future development will require a Broward County Surface Water Management License. Broward County Environmental Engineering – Surface Water Section should be contacted for more information.

It does appear that the application incorrectly identifies the site location relative to a wellfield. Section H states the site is within Wellfield Zone 1. However, Broward County GIS maps show the site as being within Zone 3 (<https://geohub-bcgis.opendata.arcgis.com/documents/99a45ea5580344fdb5fee03ecd4ebf77/explore>).

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa, Natural Resources Specialist  
Water and Wastewater Services/**WATER MANAGEMENT DIVISION**  
2555 West Copans Road, Pompano Beach FL 33069  
OFFICE: (954) 831-0778 MOBILE: (954) – 551-3506  
E-MAIL: [sjuncosa@broward.org](mailto:sjuncosa@broward.org) FAX: (954) 831-3285



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 1021 Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521



**DATE:** January 19, 2024

**TO:** Barbara Blake Boy, Executive Director  
Broward County Planning Council

**FROM:** Josie P. Sesodia, AICP, Director  
Urban Planning Division

Digitally signed by Josie P. Sesodia  
Date: 2024.01.25 09:28:42 -05'00'

**SUBJECT:** *PC 24-2: City of Deerfield Beach (555 SW 3<sup>rd</sup> Ave)*

The Broward County Urban Planning Division (UPD) staff reviewed proposed amendment PC 24-2. The subject site is in Deerfield Beach involving approximately 1.4 acres. The amendment proposes:

*Current Designations:* Recreation and Open Space

*Proposed Designation:* Medium (16) Residential

*Estimated Net Effect:* *Addition of 22 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]*  
*Reduction of 1.4 acres of Recreation and Open Space Use*

Analysis of Natural and Historic Resources

A. The County's archaeological consultant reviewed the application and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that the proposed project will have no 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 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

2. If, in the event that unmarked burials are discovered, then, pursuant to Florida 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](mailto:Med_Exam_Trauma@broward.org)  
Website: <http://www.broward.org/MedicalExaminer>

#### Affordable Housing.

The Urban Planning Division (UPD) staff reviewed the application and determined that it is not subject the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed amendment will add less than 100 units to the BCLUP.

The proposed amendment will add less than 100 units to the Broward County Land Use Plan (BCLUP). Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of zero (0) residential units are currently permitted under the existing Land Use Plan. This request is for an increase of 22 dwelling units.

Although Policy 2.16.2 does not apply to this project, the applicant states that the subject site will be utilized for a future affordable housing project. A draft Declaration of Restrictive Covenants is attached to the application as EXHIBIT J. The applicant is advised that the voluntary commitment to provide affordable housing units is subject to the execution and recordation of a separate agreement with Broward County, acceptable to the County Attorney's Office, which restricts the additional 22 dwelling units as affordable housing units for a period of 30 years.

### Redevelopment Analysis

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

### 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 and is not adjacent to another municipality. However, the Tivoli Sand Pine Preserve (Preserve) is adjacent to the south of the amendment site. The 23-acre Preserve was dedicated by Broward County to the City of Deerfield Beach in 1985, which then entered into an agreement with Broward County to maintain the preserve as a wilderness park in perpetuity. The Preserve is designated by the City of Deerfield Beach as an Urban Wilderness Site by Policy 7.46. (Natural Resource Areas) of the City's Comprehensive Plan Natural Resources Element.

### Complete Streets

The BCLUP contains policies to promote complete streets that integrate all modes and facilities for all users based on the context. The following apply to this proposed land use plan amendment:

**Policy 3.6.2** Ample and secure bicycle parking should be incorporated into non-residential and mixed use redevelopments. The bicycle parking should be consistent with the Broward County "End-of-Trips Facilities" guidelines.

**Policy 3.6.5** Development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the [Broward Complete Streets Guidelines](#) or equivalent principles.

The proposed amendment will potentially generate 100 additional daily trips, including nine PM Peak Trips. Broward County Transit Route 50 on Dixie Highway, near the subject site, has 20-30 minute headways on weekdays and 40-50 minute headways on weekends. The City of Deerfield Beach Community Shuttle Express Routes I and II run along SW 3rd Avenue adjacent to the subject site. The application states that numerous retail, office, community facilities, and employment opportunities are within reach along these transit routes and ultimately broader connections to transit throughout the County are accessible.

### **Staff suggests the following:**

- Incorporate complete streets enhancements on-site along adjacent streets and connecting to site entrances. For example, consider providing:
  - o sidewalks along the property perimeter on street frontages;
  - o "end-of-trips facilities" consistent with the Broward Complete Streets Master Plan [Design Guidelines 2.0](#) and BrowardNEXT Policy 3.6.2;

- o sidewalks connecting from building entrances to perimeter sidewalks and safe transitions across onsite circulation lanes or parking areas;
  - o covered drop off areas for on demand mobility services and deliveries; and,
  - o awnings or covered areas at building entrances or along sidewalks.
- Consider providing electric vehicle charging stations, bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).
- Enhance bicycle and pedestrian connections to bus stops and provide safe circulation routes for pedestrians and bicycles.
- Pedestrian-scale lighting that protects the adjacent pineland preserve from glare.

cc: Darby Delsalle, AICP, Assistant Director, Urban Planning Division  
Heather Cunniff, AICP, Planning Section Supervisor, Urban Planning Division  
Richard Ferrer, Historic Preservation Officer, Urban Planning Division  
Susanne Carrano, Senior Planner, Urban Planning Division  
Sara L Forelle, AICP, Senior Planner, Urban Planning Division  
Ralph Stone, Director, Housing Finance Division  
Leonard Vialpando, Director, Resilient Environment Department

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



**LAND USE**  
**SBBC-3759-2024**  
**County No: PC24-2**  
**Folio #: 484201000570**  
**555 SW 3rd Avenue**  
**February 9, 2024**



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](http://www.browardschools.com)



## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
<b>Date:</b> February 9, 2024	Units Permitted: 0      Units Proposed: 22	<b>Existing Land Use:</b> Recreation and Open
<b>Name:</b> 555 SW 3rd Avenue	<b>NET CHANGE (UNITS):</b> 22	<b>Proposed Land Use:</b> Medium (16) Residential
<b>SBBC Project Number:</b> SBBC-3759-2024	<b>Students Permitted</b> <b>Proposed</b> <b>NET CHANGE</b>	<b>Current Zoning:</b> S-Open Space
<b>County Project Number:</b> PC24-2	Elem            0            3            3	<b>Proposed Zoning:</b> RM-15 Residence,
<b>Municipality Project Number:</b> LUPA 66A	Mid             0             1             1	<b>Section:</b> 1
<b>Owner/Developer:</b> City of Deerfield Beach	High            0            2            2	<b>Township:</b> 48 S
<b>Jurisdiction:</b> Deerfield Beach	<b>Total</b> 0            6            6	<b>Range:</b> 42 E

### 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 Park Elementary	751	826	460	-366	-20	55.7%
Deerfield Beach Middle	1,491	1,553	1,139	-414	-18	73.3%
Deerfield Beach High	2,848	2,848	2,094	-754	-30	73.5%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Deerfield Park Elementary	460	-366	55.7%	429	381	404	430	438
Deerfield Beach Middle	1,139	-414	73.3%	1,108	1,084	1,059	1,034	1,009
Deerfield Beach High	2,109	-475	74.1%	2,017	1,924	1,824	1,725	1,724

\* See comments for additional Impacted Planning Area information

## 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	29/30	30/31	31/32	32/33	33/34
<b>Area 7 - Elementary</b>	17,526	11,746	-5,780	10,994	10,884	10,773	10,660	10,549
<b>Area 7 - Middle</b>	7,931	5,747	-2,184	5,325	5,274	5,223	5,170	5,119
<b>Area 7 - High</b>	11,160	8,389	-2,771	7,753	7,663	7,570	7,479	7,386

\* See comments for additional Impacted Planning Area information

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Somerset Academy Key Middle	495	423	-72	423	423	423

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 Park Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Deerfield Beach Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Deerfield Beach High	There are no capacity additions scheduled in the ADEFP that will 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 7	
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 1.36-acre site is generally located west of Martin Luther King /SW 3rd Avenue between Hillsboro Blvd and SW 10th Street in the City of Deerfield Beach. The current land use designation for the site is Recreation and Open Space, which allows no residential units. The applicant proposes to change the land use designation to Medium (16) Residential to allow 22 townhouse (all three or more bedroom) residential units, which is anticipated to generate an additional 6 students (3 elementary, 1 middle, and 2 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. 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 served the amendment site in the 2023/24 school year were Deerfield Park 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 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (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 2023/24 to 2027/28. Also, 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 site in the 2023-24 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2023/24 to 2027/28 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 "7". The elementary, middle, and high schools currently serving Planning Area "7" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "7" 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-3759-2024

Reviewed By:

2/9/2024

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Date

*Glennika D. Gordon*

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Signature

Glennika D. Gordon, AICP

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Name

Planner

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Title