

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	DEERFIELD STATION VILLAGE	Number:	006-MP-17
Applicant:	Ram Realty Acquisitions IV, LLC	Comm. Dist.:	2
Agent:	Calvin, Giordano & Associates, Inc.	Sec/Twp/Rng:	02-48-42
Location:	Southwest Corner of Hillsboro Boulevard and Southwest 12 Avenue	Platted Area:	8.0 Acres
City:	Deerfield Beach	Gross Area:	N/A
Replat:	DEERFIELD STATION TOD (Plat Book 181, Pages 119-121)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Deerfield Beach
Proposed Use:	Tract A: 226 Mid-Rise Units Tract B: 8,500 Sq. Ft. Commercial and 3,500 Sq. Ft. Office	Plan Designation:	Deerfield Station – Transit Oriented Development. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Industrial and Commercial	North:	Industrial and Commercial
South:	Industrial	South:	Industrial
East:	Commercial	East:	Commercial
West:	Seaboard Coat Line Railroad	West:	Transportation
Existing Zoning:	TOD	Proposed Zoning:	TOD

RECOMMENDATION (See Attached Conditions)

**APPROVAL:** Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date:	02/06/18	Prepared:	KMM
Action Deadline:	03/20/18	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	BCUD 4 (10/17)	Potable Water Plant:	Deerfield Beach (03/16)
Design Capacity:	95.0000 MGD	Design Capacity:	23.600 MGD
12-Mo. Avg. Flow:	64.0400 MGD	Peak Flow:	12.200 MGD
Est. Project Flow:	0.0581 MGD	Est. Project Flow:	0.081 MGD

Comments: Sufficient capacity exists at this time.      Comments: Sufficient capacity exists at this time.

SCHOOLS

Dwelling Units	Impact Fee
226	*

\* See Staff Comment No. 6  
See Finding No. 2  
See Staff Recommendation No. 26

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	1.017 Acres	*	*

\* See Staff Comment No. 7  
See Finding No. 4  
See Staff Recommendation No. 26

TRANSPORTATION

Concurrency Zone: Northeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	88	*	*
Non-res. uses:	108	*	*
Total:	196	*	*

\* See Staff Comment No. 4  
See Finding No. 1  
See Staff Recommendation No. 26

DEERFIELD STATION VILLAGE  
006-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 226 mid-rise units on Tract A and 8,500 square feet of commercial and 3,500 square feet of office on Tract B. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as it contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat
- 2) Trafficways review is valid for 10 months. Approval was received on May 25, 2017.
- 3) This plat is a replat of DEERFIELD STATION TOD (Plat Book 181, Pages 119-121), approved for 549 high rise units; 36,000 square feet of office; 18,679 square feet of commercial; and 148 hotel rooms.
- 4) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any buildings as defined in the ordinance, including canopies and overhangs for drive-thru facilities and for outdoor restaurant seating. In addition, in cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.
- 5) School Board staff has reviewed this application and determined that this request satisfies public school concurrency on the basis that this project is vested for public school concurrency requirements per Section 8.11 (b)(1) of the Second Amended Interlocal Agreement for Public School Facility Planning.
- 6) The 226 mid-rise units proposed by this plat will be subject to school impact fees plus the cost per student station fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 7) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 8) This plat is located in a Wellfield Zone 3 of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 9) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of

the Water Control District No. 2. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.

- 10) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 11) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no 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. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 12) The Water and Environmental Licensing Section encourages that 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 be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials 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 from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 13) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the 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, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:  
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

- 14) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Deerfield Beach. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 15) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 16) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 17) The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 18) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 19) The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

- 20) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Deerfield Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Deerfield Beach's Planning and Development Services Department, at 954-480-4200 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute 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. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).
- 21) This site is currently serviced by BCT Route 48 on Hillsboro Boulevard (State Road 810) and bus stop ID #2283.
- 22) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 23) 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." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 24) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 25) This plat is subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" (O.R.B. 46491, PGS. 1251-1256, B.C.R.). Section 2.1 of the Agreement requires the City to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center. In addition, this plat offered a voluntary commitment to restrict 15% of the residential dwelling units to affordable workforce housing as defined by the Broward County Land Use Plan. See the attached comments from the Broward County Planning Council.
- 26) 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.

- 27) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 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(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

### RATIONAL NEXUS REVIEW

- 5) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

## STAFF RECOMMENDATIONS

### NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ultimate right-of-way for Hillsboro Boulevard (State Road 810) except at the 50-foot opening with centerline located approximately 30 feet east of the west plat limits.

The opening on Hillsboro Boulevard (State Road 810) is subject to the approval of the Florida Department of Transportation. The applicant should consult with and obtain approval of the Florida Department of Transportation. Please contact the

Continued

District Access Management Engineer at 954-777-4350 to discuss permissible access.

This opening is restricted to right turns only.

RIGHT-OF-WAY REQUIREMENTS (Separate Instrument)

- 2) Right-of-way for an eastbound right turn lane on Hillsboro Boulevard (State Road 810) at the 50-foot opening with 100 feet of storage and 50 feet of transition.

ACCESS REQUIREMENTS

- 3) The minimum distance from the non-vehicular access line of Hillsboro Boulevard (State Road 810), at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet on the ingress (west) side and 25 feet on the egress (east) side or the opening.
- 4) For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

ACCESS EASEMENT REQUIREMENTS

- 5) Provide a 50-foot wide by 150-foot deep ingress/egress easement in the 50-foot opening on Hillsboro Boulevard (State Road 810).

The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 6) Eastbound right turn lane on Hillsboro Boulevard (State Road 810) at the 50-foot opening with 100 feet of storage and 50 feet of transition.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 7) Hillsboro Boulevard (State Road 810) adjacent to this plat.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 8) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)



- 9) A 3-foot wide by 40-foot long paved bus landing pad (8-foot total expanded sidewalk) on Hillsboro Boulevard (State Road 810) commencing 34 feet west of the east plat limits and continuing west for 40 feet.

#### SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 10) An 8-foot wide by 40-foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Hillsboro Boulevard (State Road 810) commencing 34 feet west of the east plat limits and continuing west for 40 feet.

Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division, and the Permits Section of the Florida Department of Transportation.

#### PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 11) Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

#### COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 12) The developer shall be responsible for replacement of communication conduit/interconnect and railroad crossing signals that may be damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Hillsboro Boulevard (State Road 810) shall be determined by the Traffic Engineering Division.

#### IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 13) As previously noted, this plat is a replat of Deerfield Station TOD. At the time of plat recordation, the previous property owner entered into a Security/Lien Agreement for Required Improvements that was recorded in Book #51167 Page #0752; and posted security in the amount of \$89,520.00 for construction of certain improvements. The property was not developed as anticipated under the previous plat and the improvements have not been completed. The improvements listed in this Development Review Report are intended to replace and supersede the previous plat requirements and will be covered under a new Security/Lien Agreement and security. Approval of this replat and subsequent recordation should include authorization for Highway Construction and Engineering Division staff to process a release of the previous Agreement and security.

- 14) 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 (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 15) The Installation of Required Improvements Agreement (CAF#450) shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to plat recordation and/or the commencement of construction. Security amounts shall be based upon the one of the following:
  - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
  - B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
  - C) All forms are available on the Highway Construction and Engineering Division's web page at:  
<http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

#### IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 16) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to the Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.
- 17) Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for the relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without a field inspection and final

approval of all materials, installations and locations by the Traffic Engineering Division.

#### FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

##### 18) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
- B) Full dimensioning and square footage must be shown on all dedicated rights-of-way, if applicable.
- C) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.
- D) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.
- E) Show a bearing on the line between the east line of the northeast 1/4 of Section 2-48-42 and the northeast corner of TRACT A having a distance of 35'.

##### 19) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.
- B) Mortgagees must join in the dedications on the plat, if applicable.
- C) Proposed right-of-way must be clearly labeled and dedicated by the plat.
- D) Obtain and provide copy of the latest FDOT Right-of-Way map for Hillsboro Boulevard (State Road 810) adjacent to the plat to the Engineering Division for review. Add a label indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- E) Obtain and provide a copy of the latest Right-of-Way map for the Seaboard Coast Line Railroad adjacent to the plat to the Engineering Division for review.

- F) Depict and label with type, width and recording information any applicable existing rights-of-way adjacent to the plat as identified in the Adjacent Right of Way Report.
- G) All proposed easements must be clearly labeled and dimensioned.
- H) Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.
- I) Review the bearings on the lines of the INGRESS/EGRESS EASEMENT having distance dimensions of 440.26' and 443.99'. The direction of the bearings appear to be labeled incorrectly. Revise as necessary.
- J) Show that portion of the south line of the 50' INGRESS/EGRESS EASEMENT in TRACT B having a distance dimension of 36.39' as a dashed line if it is not also a parcel boundary line.

20) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
  - 1) be based upon a legal description that matches the plat.
  - 2) be based upon a search of the public records within forty-five (45) days of submittal.
  - 3) contain the names of all owners of record.
  - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
  - 5) contain a listing of all easements and rights-of-way of record lying within the plat boundaries.
  - 6) contain a listing of all easements and rights-of-way which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

- B) The Dedication on the original mylar must be executed by all recorded owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C) The property will be sold prior to plat recordation. The new owners must execute the plat prior to recordation.
- D) All mortgagees must execute the plat with original signatures, seals, and witnesses.
- E) Acknowledgments and seals are required for each signature.

21) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.

22) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177.
- B) Fill in the date PRM's were set in the Surveyor's Certification.
- C) Space for the County Administrator's signature is no longer required on plats in Broward County. Revise the signature block for the Broward County Finance and Administrative Services, County Records Division – Minutes Section signature block as necessary.
- D) Remove the signature block for the Broward County Finance and Administrative Services, County Records Division – Recording Section, based on the above comment.
- E) The plat must include proper dates for signatures.

23) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Deerfield Beach – Transmit scanned copy of mylar for review:  
Amanda Martinez     [amartinez@deerfield-beach.com](mailto:amartinez@deerfield-beach.com)     954-480-4200

NOTES:

- a) The applicant may request a copy of the Florida Statutes 177 check print by calling Luis Gaslonde at 954-577-4598.
- b) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 24) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 25) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
  - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
  - B) State of Florida Department of Transportation:
    - 1) "Roadway and Traffic Design Standards."
    - 2) "Standard Specifications."

3) "FDOT Transit Facilities Guidelines."

- C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 26) Applicant must pay transportation concurrency fees, school impact fees plus the cost per student station fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 27) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 28) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 29) Place a note on the face of the plat reading:
- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **February 6, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **February 6, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set

forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

- 30) Place a note on the face of the plat reading:

This plat is restricted to 226 mid-rise units on Tract A and 8,500 square feet of commercial use and 3,500 square feet of office use on Tract B. No free standing or drive-thru bank facilities are permitted within the commercial use and commercial/retail uses are permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

15% of the 226 mid-rise units shall be restricted to affordable workforce housing units as defined by the Broward County Land Use Plan.

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.

- 31) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

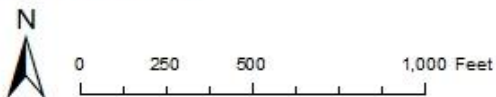




**Commission District No. 2**  
**Municipality: Deerfield Beach**  
**S/T/R: 02/48/42**



**006-MP-17**  
**Deerfield**  
**Station Village**



Prepared by: Planning and Development Management Division  
Date Flown: January 2017

The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**PLAT**  
**SBBC-2091-2016**  
**County No: 006-MP-17**  
**Deerfield Station Village**

**August 28, 2017**

**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)**

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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
<b>Date:</b> August 28, 2017	<b>Single-Family:</b>	8,500 SF Commercial and 3,500 SF Office on Tract B	<b>Elementary:</b> 6
<b>Name:</b> Deerfield Station Village	<b>Townhouse:</b>		<b>Middle:</b> 3
<b>SBBC Project Number:</b> SBBC-2081-2016	<b>Garden Apartments:</b>		<b>High:</b> 5
<b>County Project Number:</b> 006-MP-17	<b>Mid-Rise:</b> 226		<b>Total:</b> 14
<b>Municipality Project Number:</b>	<b>High-Rise:</b>		
<b>Owner/Developer:</b> Ram Realty Acquisitions IV, LLC	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Deerfield Beach	<b>Total:</b> 226		

**Comments**

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter dated February 27, 2017, for this application that preliminarily vests the project for public school concurrency for 226 (two or more bedroom) mid-rise units, which generates 14 (6 elementary, 3 middle and 5 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2016/17 school year included Deerfield Park Elementary, Lyons Creek Middle and Deerfield Beach High Schools. This project falls within the boundary of Land Use Plan Amendment (LUPA) PC 06-20, for a Transit Oriented Development (TOD) land use designation that requires the payment of school mitigation for the units enabled by the LUPA, as contained in the recorded Declaration of Restrictive Covenants (OR BK 45017, Page 171). Also, the approval for LUPA PC 06-20 preceded adoption of the "mid-rise" unit category into the Broward County Land Development Code, and thus the units for that project are grandfathered into the "high-rise" unit definition even though they meet the mid-rise unit definition contained in the current Broward County Land Development Code.

This preliminary determination (for a maximum of 226 (two or more bedroom) mid-rise units) was due to expire on August 25, 2017. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (August 25, 2017) and shall expire on February 20, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to February 20, 2018, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

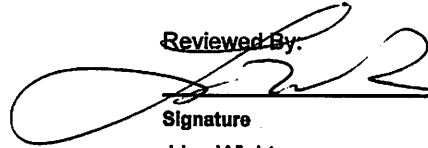
Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code



SBBC-2091-2016 Meets Public School Concurrency Requirement  Yes  No

8-28-17  
Date

Reviewed By:   
Signature  
Lisa Wight  
Name  
Planner  
Title



**Florida Department of Transportation**

RICK SCOTT  
GOVERNOR

3400 West Commercial Blvd.  
Fort Lauderdale, FL 33309

RACHEL D. CONE  
INTERIM SECRETARY

December 8, 2016

THIS PRE-APPLICATION LETTER IS **EXTENDED** UNTIL – December 8, 2017  
THIS LETTER IS NOT A PERMIT APPROVAL

\*\*\*Letter revised on 2/5/17 to modify Max use and ROW conditions as per applicant request.

Adrian Dabkowski  
Kimley-Horn and Associates, Inc  
600 North Pine Island Road, Suite 450  
Plantation, Florida 33324

Dear Adrian Dabkowski:

RE: December 8, 2016 - Pre-application **Extension** for **Category D Driveway**. Date of Pre-Application Meeting; August 11, 2016  
Broward County - City of Deerfield Beach, Urban; SR 810; Sec. # 86120; MP: 5.100  
Access Class - 05; Posted Speed - 40 mph; SIS - Influence Area; Ref. Project: FM 228259.6 , FM 436964.1 , FM 435373.1 &  
FM 430602.1

Request: **Right-in/right-out joint access driveway with SFRTA property**

**SITE SPECIFIC INFORMATION**

Project Name & Address: Deerfield Station - 1250 West Hillsboro Boulevard  
Applicant/Property Owner: Ram Realty Acquisitions IV, LLC  
Parcel Size: 8.04 Acres Max. Sq.ft./Proposed LU: 226 Apartments, 3,500 S.F. Office & 8,500 S.F. Retail\*\*\*

**WE APPROVED YOUR REQUEST**

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions and comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

**Conditions:**

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a guard gate installed a minimum driveway length of 100 feet is required.
- The driveway shall be a joint-use driveway with Tri-Rail.
- All other existing driveways along the frontage, including the existing driveway for Tri-Rail shall be removed.
- A right turn lane is required and must include space for bicycle lane.
- ROW in the form of a sidewalk easement with maintenance responsibilities to the City shall be provided along the frontage of the site where future turn lane at the SR 810/W Hillsboro Blvd and SW 12 Avenue intersection or ROW in fee simple if the City does not approve the sidewalk easement.
- Cross access agreement with the adjacent property to the east shall be provided at the time of Permit.

**Comments:**

The revised traffic Study shall be submitted to the Department (Traffic Operations and Planning Office)

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377,

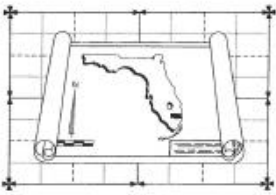
Sincerely,

Djency Limage  
Access Management – Traffic Operations

GS/mjh

cc: Roger Lemieux


File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-12-08\3. 86120 MP 5.100 SR 810\_1250 W Hillsboro Blvd\86120 MP 5.100 SR 810\_1250 W Hillsboro Blvd.docx



## BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

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

FROM: Barbara Blake Boy, Executive Director 

RE: Deerfield Station Village (006-MP-17)  
City of Deerfield Beach

DATE: March 29, 2017

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 "Deerfield Station - Transit Oriented Development" land use category. This plat is generally located on the southwest corner of Hillsboro Boulevard and Southwest 12 Avenue.

This plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in "Transit Oriented Development," as recorded in Official Record Book 46491, Pages 1251-1256.

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 06-20, which amended the future land use designation from "Commercial" to "Transit Oriented Development (TOD)." Said amendment was adopted by the Broward County Commission on December 12, 2006, subject to the following executed and recorded voluntary restriction:

- Pay to the School Board the traditional school impacts fees plus the cost per student station fees for the additional middle school students.

Further, the applicant offered the following voluntary commitment:

- Restrict 15% of the residential dwelling units to affordable work force housing units.

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

North: Industrial and Commercial

South: Industrial

East: Commercial

West: Transportation

**Deerfield Station Village**  
**March 29, 2017**  
**Page Two**

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:DBT

cc: Burgess Hanson, City Manager  
City of Deerfield Beach

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