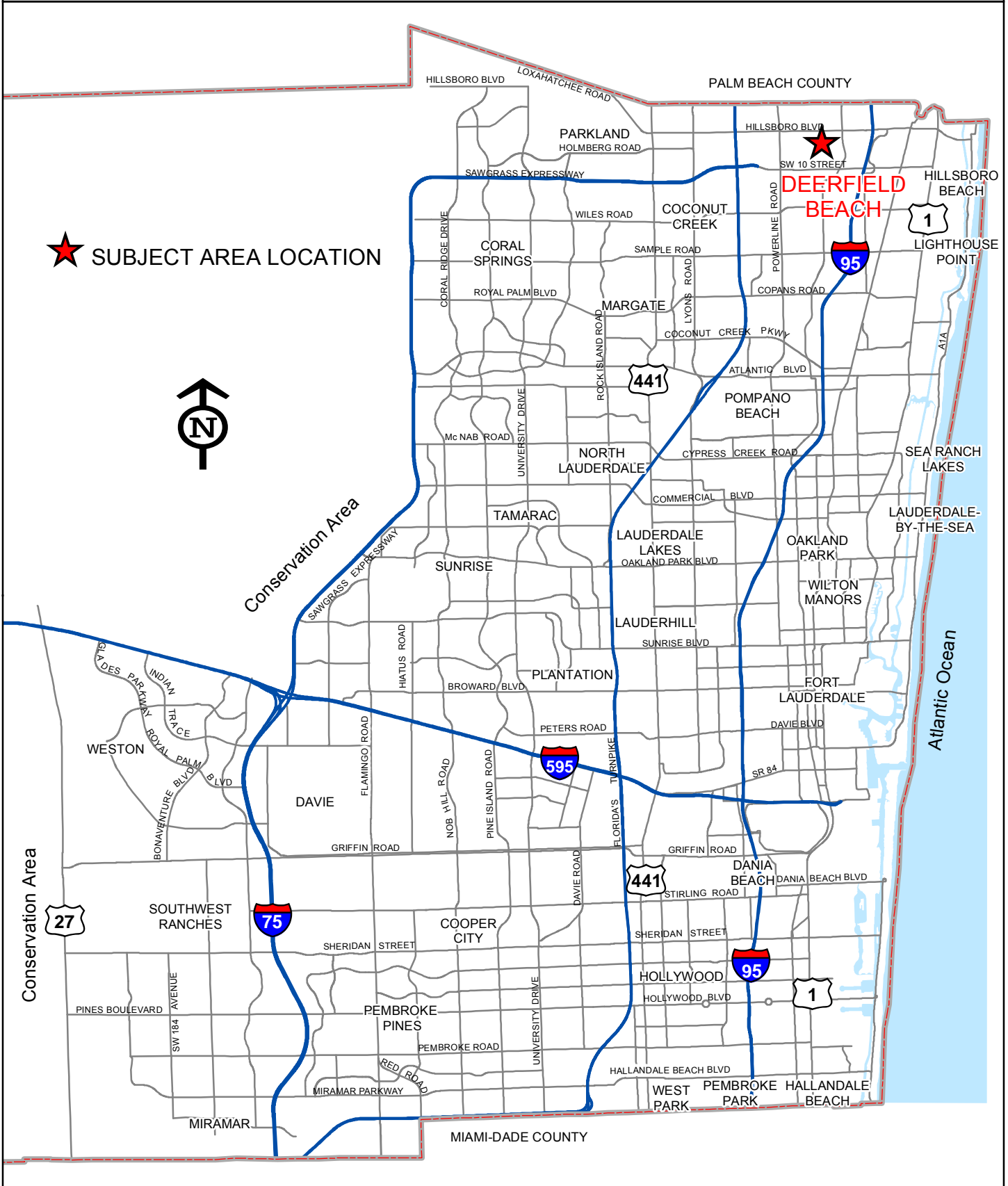


EXHIBIT 2

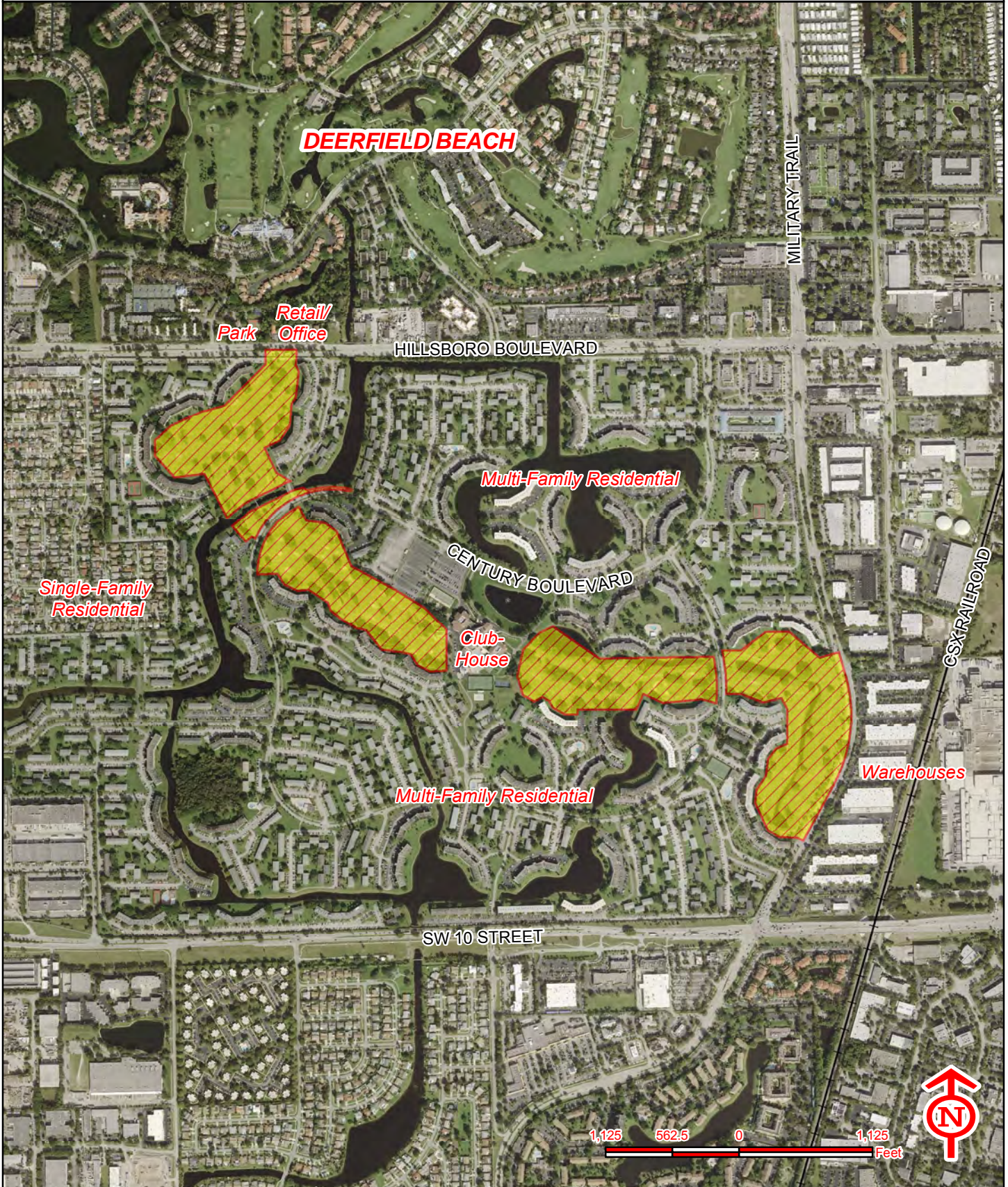
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
GENERALIZED LOCATION MAP
AMENDMENT PC 18-7



★ SUBJECT AREA LOCATION



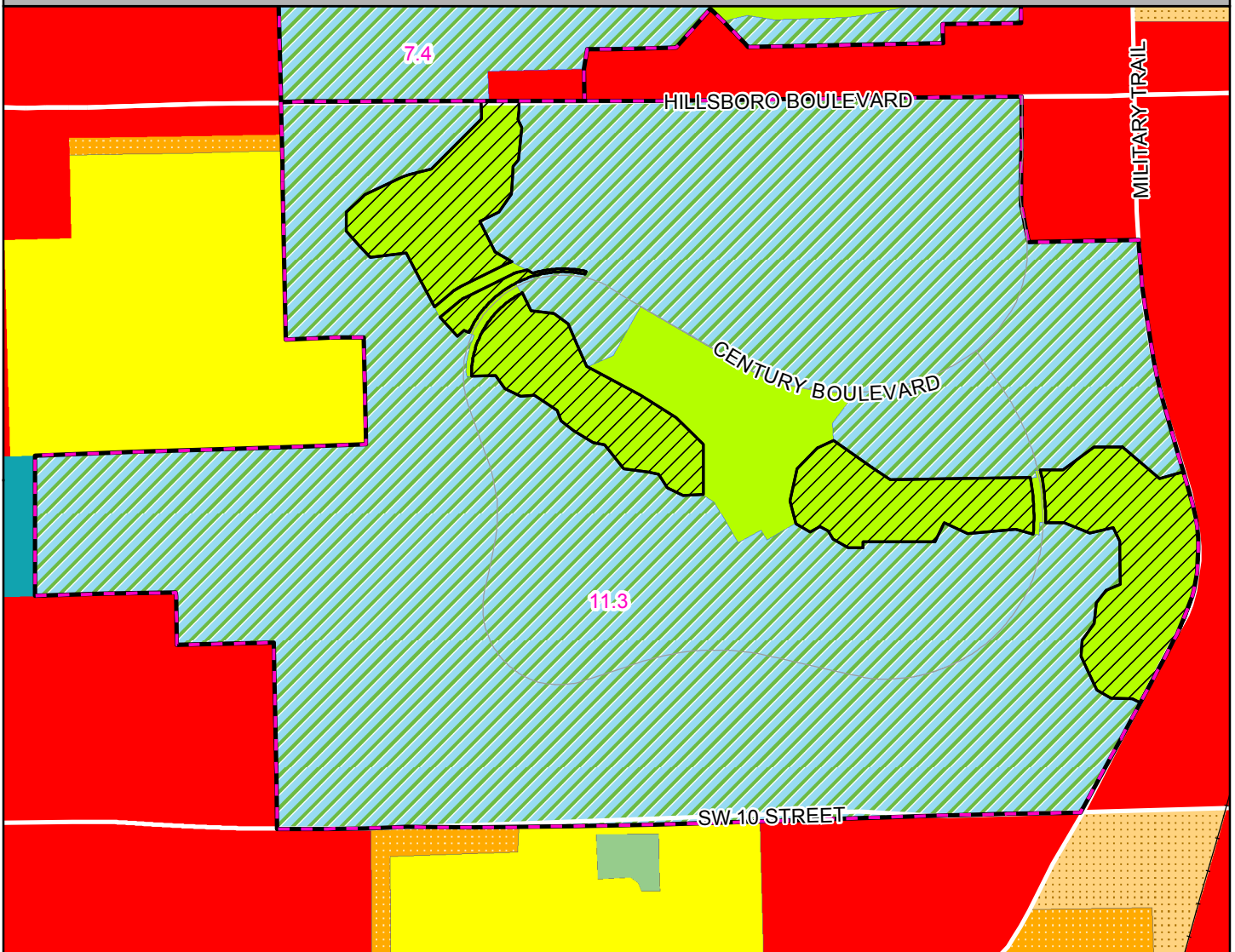
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 18-7



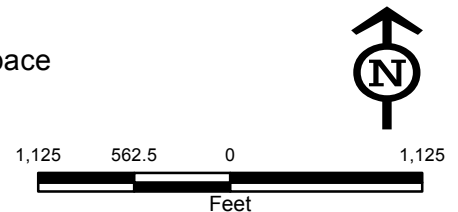
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 18-7

Current Land Use: Commercial Recreation within a Dashed-Line Area

Gross Acres: Approximately 83 acres



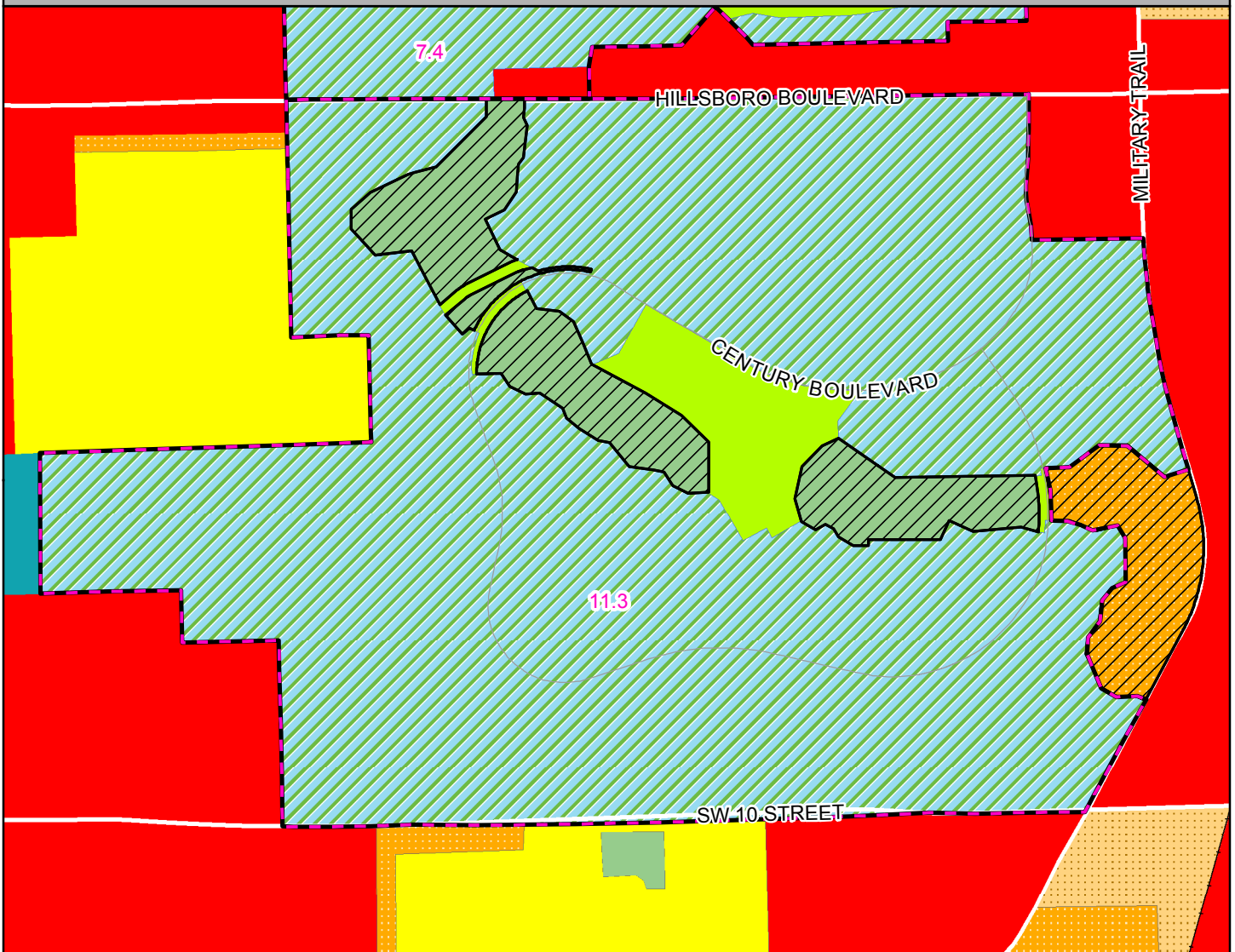
- | | |
|---|---|
|  Site |  Irregular Residential |
|  Dashed-Line Area |  Commerce |
|  Low (5) Residential |  Recreation and Open Space |
|  Low-Medium (10) Residential |  Commercial Recreation |
|  Medium (16) Residential |  Community |



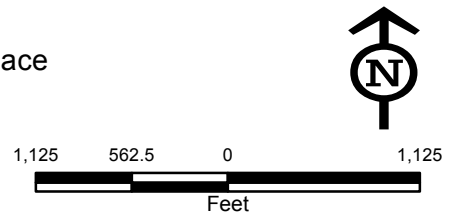
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 18-7

Proposed Land Uses: 25.1 acres of Low-Medium (10) Residential and 57.9 acres of Recreation and Open Space within a Dashed-Line Area

Gross Acres: Approximately 83 acres



- | | |
|---|---|
|  Site |  Irregular Residential |
|  Dashed-Line Area |  Commerce |
|  Low (5) Residential |  Recreation and Open Space |
|  Low-Medium (10) Residential |  Commercial Recreation |
|  Medium (16) Residential |  Community |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 18-7
(DEERFIELD BEACH)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation March 13, 2018

(Please see Planning Council Staff Final Recommendation on page I-2.)

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP). Therefore, it is recommended that the proposed amendment be approved.

Further, the Broward County Planning and Development Management Division (PDMD) staff has requested that prior to the Planning Council's second public hearing, the City of Deerfield Beach provide additional information regarding the City's plans to address the current and future supply of very-low income rental housing units. See Attachment 4. Planning Council staff has no objection to the PDMD request; however, it is noted that the data and analysis submitted has been deemed to meet Policy 2.16.2 and that any supplemental material provided is for informational purposes only.

In addition, the City's commitment to submit a corrective amendment to the BCLUP for the remaining Century Village Dashed-Line Area within one (1) year of final action on this amendment is recognized. See Attachment 11.

- II. Planning Council Transmittal Recommendation March 22, 2018

Approval per Planning Council staff transmittal recommendation. (Vote of the board; 13-2; Yes: Breslau, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Grosso, Moraitis, Rosenof, Rosenzweig, Udine, Williams and Stermer. No: Blackwelder and Graham)

- III. County Commission Transmittal Recommendation April 24, 2018

Approval per Planning Council transmittal recommendation.

- IV. Summary of State of Florida Review Agency Comments May 30, 2018

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

RECOMMENDATIONS/ACTIONS (continued)

DATE

V. Planning Council Staff Final Recommendation

June 19, 2018

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP). Therefore, it is recommended that the proposed amendment be approved, recognizing the City of Deerfield Beach's commitment to submit a corrective amendment to the BCLUP for the remaining Century Village Dashed-Line Area within one (1) year of final action on this amendment. See Attachment 11.

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the "conditional" recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the Administrative Rules Document: BrowardNext. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

Regarding affordable housing, Planning Council staff notes that the City of Deerfield Beach affordable housing study was found **to be in compliance** with Policy 2.16.2. prior to the first Planning Council public hearing. See Attachment 4. Further, consistent with the Broward County Planning and Development Management Division (PDMD) staff's informational request, the City has provided additional information regarding its policies and programs to address the current and future supply of very-low income rental housing units, its commitment to maintain and improve its affordable housing stock, and its partnership with the Deerfield Beach Housing Authority. See Attachments 17 and 18.

VI. Planning Council Staff Final Recommendation

June 28, 2018

Approval per Planning Council staff final recommendation. (Vote of the board; 11-2; Yes: Blattner, Breslau, Brunson, DiGiorgio, Ganz, Gomez, Good, Grosso, Rich, Williams and Stermer. No: Blackwelder and Graham)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-7

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Deerfield Beach
- II. County Commission District: District 2
- III. Site Characteristics
 - A. Size: Approximately 83.0 acres
 - B. Location: In Sections 2 and 3, Township 48 South, Range 42 East; generally located on the west side of Military Trail, between Hillsboro Boulevard and Southwest 10 Street.
 - C. Existing Use: Former golf course
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Commercial Recreation within a Dashed-Line Area*
 - B. Proposed Designations: 25.1 acres of Low-Medium (10) Residential
57.9 acres of Recreation and Open Space within a Dashed-Line Area
 - C. Estimated Net Effect: Addition of 251 dwelling units
Zero (0) dwelling units currently permitted by the Broward County Land Use Plan
Addition of 57.9 acres of recreation and open space use
Reduction of 83.0 acres of commercial recreation use

* “Dashed-Line Area” means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- | | | | |
|----|-----------------------|---------------|---|
| A. | <i>Existing Uses:</i> | <i>North:</i> | Multi-family residential |
| | | <i>East:</i> | Multi-family residential |
| | | <i>South:</i> | Multi-family residential |
| | | <i>West:</i> | Multi-family residential and warehouses |
| | | | |
| B. | <i>Planned Uses:</i> | <i>North:</i> | Irregular (7.4) Residential within a Dashed-Line Area, Commerce within a Dashed-Line Area, Irregular (11.3) Residential within a Dashed-Line Area and Commercial Recreation within a Dashed-Line Area |
| | | <i>East:</i> | Irregular (11.3) Residential within a Dashed-Line Area, Commercial Recreation within a Dashed-Line Area and Commerce |
| | | <i>South:</i> | Irregular (11.3) Residential within a Dashed-Line Area |
| | | <i>West:</i> | Irregular (11.3) Residential within a Dashed-Line Area and Commercial Recreation within a Dashed-Line Area |

VI. Applicant/Petitioner

- | | | |
|----|------------------------|--------------------------|
| A. | <i>Applicant:</i> | Toll Brothers, Inc. |
| B. | <i>Agent:</i> | WGI (Wantman Group Inc.) |
| C. | <i>Property Owner:</i> | Fairway Investors, LLC |

VII. Recommendation of Local Governing Body:

The City of Deerfield Beach recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in September of 2018.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale

The applicant states: "The subject property is comprised of 82.99 gross acres and located west of Military Trail, between Hillsboro Boulevard and Southwest 10 Street, also known as the Century Village Golf Course ("property"). The property is designated Commercial Recreation (CR) and within a dashed-line area on the Broward County Land Use Plan and Recreation Commercial on the City of Deerfield Beach Land Use Plan. The property is currently a defunct golf course. The applicant is under contract to purchase 25.1 gross acres of the 82.99 gross acre property. The applicant proposes to remove the property from the Century Village dashed-line area and amend the Broward County Land Use Plan map to change the designation from Commercial Recreation to 25.1 gross acres designated as Low-Medium (10) Residential and to amend the City of Deerfield Beach Future Land Use map designation of Recreation Commercial to Residential Moderate (10). Per discussions with the Broward County Planning Council, the remaining 57.89 acres of the former golf course will be amended from Recreation Commercial to the Broward County & City of Deerfield Beach Recreation and Open Space land use designations.

The proposed amendment provides the City and County with a redevelopment opportunity that will transform a portion of an abandoned golf course into an attractive infill residential development. The proposed development will result in a substantial increase in the City's tax base and tax revenues. The remaining portion of the golf course will remain as private recreation and/or open space to contribute to the City's open space standards and requirements. This remaining 57.89 acres will be conveyed to Century Village Master Management to utilize for their recreation and open space with significantly less maintenance costs than the now defunct 82-acre golf course. For these reasons, the former golf course would be better utilized in part as a residential development and in part as open space."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-7

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Drainage/Solid Waste/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage, solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Deerfield Beach adopted its 10-year Water Supply Facilities Work Plan on August 18, 2015.

For informational purposes, it is estimated that the proposed land use plan amendment will result in an increase of 1.67 acres on the projected demand for local parks. Planning Council staff notes that the proposed land use plan amendment could result in an additional 57.9 acres of open space to the City of Deerfield Beach's park and open space inventory.

II. Transportation & Mobility

The proposed amendment from the Commercial Recreation within a Dashed-Line Area land use category to the Recreation and Open Space within a Dashed-Line Area and Low-Medium (10) Residential land use categories is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 117 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment is not anticipated to impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Southwest 10 Street**, between Powerline Road and Military Trail, is currently operating at an acceptable level of service (LOS) "C," and is projected to operate at LOS "F," with or without the subject amendment.
- **Hillsboro Boulevard**, between Powerline Road and Military Trail, is currently operating at and is projected to continue operating at an acceptable LOS "C," with or without the subject amendment.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

- **Military Trail**, between Southwest 10 Street and Hillsboro Boulevard, is currently operating at and is projected to continue operating at an acceptable LOS “C,” with or without the subject amendment.

The Broward County Transit Division (BCT) staff report states that current and future fixed-route county and community bus service is provided within one-quarter mile of the proposed amendment site. The BCT staff also notes that any proposed redevelopment on the amendment site should be designed to provide safe movement for pedestrians and bicycles, including connectivity to the existing or planned sidewalk and bicycle network along Hillsboro Boulevard, Military Trail and Century Boulevard. See Attachment 3.

The Planning and Development Management Division staff recommends that sidewalks and bicycle lanes be constructed along East Drive, South Century Boulevard and Military Trail concurrent with redevelopment of the amendment site. Further, it is recommended that the site be designed to include safe and convenient connections between the development and the surrounding transportation network. Amenities, such as pedestrian-scale lighting, bicycle racks and shade trees, should be incorporated into the site design. The installation of electric vehicle charging stations should also be considered. See Attachment 4.

III. Public Schools

The Broward County School Board staff report states that the proposed amendment would generate 91 additional students into Broward County Public Schools, consisting of 44 elementary school students, 19 middle school students, and 28 high school students. The report further states that Quiet Waters Elementary, Lyons Creek Middle and Deerfield Beach High schools are all under-enrolled in the 2016-2017 school year, and are anticipated to operate below the adopted level of service (LOS) of 100% of gross capacity through the 2018-2019 school year. In addition, the School Board report indicates that there are no charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements for the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 5.

Based on the School District’s Seven Long Range Planning Areas, the amendment site is located within School District Planning Area “B,” which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-7

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 6.

II. Wetlands

The EPGMD report states that there are no wetlands within the proposed amendment site. The EPGMD report states that any filling of existing lakes or creation of new surface waters will require an Environmental Resource License. See Attachment 6.

III. Sea Level Rise

The EPGMD report indicates that 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. See Attachment 6.

IV. Other Natural Resources

The EPGMD report 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. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

The EPGMD report indicates that the proposed amendment site is currently within a wellfield zone of influence, Zone 3; however, no special restrictions apply under the Broward County's Wellfield Protection regulations. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

Planning Council staff notes that the proposed amendment site includes lands currently or historically used as a golf course, which have a high potential for arsenic contamination. As such, the proposed amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.5.5(d), which requires that the level of environmental contamination be determined by conducting a Phase I environmental assessment, as well as a Phase II environmental assessment if necessary. The policy also requires that any environmental contamination found during these assessments must be mitigated. In this regard, the applicant has provided a Preliminary Background Site Assessment Report (SAR). See Attachment 7 for a summary. The full report is on file at the Planning Council office and is available for review.

The Broward County Environmental Engineering and Permitting Division (EPPD) staff has reviewed the SAR and has confirmed that it is consistent with the requirements of BCLUP Policy 2.5.5(d), as it goes well beyond what would be required in the Phase I and Phase II environmental assessments. Further, the applicant has obtained the necessary Environmental Assessment and Remediation (EAR) licenses from Broward County which require assessment and remediation of the contaminants on the subject site in accordance with State and County regulations. In addition, the EPPD will require a Remedial Action Plan (RAP) detailing how the site will be cleaned up either prior to or during development. Construction plans will not be approved by EPPD until the RAP has been approved. See Attachment 8.

Update: July 23, 2018: Planning Council staff has received an updated report from the Broward County Environmental Protection and Growth Management Department (EPGMD) regarding water recharge. The EPGMD staff review finds that when considering the current amount of impervious coverage associated with the closed golf course, the proposed recreation and open space and residential land uses would result in a major net increase in the volume of water available for recharge. See Attachment 6.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-7

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 251 additional residential units to be permitted by the BCLUP. The Planning and Development Management Division (PDMD) report notes that the City of Deerfield Beach submitted an affordable housing study dated November 30, 2016, and has been found by the PDMD staff **to be in compliance** with Policy 2.16.2. See Attachments 4 and 9. It is noted that the affordable housing study is valid for a period of 18 months (i.e. through May 30, 2018) based on Article 5.4(E) of the *Administrative Rules Document: BrowardNext*.

The study indicates an overall surplus of 5,861 affordable housing units within the City in 2014; however, there is a deficit of 3,773 very-low and low-income rental units. The study also indicates that the overall supply of affordable housing is expected to increase by 1,341 dwelling units (18.6%) by 2021; however, the deficit of very-low income affordable rental units will continue to increase based on the year 2021 forecast. The PDMD staff recommends that prior to the Planning Council's second public hearing, the City provide additional information regarding the City's plans to address the current and future supply of very-low income rental housing units. See Attachment 4.

Planning Council staff has no objection to the PDMD request for additional information regarding the municipal policies or programs to encourage opportunities to address the gap at the "very-low" rental band; however, it is noted that the data and analysis submitted has been deemed to meet Policy 2.16.2 and that any supplemental material provided is for informational purposes only.

Update: June 19, 2018: Planning Council staff notes that the City of Deerfield Beach affordable housing study was found **to be in compliance** with Policy 2.16.2. prior to the first Planning Council public hearing. See Attachment 4. Further, consistent with the Broward County Planning and Development Management Division (PDMD) staff's informational request, the City has provided additional information regarding its policies and programs to address the current and future supply of very-low income rental housing units, its commitment to maintain and improve its affordable housing stock, and its partnership with the Deerfield Beach Housing Authority. See Attachments 17 and 18.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of BrowardNext - Broward County Land Use Plan. In addition, the proposed amendment has been evaluated for consistency and compliance with the policies of the BrowardNext - Broward County Land Use Plan regarding "Parks/Conservation." See Attachment 10.

III. Other Pertinent Information

Planning Council staff notes that during the review of the proposed amendment it was determined that the overall density of the "Century Village" Dashed-Line Area (DLA) of 11.3 dwelling units per acre was not accurate, dating as far back as the original 1977 Broward County Land Use Plan (BCLUP). Century Village had already been developed at a density of approximately 12.1 dwelling units per acre by the mid-1970's. The proposed amendment removes 25.1 acres of land from the DLA, which would result in a higher density of 12.6 dwelling units per acre, although no new development is proposed within the remaining DLA. In order to correct the inaccuracy, the City of Deerfield Beach has committed to initiate and submit corrective amendments to both the BCLUP and the City's land use map, within one (1) year of final action on this current amendment, to reflect the actual number of dwelling units per acre of 12.6. The City will also correct a discrepancy on the City's land use map to remove two (2) parcels of land from the DLA which are not located within the BCLUP Century Village DLA boundaries. The amendment to the County Plan will be exempt from any fees by the Planning Council's *Administrative Rules Document: BrowardNext*, as it is corrective in nature. See Attachment 11.

The applicant conducted several community outreach meetings to present the proposed development plan to the neighboring residential owners. The applicant has provided a summary of the public outreach efforts. See Attachment 12.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site; however, notice to a registered condominium association is considered notice to all individual unit owners of that condominium. In this case, a notice was sent to the Century Village East Master Management Association on February 28, 2018, to ensure widespread and timely distribution. In addition, the Broward County Planning Council staff sent approximately 640 individual courtesy notices to all property owners within the residential portion of the land use plan amendment boundaries, as well as within 300 feet of the external boundaries.

Planning Council staff has received correspondence from interested parties regarding the proposed amendment. See Attachment 15.

Update: March 22, 2018: Additional correspondence from interested parties has been received regarding the proposed amendment. See Attachment 16.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-7

PLANNING ANALYSIS

Our analysis finds that the proposed land use designations of Recreation and Open Space within a Dashed-Line Area and Low-Medium (10) Residential would be generally compatible with surrounding existing multi-family residential land uses.

Planning Council staff notes that during the review of the proposed amendment it was determined that the overall density of the “Century Village” Dashed-Line Area (DLA) of 11.3 dwelling units per acre was not accurate. In order to correct the inaccuracy, the City of Deerfield Beach has committed to initiate and submit corrective amendments to both the BCLUP and the City’s land use map, within one (1) year of final action on this current amendment, to reflect the actual number of dwelling units per acre of 12.6. The City will also correct a discrepancy on the City’s land use map to remove two (2) parcels of land from the DLA which are not located within the BCLUP Century Village DLA boundaries. See Attachment 11.

Planning Council staff’s analysis also finds that adequate **potable water plant capacity and supply, and sanitary sewer, solid waste and drainage capacity and park acreage** will be available to serve the proposed land use. It is noted that the proposed land use plan amendment will result in an increase of 57.9 acres to the City of Deerfield Beach’s park and open space inventory. See Attachment 1. Further, no adverse impacts to **cultural resources** were identified.

Regarding impacts to the **regional transportation network**, the proposed amendment is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 117 p.m. peak hour trips. See Attachment 2. However, the proposed amendment is not anticipated to impact the operating conditions of the regional transportation network.

Concerning impacts to **public schools**, the School Board of Broward County staff report indicates that the proposed amendment would generate 91 additional students into Broward County Public Schools, consisting of 44 elementary school students, 19 middle school students and 28 high school students. However, the report states that Planning Area “B” is anticipated to have sufficient excess capacity to support the students generated by the proposed amendment. See Attachment 5.

Regarding impacts to **natural resources**, Planning Council staff notes that the proposed amendment site includes lands currently or historically used as a golf course, which have a high potential for arsenic contamination. In this regard, the applicant has provided a Preliminary Background Site Assessment Report (SAR) and has obtained the necessary Environmental Assessment and Remediation (EAR) licenses from Broward County which require assessment and

PLANNING ANALYSIS (continued)

remediation of the contaminants on the subject site in accordance with State and County regulations. The Broward County Environmental Engineering and Permitting Division (EEDPD) staff has confirmed that the environmental assessment provided is consistent with the requirements of BCLUP Policy 2.5.5(d). Further, the EEDPD will require a Remedial Action Plan (RAP) detailing how the site will be cleaned up either prior to or during development. Construction plans will not be approved by EEDPD until the RAP has been approved. See Attachments 7 and 8.

Regarding **affordable housing**, the proposed land use plan amendment is subject to BCLUP Policy 2.16.2, as it proposes 251 additional residential units to be permitted by the BCLUP. The Planning and Development Management Division (PDMD) report notes that the City of Deerfield Beach submitted an affordable housing study dated November 30, 2016, and has been found by the PDMD staff **to be in compliance** with Policy 2.16.2. See Attachments 4 and 9.

Further, the Broward County Planning and Development Management Division (PDMD) staff has requested that prior to the Planning Council's second public hearing, the City of Deerfield Beach provide additional information regarding the City's plans to address the current and future supply of very-low income rental housing units. See Attachment 4. Planning Council staff has no objection to the PDMD request; however, it is noted that the data and analysis submitted has been deemed to meet Policy 2.16.2 and that any supplemental material provided is for informational purposes only.

Update: June 19, 2018: Planning Council staff notes that the City of Deerfield Beach affordable housing study was found **to be in compliance** with Policy 2.16.2. prior to the first Planning Council public hearing. See Attachment 4. Further, consistent with the Broward County Planning and Development Management Division (PDMD) staff's informational request, the City has provided additional information regarding its policies and programs to address the current and future supply of very-low income rental housing units, its commitment to maintain and improve its affordable housing stock, and its partnership with the Deerfield Beach Housing Authority. See Attachments 17 and 18.

In conclusion, Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP). Therefore, it is recommended that the proposed amendment be approved.

In addition, the City's commitment to submit a corrective amendment to the BCLUP for the remaining Century Village Dashed-Line Area within one (1) year of final action on this amendment is recognized. See Attachment 11.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-7

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of February 2018
2. Broward County Planning Council Traffic Analysis of February 1, 2018
3. Broward County Transit Division Report of February 2, 2018
4. Broward County Planning and Development Management Division Report of January 30, 2018
5. School Board of Broward County Consistency Review Report of July 7, 2017
6. Broward County Environmental Protection and Growth Management Department Report of February 1, 2018, Updated July 23, 2018
7. Preliminary Background Site Assessment Report prepared by Edward G. Rahrig, PG, LLC, dated February 13, 2017
8. Email correspondence from David S. Vanlandingham, PE, Broward County Environmental Engineering and Permitting Division, to Deanne Von Stetina, Director of Planning, Broward County Planning Council, dated February 6, 2018
9. An Affordable Housing Market Assessment in the City of Deerfield Beach, Florida prepared by Munilytics, dated November 30, 2016
10. BrowardNext - Broward County Land Use Plan Policies, "Parks/Conservation," Planning Council Staff Review Comment
11. Correspondence from Eric M. Power, AICP, LIAF, Deerfield Beach Planning & Development Services Director, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated February 20, 2018
12. Summary of Community Outreach provided by Dunay, Miskel & Backman, LLP
13. Broward County Parks and Recreation Division Report of January 10, 2018
14. Broward County Water Management Division Report of February 1, 2018
15. Correspondence from Interested Parties

ATTACHMENTS (continued)

Update: March 22, 2018:

16. Correspondence from Interested Parties

Update: June 19, 2018:

17. Correspondence from Josie P. Sesodia, AICP, Director, Broward County Planning & Development Management Division, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated May 24, 2018
18. Correspondence from Josie P. Sesodia, AICP, Director, Broward County Planning & Development Management Division, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated June 18, 2018

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 18-7

Prepared: February 2018

POTABLE WATER

The proposed amendment site will be served by Deerfield Beach West Water Treatment Plant, which has a current permitted capacity of 23.6 million gallons per day (mgd). The current and committed demand on the treatment plant is 13.6 mgd, with 10 mgd available. The wellfield serving the amendment site has a permitted withdrawal of 17.5 mgd, with 3.9 mgd available for water withdrawal, which expires on May 14, 2029. The amendment will result in a net increase in demand of 0.015 mgd. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commercial recreation uses and 175 gallons per capita (2.22 persons per household (pph)) per day for residential uses. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site will be served by the North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The current and committed demand on the treatment plant is 65 mgd, with 30 mgd available. The amendment will result in a net decrease in demand of 0.013 mgd. Planning Council staff utilized a level of service of 0.1 gpd per square foot for commercial recreation uses and 126 gallons per capita (2.22 pph) per day for residential uses. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Waste Management Inc. for solid waste disposal service. Waste Management collects and transports the City's solid waste to the Central Disposal Sanitary Landfill, which has a capacity of 10,000 tons per day (TDP) and a demand of 3,500 TDP, with 6,500 TDP available. The amendment will result in a net decrease in demand of 14.65 TDP. Planning Council staff utilized a level of service of 4 pounds (lbs.) per 100 square feet per day for commercial recreation uses and 7 pounds per capita (2.22 pph) per day for residential uses. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Division (EPGMD). A surface water management permit from EPGMD may be required prior to any construction.

PARKS AND OPEN SPACE

The City of Deerfield Beach has 387.26 acres in its parks and open space inventory. The proposed amendment could result in an increase of 57.9 acres to the City's park and open space inventory. The 2040 projected population (80,782) requires approximately 242.35 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendment will result in an increase of 1.67 acres on the projected demand for local parks. The City of Deerfield Beach continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand existing and projected permanent population.

ATTACHMENT 2

TRAFFIC ANALYSIS PC 18-7

Prepared: February 1, 2018

INTRODUCTORY INFORMATION

Jurisdiction: Deerfield Beach

Size: Approximately 83.0 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designations

Current Designation: Commercial Recreation within a Dashed-Line Area*

Potential Development: 83.0 acres of golf course use

Trip Generation Rate: "ITE Equation (430) Golf Course"***

Total P.M. Peak Hour Trips: 42 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designations: 25.1 acres of Low-Medium (10) Residential
57.9 acres of Recreation and Open Space within a Dashed-Line Area

Potential Development: 251 dwelling units
57.9 acres of recreation and open space use

Trip Generation Rates: "ITE Equation (230) Residential Condominium/Townhouse"
"ITE Equation (411) City Park"

Total P.M. Peak Hour Trips: $131 + 28 = 159$ peak hour trips

Net P.M. Peak Hour Trips + 117 p.m. peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 117 p.m. peak hour trips at the long-range planning horizon.

*"Dashed-Line Area" means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

***Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Ninth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

February 2, 2018



Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Ave, Room 307
Fort Lauderdale, FL 33301

RE: Proposed Amendment to Broward County Land Use Plan PC 18-7

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated January 4, 2018 regarding the proposed Land Use Plan Amendment (LUPA) for PC 18-7 located in the City of Deerfield Beach for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site includes Route 48 and the Deerfield Beach Express I Community Bus (BCT Route 728). Please refer to the following table for detailed information:

Table with 4 columns: BUS ROUTE, DAYS OF SERVICE, SERVICE SPAN A.M. - P.M, SERVICE FREQUENCY. Rows include Route 48 and Deerfield Beach 1 (728) with their respective service days and frequencies.

Future fixed-route bus improvements including shorter headways, increased span of service, and rapid bus are specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Broward County Transit Division can accommodate additional transit demand with existing and 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 954-357-8482

Transit Division has no objections to this LUPA. BCT recommends that any proposed redevelopment on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing or planned sidewalk and bicycle network along W Hillsboro Blvd, Century Blvd and S Military Trail.

Please feel free to call (954) 357-8554 or email me mmittelberg@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Mabelle Mittelberg."

Mabelle Mittelberg
Service Planner
Service and Capital Planning



ATTACHMENT 4

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: January 30, 2018
TO: Barbara Blake Boy, Executive Director
Broward County Planning Council
FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division
SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Deerfield Beach PC 18-7



The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 18-7. The subject site is located in Deerfield Beach involving approximately 83.0 acres. The amendment proposes:

- Current Designations: Commercial within a Dashed-Line Area*
- Proposed Designation: 25.1 acres of Low-Medium (10) Residential
57.9 acres of Recreation and Open Space within a Dashed-Line Area*
- Estimated Net Effect: Addition of 251 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Addition of 57.9 acres of recreation and open space use
Addition of 83.0 acres of commercial recreation use*

Item 7 – Analysis of Natural and Historic Resources

- A. The County’s archaeological consultant determined, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), that the proposed project will not have an 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.
 - a. The City has jurisdiction over historical resources located within the City. Property owner(s)/agent(s) are 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

- b. The County has jurisdiction over archaeological resources located within the City. Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Planning and Development Management Division
115 S. Andrews Avenue, Room 329K
Fort Lauderdale, Florida 33301
Tel.: (954) 357-9731
Email: referrer@broward.org

2. In the event that unmarked burials are discovered, then, pursuant to Florida State 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
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The net effect of the amendment will be an addition of 251 residential units; thus, Policy 2.16.2 applies. The applicant does not propose to designate any housing units for affordable housing.

The application indicates that the City of Deerfield Beach continues to make affordable housing a priority and devotes resources to address affordable housing issues. The City's adopted Comprehensive Plan Housing Element sets forth affordable housing goals, objectives and policies. The applicant submitted a housing assessment that was prepared in November 2016 by Munitytics. The assessment complies with Broward County Land Use Plan Policy 2.16.2.

The assessment utilized the methodology recommended by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing for very-low, low, and moderate-income levels. The assessment indicated an overall surplus of 5,861 affordable dwelling units in 2014; however, there is a deficit of 3,773 very-low and low-income rental units. *The assessment indicated the overall supply of affordable housing is expected to increase by 1,341 dwelling units or 18.6% by 2021. However, the 2021 forecast indicates that the deficit of very low-income affordable renter units will continue to increase.*

Staff notes that, although the affordable housing assessment is generally consistent with BCLUP Policy 2.16.2, *the current and forecasted shortfall of very-low income affordable rental units within the City remains*

an issue. It is recommended that prior to the second Planning Council public hearing, the City provide additional information regarding plans to address the current and future supply of very-low income rental housing units.

Item 10 - Hurricane Evacuation Analysis

The amendment site is not located in a Hurricane Evacuation Zone based on the Broward County Land Use Plan's "Natural Resource Map Series Eastern Broward County: Hurricane Evacuation Zones".

Item 11 – Redevelopment Analysis

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

Item 12 – Intergovernmental Coordination

The nearest unit of government is Palm Beach County, located approximately 3,600 feet north of the proposed amendment site. Quiet Waters Park, a 430-acre regional park owned by the Broward County Board of County Commissioners, is located approximately 2,600 feet west of the proposed amendment site, west of Powerline Road. Quiet Waters Elementary School is located approximately 4,500 feet west of the proposed amendment site, on the south side of Hillsboro Boulevard and on the north side of Quiet Water Park.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The redevelopment site is served by Broward County Transit (BCT) Route 48, the City of Deerfield Beach Community Bus, and Tri-Rail. The Vision Plan of BCT's Transit Development Plan includes service span, day of service, and headway improvements for this route.

Three primary corridors serve the site: East Drive, S. Century Boulevard, and Military Trail. Existing pedestrian and bicycle infrastructure surrounding the site are deficient. All three corridors lack sidewalks and bicycle lanes. To the greatest extent possible, sidewalks and bicycle lanes on the primary access corridors should be constructed concurrent with redevelopment of this site. It is recommended that site be designed to include safe and convenient connections between the development and the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, amenities should be considered such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development. For the convenience of future residents or community staff who wish to reduce their carbon footprint, the installation of electric vehicle charging stations should be considered.

If you have any questions, please contact Maribel Feliciano, Assistant Director of the Planning and Development Management Division at 954-519-1424 or mfeliciano@broward.org.

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Suzanne Fejes, Director, Housing Finance and Community Redevelopment Division
Maribel Feliciano, AICP, Assistant Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Susanne Caranno, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Rick Ferrer, Broward County Historic Preservation Officer

JS/hec

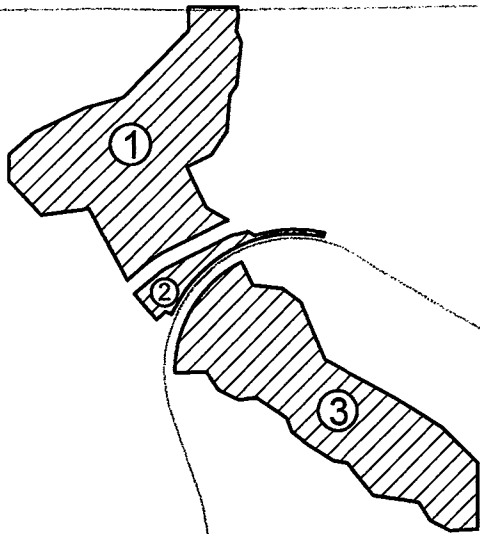
Amendment PC 18-7

 Site

DEERFIELD BEACH

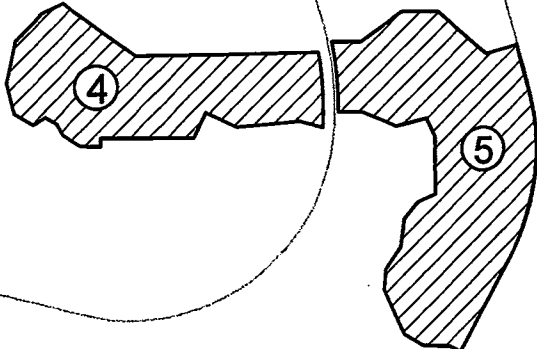
MILITARY TRAIL

HILLSBORO BOULEVARD



Parcel 5
25.1 Acres of Commercial
Recreation within a Dashed-Line Area
to Low-Medium (10) Residential

CENTURY BOULEVARD



Parcels 1 through 4
57.9 acres of Commercial Recreation within a
Dashed-Line Area to Recreation & Open Space
within a Dashed-Line Area

SW 10 STREET

CSX RAILROAD



NOT TO SCALE

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

LAND USE
SBBC-2286-2017
County No: TBD
Deerfield Crossing

July 7, 2017 3:07:21



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

ATTACHMENT 5

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: July 7, 2017 3:07:21	Units Permitted: 0 Units Proposed: 251	Existing Land Use: Commercial Recreation
Name: Deerfield Crossing	NET CHANGE (UNITS): 251	Proposed Land Use: Low Medium (10)
SBBC Project Number: SBBC-2286-2017	Students Permitted Proposed NET CHANGE	Current Zoning: Open Space
County Project Number: TBD	Elem 0 44 44	Proposed Zoning: RM-10
Municipality Project Number: 60A	Mid 0 19 19	Section: 2
Owner/Developer: Fairway Investors, LLC	High 0 28 28	Township: 48
Jurisdiction: Deerfield Beach	Total 0 91 91	Range: 42

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Quiet Waters Elementary	1,600	1,600	1,293	-307	-17	80.8%
Lyons Creek Middle	2,178	2,178	1,893	-285	-12	86.9%
Deerfield Beach High	2,848	2,848	2,516	-332	-13	88.3%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Quiet Waters Elementary	1,382	-218	86.4%	1,260	1,229	1,219	1,187	1,156
Lyons Creek Middle	1,896	-282	87.1%	1,871	1,825	1,831	1,814	1,827
Deerfield Beach High	2,521	-327	88.5%	2,558	2,587	2,599	2,620	2,653

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 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

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	21/22	22/23	23/24	24/25	25/26
Area B - Elementary	20,237	16,495	-3,742	19,169	19,530	19,892	20,253	20,615
Area B - Middle	9,033	7,314	-1,719	7,820	7,911	8,002	8,092	8,183
Area B - High	12,673	10,326	-2,347	8,821	8,854	8,887	8,920	8,953

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				16/17	17/18	18/19
No Charter Schools						

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
Quiet Waters Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Lyons Creek Middle	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Deerfield Beach High	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area B	
School Level	Comments
Elementary	None
Middle	None
High	None

*The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 22.7-acre site is generally located at the west side of Military Trail between SW 10th Street and Hillsboro Boulevard in the City of Deerfield Beach. The current land use designation for the site is Commercial Recreation which allows no residential units. The applicant proposes to change the land use designation to Low Medium (10) Residential to allow 251 townhouse (all three or more bedroom) units which are anticipated to generate 91 additional students (44 elementary, 19 middle, and 28 high school) 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 (DEFP). 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 serving the amendment site in the 2016-17 school year are Quiet Waters Elementary, Lyons Creek 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 100% of their gross capacities in the 2016-17 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2016-17 – 2018-19), all the schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2018-19 school year. It should be noted that the school capacity or Florida Inventory of School Houses (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 2016-17 – 2020-21. 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. No charter school is located within a two-mile radius of the subject site in the 2016-17 school year.

Capital Improvements scheduled in the long range section of the currently Adopted DEFP Fiscal Years 2016-17 – 2020-21 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 "B" and the elementary, middle, and high schools currently serving Planning Area "B" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "B" 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-2286-2017

7/7/17

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 6

EP&GMD COMMENTS
PC 18-7
Page 1

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Applicant: Toll Brothers, Inc.

Amendment No.: PC 18 – 7

Jurisdiction: Deerfield Beach

Size: Approximately 83.0 acres

Existing Use: Former Golf Course

Current Land Use Designation: Commercial Recreation within a Dashed-Line Area

Proposed Land Use Designation: 25.1 acres of Low-Medium (10.0) Residential
57.9 acres of Recreation and Open Space within a Dashed-Line Area

Location: Section: 2 and 3 Township: 48 South Range: 42 East; generally located on the west side of Military Trail, between Hillsboro Boulevard and Northwest 10 Street

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

ANALYSIS AND FINDINGS:

ENVIRONMENTAL LICENSING AND BUILDING PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.01, 2.22.2]

There are no wetlands within the project area. An Environmental Resource License will be required for any filling of existing lakes or creating other surface waters.



Updated: July 23, 2018

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17] 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.

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1] The preliminary traffic analysis indicates that the proposed amendment would result in an **increase of 117 PM** peak hour trips per day compared to trips associated with the current land use 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 minimal impact on air quality. There are no existing or potential odor/noise problems in the area. (*JG 1/24/2018*)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **Four** listed contaminated sites were found on or adjacent to the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site. (*JG 1/23/2018*)

Solid Waste - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 3.4.2, 3.4.3, 2.11.8] There **are no** active solid waste facilities located within one mile of the amendment site. There **are no** inactive solid waste facilities located within one-quarter mile of the site. See map in the attached documentation. *JG (1/31/18)*

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 2.26.2, 2.26.3, 2.11.5] The proposed amendment site is currently within wellfield zones of influence three (3). Additionally, Zones one (1), two (2) and three (3) are in close proximity (.25 miles) of the proposed amendment site. Special restrictions apply under Broward County's Wellfield Protection regulations.

For Zone 1: Per Article XIII of the Broward County Code of Ordinances handling, storing, using, or generating any materials with regulated substances **is prohibited**.

EP&GMD COMMENTS

PC 18-7

Page 3

For Zone 2: Per Article XIII of the Broward County Code of Ordinances allows for handling, storing, using, or generating any materials with regulated substances provided applicant follows site specific wellfield conditions. Conditions include installation (by owner and/or operator) of one or several monitoring wells and the quarterly monitoring and testing (by a company) for specific regulated substances onsite.

For Zone 3: No special restrictions apply.

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7;]; BCLUP Policies]

Database of SARA Title III Facilities in Broward County indicates there is one (1) SARA Title III facility(s) on or adjacent to the proposed amendment site.

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] GIS Database of Hazardous Material Facilities in Broward County indicates 7 facilities within a wellfield protection zone, 5 active Hazardous Material facility(s), and 2 Hazardous Materials/Storage Tank facility(s) on, adjacent, or in close proximity (.25m miles) to the proposed amendment site.

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and 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 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 Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of

EP&GMD COMMENTS

PC 18-7

Page 4

flooding due to, or exacerbated by, sea level rise by the year 2060. 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, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] –

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/NaturalResources/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5] The property is within the jurisdiction of Broward County and the South Florida Water Management District. Successful compliance with the criteria established by these entities should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be required prior to any construction on the site.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zone AH with a NAVD 88 of 15 feet, 14 feet, zone AE with a NAVD 88 of 13 and 12 feet. The remaining are under zone x (zones that are outside the flood plain or the average depths of less than 1 foot).

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1] The proposed land use designation would involve a minor

EP&GMD COMMENTS

PC 18-7

Page 5

percentage of impervious area. The development resulting from the proposed land use designation would result in a net increase in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be major.

This 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.

See attached Water Recharge Questionnaire

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. **Amendment No.:** PC 18-7
- B. **Municipality:** Deerfield Beach
- C. **Project Name:** Deerfield Crossing

II. Site Characteristics

- A. **Size:** Approximately 83.0 acres
- B. **Location:** Section: 2 and 3 Township: 48 South Range:
42 East; generally located on the west side of
Military Trail, between Hillsboro Boulevard and
Northwest 10 Street
- C. **Existing Use:** Former Golf Course

III. Broward County Land Use Plan Designation

- A. **Current Designation:** Commercial Recreation within a Dashed-
Line Area
- B. **Proposed Designation:** 25.1 acres of Low-Medium (10.0)
Residential
57.9 acres of Recreation and Open Space
within a Dashed-Line Area

IV. 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?** No

Wetland Resource Questionnaire
PC 18-7

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? No.

V. Comments:

An Environmental Resource License will be required for any filling of existing lakes or creating other surface waters.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** PC 18-7
- B. *Municipality:*** Deerfield Beach
- C. *Applicant:*** Toll Brothers

II. Site Characteristics

- A. *Size:*** Approximately 83.0 acres
- B. *Location:*** Section: 2 and 3 Township: 48 South Range: 42 East; generally located on the west side of Military Trail, between Hillsboro Boulevard and Northwest 10 Street
- C. *Existing Use:*** Former Golf Course

III. Broward County Land Use Plan Designation

Current Land Use Designation: Commercial Recreation within a Dashed-Line Area

Proposed Land Use Designation: 25.1 acres of Low-Medium (10.0) Residential
57.9 acres of Recreation and Open Space within a Dashed-Line Area

IV. Water Recharge Review

- A. *Describe the general impacts of the current land use designation on water recharge:***
The current land use designation is Commercial Recreation within a Dashed-Line Area. A typical value for an impervious area produced by this type of development is approximately 85%.

B. Describe the general impacts of the proposed land use designation on water recharge:

The proposed land use designation is 25.1 acres of Low-Medium (10.0) Residential
57.9 acres of Recreation and Open Space within a Dashed-
Line Area

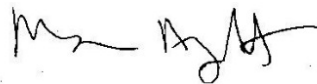
A typical value for an impervious area produced by this type of development is approximately 27 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a minor percentage of impervious area. The development resulting from the proposed land use designation would result in a net increase in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be major.

This 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.

VI. Comments



By: _____

Date 7/23/18

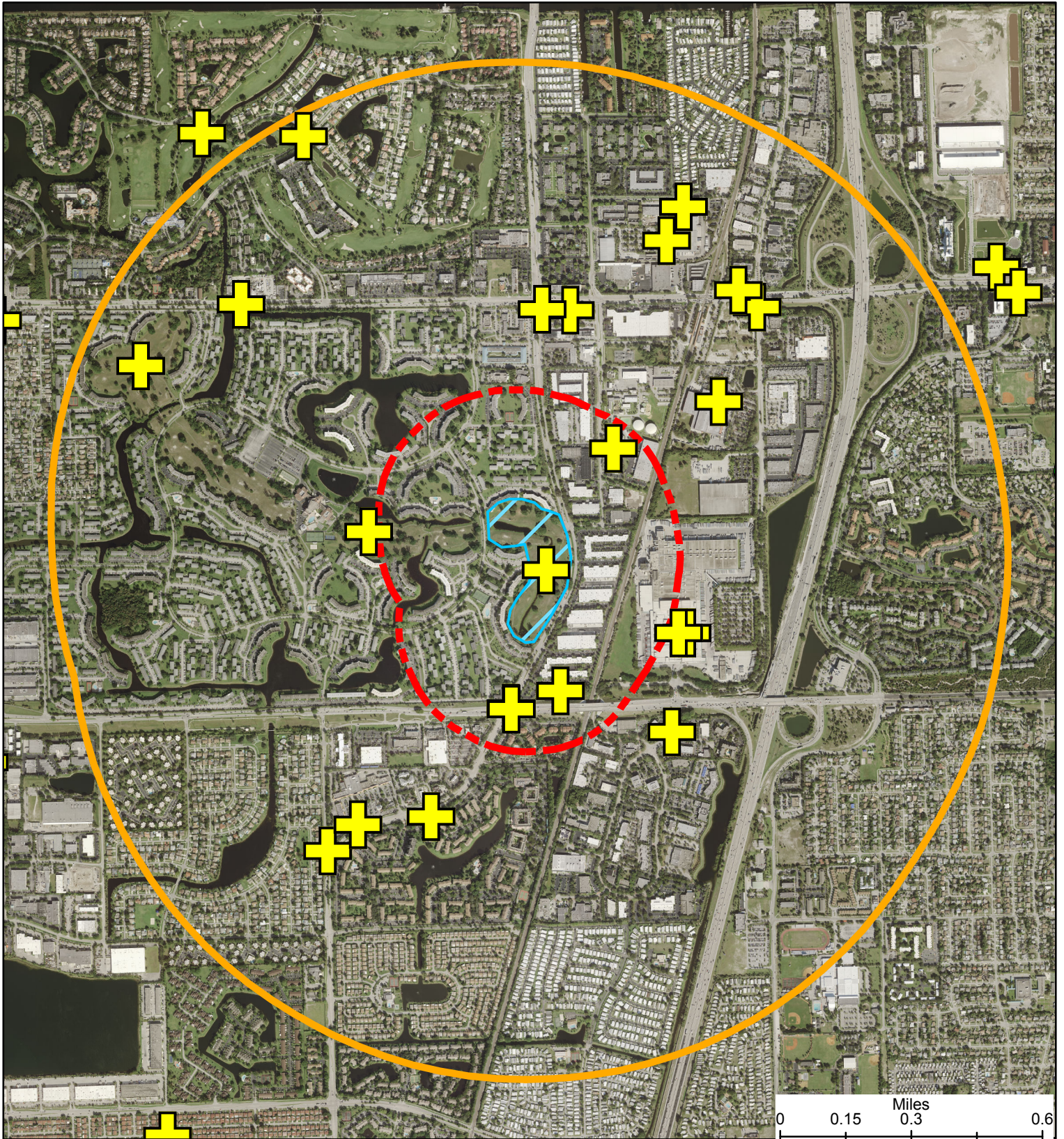
Maena Angelotti

Environmental Planning and Community Resilience Division

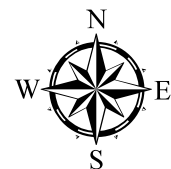
Contaminated Sites

Site Number	Facility Number	Street Address	City	Zip Code	Pollutant	Facility Type	Dept Facility Number	Active
SF-2768A	Trolley Tours	998 S MILITARY TRL	Deerfield Beach	33442	Petroleum		68840464	N
NF-2086A	Century Village Golf Course Parcel 5 (aka Hillsboro Pines aka Deerfield Crossing)	450 CENTURY BLVD	Deerfield Beach	33442	Arsenic	Golf Course		Y
NF-2768B	Trolley Tours	998 S MILITARY TRL	Deerfield Beach	33442	Chlorinated	Auto Repair	68840464	N
NF-2074	Larry Kline Wholesale Meats	350 GOOLSBY BLVD	Deerfield Beach	33442	Diesel	Retail	68731640	Y

Land Use Amendment Comments Site 18-7



- Solid Waste Sites
- + Contaminated Sites
- ▨ Proposed Site
- - - Quarter Mile Buffer
- 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: JGUZMAN - January, 2018 - Environmental Engineering and Permitting Division

ATTACHMENT 7

Edward G. Rahrig, P.G. LLC
632 SW Aster Road
Port St. Lucie, FL 34953



561-738-4667
edrahrig@comcast.net

Mr. Stuart J. Gordon, P.E.
Toll Brothers Land Development
3970 West Indiantown Road
Jupiter, Florida 33478

February 13, 2017

**Subject: Preliminary Background Site Assessment Report
Hillsboro Pines Golf Club
450, 451, 2799, 2800, and 2801 Century Boulevard, Deerfield Beach, Florida**

Dear Mr. Gordon:

Edward G. Rahrig, P.G. LLC is pleased to present this preliminary Background Site Assessment Report (pBSAR), which documents the results of limited soil and groundwater sampling and analysis performed at the Hillsboro Pines Golf Club (the "Subject"). The Subject is comprised of five contiguous parcels located at 450, 451, 2799, 2800, and 2801 Century Boulevard, Deerfield Beach (Broward County), Florida (Figure 1, attached). The purpose of the pBSAR was to perform a preliminary assessment of background soil and groundwater conditions at the Subject. The data was requested in support of a potential real estate transaction.

1.0 INTRODUCTION

Prior Phase I and II Environmental Site Assessments (ESAs) prepared by others for the Subject identified historical use of the Subject as a golf course from the early 1970's to April 2013. This historical use identified in the Phase I ESA is considered a Recognized Environmental Condition (REC). According to the ESAs, no indication of pesticide, herbicide, or petroleum storage or mixing operations at the Subject were reported. The current owner stated all such activity was performed at the golf course Clubhouse facility, which is located adjacent north of the Subject. However, the ESAs did note pesticides and herbicides were routinely applied to the golf course and residuals of these products may persist in site soil and groundwater. Based on the potential such residuals may be present, Phase II soil and groundwater sampling was performed in 2014 (EE&G 2014; GFA 2014). Arsenic, pesticide, and herbicide residuals were detected in soil and groundwater of the Subject, in some cases at concentrations greater than their respective Florida Department of Environmental Protection (FDEP) soil and groundwater Cleanup Target Levels (SCTLs/GCTLs). The source of the arsenic is from the use of monosodium methyl arsenate (MSMA), an arsenic-containing herbicide. The Florida Department of Environmental Protection has documented the correct label use of MSMA can adversely affect shallow groundwater underlying application areas.

In order to determine current background soil and groundwater conditions at the Subject, Edward G. Rahrig, P.G. LLC advanced twelve (12) soil borings (B-1 through B-12) at representative playing surface locations (e.g. tees, fairways, and greens), evenly distributed across the Subject property. Soil grab samples from each boring were collected at depths of 0.5, 2, 4, 6, 8, 10, and 15 feet and analyzed for total arsenic. Soil samples from the 0.5, 2, and 4 foot depth intervals were also analyzed for organochlorine pesticides. In addition, twelve (12) groundwater grab samples were collected from each boring and analyzed for total and dissolved arsenic and organochlorine pesticides.

2.0 SCOPE OF WORK

On January 31 and February 2, 2017 representatives of Edward G. Rahrig P.G. LLC used a *Geoprobe* direct push drill rig to advance twelve (12) continuous soil borings (B-1 through B-12) for collection and laboratory analysis of soil and groundwater grab samples. Due to variations in surface elevation of the golf course playing areas, depth to the ambient groundwater table in borings was observed to range from around 8 to 15 feet. Soil boring locations are depicted on Figure 2 (attached).

Soil grab samples were collected at depths of 0.5, 2, 4, 6, 8, 10, and 15 feet below grade in each boring using disposable *Geoprobe Macrocore* liners. After recording boring soil descriptions, samples were placed in laboratory supplied containers, placed on wet ice, and transported to a Florida certified laboratory via courier. Samples were analyzed using Environmental Protection Agency (EPA) Method 6020 for total arsenic and EPA Method 8081 for organochlorine pesticides. Soil analytical results are summarized in Table 1 (attached). Laboratory analytical reports and Chain-of-Custody forms are attached for reference.

Site lithology observed in most soil boring cores was comprised of sod overlying approximately 15 feet of light to dark brown to gray fine quartz sand with shell fragments, pebbles, and silts. No significant aquitards or aquicludes were observed within the first 15 feet in borings B-1 through B-12. However, a layer of hardpan was detected near or slightly below the observed water table. This hardpan layer is believed to be indicative of the historic water table prior to site development.

Groundwater grab samples were collected at each boring location using a *Geoprobe SP-15* stainless steel groundwater sampler. The 4-foot stainless steel screen was placed from the top of the ambient water table to 4 feet below the water table in each boring. After inserting and deploying the groundwater sampler, a peristaltic pump and disposal tubing were used to purge the groundwater sampler until groundwater was free of soil particles and flowed relatively clear. A minimum of 3 to 5 gallons of water was purged from each well. After well purging was deemed

complete, groundwater samples were placed in laboratory supplied containers, placed on wet ice, and transported to a Florida certified laboratory for analysis. Groundwater grab samples were analyzed using EPA Method 200.8 for total and dissolved arsenic and EPA Method 8081 for organochlorine pesticide compounds. Filtered (e.g. dissolved) and unfiltered groundwater samples were collected from each boring to determine the potential effect of turbidity on arsenic groundwater grab sample analytical results. Groundwater analytical results are summarized in Table 1 (attached). Laboratory analytical reports and Chain-of-Custody forms are attached for reference.

3.0 SOIL ANALYTICAL RESULTS

Arsenic was detected in several collected soil grab samples at a concentration greater than its FDEP residential soil Cleanup Target Level (CTL) of 2.1 mg/kg. Several organochlorine pesticide compounds (e.g. Chlordane, Dieldrin, and Toxaphene) were detected in collected soil samples at concentrations greater than their respective CTLs. Arsenic and organochlorine pesticide soil concentrations at each sampling depth are summarized in Table 1. Arsenic concentrations are depicted on Figure 2 (attached).

Arsenic was detected in 23 of 80 soil grab samples at a concentration greater than its residential SCTL of 2.1 mg/kg. Arsenic concentrations ranged from below the Method Detection Limit (MDL) to a maximum of 23 mg/kg (B-10-0.5). Preliminary statistical results for detected arsenic concentrations in collected soil samples are presented near the bottom of Table 2. The mean arsenic concentration ranged from 0.17 (depth 10') to 6.7 mg/kg (depth 0.5 feet). Average arsenic concentrations are highest at depth 0.5 feet and generally decrease with depth. This average concentration distribution versus depth is consistent with the surface application of MSMA. A slight increase in average arsenic concentration was noted for samples collected at depth 15 feet. This anomalous observation is believed to be due to soil samples collected from at or in close proximity to the hardpan layer.

4.0 GROUNDWATER ANALYTICAL RESULTS

No method-listed organochlorine pesticide compound was detected in any of the collected groundwater grab samples at a concentration greater than its MDL.

Total arsenic was detected in all twelve groundwater grab samples at a concentration greater than its MDL, and in eight of twelve groundwater samples at a concentration greater than its GCTL of 10 ug/L. Total and dissolved arsenic concentrations for each groundwater sample are summarized in Table 2 and depicted on Figure 3. Total arsenic concentrations at the site ranged from a minimum concentration of 0.8 ug/L (boring B-8) to a maximum concentration of 440 ug/L (B-6). Dissolved arsenic concentrations measured in each sample were generally less than the total

arsenic concentrations. This result is not unusual since groundwater grab samples collected using a Geoprobe SP-15 sampler does tend to overreport results. The difference between total and dissolved arsenic concentrations measured in collected groundwater grab samples will not change the conclusions of this report.

5.0 CONCLUSIONS

Arsenic has been detected in soil and groundwater grab samples collected from the Subject property at concentrations greater than its FDEP residential soil and groundwater cleanup target levels. The source of the arsenic is believed to be from the use of fertilizers and monosodium methyl arsenate (MSMA), an arsenic-based herbicide. According to the Owner, these agricultural chemicals were historically applied to the golf course in strict accordance with label directions.

Arsenic was detected in 23 of 80 soil grab samples at a concentration greater than its residential SCTL of 2.1 mg/kg. Arsenic concentrations ranged from below the Method Detection Limit (MDL) to a maximum of 23 mg/kg (B-10-0.5). Preliminary statistical results for detected arsenic concentrations in collected soil samples are presented near the bottom of Table 2. The mean arsenic concentration ranged from 0.17 (depth 10') to 6.7 mg/kg (depth 0.5 feet). A majority of the detected arsenic appears to be present in the first two feet of soil on the golf course. Based on the analytical results, a change in land use from a golf course to residential purposes will require additional soil and groundwater assessment and soil mitigation in the form of an Engineering Control.

Detected arsenic concentrations compare favorably with detected arsenic concentrations in similar circumstances at other golf courses in South Florida. Evaluation of the vertical and horizontal distribution of arsenic in soil did not reveal the presence of areas containing uncharacteristically high concentrations of arsenic. The limited number of soil samples containing arsenic at a concentration greater than its SCTL, combined with the relatively low arsenic soil concentrations detected, indicate there is no evidence to suggest a spill or misapplication of arsenic-containing agricultural chemicals has occurred to the soil at the Subject property.

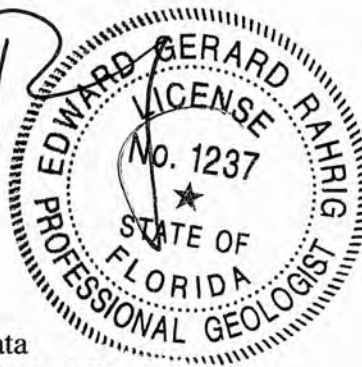
Total arsenic was detected in all twelve groundwater grab samples at a concentration greater than its MDL, and in eight of twelve groundwater samples at a concentration greater than its GCTL of 10 ug/L. Total arsenic groundwater concentrations at the site ranged from a minimum concentration of 0.8 ug/L (boring B-8) to a maximum concentration of 440 ug/L (B-6). Review of detected arsenic concentrations in groundwater indicate there is no evidence to suggest a spill or misapplication of arsenic-containing agricultural chemicals has occurred to groundwater beneath the Subject property.

Based on collected soil and groundwater analytical data, we believe the presence of arsenic in soil and groundwater beneath the Subject is due to the use of arsenic-containing agricultural chemicals. Further assessment of the degree and extent of arsenic impact is recommended if redevelopment of a portion of the Subject property is to be considered. In order to minimize potential exposure of the public to arsenic-impacted soil and groundwater, we recommend implementation of Institutional and Engineering Controls in the form of a Deed of Restrictive Covenant under the direction of Broward County environmental regulatory authorities. The Covenant would prohibit the use of surface water and shallow groundwater, prevent construction of wells into the shallow aquifer without preapproval, and require appropriate construction and operation of the Subject's proposed irrigation and stormwater management systems.

Best regards,

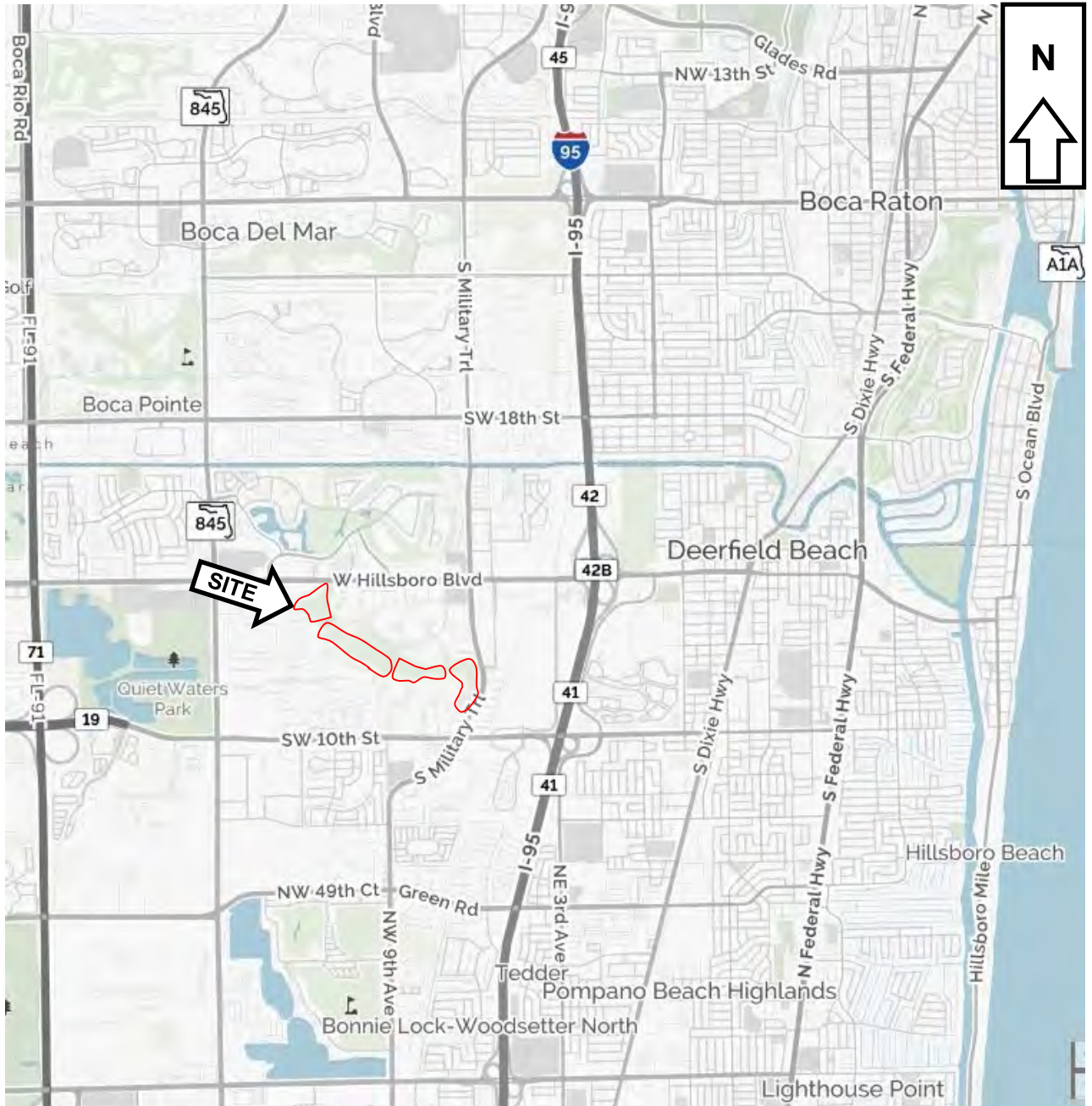


Edward G. Rahrig, P.G.
Environmental Consultant



Attachments: Figures
Tables
Soil Analytical Data
Groundwater Analytical Data

cc: E. Lee Worsham, Esquire, Shutts & Bowen, West Palm Beach, Florida
File



EDWARD G. RAHRIG, P.G., LLC
 632 Southwest Aster Road
 Port St. Lucie, FL 34953-2905
 Tel: (561) 738-4667 Fax: (888) 848-0816



**Preliminary Background Site
 Assessment Report
 Hillsboro Pines Golf Course
 Century Boulevard
 Deerfield Beach, Florida**

Site Location Map Not to Scale	Drawn By	Date:	February 13, 2017	Figure No.: 1
	ER	Job No.:	62102.00	

ATTACHMENT 8

From: [Vanlandingham, David](#)
To: [Von Stetina, Deanne](#)
Cc: [Halsey, Jeff](#); [Turegun, Sermin](#)
Subject: RE: PC 18-7 Amendment
Date: Tuesday, February 06, 2018 10:27:03 AM
Attachments: [CenturyVillageEARLicenses.pdf](#)
[Hillsboro SAR Review 01.08.18.pdf](#)

Hi Deanne,

It is our opinion that the requirements of Policy 2.5.5(d) of the Broward County Land Use Plan have been satisfied. Please note the following:

- Fairway Investors, LLC, has obtained three (3) Environmental Assessment and Remediation (EAR) Licenses in accordance with Chapter 27 of Broward County Code. EAR License No. 1281 applies to Parcel 5, Deerfield Crossing (the residential development); EAR License No. 1282 applies to Parcel 4 (stormwater improvements); and EAR License No. 1283 applies to Parcels 1, 2, and 3 (passive recreational uses currently planned to be deeded to Century Village). Please see the attached as reference. The EAR Licenses require that the licensee assess and remediate the contaminants on the site in accordance with Chapter 62-780, Florida Administrative Code (FAC), as well as follow additional procedural requirements under Broward County Code.
- On November 22, 2017, the Division received a certified Site Assessment Report (Report) prepared as required by Chapter 62-780, FAC. While the Division did not approve the Report, as additional information is needed to satisfy cleanup rule requirements, the Report goes well beyond what would be required in due diligence documentation (Phase I and Phase II Environmental Site Assessments) as required by the Broward County Land Use Plan. I have also attached our review letter of the Report for your information.
- Once the full scope of contamination is known, the Division will require that a Remedial Action Plan be submitted to detail how the parcels will be cleaned up either prior to or during development to meet the proposed land use scenarios. Construction plans will not be approved through our Department's Environmental Review until such time that the Remedial Action Plan is approved.

If you have any questions or wish to discuss, please feel free to give me a call. It is my pleasure to assist.

Have a good day as well.

David



DAVID S. VANLANDINGHAM, P.E., ENGINEERING UNIT SUPERVISOR

Environmental Protection and Growth Management Department

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

1 N University Dr, Mailbox 201 | Plantation, Florida 33324

Office: 954.519.1478

www.broward.org

From: Von Stetina, Deanne

Sent: Monday, February 05, 2018 4:23 PM

To: Vanlandingham, David <DVANLANDINGHAM@broward.org>

Cc: Halsey, Jeff <JHALSEY@broward.org>

Subject: PC 18-7 Amendment

Good afternoon, David,

Attached is a preliminary background site assessment report for the Hillsboro Pines Golf Course (Century Village in Deerfield Beach).

Portions of this golf course have been submitted to the Planning Council for a land use plan amendment. See attached Page One file and BW map.

There are 5 parcels included in the amendment: Parcels 1-4 are being changed to "Recreation and Open Space" and would not be developed, while Parcel 5 is being changed to "Low-Medium (10) Residential" and would be developed with a maximum of 251 dwelling units. Planning Council staff would like you to review the attached documents to determine if Policy 2.5.5(d) of the Broward County Land Use Plan is being complied with:

Policy 2.5.5(d) states, "Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following - mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase II environmental assessment may be required based upon the findings of the Phase I assessment."

You provided a similar assessment for us on February 9, 2017, for the Crystal Lake Golf Course.

Thank you for your expertise in this matter. If you have any questions or concerns, please do not hesitate to contact me. Have a wonderful day!

Deanne D. Von Stetina, AICP, Director of Planning

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6690 (direct) www.Broward.org/PlanningCouncil

ATTACHMENT 9

**An Affordable Housing Market Assessment
in the City of Deerfield Beach, Florida**

November 30, 2016



Report Commission

This report was commissioned in order to satisfy Broward County Land Use Plan Policy 1.07.07 for a project that is proposed in the City of Deerfield Beach, Broward County, Florida. That policy requires that “For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.”

The City of Deerfield Beach has adopted a Comprehensive Plan pursuant to Rule 9J-5.010 of the Florida Administrative Code. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies that are supported through a companion Support Document.

As part of a land use plan amendment application, the Broward County Planning Councils requires interim updates of the existing supply and demand for affordable housing and the strategies to be utilized to meet the expected needs.

This report estimates the current (2016) demand and projects (to 2021) the future demand for various housing needs.

The report relies on various public and subscription sources of information regarding demographic, economic, employment, market, and housing data that is referenced throughout the report.

Report Summary

Using the Broward County Planning Council's *Recommended Methodology For Supply and Demand Analysis For Broward County's Affordable Housing Market* (the "methodology"), The City of Deerfield Beach has a current surplus of affordable housing for homeownership at all levels and that is likely to continue through 2021.

The methodology demonstrates that rental properties for those at the very low and low income bands, are currently in short supply and will continue to be a challenge for the City. Rental properties in the Low Band (80% of Median Household Income) will improve through 2021 and any negative gap in that band should be eliminated by that forecasted year. There will also be some slight improvement in the Very Low Band (50% of Median Household Income).

The City continues to make affordable housing a priority and devotes resources in an attempt to address the issues of affordable housing.

Increasing the availability of housing supply will help to make all housing more affordable.

Methodology

This study examines current housing conditions within the City of Deerfield Beach, Florida (“the City”), which is generally stated for calendar year 2014 (the latest U.S. Census Bureau American Community Survey data available) and projected to calendar year 2021, using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Meridian Appraisal Group (MAG) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. MAG developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. In order to forecast out to the year 2021, we used Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods. The methodology is particularly sensitive to Median Household Income and housing stock forecasts. We believe Esri’s forecasts to be reliable and very up-to-date. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income (80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2010 Census

Estimates and Projections of Population, Median Household Income, And Housing Units

The 2014 ACS data for the City of Deerfield Beach and the Esri forecasts for 2021 are summarized below:

	2014 ACS Estimates	2021 Esri Forecasts
Population	77,162	80,973
Median Household Income	38,209	46,833
Housing Units, Total	43,682	45,340
Housing Units, Occupied	33,941	35,406

The forecasted housing units do not include any of the units that would be added by the proposed development. The addition of those units would increase the supply of housing. In the absence of additional supply, housing costs would likely increase across most affordability bands.

Affordable Housing Criteria

The Broward County Land Development Code §5-201 defines Affordable Housing as “*Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the households.*”

Using the ACS and Esri data and applying that data to the MAG supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences:

Gap Analysis, Meridian Appraisal Group Model Utilizing 2014 American Community Survey Data

Deerfield Beach city, Florida							
Demand(D)		Supply(S)	No Gap / (Gap)	Demand(D)		Supply(S)	No Gap / (Gap)
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	4,572	7,455	2,883	0-50%	3,184	742	(2,442)
\$0				\$0			
\$19,105	23.0%	37.5%		\$478	27.1%	6.6%	
50.1-80%	2,964	3,902	937	50.1-80%	2,050	719	(1,331)
\$19,143				\$479			
\$30,567	14.9%	19.6%		\$764	17.4%	6.4%	
80.1-120%	3,070	3,356	286	80.1-120%	1,951	3,705	1,754
\$30,605				\$765			
\$45,851	15.4%	16.9%		\$1,146	16.6%	32.8%	

The MAG model shows no deficiencies in affordable housing for those who wish to own homes. We are not surprised by this outcome as the City has many long-term residents who likely purchased their homes when the homes cost less. Many of those homeowners now make more money and this results in more affordable home ownership than they would have had when they first purchased a home.

The model also shows deficiencies in the Very Low and Low bands for rentals. This is not an uncommon finding in an area where housing stocks are expensive and people tend to spend more than 30% of their income on housing and housing-related expenses.

When we applied the Esri forecasted data to this model, we find the following:

**Gap Analysis, Meridian Appraisal Group Model
Utilizing 2021 Esri Forecasted Data**

Deerfield Beach city, Florida							
	Demand(D)	Supply(S)	No Gap/(Gap)		Demand(D)	Supply(S)	No Gap/(Gap)
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	5,652	9,479	3,827	0-50%	3,510	982	(2,527)
\$0				\$0			
\$23,417	28.4%	47.6%		\$585	29.8%	8.7%	
50.1-80%	3,519	3,570	51	50.1-80%	1,544	2,108	564
\$23,463				\$587			
\$37,466	17.7%	17.9%		\$937	13.1%	18.7%	
80.1-120%	3,052	3,194	143	80.1-120%	2,115	4,733	2,618
\$37,513				\$938			
\$56,200	15.3%	16.1%		\$1,405	18.0%	41.9%	

Owing largely to a forecasted increase in the MHI, the model predicts that surpluses in these three bands will continue through 2021 for home ownership, though the latter two bands surpluses diminish, but rental property deficits in the Low Income band are eliminated and the deficit in the Very Low Income band increases slightly.

Addressing The Demand For The High Costs Of Housing

The City of Deerfield has demonstrated its commitment to affordable housing within the City. The City will receive over \$621,699 over the next three fiscal years from CDBG Funds; \$248,873 annually from the Broward County HOME consortium; and \$484,975 annually in State of Florida SHIP funds

CDBG Initiatives

As part of the City's 2016-2017 Annual Action Plan ("the Plan") under the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), the City has adopted the following:

1. The City's goals for FY 2016-17 is to continue to focus on the preservation of affordable housing, provide affordable housing, improving the living environment of residents in the low to moderate-income areas of the City.
 - a. **Preservation of Affordable Housing**
 - i. To conserve and expand the existing housing stock, especially that available to low- and moderate-income persons within the City, and to provide decent, safe and sanitary housing to eligible City residents; to handle the demolition and clearance of unsafe structures; to determine the cost of residential rehabilitation through work write-ups; and to perform necessary inspections of housing units participating in the City's HUD- approved programs.
 - b. **Provide Affordable Housing:**
 - i. Provide homeownership assistance to low-to moderate-income households through purchase assistance which includes down payment, closing cost, mortgage buy down and interest reduction.
 - c. **Suitable Living Environment**

- i. The goal of providing a suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services by upgrading physical improvements such as sidewalk installation, street lighting, and improved public streets. In addition providing public service programs to seniors in the community.
2. During its most recent completed year (2014 – 2015), the City completed the following projects related to affordable housing:
 - a. Provided purchase assistance to two (2) households.
 - b. Completed home repair projects to six (6) households.
3. The purchase Assistance program the City funds will be leverage with State funds and private bank funds for the mortgage of a property. The homeownership rehabilitation program federal, funds are leveraged with State funds as well. When possible the City will leverage its federal funds with general funds for Capital Improvement project.
4. The city owns a limited supply of lots within LMI areas. The city may use these lots for in-fill housing and mix-use development activities in conjunction with local non-profits or private developers.

Within its adopted CDBG Action Plan, the City has summarized its goals and has made Affordable Housing the priority. The table below notes the goals under the Plan:

Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of Affordable Housing	2016	2017	Affordable Housing	Citywide	Rehabilitation of owner occupied housing	CDBG	3 applicants assisted
2	Decent Housing	2016	2017	Affordable Housing	Citywide	Homeownership	CDBG	3 applicants assisted
3	Improve Infrastructure	2016	2017	Living Environment	CDBG Target Area	Provide suitable environment	CDBG	Installation of sidewalks
4	Public Service	2016	2017	Living Environment	City wide	Public Service	CDBG	50 Seniors assisted

(continued)

The details of the affordable housing goals under the Plan follow:

Homeowner Rehabilitation

The goal is to provide homeowner rehabilitation assistance to homeowners who are experiencing conditions in and around their homes that pose a threat to their health, safety, and welfare. The home repair program is limited to low-to moderate-income homeowners and is available on a first qualified, first served basis. The City has allocated \$150,000 for this goal. The program is available to assist eligible owner-occupied residents to rehabilitate their existing homes through construction, and/or installation of non-luxury, non- cosmetic structural, plumbing, electrical and other general improvements that provide basic amenities. The home repair program is limited to low-to moderate-income homeowners and is available on a first qualified, first served basis. Products and home improvements consistent with the Energy Star Program are preferred.

Target Beneficiaries: Low- to moderate-income persons

Geographic Distribution: Citywide and/or eligible neighborhoods

Proposed Outcome: Availability/Accessibility

Performance Measure: 3 households assisted

Purchase Assistance

The goal of the Purchase Assistance Program is to provide assistance to eligible homebuyers with a deferred payment loan to be applied towards the costs of purchasing existing or newly constructed (with a Certificate of Occupancy) eligible affordable housing. The City has allocated \$150,000 for this goal. The City's Purchase Assistance Program will provide assistance to eligible homebuyers towards the costs of purchasing existing or newly constructed (with a Certificate of Occupancy) eligible affordable housing. Eligible costs include the following: down payment, closing costs, mortgage buy down, and other costs associated with purchasing a home. Eligible housing includes single-family homes, townhomes, condominiums, eligible manufactured homes, Planned Unit Developments (PUDs) and villas.

Target Beneficiaries: Low- to moderate-income persons

Geographic Distribution: Citywide and/or eligible neighborhoods

Proposed Outcome: Availability/Accessibility

Performance Measure: 3 households assisted

The City further identified other actions it will take toward achieving its goals under the Plan:

Actions planned to reduce the number of poverty-level families

The City will continue to dedicate a portion of its federal and state funds to affordable housing strategies. In addition the City collaborates with Broward Coalition for the Homeless, Broward County Continuum of Care Program, the Deerfield Beach Housing Authority and other Broward County agencies to support additional programs to limit poverty among the residents of the City. Housing counseling, debt management, credit repair, as well as other social services are provided within the City as well as through various partners available to assist residents in financial crisis.

SHIP Initiatives

The City participates in the State of Florida Housing Initiatives Partnership (SHIP) administered by the Florida Housing Finance Corporation, which was created by the state Legislature more than 30 years ago to “assist in providing a range of affordable housing opportunities for residents that help make Florida communities great places in which to live, work and do business.” SHIP provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low, low and moderate income families. As a requirement of participation in the SHIP program, the City must adopt a Local Housing Assistance Plan (LHAP). The most recent LHAP covers fiscal years 2017-2019. In that plan, the City notes that it contracts with the Deerfield Beach Housing Authority (DBHA) to provide the administrative duties required under the LHAP. Using the expected grant amount of \$484,975. The City’s strategy as approved in April 2016 under that LHAP follows:

HOMEOWNER REHABILITATION

Summary of Strategy:

The homeowner rehabilitation program offered to qualified owner-occupied residents in the City of Deerfield Beach is provided to rehabilitate existing homes through construction, and/or installation of non-luxury general property improvements that provide basic amenities. Funds can be also used to correct code violations, and to eliminate unsafe and substandard living conditions. In addition, assistance will include the elimination of architectural barriers for those qualified senior citizens and disabled owner-occupied household.

Loan funds shall be used to fund the following repairs/improvements: eliminate building code violations, abate any health and safety issues in the home, repair, upgrade, or replace major building systems, as necessary. Major building systems include: structural, electrical, plumbing, heating, ventilation, air conditioning and sewer Systems. Repair priorities include roof repair/replacement, fascia, mold remediation (may involve various areas of the residence), exterior window replacement, exterior door replacement, hurricane/ storm shutters, interior repairs (ceiling, walls), painting, kitchen repairs, bathroom repairs, appliances, painting, termite treatment and miscellaneous items (interior doors, floors, gutters) to prevent weather penetration and promote energy efficiency including the use of Energy Star products in the home, provide non-luxury general improvements that improve conditions and structure of the home, provide barrier-free accessibility improvements to elderly individuals 62 years old and disabled owner-occupied households. Households where an applicant has a disability will be required to provide an SSI or SSDI award letter or a letter from a doctor, case worker, or other qualified professional stating that the applicant has a disability.

The only appliances that will be replaced under the program are nonfunctional stoves or refrigerators. Carpets will only be replaced with tile/linoleum flooring in cases where the carpet is an impediment to the mobility of the occupant. Funds will not replace washer/dryers and microwaves. The City has instances where homeowners purchased units where garages or carports were illegally converted to create additional rooms. These are considered code violations and will be corrected through demolition and brought back to the last permitted use on record. If the home is occupied by special needs occupant, as defined by Chapter 67-37.002(13),F.A.C or instances of overcrowding, the City can make the determination to reconstruct to a legal addition.

Income Categories to be served: very low, low, moderate

Maximum award: Very low, low- \$50,000, moderate to \$20,000

PURCHASE ASSISTANCE PROGRAM

Summary of Strategy:

The Purchase Assistance Program is created to assist eligible homebuyers with a deferred payment loan to be applied towards the costs of purchasing existing or newly constructed (with a Certificate of Occupancy) eligible affordable housing. Eligible costs include the following: down payment, closing costs, mortgage buy down, and other costs associated with purchasing a home. Eligible housing includes single-family homes, townhomes, condominiums, eligible manufactured homes, Planned Unit Developments (PUDs) and villas.

Income Categories to be served: Very low, low, moderate

Maximum award: Very low, low- \$50,000, moderate- \$20,000

DISASTER REPAIR PROGRAM

Summary of Strategy

The Disaster Strategy provides assistance to households following a disaster as declared by the President of the United States or Governor of the State of Florida through an Executive Order. This strategy will only be implemented in the event of a disaster using any funds that have not yet been encumbered or additional disaster funds issued by Florida Housing Finance Corporation. SHIP disaster funds may be used for items such as, but not limited to:

- Purchase of emergency supplies for eligible households to weatherproof damaged homes;
- Interim repairs to avoid further damage; tree and debris removal required to make the individual housing unit habitable;
- Construction of wells or repair of existing wells where public water is not available;
- Payment of insurance deductibles for rehabilitation of homes covered under homeowners insurance policies;

- Security deposit for eligible recipients that have been displaced from their homes due to disaster;
- Rental assistance for the duration of Florida Office of the Governor Executive Order, for eligible recipients that have been displaced from their homes due to disaster;
- Other activities as proposed by the counties and eligible municipalities and approved by Florida Housing.

Income Categories to be served: Very low, low, moderate

Maximum award: Very low, low- \$50,000, moderate- \$20,000

ATTACHMENT 10

BrowardNext - Broward County Land Use Plan Policies "Parks/Conservation"

Planning Council Staff Review Comments Regarding Proposed Amendment PC 18-7 City of Deerfield Beach

POLICY 2.5.4 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

Planning Council Staff Comment

The subject site is 83.0 gross acres and is currently designated Commercial Recreation within a Dashed-Line Area. The site was formerly utilized as a golf course. The proposed amendment would change the land use designation to 25.1 acres of Low-Medium (10) Residential and 57.9 acres of Recreation and Open Space within a Dashed-Line Area. The net impact is an additional 251 dwelling units and 57.9 acres of park and open space.

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.

Planning Council Staff Comment

The subject amendment area is primarily surrounded by multi-family residential developments. To address the proposed conversion of the former golf course use, the applicant is amending 57.9 acres of the amendment site to the Recreation and Open Space land use category. This acreage will be deeded to the Century Village community for use by its residents. In addition, a description of the applicant's outreach efforts to area residents is included in Attachment 12.

b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.

Planning Council Staff Comment

The applicant has indicated that adequate and appropriate water retention areas will be provided and that the proposed development will not negatively impact storm water level of service (LOS) for the surrounding properties. Any new development will meet all applicable standards and service criteria enforced by regulating agencies to ensure the proper management of storm water.

c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.

Planning Council Staff Comment

The City of Deerfield Beach has adopted Objective 5.3 in its Future Land Use Element consistent with this BCLUP policy. The applicant has indicated that the City's tree preservation requirements will be met through the relocation of any desirable trees within the amendment area. In addition, any proposed development of the site will meet all applicable standards enforced by regulating agencies to ensure the protection of natural resources.

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.

Planning Council Staff Comment

The applicant has provided a Preliminary Background Site Assessment Report (SAR) and has obtained the necessary Environmental Assessment and Remediation (EAR) licenses from Broward County which require assessment and remediation of the contaminants on the subject site in accordance with State and County regulations. The Broward County Environmental Engineering and Permitting Division (EPPD) staff has confirmed that the environmental assessment provided is consistent with the requirements of BCLUP Policy 2.5.5(d). Further, the EPPD will require a Remedial Action Plan (RAP) detailing how the site will be cleaned up either prior to or during development. Construction plans will not be approved by EPPD until the RAP has been approved. See Attachments 7 and 8.

e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

Planning Council Staff Comment

The applicant has indicated that the proposed development will be designed to provide adequate landscape buffers between the new residential dwelling units and the existing condominium buildings. Lakes will be located along the property boundaries to provide water views to both residents of the proposed development as well as the existing residents of Century Village. Access to and from the proposed development will be exclusively on Military Trail and will not impact existing roadways within Century Village. Further, 57.9 acres of the amendment site will be converted to the Recreation and Open Space land use category for use by the Century Village community.

ATTACHMENT 11



February 20, 2018

Barbara Blake-Boy
Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301-4801



RE: Century Village Dashed Line Area / Toll Bros Land Use Plan Amendment

Dear Ms. Blake-Boy,

The Broward County Planning Council is presently considering a Land Use Plan Amendment submitted by Toll Bros which proposes to amend the City and County Future Land Use designations on approximately 82.99 gross acres of land known as the "Century Village Golf Course" (the LUPA). The LUPA will impact the density calculation for the Century Village Dashed Line land use designation (the Dashed Line Area) by removing approximately 25.1 gross acres from that Dashed Line Area.

It appears that the present density for the Dashed Lined Area is not accurate, with a density of 12.13 dwelling units per acre (du/ac) rather than the stated density of 11.3 du/ac. It is therefore appropriate to amend the Land Use Plan whether or not the LUPA is approved. The City is prepared, within one (1) year of final action on the LUPA, to submit an amendment to the land use plan (both County and City) related to the Dashed Line Area so that the density accurately reflects the actual number of units per acre. This amendment will also correct the discrepancy between the City and County Future Land Use Maps wherein the City map includes two (2) parcels on the northeast and west of the Dashed Line Area that are not part of the County's adopted maps.

We trust this gives the Planning Council the assurance it needs to allow the LUPA to move forward in the process.

Thank you for your attention to this matter and your assistance to the City. Should you have any questions or require additional information, please contact Steve Graham, AICP - Assistant Director, Planning & Development Services at (954) 480 4259 or sgraham@deerfield-beach.com.

Sincerely,



Eric M. Power, AICP, LIAF
Planning & Development Services Director

ATTACHMENT 12



Gary Dunay	Ele Zachariades
Bonnie Miskel	Matthew H. Scott
Scott Backman	Christina Bilenki
Hope Cathoun	Heather Jo Allen
Dwayne Dickerson	Andrea Keiser

COMMUNITY OUTREACH SUMMARY

To: Broward County Planning Council
From: Dunay, Miskel & Backman, LLP
Subject: Summary of Community Outreach related to the Deerfield Crossing LUPA
Date: February 26, 2018

Below, please find a summary of the various meetings held with officers, board members and residents of the Century Village community as outreach for the Deerfield Crossing Land Use Plan Amendment. Full meeting summaries are also attached for your review.

Meeting Date: April 27, 2017
Type of Meeting: Informational
Meeting Location: Doubletree Hotel Deerfield Beach
Invitees: Official Officers of Richmond A, C, E, F and Upminster K, J
Presenters: Scott Backman, Greg Netro, and Donald Barnes

Meeting Date: August 9, 2017
Type of Meeting: Board of Directors Meeting
Meeting Location: 2400 Century Boulevard, Deerfield Beach, Florida 33442
Invitees: COOCVE Board of Directors
Presenters: Scott Backman, Greg Netro, Donald Barnes, and Fred Pfister

Meeting Date: October 11, 2017
Type of Meeting: Informational
Meeting Location: 3500 West Drive, Deerfield Beach, Florida 33442
Invitees: COOCVE Area Chairs
Presenters: Scott Backman, Stuart Gordon, and Fred Pfister

Meeting Date: October 22, 2017
Type of Meeting: Informational
Meeting Location: 2400 Century Boulevard, Deerfield Beach, Florida 33442
Invitees: Charles Parness & Sylvia Smaldone

Meeting Date: November 27, 2017
Type of Meeting: Bus Tour
Meeting Location: Bus Tour through Parkland Golf and Country Club and Gold Signature Sanctuary.
Invitees: Residents of Century Village East

Meeting Date: November 28, 2017
Type of Meeting: Informational
Meeting Location: Doubletree Hotel Deerfield Beach
Invitees: All Residents of Richmond A, C, E, F and Upminster K, J
(Approximately 82 Residents Attended)
Presenters: Scott Backman, Greg Netro, and Donald Barnes

Meeting Date: November 29, 2017
Type of Meeting: Board of Directors Meeting
Meeting Location: 2400 Century Boulevard, Deerfield Beach, Florida 33442
Invitees: COOCVE Board of Directors
Presenters: Scott Backman, Greg Netro, Donald Barnes, and Fred Pfister



Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades

Christina Bilenki
Heather Jo Allen
Andrea Keiser

MEMORANDUM

TO: OFFICIAL OFFICERS OF RICHMOND A, C, E, F, AND UPMINSTER K, J
FROM: SCOTT BACKMAN, ESQ. AND ANDREA M. KEISER, ESQ.
SUBJECT: NOTES FROM GOLF COURSE MEETING
DATE: MAY 5, 2017

SPECIAL INVITATION: GOLF COURSE MEETING

AGENDA

APRIL 27, 2017
10:30AM

Type of Meeting: Informational
Meeting Location: Doubletree Hotel Deerfield Beach
Invitees: Official Officers of Richmond A, C, E, F and Upminster K, J
Presenters: Scott Backman, Greg Netro, and Donald Barnes

I. Intro (Scott Backman)

a. History of Century Village Golf Course

b. Evolution of what has been proposed to what we are proposing today

- Previous proposals suggested over 400 units

c. Introduce site plan

- Development Proposed on Golf Course Parcel 5
- Passive Park Proposed on Golf Course Parcels 1-4
- Two-story, townhomes
- 3-4 bedrooms
- Individually owned
- Completely unconnected to Village
- A gated community

- Price point in \$300,000s

II. Introduction of Toll Brothers, Inc. (Greg Netro)

a. PowerPoint on Toll Brothers History and Experience

- Toll Brothers in Florida for over 20 years
- A luxury homebuilder
- Most admired builder by Forbes

III. Environmental Concerns (Donald Barnes)

a. Explanation of findings and proposed solutions

b. Explanation of No Further Action (“NFA”) Letter

- Based on experience with other similar project, developer confident in obtaining an NFA letter from Florida Department of Environment Protection

c. Future uses of Property (see below)

IV. Question and Answers(All)

a. Residents’ Concerns:

- (1) Property Values – We responded that new development selling in the \$300,000s along with removing uncertainty following the golf course will likely increase property values.
- (2) Aesthetic Views
 - Fence (how high, what type?)
 - Landscaping (what type, on both sides of fence?)
 - Water views
 - What is the distance from a Richmond/Upminster building to a proposed townhouse?
 - Direction of lighting
- (3) Impact of Traffic on Military

- FDOT approval of upgrade from 3 way signal to 4 way signal at Goolsby with mast arms
 - Inquiry regarding Century Village east gate traffic signal (not likely to be approved)
- (4) Arsenic leaching onto residents' property
- No consensus from Residents to pursue litigation against current owner for arsenic
 - No testing performed on Residents' property by Toll or Century Village
- (5) Master Management possible acquisition of golf course with NFA letter
- Next meeting May 11 at 9:30am in Room A of the Activity Center
- (6) Request for Timeline
- No applications submitted
 - Testing takes 6-12 months
 - Entitlements at City and County approximately 12-18 months
- (7) Security (only guard gate)
- (8) Drainage – requires approval by regulatory agencies
- (9) City bonds required for infrastructure improvements
- (10) Uses on Property
- Rezoning Required
 - Uses Currently Permitted on Golf Course (see attached - Land Use is currently Commercial Recreation Use and proposed for Open Space / Zoning is currently Open Space)
 - Comprehensive Plan and Code Sections of Permitted Uses (Attached)
- (11) Hours of Construction Operations - M-F 7am to 9pm; Sat 9am-7pm; no Sundays or holidays (see attached)

V. Adjournment



Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades

Christina Bilenki
Heather Jo Allen
Andrea Keiser

MEMORANDUM

TO: OFFICIAL OFFICERS OF RICHMOND A, C, E, F, AND UPMINSTER K, J
FROM: SCOTT BACKMAN, ESQ. AND ANDREA M. KEISER, ESQ.
SUBJECT: NOTES FROM GOLF COURSE MEETING ON AUGUST 9, 2017
DATE: AUGUST 23, 2017

SPECIAL INVITATION: GOLF COURSE MEETING

AGENDA

AUGUST 9, 2017
10:30AM

Type of Meeting: Informational
Meeting Location: Doubletree Hotel Deerfield Beach
Invitees: Official Officers of Richmond A, C, E, F and Upminster K, J and Specially Invited Guests
Presenters: Scott Backman, Greg Netro and Stuart Gordon

I. Intro (Scott Backman)

II. Introduction of Site Plan (Greg Netro)

- At the last meeting held on April 27, 2017, Toll Brothers previously proposed 230 townhouse units within the new development. The number of proposed townhouse units has been reduced to 201 townhouse units.
- Based on residents' input at the April meeting, the following items have been added to the site plan:
 - Additional landscaping buffers;
 - Six (6) foot fence around the perimeter of the development with additional landscaping to hide fence;
 - Landscaping berm on Military;
 - A gated community; and
 - Relocated lake.

- G. Netro presented elevations of two-story town homes, approximately 1800-1900 square feet with landscaping for presence in streetscape.
- The remainder of the golf course will be dedicated to Master Management as a passive park (proposed on Golf Course Parcels 1-4). Continued monitoring and testing for the golf course will be provided for up to one (1) year.

III. Development Process (Scott Backman)

- The project is at its very early stages and will continue for at least another year and a half.
- A Land Use Plan Amendment is required to change land use from open space to residential at ten (10) units per acre for Parcel 5 only (Parcels 1-4 will remain open space).
- A rezoning will be required for Parcel 5 only (Parcels 1-4 will remain open space).
- The remainder of the golf course/passive park will be environmentally clean and protected through deed restrictions and a No Further Action letter.
- The Site Plan application will not be submitted for another thirty to sixty (30-60) days.
- Public Notice will be required for the September and October hearings.
- Final approvals are anticipated in late spring or early summer 2018.
- There will be more opportunities for continued input from residents.

IV. Question and Answers (All)

- Residents' Concerns:

(1) *What is the distance between the existing Century Village buildings and the proposed buildings within the new development?*

Answer: Distance details are not available yet, but the feedback will be used in designing the site plan.

(2) *If two lakes are removed, thereby reducing the amount of the retention areas, how will the project add more retention capacity?*

Answer: The city, county and state all require some type of permitting to ensure that there is sufficient capacity. Adjustments to modify and add capacity will be reviewed by the city, county, and South Florida Water Management District. An agreement for a master drainage plan may be required.

(3) *What will happen to any wildlife in the retention ponds?*

Answer: Environmental studies for protected species will be required.

(4) *Currently, some residents in Century Village do not need to obtain flood insurance. Will this project require me to obtain flood insurance?*

Answer: No. Nothing will affect flood insurance requirements.

(5) *Why do you need further testing if you will be providing a No Further Action letter?*

Answer: There is a process to obtain the No Further Action letter. Toll Brothers feels confident from previous experience that they will be successful in obtaining this letter.

(6) *What about the impacts of additional traffic from the new development?*

Answer: Traffic studies and counts are required by the city and county to review and address any issues arising from the new development.

(7) *Will there be a pool and where is it located?*

Answer: Yes. There will also be a cabana type structure. Both the pool and cabana will be located near the entrance of the community.

(8) *Is there a master bedroom on the first floor?*

Answer: Buyers may have the option to customize their homes and locate a master bedroom on the first floor.

(9) *Can you see the proposed six (6) foot fence?*

Answer: Landscaping and hedges will be provided to screen the fence.

(10) *Who is responsible for the landscaping and irrigation on the Century Village side of the proposed fence?*

Answer: This issue will need to be discussed with and addressed by Master Management.

(11) *Did Master Management want a wall in lieu of a fence?*

Answer: A wall will be provided on Military. The remainder of the new development proposes a six (6) foot fence around the perimeter with landscaping to screen the fence.

(12) *How will you ensure that construction workers cannot access other property within Century Village?*

Answer: A construction fence will be added to separate the new development from other property within Century Village.

(13) *Will the gated community have a guard at the gate?*

Answer: No. It will be a gated control access only. No officer will be posted.

(14) *Will there be an access gate from the new development to Century Village?*

Answer: No.

(15) *Will any of the newly proposed homes be rental homes?*

Answer: No. Toll Brothers intends to sell the homes in fee simple only.

(16) *Is there any consideration for religious Jewish holidays in September?*

Answer: Yes. Toll Brothers has met with the local Synagogue.

(17) *Will lights from cars and school buses impact any of the current Century Village residents?*

Answer: Landscaping around the perimeter of the development will shield lights from vehicles.

(18) *How will this project impact my property values?*

Answer: Toll Brothers is a worldwide, recognized luxury home builder for fifty (50) years. Having nicer quality, luxury town homes next door can bring value to your property.

V. *Adjournment*



Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades

Christina Bilenki
Heather Jo Allen
Andrea Keiser

MEMORANDUM

TO: OFFICIAL OFFICERS OF RICHMOND A, C, E, F, AND UPMINSTER K, J
FROM: SCOTT BACKMAN, ESQ. AND ANDREA M. KEISER, ESQ.
SUBJECT: NOTES FROM GOLF COURSE PRESENTATION AT COOCVE EXECUTIVE COMMITTEE MEETING
DATE: OCTOBER 11, 2017 AT 9:30AM

Type of Meeting: Informational
Meeting Location: 3500 West Drive, Deerfield Beach, Florida 33442
Invitees: COOCVE Area Chairs
Presenters: Scott Backman, Stuart Gordon, and Fred Pfister

- I. *Intro and information about Toll Brothers, Inc. (Fred Pfister)*
- II. *Project History and Overview (Scott Backman)*
- III. *Site Plan (Stuart Gordon)*
- IV. *Questions and Answers (All)*

a. *Will there be a homeowner's association?*

Answer: Yes.

b. *Will there be a wall similar to the one proposed by Master Management?*

Answer: Yes. There will be a 6 foot wall on portions of the property with 2 foot berm plus landscaping. The remainder of the property will include a 6 foot fence hidden by a 2 foot berm with landscaping.

c. *Will there be a traffic light?*

Answer: Yes. There will be a 4-way signal at the entrance to the new development on Goolsby. There was a comment regarding the Century Village east gate traffic signal not likely to be approved.

d. *Testing and No Further Action (NFA) Letter*

Answer: There is a process to obtain the No Further Action letter. Toll Brothers feels confident from previous experience that they will be successful in obtaining this letter.

e. *Will there be a clubhouse in the new development?*

Answer: There will be a cabana type structure.

f. *Will there be lakes and ponds?*

Answer: Yes.

g. *Will the lighting affect Century Village?*

Answer: No. Zero light will leave the property line.

h. *Will this be an age restricted community?*

Answer: No.

i. *Will there be children and pets?*

Answer: Potentially. There may be some restrictions on number and size of pets.

j. *What will happen to Parcels 1-4?*

Answer: Century Village will own Parcels 1-4 and no future development will occur on the remainder of the golf course.

k. *How will the construction impact Century Village and how long will it take to construct the new development?*

Answer: The project must adhere to specific City requirements regarding construction debris, waste, etc. Additionally, the walls, fences, and landscaping will occur during the first phase of construction and act as a barrier to Century Village. Construction will occur over a period of 5 years.

l. *Will there be a basketball court or the like for children to play?*

Answer: No.

m. *How will the noise from construction impact Century Village?*

Answer: The project must adhere to specific working hours for construction as mandated by the City.



Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades

Christina Bilenki
Heather Jo Allen
Andrea Keiser

MEMORANDUM

TO: OFFICIAL OFFICERS OF RICHMOND A, C, E, F, AND UPMINSTER K, J
FROM: SCOTT BACKMAN, ESQ. AND ANDREA M. KEISER, ESQ.
SUBJECT: NOTES FROM MEETING WITH CHARLES PARNES AND SYLVIA SMALDONE
DATE: OCTOBER 22, 2017 AT 12:30PM

Attendees:

- Lindsay Parsons
- Fred Pfister
- Charles Parnes
- Sylvia Smaldone
- Scott Backman
- Andrea Keiser

Summary

Charlie and Sylvia agreed that Toll Brother's proposed development is in the best interests of Century Village ("CV") overall because it protects CV from further development of the golf course. They also believe that the new homes are located in the best location, which doesn't impact CV's internal roadways or security. Both anticipate receiving support from the balance of the CV community. Charlie acknowledged the impact of views to the adjacent buildings. Both suggested that Toll Brother's attend and present at the next COOCVE executive meeting on October 11 at 9:30am. The agenda will be sent to about 40 members, but the meeting is open to CV and will be televised locally and on the web.

Other issues discussed during the meeting were:

- No Further Action ("NFA") Letter (Scott explained that the remedial action plan is required for the NFA letter and that it takes about 1 year. Charlie wanted to confirm that it applied to the whole golf course.)
- Agreement with Master Management for Golf Course (Scott explained that it is currently in draft for review.)
- Chain Link Fence (Charlie thinks that Master Management is considering replacing the existing chain link fence with a stone fence around the perimeter of the Village, and if so, will Toll Brothers do the same. Lindsay and Fred acknowledged that such a wall will likely be proposed along Military Trail.)



Gary Dunay
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Scott Backman

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Andrea Keiser

MEMORANDUM

TO: ERIC POWER & STEPHEN GRAHAM
FROM: SCOTT BACKMAN, ESQ. AND ANDREA M. KEISER, ESQ.
SUBJECT: TOLL BROTHERS BUS TOUR
DATE: NOVEMBER 27, 2017

On November 27, 2017, Toll Brothers organized a bus tour for Century Village East residents. The purpose of the tour was to showcase the type and quality of developments produced by Toll Brothers. The bus toured communities such as Parkland Golf and Country Club, a prestigious, gated community that is certified the highest designation, Gold Signature Sanctuary, by Audubon International for its environmental practices and policies. Residents of Century Village East were able to observe first-hand the quality of homes, landscaping, amenities, and communities designed by Toll Brothers.





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MEMORANDUM

TO: ERIC POWER & STEPHEN GRAHAM
FROM: SCOTT BACKMAN, ESQ. AND ANDREA M. KEISER, ESQ.
SUBJECT: NOTES FROM GOLF COURSE MEETING
DATE: NOVEMBER 28, 2017

SPECIAL INVITATION: GOLF COURSE MEETING

AGENDA

NOVEMBER 28, 2017
10:00AM

Type of Meeting: Informational
Meeting Location: Doubletree Hotel Deerfield Beach
Invitees: All Residents of Richmond A, C, E, F and Upminster K, J
(Approximately 82 Residents Attended)
Presenters: Scott Backman, Greg Netro, and Donald Barnes

I. Introduction and Project Overview (Scott Backman)

- a. Outreach: This is one of a series of meetings. Mr. Backman acknowledged that there may still be snow birds out of town, but there will be more meetings. The approval process cannot start and stop based on seasonality. Toll Brothers offered a bus tour to showcase their communities on November 27, 2017.
- b. Current State of Golf Course: The golf course is under private ownership. The private owner has proposed high-rises and rentals in the past. The proposed development removes the uncertainty of future development by gifting Parcels 1-4 to Century Village East through Master Management. Toll Brothers has a meeting with Master Management later today.
- c. Proposed Development: Townhomes will be sold in fee simple.

II. Environmental Issues (Donald Barnes)

- a. Arsenic: 680 soil tests were performed and all were below the acceptable levels for a passive park. Historically, the DEP approved soils with arsenic, and therefore, it will always be present. The well testing showed that the water is as at an acceptable level.

The surface water in the pond meets the drinking water standards. The trend shows that the arsenic is shrinking.

III. *About Toll Brothers and Site Plan Overview (Greg Netro)*

- a. About Toll Brothers: Toll Brothers is a luxury builder. They have been identified by numerous third parties as a reputable company.
- b. Site Plan Overview: The proposed development includes 201 two-story townhomes, 3-4 bedrooms, and valued in the \$300,000s. It is a gated community and completely isolated from Century Village East with landscaped buffers.

IV. *Questions and Answers (All)*

- a. *Residents are unable to determine where their buildings are located on the site plan.*

Answer: Moving forward, Toll Brothers will label and color the Richmond and Upminster buildings on the site plan.

- b. *How will the proposed development impact drainage and stormwater?*

Answer: The proposed development is required to create additional lakes for drainage and stormwater with no impacts to existing development. The stormwater systems are built in to drain to the ponds. We are not allowed to drain on Century Village East property.

- c. *Are the existing lakes considered wetlands requiring approvals from the federal government?*

Answer: No. Federal approvals are not required. State approvals are required.

- d. *Will the proposed Lake on Parcel 4 impact other Century Village East buildings such as the Ashby and Berkshire? How will the proposed Lake on Parcel 4 be accessed?*

Answer: These details will be part of the agreement with Master Management.

- e. *Will there be remediation of Parcels 1-4?*

Answer: Parcels 1-4 will be deed restricted to prohibit development and to be used as a passive park only. Arsenic will always exist there, but must be at a safe level with engineering controls. The procurement of a No Further Action (NFA) letter will be evidence that the property meets the required standards. Toll Brothers is currently working with the state to meet their standards.

f. *Will property values in Century Village East be adversely impacted due to the loss of views? Will there be compensation?*

Answer: No.

g. *Will the proposed development be separated from Century Village East?*

Answer: Yes. Fences or walls, hedges, berms, trees, and other landscaping will create separation.

h. *What is the proposed landscape description and how will it beautify the properties? How will the fence look like on Century Boulevard? Where is the fence located?*

Answer: There will be six (6) foot aluminum fence on a two (2) foot berm with eight (8) feet of bushes. The hedge will be located on both sides of the fences. Trees are proposed in common areas. The fence will be located approximately 7-8 feet inside the property line of the new development. The proposed development will maintain the fence.

i. *Will there be security cameras?*

Answer: No. However, the proposed buffer will be greater than what is existing today. Also, there is gated controlled access with only one entrance and one exit with one emergency access.

j. *How will the construction impact Century Village and how long will it take to construct the new development? How will Century Village be secure during construction?*

Answer: The length of construction is dependent upon sales. The project must adhere to specific City requirements regarding construction debris, waste, etc. Construction will occur over a period of 4 years. The first phase of construction will include the fence.

k. *What is the distance from the townhouses to the Richmond and Upminster buildings?*

Answer: The site plan is still a moving target. On the south end of the proposed development, the distance to each building is approximately 72 feet. On the north end of the development, the distance to each building ranges from approximately 120 to 150 feet.

l. *What will the backyards of the townhomes look like?*

Answer: Each townhome will have a small lanai in their backyard. No second story porches are proposed in the backyard for each townhome.

m. *Are there any noise and pollution research or studies from Military Trail?*

Answer: No additional studies were required.

n. *Is a sidewalk proposed on Military Trail?*

Answer: No. An ornamental wall and landscape buffer is proposed.

o. *What happens if the Toll Brothers is unable to sell all of the townhomes?*

Answer: It is in the best interests of Toll Brothers to sell all of the townhomes. Based on Toll Brother's history, sales is not an anticipated issue.

p. *Are there any tax implications to Century Village East with regard to the gifting of Parcels 1-4?*

Answer: This is a question for Master Management.

q. *How will Toll Brother's address the traffic impacts?*

Answer: The developer takes responsibility for the traffic impacts and is required to submit traffic studies. The traffic signal at Goolsby is being modified into a four-lane intersection to mitigate traffic impacts. The developer will also be responsible for County impact fees.

r. *Were the traffic counts taken during the summer?*

Answer: The standards are set by the County and multipliers are used to account for various times throughout the year.

s. *Can the current location of the proposed recreation area be relocated away from Upminster?
Can lakes be proposed near Upminster?*

Answer:

t. *Can you propose more trees between Richmond A and C?*

Answer:

V. *Adjournment*

RSVP List

Resident	Building
Eva Sack	Berkshire E
Howard Cohen	Grantham F
Marsha Cohen	Grantham F
Michael Routberg	Master Management
Laura Routberg	Master Management
Dimitri Yazbek	Richmond C
Stan Spitzer	Richmond A
Saul Siegel	Richmond A
Phyllis Siegel	Richmond A
Shoshana Soffer	Richmond A
Danny Berger	Richmond A
Ruth Berger	Richmond A
Thelma Stern	Richmond A
Jan Schechter	Richmond A
Shelly Schechter	Richmond A
Phyllis Lipschitz	Richmond A
Abraham Lipschitz	Richmond A
Barry Noskow	Richmond A
Etty Eisner	Richmond A
Harry Negel	Richmond A
Shirley Negel	Richmond A
Sholom Schafner	Richmond A
Illa Rosenblatt	Richmond A
Shelly Abrams	Richmond A
Zipporah Dvash	Richmond C
Netti Epstein	Richmond C
Edith Bistriz	Richmond C
Joseph Bistriz	Richmond C
Shirley Kaye	Richmond C
Marilyn Koplun	Richmond C

David Koplou	Richmond C
Ester Weinstock	Richmond C
Ian Belfer	Richmond C
Chana Belfer	Richmond C
Janet Rotenberg	Richmond C
Phyllis Yazbek	Richmond C
Tom Deutsch	Richmond E
Moshe Ungar	Richmond E
Vera Ungar	Richmond E
Cheryle Knobel	Richmond E
Saul Knobel	Richmond E
Alan Rosenstock	Richmond E
Arlene Rosenstock	Richmond E
Malka Deutsch	Richmond E
Shelly Baskin	Richmond F
Mrs. Baskin	Richmond F
Stanley Aufseefer	Richmond F
Elizabeth Longobardi	Richmond F
Judy Somerset	Richmond F
Naomi Slomovitz	Richmond F
Moris Slomovitz	Richmond F
Martin Wolf	Upminster J
Corinne Klar	Upminster J
Gittie Berkowitz	Upminster J
William Morse	Upminster J
Howard Drandoff	Upminster J
Harriet Drandoff	Upminster J
Claire Ritter	Upminster J
Shirley Smith	Upminster J
Kathy Kupfer	Upminster J
Benjamin Kaplan	Upminster J
Linda Drucker	Upminster J
Richard Drucker	Upminster J
Yanina Goldfeld	Upminster J
Moysey Urman	Upminster J
Norma Cohen	Upminster K
Sid Cohen	Upminster K
Armand Nossen	Upminster K
Charlotte Goldsmith	Upminster K
Susan Rosenfeld	Upminster K
Leila Schreiber	Upminster K

Janice Levine	Upminster K
Larry Levine	Upminster K
Gerald Snyder	Upminster K
Roslyn Snyder	Upminster K
Irv Goldsmith	Upminster K
Ricki Goldsmith	Upminster K
Riva Behr	Upminster K
Gutel Edelman	Upminster K
Caroline Schloss	Upminster K
Marty Schloss	Upminster K
Margot Herman	Westbury H



Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades

Christina Bilenki
Heather Jo Allen
Andrea Keiser

MEMORANDUM

TO: ERIC POWER & STEPHEN GRAHAM
FROM: SCOTT BACKMAN, ESQ. AND ANDREA M. KEISER, ESQ.
SUBJECT: NOTES FROM GOLF COURSE PRESENTATION AT COOCVE BOARD OF DIRECTORS MEETING
DATE: NOVEMBER 29, 2017 AT 9:30AM

Type of Meeting: Board of Directors Meeting
Meeting Location: 2400 Century Boulevard, Deerfield Beach, Florida 33442
Invitees: COOCVE Board of Directors
Presenters: Scott Backman, Greg Netro, Donald Barnes, and Fred Pfister

- I. *Introduction and Project Overview (Scott Backman)*
- II. *Environmental Issues (Donald Barnes)*
- III. *Development Approval Process (Scott Backman)*
- IV. *About Toll Brothers and Site Plan Overview (Greg Netro)*
- V. *Questions and Answers (All)*
 - a. *One of the founder's of Toll Brothers owns car dealerships. Will Toll Brother's open a car dealership?*

Answer: No.

- b. *What type of fence will be proposed?*

Answer: There will be six (6) foot aluminum fence on a two (2) foot berm with landscaping. There will be no openings in the fence leading to Century Village.

- c. *What will be the traffic impact to Military Trail?*

Answer: Traffic studies are required as part of the development approval process. Also, Toll Brothers will be required to pay a substantial amount of money in impact fees toward the improvement of infrastructure to roads. The impact fee analysis can be e-mailed to Charles Parness to share with interested individuals.

d. *What does the term “passive park” mean? Is that a legal term?*

Answer: There is a state definition for the term “passive park”. Essentially, the intent of a passive park is for recreational use. No type of excavation is intended for the passive park. In fact, Parcels 1-4 will be downgraded in zoning to recreation and open space.

e. *How will the construction impact Century Village and how long will it take to construct the new development?*

Answer: Heavy construction will occur the first nine (9) months. The walls, fences, berms, and landscaping will occur during the first phase of construction and act as a barrier to Century Village. Water trucks and polymers will be utilized to control and decrease the amount of dust. The project must adhere to specific City requirements regarding construction debris, waste, etc. Construction will occur over a period of approximately 4 years and is driven by market demands.

f. *Will the proposed development be age restricted to a 55 and older community?*

Answer: No.

g. *Individuals have been able to jump the fence. How will you address security issues?*

Answer: The proposed development is a luxury community that is fully enclosed with gated and controlled access. Also, the proposed berm, fence, and landscaping is greater buffer than what exists today.

VI. *Closing (Fred Pfister)*



ATTACHMENT 13

PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th 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 Parks and Recreation Agencies (CAPRA)

MEMORANDUM

January 10, 2018

To: Barbara Blake Boy, Executive Director
Broward County Planning Council

Thru: Dan West, Director
Parks and Recreation Division

From: John R. Fiore, Planner
Parks and Recreation Division



Re: Land Use Plan Amendment Comments
March 22, 2018 Meeting

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council’s first public hearing at their January 2018 meeting. Our comment is as follows:

PC 18-7 No objections. However, regional park impact fees will be required at the time of platting, replatting, or a note on the face of the plat to reflect the regional park impact fees to be paid for the total 251 residential dwelling units which will be permitted by this land use amendment. Additionally, the Broward County Parks and Recreation Division supports the addition of 57.9 acres of land for Recreation and Open Space use.

If you or your staff has any questions about our comments, please call me at 954-357-8133.

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

ATTACHMENT 14



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

MEMORANDUM



February 1, 2018

TO: Barbara Blake Boy
Executive Director Broward County Planning Council

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT
PC 18-7

I have reviewed the information in the package for the referenced Land Use Plan Amendment. The drainage information in the package is essentially correct.

- PC 18-7

Our office has no objections or comments for this amendment.

Respectfully,

A handwritten signature in black ink, appearing to be "JHeilman", written over a light blue horizontal line.

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
E-mail: JHeilman@Broward.org

ATTACHMENT 15

From: Michael Kaufman
To: [Von Stetina, Deanne](#)
Subject: Planned construction at golf course in Century Village
Date: Thursday, March 08, 2018 1:20:16 AM

Greetings

We will not be able to attend the session planned to discuss this, but we wish to register our absolute and total opposition to this plan.

It takes no consideration of the concerns of its neighbors. In particular, the construction of the new community's public swimming pool next door to us is an unimaginable threat to our peace and privacy.

Why is this meeting taking place when the large majority of Century Village residents may not be in their homes?

We urgently request immediate action to

1. Change the existing plan as it seriously hurts us, the immediate neighbors.
2. Postpone consideration of an amended plan that takes our needs into consideration until the majority of the immediate neighbors in Century Village are present -- i.e., November-December.

Thank you.

Marcia and Michael Kaufman
(1004 Upminster J)
1121 South Military Trail #423
Deerfield Beach, FL 33442

==

Sent from my iPad

Ms Vonstetina,

I am aware that a meeting will be held shortly to discuss the proposed zoning changes to the "golf course" land within Century Village, and I wish to offer my comments.

Instead of changing zoning from that which allows a golf course, I suggest that the present designation be maintained. The proposed zoning to allow passive (green space) use could be added to the current designation.

This modification would allow CVE to investigate the possibility of redevelopment of a golf course, as it was originally. Perhaps a different course such as 9 holes and the balance of the land to be for passive use, or a 12 hole course, a type that is gaining in popularity that meets the needs of current lifestyles. CVE, and Deerfield Beach, would become leaders and be out in front of other jurisdictions should this be realized.

From what I have heard, any development on the existing parcel of land would require some relaxation of present legislation concerning possible contamination. From my personal experience in another jurisdiction, this should be possible and would not be a material change to the conditions presently in place, thereby not increasing risk levels. Most likely CVE would require not only the approval of the City, but the assistance of the City in order to succeed in obtaining approvals of other legal entities.

I would appreciate if this suggestion is included in the discussions to be held.

Regards,

Philip Singer
Lyndhurst I, CVE

MICHAEL AND GITTY SAMUEL
3006 UPMINSTER J
DEERFIELD BEACH FL 33442
Gittys1836@yahoo.com

March 8, 2018

Deanne D. Von Stetina, AICP – Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Ft. Lauderdale, FL 33301
dvonstetina@broward.org

RE: PROPOSED NEW TOWNHOUSES TO BE BUILT BY TOLL BROS BEHIND UPMINSTER J&K

Dear Ms. Von Stetina,

As an owner of a unit in Upminster J, I am turning to you as the Director of Planning in the hopes that the issues I raise here will make you understand how the planned proposal by Toll Brothers will impact the quality of life of every single resident in Upminster J and Upminster K. I am taking the liberty of writing this letter not just from my own personal point of view, but to represent a consensus of almost all our residents. Unfortunately, when the City of Deerfield approved the proposed project last year, many of the residents were not yet here for the winter season. Similarly, the upcoming meeting on March 22nd of the Planning Council will take place when many of the units' owners will be gone for the Passover holiday. Yet during the entire winter season, from Mid December until end of February, both buildings were filled at 99% capacity. When we had our annual building-wide meeting, well over 140 people attended; they were extremely distraught at the ramifications to their retirement lifestyle, to the plummeting value of their apartments, etc. and were very loudly verbal about it. I will therefore attempt to lay out here the various points that were brought up at that meeting in the hopes that you can find some solution.

If you study the map of the proposed development, you will see that the new "line of demarcation" practically touches our backyard. At the *furthest*, it is approximately 50 feet away, and gets much closer than that at many points. There will be a six foot chain link fence dividing us. And there is a proposed 15 feet of grass after the fence in some areas (not all), but that will simply become someone's extended backyard! The residents in our buildings moved down to Florida to live out their golden years in peace, quiet and tranquility. Now, close enough to hand a glass of water over the fence, there will be families. Young families with screaming babies, dogs barking, smells of barbecues cooking, (and there are some Holocaust survivors in these buildings for whom the smell of meat burning seriously becomes a traumatic and nightmare-inducing experience!) In the **same congested area** behind the Upminster J and K buildings, the following are proposed: The entrance and exit gate, meaning ALL the cars of the entire gated community, with the noise and fumes and honking at any and all hours, will take place right under our noses. And **right next to that**, a swimming pool and

cabana – with all the joyful screaming of young children. Don't forget that in Florida it is summer and swimming weather all year round!

In contrast to the Richmond E area which, as per the proposed plan, gets a huge lake as a buffer zone between themselves and the new development, and whose building value has already gone up due to the fact that they are now going to have a "lake view" in their back yard, our price values have plummeted. Many of our residents have put a lot of money into upgrading and making these apartments beautiful. Yet, there are empty available apartments for sale, sitting on the market for months, AND NO ONE WANTS TO TOUCH THEM WITH A TEN FOOT POLE! That has NEVER been the case before. There were always waiting lists for our building's luxury sized apartments due to its proximity to our Temple; most of the buildings' residents are Sabbath observers. Now, the word has gone out NOT to buy in Upminster J no matter how low the price goes, because there is going to be building going on behind it for years; but worse than that – these two buildings, UNLIKE ANY OTHER BUILDING IN THE ENTIRE CENTURY VILLAGE, all of which have either a large expanse of grassy area or a lake behind the buildings, will be locked in between a parking lot in the front and a fence bordering over 225 townhouses behind us, almost touching us. All the beautiful trees and rolling grass behind us will be removed and destroyed, leaving a view of rooftops and no space to breathe.

The original proposal had more buildings; then, due to the Richmond lake, units were cut and all the density of the remaining units got put directly behind our two buildings. No effort whatsoever was made to separate us from the development. Many of our residents are elderly people, with medical issues and other problems. They are AFRAID of children who will grow up in time and climb over a lousy six foot chain link fence and break into their apartments, just for the kick of it. The noises that will carry from a swimming pool right under our noses and from people frolicking in their yards (as they have every right to do in their own homes and properties), and from all the traffic will disturb their peace and quiet and will negatively impact their already poor health.

Ms. Von Stetina, we ask your help in getting some kind of natural buffer, perhaps a small river or creek (we don't need a huge lake) - not just a 6 foot fence – between us and the proposed community. The two buildings which comprise approximately 17 townhouses that are (as per the map) directly behind Upminster J & K should be moved elsewhere so that they are not right behind us with all that they entail. The pool **MUST** be moved. It is not fair! After all, the entrance cannot be moved – so no matter what, we will have all the traffic and the noise of every car entering and exiting the complex. That cannot be helped. But the rest **can**. Please don't allow insult to be added to injury. Don't allow us to be punished with the entrance, AND the pool, AND the congestion of so many buildings and their owners right in our air space. **We need protection of the neighboring property to be put into place.** Our residents should also have the right to live out their sunset years happily, quietly, and peacefully. We ALL appreciate any help you can give us to make this come true! Thank you for your consideration.

Respectfully submitted,

Gitty and Michael Samuel – Upminster J 3006

Deanne D. Von Stetina, AICP – Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Ft. Lauderdale, FL 33301
dvonstetina@broward.org

RE: PROPOSED TOWNHOUSES TO BE BUILT BY TOLL BROS CENTURY VILLAGE – DEERFIELD BEACH

Dear Ms. Von Stetina,

My name is Corrine Klar and I reside on the first floor, corner apartment, in Upminster J 1001. That puts me and my husband Mel, who suffers from many medical issues, in the thick of what will be going on directly behind us with the building of the proposed new development to be built by Toll Brothers. To tell you the truth, though I am deeply upset and troubled by the proposed plan, our age and health situation has depleted me of any strength to fight “city hall.” Literally a few feet from my back door, Toll Brothers plans to build a six foot high chain link fence – an ugly substitute for the beautiful trees that they plan to destroy and uproot. And right behind that fence they propose to place a swimming pool, where ALL of the adults and children of the entire development – which means over 400 adults (we assume two adults per town house) and their children, AND ALL THEIR CARS WHICH WILL DRIVE to the pool; all of this, all this terrible noise and congestion and honking and car emissions, will be DIRECTLY behind my apartment, so close that even *my* feeble hands will be able to throw a ball over that low fence! And this pool will be right near the entrance/ exit of the development – something that is set in stone, as there is nowhere else to put it. The noise factor of that alone will greatly destroy the quality of whatever life is left to us, but we cannot help that.

We therefore beseech you to try and change the plan for those factors that CAN be changed. To give our building somewhat of a buffer zone between us and them. Perhaps a creek of water to physically create a distance between us and the first buildings behind us -- so that there aren't SO MANY buildings built directly behind us, in order to mitigate the noise factor a bit. If the lake that is being dug behind Richmond E as per the map became smaller, perhaps the pool could be moved there. It is so unfair to force us to bear the brunt of this whole proposal: to put the entrance AND the pool AND a whole bunch of buildings – with all the noise and dirt and smells of barbecued food and barking dogs – literally in our laps. It's very nice that the rest of Century Village will get a “park” out of the other golf course parcels; we, in Upminster J & K will pay the price with our health, and our loss of quality of life. We don't have so many years left – PLEASE, allow them to be years of peace and tranquility, not agitation and sorrow. I thank you for any help you can give us to that end.

Respectfully,

Corrine & Mel Klar
1001 Upminster J
Deerfield Beach, FL 33442
Corinne1001@att.net

Deanne D. Von Stetina, AICP – Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Ft. Lauderdale, FL 33301
dvonstetina@broward.org

RE: PROPOSED TOWNHOUSES TO BE BUILT BY TOLL BROS CENTURY VILLAGE

Dear Ms. Von Stetina,

We are the owners of Apartment 3008 in Upminster J, Century Village Deerfield Beach. Over the past year we gutted our entire apartment and put in all new walls, floors, kitchen, bathrooms, etc. These renovations doubled the cost of our apartment, but we figured that it will only add to the value of our home. Imagine then our chagrin in realizing that not only did the value of our apartment not go up – it has dropped drastically! Right next door to us is an available apartment whose owners have been trying to sell for over four months and CANNOT SELL! No Matter How Much they lowered their price! We ourselves have tried to market their apartment, but each time we get the same answer: No one is going to buy in your building. Upminster J? You gotta be crazy to buy there! Because your building is going to have a development literally right behind you. Nothing to look out at but a gate and roof tops. And they are building so close to the building, without any decent buffer space between us and them, that the noise factor is going to make life here impossible and our building undesirable for future potential owners. That brings the value of our apartments WAY DOWN!

This is terribly unfair for all the residents of Upminster J & K. We should be entitled to our lives as much as anyone else in Century Village. We should be able to have some private space behind our building and there should be PROTECTION OF NEIGHBORING PROPERTY when a new development is built. This proposed development is coming within mere feet of our building! If we put a beach chair outside in the backyard, we'd be literally coming up against a fence! If they throw a ball from their backyard it will land on our heads! That is NOT funny and very wrong! We bought here and fixed up, hoping to eventually make this our permanent retirement home. But the quality of life we had hoped to achieve will be gone with the noise of people right behind us, their cooking smells, their dogs barking and to top it all off – a swimming pool literally right behind the corner of our building. That adds pool noise on top of traffic noise coming from the entrance/exit to the development.

PLEASE, PLEASE, Ms. Von Stetina – you are Director of Planning! Please redirect the planning so that they are not on top of us. They can perhaps remove or move some of the proposed houses right behind us and certainly the pool, so we can have a LITTLE bit of privacy and be stuck “only” with the noise and congestion of the cars coming and going right behind us. Please help us out! Thank you.

Wolf and Chaya Gluck
3008 Upminster J
Deerfield Beach FL

GITTIE BERKOWITZ
3001 UPMINSTER J
DEERFIELD BEACH FL 33442
gittieberkowitz@yahoo.com

Deanne D. Von Stetina, AICP – Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Ft. Lauderdale, FL 33301
dvonstetina@broward.org

RE: PROPOSED TOWNHOUSES TO BE BUILT BY TOLL BROS CENTURY VILLAGE

Dear Ms. Von Stetina,

I live on the third floor of Upminster J, apartment 3001 which is a corner apartment. I live here permanently as my husband and I moved down here many years ago for health reasons; unfortunately, he has since passed away. I am no youngster and certainly do not look forward to listening to all the noise of the proposed construction that is going to take place directly under my kitchen window. But I know that in time, that will end.

However, what will NOT end if the proposed plan is not changed somewhat, is the noise factor that would emanate from the proposed swimming pool which would literally be outside my window. The noise of the parents and children screaming by the water, day in and day out, would be too much for me to bear. Right near that pool will be the Goolsby Street entrance to the new development. That means that, whether I am awake or attempting to sleep, I will be hearing every car that comes in, stops at the gate, honks, beeps, backfires, etc. I am imagining what late Saturday nights will be sounding like when the young owners of the new houses will be returning in the wee hours of the morning from their night out. And this is not something that can change. That entrance/exit is basically the only possible place they can put it. But they surely can take into consideration that we will be suffering from that noise, and therefore at least move the pool, with its noises?!

Also, did the planning board realize how unbelievably close to our building their gate is going to be? I watch when the Century Village workers stop mowing the grass which is our property – leaving the golf course, which will be developed by Toll Brothers, unmowed. It is literally steps away, not even feet away, from the wall of our building! That's where they want to put a chain link fence?! The distance between the first proposed house behind that fence and our building is far less than the width of my living room/ dining room! That would mean I'd smell what they're cooking in their backyards, listen to them yelling at their kids, I'd practically be able to hear their conversations! And if I was the yelling type, they'd hear me too! That is NOT why I sold my NY home and moved so far away from my children. I moved here for health reasons, and the anticipated aggravation at all the noise I will be subjected to is already making my blood pressure rise! **WE NEED A LARGER BUFFER ZONE BETWEEN US AND THE DEVELOPMENT!** There are too many buildings proposed to be built right behind us. Please eliminate or move some of them, otherwise our entire retirement lifestyle will be utterly destroyed! Thank you for your understanding.

Gittie Berkowitz

ATTACHMENT 16

From: Maurice Ruth Ballabon
To: vr5240@yahoo.com; [Blake Boy, Barbara](#)
Subject: Toll Brothers Housing Project
Date: Sunday, March 11, 2018 11:14:02 PM

We understand that the former golf course was purchased for development of a Toll Brothers housing project in a relatively limited acreage. The residents of the three immediately affected condo buildings, Upminster J, K and Richmond A are very concerned of the effects of this project due to its proximity and density to some two hundred households of senior citizens many with limited resources. Our concerns reflect that all of the condo owners have made substantial investments in purchasing, furnishing and often remodeling their home. The proposed housing will substantially diminish both financially and environmentally the value of these investments.

Among our concerns are:

- 1- The amount of space between our condos and the proposed project. Can the proposed development be shifted further away from all three condos. Can there be a decrease in the number of planned homes.
 - 2- The increase in local traffic along Military Trail, which is already heavy during rush hours.
 - 3- One of the reasons we bought in these particular buildings was the attractive expanse of parkland and trees afforded by the golf course and visible through our Florida rooms.
 - 4- The peace and quiet of this environment will be disrupted.
 - 5- We are concerned about the construction phase with its noise, dust and debris in our back yard. Can we be assured that the construction will begin at a reasonable hour and end at a reasonable hour, not be conducted on weekends and religious holidays.
 - 6- The immediate proximity of recreation facilities including the swimming pool adjacent to Upminster J, will diminish the quality of life for the owners in that condo. Can those facilities be moved away from CVE housing.
 - 7- The impact of the development on the adequacy of such local facilities schools, fire, police, sanitation, utilities etc. must be considered.
 - 8- The security of Century Village that may be challenged by this project must be addressed.
 - 9- What type of separation is proposed between CVE and the new housing
 - 10- Will there be any compensation to condo owners for the probable diminishment of their investments
- Cordially, Ruth and Maurice Ballabon, Upminster K

-

Sent from my iPad

Re :Proposed Toll Bros. Construction



To our Planning Commission,

About 2 years ago, my husband and I retired. I was an echocardiographer and my husband was the CEO of a central agency for education. We have worked very hard in our life and sought a peaceful retirement village that would give us a quality life for our remaining years. We live in Upminster K and have thoroughly enjoyed our environment. Imagine our horror when we recently learned that behind our apartment where my husband and I come to relax and enjoy the beautiful view, it will be replaced by a wall, swimming pool and a housing development. We will be surrounded by walls and many units, the bulk of the new project. Imagine what this has done to the quality of life in our retirement. Had we known of this development I trust we would never have bought into our present location.

To add insult to injury, a pool is being proposed to be stuck in the backyard.of Upminster J. Upminster J & K are being overrun with this project. There is more land that can take some of this burden off our hands and we hope that you can redistribute the units to another part of the golf course. This is hardly going to be a retirement place.

In addition to the above, the traffic on Military Trail will be intolerable. It is already very congested. What is going to happen when a minimum of 205 more cars will be travelling the road? It is not equipped to handle that pollution, noise or congestion. We certainly won't be able to enter our East gate anytime soon. It will take a half hour just to come from Hillsboro to SW10th St or even from SW10th St and try to make a u turn to access our home.

Furthermore,, many of our colleagues have compromised respiratory systems, and this will further exacerbate their health issues. We hope that you will address these matters carefully and take into consideration our quality of life.

Sincerely,

Marty and Caroline Schloss

4018 Upminster K



FRANCES WEINBERG
3003 UPMINSTER J
DEERFIELD BEACH, FLORIDA 33442
fjwein@msn.com

March 11, 2018

PROPOSED TOWNHOUSES TO BE BUILT BY TOLL BROS.

Deanne D. Von Stetina, AICP – Director of Planning
115 South Andrews Ave., Room 307
Ft. Lauderdale, Fl. 33301

I have been a permanent resident of Florida for the past 2½ years, residing in Upminster J, Century Village. From 2010 until our permanent move here, my husband and I spent up to 6 months here. Prior to that, going back to 2001, we spent up to 3 months here. We chose this area for its tranquility.

Having looked at the Toll Bros. proposal, I am somewhat taken aback. The majority of the proposed townhouses are to be built adjacent to Upminster J & K. However, most of the homes are much closer to Upminster J. In addition, the pool and the clubhouse are also being proposed to be next to Upminster J. We will be faced with the noise emanating from young couples, their children and pets, their parties and barbecues (as well as the odors). The incoming traffic, car noise and fumes from Military Trail to the proposed development will impact on Upminster J, as well. Thus, Upminster J is getting the brunt of the Toll Bros. proposed development.

For some unknown reasons, the homes that were supposed to be built near the Richmond buildings have been eliminated. Instead, they will have a lake with a beautiful view.

The 6-foot chain-link fence is no deterrent for one who wants to scale a fence. Thus the safety that we enjoy in Century Village is being destroyed. The buffer zone between Century Village and the development should be a waterway and an 8-foot wall, not a 6-foot chain-link fence. In addition, it would help to keep the existing trees. Also, it would be helpful if Toll Bros. would add trees and shrubbery to act as a buffer zone.

One other point that should be made. Most, if not all of the approval meetings were held when the “snow-birds” were not present. This also occurred when traffic studies were made on Military Trail.

The residents of Upminster J & K would greatly appreciate any help that you can give us, to protect us and our property. Thanking you in advance for your consideration of our problem.

Sincerely yours,
Frances Weinberg

From: HELEN Hirsch
To: [Blake Boy, Barbara](#)
Cc: cschloss1@live.com
Subject: Toll Brother construction
Date: Sunday, March 11, 2018 12:56:47 PM

Ten years ago we looked towards our future retirement. We searched & found a suitable apartment in century village, Deerfield beach. (We finally just retired.)

Our choice was made primarily for our magnificent spacious view.

The fourth floor corner provided an expansive open area above the golf course and a lovely stream lending it a country look.

It is devastating that shortly this feeling of open space will be turned into congested rooftops , unpleasant noise levels , pollution from driveways and claustrophobic congestion.

Senior citizens for the most part no longer have options to change locations. Moving is a difficult task.

The residents in Upminster J & K feel cheated & dehumanized. We are requesting architectural change- perhaps a more centered plan between Upminster & Richmond- and somehow to leave us a stream with geese & ducks. This makes a great difference to our psyches. With respect & gratitude we will be extremely grateful if you consider our request & make these small changes that to senior citizens make a vast diff to their wellbeing.

H. Hirsch

4030 Upminster K

Deerfield Beach

Joseph & Raizy Edelman
3002 Upminster J
Deerfield Beach FL 33442
raizyedelman@gmail.com

March 11, 2018

Barbra Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Ft. Lauderdale, FL 33301
bblakeboy@broward.org



re: PROPOSED NEW TOWNHOUSES TO BE BUILT BY TOLL BROS BEHIND UPMINSTER J&K

Dear Ms. Boy,

We own an apartment in Upminster J which is only one apartment from the corner of the building. As such, if the proposed new development would be built as per the map that we've seen from Toll Brothers, we would be looking directly down into people's bedrooms, listening to all the noises emanating from their apartment when their windows would be open, smelling the odors of their cooking and barbequeing, etc. That's because, literally, the gate to their complex is mere feet away from the walls of our building at the point that we live. Our building curves in and the gate would be a straight line from one end of our building to the other, leaving just a few feet between us and them. That is **NOT PROTECTION OF OUR PROPERTY!!** Don't we have some right to our privacy?? Some right to maintain the peace and quiet that we bought our home for here in Florida?

There is a planned swimming pool right below us. It is planned to be SO CLOSE to us that from my back sunroom, if I opened my window, I could throw things into their pool! The noise factor that would be coming from that pool would be SO DISTURBING it would destroy our quality of life in Deerfield! We pay quite a decent amount of taxes and common area maintenance in Century Village. It is very nice that Toll Brothers, having nothing else to do with the balance of the golf course lands they are buying as one package deal is therefore donating it to Management, at a *cost to themselves* of up to \$1 million to help Management offset the cost of cleaning up the arsenic in the ground so that it could be made into a public park for the residents. This translates into the following: The rest of Century Village may get a very nice park while the owners of apartments in two buildings, Upminster J & K, are being thrown to the dogs! We are getting the entrance to the development at Goolsby, which I understand cannot be moved, right next to our building. Therefore we will be getting the traffic noises of all the cars belonging to the entire complex, day and night, disturbing our peace. But then on top of that they want to put the pool right next to the entrance? Full of screaming kids and noises disturbing us all the year round?! PLEASE HELP US OUT!

Additionally, the values of our apartments have plummeted. Technically, if we cannot sell at all, they are worthless. And right now, as people have learned of a plan to put a complex very close to our building directly behind us, separating us with a mere little fence, NO ONE wants to buy in our building at all – making our apartments worthless as for real estate value. We need to have a physical barrier, much larger than planned, to push the houses back and away from us so that we can still have some grass and trees behind us like every other building in Century Village has. It is totally unfair to have 225 new houses built with people practically breathing down our necks. Our entire way of life would be

destroyed! Most of the people in our buildings are elderly, and those of us like myself who are a bit younger than them are reaching retirement within the next two years. The plan was to move down here to retire in peace and quiet – that entire dream, after putting serious money into making our apartment beautiful, is going out the window with this new map.

Please, Ms. Boy, we are counting on you to help us in finding a way to make this plan feasible both for the Toll Brothers and for the owners of the apartments in our two buildings. To get the pool to be moved elsewhere and to reduce the amount of houses directly behind us so that there is a greater physical barrier between the two complexes. Thank you for your anticipated assistance in this urgent matter.

Sincerely,
Joseph and Raizy Edelman

From: Charlotte Goldsmith
To: [Blake Boy, Barbara](#)
Subject: Proposed Townhouses to be built by Toll Bros next to Century Village
Date: Saturday, March 10, 2018 9:09:31 PM

March 10, 2018

Dear Director of Planning,

I am the President of the Upminster K Condominium Association.

We are a 4 story building and have 64 Units. We are a retirement community. We all bought our condo's and invested in modernizing them so that we could enjoy healthy living with a beautiful view from our back Florida rooms of open space. We have been enjoying the view which has added years to our lives and hoped it would continue. We would not have bought our condos if we knew that the property behind us was going to be sold to a buyer that would build homes that will block our view. The owners of our condos are very concerned that when they start building we will be inundated with rats and other animals. Most important is the dust and dirt that will affect us, especially as seniors. It certainly will affect our health because the tremendous amount of dust that will affect our breathing. If this property is sold to the builder, we will not be able to sit behind our condos or even able to keep our windows open for at least a year. What would you do if your mother or father lived in Upminster K or J ? Wouldn't you be concerned?

With much appreciation for your help.

Charlotte Goldsmith, President Upminster K Condo Association

March 10, 2018

Barbra Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Ft. Lauderdale, FL 33301
bblakeboy@broward.org



re: PROPOSED NEW TOWNHOUSES TO BE BUILT BY TOLL BROS BEHIND UPMINSTER J&K

Dear Ms. Boy,

I am an elderly widower living in Upminster J and I am legally blind. The City has assisted me greatly by setting up a large computer in my sunroom for me to be able to continue working. The sunroom, which is in the rear of my apartment, is practically where I spend my entire day. I relish the peace and quiet of my surroundings while I work, and rest.

I understand, however, that there will be new construction going on behind our building and that a new development will be sprouting directly behind us. I also understand that our particular building will be the most negatively affected by this proposed development. I therefore asked a kind neighbor in the building to type this letter for me as I am dictating it. I am asking you NOT to allow the development to be so very close to us that our peaceful lifestyle will be greatly disturbed. Perhaps the buildings can be pushed a little further away, or some of them totally deleted from the plan so that we don't hear our new neighbors so easily or smell the odors of their outdoor cooking. For me personally, the "view" that other owners will miss is not so important as I won't see it anyway. But my sense of hearing is definitely acute and if there will be a swimming pool placed directly near our building, the noises emanating from there will greatly disturb my ability to continue supporting myself through the work I do. I would then be forced to go on welfare, something my pride has never ever allowed me to do despite my disability. I know that the entrance to the development will also be a factor, what with all the noise of incoming and departing cars and trucks. That noise will be disturbing enough, but to add the noise factor of children, neighbors, everyday living sounds right under our noses would be so terribly distressing, it would even affect my health negatively.

I am asking you, Ms. Boy, to PLEASE bring this up with the planners before any further finalizing decisions regarding the new development are "set in stone." Thank you for taking my situation into account and for any help you can offer us.

Sincerely yours,

Max Bogner
3005 Upminster J
Deerfield Beach FL 33442

Malka Treuhaft
2014 Upminster J
Deerfield Beach, FL 33442

Dr. Chaskel Wyszowski
2007 Upminster J
Deerfield Beach, FL 33442

Barbara Boy
Executive Director
AICP, Director of Planning
115 South Andrews Avenue, RM 307
Fort Lauderdale, FL 33301



March 9, 2018

RE: Major Concern Regarding New Development

Barbara,

I would like to express my deepest concerns regarding the new development behind Upminster J. We purchased apartments in our complex for our parents and ourselves, so that we can live our retirement years in a quiet and relaxing community with parents that have escaped the horrors of World War 2 and the holocaust. For my parents, having a quiet place to live out their years is critical. We understand that this new development has taken into account of many of the needs of the Richmond complex. No one has sat down with us here at Upminster J to understand the real implications of putting development 30 feet from our windows with homes that will facilitate children, animals, barbeques, all 30 feet from our faces. This will clearly eliminate the tranquility that existed at Upminster J until now. In addition, we cannot convince anyone to buy the vacant apartments in our building. The value of our apartments have dropped. No one wants to have an apartment in such proximity to noise, barbeques, children and pets. The greenery that we have loved for years is at risk, as trees will be taken down, and our line of vision will just be houses. We do understand that other arrangements were made with owners of the Richmond buildings. All meetings were had without much notice, while many of us were not in Florida. Having pools in our backyard, when people have allergies to the smell of chlorinated water, etc. is just not fair or considerate. In general, there is no reason why more land and water ways can't be placed between Upminster J and the new development in order to provide a bit more consideration and privacy to all. How would the people of this new development like it, if we turned around and made Upminster J a 100-floor high rise building with shopping and all. It would not be appreciated! With roads and car access that will be needed to this new development, and the fumes and noise, and disruption from this new layout may ultimately cause us all to leave and move elsewhere. I think this is a terrible thing to impose on an older generation that has put down their roots here in Century Village with the hopes of enjoying their senior years. I would hope that this would all be taken into consideration so that discussions can be had with these things in mind. I will be happy to fly in and participate in future discussions.

Thank you for your consideration.

Malka

A handwritten signature in black ink that reads "Malka Treuhaft".

Malka Treuhaft
Executive Director East Coast CIO Forum & President
Truision Inc.
646.942.2625 (office)
917.589.1069 (mobile)
718.375.1529 (fax)

From: Richard H Drucker
To: [Blake Boy, Barbara; vr5240@yahoo.com](mailto:vr5240@yahoo.com)
Subject: Re: Toll Brothers Project Adjacent to Century Village, Deerfield Beach
Date: Friday, March 09, 2018 4:03:45 PM

> On Mar 9, 2018, at 4:01 PM, Richard H Drucker <richardhdrucker@gmail.com> wrote:

>

> My wife and I are full-time residents at Upminster J in Century Village, Deerfield Beach. We understand that Toll Brothers is in the process of purchasing the golf course adjacent to our property. It plans to build homes on this land. While the Toll Brothers may comply with all legal, environmental and regulatory requirements to develop this property we hope that all measures be taken to ameliorate the burden that it will place on us and our Century Village neighbors. Even if the Toll Brothers may not have a legal mandate to lessen this burden I hope that in the spirit of being good neighbors that every step be taken to ease this burden.

>

> Examples of what might be done to accomplish this include:

>

> Retaining all of the existing trees behind our building

> Planting additional trees to serve as a buffer

> Constructing at least an eight-foot solid wall to separate these properties

> Planting tall shrubs along the boundary wall.

>

> I'm sure that our neighbors have additional suggestions for easing the burden of this new construction and hope that all of our concerns are heard and acted upon with a sympathetic ear.

>

> Sincerely,

>

> Richard H. Drucker

> 3010 Upminster J

> Deerfield Beach, FL 33442

MICHAEL & JUDY GOLDENBERG
1007 UPMINSTER J
DEERFIELD BEACH FLORIDA 33442
Judiebgold@yahoo.com

Barbra Boy – Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Ft. Lauderdale, FL 33301
bblakeboy@broward.org



re: PROPOSED NEW TOWNHOUSES TO BE BUILT BY TOLLS BROS BEHIND UPMINSTER J&K

Dear Ms. Boy,

We own an apartment on the ground floor of Upminster J in Century Village, Deerfield Beach. We just found out that there will be a March 22nd meeting regarding the proposed building by Toll Brothers behind our building. Unfortunately, we did NOT find this out because the information was properly disseminated by our president to all the residents of the building. To the contrary, he only told the Board members, and one of them is fortunately a friend of ours and mentioned it in passing. This seems to have been the modus operandi in dealing with the whole situation – and therefore, the residents of our building, who will be the most negatively affected in the entire Century Village, have never had an opportunity to meet with attorneys of Toll Brothers, or with the Planning Council (*we didn't even know* about last year's December 5th open meeting regarding this subject) to voice our objections and concerns about the proposed new development to take place behind our building.

First and foremost, the map indicates that there is going to be a six foot high chain link fence directly behind my apartment; the planned buildings will almost be touching our building in some areas, and the furthest point from our building is just about 50 feet – the length of my apartment! That is an awful plan – it practically breathes down our backs! And though there will be a little bit of grass after the fence, and just in one small area, that is NOT ENOUGH of a barrier between Century Village and the new development. We bought down here to have peace and quiet. We are not allowed, by our own by-laws to have dogs because of the noise factor bothering other residents; instead, we are going to be subjected to the loud noises and barks coming from right behind the fence that will be mere feet away from us?! Behind the Richmond section, a large lake is being dug as a physical barrier between the two developments – and we get a silly little fence over which we can practically play catch with the new homeowners? That's how close it is! We too are entitled to a large, physical barrier such as water, between the two developments – to help keep the noises, the smells, the feeling of being peeked at, to a minimum. We are the building that will have the entrance and exit right near us – we will hear every car come and go, smell the gasoline, hear the horns honking and the people yelling out their car windows to each other in passing. On top of that, to punish us with a swimming pool right at our backyard?! For us to hear the splashing and yelling of fun-loving kids at all hours! We are SENIOR CITIZENS – we are older people, who suffer a lot from noise and the aggravation it causes. We bought here to get away from all the noise and honking and smells of NYC. To have it put back literally on our doorstep without taking into account that it will DESTROY our quality of life is awful and beyond comprehension! In addition, the values of our homes have already plummeted just on the rumors of what will be built behind us – no one wants to buy, at any price, the available apartments in our

building. This has never happened before – there was always a waiting list, for we **HAD** a coveted building with a beautiful community of people living in it. Now it will be destroyed.

Please do whatever is in your power to mitigate the devastation awaiting us. If some buildings planned for behind us get relocated or not built, and if the pool is moved elsewhere, it will go a long way to helping us live out our golden years a little easier (despite all the traffic and cars that will always be there because of the entrance). Thank you for your anticipated assistance in this matter.

Respectfully,

Judy and Michael Goldenberg
Upminster J 1007



PETITION TO BROWARD COUNTY PLANNING COUNCIL – MS. BOY, EXEC DIRECTOR

**SUBJECT: TOLL BROTHERS PROPOSED DEVELOPMENT TO TAKE PLACE ON GOLF COURSE
CENTURY VILLAGE DEERFIELD BEACH**

PETITIONERS: UPMINSTER J & K – TWO BUILDINGS NEGATIVELY AFFECTED BY PROPOSAL

We, the undersigned, petition the Broward County Planning Council to change the proposed plan put forth by Toll Brothers in their plans to build a new development on a Parcel of the existing Golf Course that is situated directly behind the buildings Upminster J & K.

- 1. We request that a minimum of 100 feet distance from the walls of our buildings, at all points, remain as greenery and trees behind our building. That would require the removal of the last two buildings that are on the current plan, whose backyards directly abut ours. The present plan puts a dividing six foot chain link fence literally on the existing border of the golf course, which at some points is no more than ten feet from the building, and at its furthest point, 50 feet. There is no other building in the entire Century Village which does not have either a lake or a large expanse of green grass behind it – we deserve no less than any other tax paying, CAM paying citizen.**
- 2. For safety concerns, we DO NOT want a six foot chain link fence. We would like that EITHER a lagoon of water be placed behind us as a physical barrier so that children of the new home owners in the proposed development would not be able to climb a small fence and attempt to break into our homes or break our windows, just for fun. At the very least, we need an EIGHT FOOT HIGH sound-barrier wall be erected, at a minimum of 100 feet from our building at every point, to help keep us safe and private, as well as keeping the noise levels that will be emanating from the other side of that wall, to a somewhat bearable level.**
- 3. We BEG that the proposed pool and recreational facility be REMOVED from right behind our building and placed elsewhere in the new community. According to the plan, the entrance/exit will be at Goolsby which is right behind the far left corner of Upminster J. The noises of every car and truck entering and leaving the compound will be heard by the residents of Upminster J round the clock. Honking, yelling, revving of engines, car backfire noises, gasoline fumes -- all of this will be disturbing our serenity and quiet, which as senior citizens, we are finally entitled to in our sunset years. To add a swimming pool which every single resident of the new development will use, all year round, with all the joyful screaming noises of children and their parents yelling at them from time to time, will affect our lives to the extreme. We CANNOT abide the additional noise factor of a pool on top of the noise of having the entrance right near us, which we understand we have no choice but to accept.**
- 4. We expect protection of the neighboring property, which we are entitled to by law. The Toll Bros plan calls for the largest percentage of its proposed buildings to be built directly behind Upminster J & K. We would thus be subject to the noises and smells of people living right behind us – decimating our quality of life, causing us much grief and agitation, negatively impacting our health. That is why we NEED to have a minimum of 100 feet separating Century Village from the new development, at all points.**

The property values of these two buildings have already plummeted even before the facts. There are empty apartments for sale, sitting unsold for months at this time. This is unprecedented; we were always coveted real estate due to the fact that these buildings are the largest, luxury apartments in closest proximity to our Temple. Now, word has spread to the public and no one wants to buy in buildings that will have a little fence sitting just mere feet from their back doors separating us from a busy, new development. No new owner would want to be subject to noises and insecurity when they can buy anywhere else in Century Village and enjoy peace and quiet, serenity and security with a lovely view of either a lake or rolling grass and trees, which we also had until now. With the support and understanding of the Broward County Planning Board, we are certain that our requests can be incorporated such that Toll Brothers can continue building their project while simultaneously, our quiet quality of life, security, and property values can still be maintained.

Thank you for your consideration,

Respectfully submitted,

Gitty & Michael Samuel ^{RK}
Rifkah Weiss ^{RK}
Molly & Joseph Teitelbaum ^{RK}
Bracha Kaplan ^{RK}

Upminster J 3006
Upminster K 3025
Upminster K 3026
Upminster K 3020

Corrie Klar
Ruth Krausz
Ari Krausz
Ronda Cohen
Malka Treushaft
Dr. Choshel Wyszowski
Phyllis & Edward Berkowitz

Upminster J 1001
Upminster J. 1003
Upminster J. 2004
Upminster K 3027
~~20~~Upminster J 2014
upminster J 2007
2023 Upminster K



PETITION TO BROWARD COUNTY PLANNING COUNCIL – MS. BOY, EXEC DIRECTOR

SUBJECT: TOLL BROTHERS PROPOSED DEVELOPMENT TO TAKE PLACE ON GOLF COURSE
CENTURY VILLAGE DEERFIELD BEACH

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1. We request that a minimum of 100 feet distance from the walls of our buildings, at all points, remain as greenery and trees behind our building. That would require the removal of the last two buildings that are on the current plan, whose backyards directly abut ours. The present plan puts a dividing six foot chain link fence literally on the existing border of the golf course, which at some points is no more than ten feet from the building, and at its furthest point, 50 feet. There is no other building in the entire Century Village which does not have either a lake or a large expanse of green grass behind it – we deserve no less than any other tax paying, CAM paying citizen.
2. For safety concerns, we DO NOT want a six foot chain link fence. We would like that EITHER a lagoon of water be placed behind us as a physical barrier so that children of the new home owners in the proposed development would not be able to climb a small fence and attempt to break into our homes or break our windows, just for fun. At the very least, we need an EIGHT FOOT HIGH sound-barrier wall be erected, at a minimum of 100 feet from our building at every point, to help keep us safe and private, as well as keeping the noise levels that will be emanating from the other side of that wall, to a somewhat bearable level.
3. We BEG that the proposed pool and recreational facility be REMOVED from right behind our building and placed elsewhere in the new community. According to the plan, the entrance/exit will be at Goolsby which is right behind the far left corner of Upminster J. The noises of every car and truck entering and leaving the compound will be heard by the residents of Upminster J round the clock. Honking, yelling, revving of engines, car backfire noises, gasoline fumes -- all of this will be disturbing our serenity and quiet, which as senior citizens, we are finally entitled to in our sunset years. To add a swimming pool which every single resident of the new development will use, all year round, with all the joyful screaming noises of children and their parents yelling at them from time to time, will affect our lives to the extreme. We CANNOT abide the additional noise factor of a pool on top of the noise of having the entrance right near us, which we understand we have no choice but to accept.
4. We expect protection of the neighboring property, which we are entitled to by law. The Toll Bros plan calls for the largest percentage of its proposed buildings to be built directly behind Upminster J & K. We would thus be subject to the noises and smells of people living right behind us – decimating our quality of life, causing us much grief and agitation, negatively impacting our health. That is why we NEED to have a minimum of 100 feet separating Century Village from the new development, at all points.

The property values of these two buildings have already plummeted even before the facts. There are empty apartments for sale, sitting unsold for months at this time. This is unprecedented; we were always coveted real estate due to the fact that these buildings are the largest, luxury apartments in closest proximity to our Temple. Now, word has spread to the public and no one wants to buy in buildings that will have a little fence sitting just mere feet from their back doors separating us from a busy, new development. No new owner would want to be subject to noises and insecurity when they can buy anywhere else in Century Village and enjoy peace and quiet, serenity and security with a lovely view of either a lake or rolling grass and trees, which we also had until now. With the support and understanding of the Broward County Planning Board, we are certain that our requests can be incorporated such that Toll Brothers can continue building their project while simultaneously, our quiet quality of life, security, and property values can still be maintained.

Thank you for your consideration,

Respectfully submitted,

Gitty & Michael Samuel
 Rifkah Weiss
 Molly & Joseph Teitelbaum
 Bracha Kaplan

Upminster J 3006
 Upminster K 3025
 Upminster K 3026
 Upminster K 3020

ABE RINBEL

~~2015~~ 11 2015

Gutiel Edelman

" " 3022

Harut Droroff

UPMINSTER J 2001

RJI Goldstein

" " K 4024

Jacob Elsh

3022 Upminster K

Ruth Ballaban

2027 Upminster K

Judith Gelb

224 Richmond C

Monty Wolf

2006 Upminster J

Adlene Wolf

2006 Upminster J

Hettie Berkant

3001 UPMINSTER J

Upminster K

(AB)

Pinky Weiss

4003 Upminster J

Ruth Neufeld

3003 Upminster J

Frances Weinberg

1023 Upminster K

Joyce Goer



PETITION TO BROWARD COUNTY PLANNING COUNCIL – MS. BOY, EXEC DIRECTOR

SUBJECT: TOLL BROTHERS PROPOSED DEVELOPMENT TO TAKE PLACE ON GOLF COURSE
CENTURY VILLAGE DEERFIELD BEACH

PETITIONERS: UPMINSTER J & K – TWO BUILDINGS NEGATIVELY AFFECTED BY PROPOSAL

We, the undersigned, petition the Broward County Planning Council to change the proposed plan put forth by Toll Brothers in their plans to build a new development on a Parcel of the existing Golf Course that is situated directly behind the buildings Upminster J & K.

1. We request that a minimum of 100 feet distance from the walls of our buildings, at all points, remain as greenery and trees behind our building. That would require the removal of the last two buildings that are on the current plan, whose backyards directly abut ours. The present plan puts a dividing six foot chain link fence literally on the existing border of the golf course, which at some points is no more than ten feet from the building, and at its furthest point, 50 feet. There is no other building in the entire Century Village which does not have either a lake or a large expanse of green grass behind it – we deserve no less than any other tax paying, CAM paying citizen.
2. For safety concerns, we DO NOT want a six foot chain link fence. We would like that EITHER a lagoon of water be placed behind us as a physical barrier so that children of the new home owners in the proposed development would not be able to climb a small fence and attempt to break into our homes or break our windows, just for fun. At the very least, we need an EIGHT FOOT HIGH sound-barrier wall be erected, at a minimum of 100 feet from our building at every point, to help keep us safe and private, as well as keeping the noise levels that will be emanating from the other side of that wall, to a somewhat bearable level.
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Thank you for your consideration,

Respectfully submitted,

Gitty & Michael Samuel
 Rifkah Weiss
 Molly & Joseph Teitelbaum
 Bracha Kaplan

Michael Teplitzky
 BRADSHAW RUBINSTEIN
 Mary Ann Ballaban
 Bracha Kaplan
 Susan Rosenfeld
 Rich P.

Joyce Klein
 Sidney Klein
 Bernard & Florence
 Matkovsky

Caroline Schloss
 Mary Schloss

Ruth Kaplan
 Bernard Mackinnon
 Marilyn Rosenberg

Upminster J 3006
 Upminster K 3025
 Upminster K 3026
 Upminster K 3020

Upminster K 2016
 upminster K 2049
 " " 2027
 Upminster K 3020
 " " 1019
 " " 1019

Upminster K 1024
 Upminster K 1024

upminster K 4021

UPMINSTER K 4018
 " " " "

Upminster J 2011
 1011 Upminster J
 4023 upminster K

PLEASE ADD THESE SIGNATORIES TO THE PETITION TO BROWARD COUNTY PLANNING COUNCIL

FROM UPMINSTER J&K.



Max Bogner	Upminster J 3005	gs
Tzila & Abba Stefansky	Upminster J 3013	gs
Raizy & Joseph Edelman	Upminster J 3002	gs
Wolf & Chaya Gluck	Upminster J 3008	gs
Fred & Gloria Glusman	Upminster J 3007	gs
Judy & Michael Goldenberg	Upminster J 1007	gs
Linda & Richard Drucker	Upminster J 3010	gs

Each one gave verbal permission telephonically that they want their names on the petition.

I therefore initialed each one next to their "signatures" with my initial, gs. Thank you.

RABBI MOSHE AND SORAH SMITH
4004 UPMINSTER J
DEERFIELD BEACH, FLORIDA, 33442



TO WHOM IT MAY CONCERN:

THIS IS IN REFERENCE TO THE PROPOSED HOUSING DEVELOPMENT WHICH WILL BE BUILT ON THE FORMER GOLF COURSE IN CENTURY VILLIAGE EAST IN DEERFIELD BEACH. MY BUILDING UPMINSTER J WILL BE DIRECTLY IMPACTED BY THIS BUILD.

I ARRIVED IN CVE APPROXIMATELY 4 YEARS AGO. AT THAT TIME WHEN LOOKING TO PURCHASE A CONDO, WE WERE INFORMED THAT THE VIEW OF THE GOLF COURSE WOULD NEVER BE UBSTRUCTED BECAUSE THE LAND COULD NOT BE UTILIZED. THIS WAS DUE TO THE FACT THAT THE GOLF COURSE HAD SEVERE LEVELS OF ARSENIC WHICH WOULD COST A PROHIBITIVE AMOUNT OF MONEY TO REMEDIATE(\$3000,000). APPARENTLY, CVE WAS CONTEMPLATING PURCHESSING THE LAND AND THIS WAS THE AMOUNT OF MONEY QUOTED BY AN ENGINEER THAT WAS CONTRACTED TO STUDY THE SITUATION.

SINCE THEN, THE TOLL BROTHERS HAVE PROPOSED THE PURCHASE AND SUDDENLY, THE MONEY IT WOULD COST TO REMEDIATE THE ARSENIC HAS GONE FROM \$ 3,000,000 TO NONE. THE THREAT OF THE ARSENIC IS NOW ZERO, BECAUSE THE LEVELS ARE WAY DOWN SO THE TOLL BROTHERS WILL NOT HAVE TO DO ANY REMEDIATION AT ALL!!! SOMEHOW THIS DOES NOT PASS THE "SMELL TEST".

IN ADDITION, I WAS INFORMED AFTER THE TOLL BROTHERS PROPOSED THE SALE, THAT AN ENVIRONMENT STUDY WAS DONE AND IT WAS DETERMINED THAT THE TRAFFIC ON MILITARY TRAIL FROM HLLSBORO TO SW 10TH WOULD NOT BE SIGNIFICANTLY IMPACTED. HOWEVER THE STUDY TOOK PLACE IN THE OFF-SEASON TIME WHICH HAS MUCH LESS TRAFFIC THAN IN THE WINTER MONTHS. EVEN NOW,IN THE FALL AND WINTER, DURING RUSH HOUR, A LINE OF CARS CAN BE SEEN FROM HILLSBOROTO SW 10 ST. WITH CARS MAKING COMING OUT OR GOING INTO THE EAST GAIT DURING THE "RUSH HOUR TIMES" VERY TIME CONSUMING. HOW MUCH MORE SO, WHEN THERE WILL BE ONLY ONE EGRESS FROM THE PROPOSED TOWNHOME SITE AT GOOLSBY ROAD.

ANOTHER POINT PROPOSED BY THE TOLL BTOTHERS IS THE 6FT. FENCE THAT WILL PROPORTEDELY BE BUILD AROUND THE COMPLEX TO CONTAIN THE RESIDENTS FROM ENTERING THE CVE COMPLEX. THERE WILL BE TREES AND/OR SHRUBS PLANTED WHERE THE WALL ALONE IS NOT ADEQUATE. I GUESS THE TOLL BROTHERS ARE UNAWARE THAT SHRUBBERY CAN BE PRUNED SO THAT ACCESS TO THE WALL WOULD NOT BE DIFFICULT. TEENAGERS COULD HOP OVER A WALL 6 FT HIGH VERY EASILY.

LAST, BUT NOT LEAST, THE BIG ELEPHANT IN THE ROOM, IS OUR PROPERTY VALUES. IF I HAD KNOWN THAT THERE MIGHT BE A POSSIBILITY THAT AN OUTSIDE COMPLEX WOULD BE BUILT RIGHT IN BACK OF MY CONDO BUILDING, OBSTRUCTING MY VIEW AND POSSIBLY NOT BE SAFE FROM OUTSIDE TENANTS, DO YOU THINK THAT I WOULD HAVE BOUGHT A CONDO IN UPMINSTER J? MY HUSBAND AND I ARE SENIORS ON A FIXED INCOME. THE EQUITY IN OUR CONDO IS OUR GREATEST "SAVINGS CUSHON". IF THE TOLL PROJECT GOES THROUGH, HOW MANY PEOPLE WOULD BE WILLING TO BUY A CONDO IN OUR BUILDING WHICH WILL BE FACING A WALL INSTEAD OF A NICE GOLF COURSE VIEW WITH A CREEK RUNNING THROUGH IT. ALSO, THE PROPOSED POOL AND CLUBHOUSE ARE SCHEDULED TO BE BUILT ON THE LAND CLOSE TO MY SIDE OF UPMINSTER J, WHICH WILL IMPACT THE QUIET THE GOLF COURSE PROPERTY NOW AFFORDS US. JUMPING AND SHOUTING CHILDREN(IN POOL), BOOM BOXES AND/OR LOUD SPEAKERS TURNED ON LOUD FOR A POOL OR OUTSIDE CLUBHOUSE PARTY WILL PROBABLY BE ALMOST A CONSTANT NUISANCE. MOST OF OUR CONDO OWNERS IN THIS BUILDING ARE JEWISH AND SABBATH OBSERVERS AND A POOL PARTY, ESPECIALLY ON OUR SABBATH OR JEWISH HOLIDAYS WOULD DISRUPT OUR ENJOYMENT OF THE HOLY DAYS. PLEASE CONSIDER THE ABOVE AT YOUR EARLIEST CONVENIENCE.

SINCERELY.

Wesley and Sarah Smith



EDITH SELIG

1012 UPMINSTER J

DEERFIELD BEACH, FL. 33442

March 12, 2018

PROPOSED TOWNHOUSES TO BE BUILT BY TOLL BROS.

Deanne D.Von Stetina AICP –DIRECTOR of PLANNING

115 South Andrews Ave. Room 307

Ft. Lauderdale, Fl. 33301

I live on the first floor in Upminster J. I am a widow and have medical problems. Resting during the day is a requirement for my condition. Looking out of my window at the beautiful old trees is part of my therapy. Please don't take down those trees.

The noise from the construction and traffic will be a major problem for me. As a senior, I looked forward to a peaceful retirement

Your proposal plans show most of the homes, pool and clubhouse so very close to Upminster J. This seems so unfair. Please consider modifying some plans to help solve some of our problems.

With Appreciation for your help in this matter...

Sincerely Yours,

Edith Selig

From: Chaya
To: [Blake Boy, Barbara](#)
Subject: Helen and Harvey Lehrer
Date: Thursday, March 15, 2018 8:27:17 AM

Helen and Harvey Lehrer
1013 Upminster J
Deerfield Beach Florida 33442
Bubylehrer@yahoo.com



Barbara Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Ft. Lauderdale, Florida 33301
bblakeboy@broward.org

Re: PROPOSED NEW TOWNHOUSES TO BE BUILT BY TOLL BROTHERS
BEHIND UPMINSTER J&k

Dear Ms. Boy,

We own an apartment on the ground floor of Upminster J in Century village Deerfield beach. We are concerned about the situation and the planning of the golf course development. Toll Brothers has orchestrated the sale and development of the golf course to minimally include the residents of the affected buildings. The history being that several open meetings were announced to address the matter in our clubhouse and then promptly cancelled due to weather! Really?

When they finally chose to meet with the condo owners they said that they only wanted to meet with the presidents of the buildings. The reports of those meetings were not sent to condo owners we were verbally told that it was a done deal, Toll Brothers had deep pockets and we couldn't fight it. We were told that this was better alternative than a possible hi rise and mall or cemetery!

I was away for several months when I returned I was told there were some meetings with select groups Obviously by dividing into small groups Toll Brothers managed to avoid a mass protest. I went to several meetings where I spoke, but I felt I was whistling in the wind at each meeting I had two minutes, Toll Brothers were allowed to respond with unlimited time!

At Town Hall I spoke about several serious concerns which have not yet been Addressed

1. We came to Florida for peace quiet and open space, after living here for 12 years everything has changed. The fence will be 35 feet from my back door. It is up in my face. Up close and personal!

I will have less backyard space than I had in dense congested Brooklyn New York! I addressed this concern at Town Hall and mentioned that the hundred feet promised was barely adequate, Toll Brothers never said no, there is no 100 feet. In fact they are giving us nothing as the 35 feet flagged by them is actually the Century village land boundary! Where is the additional breathing space they promised? This tiny space and a chain link fence is an insult and a serious threat to our quality of life!!! In addition to this little fence that even at 71 I can climb over, we will have noise, barking dogs traffic, honking horns, music and conversations I can easily hear. As a survivor of the DP camps the smell of Bbq nauseates me and barking dogs terrify me. We are Senior Citizens and are perceived to be a easy target. Teens and unvetted residents of the development could easily jump the fence and roam at will around the buildings looking for an opportunity or adventure. I don't want my home to become my prison please help. A water divide would cut the noise and dissuade ideas of swimming across. Our safety and privacy would be maintained by a lake divide.

2. Apartment values: we are in a luxury building comps in such housing is at \$135-175,000 we now have three apartments vacant in the building and no one wants to even come and check them out. The owners have dropped the prices on renovated apartment and still, ,, ,,no interest!(dropped to \$95-110!)

Additionally people in the building are buying elsewhere in the community so that apartments stand empty. No one really wants to stay but can't afford to go and sustain the loss (pay the monthly fees on two apartments). The Richmond community continues to sell high and briskly in the \$150-175 range because that community while affected has been gifted the water lake feature. We were given the traffic congestion and unsafe entry into the townhouses as well as the swimming pool and Cabanas. A little unfair ya' think? (will Toll Brothers compensate us for the loss of real estate value?)

Why not move the pool and cabanas further along military trail or near to the water feature near Richmond? The residents when driving into the new development can make a left to the pool and not a right to Upminster J

3. At the City hall meeting one of the council members said she had traveled on military and found it dangerous congested and heavily trafficked. She asked Toll Brothers to reassess the traffic issues they responded that they had a study done when I asked when they had of course done the study in the summer during the slow season. Toll Brothers said there was no need to redo the study that they would use a mathematical formula to account for changes. Clearly numbers can be manipulated the congestion would make military trail a parking lot. Adding 250+ cars to an already bumper to bumper situation is unimaginable and cannot be reflected by a formula. What is the city thinking? By congesting the area with building going on in the immediate area and on Hillsboro, they may initially earn a greater tax base but the city will expend much more in necessary services in Police, security, emergency services due to accidents, the city will need to enlarge the schools and Hire more teachers, Deerfield beach will get a reputation for density and overcrowding. No one wants to buy in what is going to become a heavily congested area. Check out the traffic on Hillsboro it is bumper to bumper already.

4. Century is a Senior Citizen vetted community. In order to buy in Century village you need bank stamps verification of worth, three people unrelated to vouch for you in order to buy a condo. I do not know how carefully Toll Brothers protects the financial stability of each unit or rental policy. We at Century cannot rent in most buildings and in order to rent the renters must go thru a similar process and the owners must register and vouch for the renters. When questioned by a council member about the rental situation the Toll Brother people said they had not planned that yet the council member said see that you do! We have not heard since! Looking ahead what is to stop a person from buying several units and renting as a business investment how secure and stable can that be? Perhaps Toll Brothers can incorporate a no rental clause in their sales agreements.

Please help us alleviate the problems listed above / space security and privacy
Thank you for your consideration.

Respectfully submitted

Helen & Harvey Lehrer
1013 Upminster J

Sent from my iPad

RECEIVED
3/15/2018



Joan S. Phillips
138 Richmond E
Deerfield Beh., FL 33442-2909



3-13-18

Joan S. Phillips

As a resident of Century Village living at 138 Richmond E I am totally against this project for the following reasons.

1) this is a retirement community. Just the dust and the noise this will create will be very unpleasant.

2) Has anyone ever checked the traffic on Military Trail? The cars are always backed up during the winter season.

How many senior citizens do you think can make the meeting in Fort Lauderdale. More than half don't drive. Very unfair! Meeting should be at our Club House.

Regards, Joan Phillips

From: Gitty Samuel
To: [Blake Boy, Barbara](#)
Subject: March 22 open meeting re proposal by Toll Bros to build in Century Village Deerfield Beach
Date: Sunday, March 18, 2018 10:09:48 PM

Dear Ms. Boy,

I just wanted to bring to your attention that the open meeting, for which we did, this time, get notices about, and is taking place on March 22, is happening exactly one week before our Passover holiday. The two buildings Upminster J & K are comprised almost entirely (with very few exceptions) of Sabbath-observing Jews who will all be celebrating this busy eight day holiday. Preparations are time consuming and exhausting.

Picture eight days of Thanksgiving and Christmas dinners (two a day), rolled into one, without stop! Many of the older residents have already left up North to spend the holiday with their children and those of us who are snowbirds simply don't have the time to fly down to attend the meeting.

I'm only telling you this so that if you find that we are in very poor attendance, it is not because we don't think it's important to be there. On the contrary, we think it is urgent! But we can't afford the time at this particular difficult time of our year/ holiday season (the entire house must be cleaned from top to bottom to make sure not a single bread crumb is found!) to fly down to the meeting. We therefore sent you letters and a petition to show you how important this is to us. Please take them into account in lieu of our physically being there to speak up vociferously for our cause!

Thank you for your understanding.

Gitty Samuel
Upminster J 3006
gittys1836@yahoo.com

ATTACHMENT 17



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655



DATE: May 24, 2018

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

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
REVISED AFFORDABLE HOUSING COMMENTS for Proposed Amendments –
Deerfield Beach PC 18-7 & PC 18-8

These comments update our previous comments from the Planning and Development Management Division (dated January 30, 2018 and March 30, 2018 respectively), regarding affordable housing (Item 8). PC 18-7 is an 83-acre project which proposes the addition of 251 low-medium dwelling units on 25-acre portion of the property. PC 18-8 is an 8.4-acre project that proposes an addition of 250 mid-rise dwelling units. The total for both projects would result in an addition of 501 dwelling units within the City of Deerfield Beach. Neither project includes an affordable housing component.

Information regarding the housing programs in the City of Deerfield Beach (City) was submitted for both projects. The City continues to make affordable housing a priority and devotes resources to address affordable housing issues. The application for PC 18-7 described several programs managed by the City in conjunction with the Deerfield Beach Housing Authority (DBHA). The City's adopted Comprehensive Plan Housing Element also sets forth affordable housing goals, objectives and policies. Both applicants also submitted a housing assessment that was prepared in November 2016 by Munitytics, which remains valid through May 2018. This assessment complies with Broward County Land Use Plan Policy 2.16.2.

The assessment utilized the methodology recommended by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing for very-low, low, and moderate-income levels. The assessment indicated an overall surplus of 5,861 affordable dwelling units in 2014; **however, the study showed a deficit of 3,773 very-low and low-income rental units.** The assessment indicated the overall supply of affordable housing is expected to increase by 1,341 dwelling units or 18.6% by 2021. However, the 2021 forecast indicates that **the deficit of very low-income affordable renter units will also continue to increase.** Based on the information submitted staff noted that, although the affordable housing assessment is generally consistent with BCLUP Policy 2.16.2, **the current and forecasted shortfall of very-low income affordable rental units within the City remains an issue.** Neither the study nor the information about the City's housing programs addressed how these shortfalls will be addressed. Therefore, County staff previously recommended that prior to the Broward County Planning Council second public hearing, the City provide additional information regarding the City's plans to further address the **current and future supply of very-low income rental housing units.**

The City of Deerfield Beach submitted additional information on May 21, 2018 (attached). The letter reiterates the City's commitment to advocating for and providing affordable housing for eligible individuals and families, as well as DBHA's provision of **low-income affordable housing** and senior rental housing for a total of 284 units. The letter also outlines other programs managed by the City including Community

Barbara Blake-Boy, Broward County Planning Council
PC 18-7 & 8
Page 2
May 24, 2018

Development Block Grant (CDBG) funds, for which they provided an exhibit with details about the City's CDBG Annual Action Plan. However, the additional information did not supplement information regarding the City's plans to further address the **current and future deficit in the supply of very-low income rental housing units**.

In consideration of the information submitted by the City, Planning and Development Management Division staff respectfully reiterate the recommendation that prior to the second Planning Council public hearing, the City provide additional information regarding plans to address the current and future supply of very-low income rental housing units.

If you have any questions, please contact Sara L. Forelle, Planning Section Supervisor, Planning and Development Management Division at 954-357-6635 or sforelle@broward.org.

Attachments:

- Letter from City of Deerfield Beach dated May 21, 2018 with exhibit

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Sue Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division

JS/slf



May 21, 2018

Josie Sesodia
Director, Planning & Development Management Division, Broward County
115 S Andrews Ave, Room 329K
Fort Lauderdale, FL 33301

Re: Deerfield Crossing (PC 18-7) and Pennell (PC 18-8) Land Use Plan Amendments – Supplemental Information on Affordable Housing Programs

Dear Ms. Sesodia,

This letter is in response to the request for additional information related to the Planning & Development Management Division's review of the proposed Deerfield Crossing (PC18-7) and Pennell (PC 18-8) Land Use Plan Amendments (LUPAs) and provides supplemental information regarding the City's affordable housing programs.

The City of Deerfield Beach is committed to maintaining an affordable housing stock, with a division dedicated to programs addressing such needs through its Community Development Department. The City of Deerfield Beach Housing Authority (DBHA) is also committed to advocating for and providing affordable housing for eligible individuals and families. DBHA provides low income affordable housing and senior rental housing in three (3) properties in the City, being Stanley Terrace, Palms of Deerfield Beach Townhomes and Palms of Deerfield Beach Apartments, for a total of 284 rental units.

The City of Deerfield Beach annually receives State Housing Initiatives Partnership (SHIP) funds, federal Community Development Block Grant (CDBG) funds, and federal HOME funds. A summary of how the City is addressing the demands of affordable housing is provided as Exhibit A. These programs are designed to maintain and improve the existing affordable housing stock and have been continuously provided and funded for many years.

Please contact me if you need any additional information about the City's affordable housing programs.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Graham".

Steve Graham, AICP
Assistant Director, Planning & Development Services

Attachments: Exhibit A – Summary of Housing Assistance Programs

c.c. Barbara Blake Boy, Executive Director – Broward County Planning Council
Scott Backman (PC18-7)
Leigh Kerr (PC 18-8)

Exhibit A
Summary of Housing Assistance Programs

CDBG INITIATIVES

As part of the City's 2017-2018 Annual Action Plan ("the Plan") under the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), the City has adopted the following:

1. The City's goals for FY 2017-18 is to continue to focus on the preservation of affordable housing, provide affordable housing, improving the living environment of residents in the low to moderate-income areas of the City.
 - a. **Preservation of Affordable Housing**
The City continues to conserve and expand its existing housing stock, especially housing available to low- and moderate income persons in the City. The City's goal is to provide decent, safe and sanitary housing to residents.
 - b. **Provide Affordable Housing**
Provide homeownership assistance to low-to moderate-income households through purchase assistance which includes down payment, closing cost, mortgage buy down and interest reduction.
 - c. **Suitable Living Environment**
The goal of providing a suitable living environment is comprised of:
 - Improving the safety and livability of neighborhoods;
 - Increasing access to quality public and private facilities and services by upgrading physical improvements such as sidewalk installation, street lighting, and improved public streets; and
 - Providing public service programs to seniors in the community.
2. In 2016-2017 the most recent completed year, the City completed the following projects:
 - Provided Purchase Assistance to five (5) households.
 - Completed Home Repair projects to twelve 12 households.
3. With the Purchase Assistance Program, the City leverages funds with State and private bank funds for the mortgage of a property. The Homeownership Rehabilitation Program is leveraged with federal and State funds as well.
4. The city owns a limited supply of lots within City limits. The city may use these lots for in-fill housing and mix-use development activities in conjunction with local non-profits or private developers.

As part of the CDGB Action Plan, the City has summarized its annual goals and objectives, making affordable housing a priority as demonstrated in the below table.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Decent Housing	City Wide	Provide housing assistance to low-to moderate-income residents	CDBG: \$137,274	Homeowner Rehabilitation: 3 units
2	Homebuyer Assistance	2015	2019	Decent Housing	City Wide	Provide housing assistance to low-to moderate-income residents	CDBG: \$150,000	Purchase Assistance: 3 units
2	Public Improvements	2015	2109	Suitable Living Environment	Census Tract/Block Group 102.00 (2,6) 103.05 (1,2,3) 103.06 (1,2)	Provide public improvements in the CDBG Target	CDBG: \$173,020	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,586 Persons Assisted
3	Public Service	2015	2019	Suitable Living Environment	City Wide	Provide public services to Seniors	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 52+ Persons Assisted.
4	Planning and Administration	2015	2019	Non-Housing Community Development			CDBG: \$127,573	Cost associated with administering the CDBG program and preparation of the Annual Action Plan and other requires reports.

The details of the affordable housing goals are as follows:

Project Name: Homeowner Rehabilitation

Target Area: City Wide

Goals Supported: Homeowner Rehabilitation

Needs Addressed: Homeowner Rehabilitation

Funding: CDBG: \$137,274

Description: The goal is to provide Homeowner Rehabilitation assistance to homeowners who are experiencing conditions in and around their homes that pose a threat to their health, safety, and welfare.

Target beneficiaries: Low-to- moderate income households will benefit from this activity.

Project Name: Purchase Assistance

Target Area: City Wide

Goals Supported: Purchase Assistance

Needs Addressed: Purchase Assistance

Funding: CDBG: \$150,000

Description: Purchase Assistance

Target beneficiaries: Low-to- moderate income households will benefit from this activity.

Other actions the City will take toward achieving its goals under the Plan - Actions planned to reduce the number of poverty-level families. The City will continue to dedicate a portion of its federal and state funds to affordable housing strategies. In addition the City collaborates with Broward Coalition for the Homeless, Broward County Continuum of Care Program, the Deerfield Beach Housing Authority and other Broward County agencies to support additional programs to limit poverty among the residents of the City. Housing counseling, debt management, credit repair, as well as other social services are provided within the City as well as through various partners available to assist residents in financial crisis.

SHIP INITIATIVES

The City participates in the State of Florida Housing Initiatives Partnership (SHIP) administered by the Florida Housing Finance Corporation, which was created by the state Legislature more than 30 years ago to “assist in providing a range of affordable housing opportunities for residents that help make Florida communities great places in which to live, work and do business.” SHIP provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low, low and moderate income families. As a requirement of participation in the SHIP program, the City must adopt a Local Housing Assistance Plan (LHAP). The most recent LHAP covers fiscal years 2017-2019. In that plan, the City notes that it contracts with the Deerfield Beach Housing Authority (DBHA) to provide the administrative duties required under the LHAP. Using the expected grant amount of \$484,975. The City’s strategy as approved in April 2016 under that LHAP follows:

HOMEOWNER REHABILITATION

The homeowner rehabilitation program offered to qualified owner-occupied residents in the City of Deerfield Beach is provided to rehabilitate existing homes through construction, and/or installation of non-luxury general property improvements that provide basic amenities. Funds can be also used to correct code violations, and to eliminate unsafe and substandard living conditions. In addition, assistance will include the elimination of architectural barriers for those qualified senior citizens and disabled owner-occupied household.

Income Categories to be served: very low, low, moderate
Maximum award: Very low, low- \$50,000, moderate to \$20,000

PURCHASE ASSISTANCE PROGRAM

The Purchase Assistance Program is created to assist eligible homebuyers with a deferred payment loan to be applied towards the costs of purchasing existing or newly constructed (with a Certificate of Occupancy) eligible affordable housing. Eligible costs include the following: down payment, closing costs, mortgage buy down, and other costs associated with purchasing a home. Eligible housing includes single-family homes, townhomes, condominiums, eligible manufactured homes, Planned Unit Developments (PUDs) and villas.

Income Categories to be served: Very low, low, moderate
Maximum award: Very low, low- \$50,000, moderate to \$20,000

DISASTER REPAIR PROGRAM

The Disaster Strategy provides assistance to households following a disaster as declared by the President of the United States or Governor of the State of Florida through an Executive Order. This strategy will only be implemented in the event of a disaster using any funds that have not yet been encumbered or additional disaster funds issued by Florida Housing Finance Corporation.

SHIP disaster funds may be used for items such as, but not limited to:

- Purchase of emergency supplies for eligible households to weatherproof damaged homes;
- Interim repairs to avoid further damage; tree and debris removal required to make the individual housing unit habitable;
- Construction of wells or repair of existing wells where public water is not available;
- Payment of insurance deductibles for rehabilitation of homes covered under homeowners insurance policies;
- Security deposit for eligible recipients that have been displaced from their homes due to disaster;
- Rental assistance for the duration of Florida Office of the Governor Executive Order, for eligible recipients that have been displaced from their homes due to disaster;
- Other activities as proposed by the counties and eligible municipalities and approved by Florida Housing.

Income Categories to be served: Very low, low, moderate

Maximum award: Very low, low- \$50,000, moderate- \$20,000

ATTACHMENT 18



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: June 18, 2018

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

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
2nd REVISED AFFORDABLE HOUSING COMMENTS for Proposed Amendments –
Deerfield Beach PC 18-7 & PC 18-8

JOSIE
SESODIA
Digitally signed by JOSIE
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Date: 2018.06.18
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These comments update our previous comments (dated May 24, 2018) from the Planning and Development Management Division for both proposed amendments, regarding affordable housing (Item 8). PC 18-7 is an 83-acre project which proposes the addition of 251 low-medium dwelling units on 25-acre portion of the property. PC 18-8 is an 8.4-acre project that proposes an addition of 250 mid-rise dwelling units. The total for both projects would result in an addition of 501 dwelling units within the City of Deerfield Beach. Neither project includes an affordable housing component.

Information regarding the housing programs in the City of Deerfield Beach (City) was submitted for both projects. The City continues to make affordable housing a priority and devotes resources to address affordable housing issues. The application for PC 18-7 described several programs managed by the City in conjunction with the Deerfield Beach Housing Authority (DBHA). The City's adopted Comprehensive Plan Housing Element also sets forth affordable housing goals, objectives and policies. Both applicants also submitted a housing assessment that was prepared in November 2016 by Munitlytics, which is valid through May 2018. This assessment complies with Broward County Land Use Plan Policy 2.16.2.

The assessment utilized the methodology recommended by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing for very-low, low, and moderate-income levels. The assessment indicated an overall surplus of 5,861 affordable dwelling units in 2014; however, the study showed a deficit of 3,773 very-low and low-income rental units. The assessment indicated the overall supply of affordable housing is expected to increase by 1,341 dwelling units or 18.6% by 2021. However, the 2021 forecast indicates that the deficit of very low-income affordable renter units will also continue to increase.

Due to the shortfalls noted above, PDMD requested additional information from the City regarding how the deficits of very low-income renter units would be addressed. The City submitted additional information via letter on May 21, 2018 (attached). The letter reiterates the City's commitment to advocating for and providing affordable housing for eligible individuals and families, as well as DBHA's provision of low-income affordable housing and senior rental housing for a total of 284 units. The letter also outlines other programs managed by the City including Community Development Block Grant (CDBG) funds, for which they provided an exhibit with details about the City's CDBG Annual Action Plan.

After a second request from PDMD for additional information regarding the City's plans to further address the current and future deficits in the supply of very-low income rental housing units, the City replied via email on June 18, 2018 more detailed information about Deerfield Beach Housing Authority noting it is one of a

few municipalities in Broward County with a housing authority. The emails states, *one major goal is to apply for additional Housing Choice Vouchers when they become available. The HCV (Housing Choice Voucher) program offers low income families the opportunity to choose its neighborhood (including the school district) as well as its type of housing unit (i.e., single family home, large apartment building, duplex/triplex, garden-style unit). DBHA plans to increase its voucher units in response to a high level of rent burden and a long waiting list. DBHA (Deerfield Beach Housing Authority) manages 482 vouchers with 403 of those vouchers being leased up at date. Currently, there are approximately 1,266 families on the HCV waiting list.*

The City also explained that DBHA also leverages private and other public funds to create additional housing opportunities. DBHA continues to seek mixed financing that includes LIHTC (Low Income Housing Tax Credits) and Tax Exempt Bonds. To leverage private and/or other public funds, DBHA participated in the RAD (Rental Assistance Demonstration) initiative. DBHA completed its first RAD redevelopment project Stanley Terrace Apartments early 2018 (income range 30% and below). The second project, Palms of Deerfield Beach (Apartments – income range 30% and below) is expected to begin toward the end of 2018, early 2019.

In consideration of the information submitted by the City, Planning and Development Management Division staff finds that the affordable housing assessment generally consistent with BCLUP Policy 2.16.2. and that the City has responded to our request for additional information addressing the deficit in very low income rental housing units.

If you have any questions, please contact Sara L. Forelle, Planning Section Supervisor, Planning and Development Management Division at 954-357-6635 or sforelle@broward.org.

Attachments:

- Letter from City of Deerfield Beach dated May 21, 2018 with exhibit
- Email from City of Deerfield Beach dated June 18, 2018

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Sue Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division

JS/sf

From: Stephen Graham
To: [Sesodia, Josie](#)
Cc: [Blake Boy, Barbara](#); [Von Stetina, Deanne](#); [Eric Power](#); [Scott Backman](#); "Leigh Kerr"
Subject: Additional Information re Affordable Housing: Deerfield Crossing (PC 18-7) & Pennell (PC 18-8) Land Use Plan Amendments
Date: Friday, June 15, 2018 9:46:16 AM

Good morning Jo,

In response to comments from the Planning and Development Management Division dated May 24, 2018 related to the above items, please find below the following information.

The City partners with Deerfield Beach Housing Authority, and is one of only a few municipalities in Broward County with a housing authority. One major goal is to apply for additional Housing Choice Vouchers when they become available. The HCV (Housing Choice Voucher) program offers low income families the opportunity to choose its neighborhood (including the school district) as well as its type of housing unit (i.e., single family home, large apartment building, duplex/triplex, garden-style unit). DBHA plans to increase its voucher units in response to a high level of rent burden and a long waiting list. DBHA (Deerfield Beach Housing Authority) manages 482 vouchers with 403 of those vouchers being leased up at date. Currently, there are approximately 1,266 families on the HCV waiting list.

DBHA also leverages private and other public funds to create additional housing opportunities. DBHA continues to seek mixed financing that includes LIHTC (Low Income Housing Tax Credits) and Tax Exempt Bonds. To leverage private and/or other public funds, DBHA participated in the RAD (Rental Assistance Demonstration) initiative. DBHA completed its first RAD redevelopment project Stanley Terrace Apartments early 2018 (income range 30% and below). The second project, Palms of Deerfield Beach (Apartments – income range 30% and below) is expected to begin toward the end of 2018, early 2019.

I trust the above is satisfactory for your purposes.

Regards,



Steve Graham, AICP
Assistant Director, Planning & Development Services
150 NE 2nd Avenue
Deerfield Beach, FL 33441
954.480.4259