

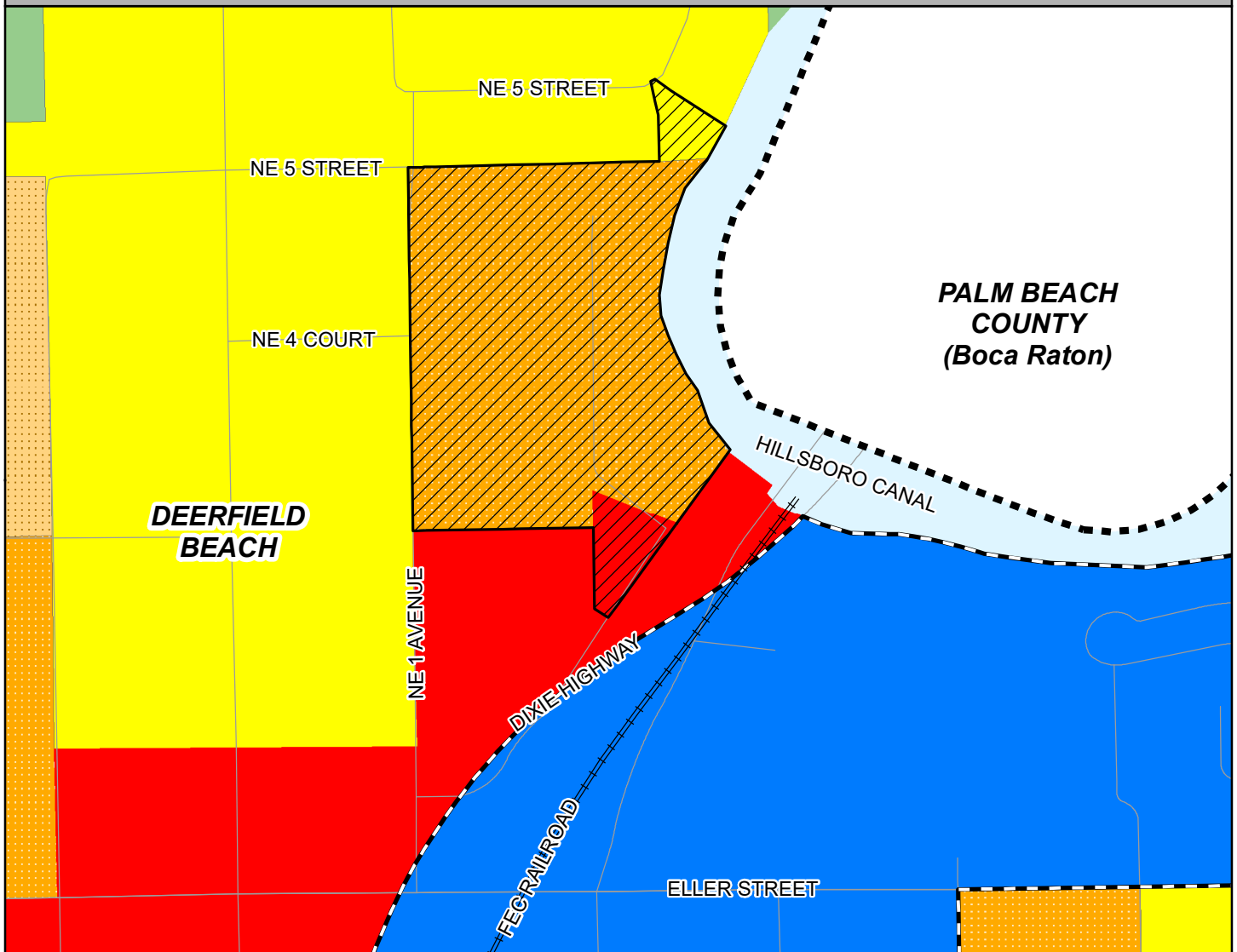
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 18-8









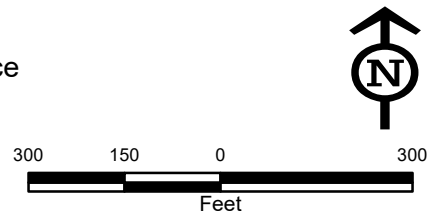
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 18-8

Current Land Uses: 7.6 acres of Low-Medium (10) Residential, 0.5 acres of Commerce and 0.3 acres of Low (5) Residential

Gross Acres: Approximately 8.4 acres



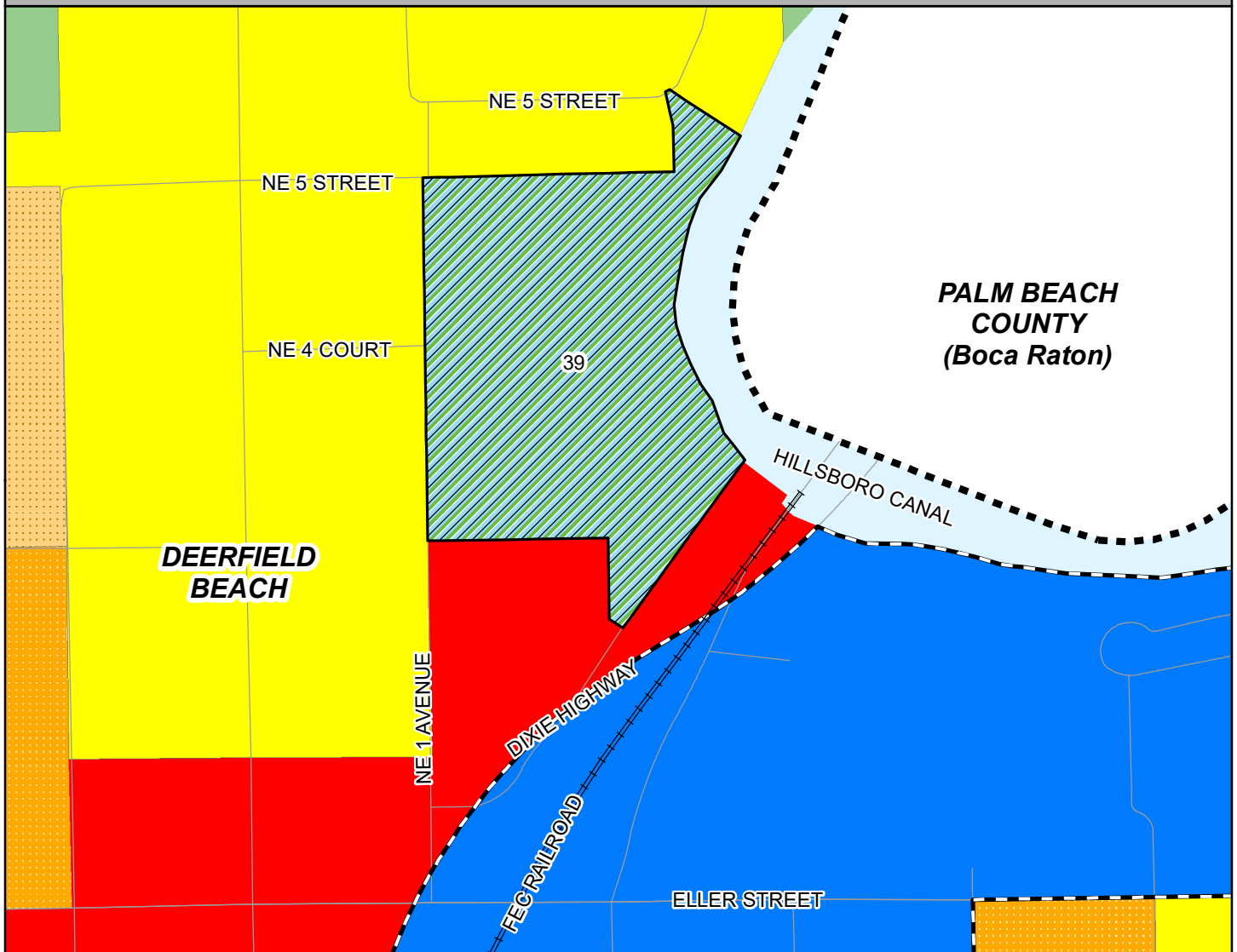
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|---|-----------------------------|---|---------------------------|
|  | Site |  | Activity Center |
|  | Municipal Boundary |  | Commerce |
|  | Low (5) Residential |  | Recreation and Open Space |
|  | Low-Medium (10) Residential |  | Water |
|  | Medium (16) Residential | | |





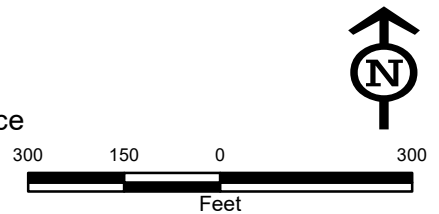
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 18-8

Proposed Land Use: Irregular (39) Residential

Gross Acres: Approximately 8.4 acres



- | | |
|---|---|
|  Site |  0.0 Irregular Residential |
|  Municipal Boundary |  Activity Center |
|  Low (5) Residential |  Commerce |
|  Low-Medium (10) Residential |  Recreation and Open Space |
|  Medium (16) Residential |  Water |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 18-8
(DEERFIELD BEACH)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation May 15, 2018

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. 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.

II. Planning Council First Public Hearing Recommendation May 24, 2018

Approval per Planning Council staff recommendation. (Vote of the board; 10-3; Yes: Blattner, Breslau, Castillo, DiGiorgio, Ganz, Moraitis, Rosenof, Rosenzweig, Williams, and Stermer. No: Blackwelder, Graham and Grosso)

III. Planning Council Staff Second Public Hearing Recommendation August 14, 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 applicant's voluntary commitment to restrict building height to a maximum of six (6) stories. See Attachment 14.

Further, effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

RECOMMENDATIONS/ACTIONS (continued)

DATE

III. Planning Council Staff Second Public Hearing Recommendation (continued) August 14, 2018

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 12 and 13.

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.

IV. Planning Council Second Public Hearing Recommendation August 23, 2018

Approval per Planning Council staff recommendation. (Vote of the board; 11-4; Yes: Blattner, Breslau, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Good, Rosenof, Rosenzweig, and Stermer. No: Blackwelder, Graham, Grosso, and Rich)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-8

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Deerfield Beach
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 8.4 acres
- B. Location: In Section 31, Township 47 South, Range 43 East; generally located on the east side of Northeast 1 Avenue, between Northeast 5 Street and Dixie Highway.
- C. Existing Uses: Marina, boat storage, single-family residential and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 7.6 acres of Low-Medium (10) Residential
 0.5 acres of Commerce
 0.3 acres of Low (5) Residential
- B. Proposed Designation: Irregular (39) Residential
- C. Estimated Net Effect: Addition of 250 dwelling units
 77 dwelling units currently permitted by the Broward County Land Use Plan
 327 total dwelling units
 Reduction of 0.5 acres of commerce use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: North: Single-family residential and vacant
 East: Hillsboro Canal
 South: Warehouse and boat repair
 West: Multi-family residential, vacant and single-family residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

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

B. Planned Uses:	North:	Low (5) Residential
	East:	Water
	South:	Commerce
	West:	Low (5) Residential

VI. Applicant/Petitioner

A. Applicant:	Deerfield Development Resources, LLC
B. Agents:	Greenspoon Marder and Leigh Robinson Kerr & Associates, Inc.
C. Property Owners:	Deerfield Development Resources LLC, BGPUP LLC/RJP Ultra Enterprises LLC, Patricia E. Pennell Trust, Williams G A Fam LTD, and Land & Sea Ventures Inc.

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 October of 2018.

VIII. Applicant's Rationale

The applicant states: "The applicant is requesting a change in land use designation from R5, R10, Commercial, and Commercial 2 on the City Land Use Plan and L5, LM10, and Commerce on the BrowardNext Land Use Plan to Irregular Residential 39 dwelling units per acre.

The subject property is comprised of 8.4 gross acres and is currently utilized as marina, vacant, and residential. The applicant proposes to develop the site with 326 mid-rise residential units that will be compatible with the surrounding residential land uses. The proposed land use demonstrates infill development which utilizes under-used parcels within existing urban areas that are already largely developed. Infill development maximizes the use of existing public facilities and focuses on crafting a complete, integrated fabric of development.

The City's Comprehensive Plan (Future Land Use Element Section 2.5.3) indicates the potential need for additional residential units to accommodate the City's projected population. The proposed land use will help the City meet that need.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

The proposed land use is appropriate for the site because it adds to the opportunities and expands the variety of housing densities and intensities available to individuals and families to reside in the City in a manner that is compatible with and will enhance the character of the surrounding area which is predominantly residential.

It should also be noted that the subject property is located just north of the recently approved Local Activity Center (LAC). The LAC is situated in the "heart" of old Deerfield Beach and permits 2,150 dwelling units, along with other complimentary uses, that contribute to a vicinity that is well-suited for the future land use proposed for the subject site."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-8

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 8, 2015.

The Broward County Parks and Recreation Division (PRD) report notes that Policy 2.27.2 states that *“Priority shall be given to water-dependent uses such as marinas and public access to waterways, in decisions affecting waterfront property.”* Currently, this site is a dry stack marina which allows the public to have their boats launched so they can access the public waterways. The PRD feels that this proposed development would negatively impact the marine industry and deprive the public of access to Broward County’s waterways. See Attachment 7.

The applicant has provided additional information that their client has purchased a nearby marina which will be renovated and expanded to provide additional boat storage to help offset the loss of boat storage at the amendment site. See Attachment 8.

II. Transportation & Mobility

The proposed amendment from the Low (5) Residential, Low-Medium (10) Residential and Commerce land use categories to the Irregular (39) Residential category 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 26 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 for informational purposes the following roadway levels of service for nearby regional roadway network segments:

- Hillsboro Boulevard, between I-95 and Dixie Highway, is currently operating at level of service (LOS) “D” and is projected to operate at LOS “F,” with or without the subject amendment.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

- Hillsboro Boulevard, between Dixie Highway and Federal Highway, is currently operating at LOS “D” and is projected to operate at LOS “F,” with or without the subject amendment.
- Dixie Highway, north of Hillsboro Boulevard, is currently operating at LOS “C,” and is projected to operate at LOS “D,” with or without the subject amendment.

Update: August 14, 2018:

- Eller Street (Northwest/Northeast 2 Street), between Northwest 3 Avenue and Federal Highway, is currently operating at LOS “C,” and is projected to operate at LOS “D,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and future fixed-route county bus service, as well as community bus service, is provided to the proposed amendment site. The BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including connectivity to the existing or planned sidewalk and bicycle network and adjacent bus stops. See Attachment 3.

The Broward County Planning and Development Management Division (PDMD) report notes that to enhance multimodal connectivity, the expansion of bicycle, pedestrian and greenway networks are encouraged. The two (2) primary corridors that surround the site, Northeast 1 Avenue, and North River Drive, each have sidewalks along both corridors, but bicycle infrastructure surrounding the site could be improved. The PDMD report recommends that the design of the site provides safe and convenient connections between the development and the surrounding transportation network. Pedestrian and bicycle enhancements should be considered, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development. Another consideration is providing electric vehicle charging stations. See Attachment 4.

III. Public Schools

The Broward County School Board staff report states that the proposed amendment would generate seven (7) less students into Broward County Public Schools, consisting of four (4) elementary school students, two (2) middle school students and one (1) high school student. The report further states that Deerfield Beach Elementary, Deerfield Beach Middle and Deerfield Beach High schools are all under-enrolled in the 2017/2018 school year, and are anticipated to operate below the adopted level of service (LOS) of 100% of gross capacity through the 2019/2020 school year. In addition, the School Board report indicates that there are two (2) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools (continued)

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 18-8

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 indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed land use designation is not expected to have a negative impact on wetland resources. See Attachment 6.

However, the EPGMD report states that any canal bank reshaping, installation, repair or replacement of bulkheads, seawalls, revetments, docks, pilings or boatlifts or any other in water work is also regulated under Article XI of Chapter 27, Broward Code of Ordinances, and therefore, may require an Environmental Resource License.

This site has a current Marine Facility Operating License (MFOL08-0072) authorizing 188 dry slips and two (2) wet slips at this facility. If the slip count is to be modified, an additional license is required. The MFOL must also be transferred to any new operating entity. 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 if trees are to be removed or relocated. 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 designation is not expected to have a negative impact on upland resources.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

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.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) 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 18-8

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 250 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: August 14, 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 12 and 13.

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 the BrowardNext - Broward County Land Use Plan.

III. Other Pertinent Information

This is a small scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes two Planning Council public hearings and only one subsequent County Commission adoption hearing. The small scale amendment is not subject to Florida Department of Economic Opportunity (DEO) review; therefore, no report will be issued by the DEO, or other State review agencies.

As the amendment site is adjacent to the City of Boca Raton, Planning Council staff sent the application to its staff for comment. As of this writing no comments have been received.

Regarding public notification, the Broward County Planning Council staff sent approximately 66 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

The applicant has provided additional information regarding initial public outreach with the neighboring community. The notice for the meeting was a 1,000-foot radius from the amendment site. The meeting was held at the nearby Hillsboro Technology Park community room. Approximately fifty (50) residents and interested parties attended the meeting which lasted approximately two hours. At the meeting, the applicant heard various concerns from the residents and will continue to address their concerns in future meetings on their plan for the site. The majority of the concerns were not related to the future land use change per se but related more to site plan comments/concerns. The applicant will continue to work with the neighborhood and continue to provide responses to Broward County, as appropriate. See Attachment 8.

Update: August 14, 2018: Subsequent to the first Planning Council public hearing, the applicant has continued public outreach efforts with the neighboring community. In response to the concerns raised by area residents, the applicant has voluntarily committed to restrict the building height of the proposed development to a maximum of six (6) stories. See Attachment 14.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-8

PLANNING ANALYSIS

The amendment site is surrounded by single-family residential and a vacant parcel to the north, vacant parcels, scattered single-family homes and multi-family residential to the west, as well as warehouse and boat storage to the south. The Hillsboro Canal is directly east of the proposed amendment site.

While neither building height nor bulk is regulated per the County Plan, the proposed “Irregular (39) Residential” land use directly fronts approximately six (6) individually owned, existing single-family homes along its northern boundary that are designated “Low (5) Residential.” In this regard, it is felt that the proposed density of 39 dwelling units per acre, yielding a total of 327 dwelling units (77 dwelling units currently permitted by the Plan and the addition of 250 dwelling units), could raise a land use plan level compatibility concern. The applicant, in coordination with the City staff, has provided additional information and City code citations regarding site plans, setbacks and landscaping and will continue to coordinate with the neighborhood and residents. See Attachment 11. On reliance that city code requirements regarding buffering and setbacks will be implemented, it is felt that the interface between the proposed higher density residential use and adjacent residential uses can be adequately addressed and therefore, our analysis finds that the proposed land use designation of Irregular (39) Residential would be generally compatible with surrounding existing and future land uses.

Planning Council staff’s analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. In addition, our analysis finds that the proposed amendment is not projected to impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **natural or cultural resources** were identified.

The Broward County Parks and Recreation Division (PRD) report notes that Policy 2.27.2 states that *“Priority shall be given to water-dependent uses such as marinas and public access to waterways, in decisions affecting waterfront property.”* Currently, this site is a dry stack marina which allows the public to have their boats launched so they can access the public waterways. The PRD feels that this proposed development would negatively impact the marine industry and deprive the public of access to our waterways. See Attachment 7.

The applicant has responded that their client has purchased a nearby marina which will be renovated and expanded to provide additional boat storage to help offset the loss of boat storage at the amendment site. See Attachment 8.

PLANNING ANALYSIS (continued)

Concerning impacts to **public schools**, the Broward County School Board staff report states that the proposed amendment would generate seven (7) less students into Broward County Public Schools, consisting of four (4) elementary school students, two (2) middle school students and one (1) high school student. 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.

Regarding **affordable housing**, the proposed land use plan amendment is subject to BCLUP Policy 2.16.2, as it proposes 250 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.

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. 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.

Update: August 14, 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 12 and 13.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-8

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of April 2018
2. Broward County Planning Council Traffic Analysis of March 21, 2018
3. Broward County Transit Division Report of March 30, 2018
4. Broward County Planning and Development Management Division Report of March 30, 2018
5. School Board of Broward County Consistency Review Report of April 2, 2018
6. Broward County Environmental Protection and Growth Management Department Report of April 3, 2018
7. Broward County Parks and Recreation Division Report of April 11, 2018
8. Correspondence from Leigh R. Kerr, AICP, Leigh Robinson Kerr & Associates, Inc., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated May 3, 2018
9. An Affordable Housing Market Assessment in the City of Deerfield Beach, Florida prepared by Munilytics, dated November 30, 2016
10. Broward County Water Management Division Report of April 2, 2018
11. Correspondence from Leigh R. Kerr, AICP, President, Leigh Robinson Kerr & Associates, Inc., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated May 8, 2018

Update: August 14, 2018:

12. Correspondence from Josie P. Sesodia, AICP, Director, Broward County Planning and Development Management Division, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated May 24, 2018
13. Correspondence from Josie P. Sesodia, AICP, Director, Broward County Planning and Development Management Division, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated June 18, 2018
14. Email correspondence from Alicia J. Lewis, Esq., Greenspoon Marder LLP, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated August 7, 2018

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 18-8

Prepared: April 2018

POTABLE WATER

The proposed amendment site will be served by the Deerfield Beach West Water Treatment Plant, which has a current capacity of 21 million gallons per day (mgd). The current and committed demand on the treatment plant is 10.61 mgd, with 10.39 mgd available. The wellfield serving the amendment site has a permitted withdrawal of 17.5 mgd, with 6.89 mgd available for water withdrawal, which expires on May 14, 2029. Planning Council staff utilized a level of service of 175 gallons per capita (2.22 persons per household (pph)) per day for residential uses and 0.1 gallons per day (gpd) for commerce uses. The amendment will result in a net increase in demand of 0.1 mgd. 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 Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The current and committed demand on the treatment plant is 68.29 mgd, with 26.71 mgd available. Planning Council staff utilized a level of service of 126 gallons per capita (2.22 pph) per day for residential uses and 0.1 gpd for commerce use and 4 pounds per 100 square feet per day for commerce uses. The amendment will result in a net increase in demand of 0.07 mgd. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment area will be served by Sun Bergeron, Inc. for solid waste disposal service. Sun Bergeron collects and transports the City's solid waste to the John E. Drury (JED) landfill, which has a 3,836,210 tons per year available capacity and a demand of 60,000 tons a year from the City. Planning Council staff utilized a level of service of 7 pounds per capita (2.22 pph) per day for residential uses and 4 pounds per 100 square feet per day for commerce uses. The proposed amendment will result in a net increase in demand of 3,685 pounds per day or 1.84 TPD. 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 2040 projected population (80,782) requires approximately 242.3 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase of 1.1 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 persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS

PC 18-8

Prepared: March 21, 2018

INTRODUCTORY INFORMATION

Jurisdiction: City of Deerfield Beach

Size: Approximately 8.4 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designations: 7.6 acres of Low-Medium (10) Residential
0.5 acres of Commerce
0.3 acres of Low (5) Residential

Potential Development: 76 townhouse dwelling units
5,000 square feet of commerce use
1 single-family dwelling unit

Trip Generation Rates: "ITE Equation (220) Multifamily Housing (Low-Rise)"*
"ITE Equation (820) Shopping Center"
"ITE Equation (210) Single-family detached housing"

Total P.M. Peak Hour Trips: $52 + 65 + 1 = 118$ peak hour trips

Potential Trips - Proposed Land Use Designations

Proposed Designation: Irregular (39) Residential

Potential Development: 327 dwelling units

Trip Generation Rate: "ITE Equation (221) Multifamily Housing (Mid-Rise)"

Total P.M. Peak Hour Trips: 144 peak hour trips

Net P.M. Peak Hour Trips + 26 p.m. peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 26 p.m. peak hour trips at the long-range planning horizon.

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Tenth 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

March 30, 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 18-8

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated March 5, 2018 regarding the proposed Land Use Plan Amendment (LUPA) 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 is limited to BCTs fixed-route 48, 50 and the Deerfield Beach Express Community Bus II. Please refer to the following table for detailed information:

BCT ROUTE	DAYS OF SERVICE	HOURS OF SERVICE A.M. – P.M	SERVICE FREQUENCY
48	Weekday Saturday No Service	5:40a – 9:01p 6:15a –9:01p No Service	55 Minutes 55 Minutes No Service
50	Weekday Saturday Sunday	5:20a – 12:06p 5:30a –11:10p 7:47a – 8:50p	20 Minutes 30 Minutes 45 Minutes
Deerfield Beach Express II	Weekday Saturday Sunday	8:00a – 4:00p	60 Minutes

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



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

Broward County Transit Division can accommodate additional transit demand, as described in the Mass Transit Analysis, with existing and planned fixed-route bus service to the amendment site.

Transit Division has no objections to this LUPA, however BCT recommends that any proposed development on the amendment site is designed to provide safe movement for pedestrians and bicycles including transit connectivity to the existing or planned sidewalk/bicycle network and bus stops adjacent to the amendment site.

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: March 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 18-8

The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 18-8. The subject site is located in Deerfield Beach involving approximately 8.4 acres. The amendment proposes:

- Current Designations: 7.6 acres of Low-Medium (10) Residential
0.5 acres of Commerce
0.3 acres of Low (5) Residential
- Proposed Designation: Irregular (39) Residential
- Estimated Net Effect: Addition of 250 mid-rise dwelling units
77 dwelling units currently permitted
327 total dwelling units
Reduction of 5,000 square feet of Commerce use

Item 7 – Analysis of Natural and Historic Resources

- A. Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File, 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. Historical Resources within the subject property are outside the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations regarding historic structures.

Contact: Attn: Director
Planning & Development Services
City of Deerfield Beach
150 NE 2nd Ave.

Deerfield Beach, Florida 33441
Tel.: (954) 480-4200

- b. Archaeological Resources located within the subject property are located within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32). In the event that any archeological resources are found, contact the Broward County Preservation Officer.

Contact: Richard Ferrer, Broward County Historic Preservation Officer
115 S. Andrews Ave, Room 329K
Fort Lauderdale, Florida 33301
Telephone: (954) 357-9731
Email: rferrer@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 250 residential units; thus, Policy 2.16.2 applies. *The applicant does not propose to designate any housing units for affordable housing.*

The application states that the City of Deerfield Beach continues to make affordable housing a priority and devotes resources to address affordable housing issues. The City's Comprehensive Plan's Housing Element includes affordable housing goals, objectives and policies. Munitytics prepared *An Affordable Housing Market Assessment in the City of Deerfield Beach, Florida* dated November 2016. In accordance with the Broward County Planning Council's Administrative Rules Document, Article 5.4(E), "a study, report, or information submitted by the local government which has been determined by the County to be in compliance with Policy 2.16.2 shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months from the date the study, report or analysis was submitted to Broward County for review." Therefore, this assessment remains valid through May 2018.

The analysis utilized the methodology proposed by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing within the City of Deerfield Beach for the very-low, low, and moderate-income levels. The analysis also provided information regarding owner-occupied and renter-

occupied housing. The analysis utilized 2014 American Community Survey data and 2021 ESRI data to conclude there is combined surplus of 5,861 affordable dwelling units. However, the very-low income and low-income rental units had a deficit of 3,773 dwelling units. In 2021, the overall supply of affordable housing units is expected to increase by 1,341 dwelling units or 18.6%. *However, the 2021 forecast also indicates that the deficit of very low-income affordable renter units will continue to increase.*

Staff notes that although the affordable housing assessment submitted by the City of Deerfield Beach generally indicates consistency with Policy 2.16.2 and Article 5, **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 Broward County Planning Council's 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.

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 proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The site is served by Broward County Transit (BCT) Route 48, Route 50, City of Deerfield Beach Community Bus, and Tri-Rail. The Vision Plan of the BCT Transit Development Plan includes service span, day of service, and headway improvements for these routes.

Two primary corridors provide access to the site: NE 1st Avenue and N. River Drive. Existing pedestrian infrastructure is sufficient; sidewalks are provided along both corridors. Bicycle infrastructure surrounding the site could be improved. To the greatest extent possible, 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, consider including amenities, 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, consider providing electric vehicle charging stations.

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
Ralph Stone, 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
Sue Carrano, Senior Planner, Planning and Development Management Division

Barbara Blake-Boy, Broward County Planning Council
PC 18-8
Page 4
March 30, 2018

Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division
Nicholas Sofoul, AICP, Senior Planner, Planning and Development Management Division

JS/slf/hc

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



LAND USE
SBBC-2404-2018
County No: PC 18-8
Pennell

April 2, 2018



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: April 2, 2018	Units Permitted 77 Units Proposed 327	Existing Land Use: L5, L10, Commercial,
Name: Pennell	NET CHANGE (UNITS): 250	Proposed Land Use: Irregular Residential
SBBC Project Number: SBBC-2404-2018	<u>Students</u> <u>Permitted</u> <u>Proposed</u> <u>NET CHANGE</u>	Current Zoning RS5, RM10, MF, B3
County Project Number: PC 18-8	Elem 13 9 -4	Proposed Zoning: TBD
Municipality Project Number: LUPA #62A	Mid 6 4 -2	Section: 31
Owner/Developer: Deerfield Development Resources LLC	High 8 7 -1	Township: 47
Jurisdiction: Deerfield Beach	Total 27 20 -7	Range: 43

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
Deerfield Beach Elementary	665	665	623	-42	-2	93.7%
Deerfield Beach Middle	1,482	1,482	1,130	-352	-16	76.2%
Deerfield Beach High	2,848	2,848	2,509	-339	-13	88.1%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
Deerfield Beach Elementary	623	-42	93.7%	627	630	634	638	642
Deerfield Beach Middle	1,130	-352	76.2%	1,131	1,127	1,124	1,120	1,117
Deerfield Beach High	2,510	-338	88.1%	2,530	2,545	2,510	2,495	2,517

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	16,419	-3,818	19,169	19,530	19,892	20,253	20,615
Area B - Middle	8,637	7,516	-1,121	7,820	7,911	8,002	8,092	8,183
Area B - High	12,673	10,469	-2,204	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		
				18/19	19/20	20/21
Somerset Academy Key Middle	495	380	-115	380	380	380
Somerset Key High School	800	169	-631	169	169	169

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

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

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Deerfield Beach Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Deerfield Beach 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 8.4-acre site is generally located west of Dixie Highway and east of NE 1st Avenue in the City of Deerfield Beach. The current land use designations for the site are Commerce, Low-Medium (10) and Low (5) Residential, which allows 1 single family (4 or more bedroom) and 76 townhouse (3 or more bedroom) units. The applicant proposes to change the land use designation to Irregular (39) Residential to allow 327 mid-rise (all 2 or more bedroom) units. The land use change as proposed will generate 7 less students (4 elementary, 2 middle, and 1 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (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 2017-18 school year are Deerfield Elementary, Deerfield Middle, and Deerfield 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. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2017-18 – 2019-20), all the schools are expected to operate below the adopted LOS of 100% of their gross capacities through the 2019-20 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 2017-18 – 2021-22. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2017-18 school year are depicted above.

Capital Improvements scheduled in the long range section (2022-23 to 2026-27) of the currently Adopted DEFP Fiscal Years 2017-18 – 2021-22 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 twentieth day student enrollments, permanent capacities and ten-year 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 Areas.

Also, 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 first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2404-2018

04/02/2018

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 6

EP&GMD COMMENTS
PC 18-8
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: Deerfield Development Resources, LLC

Amendment No.: PC 18 – 8

Jurisdiction: Deerfield Beach **Size:** Approximately 8.4 acres

Existing Use: Marina, residential and vacant

Current Land Use Designation: 7.6 acres of Low-Medium (10.0) Residential
0.5 acres of Commerce
0.3 acres of Low (5) Residential

Proposed Land Use Designation: Irregular (39) Residential

Location: Section: 31 Township: 47 South Range: 43 East; generally located on the east side of Northeast 1 Avenue, between Northeast 5 Street and Dixie Highway

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 wetland resources on this property.

Any canal bank reshaping may require a license. Other activities, including but not limited to, installation, repair or replacement of bulkheads, seawalls, revetments, docks, pilings or boatlifts or any other in water work is also regulated under Article XI of Chapter 27, Broward County

EP&GMD COMMENTS

PC 18-8

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Code of Ordinances, and therefore, may require an Environmental Resource License.

This site has a current Marine Facility Operating License (MFOL08-0072) authorizing 188 dry slips and 2 wet slips at this facility. If the slip count is to be modified, a license is required. The MFOL must also be transferred to any new operating entity.

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 by **26 PM** peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a moderate impact on air quality. There are facilities in the area with no existing or potential odor or noise problems. There is one facility with a violation for not having an Air General Permit and will remain in violation until the State of Florida decides if they need one. Due to the attraction of mobile sources to commercial areas, if the applicant incurs the construction of parking facilities, the Broward County Code of Ordinances, Parking Facility Rule might be applicable.

The Air Quality Program recommends pro-active long term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas. *JG (3/28/18)*

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. **Seventeen** listed contaminated sites were found on or

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PC 18-8

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adjacent to the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site. *JG (3/28/18)*

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 **is one** inactive solid waste facilities located within one mile of the site. See map in the attached documentation. *JG (3/26/18)*

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 not currently within wellfield zone of influence one (1), two (2) or three (3). However, Zones two (2) and three (3) are in close proximity (.25 miles) of the proposed amendment site. **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] GIS Database of SARA Title III Facilities in Broward County indicates there are no SARA Title III facilities 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 5 active Hazardous Material facility(s), 2 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

EP&GMD COMMENTS

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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 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.

However, it is important for the applicant to note that areas of concern are identified near the proposed site, and that certain infrastructure, such as access roads, may be at risk to climate change impacts in the near future. Please see the attached PPA map zoomed to the proposed amendment site for more information.

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>

EP&GMD COMMENTS

PC 18-8

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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 the city of Deerfield Beach, 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 zones X (zones that are outside the flood plain or the average depths of less than 1 foot), zone AH with a NAVD 88 of 13 feet (westernmost area of the tract adjacent to NE 1 Avenue), and zone AE with a NAVD 88 of 5 feet (area adjacent to the Hillsboro Canal).

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

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
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PC 18-8
- B. Municipality:*** Deerfield Beach
- C. Applicant:*** Deerfield Development Resources, LLC

II. Site Characteristics

- A. Size:*** Approximately 8.4 acres
- B. Location:*** Section: 31 Township: 47 South Range: 43 East; generally located on the east side of Northeast 1 Avenue, between Northeast 5 Street and Dixie Highway
- C. Existing Use:*** Marina, residential and vacant

III. Broward County Land Use Plan Designation

Current Land Use Designation: 7.6 acres of Low-Medium (10.0) Residential
0.5 acres of Commerce
0.3 acres of Low (5) Residential

Proposed Land Use Designation: Irregular (39) Residential

IV. Water Recharge Review

- A. Describe the general impacts of the current land use designation on water recharge:***

The current land use designation is Low-Medium Residential, Commerce And Low (5) Residential. A typical value for an impervious area produced by this type of development is approximately 33%.

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

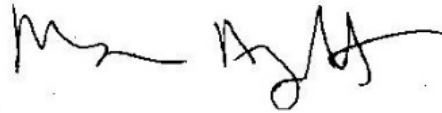
The proposed land use designation is Irregular (39) Residential.
A typical value for an impervious area produced by this type of development is approximately 82 percent.

V. Impact of Change in Land Use Designation

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

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 3/16/2018

Maena Angelotti
Environmental Planning and Community Resilience Division

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

I. Introductory Information

- A. *Amendment No.:*** PC 18-8
- B. *Municipality:*** Deerfield Beach
- C. *Project Name:*** Deerfield Development Resources, LLC

II. Site Characteristics

- A. *Size:*** Approximately 8.4 acres
- B. *Location:*** Section: 31 Township: 47 South Range: 43
East; generally located on the east side of
Northeast 1 Avenue, between Northeast 5
Street and Dixie Highway
- C. *Existing Use:*** Residential, Vacant, Marina, Rail, Marine Services

III. Broward County Land Use Plan Designation

- A. *Current Designation:*** 7.6 acres of Low-Medium (10.0)
Residential, 0.5 acres of Commerce,
0.3 acres of Low (5) Residential
- B. *Proposed Designation:*** Irregular (39) Residential

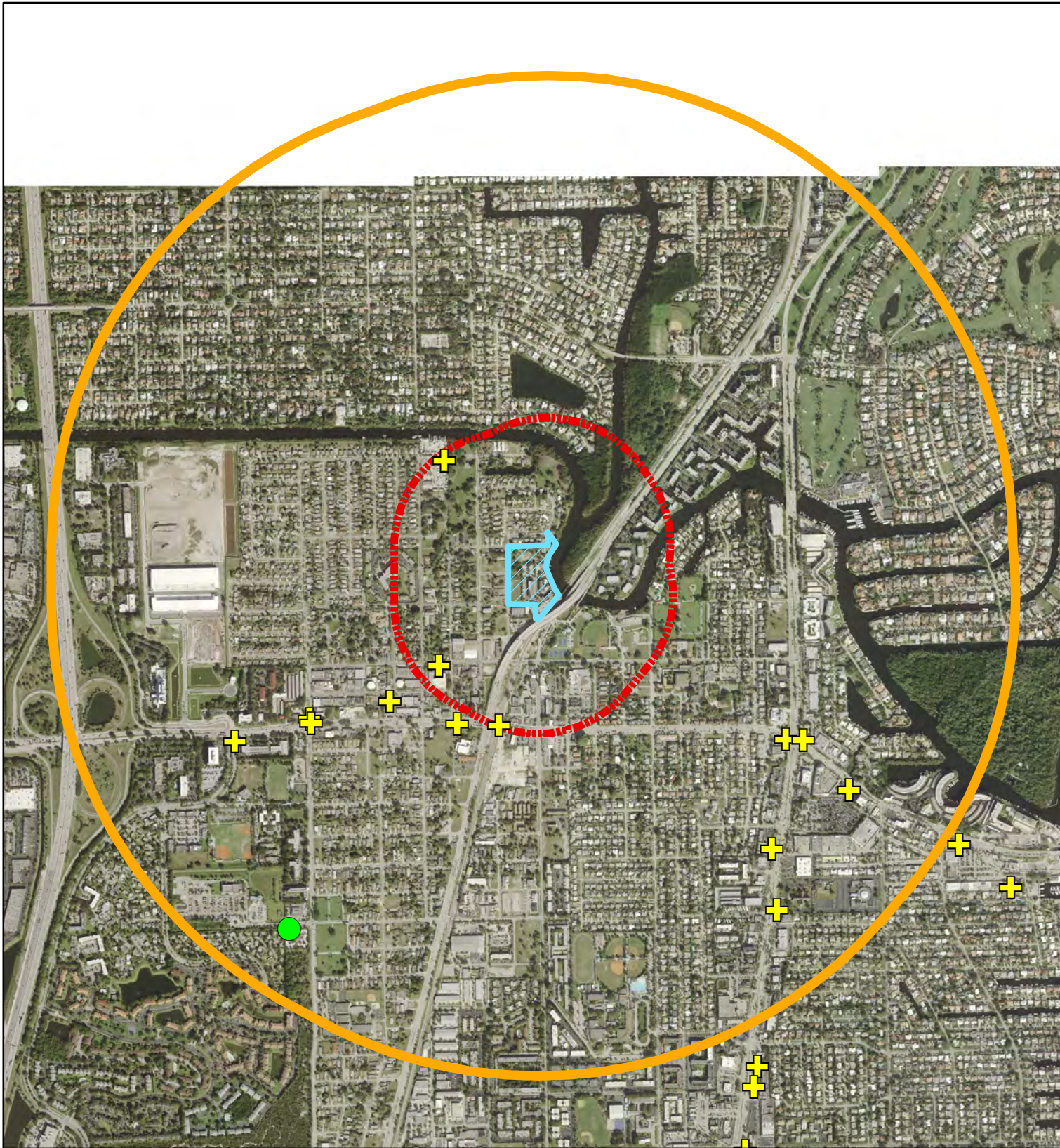
IV. Wetland Review






- A. *Are wetlands present on subject property?*** No
- B. *Describe extent (i.e. percent) of wetlands present on subject property.*** None
- C. *Describe the characteristics and quality of wetlands present on subject property.***
- D. *Is the property under review for an Environmental Resource License?*** No
- 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***

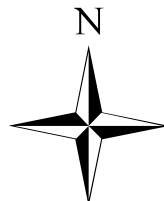
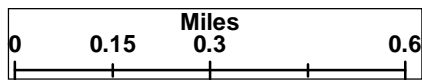
Contaminated Sites

Site Number	Facility Number	Street Address	City	Zip Code	Pollutant	Facility type	DEP Facility Number	Active
NF-2697	STAINLESS INC	1 STAINLESS PLZ	Deerfield Beach	33441	Gasoline	Metal	68627699	N
NF-2623	Former NU Look 1 Hour Cleaners Palm Aire Shopping Center	272 S FEDERAL HWY	Deerfield Beach	33441	Chlorinated	Dry Cleaner		N
NF-2038	Deerfield Builders Supply Co.	77 SE 2ND AVE	Deerfield Beach	33441	Arsenic	Wood Preserving		Y
NF-2761	Deerfield Cleaners & Laundry	85 W HILLSBORO BLVD	Deerfield Beach	33441	Perc	Dry Cleaner		Y
NF-2821	DEERFIELD BEACH FIRE STAT	928 E HILLSBORO BLVD	Deerfield Beach	33441	Used Oil	Terminal Facility	68622488	N
NF-1783	TEXACO	301 W HILLSBORO BLVD	Deerfield Beach	33441	Gasoline	Gas Station	68943503	Y
NF-1898B	DEERFIELD BCOUNTRY CLUB	50 FAIRWAY DR	Deerfield Beach	33441	Arsenic; Herbicides; Pesticides	Golf Course		Y
SF-1506	AMOCO STATION #6328	299 W HILLSBORO BLVD	Deerfield Beach	33441	Gasoline	Gas Station	68501838	Y
SF-1351	SHELL/A-Z SELF SERV	5 N FEDERAL HWY	Deerfield Beach	33441	Petroleum	Gas Station	68501456	Y
OT-3685	FRENCH CLEANERS	498 W HILLSBORO BLVD	Deerfield Beach	33441	Chlorinated	Dry Cleaner	69500890	N
OT-3694	DEERFIELD ONE PRICE DRYCL	77 S FEDERAL HWY	Deerfield Beach	33441	Chlorinated	Dry Cleaner	69701163	N
SF-1142	Former BP #24517	199 N DIXIE HWY	Deerfield Beach	33441	Gasoline	Gas Station	69100407	Y
SF-1059	DEERFIELD BCH, CITY OF/M&	208 NW 1ST ST	Deerfield Beach	33441	Gasoline	Non-retail	68840450	N
OT-3589	DEERFIELD ONE PRICE DRY-C	273 S FEDERAL HWY	Deerfield Beach	33441	Chlorinated	Dry Cleaner	69500808	N
OT-3522	60 MINUTE CLEANERS	1090 E HILLSBORO BLVD	Deerfield Beach	33441	Chlorinated	Dry Cleaner	69501292	Y
SF-1018	MOBIL #10-N5E ED'S	10 N FEDERAL HWY	Deerfield Beach	33441	Petroleum	Gas Station	68501892	Y
NF-0863	DEERFIELD BEACH PUBLIC WO	360 SW 4TH ST	Deerfield Beach	33441	Pthalates			N

Land Use Amendment Comments Site LUA PC 18-8

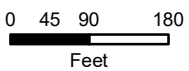
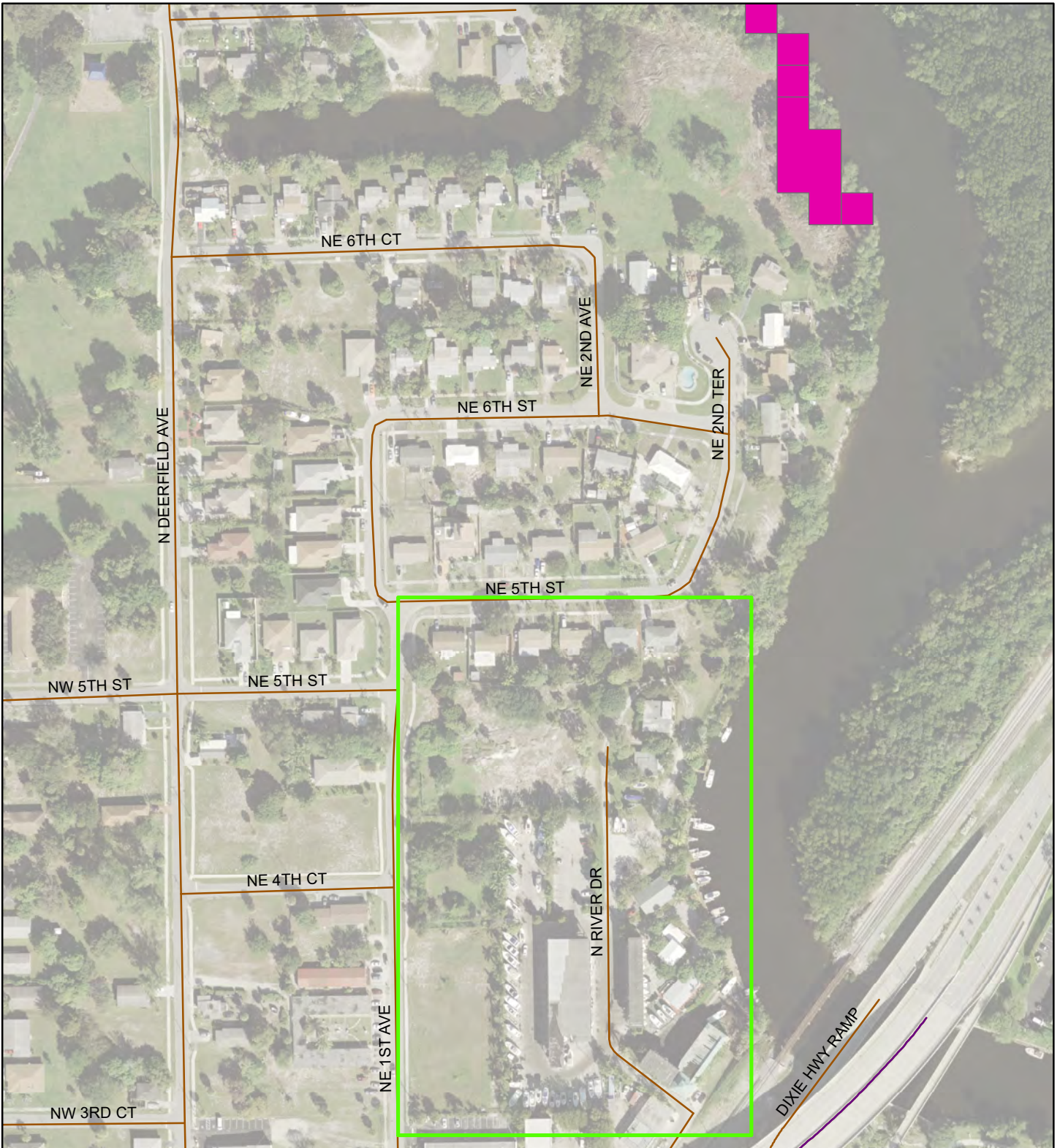


-  Contaminated Sites
-  Solid Waste Sites
-  Quarter Mile Buffer
-  Mile Buffer
-  Proposed Site



Generated for location purposes only.
Marker Size is a visual aid and neither represents exact location nor area of designated facility.
Prepared by: JGUZMAN - March, 2018 - Environmental Engineering and Permitting Division

Broward County Land Use Plan Proposed Amendment PC 18-8



Proposed Land Use Plan Amendment



Priority Planning Areas for Sea Level Rise: Areas near tidal water bodies at an increased risk of inundation under a 2 foot sea level rise scenario, projected to occur by 2060.

ATTACHMENT 7



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

April 11, 2018

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

Thru: Dan West, Director *D. West by Gayle Pres for*
Parks and Recreation Division

From: John R. Fiore, Planner *[Signature]*
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
May 24, 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 May 2018 meeting. Our comment is as follows:

PC 18-8 The Broward County Parks and Recreation Division objects to this land use amendment. Policy 2.27.2 states that *"Priority shall be given to water-dependent uses such as marina and public access to waterways, in decisions affecting waterfront property."* Currently, this site is a dry stack marina which allows the public to have their boats launched so they can access the public waterways. There is an alarming loss of marinas and boat yards in Broward County, the "Yachting Capital of the World". The recreational boating industry in Broward County is the second largest industry in the County, employing over 110,000 people with an economic impact of 8.8 billion dollars. Wages in the industry are 28% higher than the state average. The Division feels that this proposed development would negatively impact the marine industry and deprive the public of access to our waterways.

However, if this Amendment is approved, regional park impact fees will be required at the time of replatting, to reflect the regional park impact fees to be paid for the 327 new residential dwelling units which are proposed in this land use amendment.

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 8

Leigh Robinson Kerr
& Associates, Inc.
Member, American Institute of Certified Planners



May 2, 2018

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

Re: Pennell Deerfield Beach (PC 8 –18)

Dear Barbara,


In response to your April 30, 2018 request regarding the Broward County Parks and Recreation comment, as well as any public outreach regarding the property, please review the below:

As it regards the Parks and Recreation Departments comment, our client has purchased a nearby marina known as Freedom Marine, which is depicted on the attached aerial photograph. It is the intent of the client to renovate and expand the Freedom Marine property to provide additional boat storage to help offset the loss of boat storage at the Pennell property.

Additionally, the applicant has conducted initial public outreach with the neighboring community. The notice for the meeting was a 1,000-foot radius from the amendment site. The meeting was held at the nearby Hillsboro Technology Park community room. Approximately fifty (50) residents and interested parties attended the meeting which lasted approximately two hours. At the meeting we heard various concerns by the residents. We will continue to address their concerns in future meetings on our plan for the site. The majority of their concerns were related not to the future land use change per se but related more to site plan comments/concerns. We will continue to work with the neighborhood and continue to provide response to Broward County, as appropriate.

If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Leigh R. Kerr, AICP



LOCATION
Pennell & Freedom Marine



Leigh Robinson Kerr
 & Associates, Inc.

808 East Las Olas Boulevard, Suite 104
 Fort Lauderdale, FL 33301
 Ph: 954-467-6308 E: Lkerr808@bellsouth.net

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



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

April 2, 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 18-8

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 18-8

Our office has no objections or comments to this amendment.

Respectfully,

A handwritten signature in black ink, appearing to read "Joe Heilman".

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



May 8, 2018

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

Re: Pennell Land Use Plan Amendment (PC 18-8) – Compatibility

Ms. Boy,

As you are aware, the above referenced property is the subject of an application to change the land use designation to Irregular (39 du/ac) Residential. The subject property is comprised of 8.4 gross acres situated in the City of Deerfield Beach and is currently utilized with marina, vacant and residential uses. The applicant proposes to develop the site with up to 326 mid-rise residential units that will be compatible with the surrounding residential land uses.

Compatibility with adjacent residential uses will be accomplished through development regulations that govern how the proposed multi-family project is designed and situated on the subject property. As outlined below, certain regulations such as buffers, setbacks, landscaping, and design criteria are in place to protect and support adjacent uses.

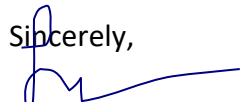
Sec. 78-1. Community Appearance Board (CAB) - Creation/Purpose.	Board established to ensure thoughtful design of the built environment, enhance character, promote beautification, comprehensive cohesiveness in community development.
Sec. 78-7. Minimum Design Criteria	Generally provides for high-quality, harmonious, tasteful design.
Sec. 78-7(3)	Addresses adjacent uses ... "When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location on the site shall enhance rather than detract from the character, value and attractiveness of the surroundings."
Sec. 98.3	Defines Compatibility (excerpted): "...a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. The compatibility of land uses is dependent on numerous development characteristics which may impact adjacent or surrounding uses. These include: type of use, density, intensity, height, general appearance and

	<p>aesthetics, odors, noise, smoke, vibration, traffic generation, nuisances, ... Compatibility shall be measured based on the following compatibility characteristics of the proposed development in relationship to surrounding development on lots located within 500 feet of the lot upon which the proposed use is to occur:</p> <p>...</p> <p>f. Setbacks and buffers—Fences, walls landscaping and open space treatment. To be compatible, design treatments must reflect consideration of adjoining and surrounding development and land use;</p> <p>i. Conditions, uses, or activities, which could pose a significant risk to the safety or security of single-family residences located on lots within 500 feet of the lot upon which the use will occur.</p>
Sec. 98-10. Site Plan or Plat to be Compatible	<p>“No site plan or plat shall be approved absent a finding by the city commission that the site plan is compatible as that term is defined herein.”</p>
Sec. 98-75. Residential walls, fences and hedges	<p>3(c). “Residential abutting other residential. Where a single or two-family lot abuts a multifamily lot, hedges in the side or rear yard may be allowed to a height of eight feet.”</p>
Sec. 98-80. Landscape Requirements	<p>(b)Perimeter landscape requirements. Landscape buffer strips shall be required around the perimeter of all property lines, exclusive of single-family and individual duplex development. The minimum width of such buffer strips shall be as follows:</p> <p>(1) Abutting public right-of-way, excepting alleys: Ten feet;</p> <p>(2) Abutting rear or side common property lines, except where a building is constructed: Five feet.</p>

Source: City of Deerfield Beach Land Development Regulations

The above referenced regulations, along with staff review, the CAB, and requirements specific to the proposed future zoning and site plan for the site ensure that compatibility with the adjacent area will be addressed.

In addition, the applicant is committed to outreach with the adjacent neighborhood. A community was held in April. We will continue to work with the neighborhood and address their concerns in future meetings on our plan for the site, as appropriate.

Sincerely,

 Leigh R. Kerr, AICP
 President

cc: Stephen Graham, Assistant Director
 Planning & Development Services, Deerfield Beach

ATTACHMENT 12



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", is written over a light blue horizontal line.

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: 5,585 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: 62+ 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 13



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
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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

ATTACHMENT 14

From: Alicia Lewis <Alicia.Lewis@gmlaw.com>

Sent: Tuesday, August 07, 2018 12:11 PM

To: Blake Boy, Barbara <BBLAKEBOY@broward.org>

Cc: Dennis Mele <dennis.mele@gmlaw.com>; 'lkerr808@bellsouth.net' <lkerr808@bellsouth.net>; 'Christopher Partridge' <chp@partridgeequities.com>; 'William Morris' <bill@southcp.com>

Subject: RE: PC 18-8 (Vista Clara LUPA Update) [IWOV-ACTIVE.FID11196274]

Importance: High

(There was a small typo with the date provided in paragraph #4 of the last version. Please use the revised version below)

Barbara,

The following correspondence has been prepared and submitted on behalf of Deerfield Development Resources, LLC ("Applicant"). The Applicant owns an +/- 8.4 acre parcel of land ("Property") located in the City of Deerfield Beach, Florida ("City"). Although a large portion of the Property is vacant, the remaining portions include a marina, boatyard, and residential uses.

The Applicant proposes to develop 326 mid-rise units on the Property which requires a Land Use Plan Amendment (LUPA"). The Applicant submitted LUPA Application No. PC 18-8 to change the existing land use designation to Irregular Residential/ 39 Units per Acre. The LUPA was approved by the City Commission for transmittal to the County.

On April 24, 2018, the Applicant held its first community meeting with the surrounding residents. Following the first community meeting, the Applicant made revisions to the conceptual plan in an effort to address the residents' concerns. A second community meeting was held on May 22, 2018 and the LUPA was reviewed by the Planning Council on May 24, 2018. Both the residents and the Planning Council expressed concerns regarding the (8) eight story height of the proposed development.

On May 24, 2018, the Planning Council recommended approval of the LUPA on first reading with a 10-3 vote. Following the Planning Council meeting, the Applicant continued to meet with the residents which included walking the neighborhood and meeting directly with the adjacent homeowners.

The Applicant has reduced the building height to (6) six stories and has scheduled a third community meeting for tonight, August 7, 2018. We will provide any additional feedback to the Planning Council, following the meeting tonight. Please feel free to contact me directly should you have any questions.

Thank you,

<image008.jpg>

Greenspoon Marder LLP

Alicia J. Lewis, Esq.

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, FL 33301

Direct: (954) 527-6276 Fax: (954) 333-4176

<http://www.gmlaw.com> |