

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

PROJECT DESCRIPTION

Name:	DEERFIELD CROSSING	Number:	016-MP-18
Applicant:	Fairway Investors, LLC	Comm. Dist.:	2
Agent:	Dunay, Miskel and Backman, LLP	Sec/Twp/Rng:	02/48/42
Location:	West Sides of Military Trails, Hillsboro Boulevard and Southwest 10 Street	Platted Area:	25.1 Acres
City:	Deerfield Beach	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Deerfield Beach
Proposed Use:	201 Townhome Units	Plan Designation:	Residential Moderate (10 du/ac). See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Multi-Family Residential	North:	Res. (11.3 DU/AC): Dashed-Line Area
South:	Multi-Family Residential	South:	Res. (11.3 DU/AC): Dashed-Line Area
East:	Industrial	East:	Industrial
West:	Multi-Family Residential	West:	Res. (11.3 DU/AC): Dashed-Line Area and Recreation Open Space within Dashed-Line
Existing Zoning:	S (Open Space)	Proposed Zoning:	RM-10

RECOMMENDATION (See Attached Conditions)

<p>APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances. WAIVER: Waiver of Right-of-Way and Turn Lane Improvements Construction Requirements pursuant to Sec. 5-182(c)(10). See Staff Comments 22, Findings 4, and Highway Construction and Engineering Recommendations 4, and 10.</p>

Meeting Date: 05/21/19
 Action Deadline: 08/13/19
 Deferral Dates:

Prepared: HWC
 Reviewed:
 Approved:

SERVICES

Wastewater Plant:	BCUD 4 (12/18)	Potable Water Plant:	Deerfield Bch (03/18)
Design Capacity:	95.0000 MGD	Design Capacity:	23.600 MGD
12-Mo. Avg. Flow:	69.010 MGD	Peak Flow:	12.300 MGD
Est. Project Flow:	0.0231 MGD	Est. Project Flow:	0.070 MGD

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

PARKS

SCHOOLS

Dwelling Units	Impact Fee
201	*

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	1.51 Acres	*	*

* See Staff Comment No. 4
See Finding No. 2
See General Recommendation No. 1

* See Staff Comment No. 5
See Finding No. 6
See General Recommendation No. 1

TRANSPORTATION

Concurrency Zone: Northeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	133	*	N/A
Non-Res. Uses:	N/A	N/A	N/A
Total:	133	*	N/A

* See Staff Comment No. 3
See Finding No. 1
See General Recommendation No. 1

DEERFIELD CROSSING
016-MP-18

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 201 townhome units. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as it contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on August 23, 2018.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any buildings as defined in the ordinance, including canopies and overhangs for drive-thru facilities and for outdoor restaurant seating. In addition, in cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use.
- 4) School Board staff has reviewed this application and determined that this request satisfies public school concurrency on the basis that this project is vested for public school concurrency requirements per Section 8.11 (b)(1) of the Second Amended Interlocal Agreement for Public School Facility Planning.

The 201 townhome units proposed by this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.

- 5) In accordance with Land Development Code, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 6) This plat is located in a Wellfield Zone 3 of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 7) This plat is located in the City of Deerfield Beach and is in a dependent water control districts under the Jurisdiction of the Water and Environmental Section of the Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Water Control District

- No. 2. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 8) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
 - 9) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
 - 10) This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.
 - 11) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials

should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.

- 12) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 13) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Deerfield Beach. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 14) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 15) A Broward County Hazardous Material License may be required. Contact the Environmental Assessment and Remediation Section of the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
- 16) The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 17) The subject plat includes land currently or previously used as a golf course. Golf courses have a high potential for arsenic contamination. Under the authority of Section 27-66(h) of the Broward County Natural Resource Protection Code, the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division has the authority to withhold environmental review approval for any building permits or approvals to develop, construct, or alter

any site that contains potential sources of pollution. Note that when any building or development plans are submitted to Broward County for environmental review, the environmental review approval will be withheld until the Environmental Assessment and Remediation Section has reviewed the environmental assessment for the golf course and determined that the building or development will not interfere with cleanup of any potential contaminants at the site or exacerbate any potential on-site contamination.

- 18) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 19) This property is within 20,000 feet of the Pompano Beach Municipal Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 20) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an adverse effect on any known historical or archeological resources or areas of archaeological or paleontological sensitivity. Archaeological resources that are, or may be identified, within the project area is located within the jurisdiction of Broward County's Historic Preservation Ordinance 2014-32. Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or rferrer@broward.org, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g).

Historical resources that are, or may be identified, within the project area located with the City of Deerfield Beach and outside the jurisdiction of the Broward County's Historic Preservation Ordinance (B.C. Ordinance 2014-32). The property owner/agent is advised to contact the City of Deerfield Beach's Planning and Development Services at 954-480-4200 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless

specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

- 21) This site is currently serviced by BCT Route 48 on Hillsboro Boulevard (State Road 810).
- 22) The attached memorandum from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division indicates that they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. Staff have recommended the **WAIVER** of the right turn land right-of-way and construction subject to the conditions contained in the attached memorandum. In addition, the recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

Finally, the developer has requested waiver of the side walk requirement which is supported by the City of Deerfield Beach (see attached email). Pursuant to Section 5-195 (a)(17)b) of the Land Development Code, the Planning and Development Management Division shall administratively waive the Side Walk Requirement (see Highway Construction and Engineering Recommendation 12).

- 23) The attached comments received from the Broward County Planning Council indicate that the proposed 201 dwelling units are in compliance with the permitted uses of the effective land use plan. The plat was not the subject of a Broward County Land Use Plan amendment, and therefore not subject Policy 2.16.2 related to affordable housing.
- 24) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 25) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

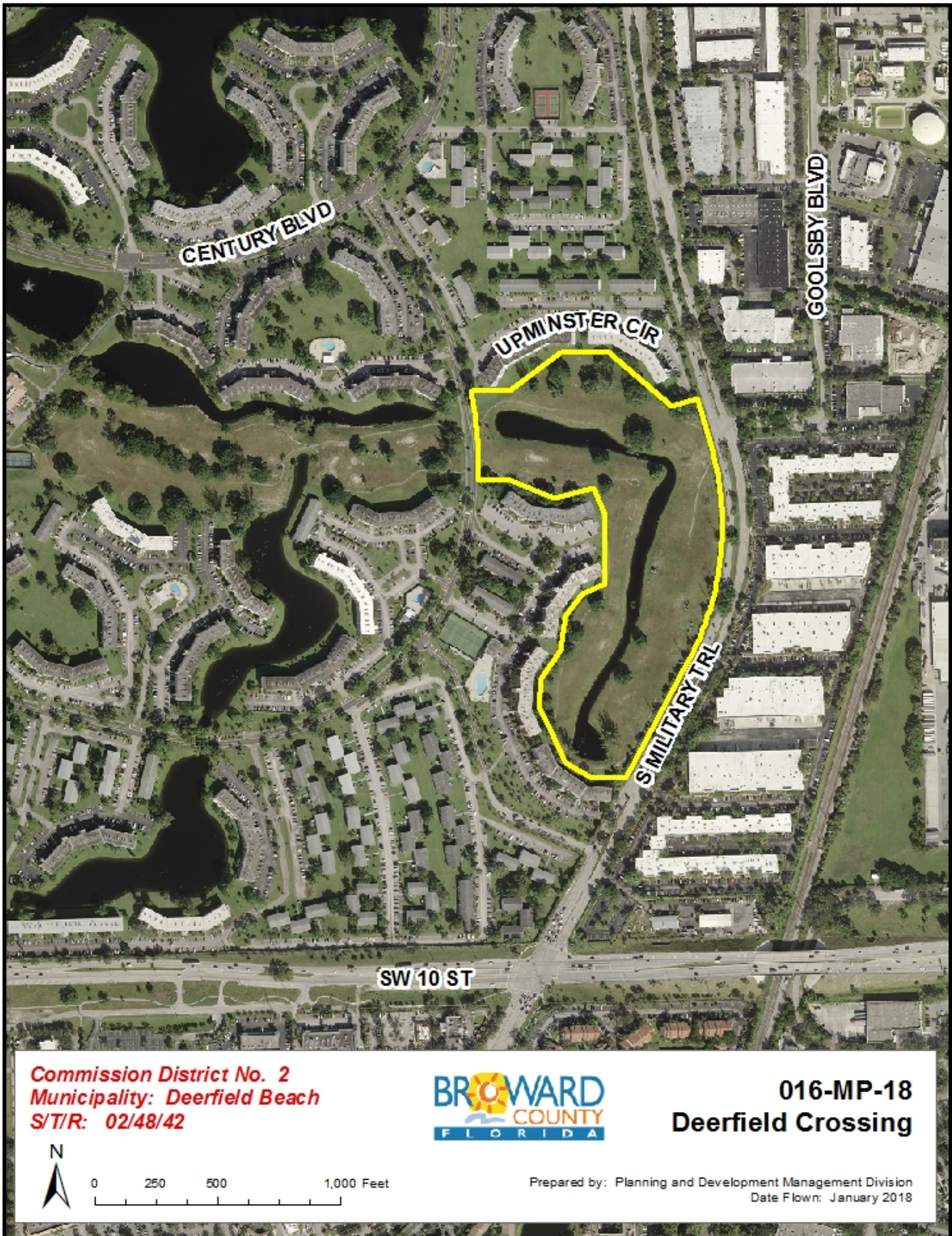
- 1) This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.

- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) A Traffic Study was submitted to the Public Works Department and they determined that the study demonstrates that the absence of a right turn lane on Military Trail will not adversely affect traffic conditions. This determination provides the basis for the County Commission to waive the right turn lane right-of-way and construction requirement pursuant to Section 5-182(c)(10) of the Broward County Land Development Code.
- 5) The Planning and Development Management Division finds that there is no connectivity north or south of the proposed plat. This provides the basis for the division to administratively waive the Side Walk Requirement (see Highway Construction and Engineering Recommendation 12), pursuant to Section 5-195(a)(17)b) of the Land Development Code.
- 6) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

GENERAL RECOMMENDATIONS

- 1) Applicant must pay transportation concurrency fees, school impact fees, regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 2) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:
 - A) No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.
 - B) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **May 21, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the

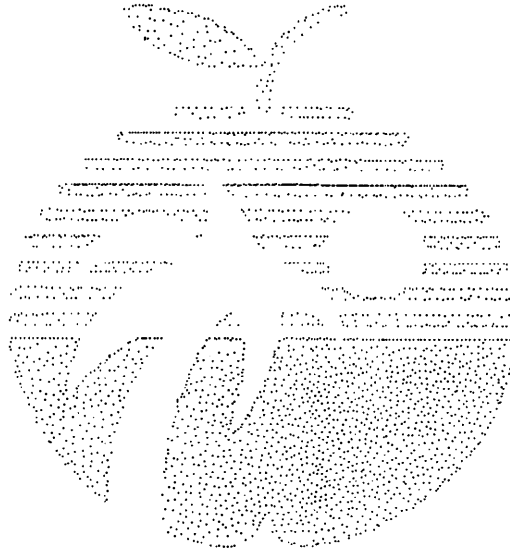
- property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **May 21, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.
 - D) This plat is restricted to 201 townhouse units.
 - E) This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - F) Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
- 3) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



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

PLAT
SBBC-2286-2017
County No: 016-MP-18
Deerfield Crossing

December 11, 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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: December 11, 2018	Single-Family:		Elementary: 38
Name: Deerfield Crossing	Townhouse: 201		Middle: 15
SBBC Project Number: SBBC-2288-2017	Garden Apartments:		High: 22
County Project Number: 018-MP-18	Mid-Rise:		Total: 73
Municipality Project Number: 18-P-212	High-Rise:		
Owner/Developer: Fairway Investors LLC	Mobile Home:		
Jurisdiction: Deerfield Beach	Total: 201		

Comments

District staff initially reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter dated May 30, 2018, for this plat application. Staff reviewed the application for 201 (three or more bedroom) townhouse units. As proposed, the project was determined to generate 73 (36 elementary, 15 middle and 22 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year include Quist Waters Elementary, Lyons Creek Middle, and Deerfield Beach High Schools. This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the project as proposed. However, because of the middle school's status, the Capacity Allocation Team (CAT) convened on May 30, 2018 and determined that any needed student stations should be allocated to Crystal Lake Middle School.

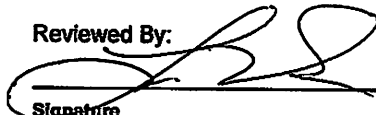
The preliminary determination (for a maximum of 201 (three or more bedroom) townhouse units) was due to expire on November 25, 2018. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination is valid for a one-time extension of an additional 180 days from the original expiration date (November 25, 2018) and shall expire on May 23, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to May 23, 2019, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

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

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

SBBC-2286-2017 Meets Public School Concurrency Requirement Yes No

12/11/18
Date

Reviewed By: 
Signature
Lisa Wight
Name
Planner
Title

Christina Bilenki

From: Priscilla Cygielnik <PCygielnik@deerfield-beach.com>
Sent: Friday, November 09, 2018 11:57 AM
To: dmcguire@broward.org
Cc: Christina Bilenki; Anthony C. Soroka; Tom Good; Eric Power
Subject: Deerfield Crossing (016-MP-18)

D.G.,

Thank you for the opportunity to meet this morning to discuss the referenced development. As discussed, this email will serve to document the City's support for the sidewalk waiver requested by the developer for sidewalk along Military Trail (SR 809) adjacent to this plat. Due to a lack of connectivity to the north and south of this development to adjacent sidewalk on Military Trail, the City feels it is best served to request funds via negotiated agreement with this Developer for sidewalk connections along Goolsby Boulevard, east of Military Trail. Goolsby Boulevard serves as a critical pedestrian access route to various destinations, most notably, Deerfield Station servicing Amtrak and TriRail.

We thank you for your partnership in making this development a success for our City. Please let me know if we can provide any additional information for your consideration.

Best regards,
Priscilla



Deerfield Beach
Florida

Priscilla Cygielnik, P.E.
Assistant Director for Engineering & Operations
City of Deerfield Beach
200 Goolsby Boulevard
Deerfield Beach, FL 33442
954.616.7046



Public Works Department
HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

MEMORANDUM

DATE: February 4, 2019

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Letter to Proceed
Deerfield Crossing plat (016-MP-18)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the letter to proceed request from the applicant and offers the following modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that the DRR may be amended address the applicant's specific request and that new or amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed request subject to the following:

STAFF FINDINGS

- 1) The applicant has submitted a traffic study for the development proposed for this plat. Staff of the Public Works Department have determined that the traffic study demonstrates that the absence of a right turn lane on Military Trail (SR 809) at the 114-foot opening will not adversely affect traffic conditions. This determination provides the basis for the County Commission to waive the right turn lane right-of-way and construction requirements pursuant to Section 5-182(c)(10) of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

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

- 2) Along the ultimate right-of-way for Military Trail (SR 809) except at 114-foot opening with centerline located approximately 144 feet south of the north plat limits. Said non-access line will include corner chord(s) and extend along each side of the entrance for a minimum of 200 feet.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3) Right-of-way for a corner chord based on a 30-foot radius at the intersection of the proposed entrance and Military Trail (SR 809).
- 4) Right-of-way for that portion of a south bound right turn lane on Military Trail (SR 809) at the 114-foot opening that lies within this ownership; with 150 feet of storage and 50 feet of transition.

****Recommended for waiver by the County Commission.****

ACCESS REQUIREMENTS

- 5) The minimum distance from the non-vehicular access line of Military Trail (SR 809), at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 200 feet.
- 6) Any driveway in the 114-foot opening(s): shall be centered in the opening, shall consist of two egress lanes, each 12 feet in width, and one 16-foot wide ingress lane, with minimum entrance radii of 40 feet.
- 7) This design shall include the construction of an outbound left turn lane with 200 feet of storage .

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 8) The driveway in the 114-foot opening shall be centered in the opening, consist of two egress lanes, each 12 feet in width, and one 16-foot wide ingress lane, with minimum entrance radii of 40 feet.
- 9) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 10) Southbound right turn lane on Military Trail (SR 809) at the 114-foot opening with 150 feet of storage and 50 feet of transition.
****Recommended for waiver by the County Commission.****
- 11) Northbound left turn lanes on Military Trail (SR 809) at the 114-foot opening with 200 feet of storage and 50 feet of transition.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 12) Along Military Trail (SR 809) adjacent to this plat unless waived pursuant to Section 5-195. (a)(17)b) of the Broward County Land Development Code.

SIGNALIZATION IMPROVEMENTS (Secure and Construct)

- 13) 50 percent of the installation cost of a traffic signal at the intersection of the 114-foot opening and Military Trail (SR 809) in the amount of \$350,000.
- 14) Any necessary modifications to the existing traffic signal at the intersection of 114-foot opening and Military Trail (SR 809) to provide for the required improvements.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

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

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 16) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 17) The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:
 - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
 - B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
 - C) All forms are available on the Highway Construction and Engineering Division's web page at:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS (Pre-construction and Security Release Requirements)

- 18) Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

LTP FS 177 MYLAR REVIEW.
F.S. 177 PLAT REVIEW COMMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at JESPINOSA@BROWARD.ORG.

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

19) SURVEY DATA

- a. The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
- b. Make the following corrections in the ALSO KNOWN AS description:
 1. Add a call for the Point of Commencement.
 2. Revise the call for the 1160.00' radius curve to insert "FEET TO" between "a distance of 903.18" and "the Point of Tangency".
 3. Revise the bearing for the call having a distance of 108.23' to insert a space between 38°15'13" and EAST. Review and revise the above items as necessary.
- c. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

- d. Show dimensions for the east line of TRACT OS-1 abutting Military Trail on all sheets where that line appears. Show (TOTAL) labels as necessary.
- e. Explain the bearing - distance dimension shown on the west line of the northwest 1/4 of Section 2-48-42. Depict the north endpoint of the distance and show any monumentation at the point.

20) RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- a. Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.
- b. Mortgagees shall clearly join in the dedications on the plat, if applicable.
- c. Proposed right-of-way shall be clearly labeled and dedicated by the plat, if applicable.
- d. Show (TOTAL) labels on the geometry on the centerline of Military Trail where the centerline segments cross match lines between sheets.
- e. Verify the status of Military Trail as a State Road adjacent to this plat. Obtain and provide a copy of an FDOT Right-of-Way map that includes Military Trail in the vicinity of the plat. Revise the Location Map as necessary.
- f. Label TRACT R as a Private Road.

21) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- a. The Adjacent Right-of-Way Report contains unacceptable disclaimers. Review and revise prior to plat recordation.
- b. The title shall be updated for review of any agreements and the recordation process. Standard format for Title Certificates, Opinions of Title, the Adjacent Right-of-way Report, and a Guide to Search Limits of Easements and Right-of-way may be obtained by contacting the Highway Construction & Engineering Division or by visiting our web site:
<http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>

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

22) DRAFTING AND MISCELLANEOUS DATA

- a. Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- b. Show parcel boundary lines between TRACTS W and OS-1 on Sheets 6 and 7.
- c. Identify the parcels located east of Military Trail opposite this plat.


23) SIGNATURE BLOCKS

- a. The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. Show the letters "LS" and "LB" as part of the applicable registration numbers.
- b. Space for the County Administrator's signature is no longer required on plats in Broward County. Revise the signature block for the Broward County Finance and Administrative Services Department, County Records Division – Minutes Section signature block as necessary. Only the County Administrator's signature line should have been removed, not the entire signature block. Review and revise the plat.
- c. The plat shall include proper dates for signatures.

- 24) HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES (These items are required for plat recordation but are completed by County staff)
- a. Planning Council Administrator Signature
 - b. Completion of all POSSE Inputs; Impact Fee and Security reports printed
 - c. County Surveyor Signature
 - d. PRM's Verified
 - e. Development Order, Planning & Redevelopment Director signature
 - f. Engineering Director Signature
 - g. City/District scanned copy of mylar, as required.



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

FROM: Barbara Blake Boy, Executive Director 

RE: Deerfield Crossing (016-MP-18)
City of Deerfield Beach

DATE: March 5, 2019

This memorandum updates our previous comments regarding the referenced plat dated May 3, 2018.

The Future Land Use Element of the City of Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield Beach. That plan designates the area covered by this plat for the uses permitted in the "Residential Moderate (10 du/ac)" land use category. This plat is generally located on the west side of Military Trail, between Upminster Circle and East Drive.

The density of the proposed development of 201 dwelling units on 25.1 acres of land in the platted area, including the immediately adjacent right-of-way, is 8.0 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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

North: Residential (11.3 du/ac) within a Dashed-Line Area
South: Residential (11.3 du/ac) within a Dashed-Line Area
East: Industrial
West: Residential (11.3 du/ac) within a Dashed-Line Area and Recreation Open Space within a Dashed-Line Area

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DDV

cc: Burgess Hanson, City Manager
City of Deerfield Beach

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