



# MEMORANDUM

AGENDA ITEM #6g

DATE: JULY 12, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF DEERFIELD BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT  
DCA# 10-1AR (ALTERNATIVE REVIEW)

## Community Profile

The City of Deerfield Beach is located in northeast Broward County, just south of Palm Beach County. Adjacent municipalities in Broward County include Coconut Creek, Pompano Beach, Hillsboro Beach and Lighthouse Point. The 2009 population was estimated to be 73,216, representing a 13.4 percent increase over the year 2000 population. The population increase is partially due to large annexations of unincorporated county land over the last several years. The municipality was incorporated on June 11, 1925, as the Town of Deerfield with approximately 1,300 residents. In 1939, the name was changed to Deerfield Beach, and in 1951 was renamed the City of Deerfield Beach. The economy gradually transitioned from agriculture toward a more diversified economy and is currently based on tourism, distribution, manufacturing, and office industries. A map depicting the general location of the City is included in Attachment 1.

## Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Fla. Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on: The report will be modified to include the date once DCA has found the package complete.

The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than July 17, 2010.

The amendment review will be transmitted to the City and DCA on July 16, 2010.

### **Staff Analysis**

Proposed Amendment #10-1AR contains a Future Land Use Map (FLUM) amendment to the City of Deerfield Beach Comprehensive Plan. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Council Agenda #6d; County No. PC 10-16).

#### ***Crystal Lake Clubhouse Property FLUM Amendment***

The proposed amendment would change the land use designation of a 5.6 acre golf course clubhouse site from Recreation Commercial to Residential High, with a density of 25 dwelling units per acre. The site is generally located on the north side of Crystal Lake Drive, west of Military Trail (see Attachment 2). The existing site is developed with a clubhouse and parking facilities to accommodate the Crystal Lake Golf Course. The proposed change would result in the potential for 140 additional residential units (see Table 1 below). A new, smaller, clubhouse is scheduled to be built to serve the golf course on an adjacent property.

It is the property owner's intent to provide 15 percent of the units as affordable housing and limit the development to 125 dwelling units through a restrictive covenant. Capacity analysis for the subject property indicates adequate infrastructure and resources to serve the proposed development for the short and long-term planning horizons.

**Table 1: Current and Proposed Land Use Designations**

<b>Current</b>	<b>Density</b>	<b>Dwelling Units</b>
Recreation Commercial	0 (d.u./ac)	0
<b>Proposed</b>	<b>Density</b>	<b>Dwelling Units</b>
Residential High	25 (d.u./ac)	140
Proposed Restrictive Covenant	22 (d.u./ac)	125

**The City of Deerfield Beach Commission approved (5-0) the proposed map amendment at its April 20, 2010 meeting.**

Staff analysis confirms that the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

#### **Impact Analysis**

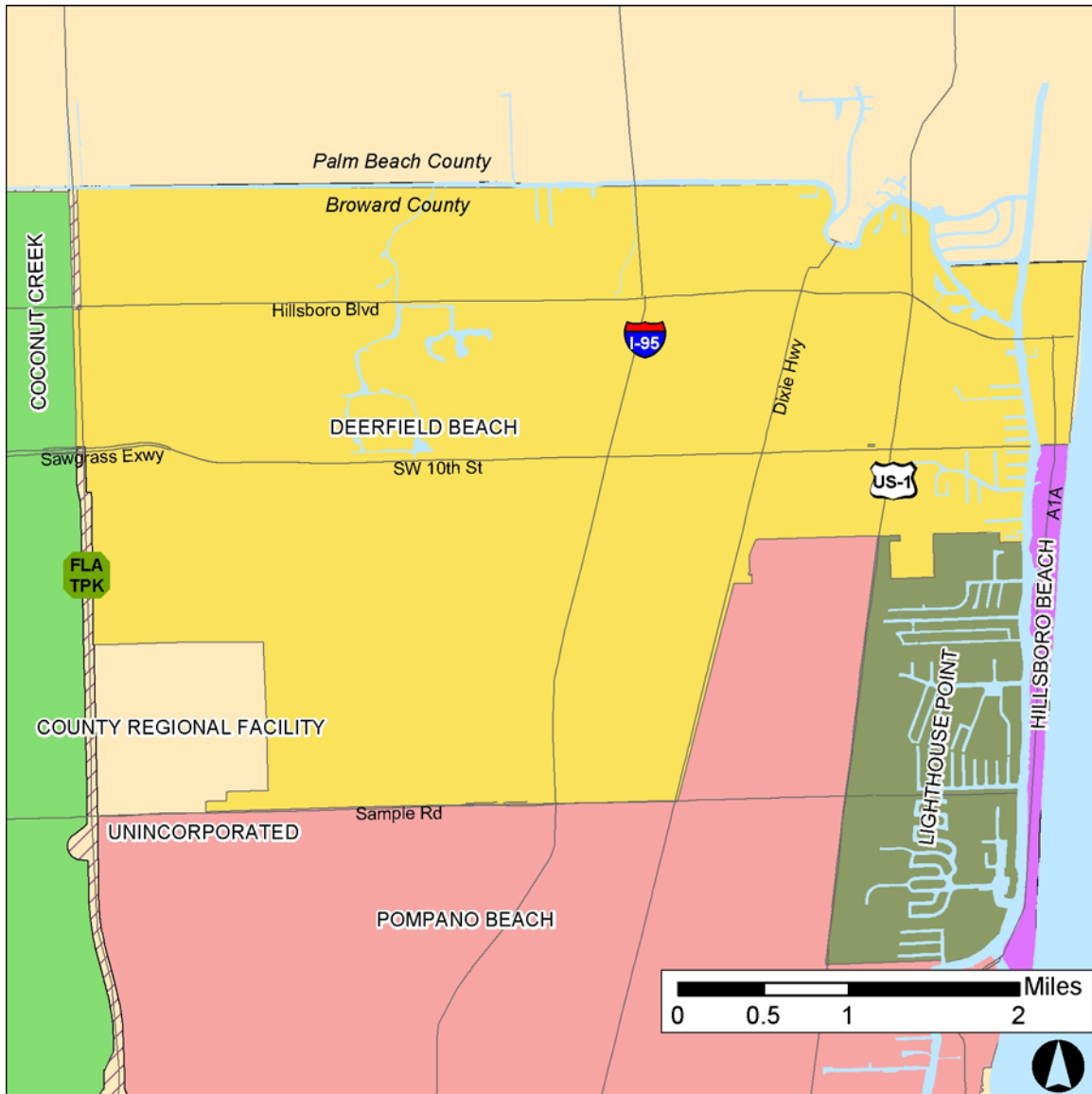
Staff analysis confirms the map amendment in the City of Deerfield Beach proposed amendment package #10-1AR would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation strategies.

Since a further detailed impact analysis is not applicable to the review of the proposed amendments, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

**Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)**

**Find City of Deerfield Beach proposed amendment package #10-1AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the City, with copies to the Florida Department of Community Affairs.**

## Attachment 1



### COMPREHENSIVE PLAN AMENDMENTS

#### Location Map

City of Deerfield Beach  
Proposed Amendment #10-1AR

Sources: SFWMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.

## Attachment 2



### COMPREHENSIVE PLAN AMENDMENTS

#### Crystal Lake Clubhouse Property | FLUM Amendment

Deerfield Beach  
Proposed Amendment #10-1AR

From: Recreation Commercial  
To: Residential High (25 units per acre)  
5.6 acres

Sources: Deerfield Beach proposed amendment package #10-1AR (existing uses map).  
Note: For planning purposes only. All distances are approximate.