



MEMORANDUM

AGENDA ITEM #7i

DATE: NOVEMBER 8, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF DEERFIELD BEACH ADOPTED 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 the effects on regional resources or facilities identified in the *SRPP* and extrajurisdictional 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.

Staff Analysis

The City of Deerfield Beach adopted amendment package #10-1AR contains one (1) Future Land Use Map amendment for a 5.6-acre site from Recreational Commercial to Residential High (view http://www.sfrpc.com/council/Agenda%20Jul10_6g.pdf for a map depiction).

The proposed amendment was reviewed at the July 12, 2010 Council meeting and found to be generally consistent with the *SRPP*. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Agenda Item #7c; County No. PC 10-16).

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 November 21, 2010, with copies to the Florida Department of Community Affairs.

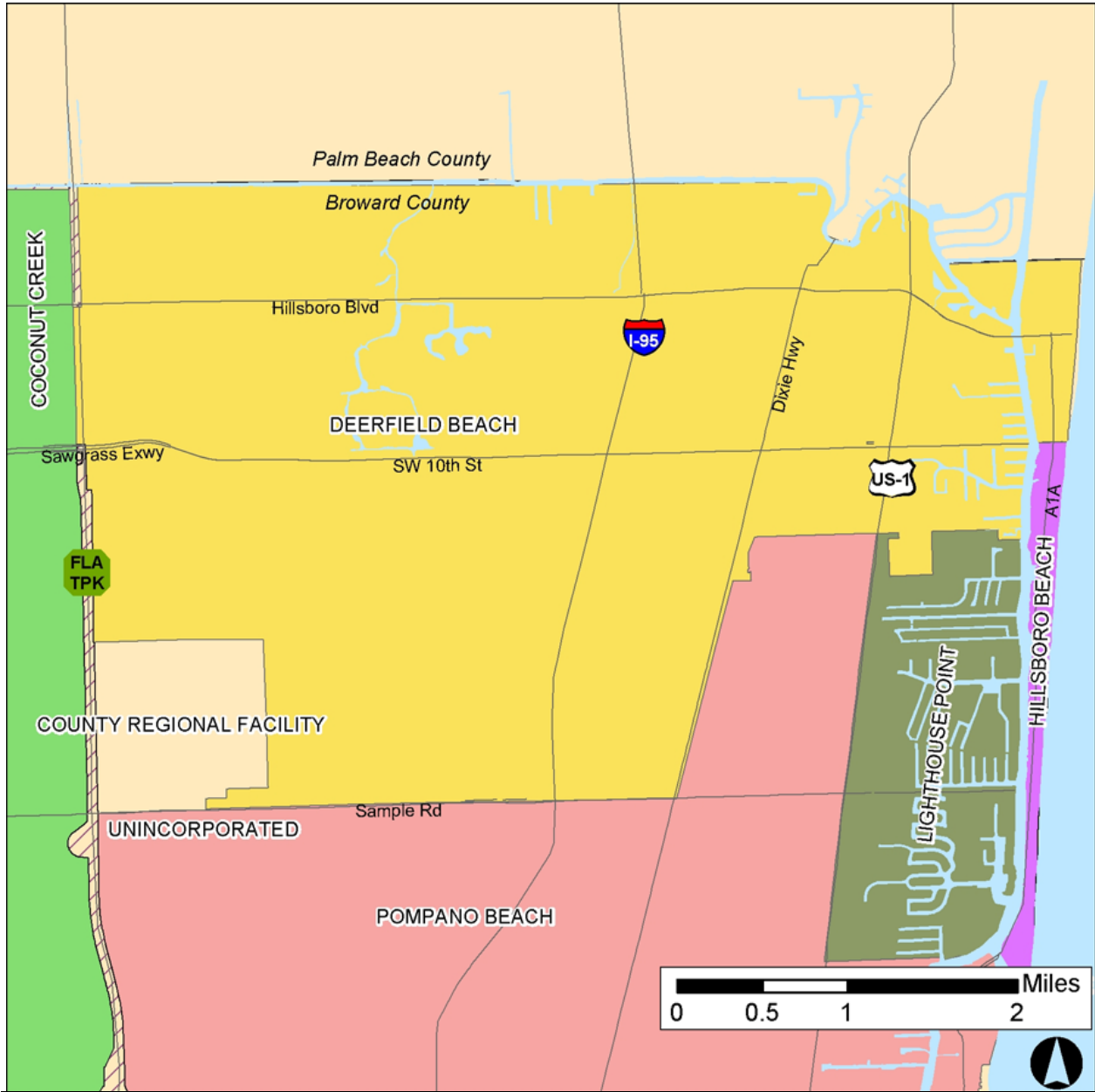
The amendment package was adopted as proposed without change. Staff analysis confirms the map amendment is generally consistent with the *SRPP*.

The City of Deerfield Beach Commission unanimously approved the adopted map amendment at its October 19, 2010 meeting.

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

Find the City of Deerfield Beach adopted 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

General Location Map

City of Deerfield Beach
Adopted Amendment #10-1AR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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