



MEMORANDUM

AGENDA ITEM #III.F.2

DATE: MAY 2, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: PROPOSED CITY OF DEERFIELD BEACH COMPREHENSIVE PLAN AND LAND USE
PLAN AMENDMENTS (ALTERNATIVE REVIEW)
DCA#11-1AR

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 2010 population was estimated to be 75,018, representing a 16.2 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 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, Florida 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.

Summary of Staff Analysis

Proposed amendment package #11-1AR consists of one (1) amendment to the City of Deerfield Beach Future Land Use Plan Map. The proposed map amendment is being concurrently reviewed with Broward County proposed amendment #11-1AR (see Council Agenda #III.F.1).

Impact Analysis

Staff analysis confirms proposed amendment #11-1AR is generally consistent with the *SRPP*.

The City of Deerfield Beach Commission unanimously approved (5-0) proposed amendment package #11-1AR at its December 13, 2010 meeting.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find City of Deerfield Beach proposed amendment package #11-1AR 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.

FORM C-7

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2010-2011**

1. Local government name: Deerfield Beach.
2. Amendment number: 11-1AR.
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? No.
4. Date DCA notified RPC that amendment package was complete, if applicable: Not Applicable (Alternative Review).
5. Date amendment review must be completed and transmitted to the City: May 6, 2011.
6. Date the amendment review will be transmitted to the City: May 6, 2011.
7. Description of the amendment:

Future Land Use Plan Map Amendment

The proposed amendment would change the land use designation of approximately 97.0 acres from Commercial Recreation, Residential Medium (up to 16 dwelling units per acre), and Residential Irregular (up to 7 dwelling units per acre) to Community Facilities. The amendment site is generally located on the north side of NW 45th Street, between Military Trail and NW 18th Avenue (See Attachment 2).

The existing and proposed density/intensity changes are shown in the table below.

Land Use Category (acres)	Existing Maximum Density	Proposed Maximum Density	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease)
Commercial Recreation (96.6 acres)	N/A	N/A	96.6 acres	0.0 acres	N/A	-96.6 acres
Residential Irregular (0.1 acres)	0	0	N/A	N/A	0	N/A
Residential Medium (14) (0.3 acres)	4 DU (total)	0	N/A	N/A	-4 DU	N/A
Community Facilities* (97.0 acres)	N/A	N/A	0	47.0 acres Cemetery; 50.0 acres Park	N/A	+47.0 acres Cemetery; 50.0 acres Park

DU - Dwelling Units; N/A - Not Applicable

* The development site would be restricted to 47.0 acres of Cemetery and 50.0 acres of Park use.

The subject site was formerly the Tam O'Shanter Golf Course and Clubhouse, which shut down in 2005. The surrounding existing uses include single- and multi-family residential; and planned uses include Residential Irregular (7), Medium (16), and High (25). The proposed development plan would restrict uses to cemetery/memorial park on the western portion of the site and a municipal park and related uses on the eastern portion.

Capacity analysis for the proposed change indicates adequate infrastructure and resources to serve the short- and long-term planning horizons. Staff analysis confirms the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

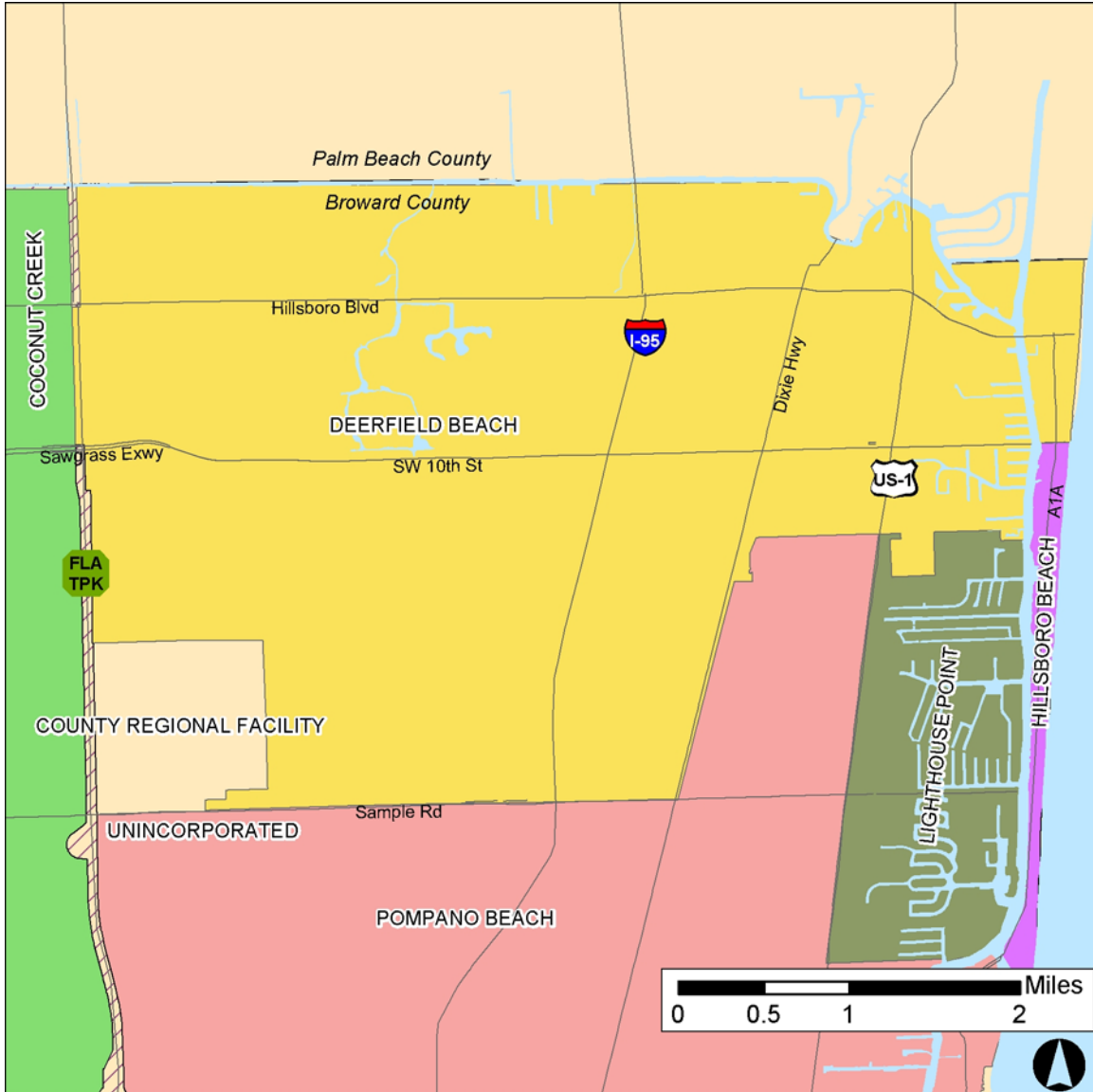
Impact Analysis

8. Is the amendment consistent with the Strategic Regional Policy Plan (SRPP)?

Staff analysis confirms the City of Deerfield Beach proposed amendment package #11-1AR is generally consistent with the SRPP.

9. Applicable SRPP Goals and Objectives: *Not Applicable*.
10. The effects on the proposed amendment on regional resources or facilities identified in the SRPP: *Not Applicable*.
11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *Not Applicable*.
12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable*.
13. Impacts to significant regional resources and facilities identified in the SRPP, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable*.
14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable*.
15. Protection of natural resources of regional significance identified in the SRPP including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.
16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable*.
17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable*.
18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable*.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

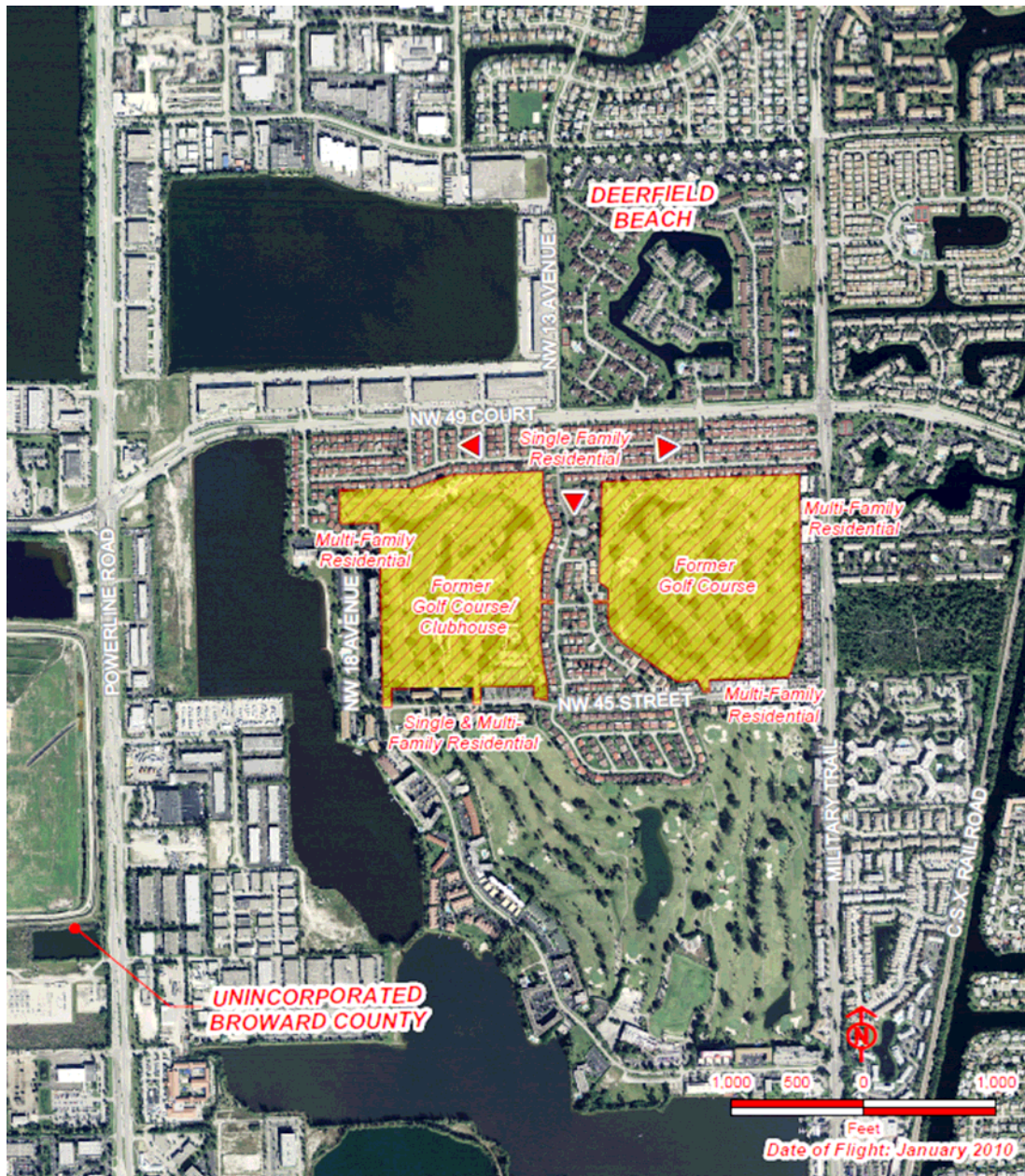
Location Map

City of Deerfield Beach
Proposed Amendment #11-1AR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Deerfield Beach #11-1AR (Broward County #11-1AR)

From: Various land use designations

To: Community Facilities

Approximately 97.0 acres

Sources: Broward County proposed amendment package #11-1AR (existing uses map).

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