



MEMORANDUM

AGENDA ITEM #6d

DATE: NOVEMBER 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY DEERFIELD BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT
(REGULAR AND ALTERNATIVE REVIEW)

Introduction

On October 2, 2009, Council staff received proposed amendment packages #09-1ARA and #09-1ARB to the City of Deerfield Beach Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

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 2008 population was estimated to be 73,227, 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.

Summary of Staff Analysis

Proposed amendment package #09-1ARA includes text amendments to the Future Land Use, Transportation, Conservation, and Housing Elements to address statutory requirements of the 2008 Building Codes Standards Act (CS/HB 697). This amendment package is being processed and reviewed under regular review.

Proposed amendment package #09-1ARB includes text amendments to the Transportation and Conservation Elements for consistency with the Broward County Comprehensive Plan per concurrency rules. This amendment package is being processed and reviewed under the Alternative State Review (AR) Process Pilot Program. Pursuant the AR process, staff comments must be submitted to the City prior to November 6, 2009.

Proposed Amendment Package #09-1ARA

Proposed changes in this amendment package would incorporate measures to increase energy efficiency, encourage Smart Growth principles, and provide an emphasis on sustainable development within the City's Future Land Use, Transportation, Conservation, and Housing Elements. These measures would allow the City to focus on the environmental impacts of future growth and provide policy direction related to the issues of energy and greenhouse gas reduction, as well as, climate change mitigation and adaptation.

Future Land Use Element

Proposed Objectives and Policies would support the protection, improvement, conservation, and sustainability of the natural and manmade environment. Specific emphasis would be placed in the discouragement of urban sprawl and inefficient land use patterns; the promotion of a reduction of greenhouse gas emissions; use of recycled and sustainable building materials; conservation of water resources; and utilization of sustainable urban design and transit patterns within the City.

Transportation Element

Proposed Objectives and Policies would promote the reduction of greenhouse gas emissions by reducing vehicle miles traveled within the City, and the integration of land use and transportation planning efforts. Additional policies would require the City to coordinate with Broward County and the Broward Metropolitan Planning Organization to develop an effective multi-modal network and enhanced transit system, with transit-oriented adjacent land uses.

Conservation Element

Proposed Objectives and Policies would include addressing factors that affect energy conservation and the mitigation and adaptation to climate change in Broward County.

Housing Element

Proposed Objectives and Policies would promote energy efficient design and construction principals; provide for sustainable construction and renewable energy resource utilization; and encourage compact neighborhood and building design.

Staff analysis confirms the proposed amendments in package #09-1ARA, related to HB 697, are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Proposed Amendment Package #09-1ARB

The proposed changes in this amendment package would align the City's Comprehensive Plan with recently adopted remedial amendments by Broward County (DCA #09-R1) to the Broward County Comprehensive Plan regarding transportation and land use coordination.

Transportation Element

Proposed Objectives and Policies would focus on providing alternatives to vehicle travel with an emphasis on public transportation and multi-modal mobility choices. Revisions are proposed to identify the correct Broward County Transportation Concurrency Management Area (TCMA); maintain

applicable Level of Service (LOS) Standards and headways; and increase bus stops in coordination with Broward County and the Florida Department of Transportation (FDOT). The City would include goals and timelines with which to work with Broward County on pedestrian connectivity, Strategic Intermodal Systems (SIS), funding opportunities, and system facility inventories. Additional changes are proposed to the Data and Analysis section and maps to reflect bicycle and pedestrian facilities, LOS Standards, concurrency requirements, implementation strategies, and SIS facilities.

Comment

Several proposed policies within the Transportation Element include coordinated actions with deadlines that have already passed. In order to maintain an effective and current Comprehensive Plan, Council Staff recommends adjusting the proposed dates to occur within an attainable timeline.

Capital Improvements Element

Policy 1.5.1 would be revised to include LOS Standards and headways for transit consistent with Broward County's Transportation Concurrency Management Area System.

Staff analysis confirms the proposed amendments in package #09-1ARB, related to transportation concurrency, are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

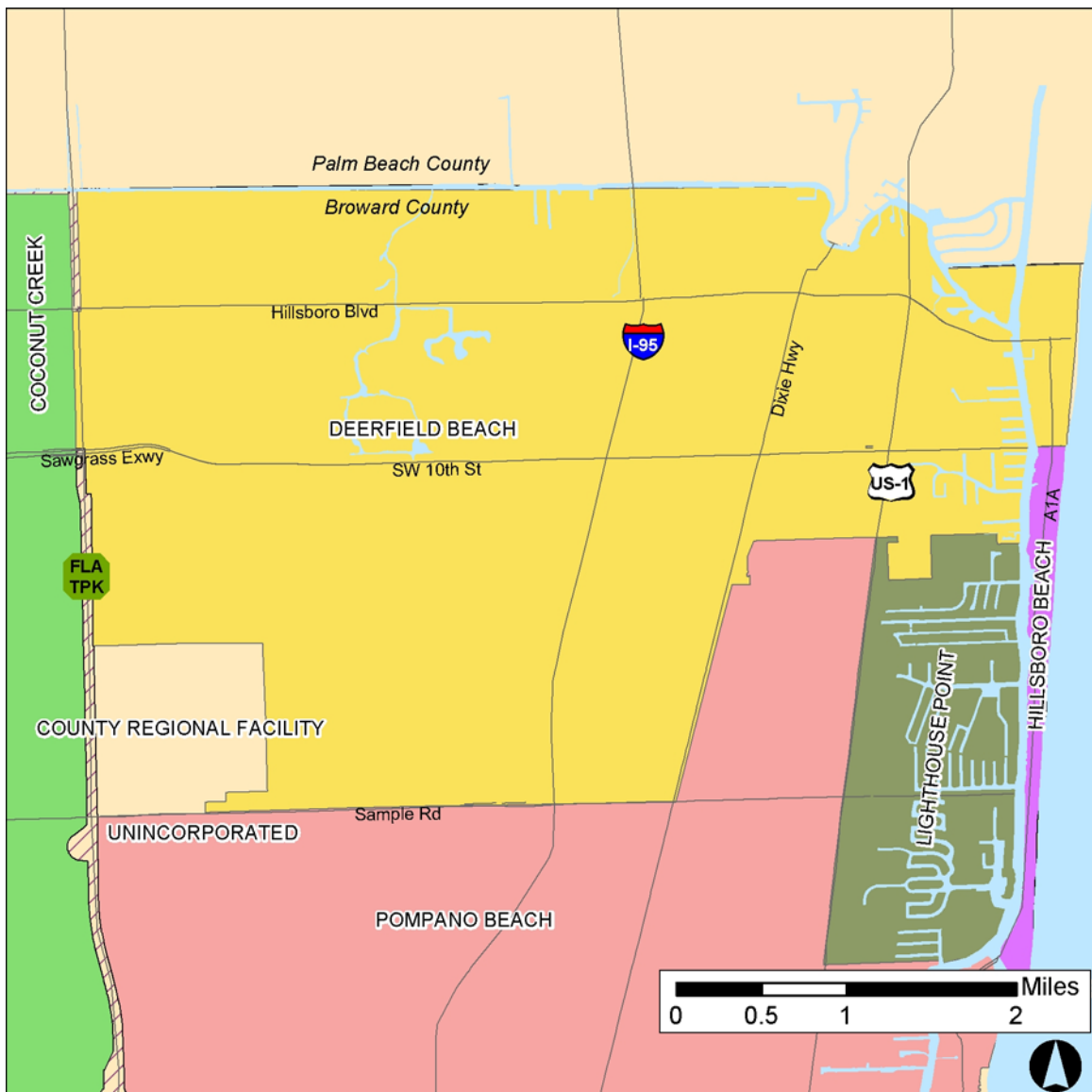
The City of Deerfield Beach Commission unanimously approved the transmittal of the proposed amendment at its August 6, 2009, meeting.

Recommendation

Find the City of Deerfield Beach proposed amendment #09-1ARA generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the Florida Department of Community Affairs; and

Find the City of Deerfield Beach proposed amendment #09-1ARB generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item 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 #09-1ARA and #09-1ARB

Sources: Broward County, SFRPC.

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