



City of
**DEERFIELD
BEACH**

COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

VOLUME 2.0



DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

**FUTURE LAND USE ELEMENT
OF THE
DEERFIELD BEACH COMPREHENSIVE PLAN**

ADOPTED AUGUST 5, 2014

Prepared by the
City of Deerfield Beach

In compliance with the Local Government Comprehensive Planning and
Land Development Regulation Act and Florida State Statute 163

CITY OF DEERFIELD BEACH

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2.0 FUTURE LAND USE ELEMENT

2.1 INTRODUCTION

2.1.1 PURPOSE OF COMPREHENSIVE PLANNING

Recognizing the rapid rate of growth in Florida, and the need to manage this growth to protect both the State's sensitive natural environment and the quality of life of the residents, the State Legislature enacted the Local Government Comprehensive Planning and Land Development Regulation Act. This Act mandates that all cities in Florida prepare and adopt a comprehensive plan in order to ensure that the services provided by local governments do not decline as a result of growth, and to manage growth in such a manner that it does not exceed the capacity of the environment to support it.

The strict requirements for comprehensive plans under this Act are detailed in the Act itself (Section 163.3167 (2), Florida Statutes), and in the Florida Administrative Code (Rule 9J-5). Unlike previous comprehensive planning mandates, the Local Government Comprehensive Planning and Land Development Regulation Act require that plans be more than general, conceptual development guides. These plans must be implemented. Local governments are required to establish levels of service for the various aspects of the plan, and are then required to evaluate all development proposals against those standards. Development cannot be permitted if it will result in exceeding the established levels of service.

2.1.2 PURPOSE AND ORGANIZATION OF THE FUTURE LAND USE ELEMENT

The purpose of the Future Land Use Element (FLU) of the Deerfield Beach Comprehensive Plan is to designate the future land use patterns of the City as reflected by the goals and objectives set forth in the Plan. This element was prepared by updating the City's land use survey, analyzing the derived data and developing/establishing goals, objectives and policies accordingly.

Changes to the Future Land Use Element, including the goals, objectives and policies and permitted uses sub-section of the Implementation Strategies, can only be achieved through a comprehensive plan amendment.

The element is divided into seven sections:

- 1.) INTRODUCTION, explaining the purpose of the element, outlining the information contained therein.
- 2.) GOALS, OBJECTIVES AND POLICIES, explaining the goal-setting process, stating the Future Land Use goals, objectives and policies. This section is adopted by ordinance.
- 3.) CONSISTENCY WITH STATE, REGIONAL AND COUNTY PLANS, summarizing the consistency between the City's Comprehensive Plan and the requirements of Administrative Rule 9J-5, the State Comprehensive Plan, the South Florida Regional Policy Plan and the Broward County Land Use Plan. This section is for information purposes and is not adopted by ordinance.

- 4.) **BASELINE DATA**, presenting and explaining the existing land use conditions and population estimates and projections for the City. This section is for information purposes and is not adopted by ordinance.
- 5.) **ANALYSIS**, determining the availability of existing public facilities and services to serve the existing and projected population, examining land use policies and planning techniques for their ability to provide for the efficient implementation of the goals, objectives and policies set forth in each of the comprehensive plan elements, identifying problems and opportunities toward which land use decision and policies should be directed in order to provide for the safety and general welfare of the residents of the City, coordinating land use decisions and policies with other elements to ensure consistency between elements. The Analysis section also includes the Future Land Use Map, a graphic summarization identifying the proposed distribution, extent and location of generalized future land uses felt to be necessary to achieve the Plan's goals, objectives and policies. The text of the Analysis section is not adopted by ordinance, but will serve as support material to those sections which are adopted by ordinance. The Future Land Use Map is adopted by ordinance.
- 6.) **IMPLEMENTATION STRATEGIES**, detailing the permitted uses in each future land use category and outlining the Concurrency Management System which is used to determine if public facilities are being provided in accordance with the Plan. Only the Permitted Use portion (or sub-section) of this Section is adopted by ordinance.
- 7.) **MONITORING AND EVALUATION PROCEDURES**, outlining the schedules for updating data, reporting data to Broward County, and evaluating the effectiveness of the Plan.

2.2 GOALS, OBJECTIVES AND POLICIES

Goals and objectives are generally considered to be the stated ideals that a person or organization (in this case, the City) strives to ultimately achieve. After establishing goals and objectives, policies are formulated that will guide day-to-day City operations in a manner which quantitatively contributes to the achievement of measurable objectives, which in turn makes measurable progress toward the achievement of adopted goals.

Implementation of the Land Use Goals, Objectives and Policies will also be achieved through the level of service standards adopted in the Capital Improvements Element (CIE). Level of service standards are used to identify the facilities, equipment and labor necessary to implement the Plan.

2.2.1 PURPOSE AND DEFINITION OF GOALS, OBJECTIVES AND POLICIES

The Florida Department of Community Affairs defines goals, objectives, and policies (for planning purposes) as follows:

GOAL, the long-term end toward which programs or activities are ultimately directed;

OBJECTIVE, a specific, measurable, intermediate end that is achievable and marks progress toward a goal;

POLICY, the way in which programs and activities are conducted to achieve an identified goal.

The goals, objectives and policies set forth in the Future Land Use Element are the general ends the City wants to achieve; the objectives that need to be accomplished to achieve them; and the positions, programs and level of service standards which need to be adopted in order to achieve the objectives. The goals of the City are designed to represent a picture of what the City will be like once the plan is implemented. These goals can represent both physical and non-physical ends. Some examples of non-physical ends are employment opportunity, economic vitality, community pride and public participation.

2.2.2 GOAL SETTING PROCESS

The future land use goals, objectives and policies were originally developed over several months by numerous different groups and individuals. City staff provided the Local Planning Agency (LPA) with a description of existing and projected demographic and land use conditions. These findings were discussed in depth during a series of workshop meetings, and a list of the major concerns expressed by the LPA was compiled.

These concerns were then discussed with a Comprehensive Planning Task Force organized by the Greater Deerfield Beach Chamber of Commerce. Using the combined input from the Chamber's Task Force and the LPA, a draft of Goals and Objectives was developed and presented at a series of public hearings held by the LPA and, later, the City Commission. Policies needed to effectuate the goals and objectives were then developed, relying upon input

from workshops with the City Commission and from the City Manager. Subsequently, final drafts of the Land Use Goals, Objectives and Policies were prepared and presented at another series of public hearings. Ample opportunity for written and oral comments was given at each of these public hearings. Public comment was duly considered, and the drafts were appropriately modified.

In 2006, the goals, objectives and policies were amended based upon the 2005 Evaluation and Appraisal Report. Updates were made based upon changes in Florida Statutes and Rules, changes to the South Florida Regional Planning Council's Strategic Regional Policy Plan and changes in City circumstances. These changes were made after comments were heard at a public workshop, a public hearing held by the LPA, and later the City Commission. A final draft of the Element was prepared based upon comments heard at these meetings.

2.2.3 FUTURE LAND USE GOALS, OBJECTIVES AND POLICIES

GOAL FLU 1.0: Ensure that development and redevelopment occurring in the City achieves and maintains a functional mix of residential, commercial, industrial and recreational land uses.

Objective FLU 1.1: Establish development and redevelopment programs, which provide the opportunity for a wide range of individuals and families to reside, work, shop, relax and play safely in the city.

Policy FLU 1.1.1: Develop and adopt incentive programs, as part of the City's Land Development Code, to encourage the provision of childcare facilities in residential, commercial and office areas so as to provide the opportunity for single parents to gain full-time employment in Deerfield Beach and facilitate families where both parents work.

Policy FLU 1.1.2: Maintain incentive programs, as a part of the City's Land Development Code, to encourage the development of special residential facilities (such as adult congregate living facilities) which provide the opportunity for people with special needs to be active residents of Deerfield Beach.

Policy FLU 1.1.3: Development orders shall not be issued which would result in permitting construction within identified rights-of-way.

Policy FLU 1.1.4: The City's Land Development Code shall include traffic access regulations for commercial development in order to protect the regional roadway network and the adopted Broward County Trafficways Plan.

Policy FLU 1.1.5: The City's Land Development Code shall include traffic access regulations for adjacent traffic circulation facilities, the provision of adequate on-site traffic circulation and off-street parking relative to existing and planned commercial development.

Policy FLU 1.1.6: The City's Land Development Code shall maintain separate community and highway intensities of commercial development.

Policy FLU 1.1.7: The City's Land Development Code shall prohibit the utilization of industrially designated lands for non-industrial purposes, except as allowed by the Rules of Flexibility provided in the Broward County Land Use Plan.

Policy FLU 1.1.8: The adopted Permitted Use sub-section of the Implementation Strategies section of the Future Land Use Element of the Deerfield Beach Comprehensive Plan shall provide standards for densities or intensities for each future land use category.

Policy FLU 1.1.9: The City shall continue to provide for a variety of housing densities in the Future Land Use Plan.

Policy FLU 1.1.10: The City shall continue to regulate the size, quantity, location on site, and type of commercial and general advertisement signage within the City through enforcement of the City's sign ordinance.

Objective FLU 1.2: Develop and implement land use programs to encourage the elimination or reduction of existing uses inconsistent with the community's character and adopted future land uses.

Policy FLU 1.2.1: The application for land use amendments shall include an explanation of compatibility with surrounding land uses.

Policy FLU 1.2.2: The City's Land Development Code shall prohibit the mixing of incompatible land uses.

Policy FLU 1.2.3: City Land Development Code shall require the protection of both existing and planned residential areas adjacent to lands designated as commercial or industrial.

Policy FLU 1.2.4: The City shall minimize the impacts of potential incompatible land uses through requirements within its Land Development Code, such as buffering and setbacks.

Policy FLU 1.2.5: Consistent with the Broward County Land Use Plan, the City shall protect from obstruction Federal Aviation Administration approved and locally adopted aircraft air corridors.

Objective FLU 1.3: Encourage the further development and use of innovative land development regulations which provide for planned unit developments, planned industrial developments, and other mixed land use development techniques.

Policy FLU 1.3.1: Mixed land use development regulations shall provide for the mixing of various residential densities, commercial and recreation land uses, and for the mixing of industrial, office, and commercial land uses. These regulations shall also provide that the uses are mixed in a manner deemed by the City to be compatible.

Policy FLU 1.3.2: In accordance with the South Florida Regional Planning Council's *Strategic Regional Policy Plan*, the City shall promote increased use of mixed densities and housing product types within residential zoning and individual parcels to encourage the planning and construction of a greater diversity of housing choices.

Objective FLU 1.4: The City shall adopt subdivision and other regulations promoting well-planned, orderly, and attractive development which is consistent with the City's adopted Capital Improvements Element and the goals, objectives and policies of the Broward County Land Use Plan.

Policy FLU 1.4.1: The City’s subdivision regulations shall incorporate a review process for assessing the adequacy of public services and facilities. New residential development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with the City’s adopted Capital Improvements element.

Policy FLU 1.4.2: The City’s subdivision regulations shall continue to provide for both the timely completion and regular maintenance of all required capital improvements and amenities.

Objective FLU 1.5: Encourage mixed use development in areas served by regional transit stations, such as Tri-Rail stations, major transit hubs, and neighborhood and regional transit centers as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Mass Transit Master Plan, Broward County Metropolitan Planning Organization’s (MPO) Long Range Transportation Plan, or the Broward County Transit Development Plan, through the establishment of a Transit Oriented Development (TOD) land use category.

The TOD land use category must combine pedestrian connectivity to regional transit stations with development that is mixed use with a “sense of place” and is transit supportive.

Land Use Criteria

Policy FLU 1.5.1: Residential use is required as a principal component within a TOD.

Policy FLU 1.5.2: Maximum Residential Density must be specified for each TOD, may vary in the TOD, and must be described in the permitted uses section of this Plan and the Broward County Land Use Plan (BCLUP). Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units. When the density of the TOD is specified as units per gross acre the percentage distribution among the mix of uses must also be identified.

Policy FLU 1.5.3: At least two non-residential uses must be permitted in the designated area as principal uses: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.

Policy FLU 1.5.4: Additional or expanded, stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; single-family detached dwelling units;; and drive-through facilities are prohibited unless designed in a manner to encourage pedestrian and transit usage.

Policy FLU 1.5.5: Minimum and Maximum FAR (Floor Area Ratio) for non residential uses within a TOD must be specified, in the permitted uses section of this Plan and the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non residential intensities may vary in the TOD and may be specified either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When non-residential intensity is specified as a maximum FAR the percentage distribution among the mix of uses must also be identified.

Design Guideline Principles

Policy FLU 1.5.6: The TOD must include design features that promote and enhance pedestrian mobility, including connectivity to regional transit stations, based on the following characteristics:

- Integrated transit stop with shelter, or station (within the TOD area).
- Public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a TOD.
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the TOD) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

Policy FLU 1.5.7: Internal pedestrian and transit amenities are required and must serve the residents and employees within the TOD (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas).

Review Process Considerations

Policy FLU 1.5.8: The transportation impact analysis for a proposed TOD designation shall consider the modal shift provided through the provision of transit and the transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed-use projects.

Policy FLU 1.5.9: In consideration of non-residential land uses in areas proposed for designation as a TOD, the impact analysis may be based on the amount of non-residential development which could be permitted as per the intensity standards of this Element.

Policy FLU 1.5.10: An interlocal agreement between the City and Broward County must be executed no later than six months from the effective date of the adoption of a TOD which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.

Objective FLU 1.6: Facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan, through the establishment of a Transit Oriented Corridor (TOC) land use category.

The TOC category may be applicable along existing and planned high performance transit corridors designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County MPO's Long Range Transportation Plan Broward County Transit Development Plan or local adopted financially feasible transportation or transit plan.

Land Use Criteria

Policy FLU 1.6.1: Upon application, a specific land area must be identified for designation as a TOC. This designation may only be applied to areas within approximately ¼ mile on either side of the mainline transit corridor. The area may extend beyond ¼ mile around all major intersections, activity nodes and in locations served by existing or funded community shuttle service.

Policy FLU 1.6.2: Residential use is required as a principal component within a TOC. Maximum residential density must be specified in the application, may vary along the corridor, and must be described in the permitted uses section of this Plan and the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units). When the density of the area is specified as units per gross acre, the percentage distribution among the mix of uses must also be identified.

Policy FLU 1.6.3: At least two non-residential uses must be permitted in the designated area as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional.

Policy FLU 1.6.4: Minimum and maximum FAR (Floor Area Ratio) for nonresidential uses within a TOC must be specified in the application and described in the permitted uses section of this Plan and the Broward County Land Use Plan. Minimum nonresidential FARs (gross) of 2 are encouraged. Nonresidential intensities may vary along the corridor and may be specified either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When non-residential intensity is specified as a maximum FAR the percentage distribution among the mix of uses must also be identified.

Policy FLU 1.6.5: Additional or expanded, stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; single-family detached dwelling units; and drive-through facilities are prohibited unless designed in a manner to encourage pedestrian and transit usage.

Design Guideline Principles

Policy FLU 1.6.6: Public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a TOC.

Policy FLU 1.6.7: The areas designated as TOC must include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:

- Integrated transit stops with shelter or station (within the TOC area).
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the TOC) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

Policy FLU 1.6.8: Internal pedestrian and transit amenities to serve the residents and employees within the area designated as a TOC (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible area and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas).

Review Process Considerations

Policy FLU 1.6.9: The transportation impact analysis for a proposed TOC designation shall consider the modal shift provided through the provision of transit and the transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects.

Policy FLU 1.6.10: In consideration of non-residential land uses in areas proposed for designation as a TOC, the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of nonresidential development which could be permitted as per the intensity standards of the Deerfield Beach land use element rather than the alternative 10,000 square feet per gross acre utilized for nonresidential impact analysis.

Policy FLU 1.6.11: An interlocal agreement between the City and Broward County must be executed no later than six months from the effective date of the adoption of a TOC which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.

Objective FLU 1.7: Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of Mixed Use - Residential land use categories consistent with the Broward County Land Use Plan.

Policy FLU 1.7.1: Provide for residential mixed land use designations which allow a combination of residential, commercial, employment based and other appropriate uses as described in the permitted uses section of this Plan.

Policy FLU 1.7.2: A Mixed-Use Residential land use designation may allow low, medium, or high intensity Mixed Use-Residential. Residential use will be a permitted use within each mixed land use category.

Policy FLU 1.7.3: Design guidelines for mixed use development shall be established for inclusion in the Land Development Code. Such regulations shall promote urban form which:

- creates well integrated land use combinations,
- balances intensity and density,
- promotes the safe interconnectivity of vehicular, pedestrian and other non-motorized movement
- integrates the public realm through open space, urban public plazas and/or recreational areas, and
- ensures a mixed use development compatibility with adjacent land uses and adjacent adopted Future Land Use Designations.

GOAL FLU 2.0: Ensure that facilities and services necessary to serve the adopted future land use plan and the anticipated population, taking into consideration both permanent and seasonal (including tourist), are provided as development occurs.

Objective FLU 2.1: Maintain an administrative system which ensures that the infrastructure necessary to maintain the adopted levels of service is in place and operational concurrent with the impacts of any new development.

Policy FLU 2.1.1: The City shall maintain a Concurrency Management System which allows the City to ascertain whether the necessary facilities identified within the adopted Capital Improvements Element are being constructed in accordance with the schedules therein.

Policy FLU 2.1.1A: The City shall maintain a level of service standard for each public facility located within its jurisdiction for which it has the authority to issue development orders or development permits.

Policy FLU 2.1.2: The Concurrency Management System shall provide for the ability to measure the development capacity of the potable water and sanitary sewer systems in any given area within the City at any given time.

Policy FLU 2.1.3: The Concurrency Management System shall apply to the following facilities: Sanitary Sewer; Potable Water; Solid Waste; Recreation; Stormwater Management; Flood Protection; and Transportation.

Policy FLU 2.1.4: The City's Land Development Code shall require the platting of property in strict accordance with Broward County's platting requirements.

Policy FLU 2.1.5: The City's Land Development Code shall require that prior to plat approval, the requirements of the established Concurrency Management System are satisfied.

Policy FLU 2.1.6: The City shall issue development orders and permits for future development and redevelopment only if public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.

Policy FLU 2.1.7: The City shall require that all future land use map amendments ensure the availability of potable water supplies and facilities before adoption.

Policy FLU 2.1.8: Development permits granted by the City shall be consistent with the Development Review Requirements subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

Policy FLU 2.1.9: In coordination with Policy UT 1.5.2 of the Utilities Element of the Deerfield Beach Comprehensive Plan, all new development within the City (residential, commercial and industrial) shall be serviced by a centralized wastewater system.

Policy FLU 2.1.10: Adopt by reference Policy UT 3.1.1 of the Utilities Element of the Deerfield Beach Comprehensive Plan, which establishes standards for minimum floor and road crown elevations.

Policy FLU 2.1.11: Maintain adopted roadway levels of service and identify the highway capacity methodology in the Transportation Element of the Deerfield Beach Comprehensive Plan.

Policy FLU 2.1.12: In accordance with the Broward County Land Use Plan, rights-of-way sufficient to meet the requirements of the Broward County Trafficways Plan shall be conveyed to the public by deed or easement at the time of plat recordation.

Policy FLU 2.1.13: The City shall encourage source separation and the recycling of solid waste, in accordance with the Solid Waste Management and Resource Recovery Act of 1988, as amended.

Objective FLU 2.2: Maintain land necessary to support existing and projected utility needs.

Policy FLU 2.2.1: Maintain appropriate designations on the Future Land Use Map according to the needs identified in the Utilities Element of the Comprehensive Plan.

Objective FLU 2.3: Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

Policy FLU 2.3.1: Promote infill development through the provision of potable water and sanitary sewer service to those developed portions of the City which are currently inadequately served.

Policy FLU 2.3.2: When extending new services to undeveloped portions of the City, priority shall be given to those areas where other facilities and services are available or are anticipated to be provided concurrent with the extension of such new services.

Policy FLU 2.3.3: In accordance with the South Florida Regional Planning Council's *Strategic Regional Policy Plan*, the City shall encourage increased density within appropriate urban areas that are served by adequate and planned facilities and services, including public transportation, and that are proximate to regional activity or employment centers. The City shall ensure that impacts of

increased density are fully mitigated by increased investment in facilities and services.

Objective FLU 2.4: Coordinate transportation and land use planning activities of the City to ensure that the regional roadway network levels of service standards established within the Broward County Comprehensive Plan are met.

Policy FLU 2.4.1: For those portions of the regional roadway network within Deerfield Beach, the City shall maintain levels of service and concurrency management systems consistent with the Broward County Transportation Element.

Policy FLU 2.4.2: The City shall utilize the highway capacity methodology endorsed by the Broward County Metropolitan Planning Organization and approved by the Broward County Board of County Commissioners to determine the capacities and levels of service on the regional roadway network.

Policy FLU 2.4.3: The City shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within Deerfield Beach.

Policy FLU 2.4.4: Except for schools, all new regional and community facilities shall be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities.

Objective FLU 2.5: In coordination with the Broward County School Board, the City will make every effort to provide sufficient land on the Future Land Use Map and within the City's Land Development Regulations proximate to residential development to meet the projected needs for schools, and to aggressively seek opportunities to collocate appropriate public facilities with educational facilities.

Policy FLU 2.5.1: The City will work with the School Board to plan and establish, if possible, future school sites throughout the City and ensure adequate lands are available, proximate to neighborhoods, during the planning period to meet the growing student population of Deerfield Beach.

Policy FLU 2.5.2: In planning future educational sites, the City will utilize every opportunity to collocate public facilities such as parks, libraries and community centers adjacent to schools.

Policy FLU 2.5.3: Consistent with the criteria of the Broward County School Board, the following guidelines will be utilized for land areas designated for individual school facilities:

- a. Elementary school – 12 acres
- b. Middle school – 20 acres
- c. High school – 45 acres

Policy FLU 2.5.4: The City, coordinating with the Broward County School Board, will utilize the following general criteria in land use planning and public hearing applications involving proposed school sites:

Elementary Schools

Generally serve a neighborhood or a small group of neighborhoods where students have a short distance to walk. Land uses should be predominantly residential with housing types and densities to meet the school's enrollment capacity. Playgrounds can be collocated with elementary schools. In higher density areas, neighborhood parks with elderly facilities, neighborhood recreation centers, and library branches can be included.

Middle Schools

Middle schools have a community orientation, and a limited mix of commercial and residential uses nearby is acceptable. Community parks, athletic fields, community centers, and libraries are appropriate for collocation.

High Schools

High schools should be buffered from residential areas. The campus should be large enough to encourage students to remain onsite and to ensure sufficient parking and traffic controls to avoid disruptive offsite parking and dangerous driving situations on neighborhood roads. Collocated public facilities can include community centers, community or district parks, athletic fields, and libraries.

Policy FLU 2.5.5: In accordance with the South Florida Regional Planning Council's *Strategic Regional Policy Plan*, the City shall discourage development proposals that would exacerbate school overcrowding, except where mitigation measures that would alleviate overcrowded conditions at impacted schools are agreed upon by the City and school board.

Policy FLU 2.5.6: Maintain participation and compliance with the Interlocal Agreement for Public School Facility Planning.

GOAL FLU 3.0: Redevelop blighted and deteriorated sections of the City to provide adequate and affordable housing for a variety of income and ethnic groups, promote local businesses to support those residents, increase employment, decrease crime and expand the tax base.

Objective FLU 3.1: Identify areas in need of redevelopment in the analysis section of the Land Use Element of the Comprehensive Plan and identify strategies for encouraging redevelopment in the implementation strategies section of the Land Use Element of the Comprehensive Plan.

Policy FLU 3.1.1: In accordance with the South Florida Regional Planning Council's *Strategic Regional Policy Plan*, the City shall encourage the use of innovate and creative redevelopment programs, such as brownfields redevelopment programs, area-wide plans, corridor and sector planning, as well as public-private partnerships and collaborations.

Policy FLU 3.1.2: In accordance with the South Florida Regional Planning Council's *Strategic Regional Policy Plan*, the City shall promote brownfields redevelopment including environmental assessment and cleanup, public outreach, environmental justice activities, and job training.

Policy FLU 3.1.3: Require that all City Code deficiencies, including the Landscape Code, on commercial and industrial properties be corrected prior to issuance of any City permits connected with a major change of use or structure, as defined in the Deerfield Beach Land Development Code.

Policy FLU 3.1.4: Implement programs which provide for the elimination of inadequate housing and rehabilitation and redevelopment of adequate and affordable housing for persons of low and moderate income.

GOAL FLU 4.0: Provide adequate recreational and leisure activities to serve the diverse composition of Deerfield Beach permanent and seasonal residents.

Objective FLU 4.1: Maintain a system of parks whereby all residents of the City have access to a public park facility.

Policy FLU 4.4.1: Designate a minimum of 3.0 acres of Recreation/Open Space per 1000 residents as determined by population projections for the year 2025.

Policy FLU 4.1.2: The City's Land Development Code shall protect existing and designated parks, recreation, conservation, and open space lands from future development.

Policy FLU 4.1.3: Marinas which provide maintenance service for live-aboard boats shall provide for sewage handling facilities and/or other improvements which promote environmental compatibility with marine resources consistent with Florida state law.

Policy FLU 4.1.4: In accordance with the South Florida Regional Planning Council's *Strategic Regional Policy Plan*, the City shall require development and redevelopment plans of properties fronting on navigable waters under the jurisdiction of the Florida Inland Navigation District to provide continuous public access along the waterfront including waterbus access, if applicable.

Objective FLU 4.2: Continue to provide unique recreational and leisure activities in the Coastal Area which enhance the tropical atmosphere of the beach and serve both permanent and seasonal residents.

Policy FLU 4.2.1: Maintain City sponsored public recreation facilities and programs on and near the beach such as: fishing pier, boardwalks, restroom and shower facilities, outdoor concerts, beach dances, beach movies, and various special events throughout the year.

Objective FLU 4.3: Continue to restrict private development activities along the shoreline while providing for public use of beach area.

Policy FLU 4.3.1: All development permits will be subject to restrictions established by the Coastal Construction Control Line regulations.

Policy FLU 4.3.2: Development permits will not be issued on properties eastward of S.E. 21st Avenue between N.E. 2nd Street and S.E. 10th Street other than for public purposes.

Policy FLU 4.3.3: Public parking shall be maintained along S.E. 21st Avenue and on the adjacent publicly owned parking lots.

Policy FLU 4.3.4: As funds and property become available, the City shall acquire the few remaining privately held properties along the beach and designate them as Recreation/Open Space or Conservation on the Future Land Use Map.

GOAL FLU 5.0: Preserve and protect the City's natural and historic resources.

Objective FLU 5.1: Coordinate future land uses with topography and soil conditions to protect potable water wellfields, zones of influence and environmentally sensitive land as identified by the Broward County Potable Water Supply Wellfield Protection Ordinance, and the Deerfield Beach Future Land Use Map (Series).

Policy FLU 5.1.1: Through the City's Land Development Code, restrict land use activities which would have a detrimental affect on the wellfields, zones of influence and environmentally sensitive land areas identified on the Future Land Use Plan Map (Series).

Policy FLU 5.1.2: Identify, preserve and protect all aquifer and groundwater recharge areas within Deerfield Beach.

Policy FLU 5.1.3: Adopt by reference Objective UT 5.1 and Objective UT 5.2 associated policies of the Utilities Element of the Comprehensive Plan, which address restriction and regulation of land uses, including industrial, within the wellfield zones of influence, particularly within those areas identified as priority recharge parcels.

Policy FLU 5.1.4: Adopt by reference Objective UT 1.5 and associated policies of the Utilities Element of the Deerfield Beach Comprehensive Plan, which address the use of septic tanks within the City.

Policy FLU 5.1.5: In accord with the Broward County Land Use Plan Policy 09.09.01, new development shall provide water storage capacity equal to that which existed under predevelopment conditions consistent with the water management regulations and plans of the South Florida Water Management District, Broward County Environmental Quality Control Board, Broward County and independent drainage districts.

Policy FLU 5.1.6: In accord with the Broward County Land Use Plan Policy 09.09.02, new non-residential development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with the Best Management Practices of the South Florida Management District.

Policy FLU 5.1.7: Regulate development on flood prone soils, as defined by the U.S. Soil Conservation Service, consistent with the criteria and mapping of the Federal Emergency Management Administration and the policies included under the Broward County Land Use Plan Objective 9.10.00.

Objective FLU 5.2: Protect wetlands and hydric soils for their natural functions, such as freshwater storage, filtering impurities from stormwater runoff and supporting the natural vegetation.

Policy FLU 5.2.1: Identify wetlands and areas having hydric soils and restrict land use activities which would have detrimental influence on these areas.

Policy FLU 5.2.2: Adopt by reference Objective CON 1.4; and associated policies of the Conservation Element of the Comprehensive Plan, which address the mitigation of development impacts upon wetlands within the City.

Objective FLU 5.3: Protect unique natural areas within the City in order to preserve their environmental, recreational and other public benefits.

Policy FLU 5.3.1: Through the City's Land Development Code, promote the retention and management, of the sites within Deerfield Beach which have been designated by Broward County as Natural Resource Areas.

Policy FLU 5.3.2: Priority shall be given to water-dependent uses such as marinas and public access to waterways, in decisions affecting waterfront property.

Policy FLU 5.3.3: Protect and conserve those areas known to be reproduction, nesting, and feeding areas for animals listed as endangered or threatened species or species of special concern in Appendix 19-2 of the Broward County Comprehensive Plan.

Policy FLU 5.3.4: The City’s Land Development Code shall regulate the location of marinas and other water-dependent uses so as to avoid negative impacts on any areas which may be frequented by manatees.

Policy FLU 5.3.5: In order to protect and enhance sea turtle nesting, Deerfield Beach, in coordination with the Sea Turtle Conservation Program of the Beach Erosion Prevention District, shall prepare and adopt land development regulations consistent with Broward County Resolution #87-3773.

Policy FLU 5.3.6: Protect and conserve those areas known to contain plant species listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

Policy FLU 5.3.7: The City’s Land Development Code shall require the protection and/or restoration of beaches, particularly dunes and vegetation, through techniques such as conservation easements, revegetation, elevated walkways, and clustering of development.

Policy FLU 5.3.8: Continue to protect the coastal area of the City from development by maintaining its designation as either Recreation-Open Space or Conservation on the Future Land Use Plan map.

Policy FLU 5.3.9: Maintain and enforce the tree preservation ordinance in the City’s Land Development Code.

Objective FLU 5.4: Encourage the latest landscaping practices for conserving water to be put into practice in a manner, which is aesthetically pleasing.

Policy 5.4.1: Retain the xeriscape concept in the City’s Landscape Ordinance, and encourage utilization thereof.

Objective FLU 5.5: Protect buildings and sites deemed worthy of protection due to historical, architectural, or archaeological significance.

Policy FLU 5.5.1: Continue to cooperate with and support the Deerfield Beach Historical Society in recognizing and preserving historically significant sites and structures (as defined by the National Historic Register).

Policy FLU 5.5.2: The Future Land Use Element shall contain a map and current list of historically, architecturally and archaeologically significant properties.

Policy FLU 5.5.3: Implement Objective ROS 3.2 and associated policies of the Recreation and Open Space Element of the Comprehensive Plan.

Policy FLU 5.5.4: The City shall coordinate its historic resource protection activities with applicable state and federal laws.

Policy FLU 5.5.5: The City shall consider the impacts of land use plan amendments on historic resources.

Objective FLU 5.6: Protect identified floodplains and areas subject to seasonal or periodic flooding.

Policy FLU 5.6.1: City Land Development Regulations shall contain floodplain protection provisions consistent with the criteria and mapping of the Federal Emergency Management Administration and Rule 17-75, Florida Administrative Code.

Policy FLU 5.6.2: Any and all redevelopment within identified floodplains shall be required to address existing flooding problems as identified in the Stormwater Management sub-element of the Utilities Element of the Comprehensive Plan.

Policy FLU 5.6.3: Adopt by reference Objective UT 3.4 and associated policies of the Utilities Element of the Comprehensive Plan, which provide for stormwater management.

Policy FLU 5.6.4: Through provisions in the City's Land Development Code, public roads and parking lots shall be designed consistent with the criteria of the South Florida Water Management District.

Objective FLU 5.7: Preserve and enhance surface waters for their important natural functions and aesthetics and recreational values.

Policy FLU 5.7.1: The City's Land Development Code shall provide for the protection and creation of surface waters in conformance with State and South Florida Water Management District policies and as required by the Broward County Quality Control Board.

Policy FLU 5.7.2: Protect the minimum seasonal flows and levels of surface watercourses, as established by the South Florida Water Management District.

Policy FLU 5.7.3: In accordance with the South Florida Regional Planning Council's *Strategic Regional Policy Plan*, the City shall protect marine related industries through innovative comprehensive planning and zoning regulations that provide incentives such as mixed use in areas that can sustain both residential and non-residential water dependent uses.

Objective FLU 5.8: Coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the City determines to be appropriate.

Policy FLU 5.8.1: The City shall consider any applicable interagency hazard mitigation report recommendations when reviewing land use amendments.

Objective FLU 5.9: Coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, F.S. and approved by the Governor and Cabinet.

Policy FLU 5.9.1: The City shall consider any applicable resource planning and management plan when reviewing land use amendments.

Objective FLU 5.10: Continue to regulate potentially adverse impacts of industrial development, including any future mining operations, through the use of land use controls and performance standards.

Policy FLU 5.10.1: The City shall continue the implementation of regulations addressing noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion.

Policy FLU 5.10.2: Future industrial uses shall be located within the City so as to have access to major transportation facilities.

Policy FLU 5.10.3: The City's land development regulations shall address the reclamation of completed mining excavations and their compatibility with existing surrounding land uses.

GOAL FLU 6.0: Improve safety and general welfare of coastal residents by providing vehicular traffic and pedestrian safety measures and minimizing potential life and property damages due to natural disasters.

Objective FLU 6.1: Improve traffic circulation in the Beach Area.

Policy FLU 6.1.1: Work with the Florida Department of Transportation to make improvements to State Road A-1-A.

Policy FLU 6.1.2: Develop incentive programs to encourage private businesses in the Beach area to provide off-street parking so as to eliminate on street parking along A-1-A.

Policy FLU 6.1.3: Follow through with the recommendations of the Beach Area Traffic Study completed in 2004.

Objective 6.2: Maintain the ability to safely evacuate coastal residents in case of a hurricane and coordinate coastal area population densities with the Broward County and Deerfield Beach hurricane evacuation plans.

Policy FLU 6.2.1: Use future land use and zoning restrictions to maintain a population level which can be safely evacuated from the coastal area in the event of a natural disaster.

Policy FLU 6.2.2: Keep a hurricane evacuation plan on file and update regularly.

Policy FLU 6.2.3: Hold regular training sessions and public information programs on hurricane evacuation procedures.

GOAL FLU 7.0: Develop, administer and update a planning program which is consistent with the Broward County Land Use Plan and which coordinates with the comprehensive plans of Broward County, the City of Coconut Creek, the City of Pompano Beach, the City of Lighthouse Point, the Town of Hillsboro Beach, the City of Boca Raton, neighboring Palm Beach County and appropriate special districts.

Objective FLU 7.1: Adopt a Comprehensive Plan which is consistent with the Broward County Land Use Plan.

Policy FLU 7.1.1: Within six months from determination of compliance by the Department of Community Affairs, obtain recertification of the Deerfield Beach Comprehensive Plan from the Broward County Planning Council.

Policy FLU 7.1.2: The City of Deerfield Beach Future Land Use Plan Map (Series), as amended, shall be consistent with the 1989 Broward County Land Use Plan Map (Series), as amended, within the parameters of flexibility established by the adopted 1989 Broward County Land Use Plan, as amended.

Policy FLU 7.1.3: The City of Deerfield Beach shall utilize “Flexibility Zones,” “Flexibility Units,” and “Reserve Units” in accordance with the definitions, rules, and procedures established in the “Broward County Land Use Plan Administrative Rules Document.”

GOAL FLU 8.0: Promote and implement appropriate land uses and development patterns consistent with smart growth principles, (as defined by the Smart Growth Network and listed below), to maximize natural and socioeconomic resources, and to preserve and improve the health, safety and welfare of the City’s residents and visitors.

Ten Principles of Smart Growth

1. Mix land uses.
2. Take advantage of compact building design.
3. Create a range of housing opportunities and choices.
4. Create walkable neighborhoods.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Preserve open space, natural beauty, and critical environmental areas.
7. Strengthen and direct development towards existing communities.
8. Provide a variety of transportation choices.
9. Make development decisions predictable, fair, and cost effective.
10. Encourage community and stakeholder collaboration in development decisions.

Objective FLU 8.1: Coordinate land use and transportation planning activities to enhance neighborhood livability by providing a variety of transportation choices, reducing commute times to work, and reducing greenhouse gas emissions.

Policy FLU 8.1.1: The City shall amend its Land Development Regulations to incorporate smart growth principals that are consistent with the Deerfield Beach Complete Streets Guidelines.

2.3 CONSISTENCY WITH STATE, REGIONAL AND COUNTY PLANS

Chapter 163, F.S., requires “coordination of the local comprehensive plan with the comprehensive plans of adjacent municipalities, the County, adjacent Counties, or the region and to the State Comprehensive Plan.”

During the development of the comprehensive plan, City of Deerfield Beach staff was involved in a variety of activities to ensure consistency of the City’s plan with the State Comprehensive Plan, the South Florida Regional Planning Council’s Strategic Regional Policy Plan, and the Broward County Comprehensive Plan. These activities included attendance at Florida Department of Community Affairs workshops, meetings with adjacent local governments, membership on comprehensive planning committees and analysis of other plans.

City staff attended meetings and workshops conducted by the Florida Department of Community Affairs. These meetings provided technical information and insight into the Department’s expectations regarding the development of the comprehensive plan.

The City of Deerfield Beach submitted drafts of portions of its comprehensive plan to several state agencies. The comments provided by these agencies assisted in ensuring comprehensive plan consistency. The City received technical memorandums from state agencies regarding preparation of the comprehensive plans. The ideas and recommendations from these memorandums were incorporated into the City’s plan.

City staff met with the South Florida Regional Planning Council and South Florida Water Management District to coordinate development of the comprehensive plan. The Regional Planning Council provided a copy of the Comprehensive Review Process. This document describes the comprehensive planning process, lists ideas and expectations the Council has for the plans and provides checklists for information to be contained within the plans.

In 2005, the City adopted the Evaluation and Appraisal Report (EAR). In 2006, the City revised this Element based upon changes recommended in the EAR.

2.4 BASELINE DATA

2.4.1 EXISTING LAND USE

2.4.1.1 Survey Methodology

A land use survey of the entire City was conducted in 1986 on a parcel by parcel basis. This 1986 survey was updated with the use of current aerial photos, City Building Department Certificate of Occupancy records and verification in the field of questionable areas. Data was compiled on a parcel-by-parcel basis. Questionable property or lot lines were verified with either Broward County or City’s development plan files, or both, as was determined appropriate.

Using this methodology again in 2006, the existing land use map was updated to include annexed areas and changes in land use.

2.4.1.2 Existing Land Use Categories & Data

All land area within the City’s boundaries was classified according to existing land use categories listed in Table 2.1 below. A description of the existing land uses and a summary of each land use as it relates to the City follow the table.

Table 2.1 Existing Land Use Area In 2006

CATEGORY	GROSS ACREAGE	PERCENTAGE
Commercial	783.04	7.53%
Commercial 2	115.07	1.11%
Community Facility	383.91	3.69%
Conservation	83.69	0.80%
Historic Place	1.54	0.01%
Industrial	981.01	9.43%
Office Park	41.42	0.40%
Recreation Commercial	543.45	5.22%
Recreation Open Space	492.30	4.73%
Residential Low (5 DU/AC)	2002.59	19.25%
Residential Moderate (10 DU/AC)	1836.14	17.65%
Residential Medium (15 DU/AC)	237.99	2.29%
Residential Medium (16 DU/AC)	57.24	0.55%
Residential High (25 DU/AC)	210.66	2.02%
Residential Very High (Over 25 DU/AC)	34.35	0.33%
Residential Irregular	658.87	6.33%
Transportation	395.83	3.80%
Utility	22.64	0.22%
Vacant	355.60	3.42%
Water	1166.81	11.21%
TOTAL	10404.14	100.00%

October 3, 2006

COMMERCIAL: Commercial land uses are generally those which are connected with the sale or rental of products, or the performance of services. Commercial activities occupy approximately 783 acres, or 7.5 percent, of the total acreage of the City. This commercial acreage is primarily located along Hillsboro Boulevard, west side of Dixie Highway, Sample Road, and Federal Highway.

COMMERCIAL 2: Commercial 2 land uses are those primarily associated with building trades, repair shops, fabricating, assembly, distribution, and storage. These uses are primarily located along the east side of Dixie Highway and along Northwest 1st Street.

COMMUNITY FACILITY: Uses classified as Community Facility include governmental administration, schools or other educational facilities, and houses of worship. There are approximately 384 acres of land with this designation in the City. Map 2.3 depicts the location of public buildings and educational facilities. Recreational buildings (Constitution Park, Pioneer Park, and Westside Park) are also listed on Map 2.3, although they have an existing land use of Recreation-Open Space rather than Community Facility.

The public buildings, schools, and houses of worship are as follows:

- City owned buildings and grounds
 - City Hall at 150 Northeast 2nd Avenue
 - Fire Station #1 at 928 East Hillsboro Boulevard
 - Fire Station #2 at 590 South Powerline Road
 - Fire Station #3 at 71 Southeast 21st Avenue
 - Fire Station #4 at 1401 FAU Research Park Boulevard
 - Percy White Library at 837 East Hillsboro Boulevard
 - Northeast Focal Point Alzheimer Care Center at 301 Northwest 2nd Avenue
 - Northeast Focal Point Senior Center at 227 Northwest 2nd Street
 - Public Works Facility at 401 Southwest 4th Street
 - Public Works Facility at 210 Goolsby Boulevard
 - Water Plant West at 290 Goolsby Boulevard
 - Water Plant East at 101 Northwest 1st Street
 - Police Department at 300 Northeast 2nd Street
 - Police Training Facility/Teen Center at 560 South Powerline Road
 - Disaster Survival House at 1345 FAU Research Park Boulevard

- Broward County Facilities
 - North Regional Courthouse at 1600 West Hillsboro Boulevard

- U.S. Postal Buildings
 - Main Office at 212 East Hillsboro Boulevard
 - Postal Annex at 155 Goolsby Boulevard

- Public Education Facilities
 - Deerfield Beach Elementary School at 650 Northeast 1st Street
 - Deerfield Park Elementary School at 627 Southwest 3rd Avenue

- Quiet Waters Elementary School at 4150 West Hillsboro Boulevard
 - Park Ridge Elementary at 5200 Northeast 9th Avenue
 - Tedder Elementary at 4157 Northeast 1st Terrace
 - Bright Horizons at 3901 Northeast 1st Terrace
 - Deerfield Beach Middle School at 701 Southeast 6th Avenue
 - Deerfield Beach High School at 910 Southwest 15th Street
- Houses of Worship
- Christian Love Fellowship Ministry at 747 South Federal Highway
 - Cornerstone Baptist Church at 307 Southeast 15th Street
 - Bethel Ame Church at 370 North Deerfield Avenue
 - Bethlehem Missionary Baptist Church at 1055 Southwest 2nd Avenue
 - Bibleway Temple at 877 Southwest 2nd Terrace
 - Cathedral Church of God at 365 South Dixie Highway
 - Church of God by Faith at 241 Southwest 3rd Court
 - Church of God of Prophecy at 160 Southeast 2nd Street
 - Church of the Living God at 186 Southwest 6th Street
 - Community Presbyterian Church at 1920 Southeast 4th Street
 - Deerfield Beach Congregation of Jehovah’s Witnesses at 501 Southwest 3rd Avenue
 - Deerfield Beach Seventh Day Adventist Church at 350 Northwest 1st Terrace
 - Deerfield Church of Christ at 360 Southwest 2nd Avenue
 - Emmanuel Christian Center at 216 Southwest 2nd Court
 - First Baptist Church of Deerfield at 701 Northeast 2nd Street
 - First Holiness Church at 178 Southwest 4th Street
 - First Zion Missionary Baptist Church at 125 Southwest 1st Court
 - Grace Baptist Church at Northeast 48th Street
 - House of God at 267 Southwest 7th Court
 - New Beginnings Christian Center at 1111 Southwest 2nd Avenue
 - New First Church of God at 432 Southwest 10th Court
 - New Hope Baptist Church at 512/519 Northwest 2nd Way
 - New Life Church of God at 140 Northeast 5th Avenue
 - Our Lady of Mercy Parrish 5201 Northwest 9th Avenue (Military Trail)
 - Saint Ambrose Catholic Church at 380 South Federal Highway
 - Saint Paul United Methodist Church at 244 Southeast 2nd Avenue
 - Saint Peters Anglican Cathedral at 1416 Southeast 2nd Terrace
 - Saint Mary’s Episcopal Church at 417 South Dixie Highway
 - Trinity Community Church at 821-841 Southeast 2nd Court
 - True Vine Church of God in Christ at 408 N.W. 1st Terrace
 - United Pentecostal Church at 77 Northwest 5th Street
 - Young Israel of Deerfield Beach at 202 Century Boulevard
 - Zion Evangelical Lutheran Church at 959 Southeast 6th Avenue

CONSERVATION: Conservation uses are lands consisting of valued habitat or plant or animal species and are designated for the purpose of conserving or protecting natural resources or environmental quality. Approximately 84 acres or less than one percent of the land within the City is designated for conservation. This includes the following sites:

- A portion of Deerfield Island Park,
- Tivoli Sand Pine Preserve,
- Military Trail Natural Resource Area, and
- Beach area at 890 Southeast 21st Avenue.

HISTORIC PLACE: To be designated “historic” the property must be listed on the Florida Master Site File, the National Register of Historic Places, or be designated by the City as historically, architecturally or archaeologically significant. There are 3 historic sites designated on the existing land use map, comprising 1.5 acres of the City’s total area. The sites are listed below:

- Historic School House at 210 Northeast 2nd Street,
- Indian Campsite/Trading Post at Sullivan Park, and
- Kester Cottage formally at 281 Northeast 5th Avenue. Kester Cottage has since been moved to 380 East Hillsboro Boulevard.

There were seventeen potentially significant historical sites within the City of Deerfield Beach as recorded in the Florida Master Site Files of the Division of Archives, History, and Records Management in Tallahassee and outlined in Table 2.2. The City had determined that four of these have been demolished, leaving 14 sites. Map 2.3 depicts the location of these sites.

Table 2.2 Potential Historic Sites

Site Number	Site Name	Address	Use
8BD00009	Deerfield Midden	48s/43E/	Midden
8BD00089	Deerfield Beach	48s/43E/5	Midden
8BD00123	Deerfield Schoolhouse	210 N.E. 2 nd St.	Community
8BD00124	Old First Baptist Parsonage	701 N.E. 2 nd St.	Church
8BD00125	Valdama Howard House	206 S.E. 2 nd Ave.	Demolished
8BD00126	Vina Gould Home	463 N.E. 21 st Ave.	Private Res.
8BD00127	Kraeer Funeral Home	217 E. Hillsboro Blvd.	Mortuary
8BD00128	Seaboard Coastline Railroad Depot	W. Hillsboro Blvd.	Terminal
8BD00129	Kester Cottage	380 E. Hillsboro Blvd.	Historical Society
8BD00130	Butler House	380 E. Hillsboro Blvd.	Historical Society
8BD00131	Shunk House	268 E. Hillsboro Blvd.	Demolished
8BD00132	Brannon’s Rooming House	49-59 S. Dixie Hwy.	Private Res.
8BD00133	Ewaldo House	110 E. Hillsboro Blvd.	Demolished
8BD00134	St. Paul’s Methodist Church	160 S.E. 2 nd Street	Church
8BD00198	Sharon Corp. Beach Cottage	251 N.E. 21 st Ave.	Demolished
8BD00200	Old Jones Cottage	466 E. Hillsboro Blvd.	Demolished
	Deerfield Beach Elementary School	150 N.E. 6 th Ave.	School

EMPLOYMENT CENTER: The areas designated for employment center use on the are intended to encourage types of development which may be compatible with residential and other less intensive land uses, and which support high technology, light manufacturing and service-based activities. There is currently one Employment center designation in the City. This is the 63.2 gross acre Hillsboro Technology Center, located east of I-95 on Fairway Drive.

INDUSTRIAL: Industrial land uses are generally those which are connected with manufacturing, assembly, processing and/or storage of products. There are currently 981 acres of land within the City occupied by industrial activities. This accounts for approximately 9 percent of the City's land area.

OFFICE PARK: Office Park areas are planned office complexes and corporate headquarters. Office Park areas consist of a campus-like atmosphere with substantial buildings and ample open space. There is currently one Office Park designation in the City. This is the North Broward Regional Medical Center located east of I-95 on Sample Road.

RECREATION: This land use category includes land used for both commercial and public recreation. With approximately 1035 acres, recreation accounts for 10 percent of the City's land area.

COMMERCIAL – sites owned by private, commercial or other non-governmental agencies, available to the public for purposes of recreational uses. The total acreage for Commercial Recreation land use is about 543 acres. Most of the acreage in this category is occupied by golf courses. This category does not include many of the recreational common areas in condominium developments.

PUBLIC – sites owned or leased on a long-term basis by a federal, state, regional, or local government agency for the purpose of recreational uses. The total acreage for Public Recreation land use is approximately 492 acres. The 53-acre Deerfield Island Park is owned by the State who, in turn, leases it to the County. Quiet Water's Park is a regional County park. The remainder of the public park land is owned or leased by the City.

RESIDENTIAL: Land classified as Residential is that which is used predominately for housing. For study purposes, residential land use has been divided into five sub-categories: Residential-Low, 5 or less dwelling units per acre; Residential Moderate, 5-10 dwelling units per acre; Residential-Medium, 11 to 15 dwelling units per acre; Residential-Medium, 16 dwelling units per acre; Residential-High, 17 to 25 dwelling units per acre; and Residential-Very High, over 25 dwelling units per acre. The Residential-Low category represents essentially single-family development while the higher residential categories primarily represent multi-family. Residential uses comprise the bulk of the City's land uses with 5038 acres, or 48 percent of the total area of the City.

TRANSPORTATION: The Transportation land use category consists of the Interstate 95, the Florida East Coast Railroad, the Seaboard Coastline Railroad, and the Florida's Turnpike interchange with Southwest 10th Street (Sawgrass Expressway). There are approximately 396 acres of land in this category, accounting for approximately 4 percent of the City's land area.

UTILITIES: Land uses in the Utilities category include, but are not limited to, public stormwater retention and detention areas, electrical facilities, and telecommunications switching facilities. There are approximately 23 acres of utilities land in the City.

VACANT: This category represents any undeveloped land. Approximately 356 acres, or 3 percent of the land within the City, are vacant and undeveloped. The percent of vacant land per future land use category is shown in Map 2.7 and analyzed in section 2.5.2 Undeveloped Land Analysis.

WATER: This category consists of land permanently covered by surface water, such as the Intracoastal Waterway and major lakes, ponds, and canals. There are approximately 1167 acres of land covered by surface water meeting this criteria, accounting for 11 percent of the City's total area.

2.4.1.3 Land Use Map Series

The following maps comprise the existing land use map series. Map 2.1 includes the existing land uses as described above. Map 2.2 provides the existing generalized land uses of areas adjacent to the City including the City of Boca Raton, Palm Beach County, and Broward County. As a complement to the existing land use map, Map 2.3 indicates the location of all of the public buildings and potential historic sites.

The first natural resource map is Map 2.4, showing bodies of water, floodplains and wetlands. The Atlantic Ocean forms the eastern boundary of the City. The beach is primarily recreation and open space land use, with on conservation parcel and one high-density residential parcel. There are several canals in the City. The major waterways are the Hillsboro Canal/River and the Intracoastal Waterway. The major bodies of water are located in the western portion of the City along Powerline Road. The major wetland site on Deerfield Island Park is protected through the Future Land Use designation of Conservation.

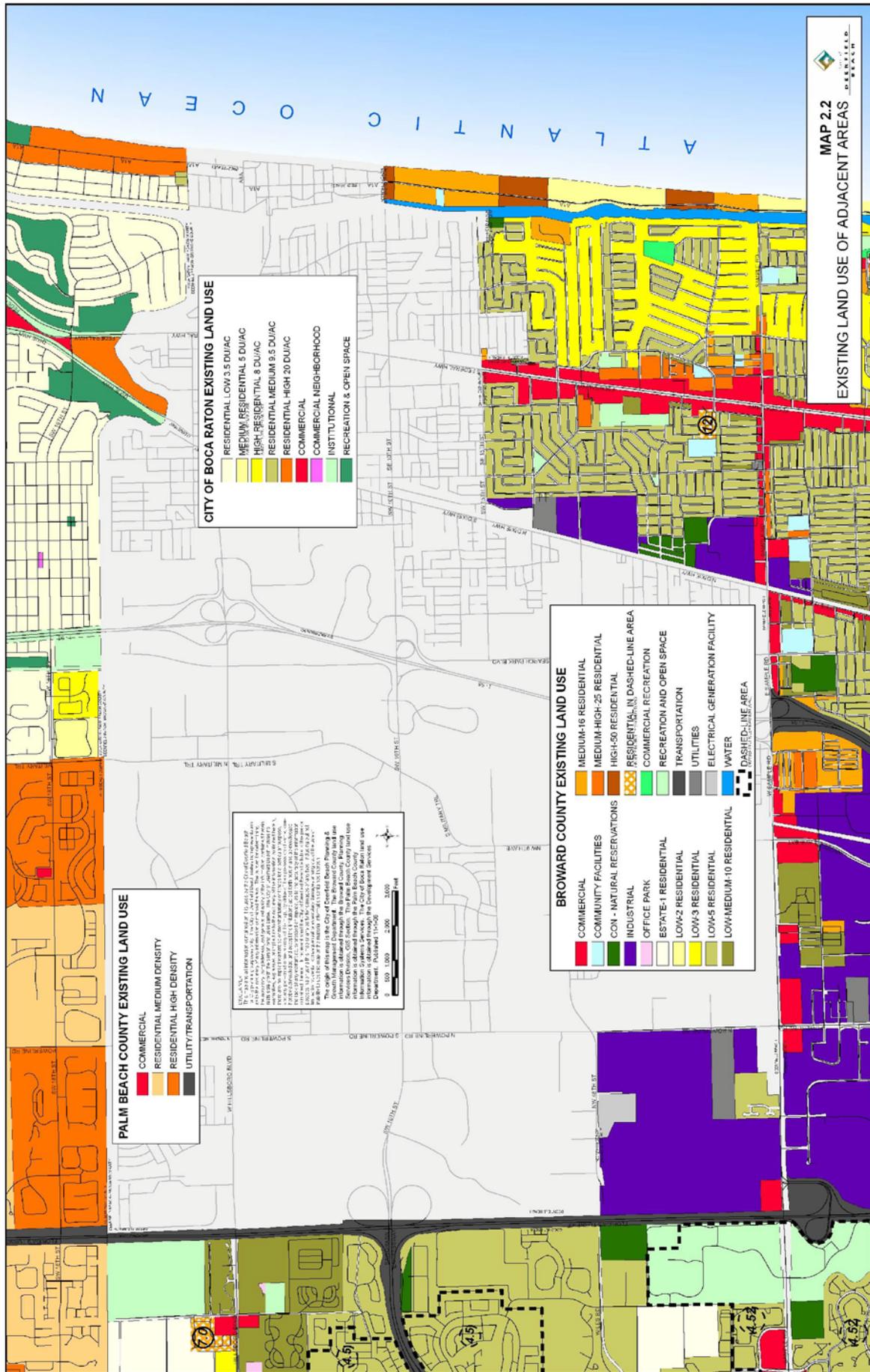
Minerals and soils are shown on Map 2.5. The majority of soils are a form of sand.

Public potable water wells and wellhead protection areas are indicated on Map 2.6. The water sources are the Biscayne and the Floridan Aquifer.

At this time there are no areas in the City which are considered areas of critical state concern.

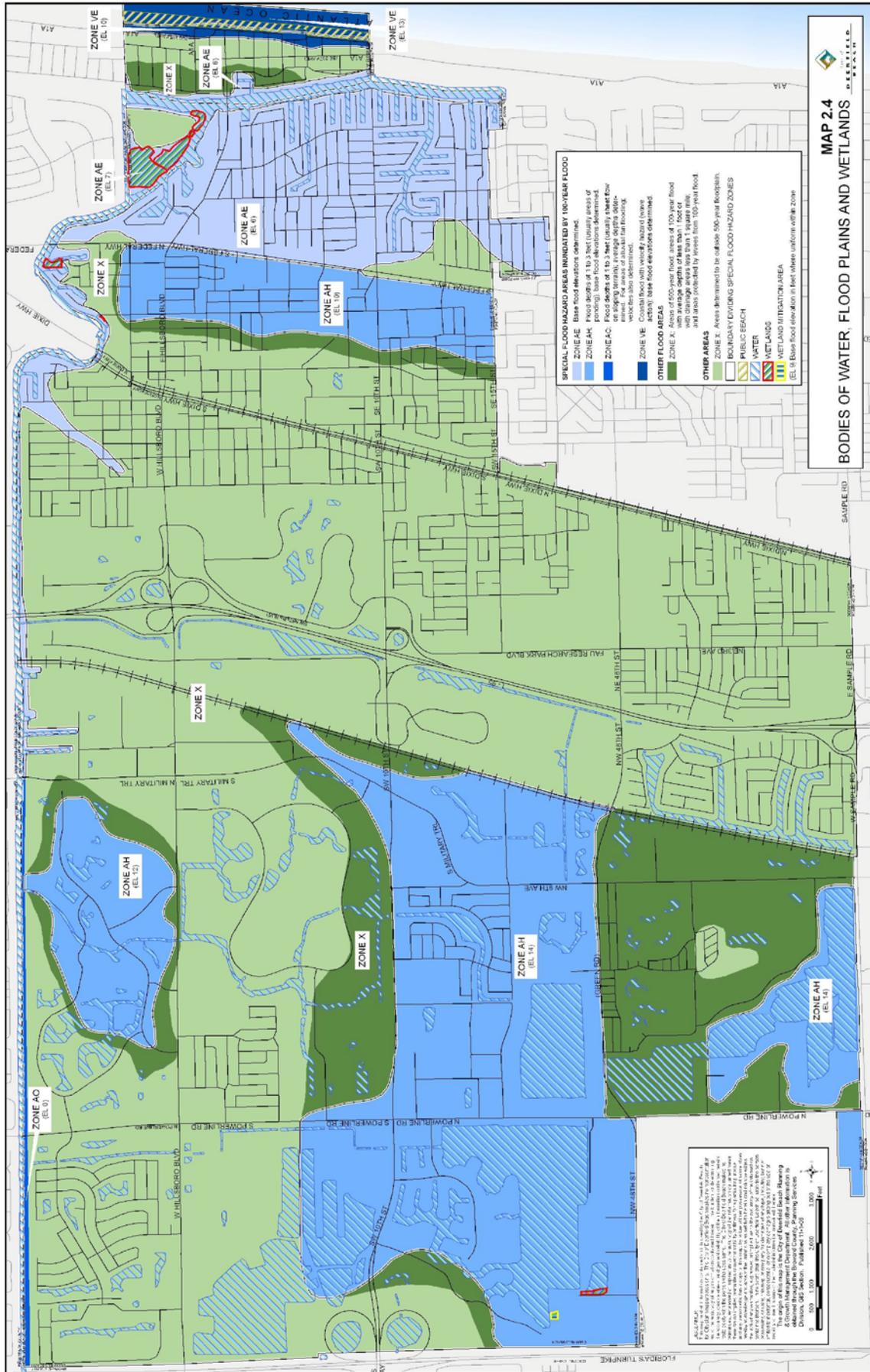
There are no dredge spoil disposal sites in the City. The dredge spoils are dried and then disposed of in the County landfill or through contract with the dredging contractor.

DEERFIELD BEACH EXISTING LAND USE OF ADJACENT AREAS

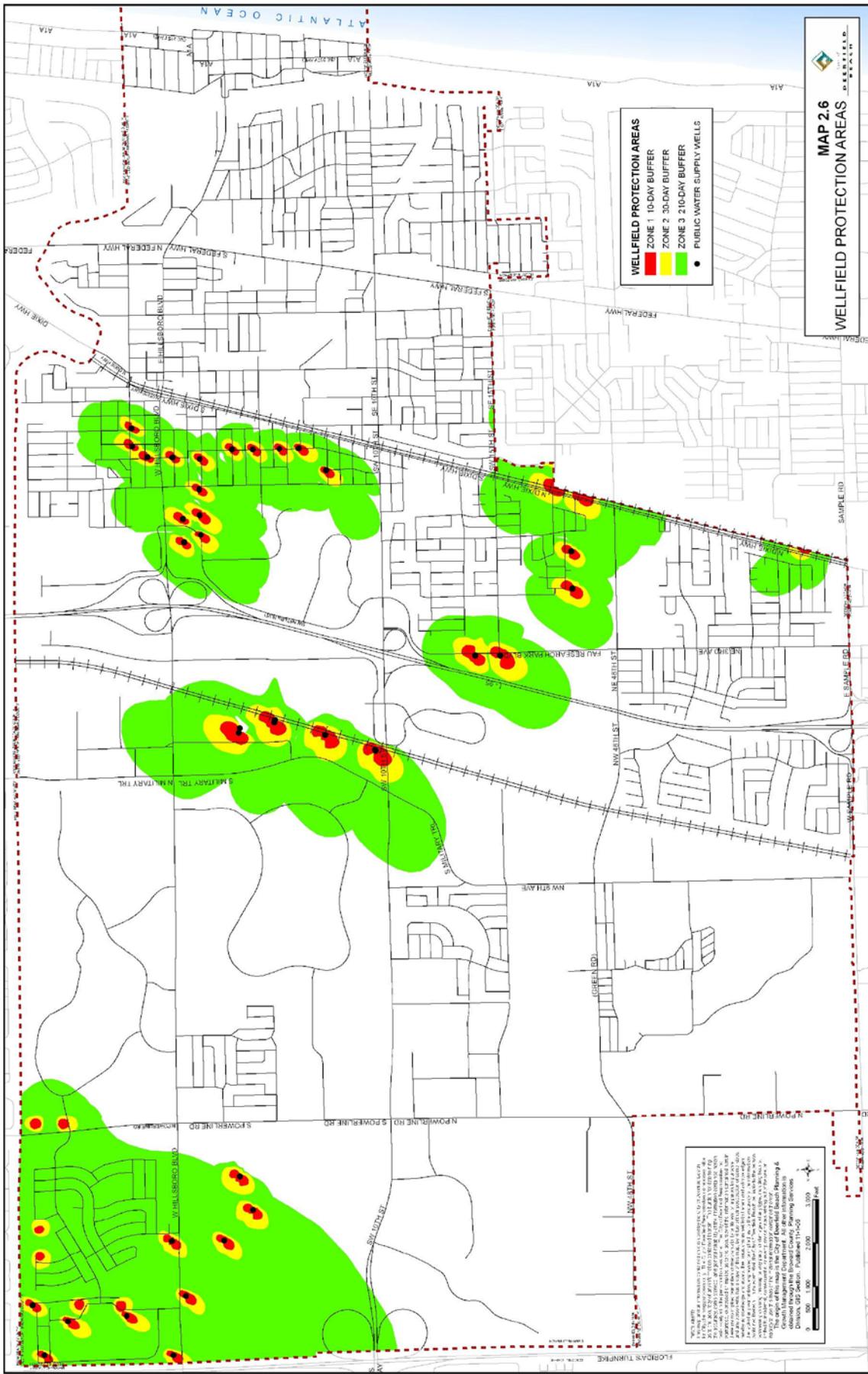


MAP 2.2
EXISTING LAND USE OF ADJACENT AREAS

DEERFIELD BEACH BODIES OF WATER, FLOOD PLAINS AND WETLANDS



DEERFIELD BEACH WELLFIELD PROTECTION AREAS



2.4.2 POPULATION

The estimated and projected populations for the City of Deerfield Beach were obtained through the Broward County Population Forecasting Model (BCPFM). This is a cohort survival model, which consists of two major parts: natural increase and net migration. A detailed discussion of the modeling methodology is included in Broward County’s March 2004 Evaluation and Appraisal Report.

2.4.2.1 Current Population Estimate

The 2005 population estimate for the City is 77,039. The population has increased by nearly 90 percent from the 1980 population of 40,657. The increase has come from natural increase, in-migration, and substantially from annexation. Table 2.3 indicates the population growth from 1980 through 2005.

Table 2.3 Population Trend 1980-2005

Year	Deerfield Beach Population (per U.S. Census Bureau)	Growth
1980	40,657	
1990	46,997	6,340
2000	64,583	17,586
2005	77,039 <i>(estimate per BCPFM)</i>	12,456
Total Growth		36,382 persons average 3.6% per year

2.4.2.2 Population Projections

The City has annexed all available residential land along its boundaries; therefore, in the future the population will not grow due to annexation. The majority of the expected population growth will result from in-migration and natural increase. Much of the population growth will have to be accommodated through redevelopment due to the minimal amount of remaining vacant land. The projected permanent population, with redevelopment, for the City by the year 2025 is 97,417 (see Table 2.4). Build-out, or the development of all vacant land, is expected to occur between 2015 and 2020. Table 2.5 projects the number of dwelling units that is anticipated to be associated with the increased population. These numbers include vacant and seasonal units.

Table 2.4 Permanent Population Projections with Redevelopment

Year	Projections (per BCPFM)	5-Year Growth
2005	77,039	
2010	80,880	3,841
2015	87,291	6,411
2020	93,040	5,749
2025	97,417	4,377
Total Growth		20,378 persons average 1.3% per year

Table 2.5 Total Dwelling Unit Projections with Redevelopment

Year	Projections (per BCPFM)	5-Year Growth
2005	41,395	
2010	42,155	760
2015	43,847	1692
2020	45,399	1552
2025	46,740	1341
Total Growth		5,345 dwelling units average 0.6% per year

2.4.2.3 Seasonal Population

According to the 2000 Census, there were 3,820 units classified as vacant units for seasonal, recreational or occasional use in the City out of 37,343 total dwelling units. Also, in the 2004 annexed areas there were another 846 vacant, seasonally-occupied units out of a total 5,289 dwelling units. This totals 4666 seasonal units out of 42,632 units for a 10.9 percent seasonal rate. Since the 1980's, Broward County has been using a seasonal persons-per-household rate of 1.87. Therefore, a maximum seasonal population in 2000 would have been 8,725.

The City and County assume that the numbers of seasonal units will decrease over the next 20 years. Substantially increasing property tax rates make them expensive to keep. Also, as vacant land diminishes, the demand for permanent residences increases, pressuring seasonal units to convert to permanent units. Upon consultation with Broward County Urban Planning and Redevelopment Department, a reasonable assumption for the reduction of vacant and seasonal units is about 0.23 percent per year, which is about 1.15 percent per every 5 year period. Applying the percentage of seasonal units to the current dwelling unit estimates and projections reveals Table 2.6.

Table 2.6 Seasonal Population Projections

Year	Total Units	Percent Seasonal	Seasonal Units	Seasonal Population (1.87 persons per unit)	Total Population
2005	41395	9.75%	4036	7547	84,586
2010	42155	8.60%	3625	6779	87,659
2015	43847	7.45%	3267	6109	93,399
2020	45399	6.30%	2860	5348	98,388
2025	46740	5.15%	2407	4501	101,918

2.5 ANALYSIS

2.5.1 FACILITIES AND SERVICES TO SERVE EXISTING LAND USES

The City of Deerfield Beach is a full-service city, providing wastewater collection, potable water treatment and distribution, solid waste collection, stormwater management, police and fire protection, emergency medical services and recreational services.

A detailed discussion of facility and service provision for the existing and projected Deerfield Beach population is contained in the Utilities and Recreation and Open Space Elements of this Plan. What follows is a summary of the ability of existing facilities to serve existing land uses for the services outlined above, with the exception of police, fire and emergency medical services, which are not subject to state requirements for comprehensive planning (9J-5 F.A.C.).

2.5.1.1 Transportation Facilities

Public transportation is provided in the City by the Broward County Transit system of buses. The City operates three Deerfield Beach Express community buses in cooperation with Broward County Transit. Community bus service is designed to operate in conjunction with links to Broward County Transit Routes 10, 14, 20, 34, 50, 92, 93, 95, 97 and Palm Tran's Route 92 on Federal Highway and Hillsboro Boulevard as well as the City of Pompano Beach Blue Route at North Broward Hospital, City of Lighthouse Point and the Town of Hillsboro Beach at Target and Hillsboro Square, both on South Federal Highway. The Deerfield Beach Community Bus Service is wheelchair accessible in accordance with the Americans with Disabilities Act (ADA).

There is a Tri-Rail Station located at 1300 West Hillsboro Boulevard. There are no other major transportation facilities located in the City.

The City participates in the County's transit concurrency system for all development.

2.5.1.2 Wastewater Facilities

The City owns and operates the wastewater collection and transmission facilities and contracts with Broward County for treatment of wastewater. Those areas not served by the City are served by Broward County.

Through an interlocal agreement with the Broward County North Regional Wastewater Treatment Plant, the City's reserve is 7.0 million gallons per day (MGD), with an additional 2.0 MGD reserved through May 2007. The reserve capacity is only required until a permanent concentrate disposal method (deep-well injection) for the proposed reverse osmosis water treatment plant is operational. The average day wastewater flow for the City was 6.97 MGD in 2004. The reserve is adequate to serve existing uses. The design capacity of the Broward County North Regional Plant is 84 MGD and scheduled to expand to 100 MGD.

2.5.1.3 Solid Waste Facilities

The City performs solid waste collection. The collection system is adequate to serve existing land uses. Solid waste disposal facilities for the City of Deerfield Beach are the responsibility of Broward County under the terms of an interlocal agreement between the County, the City and other contract communities. The agreement guarantees disposal capacity for the total volume of

solid waste tipped by the City, regardless of the volume of waste generated per capita. The capacity of the two Broward County waste to energy facilities (Wheelabrator) and the Broward Interim Contingency Landfill, with backup capacity at the Central Disposal Sanitary Landfill, is sufficient for existing solid waste disposal demands.

2.5.1.4 Stormwater Management

The drainage regulation stipulated in the Stormwater Management Sub-Element of the Utilities Element of this Plan ensures that future development does not increase existing, or cause new deficiencies. These level-of-service standards include a requirement that the minimum first-floor elevation on all development and redevelopment be at or above that of the 100-Year Flood Plain, as depicted on the FEMA Flood Insurance Rate Map.

In accordance with the South Florida Water Management's District's regulations, all development orders must provide on-site retention areas for stormwater run-off and maintain adequate open space and ground cover for maximum infiltration and percolation of stormwater. Broward County's Land Development Code requires that stormwater facilities be available at time of platting or building permit. This requirement means that the City of Deerfield Beach may not accept a building permit unless it has been stamped and approved by the County Environmental Protection Department, indicating that drainage requirements are met.

2.5.1.5 Potable Water Facilities

The City owns and operates the water supply distribution and treatment systems. The City provides potable water services to most areas of the City. Those areas not serviced by the City are serviced by Broward County.

The treatment system consists of two water treatment plants (WTP). The West WTP has a rating of 18 million gallons per day (MDG). Due to limits on ground water withdrawal, the treatment capacity at the West Plant is approximately 11.88 MGD, including 0.57 MGD of raw water supply obtained from an interconnect with Broward County. The East WTP has a treatment capacity of 16.8 MGD, but due to saltwater intrusion, the maximum is 3.5 MGD. The West WTP combined with the East WTP meet the 2005 maximum water demand of 14.36 MGD.

Due to issues with saltwater intrusion, the East WTP is scheduled to be converted to a remote storage tank and pump station by 2015. To make up for the lost capacity, the West WTP is in the design phase for a 3.0 MGD Reverse Osmosis facility.

2.5.1.6 Natural Groundwater Aquifer Recharge

The Biscayne Aquifer is the City's main source of potable water. The quantity and quality of the groundwater must be carefully protected. Protecting groundwater quality is the responsibility of the South Florida Water Management District and Broward County through the Wellfield Protection Ordinance. The prime recharge areas for this aquifer lie west of the City limits. Other potential recharge areas are undeveloped and landscaped areas west of I-95. The City participates in protecting groundwater quantity by maintaining recharge function within the City limits. The City is planning to begin using the Floridan aquifer as a raw water source as well.

2.5.2 UNDEVELOPED LAND ANALYSIS

An analysis of the undeveloped land based on the Future Land Use Map, indicates the development potential for the City, without redevelopment. The locations of the vacant parcels relative to wellfields, flood plains, soil conditions, wetlands and adjacent development were analyzed to determine suitability for development. Based upon the studies below, it is concluded that virtually all of the existing undeveloped, or vacant, land parcels are developable, within varying degrees of restrictions as discussed, in accordance with the uses as designated respectively on the City's 2006 Land Use Plan Map.

2.5.2.1 Gross Undeveloped Land

The vacant land is designated for future land use as shown on Table 2.7. The largest portion is designated industrial, second is residential, and third is commercial. Only 3.4 percent, or 355 acres, of the City's land area is undeveloped, or vacant. This vacant land is scattered throughout the City with the several small lots west of Dixie Highway and larger portions in industrial areas in the western part of the City.

Table 2.7 Vacant Land by Future Land Use Category

CATEGORY	GROSS ACREAGE	PERCENTAGE
Commercial	77.50	21.79%
Commercial 2	1.33	0.37%
Community Facility	10.47	2.94%
Industrial	126.48	35.57%
Residential Low (5 DU/AC)	30.20	8.49%
Residential Moderate (10 DU/AC)	43.45	12.22%
Residential Medium (15 DU/AC)	35.43	9.96%
Residential Medium (16 DU/AC)	4.41	1.24%
Residential High (25 DU/AC)	6.98	1.96%
Residential Irregular (7 DU/AC)	4.21	1.18%
Recreation Commercial	13.62	3.83%
Transportation	1.52	0.43%
TOTAL	355.60	100.00%

October 3, 2006

2.5.2.2 Soils and Topography

All of the vacant land in the City is situated on soils which are suitable for development in terms of stability. Each vacant parcel will have to be evaluated at such time as development is proposed to determine what, if any, extra foundational construction methods, such as pilings, compaction, etc., may be necessary for that particular development proposal on that particular parcel. Comparing Maps 2.5 and 2.7 reveals the soils on the vacant parcels.

Since the topography in the City ranges only from 2 to 18 feet above sea level, elevation changes are not an issue which restricts suitability of land for development.

2.5.2.3 Natural Resources

Comparing Maps 2.4 and 2.7 indicates the location of vacant land in relation to bodies of water, flood plains, and wetlands.

The majority of the vacant land is in Flood Zone X. For those that fall within other flood zones, existing City ordinances require that for any development occurring on land situated within the 100-year flood zone, all first floor elevation must be at or above the flood level of the 3-day, 100-year design storm. Street crowns must be at or above the 24-hour sustained flood elevation from a 3-day, 100-year design storm.

A portion of the vacant industrial land is in a small wetland in the western portion of the City. This wetland has been mitigated nearby as indicated on Map 2.4.

Comparing Maps 2.6 and 2.7 indicates the location of vacant land in relation to water wells and wellfields. The Broward County Wellfield Protection Ordinance imposes certain development restrictions on lands located within wellfield zones of influence. Land use activities are not prohibited within any of these zones of influence, just restricted and/or regulated. Therefore, vacant lands within these zones may be developed, but only within the limits of the County Wellfield Protection Ordinance.

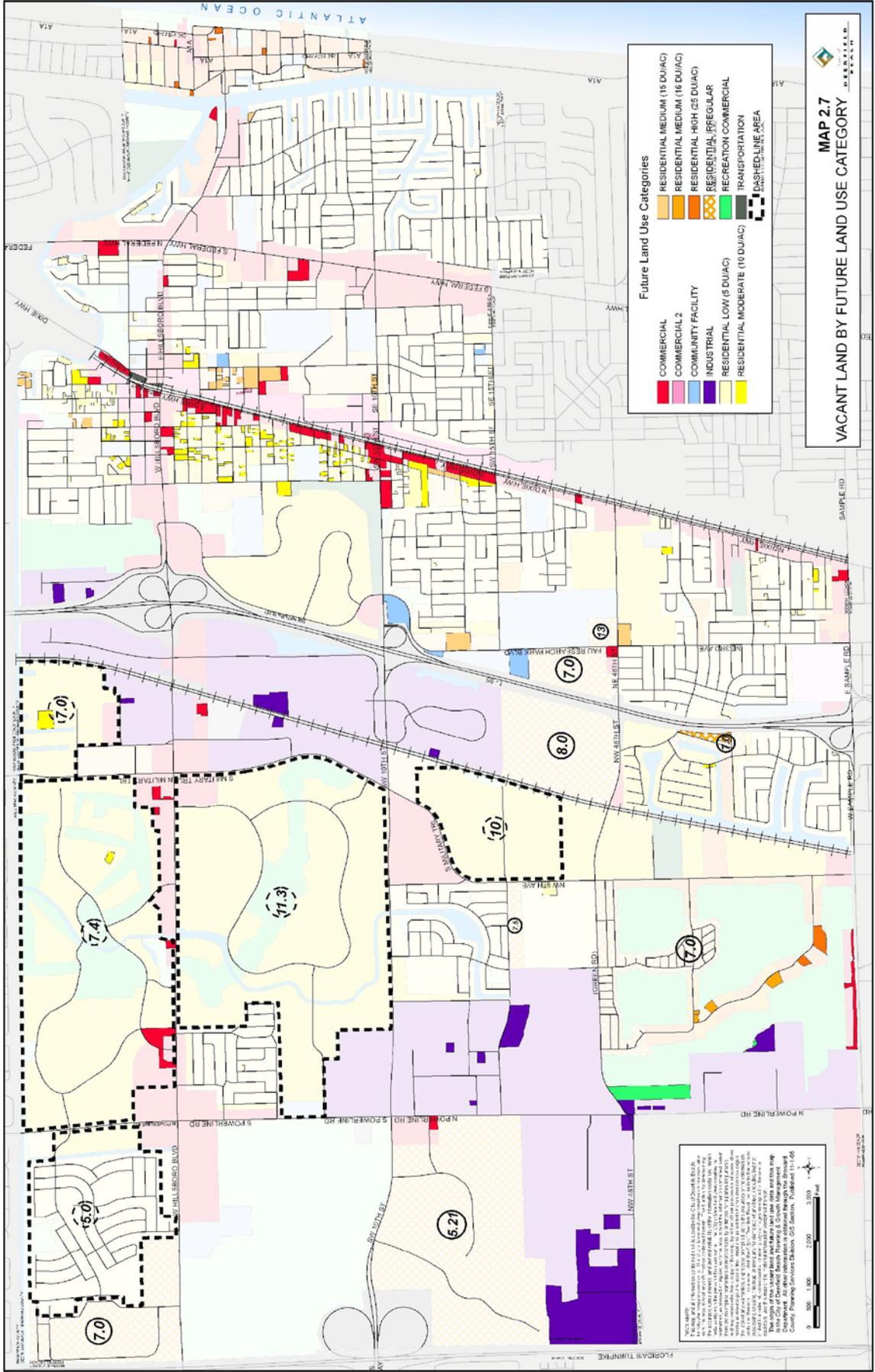
There are three vacant parcels along the C.S.X Railroad which fall within the wellfield zones of influence. Two of these are industrial land use and one is commercial. The smaller industrial parcel is within Zone 1, the 10-day buffer.

There are several small vacant properties along the west side of Dixie Highway. This area is also a large cluster of water supply wells and wellfield protection areas. The majority of this land is planned for single-family residential use, with little environmental threat to the area wells. However, portions along Dixie Highway and Hillsboro Boulevard allow commercial uses and must be carefully monitored in accordance with the Wellfield Protection Ordinance.

2.5.2.4 Historic Resources

Comparison of Maps 2.3 and 2.7 indicates that none of the vacant land parcels conflict with the designated historic resource areas.

DEERFIELD BEACH VACANT LAND BY FUTURE LAND USE CATEGORY



2.5.3 FUTURE LAND USE

2.5.3.1 Future Land Use Map

The Future Land Use Map (Map 2.8) indicates the proposed distribution, extent and location of the generalized future land uses within the City. The uses shown are: Commercial, Commercial 2, Community Facilities, Conservation, Employment Center, Historic Place, Industrial, Office Park, Recreation-Open Space, Recreation-Commercial, Residential-Low (5 du/ac), Residential Moderate (10 du/ac), Residential Medium (15 du/ac), Residential Medium (16 du/ac), Residential High (15 du/ac), Residential Irregular, Transit Oriented Development, Transportation, Utility, and Water.

The basic uses associated with the Future Land Use Categories are the same as those summarized in Section 2.4.1.2 Existing Land Uses and Data. The lists of land use activities permitted within each of these categories are detailed in the Implementation Strategies Section 2.6.1. Table 2.8 below lists the gross acreages of each of the future land use categories.

Table 2.8 Future Land Use Area By Category*(*changed LUPA #54 Recertified 5/15/14*)

CATEGORY	GROSS ACRES	PERCENTAGE
Commercial	844.94	8.2%
Commercial 2	99.62	1.0%
Community Facility	360.01	3.40%
Conservation	82.79	0.8%
Employment Center	63.2	0.6%
Historic Place	1.54	0.01%
Industrial	1410.17	13.9%
Office Park	45.27	0.4%
Residential Low (5 DU/AC)	1795.9	17.5%
Residential Moderate (10 DU/AC)	942.56	9.1%
Residential Medium (15 DU/AC)	293.51	2.8%
Residential Medium (16 DU/AC)	41.20	0.4%
Residential High (25 DU/AC)	292.36	2.8%
Residential Irregular	2064.52	20.0
Recreation Commercial	607.13	5.9%
Recreation Open Space	788.43	7.6%
Transit Oriented Development	8.4	0.1
Transportation	426.81	4.1%
Utility	32.8	0.3%
Water	124.24	1.2%
TOTAL	10323.5*	100.00%

October 18, 2011, Ord. 2011/046, Ord. 2013/037

*Total Future Land Use Acreage does not match existing City land use acreage as FLU acreage must match County acreage for City. County and City methods for calculation differ. City is more accurate.

Land Needed to Accommodate Projected Population

Methodology

To determine the land needed to accommodate the projected population, the City determined the maximum number of dwelling units possible per the Future Land Use Map. This showed that the number of units necessary to accommodate the projected population is theoretically possible per the future land use categories. However, the projected need was also compared with the existing availability, showing that there is not enough vacant land to accommodate the future population.

The conclusion is that there will be redevelopment of existing underdeveloped residential parcels, increased density, and possible residential or mixed use development on commercial land use parcels.

Residential Densities

The projected 2025 population of 97,417 equates to a need of 46,740 dwelling units. Per the permitted density on the future land use plan, the City could theoretically have 51,074 dwelling units. This would only be attainable if all residential land uses were built out to their maximum density.

Table 2.9 Total Possible Residential Units per Future Land Use Plan

Future Land Use	Gross Acreage	Possible Units
Residential Low (5 DU/AC)*	1910.23	9551.15
Residential Moderate (10 DU/AC)*	832.83	8328.30
Residential Medium (15 DU/AC)	279.49	4192.35
Residential Medium (16 DU/AC)	52.10	833.60
Residential High (25 DU/AC)	259.25	6481.25
Irregular 5.21 DU/AC	369.01	1922.54
Irregular 7.0 DU/AC	285.75	2000.25
Irregular 7.5 DU/AC	15.61	117.08
Irregular 8.0 DU/AC	124.30	994.40
Irregular 13 DU/AC	10.28	133.64
Dashed Line 5.0 DU/AC	255.07	1275.35
Dashed Line 7.0 DU/AC	116.54	815.78
Dashed Line 7.4 DU/AC	584.77	4327.30
Dashed Line 10 DU/AC	150.79	1507.90
Dashed Line 11.3 DU/AC	702.56	7938.93
Transit Oriented Development	8.76	654.00
TOTAL	5957.34	51073.81
*Residential low and residential moderate are adjusted because dashed line areas overlay part of those land uses, with different densities. The residential dashed line acreage has been subtracted out. The units for the dashed line area have been calculated based on the gross acreage including residential and the other land uses.		

However, most of the City is built-out; there are an estimated 41,395 units existing as of 2005. There are approximately 125 acres of vacant residential land, as shown in Table 2.10, which, if developed at maximum density, could accommodate 1,391 additional units, for a total of 42,786. With the addition of the York Residential Transit Oriented Development, consisting of 654 units, the total becomes 43,440, which is still short of the projected need by 3,300 units.

Table 2.10 Possible Residential Units on Vacant Residential Land

Future Land Use Category	Gross Acreage	Possible Units
Residential Low (5 DU/AC)	30.20	150.99
Residential Moderate (10 DU/AC)	43.45	434.49
Residential Medium (15 DU/AC)	35.43	531.45
Residential Medium (16 DU/AC)	4.41	70.51
Residential High (25 DU/AC)	6.98	174.56
Residential Irregular (7 DU/AC)	4.21	29.47
Total	124.68	1391.47

Additional flex and or reserve units are available to be allocated to commercial land uses or to increase existing residential density. As of October 2006, there were 613 flex and reserve units available. If all of the flex units were applied new residential projects, the total number of residential units would still fall short of the projected need by 2,687 units.

In recent years, the City has seen redevelopment of residential areas which are built below their maximum density as well as demand for mixed use and conversion of non-residential land to residential uses. This trend is expected to continue.

Estimated Acreage Needed by Land Use Category

Since the future land use plan as existing could theoretically accommodate the projected need for housing in the 20 year planning time-frame, it is impossible to quantify the need for changes specific land uses. The most likely scenario in the future is to see redevelopment of underutilized residential parcels at higher densities, redevelopment of blighted commercial areas into new residential, commercial or mixed use projects, and development of vacant land at the highest density and intensity permitted or as mixed use. This combination of scenarios will accommodate the projected population growth and land use needs.

2.5.3.3 Need for redevelopment

Renewal of Blighted Areas

The 1986 Broward County 163 Redevelopment Plan identifies areas in need of redevelopment throughout the County, including Deerfield Beach. This Plan identifies existing physical, socio-economic and development conditions and designates Community Redevelopment Areas in accordance with the provisions of Chapter 163, Part III, of the Florida Statutes. The City has designated a Community Redevelopment Area. The boundaries of this area are delineated on the existing land use map in the Coastal Management Element of this Plan.

Elimination/Reduction of Uses Inconsistent with the Community’s Character

Uses and structures within the City are assumed to be consistent with the community’s character if they are in compliance with the Land Development Code. The City’s Land Development

Code contains a section on nonconforming uses and structures, which addresses the termination of those inconsistent with the applicable zoning district regulations.

2.5.3.4 Proposed Development and Redevelopment of Flood Prone Areas

Approximately 33 percent of the City lies in an “A” flood zone per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map. Through concurrency management, all development must meet the stormwater management criteria established by South Florida Water Management District, Broward County Environmental Protection Department, the City of Deerfield Beach Engineering Standards, the City’s Comprehensive Plan, and the Florida Building Code.

With the creation of Broward County’s 22 water control districts, a system of secondary canals and manmade lakes were developed to alleviate flooding problems. Even with the existence of regional flood control regulations and structures, water storage during a major storm event could still be a serious problem for flood prone areas. As a result, the City participates in the Federal FEMA Flood Insurance Program. The City’s Land Development Code states that in no case shall the first floor elevation be set below the elevation established by FEMA Flood Insurance Rate Map. The City requires that for any development occurring on land situated within the 100-year flood zone, all first floor elevation must be at or above the flood level of the 3-day, 100-year design storm. Street crowns must be at or above the 24-hour sustained flood elevation from a 3-day, 100-year design storm.

2.5.3.5 Proposed Development and Redevelopment Based on Recommendations Contained in Existing or Future Hazard Mitigation Reports

There are no existing hazard mitigation reports affecting the City. If there are any in the future, the City will review and consider the recommendations relating to land use as required.

2.5.3.6 Need for Dredge Spoil Disposal Sites

There is no need for dredge spoil disposal sites within the City’s boundaries. Dredge spoils are disposed of in the County landfill or through the dredging contractor.

2.5.4 REVIEW OF PLAN AMENDMENTS

Review of plan amendments is consistent with Rule 9J-5.006, F.A.C. Much of the concern in this Rule pertains to urban sprawl into agricultural or rural areas. This does not apply to Deerfield Beach, which has no agricultural or rural areas. The only remaining vacant parcels in the City are infill parcels.

Plan amendments are reviewed in accordance with the Broward County Planning Council’s Land Use Plan Amendment application form. Parts of Rule 9J-5.006, F.A.C. address the availability of public facilities and services such as roads and transit, potable water, sanitary sewer, stormwater management, parks and recreation, and education. The rule also requires that amendments are evaluated for their density, intensity, compatibility with surrounding land uses, suitability, functional relationship, land use combinations, demonstrated need over the planning period, and compatibility with the remainder of the Comprehensive Plan. All of these items are required to be addressed in the application form.

2.6 IMPLEMENTATION STRATEGIES

2.6.1 PERMITTED USES IN FUTURE LAND USE CATEGORIES

This section identifies those uses permitted in the future land use categories established within the Future Land Use Element of the Deerfield Beach Comprehensive Plan. These uses are in compliance with the permitted uses and densities established within 1989 Broward County Land Use Plan, as amended.

The City's land development regulations will establish those uses which will be permitted, permitted only under certain conditions, or not permitted from those uses listed below.

In addition to the permitted uses stated below, land use activities involving utilities, transportation, communications, parks, golf courses and other outdoor recreational facilities, public schools, (with the utilization of appropriate buffering mechanisms in cases where a school may be located adjacent to an incompatible industrial, or other use of land), and other community facilities deemed necessary and appropriate by the Deerfield Beach City Commission are permitted in all land use categories.

RESIDENTIAL USE

The areas designated for residential use on the Deerfield Beach Future Land Use Map are intended primarily for dwellings, but other land uses related to a residential environment, including neighborhood/community business, and neighborhood parks may be appropriate therein.

- 1.) Churches/Houses of Worship;
- 2.) Dwelling units subject to the density limits for a parcel as designated on the Deerfield Beach Future Land Use Map and as explained herein;
- 3.) Home occupations and other uses accessory to a dwelling unit;
- 4.) Hotels, motels and similar tourist accommodations. The maximum number of hotel, motel, or similar tourist accommodations units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation, but shall not exceed 38 units per acre;
- 5.) Offices and/or retail sales of merchandise or services, subject to the following limitations and provisions:
 - a. No more than a total of five percent (5%) of the area designated for residential use on the Future Broward County Land Use Plan Map (Series) within each flexibility zone, as established in the Broward County Land Use Plan, may be used for office and/or retail sales of merchandise or services;

- b. No added contiguous area used for offices and/or retail sales of merchandise or services may exceed ten acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements;
- 6.) Schools;
 - 7.) Special Residential Facilities, group homes and foster homes, as further defined below:
 - a. FOSTER HOME – A residential unit licensed by the State of Florida to provide a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of up to five (5) foster residents. Excluding foster parents, there shall not be more than five (5) other persons residing in the home.
 - b. GROUP HOME I – A special residential facility licensed by the State of Florida for no more than eight (8) assigned residents.
 - c. GROUP HOME II – A special residential facility licensed by the State of Florida for no more than sixteen (16) assigned residents.
 - d. GROUP HOME III – A special residential facility licensed by the State of Florida for more than sixteen (16) assigned residents.
 - e. SPECIAL RESIDENTIAL FACILITY – A housing facility that is categorized as any of the following:
 - i.) A housing facility which is licensed by the State of Florida to provide a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of individuals to include the elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility may or may not provide education or training. This facility is usually referred to as a group home.
 - ii.) A housing facility licensed by the State of Florida for more than eight (8) unrelated adults which provides room and board and one or more personal services. This facility is usually referred to as an adult congregate living facility (ACLF).
 - iii.) A governmentally subsidized housing facility entirely devoted to care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others.

- iv.) Any not-for-profit housing facility for unrelated elderly individuals.
 - v.) Any housing facility which provides a life-care environment. A life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site medical care. This facility is usually referred to as a continuous life care facility.
- 8.) Redevelopment of residentially designated areas (including existing hotel uses) destroyed or made unusable by fire or other casualty or act of God located within the coastal high hazard area, which were subject to past decreases in density resulting from the adoption of the 1977 or 1989 Broward County Land Use Plan, shall be limited to the actual built density/intensity (number of dwelling units and building square footage) and meet all public safety codes in effect at the time of redevelopment including building code, flood elevation and hurricane evacuation standards.

DENSITY PROVISIONS

- GROUP HOME I - One (1) Dwelling Unit
- FOSTER HOME - One (1) Dwelling Unit
- GROUP HOME II - Two (2) Dwelling Units
- GROUP HOME III,
SPECIAL RESIDENTIAL
FACILITIES CATEGORY
2, 3, 4, & 5 - One (1) Dwelling unit for each two (2)
sleeping rooms or bedrooms

RESIDENTIAL DENSITY

a. Density Standards

Residential areas are shown on the Deerfield Beach Future Land Use Map (Series) according to five ranges of density:

- The LOW Residential Category permits up to five (5) dwelling units per gross acre.
- The MOD Residential Category permits up to ten (10) dwelling units per gross acre.
- The MED Residential Category permits up to fifteen (15) dwelling units per gross acre.

- The MED 16 Residential Category permits up to sixteen (16) dwelling units per gross acre.
- The HIGH Residential Category permits up to twenty-five (25) dwelling units per gross acre.

b. Density Calculation

All references to density within the Future Land Use Element of the Deerfield Beach Comprehensive Plan are to gross density. Gross density is defined as the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage is defined as the total number of acres in an area including acreage used or proposed for streets and alleys.

c. Dashed-line areas

Selected large scale developments are identified on the Deerfield Beach Future Land Use Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall dwelling-unit density is the number which appears in the circle inside the dashed line. The gross number of acres inside the dashed line, including areas not designated for residential use, is used to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred.

d. Flexibility units

“Flexibility Units” are defined as the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by the Deerfield Beach Future Land Use Plan Map.

The boundaries of, and rules governing “flexibility zones” and rearrangement of residential densities therein are established within the Broward County Planning Council’s “Administrative Rules Document.”

e. Reserve units

The term “reserve units” is defined as additional permitted dwelling units equal to a maximum of two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series).

Reserve units allocation may be made through the City’s land development regulations (specifically zoning) and will be administered in accordance with the governing rules established in the Broward County Planning Council’s “Administrative Rules Document.”

COMMERCIAL USE

The areas designated for commercial use on the Deerfield Beach Future Land Use Map (Series) are intended for neighborhood, community and regional commercial enterprises which support the permanent and seasonal populations of the City. The maximum floor area ratio shall be 1.0.

Uses permitted in commercial land use categories are:

- 1.) Retail sales and service;
- 2.) Professional and Business offices;
- 3.) Government administrative offices;
- 4.) Hotels, motels, and other similar tourist accommodations;
- 5.) Wholesale;
- 6.) Trade and Repair Shops;
- 7.) Light fabrication;
- 8.) Research and Development;
- 9.) Storage and Warehouse;
- 10.) Health care facilities including hospitals and nursing homes;
- 11.) Recreation and open space, cemeteries, and commercial recreation facilities;
- 12.) Marinas;
- 13.) Community facilities and utilities;
- 14.) Transportation and communication facilities;
- 15.) Special Residential Facilities Category 2, as defined in the Residential Use section above; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the Broward County Planning Council's "Administrative Rules Document."
- 16.) Special Residential Facilities Categories 3, 4, and 5 as defined in the Residential Use section above, subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facilities provisions and policies for the allocation of these units as contained in the Broward County Planning Council's

“Administrative Rules Document.” Each flexibility or reserve unit shall permit two (2) sleeping rooms or bedrooms regardless of the number of kitchens or baths.

- 17.) Residential uses are permitted, without the need to amend the local land use plan map, provided that the local government applies flexibility or reserve units to the parcel in the following manner:
 - a. The residential floor area of mixed commercial/residential structures does not exceed 50 percent of the total floor area of the building; and/or
 - b. The first floor of mixed commercial/residential structures is totally confined to commercial uses; and/or
 - c. For parcels 5 acres in size or less, free standing multi-family residential uses are permitted; within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free standing multi-family residential uses are permitted on parcels 10 acres in size or less; and/or
 - d. For mixed commercial/residential developments greater than 5 acres in size (or 10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) free standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (or 10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) or 40 percent of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; and or/
 - e. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.
- 18.) Schools.

COMMERCIAL -2 USE

The areas designated for Commercial-2 use on the Deerfield Beach Future Land Use Map (Series) are intended for certain areas designated for industrial use on the Broward County Future Land Use Map (Series), and which are intended for limited light industrial activities. The maximum floor area ratio shall be 0.8.

Uses permitted in the Commercial-2 land use category are:

- 1.) Heavy commercial uses including:
 - a.) Bakeries,
 - b.) Trade shops,
 - c.) Automobile, truck, motorcycle, and boat repair,
 - d.) Newspaper plants,
 - e.) Magazine plants,
 - f.) Printing plants,
 - g.) Ice houses,
 - h.) Propane gas sales and repair;
- 2.) Research, medical, and dental laboratories;
- 3.) Office uses;
- 4.) Light industrial uses including:
 - a. Manufacturing,
 - b. Assembly,
 - c. Processing,
 - d. Storage;
- 5.) Non-residential plant nursery.
- 6.) Ancillary commercial uses within buildings devoted to primary light industrial uses.
- 7.) The following uses, provided the total land area of these uses does not consume more than 20 percent of the Industrial/Commercial-2 land designated on the city of Deerfield Beach Land Use Plan Map within a flexibility zone, and as long as the location of these used do not preclude or adversely affect the future use of the adjacent areas for Industrial/Commercial-2 uses:
 - a. Commercial and retail business,
 - b. Hotel, motel, or similar lodging.

EMPLOYMENT CENTER

The areas designated for employment center use on the Deerfield Beach Future Land Use Map are intended to encourage types of development which may be compatible with residential and other less intensive land uses, and which support high technology, light manufacturing and service-based activities. The maximum floor area ratio shall not exceed 1.0.

Uses permitted in areas designated employment center are as follows:

- 1.) Light manufacturing, fabrication and assembly;
- 2.) Office uses;
- 3.) Research businesses, including medical and research laboratories;
- 4.) Hotels, motels and similar lodging;
- 5.) Restaurants and personal services;
- 6.) Community facilities;
- 7.) Communication facilities;
- 8.) Non-residential agricultural uses;
- 9.) Residential uses are permitted without the need to amend the City's land use plan map, provided that the City applies flexibility or reserve units to the parcel in the following manner:
 - (a.) For parcels 5 acres in size or less, free-standing or mixed-use multi-family structures are permitted; within areas designated on the County Land Use Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free-standing or mixed-use multi-family residential uses are permitted on parcels 10 acres in size or less.
 - (b.) For mixed use developments greater than 5 acres in size (or 10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment, or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) free-standing or mixed-use multi-family residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas), or 40% of the total gross acreage of the employment center designated parcel, whichever is greater, and that the entire mixed use development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.

- 10.) Commercial and retail business uses may also be permitted subject to the review and approval requirements of Broward County Land Use Plan Policy 13.01.10 and as long as the total area of these uses does not consume more than 20 percent of the employment center land designated on both the Deerfield Beach and Broward County Future Land Use Plan Maps within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for employment center use.
- 11.) The following uses are permitted only as Accessory Uses (Limited to less than fifty percent (50%) of the site):
 - (a.) Transportation and utilities, excluding electrical power plants.
 - (b.) Storage.
 - (c.) Retail within buildings devoted to principal uses.
 - (d.) Recreation and open space uses.

INDUSTRIAL USE

The areas designated for industrial use on the Deerfield Beach Future Land Use Map are intended for industrial uses such as manufacturing, warehouse distribution, and research and development as well as other substantial employment based activities. The maximum floor area ratio shall be 1.0.

Uses permitted in the industrial land use category are:

- 1.) Manufacturing, fabricating, and assembly;
- 2.) Warehouse, distribution, and wholesale;
- 3.) Research and development;
- 4.) Newspaper, magazine publishing and/or printing;
- 5.) Trade Shops;
- 6.) Motion Picture Studios;
- 7.) Educational, scientific and industrial research facilities, research laboratories, testing laboratories, medical laboratories, and dental laboratories – (including medical or similar office);
- 8.) Transportation and communication facilities;
- 9.) Office uses (business, governmental, research or professional-excluding medical or similar);
- 10.) Ancillary commercial uses within buildings devoted to primary industrial uses;
- 11.) The following uses provided the total land area of these uses does not consume more than 20 percent of the industrial land designated on the Deerfield Beach Land Use Map within a flexibility zone, and as long as the locations of these uses do not preclude or adversely affect the future use of the adjacent areas for industrial uses:
 - a. Hotel, motel, or similar lodging.
 - b. Commercial and retail business uses.
- 12.) Community Facilities;
- 13.) Boarding kennel;

- 14) Truck and heavy equipment, sales, rental and repair;
- 15.) Utilities, excluding electrical power plants.
- 16) Sales of machinery, parts, supplies and equipment for use in industrial operations.
- 17.) Indoor commercial recreation use, as long as the location of this use does not preclude or adversely affect the future use of surrounding areas for industry.
- 18.) Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service.
- 19.) Commercial bakeries and kitchens.

COMMERCIAL RECREATION USE

Areas designated for commercial recreation use on the Deerfield Beach Future Land Use Map (Series) are intended to accommodate major public and private commercial recreation facilities, primarily golf courses and commercial recreation associated with structures and/or indoor facilities.

Uses permitted in the Commercial Recreation Land Use Category are:

- 1.) Outdoor and indoor recreation facilities such as active recreation complexes, stadiums, and golf courses.
- 2.) Accessory facilities, (excluding residential uses) that are determined by the City Commission (by resolution) to be an integral part of and supportive to the primary recreation facility.

RECREATION - OPEN SPACE

Land designated as recreation and open space on the Deerfield Beach Future Land Use Map is primarily intended to serve the public recreation needs of the residents and tourists of Deerfield Beach.

Uses permitted in the Recreation - Open Space category are:

- 1.) Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
- 2.) Golf Courses which are intended to remain as permanent open space.
- 3.) Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches, and bikeways.
- 4.) Outdoor cultural, educational and civic facilities, including, but not limited to: animal exhibits, habitats, bandshells, and outdoor classrooms.
- 5.) Boat ramps and docks.
- 6.) Civic and cultural buildings may be permitted if they are ancillary to the primary recreation use of the site.
- 7.) Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops, souvenir shops and rental facilities.

COMMUNITY FACILITIES USE

The areas designated for community facilities use on the Deerfield Beach Future Land Use Map are for the purpose of providing a full range of regional and community service facilities such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities.

Uses permitted in the community facilities land use category are:

- 1.) Schools;
- 2.) Churches/Houses of Worship;
- 3.) Hospitals;
- 4.) Governmental Administration;
- 5.) Police and Fire Stations;
- 6.) Libraries;
- 7.) Civic and Cultural Centers;
- 8.) Courts and Prisons
- 9.) Nursing Homes;
- 10.) Cemeteries;
- 11.) Parks and recreation facilities;
- 12.) Special Residential Facilities Category 2, as defined in the Residential Use section above; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the Broward County Planning Council's "Administrative Rules Document,"
- 13.) Special Residential Facilities Categories 3, 4, and 5 as defined in the Residential Use section above, subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facilities provisions and policies for the allocation of these units as contained in the Broward County Planning Council's "Administrative Rules Document." Each flexibility or reserve unit shall permit two (2) sleeping rooms or bedrooms regardless of the number of kitchen or baths.

OFFICE PARK USE

Office Park areas are designated on the Deerfield Beach Future Land Use Plan Map to encourage the location of planned office complexes and corporate headquarters in Deerfield Beach. Office Park areas should ensure a campus-like atmosphere with substantial buildings and ample open space. Employee services such as shopping and eating establishments should be allowed, but should be limited to areas within buildings primarily devoted to office use. The maximum floor area ratio shall be 2.0.

Uses permitted in areas designated office park are as follows:

- 1.) Offices for uses such as administrative, professional and business purposes;
- 2.) Banking and financial institutions;
- 3.) Educational scientific and industrial research facilities, research laboratories, and medical or dental laboratories;
- 4.) Restaurants and personal services which are accessory to the primary offices uses;
- 5.) Community facilities;
- 6.)
 - a. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facilities provisions and policies for the application of these units as contained in the “Administrative Rules Document: Broward County Land Use Plan.”
 - b. Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facilities provisions and policies for application of these units as contained in the “Administrative Rules Document: Broward County Land Use Plan”; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths;
- 8.) Utilities excluding sanitary landfills and electrical power plants;
- 9.) Communication facilities;
- 10.) Non-residential agricultural uses;
- 11.) Recreation and open space uses;

12.) Hotels, motels or similar lodging.

MIXED USE – RESIDENTIAL

Within the mixed use – residential categories, urban form could include several variations; vertical mixed use, where commercial/retail uses are located on the ground floor with residential uses located on upper floors. It may also include horizontal (attached) mixed use; where separate uses are located side by side in the same building. In addition, it may include horizontal (detached) mixed use; where separate uses are located in separate buildings within the same site.

a. Density and Intensity Standards

Mixed Use Areas may be designated on the Future Land Use Plan according to four ranges of density and intensity:

- The Low 5 Mixed Use (permits up to 5 residential dwelling units per gross acre and a FAR of 1.0 for combined development – residential and nonresidential).
- The Medium 16 Mixed Use (permits up to 16 residential dwelling units per gross acres and a FAR of 1.5 for combined development – residential and nonresidential).
- The High 25 Mixed Use (permits up to 25 residential dwelling units per gross acre and a FAR of 2.0 for combined development – residential and nonresidential).

The residential density shall not exceed the units per acre and the floor area ratio permitted. There is a minimum of two uses required within the development and a minimum percentage of 10 percent for any one use. Residential development is a required use. These categories may be applied to parcels up to fifty gross acres in size.

For example, a development on a one gross acre (43,560 s.f.) within an M/U Low Intensity -5 category with a FAR of 1.0 could be represented as follows:

Gross Site Area = 1.0 acre (43, 560 s.f.); Net Site Area = 0.9 acre (39,204 s.f.)

Use	Percentage of Use	Square Footage of Use
Residential	25.5%	5 Units @ 2,000 s.f. = 10,000 s.f.
Commercial	74.5%	39,204 – 10,000 =29,204 s.f.
Total	100%	39,204

b. Design Guidelines

The design guidelines for Mixed Use – Residential shall promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement and promotes the public realm. These guidelines may include;

- Buildings should front the street (zero or minimum setbacks are preferable).
- Vehicle parking strategies which lessen conflicts with bicycles and pedestrians and promote transit usage (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities and parking which does not front the street).

- Other design features which promote transit (e.g. integrated transit stop, shelter or station on site).
- A circulation system designed to strengthen bicycle and pedestrian connectivity to all areas of the site/area, including recreation areas, parks, adjacent uses, transit facilities and activity nodes.
- Integration of the public realm through open space or urban public plazas and/or recreational areas.
- The physical separation, such as walling off neighborhoods from adjacent development or roadways, is discouraged where it disrupts the connectivity of compatible uses, pedestrian and/or bicycle access. If a buffer is necessary, adequate landscaping could be used in place of a continuous wall.

Design guidelines shall ensure a mixed use development is compatible with surrounding land uses and/or adjacent adopted Future Land Use Plan designations. These guidelines should address the following:

- Complement and support adjacent existing land uses and/or adopted Future Land Use Plan designations through the effective use of density, massing and other design elements.
- Protect the integrity of existing single family neighborhoods through design elements which maintain consistency and/or improve the aesthetic quality of the neighborhood. (i.e. maintaining an architectural style or quality of building materials and construction predominant in the neighborhood).
- Promote connectivity, open space pedestrian and other non-motorized networks and landscaped streetscapes.
- Incorporate designs which are environmentally sensitive (i.e. reduction of impervious surfaces, alternative material for spillover parking).

c. Uses permitted under the Mixed Use – Residential categories

Under the Mixed Use – Residential categories, all uses which are permitted under the Residential, Commercial, Commercial Recreation, Community Facilities uses of this Plan may be applied.

TRANSPORTATION

The areas designated for transportation land use on the Deerfield Beach Future Land Use Map are those areas that are devoted exclusively to regional transportation facilities and their normal ancillary uses. Specifically, these facilities are:

- 1.) I-95
- 2.) Florida East Coast Railroad
- 3.) CSX Railroad/AMTRAK.

TRANSIT ORIENTED CORRIDOR

In accordance with FLU Policies 1.7.1 through 1.7.3, each area designated as a transit oriented corridor must have a list of permitted uses including the maximum nonresidential intensity and maximum residential density specified in this Element.

TRANSIT ORIENTED DEVELOPMENT

In accordance with FLU Policies 1.7.2 and 1.7.5, each area designated as a transit oriented development must have a list of permitted uses including the maximum nonresidential intensity and maximum residential density specified in this Element.

The following area has been designated as a Transit Oriented Development within the Deerfield Beach Comprehensive Plan:

York Residential Transit Oriented Development

Location: 1250 West Hillsboro Boulevard--South of Hillsboro Boulevard, east of the Hillsboro Boulevard Tri-Rail Station and west of S.W. 12th Avenue, comprised of 8.07 net acres.

Density and Intensity of Land Uses:

Residential Uses	654	Units
Commercial Uses	29,525	Square feet
Office Uses	36,000	Square feet
Hotel Uses	200	Rooms
Canopies & Overhangs allowing outdoor commercial uses	14,000	Square feet

* At least 15 percent of the residential units constructed must be affordable as defined in Article 8 of the Broward County Land Use Plan, and the affordability of the units shall be maintained for the period of time required in such article. No development plan for this project shall be approved unless a declaration of restrictive covenants, a plat note or other form of enforceable restriction acceptable to the City is included therein which provides assurance that this affordable housing requirement will be met.

UTILITIES USE

The areas designated for utilities land use on the Deerfield Beach Land Use Map are for the purpose of ensuring the availability of the land necessary to provide an adequate level of utility service to meet the current and future needs of Deerfield Beach.

Uses permitted in the Utilities land use category are:

- 1.) Water and wastewater treatment plants;

- 2.) Water holding/storage tank facilities;
- 3.) Pumping stations;
- 4.) Electrical power sub-stations and installations;
- 5.) Communications facilities such as television and radio stations, relay structures and telephone facilities, as long as the location of these used does not preclude or adversely affect the future use of the surrounding areas for utility facilities;
- 6.) Solid waste collection/transfer stations;
- 7.) Municipal maintenance and equipment storage facilities.

CONSERVATION USE

The areas designated for conservation on the Deerfield Beach Future Land Use Map are for the purpose of protecting natural reservations, including public lands which are conservation areas operated by contractual agreement with or managed by federal, state, regional, local government or non-profit agencies.

Uses permitted in the Conservation land use category are:

- 1.) Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways;
- 2.) Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or non-profit agency which manages the Natural Reservation.

HISTORIC PLACE

The purpose of the Historic land use designation is to protect and maintain unique historical features or places and provide for recreational and tourist facilities which are compatible with and enhance the public's enjoyment of those historic features or places. This designation seeks to encourage uses which will lead to the continuance, conservation and improvement of historic structures, buildings and places in a manner appropriate to the preservation of the cultural, recreational and historic heritage of the City.

Uses permitted in the Historic land use category are:

- 1.) Structures, buildings, or sites recognized as historic by the National Register of Historic Places (Federal and Florida registries), or determined to be historic under the Broward County Land Use Plan or through specific action of the City Commission;

- 2.) Parks and recreational facilities, in conjunction with, supportive of, or not inconsistent with any recognized historic structures, buildings or sites or which encourage public access to or enjoyment of historic places within the City;
- 3.) Uses and facilities which are ancillary to and customarily incidental to the above permitted uses.

2.6.2 CONCURRENT MANAGEMENT

Implementation of the Future Land Use Plan of the City of Deerfield Beach is achieved through the Land Development Code, which addresses zoning, landscaping, tree preservation ordinance, development review regulations and procedures and through the cooperation and coordination with Broward County in plat approval and Development of Regional Impact (DRI) processes.

The City's Land Development Code specifies that the City shall approve no plat, site plan, or building permit until it has made a positive determination of consistency with the Future Land Use Plan and concurrency in the following:

- 1) local transportation network,
- 2) regional road network,
- 3) stormwater management,
- 4) potable water,
- 5) wastewater,
- 6) solid waste,
- 7) local parks and recreation facilities,
- 8) fire protection, and
- 9) police protection.

This Concurrency Management System establishes the administrative procedures necessary to ensure that the necessary infrastructure facilities are available concurrent with the impacts of development.

2.7 MONITORING AND EVALUATION PROCEDURES

The monitoring and evaluation of the progress of the Future Land Use Element of the Comprehensive Plan is coordinated by the City's Planning and Growth Management Department, working through the City's existing Development Review Committee (DRC). The DRC is composed of the Department Heads (or their designees) of: Public Works and Environmental Services, Building Services Division, Fire, Police, and Planning and Growth Management. This is an ongoing, day-to-day, process.

The Plan may be revised two times in any calendar year. In addition, as required by Rule 9J-5, an Evaluation and Appraisal Report (EAR) will be prepared every seven years to assess the long range progress of the Plan. The Planning and Growth Management Department will submit the EAR to the City Manager, the City Commission and to the State as necessary and required.

The City will also annually prepare and transmit to the Broward County Planning Council data as specified below and required by the Section D.7, Chapter IV of the Broward County Land Use Plan. This is for the purposes of monitoring compliance with the Broward County Land Use Plan and for maintaining countywide records of land development activities on which to base future planning.

- Total number of acres designated residential, commercial, industrial and employment center by flexibility zone.

- Total number of residential, industrial and employment center acres allocated for commercial use by flexibility zone in the previous calendar year.
- Total number of residential, industrial and employment center acres allocated for commercial use by flexibility zone which includes all previous yearly allocations.
- Total number of flexibility units and reserve units allocated by flexibility zone in the previous calendar year to residential or non-residential designated land which did not require an amendment to the local land use plan map.
- Total number of flexibility units and reserve units allocated by flexibility zone including all previous yearly allocations to residential or non-residential designated lands which did not require an amendment to the local land use plan map.

2.8 PLATTING REQUIREMENTS

The City shall not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. The exemptions from this requirement are specified in Section D.2, Chapter IV of the 1989 Broward County Land Use Plan and administered through the Broward County Administrative Rules Document. The City acknowledges these rules as those in effect within the municipal boundaries.