



DEERFIELD BEACH

Community Redevelopment Plan for the Beach/Cove Area

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EDSA

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City of Deerfield Beach

November 8, 1999

1925 - 2000



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City of

**D E E R F I E L D
B E A C H**

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DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY
CRA PLAN AMENDMENTS TO DATE

Boundary Amendment to Incorporate Additional Public Right of Way

- Community Redevelopment Agency Resolution No. 2002/003
- Broward County Resolution 2002/1094
- City of Deerfield Beach Resolution No. 2003/025
- City of Deerfield Beach Ordinance No. 2003/010

To Provide For a Two-Way Rather Than a One-Way Roadway Alternative to State Road A1A in the CRA's Capital Improvement Program

- City of Deerfield Beach Resolution No. 2004/114
- Community Redevelopment Agency Resolution No. 2004/003

To Make Improvements to the Pier Facility and Ancillary Buildings

- City of Deerfield Beach Resolution No. 2006/
- Community Redevelopment Agency Resolution 2006/010
- Community Redevelopment Agency Resolution 2009/006

To Fund Special Events

- City of Deerfield Beach Resolution No.
- Community Redevelopment Agency Resolution No. 2010/003

To Update Plan and Purchase Real Estate

- City of Deerfield Beach Resolution No. 2011/060
- Community Redevelopment Agency Resolution No. 2011/006, No. 2011/027

To Allow for the Creation of Community Policing Innovations

- City of Deerfield Beach Resolution No. 2012/208
- Community Redevelopment Agency Resolution No. 2012/10

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I. INTRODUCTION

The City of Deerfield Beach has recognized for many years that significant older eastern areas of the city were in need of redevelopment, and thereafter adopted objectives and policies in its 1989 Comprehensive Plan to start addressing this issue in earnest. The adopted Plan contains Future Land Use Goal 4.0, Objective 4.1 and Policy 4.1.1, which direct the city to prepare Redevelopment Plans for the Deerfield Beach Target Area. The Target Area included the proposed Beach/Cove Redevelopment Area, as well as other parts of the City. During the early 1990s, the City conducted a community visioning process, facilitated by the South Florida Regional Planning Council, that identified coastal redevelopment as a high priority.

In 1998, the City of Deerfield Beach initiated a detailed study of the Beach/Cove Redevelopment Area, which resulted in the approval of a report in November 1998. This report documented the need for redevelopment of the Beach/Cove Area under Chapter 163, Part III of the Florida Statutes governing the creation of Community Redevelopment Agencies (CRAs). The report, entitled “Deerfield Beach - Necessity for Redevelopment of the Beach/Cove Area” is attached as Appendix A to this Plan. On June 22nd of this year, the Broward County Board of County Commissioners approved the Redevelopment Needs report, the creation of the Deerfield Beach, Beach/Cove CRA Area, and the preparation of a Redevelopment Plan for the area.

A. *Redevelopment Planning Process*

This Beach/Cove Redevelopment Plan is intended to serve as a guide to the effective redevelopment and enhancement of this critical and central area of Deerfield Beach. The following ten step planning process was utilized in the Beach/Cove Redevelopment Plan preparation:

1. Assess existing conditions and trends in the Beach/Cove Area.
2. Conduct interviews and workshops to establish a community vision.
3. Use public input to determine guiding principles.
4. Identify problems and opportunities.
5. Outline land use and zoning changes necessary to facilitate appropriate development.
6. Identify public projects to help solve problems and spur redevelopment.

7. Review private development plans for consistency.
8. Identify opportunities for public/private partnerships.
9. Prepare a realistic Redevelopment Plan oriented to effective implementation.
10. Provide for Redevelopment Plan updating every three to five years as conditions change.

This process proved effective in guiding the preparation of this Redevelopment Plan, as well as helping community participants understand the steps involved and how they fit together.

B. Public Participation

Effective and wide-reaching community involvement was a critical component of the planning process for this Redevelopment Plan. Building on the extensive public input received during the preparation of the redevelopment needs report last year, City staff and the consulting team used a combination of ‘one-on-one’ key stakeholder interviews (twenty-five), and a series of four separate community workshops at central locations in the CRA Area. In the initial portion of the public involvement process, the planning team explained the CRA Area plan process and existing conditions in the Redevelopment Area. The planning team then listened to stakeholders and other participants with respect to likes, dislikes, and future vision for the Area. In latter workshops, the planning team presented conceptual redevelopment ideas based on public input received, and solicited community comments.

Through this process, City staff and the consulting team were able to develop a Redevelopment Plan for the Beach/Cove Area tailored to the community’s vision for this very unique area of Deerfield Beach, Broward County and the southeast Florida region.

II. EXISTING CONDITIONS

A. *Regional Relationships*

Figure 1 shows the geographic relationship of the Beach/Cove Community Redevelopment Area to the rest of Deerfield Beach and northern Broward County. To the north is Boca Raton with up-scale shopping attractions such as Mizner Park and Boca Raton Town Center, as well as a range of employment and living opportunities, generally catering to persons in higher income ranges.

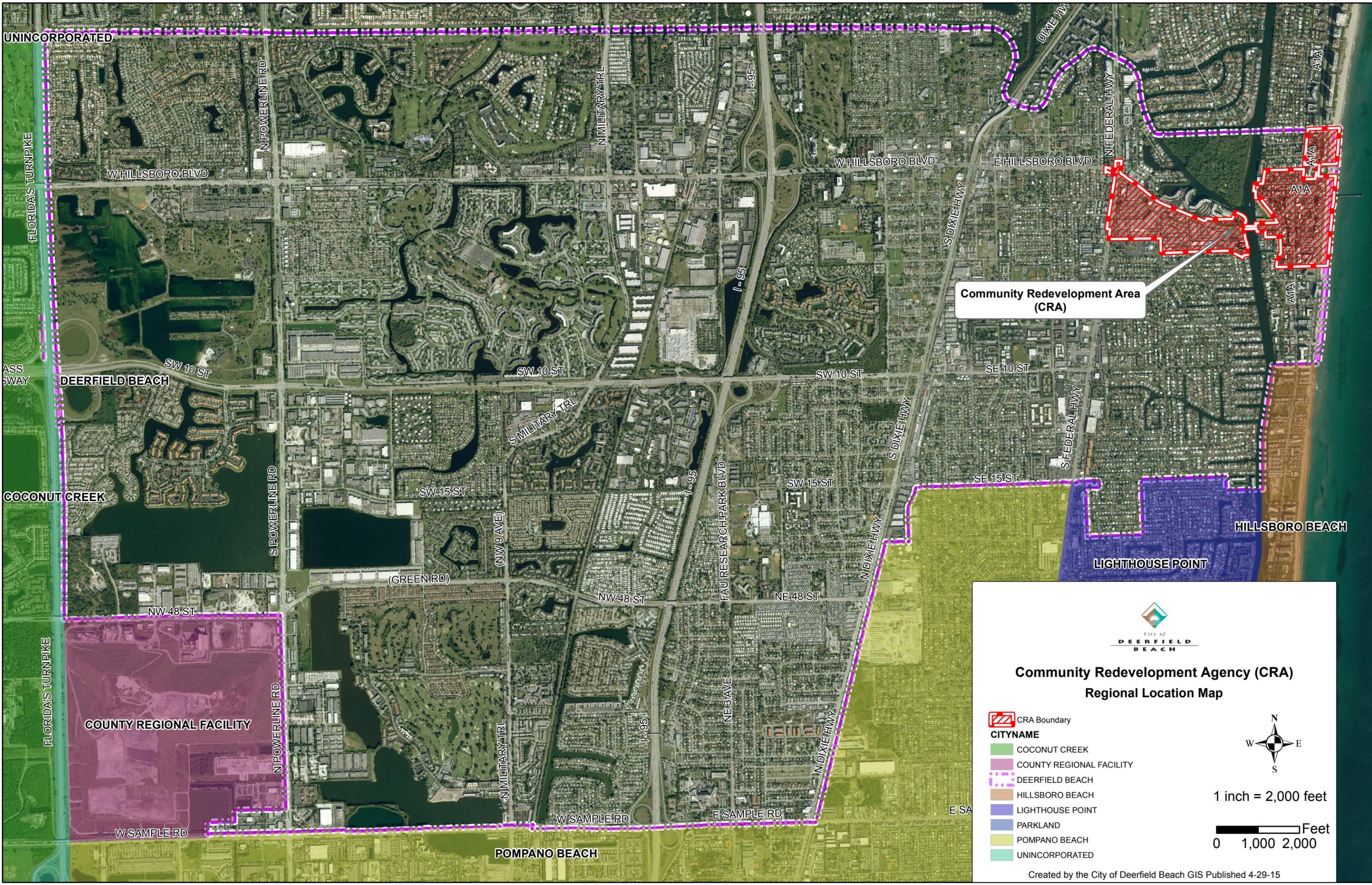
West of the redevelopment area, central Deerfield Beach includes the City's original neighborhoods and City Hall. West of Interstate 95, the City has expanded along arterial roadways lined with a combination of commercial uses and well-kept neighborhoods. Century Village, a large multi-family development for senior citizens, is located in this portion of the City along Powerline Road.

Lighthouse Point is located immediately south of Deerfield Beach and is predominantly upscale residential in character. Unincorporated Broward County and Pompano Beach are situated southwest of the study area, and these areas exhibit a diversity of existing commercial, residential and industrial land use patterns.

B. *Beach/Cove Community Redevelopment Area*

The specific boundaries of the Beach/Cove Redevelopment Area are delineated in **Figure 2**. Stretching from the central beach across the Intracoastal Waterway inland to Federal Highway, the "Beach/Cove Community Redevelopment Area" comprises approximately 165 acres and exhibits an interesting array of features and characteristics.

Subarea I, the beach portion of the Area, encompasses the central business district, popular beachfront recreation areas, and adjacent neighborhoods north and south of east Hillsboro Boulevard (SR 810). One infamous characteristic of this Subarea is the "S" Curve in SR A1A north of Hillsboro Boulevard, which has been a continuing source of traffic congestion and pedestrian conflicts for many years (**Figure 3**).



Community Redevelopment Area (CRA)

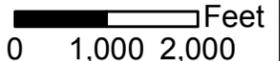


**Community Redevelopment Agency (CRA)
Regional Location Map**

-  CRA Boundary
- CITYNAME**
-  COCONUT CREEK
-  COUNTY REGIONAL FACILITY
-  DEERFIELD BEACH
-  HILLSBORO BEACH
-  LIGHTHOUSE POINT
-  PARKLAND
-  POMPANO BEACH
-  UNINCORPORATED



1 inch = 2,000 feet

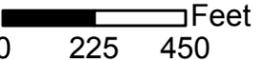




City of DEERFIELD BEACH
Community Redevelopment Agency
Redevelopment Area

-  CRA Boundary
-  CRA Parcels
-  Municipal Boundary



1 inch = 450 feet

0 225 450 Feet

Subarea II extends generally along the southside of Hillsboro Boulevard from the Intracoastal Waterway west through the Cove Shopping Center and through to the Hillsboro Square Shopping Center to Federal Highway. It also incorporates Sullivan Park and the vacant restaurant building adjacent to Riverview Road north of Hillsboro Boulevard at the Intracoastal Waterway. Single-family neighborhoods exist in this Subarea south of the Cove Shopping Center, and a mix of single-family and multi-family blocks occur between The Cove and Palm Aire commercial centers. The Cove Shopping Center represents the traditional “downtown” of the City to many long-time Deerfield Beach residents.



Figure 3. Aerial view of AIA

The vacant Galleria Building fronts the south side of Hillsboro Boulevard just east of Federal Highway. This immense building, referred to by many in the community as the “White Elephant,” is 125,000 square feet in size with sub-surface parking and has been vacant since the year it was constructed, 1984. More than any other building in the City, the Galleria Building signifies the glaring need for redevelopment of this area for many residents and business owners (**Figure 4**).



Figure 4. The “White Elephant”

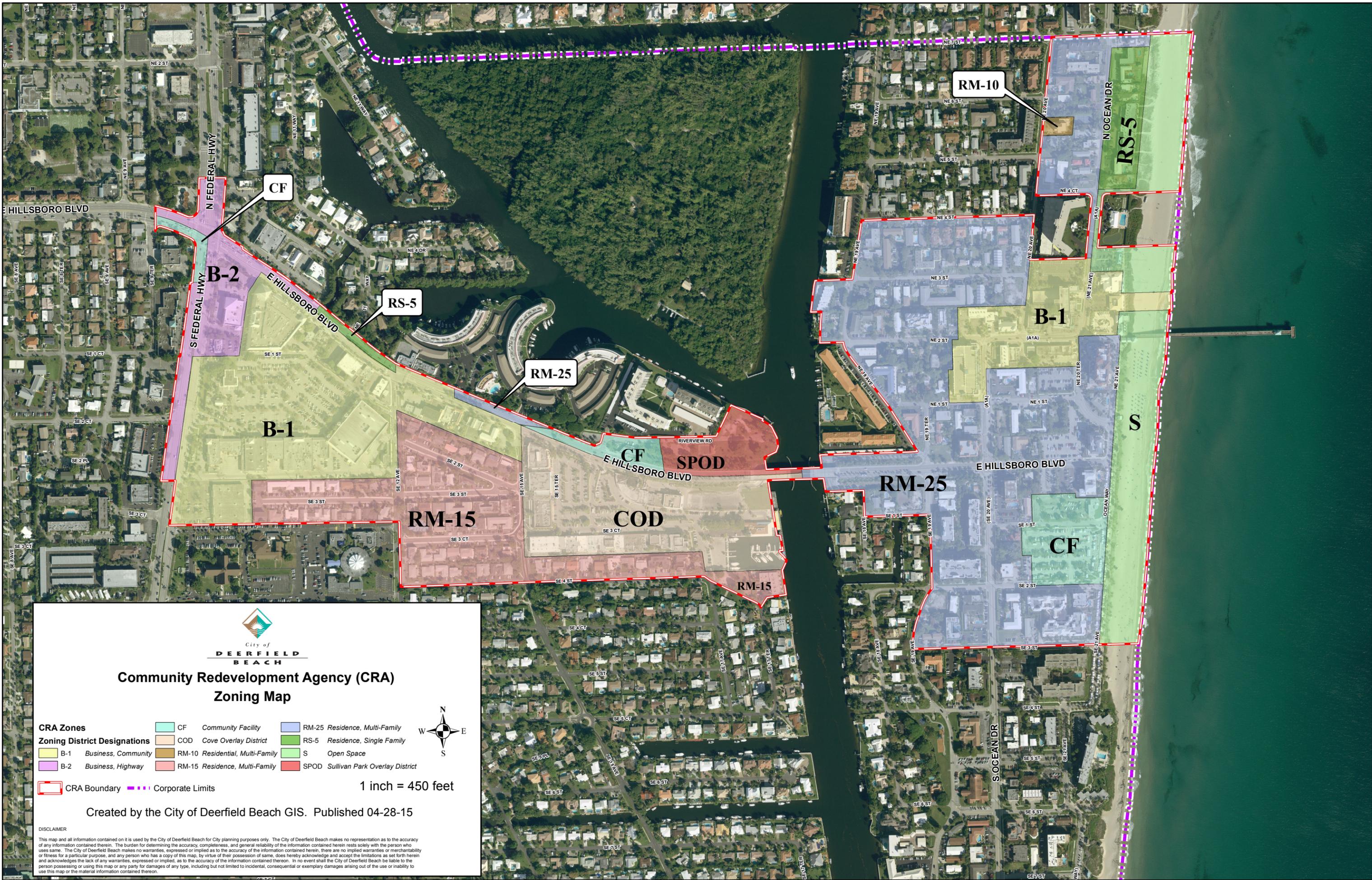
C. *Land Use and Zoning*

Figures 6 and 7 show the existing Land Use and Zoning patterns, respectively, in the Redevelopment Area. The Beach Subarea has a central commercial area surrounded by relatively high-density residential uses except for a few single-family neighborhoods. Two-story motel uses, (many in converted single-family structures), are prevalent along SR A1A and on east west cross streets to Ocean Way (21st Avenue). Low-density neighborhoods exist with a mix of single-family homes, duplexes and multi-family parcels northwest of the central commercial district.

Subarea II is primarily commercial in nature and is dominated by the presence of the Cove and Hillsboro Square shopping centers. Medium density residential neighborhoods exist south of the Cove Shopping Center (**Figure 5**). Mixed single-family and multi-family parcels predominate between Southeast 12th and 15th Avenues. Overall, the Beach/Cove Redevelopment Area has thirty-eight acres of commercially zoned land and fifty-eight acres zoned for medium-to-high density residential uses.



Figure 5: Cove Shopping Center



**Community Redevelopment Agency (CRA)
Zoning Map**

CRA Zones	CF Community Facility	RM-25 Residence, Multi-Family
Zoning District Designations	COD Cove Overlay District	RS-5 Residence, Single Family
B-1 Business, Community	RM-10 Residential, Multi-Family	S Open Space
B-2 Business, Highway	RM-15 Residence, Multi-Family	SPOD Sullivan Park Overlay District
CRA Boundary	Corporate Limits	



1 inch = 450 feet

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D. Public Facilities and Environmental Features

Figure 9 shows the Major Public Facilities and Environmental Features of the Beach Cove Redevelopment Area. Several public parks are located north of Hillsboro Boulevard on either side of the Intracoastal Waterway. A City fire station is located in the Central Beach Subarea. Sullivan Park (west side of Intracoastal Waterway) is the boat launching point for state park service tours of Deerfield Island Park immediately across the Hillsboro Canal. The extensive length of accessible beachfront is the primary attraction of this subtropical redevelopment environment.

E. Redevelopment Needs

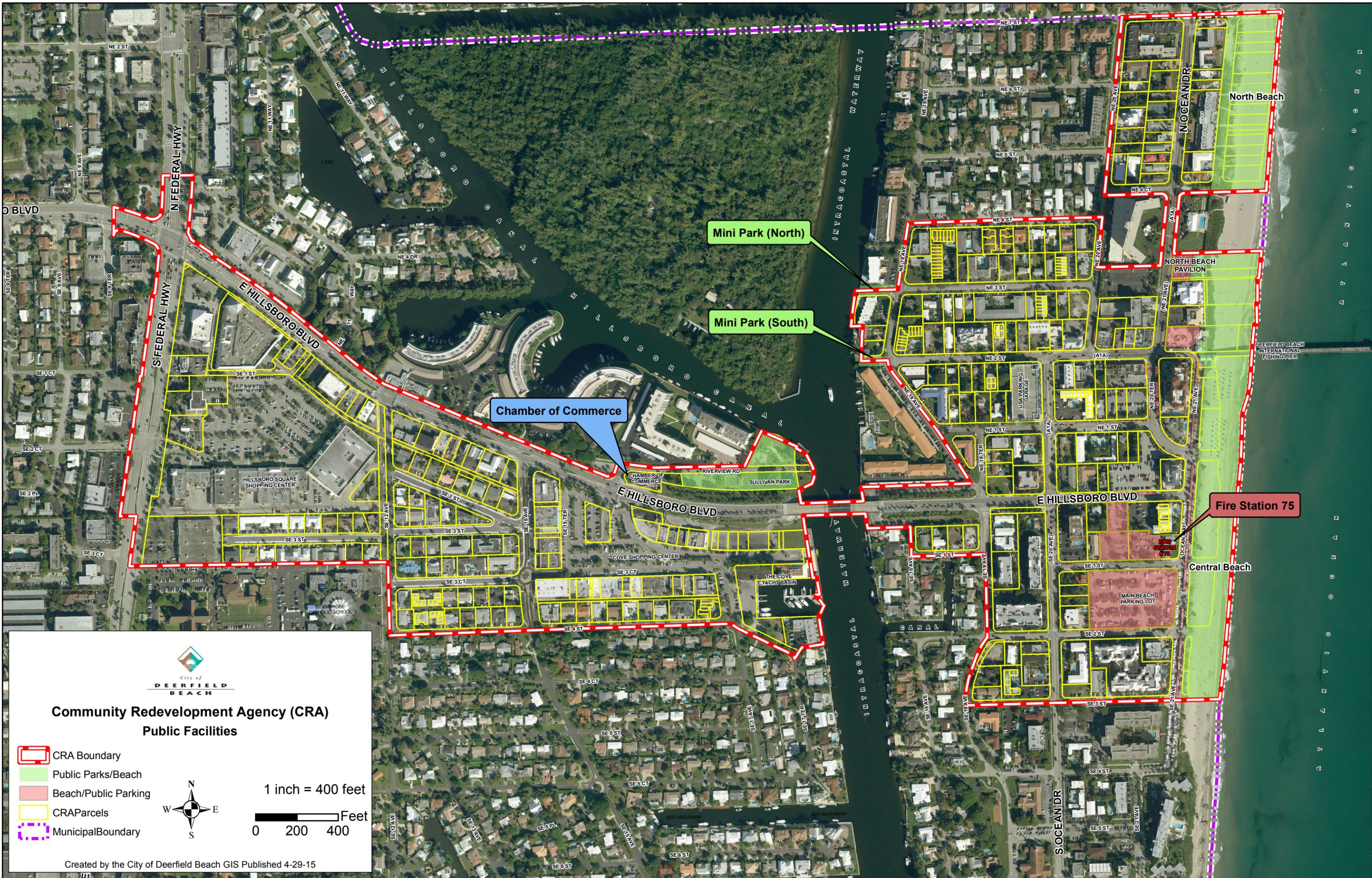
A number of significant factors to redevelopment were identified by the Redevelopment Needs Report (see Appendix A) and are summarized below:

1. Faulty and inadequate street layout.
2. Inadequate parking facilities.
3. Roadways and public transit systems incapable of handling traffic volumes.
4. Shortage of affordable housing for very low and moderate-income residents.
5. Deterioration of site and other area improvements.
6. Faulty lot layouts.
7. Unsafe conditions
(**Figure 8**).
8. Diversity of ownership.
9. Lagging growth in tax base.



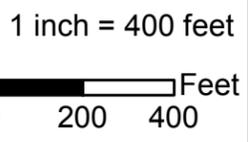
Figure 8: Automobile/pedestrian conflicts at the “S” curve (SR A1A)

The purpose of this Redevelopment Plan is to provide the vision, strategies and implementation necessary to overcome these constraints and promote appropriate and effective redevelopment of the Beach/Cove Area.



**Community Redevelopment Agency (CRA)
Public Facilities**

-  CRA Boundary
-  Public Parks/Beach
-  Beach/Public Parking
-  CRAParcels
-  Municipal Boundary



F. *Market Conditions*

The success of any community redevelopment plan depends heavily on existing market conditions and future improvement in those conditions through coordinated and planned public and private investment.

Income and Wealth in the Market Area

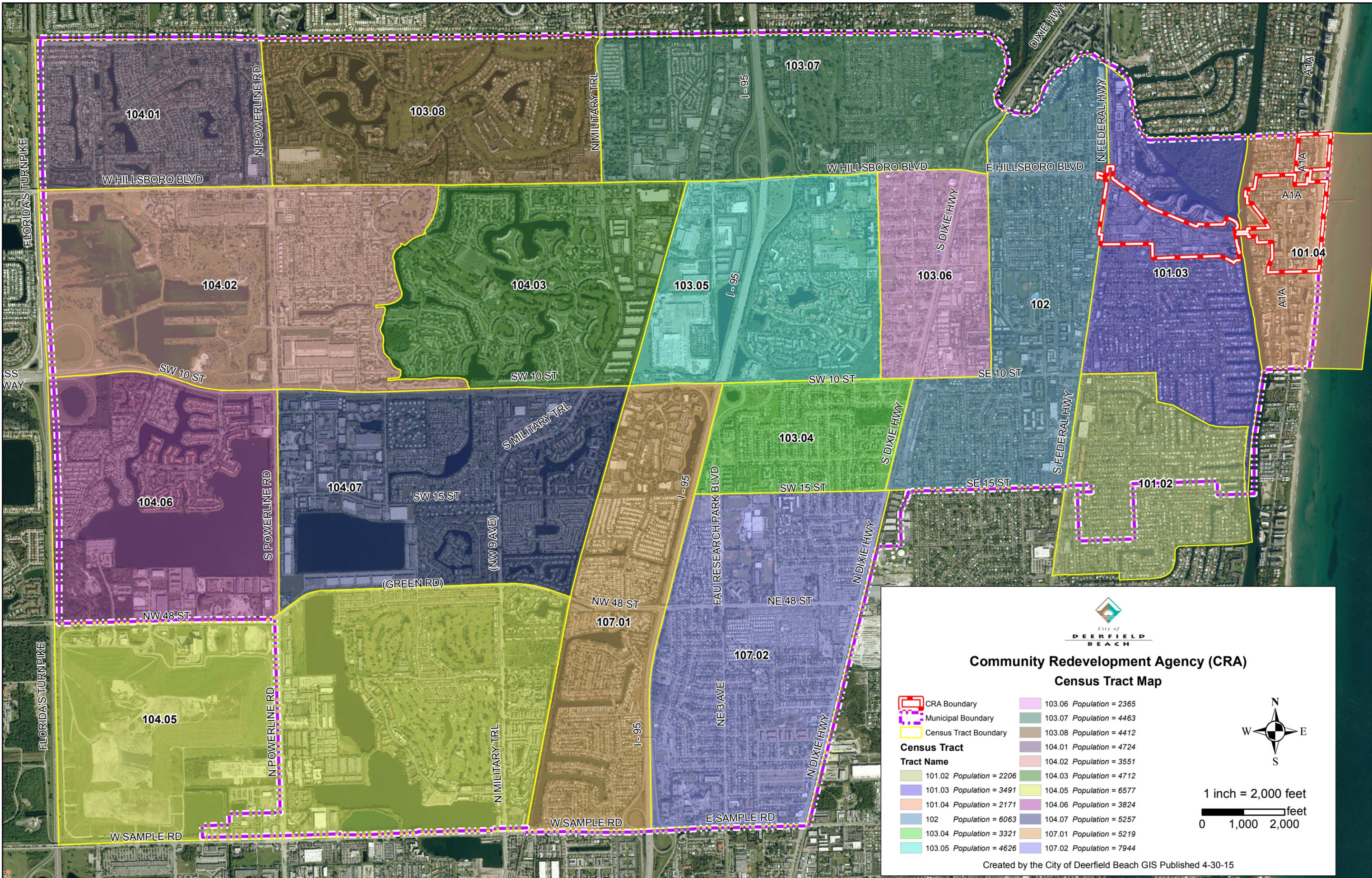
Table 1 documents key socio-economic indicators for the immediate market area in and around the CRA Area (Census Tract 101.00), for the extended market area west of the CRA Area (Census Tract 102.00) and for Deerfield Beach as a whole. **Figure 10** shows the boundaries of market areas.

Table 1: CRA Area Market Socio-Economic Factors

Socio-Economic Factor	Immediate CRA Market Area	Extended Market Area	Deerfield Beach
1999 Population	8,304	6,003	50,579
2004 Population	8,491	6,161	53,250
1999 Households	4,269	2,780	25,040
2004 Households	4,407	2,880	25,040
1999 Housing Units	5,695	3,280	31,691
2004 Housing Units	5,893	3,402	33,667
1999 Per Capita Income	\$32,319	\$20,694	\$22,765
1999 Average Household Income	\$62,866	\$44,685	\$45,900
1999 Average Household Wealth	\$231,423	\$144,442	\$180,164

* Source: Claritas, Inc., Marketview Comparison Report, 1999.

These figures show that the immediate market area for the CRA Area is significantly higher in income and wealth per household than both the extended market area and Deerfield Beach as a whole. It should be noted that this analysis does not include the higher-income areas north of the CRA Area in Boca Raton. These characteristics indicates strong purchasing power in the immediate market area for commercial goods, but it appears this need is not being addressed by local CRA Area businesses given the relatively limited shopping and entertainment opportunities now existing in the Redevelopment Area. Instead this commercial need is currently being satisfied at commercial establishments in Boca Raton and other regional shopping attractions.



**Community Redevelopment Agency (CRA)
Census Tract Map**

	CRA Boundary		103.06 Population = 2365
	Municipal Boundary		103.07 Population = 4463
	Census Tract Boundary		103.08 Population = 4412
Census Tract			104.01 Population = 4724
Tract Name			104.02 Population = 3551
	101.02 Population = 2206		104.03 Population = 4712
	101.03 Population = 3491		104.05 Population = 6577
	101.04 Population = 2171		104.06 Population = 3824
	102 Population = 6063		104.07 Population = 5257
	103.04 Population = 3321		107.01 Population = 5219
	103.05 Population = 4626		107.02 Population = 7944



1 inch = 2,000 feet
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The financial capacity of the immediate market area represents a substantial opportunity for CRA Area businesses in the near future to capture local retail, service and entertainment dollars which are now being spent outside the area. In addition the CRA Area can over the longer-term, also attract disposable income from households in the Boca Raton area.

Spending Patterns

The spending patterns of households in the various market areas around the CRA Area can provide an indication of the types of businesses, which might be successful in the redevelopment area. Table 2 shows the expenditures in 1999 by selected product categories and Table 3 presents expenditures by selected store type. The column labeled “U.S. Index” compares the expenditure amount in each row with the national average for that product category or store type. An index score higher than 100 indicates that a particular expenditure level is higher than the national average.

Examination of Table 2 above shows that household expenditures in the immediate market area are higher than the national average in the following categories:

- Food away from home
- Alcoholic beverages at home and away
- Personal care services (**Figure 11**)

Figure 11: Center for Natural Health Care business located in the Cove Shopping Center



- Nonprescription drugs
- Women’s apparel
- Housekeeping supplies
- Lawn/garden supplies
- Domestic services
- Household textiles
- Floor coverings
- Small appliances and housewares

These product category areas would appear to represent opportunities for CRA Area entrepreneurs to capture local markets which area being fulfilled outside the local area.

Table 2: 1999 Expenditures by Product Categories

Product Category	Immediate Market Area (in 00s)	U.S. Index	Extended Market Area (in 00s)	U.S. Index	Deerfield Beach (in 00s)	U.S. Index
Food at Home	\$15,133	87	\$9,801	87	\$84,623	83
Food Away from home	\$11,924	104	\$6,938	83	\$58,531	87
Alcoholic Beverages at home	\$1,106	102	\$676	96	\$5,675	89
Alcoholic Beverages Away	\$764	101	\$435	88	\$3,499	79
Personal Care Products	\$1,639	99	\$1,026	95	\$8,649	89
Nonprescription Drugs	\$699	109	\$432	104	\$3,872	103
Women's Apparel	\$3,840	106	\$2,070	87	\$18,046	85
Men's Apparel	\$1,910	92	\$1,092	81	\$8,944	73
Girls' Apparel	\$241	64	\$178	72	\$1,306	59
Boys' Apparel	\$328	67	\$240	76	\$1,827	64
Infants' Apparel	\$287	75	\$191	77	\$1,582	70
Footwear	\$1,147	90	\$878	86	\$7,394	80
Housekeeping Supplies	\$2,248	103	\$1,359	95	\$11,729	91
Lawn/Garden Supplies	\$456	125	\$257	108	\$2,371	111
Domestic Services	\$2,556	113	\$1,357	92	\$12,097	91
Household Textiles	\$691	105	\$391	91	\$3,399	88
Furniture	\$2,281	97	\$1,389	91	\$11,503	83
Small Appliances/Housewares	\$631	105	\$359	91	\$3,067	87
TV, Radio & Sound Equipment	\$2,913	92	\$1,798	87	\$14,269	77
Other Equip./Services	\$2,886	83	\$1,822	80	\$12,732	62
Transportation	\$31,070	98	\$18,443	90	\$146,545	79

- Source: Claritas, Inc.. Marketview Comparison Report. 1999.

Table 3: 1999 Expenditures by Selected Store Type

Store Type	Immediate Market Area (in 000s)	U.S. Index	Extended Market Area (in 000s)	U.S. Index	Deerfield Beach (in 000s)	U.S. Index
Building Materials and Supply	\$1,660	93	\$1,019	87	\$8,270	79
Hardware Stores	\$245	96	\$147	89	\$1,199	80
Retail Nursery/Garden Supply	\$413	113	\$229	96	\$2,016	94
Auto Supply	\$1,795	103	\$1,034	91	\$8,485	83
Service Stations	\$7,463	95	\$4,679	91	\$36,539	79
Grocery Stores	\$16,855	90	\$10,804	89	\$92,421	84
Drug Stores	\$3,368	105	\$1,989	95	\$17,855	95
Eating Places	\$11,869	104	\$6,874	92	\$57,987	87
Drinking Places	\$573	104	\$323	90	\$2,686	83
Department Stores	\$7,952	97	\$4,668	87	\$38,912	81
Apparel Stores	\$3,355	97	\$1,895	84	\$16,049	79
Shoe Stores	\$850	90	\$525	86	\$4,414	80
Furniture	\$2,095	98	\$1,255	90	\$10,462	84
Home Furnishings	\$1,204	106	\$635	86	\$5,544	83
Household Appliances	\$523	102	\$305	91	\$2,614	87
TV/Computer/ Radio/Music Stores	\$1,787	97	\$1,035	86	\$8,387	78

Source: Claritas, Inc., Marketview Comparison Report, 1999.

The store types in 1999 with the highest expenditures compared to the national average were:

- Retail nursery/lawn/garden supply stores.
- Auto supply stores
- Drug and proprietary stores
- Eating and drinking establishments
- Home furnishing stores
- Household appliance stores

These store types, along with other store types where expenditures are high, may also represent commercial opportunities in the CRA Area.

Business Mix and Sales in CRA Area Market

Tables 4a - 4c show the business mix, sales and employment for manufacturing, retailing and all industries. Appendix B contains the detailed listing for all business sectors by SIC Code.

Table 4a: Manufacturing Sector Characteristics

Manufacturing Sector Characteristic	Immediate Market Area	Extended Market Area	Deerfield Beach
Total Businesses	10	14	141
Total Employment	36	172	2991
Sales (in 000s)	\$2.00	\$ 12	\$217
Businesses with 20+ employees	0	2	38

*Source: Claritas Inc., NDS Business Facts Database, 1999.

Table 4b: Retail Sector Characteristics

Retail Sector Characteristic	Immediate Market Area	Extended Market Area	Deerfield Beach
Total Businesses	159	74	634
Total Employment	1,712	742	7,828
Sales (in 000s)	\$ 176	\$ 107	\$1,019
Businesses with 20+ employees	16	10	75

*Source: Claritas Inc., NDS Business Facts Database, 1999.

Table 4c: Characteristics for All Industry Sectors

All Industry Sectors	Immediate Market Area	Extended Market Area	Deerfield Beach
Total Businesses	486	368	2,596
Total Employment	3,591	3,102	29,972
Sales (in 000s)	\$ 406	\$ 320	\$ 3,698
Businesses with 20+ Employees	31	31	317

* Source: Claritas Inc., NDS Business Facts Database, 1999.

While the manufacturing sector is relatively modest in the immediate CRA Area Market, the retail sector is much more significant, encompassing approximately 25 percent of the total retail businesses in Deerfield Beach. However, retail sales in the immediate area are only 17 percent of the total city sales, which would appear to indicate that sales per retail business in the CRA Area Market are significantly less than stores citywide. The immediate CRA Area Market contains about 19 percent of the City's businesses and has an 11 percent of total citywide sales.

III. PROPOSED REDEVELOPMENT PLAN

A. *Primary Public Involvement Findings*

As mentioned previously, the community Redevelopment Planning process utilized an extensive program of public involvement to ascertain the constraints, opportunities and future vision for the area from the people that live, work and play there. Over twenty-five stakeholders interviews were conducted along with two community workshops on workday evenings and two workshops on Saturday mornings. Each workshop was held at a prominent location in the CRA Area and had an average of forty to fifty participants. The primary comments are summarized below.

Areawide Issues

1. Deerfield has “a sense of community which is rare in South Florida.”
2. This CRA Area is the primary activity center of Deerfield Beach, historically and even now. The Cove Shopping Center was considered “downtown” in the 1950s-1970s.
3. The various CRA Area activity centers (the Cove and Palm Aire shopping centers and beach) are closely inter-linked. Beach-goers sometimes park in Palm Aire and walk to the beach due to parking shortages. The Whale’s Rib in the beach commercial area lost ten to fifteen patrons when the Cove Shopping Center Restaurants’ Friday night special entertainment events ended.
4. The need for enhanced (and shaded) pedestrian walkways throughout the CRA Area was repeatedly mentioned. The primary use of the beach is walking either to or from, or along. People would like to do more walking but conditions are unsuitable along many roadways, such as the “S” Curve commercial corridor.
5. As a whole, the area needs more activities and quality attractions, such as up-scale restaurants, entertainment, and bookstores, so visitors and residents have things to do after “beaching it” all day, rather than heading to Boca Raton for these activities.
6. The multi-family area between the Cove and Palm Aire shopping areas is in deteriorated condition and needs upgrading. Significant linkages need to be established between the two redeveloped commercial centers.
7. FDOT is redesigning the tender’s house in a historical style of architecture in addition to refurbishing the Hillsboro Boulevard Bridge. Also, a shoreline connection is being built the under the bridge between the Cove Shopping Center and Sullivan Park.

Beach Area

1. The quaint and quiet shopping center and atmosphere of the Deerfield Beach area is what makes it distinct within the region. This is one of the nicest stretches of beachfront in South Florida.
2. The small hotels and other “throwback” land uses on the beach promote a very unique character, which is disappearing in other places. A hotel representative estimated that there are forty-two hotels in the area. It was observed that these older hotels are part of the rapidly diminishing “1950s vacation market”.
3. The large majority of interviewees wanted a redevelopment shopping center of two to three stories maximum and did not want a series of large buildings to those at Ft. Lauderdale Beach or Mizner Park.
4. The desired architectural styles mentioned included “Old Florida“ and “Key West”. The term “village” was also used to describe how people envisioned the unique ambiance of the beach area and shopping center.
5. Additional parks, open space and landscaping should be prime components of beach planning.
6. In general the ‘one-way pair’ solution to the “S” Curve traffic problems received favorable reviews except for hotel representatives were concerned about losing parking spaces.
7. Parking is a large problem here and most people wanted several scattered parking sites to reduce walking distances. Structured parking one to three levels was preferred due to its compactness and visual preference and shade provision.
8. Drainage problems were a major concern of several key beach business owners. Apparently flooding is significant even after moderate storms, and especially at high tide. It’s “like a swimming pool” around Howard Johnson after a storm.
9. Signage should be monument and not “lollipop” or freestanding pole signs. This issue was addressed during recent Sign Code update and revision.
10. Several “S” Curve business owners suggested a nice streetscape with plazas, wide sidewalks, seating and landscaping along frontage. They would support facade and other improvements if low cost grant/loan programs because available.

11. Limited water sports concession (sailboats, sno-cones, and other low-impact activities), previously rejected by City, should be considered at the beachfront in order to provide more daytime activities.
12. The City is receiving many requests for parking, setbacks and open space variances along the beach area.
13. Several persons mentioned that there is moderate “crime perception” by visitors, especially when they enter area from Boca Raton. This perception is apparently based on upon the run-down looking condition of Deerfield Beach beach housing.

The Cove Shopping Center

1. Many people said the Cove Shopping Center was the key to the redevelopment effort. One experienced realtor/broker said the Cove Shopping Center site is a great commercial location.
2. The problems in the Cove Shopping Center include:
 - Twenty-six or more separate parcel ownerships.
 - Estimated 75 percent of businesses are “merchants” who lease space.
 - Inadequate parking.
 - Poor site layout and ‘invisible’ landscaping.
 - Apathy and disagreements among merchants and owners.
 - Poor business mix, market identification and cross-utilization between businesses.
 - Building up-keep and limited waterfront access.
 - Adverse impacts on single family neighborhood to south and condominiums to north (noise).
3. Businesses in the Cove Shopping Center get a large market share from nearby neighborhoods. Then may generate many walking patrons.
4. The Cove Shopping Center needs a “draw,” said one Cove Shopping Center restaurant owner. The center could once again become the place where people stroll, eat, shop and socialize.

5. Many people liked the idea of more multi-family units mixed with commercial uses in the Cove Shopping Center redevelopment. A small number of apartments are now rented continuously above the Cove Shopping Center shops (two- bedrooms/one bath - \$700/month).
6. The population of the single-family neighborhood to the south is getting younger with more young professionals and families moving in. “Knock-downs” are more frequent this year. These neighborhoods are experiencing serious cut-through traffic on 12th and 15th Avenues.
7. Parking is most problematic on Friday nights. Many parking “solutions” were suggested. The most recent suggested solution is a 250-car garage adjacent to Charlie’s Crab restaurant for which parking fees have been collected from the Cove restaurant.
8. Office uses are not feasible here because users are seeking the “Boca Raton address” even at much higher prices compared to Deerfield Beach.
9. The proposed FDOT waterfront connection under the bridge from Charlie’s Crab to Riverview Park will be very beneficial.
10. One involved participant suggested immediate “clean-up” type programs be instituted such as morning ground trash pick-ups, fix/enlarge sidewalks, and motivate merchants to upgrade properties.
11. The Cove Shopping Center needs significant signage and lighting improvements.
12. The Cove Shopping Center waterfront restaurants (with dockage access) have the only site available along Intracoastal Waterway for many miles in either direction.
13. Marina could use more boat slips; slips now rent for \$1,000/month (gross). Marina has one of few fuel docks along the Intracoastal Waterway.
14. Major portion of Admiral Building was recently well renovated by owner tenant for corporate office headquarters.

Riverview (Sullivan) Park

1. One real estate interviewee thought this site would be appropriate for mixed-use redevelopment such as office above restaurant.
2. Designate restaurant building as historic (**Figure 12**), and provide adequate parking

and under-bridge connection to the Cove Shopping Center. Preserve a unique ‘pecky cypress’ bar in restaurant.

3. A small homeless population uses the park.

Palm Aire Shopping Center

1. The “White Elephant” is a possible pilot project example of redevelopment needed in the City. Potential future uses mentioned were a New York loft “style” apartments and/or assisted-living facility.
2. Palm Aire suffers from poor site planning and very limited roadway exposure, especially from Hillsboro Boulevard. However the existing Publix Supermarket and Eckerd Drug stores are well used.
3. There is a “sea” of unused parking between the shops in Palm Aire and the “White Elephant”.
4. The row of shops on the southside of Hillsboro Boulevard between Federal Highway and 15th Avenue could be renovated and/or re-oriented to become a “mainstreet” area.



Figure 12. Riverview Restaurant



Figure 13: Unused parking area

B. Guiding Principles

Using the public involvement findings, the following principles were developed to guide plan preparation and implementation.

Vision	Preserve the unique “village” feel of the beach area by retaining a pedestrian friendly shopping area and improving open space, landscaping and pedestrian linkages. Facilitate the aesthetic enhancement and interconnected-ness of the Cove/Palm Aire shopping areas in order to renew its historical role as Deerfield Beach’s downtown.
Land Use	Enhance the beach commercial area and ensure redevelopment helps solve the public parking problem. Introduce additional residential development in combination with commercial uses in the Cove/Palm Aire shopping areas.
Urban Design	Redevelopment should emulate historical style of architecture. Uniqueness is encouraged and sameness discouraged. Site design should limit and mitigate building bulk as much as possible through creative “step-back” and other design techniques, while providing for private and public parking needs and pedestrian-friendly street frontages.
Landscaping	Redevelopment projects should be designed to incorporate bright and lush landscape materials that reflect the South Florida climate.
Beachfront	Preserve and enhance this wonderful, one –of-a-kind asset.
Activity Centers	Create shopping, educational and entertainment activity centers which will give visitors a reason to stay in Deerfield Beach at night after a great day at the beach visit.
Housing	Promote a diversity of housing types and prices, especially in mixed-use developments. While recognizing that much of the CRA Area is on or near the ocean and other attractive water bodies which will limit affordability options.
Neighborhoods	Protect neighborhoods from cut-through traffic and other impacts of increased mixed-use and commercial redevelopment
Traffic and Parking	Solve the traffic circulation and parking problems on the beach and in the Cove Shopping Center as soon as possible for all Deerfield residents. However, ensure that greater parking opportunities on the beach don’t ruin the unique “village” character.

Bicycles and Pedestrians	Place a high priority on greatly improved bikeways and walkways throughout the CRA Area. Also, provide shade and rest stops along the way.
Parks and Open Space	These elements are a central component of the current CRA Area ambience and must be enhanced in the future wherever possible.
Infrastructure	Work with regional and local water management officials to address CRA Area drainage problems, particularly in the central beach commercial area.
Businesses	Provide assistance to existing businesses to upgrade building Facades, landscaping, signage and other site features which will improve the CRA Area's overall appearance. Also, help them access any available Broward County on Enterprise Florida businesses expansion programs and funds.
Private Development	Well-planned private redevelopment is the key to success of the CRA. Provide incentives for developers to work within these guiding principles and expedite review of projects consistent with the Redevelopment Plan.
Noise and Nuisances	Work with the City of Deerfield Beach to more effectively control noise, overflow parking, crowds and other adverse effects on CRA Area residents from special events and commercial establishments.

Broward County

Beyond the minimum legal requirements, make sure Broward County is effectively included as a partner in the pro-active implementation of the Redevelopment Plan through regular idea and information exchanges, expedited permit approvals, and coordination infrastructure improvement involving County facilities.

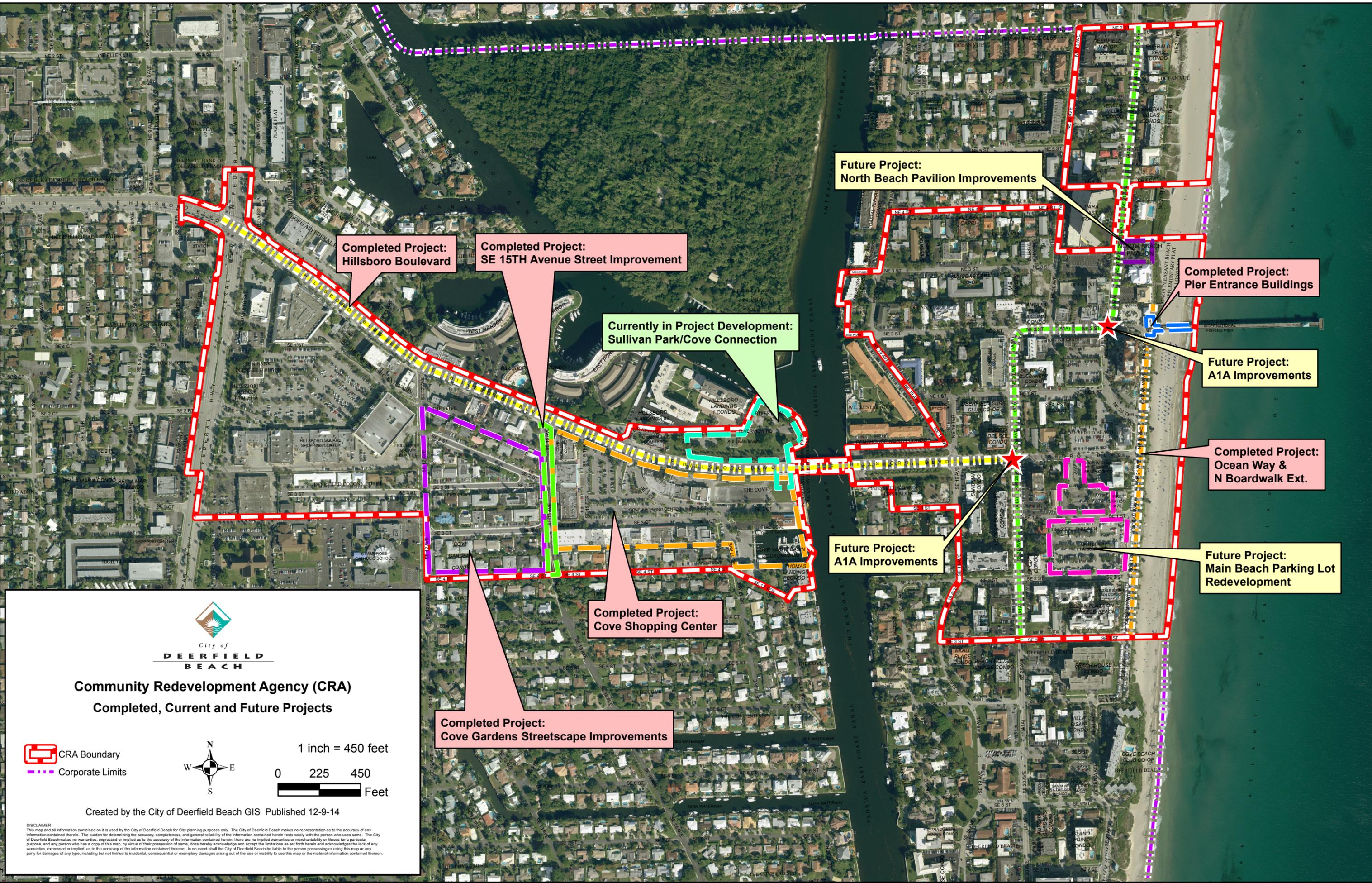
Tax Base

It should never be forgotten that the underlying goal of this CRA is to generate the greatest possible growth in the Area tax base consistent with the redevelopment visions established in this Plan. In a nutshell, this CRA is a “developer in the public interest”. This role can only be maximized through effective implementation of the land use policies, operational programs and public projects recommended herein, concurrent with the establishment of productive, long-term relationships with residents, businesses and private developers truly excited by the unique potential of the Beach/Cove Area.

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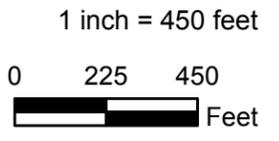
C. *Overall Concept Plan*

Working within the Guiding Principles, the intent of the physical Redevelopment Plan for the Beach/Cove CRA Area is to enhance the village character on the Beach and in the Cove Shopping Center area west of the Intracoastal Waterway. This includes enhancing the design and the function of the retail districts, and integrating a substantial residential community with them. Roadways and parking are organized to do this, and to better manage visitors to the areas. Parks, open space and pedestrian networks are also improved to enhance the experience of residents and visitors, as will streetscapes, building massing and design guidelines for new development. These improvements will “set the stage” for private development and public/private partnerships of projects that will fit within the objectives of the Redevelopment Plan. The proposed Redevelopment Plan and selected cross-sections are presented in **Figures 14A – 14E**.



**Community Redevelopment Agency (CRA)
Completed, Current and Future Projects**

- CRA Boundary
- Corporate Limits



Created by the City of Deerfield Beach GIS Published 12-9-14

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**Completed Project:
Hillsboro Boulevard**

**Completed Project:
SE 15TH Avenue Street Improvement**

**Currently in Project Development:
Sullivan Park/Cove Connection**

**Future Project:
North Beach Pavilion Improvements**

**Completed Project:
Pier Entrance Buildings**

**Future Project:
A1A Improvements**

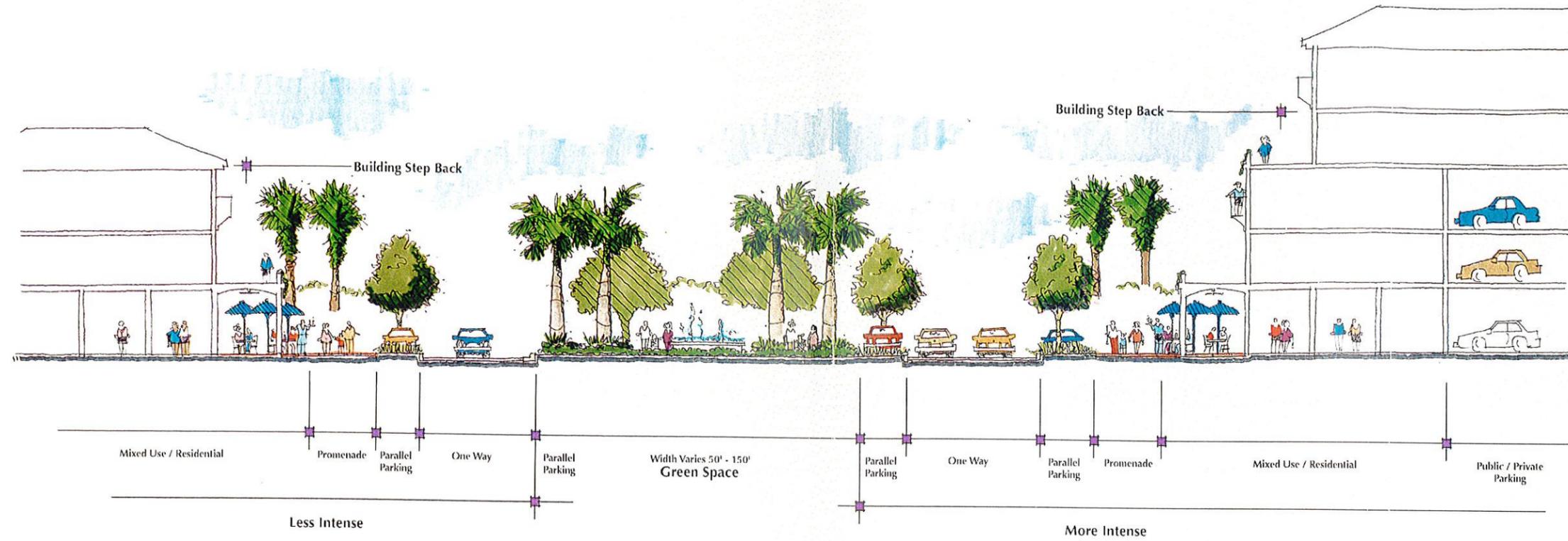
**Completed Project:
Ocean Way &
N Boardwalk Ext.**

**Future Project:
Main Beach Parking Lot
Redevelopment**

**Completed Project:
Cove Shopping Center**

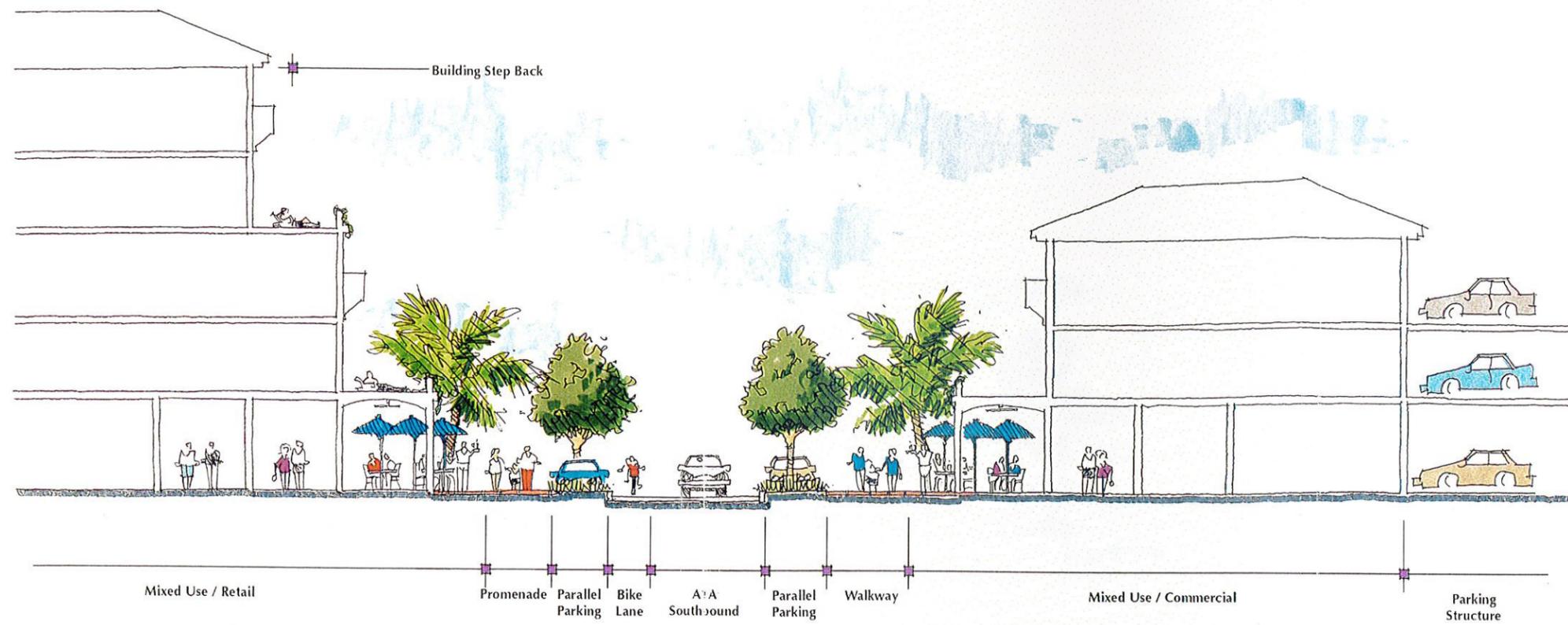
**Completed Project:
Cove Gardens Streetscape Improvements**

**Future Project:
A1A Improvements**



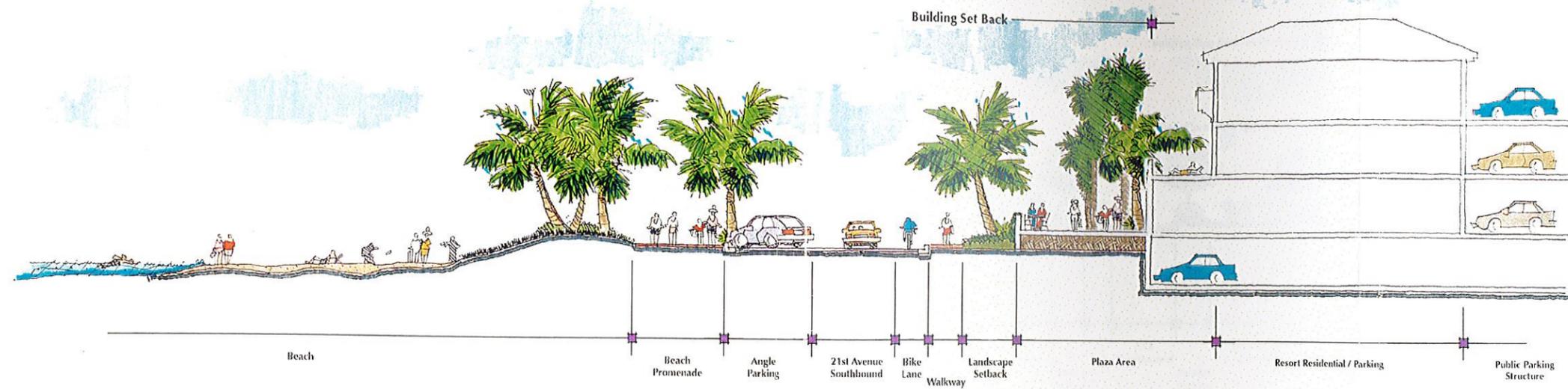
Section A

FIGURE 14 B – SECTION THROUGH THE COVE / PALM AIRE SHOPPING AREAS



Section B

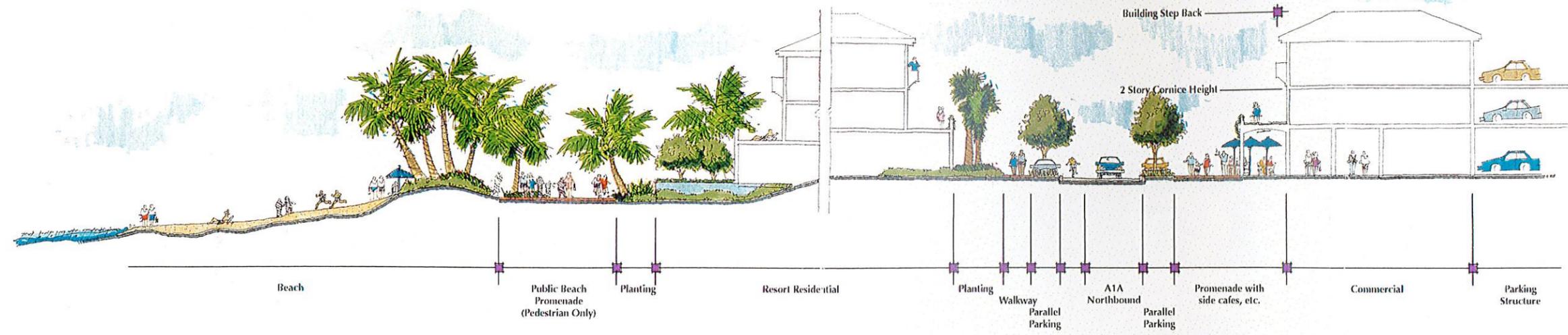
FIGURE 14 B – SECTION THROUGH A1A SOUTHBOUND (“S” CURVE)



Section C

FIGURE 14 D - SECTION THROUGH 21ST AVENUE

EDSA • HBI Planning Services • Keith & Associates



Section D

FIGURE 14 E – SECTION THROUGH PEDESTRIAN PROMENADE AND A1A NORTHBOUND

The Cove /Hillsboro Square Shopping Areas

A pedestrian/vehicular plan to renovate the central parking lots in the Cove Shopping Center is underway, and an improvement project in the residential area to the west is imminent. These projects will complement the revitalization which occurred at Hillsboro Square Shopping Center to Federal Highway. A pedestrian link from the (redeveloped Sullivan Park) waterfront park is planned to be extended from the Cove Parking lot, between Two George's at The Cove Restaurant and Charlie's Crab area along the Intracoastal Waterway and under the Hillsboro Boulevard Bridge to Sullivan Park. A pedestrian link will also be enhanced along Hillsboro Boulevard to the Beach. Redevelopment of existing and new storefronts to include porticos and landscaping is planned. Improved sidewalks between Hillsboro Square and the Cove Shopping Center are planned to promote non-vehicular travel in the neighborhood.

A parking lot and/or structure or structures will be needed to accommodate displaced space and to provide incentive for new retail development.

Beach Area

To enhance the sense of arrival on the Beach, Hillsboro Boulevard will be improved east of SR A1A, a new project is planned to be built behind the revitalized Wyndham Hotel and the beachfront block of development. To reinforce the vitality of the Beach retail area, a streetscape/pedestrian promenade proposed along existing SR A1A, which remain two-way from the turn at the Pier to Hillsboro Boulevard.

On the beach, the existing streetscape in front of the Wyndham from the Pier to Hillsboro Boulevard, and to the south end of the CRA district will be maintained. Parking elsewhere will be either at grade structured as needed to replace and increase public access to the area.

The entire Beach area will receive pedestrian improvements in the form of ADA compliant sidewalks.

Business Development

In addition to the physical redevelopment of the District, business development will be encouraged through the funding and sponsorship of special events that will encourage patronage of businesses in the District and reinforce the economic vitality of the District.

D. Transportation and Pedestrian Improvements

Recommended transportation and pedestrian improvements include:

- Streetscape improvements on SR A1A from the east end of the “S” Curve (or NE 2nd Avenue), west to NE 20th Avenue and south to Hillsboro Boulevard. These improvements will include two lanes of vehicular traffic, a full bike lane, and landscape and walkway improvements on both sides. Street parking will occur in islands parallel to the roadway.
- Additional streetscape improvements on SR A1A south of Hillsboro Boulevard, and north of NE 2nd Street, including landscaping and sidewalks.
- ADA compliant sidewalks will be extended into the neighborhoods throughout the CRA to encourage pedestrian activity and to make the area more “walkable”.
- Streetscape improvements on Hillsboro Boulevard west to Federal Highway, including landscaped walkways will be completed and maintained.
- Parking lots and/or structures are recommended for the Cove Shopping Center and the retail area on the beach.
- A linear walk along the Intracoastal Waterway connecting the marina to the south of the Cove Restaurant to the revitalized and expanded Sullivan Park.
- Streetscape improvements from the Pier to the south end of the redevelopment Area will be maintained including landscape and hardscape improvements.
- Pedestrian connection from the Pier to the public beach at NE 3rd Street.
- Public sponsorship may be needed in the development of parking structures on the beach and in the Cove Shopping Center area.
- Implementation of a public transportation such as a trolley or an alternative fuel vehicle system that circulates through the redevelopment area.

E. Park and Recreation Facilities

Plans for these improvements include:

- As part of the CRA renovation of Sullivan Park, increased open space to the north of the existing Sullivan Park parcel, including a public marina, playgrounds, public park, indoor activity space, and limited sized CRA offices
- A pocket park, entry feature with parking and pedestrian amenities along A1A to Hillsboro Boulevard.

F. Business Façade Improvements

Façade loan programs are recommended for the Beach commercial district, and the Cove shopping areas.



Figure 15: Existing commercial façade

G. Urban Design Concepts

The following are primary urban design concepts that underlie the Plan.

- The desired architectural style is “Old Florida” or “Key West”, with a “village” context.
- To create pedestrian linkages from Federal Highway to the beach. These linkages could be landscaped with separation from vehicular traffic and safety and aesthetic consideration given to crosswalks.
- In the retail districts, parking is recommended in islands alternating with landscaped areas. Walkways will be inside and then porticos are recommended between walkways and storefronts. The porticos and a part of the walkway may be used for outside vending or dining.
- On the beach, the basic design of the new walkway south of the redevelopment area could be applied to the walkway within the redevelopment area.

-
- Major streets should be landscaped and pedestrian crosswalks designed for aesthetic appeal and safety.
 - Along the Intracoastal Waterway, it is recommended that pedestrian ways be comfortable for many people to traverse, with seating areas and landscaping.
 - Parking should be integrated into commercial redevelopment projects to maximum extent feasible and distributed throughout the redevelopment area.
 - Specially designed signage themes may also be considered.
 - Special lighting with a unified character may be considered to add character to public areas.
 - In design, the context of surrounding buildings should be considered, and taller buildings should be “stepped back” from the street so that visual impact is controlled. (For example, a three story building would be one story at the street level.) Density and type of building are less an issue than: 1.) the impact from the street (which can be mitigated by “stepping back”); 2.) the quality of design (which could reflect the historic character of Deerfield Beach, Florida, or other appropriate themes; and 3.) what uses the building program adds to the redevelopment area (favored uses include parking and residential).
 - A limited number of well-designed, taller buildings (up to five stories) should be encouraged in selected activity areas to create more green and pedestrian space at street levels, as well as variety in building height.
 - The number and use of buildings in the CRA are intentionally flexible in this Redevelopment Plan. An interesting mix of uses and creative village design are welcomed in order to maximize the potential for a unique and intimately scaled living and entertaining environment.

H. Land Use and Zoning Recommendations

General definitions of recommended land uses include:

Commercial – Office and Retail. Up to five stories, but “step back” from one story at the street level. Parking within this area shall serve the development and the public.

Mixed Use/Retail – Primarily retail, but allowing residential. Up to five stories, but “step

back” from one or two stories at the street level. Parking within this area shall serve the development and the public. This is a flexible zone.

Mixed Use/Residential – Primarily residential, but allowing some retail. Up to five stories, but stepped from one story at the street level.

Resort Residential – Either small shopping center hotel or residential development. Up to five stories, but stepped from one or two stories on the street.

Residential – Resort or Primary Home Housing. On the Beach side recommendations include:

- *Commercial land use* should be retained in the area along SR A1A from NE 3rd Street to NE 20th Avenue.
- *Mixed use/retail areas* are recommended on the east and west side of SR A1A from NE 2nd Street south to Hillsboro Boulevard. Also in the area west of SR A1A (or NE 20th Avenue) from NE 2nd Street south to Hillsboro Boulevard. And in the area northeast of the commercial area near the intersection of NE 20th Avenue and NE 3rd Street.
- *Mixed use/residential areas* are recommended on the west side of SR A1A from Hillsboro Boulevard to SE 2nd Street.
- *Resort residential* is recommended for the area bordered by Hillsboro Boulevard on the north, NE 21st Avenue on the east, SE 2nd Street on the south and SR A1A or NE 20th Avenue on the west and the area between the Beach between the Pier and Hillsboro Boulevard.
- *Residential* is recommended for all other areas.

On the Cove Shopping Center side recommendations include:

- *Commercial land use* is recommended for the north side of the Cove Shopping Center west to SE 2nd Avenue. Also for the area on the north, limited height and/or FAR incentives should be considered for public parking provided by private development.

It is recommended that the CRA propose any land use and zoning amendments necessary to implement the above recommendations in year 2000. These future amendments to the Deerfield Beach Comprehensive Plan and/or the City’s Land Development Code will serve as safeguards that the work of redevelopment will be carried out pursuant to this

Community Redevelopment Plan. In addition, the City and CRA shall retain applicable existing controls and place appropriate additional deed restrictions and/or covenants running with the land, as necessary, on any public lands in the CRA Area sold or leased for private use to assure consistency with the Plan.

I. Neighborhood Impact and Affordable Housing Element

Affordable and Replacement Housing: Low and moderate income households and the housing cost burden on those households in the census block groups that comprise the CRA Area were analyzed and discussed in the previous report contained in Appendix A entitled “Necessity for Redevelopment of the Beach/Cove Area.” Based on the census information contained in that report, there were approximately 281 low income and 158 moderate-income rental households in and near the CRA Area in 1990. For owner occupied households, seventy-nine were in the low-income range and forty were in the moderate-income category. The CRA Plan is not expected to significantly impact these households. The implementation of the Plan is expected to create a greater diversity of housing and job opportunities for current CRA residents and persons relocating to the Area. The Redevelopment Plan does not propose acquisition of any low or moderate income housing units. Therefore, no relocation of residents requiring replacement affordable housing will be anticipated.

The City provides for affordable housing on a citywide basis and the Redevelopment Plan recommends that eligible sites in the CRA Area be given special priority status as part of the City’s overall affordable housing program. However, due to the identified problems of affordable housing ownership and housing deterioration within the redevelopment area, the City will actively market the availability of SHIP (State Housing Initiatives Partnership) funds for First Time Home Buyers and Minor Home Repair programs. The City’s First Time Home Buyers Program provides up to \$10,000 for purchase assistance to first time home buyers, the program assists low and moderate income families. The City’s Minor Home Repairs Program provides a five year deferred payment loan (\$10,000 per household) for home maintenance, including roof repairs, window replacement, exterior repairs, and to correct code violations.

The Redevelopment Plan does not propose any increase in residential densities beyond those currently allowed by the City’s Comprehensive Plan. Further, it is the intent of the Redevelopment Plan to create progressive development incentives for new affordable housing opportunities.

Traffic Circulation: A major component of the Redevelopment Plan focuses on improving the traffic circulation pattern in the beach area, with the intent of mitigating problems associated with existing traffic flows and accommodating future growth in the

area. The Redevelopment Needs Study specifically identified traffic circulation as a major issue affecting the beach neighborhood. Further, the Redevelopment Plan proposes to examine and implement if appropriate, selected traffic calming techniques for the residential neighborhoods south of the Cove and Hillsboro Square shopping centers.

Environmental Quality: The Redevelopment Plan should have a positive impact on environmental quality in the neighborhoods by planting street trees along the beach area and along many major streets, and installing bicycle and pedestrian improvements. In addition, the plan will make improvements to the stormwater drainage system in the central/beach commercial area.

Availability of Community Facilities and Services: The Redevelopment Plan recommends substantial improvements to existing community facilities and services, such as: improvements to the beach boardwalk area, pedestrian access throughout the area and traffic circulation improvements that will lower response times for the fire station located on the beach. Further, the plan supports an increase in public parking throughout the area.

Parks and Recreation: The Redevelopment Plan specifically calls for the enhancement and expansion of the beach and related park areas. Further, new recreation opportunities are recommended, such as new water front recreational boating along the Intracoastal Waterway, enhanced bicycle circulation along the beach and throughout the CRA Area, and improved pedestrian circulation.

Effect on School Population: The Beach Area population consists predominantly of retirees and seasonal housing, and this Redevelopment Plan does not envision any significant impacts on schools. New housing opportunities on the beach likely will continue to appeal to the seasonal and retiree population.

The residential areas to the west of the Intracoastal Waterway are built-out and the only new residential opportunities created in this area will be in the Cove and Palm Aire shopping areas, which would be subject to school concurrency review at the time of platting.

Public Safety: The Redevelopment Plan shall enhance public safety in the District by providing increased levels of community police protection. As funds are invested in projects and neighborhoods as part of the redevelopment effort, the CRA shall take steps to protect the investment. As redevelopment occurs, the District will attract more visitors and residents, many of whom are seniors or seasonal visitors. The CRA will take steps to provide enhanced community policing to increase safety throughout the District through the use of paid details devoted to CRA policing and whose focus is ensuring the safety of visitors and patrons of businesses within the CRA District.

Other Matters Affecting the Physical and Social Quality of the Neighborhood: Overall, the Redevelopment Plan will have a positive impact on the quality of life in the neighborhood by providing enhanced parks, more public beach areas, landscaping, drainage improvements and traffic circulation. The improvements will increase property values in the area, boost tourism, and provide a stronger commercial base, while maintaining the village-like character of the area.

J. Land and Building Acquisition

Several parcels are targeted for acquisition. For example, to complete linkages between the Cove and Hillsboro Square shopping centers, land acquisition may be considered. Land acquisition along SR A1A and Hillsboro Boulevard may also be necessary to properly implement planned streetscape projects along those roadways.

Design plans for proposed CRA Area projects are being developed at this time. The CRA has documented specific building and/or land acquisition needs (See 2011 Real Estate Acquisition Strategy Plan adopted herein by reference).

Site	Purpose
1701 Riverview Road	Park/Open Space (Acquired in 2011)
1601 E. Hillsboro Boulevard	Park/Open Space/Welcome Center
10 NE 20th Avenue (A1A)	Hotel/Park/Parking/Entryway Feature/Assembly
10 NE 20th Avenue (A1A)	Hotel/Park/Parking/Entryway Feature/Assembly
1755 SE 3rd Court (Former Charlie's Crab House)	Hotel/Restaurant/Parking Garage (Site Plan approved for private development in 2014)

In addition to these five highest ranking properties, the CRA Board may acquire any property contained in the Master Real Estate Plan as strategic opportunities arise in the marketplace, provided those acquisitions further the goals and objectives of the CRA Plan. Attempts to acquire necessary lands and/or buildings through public/private development partnerships or private market purchases will commence in 2011. Any property acquisition must further the objectives of the Redevelopment Plan.

If all market acquisition efforts fail, then eminent domain may be used consistent with applicable State laws and regulations.

K. *Conformance with Deerfield Beach Comprehensive Plan and Broward County Land Use Plan*

Broward County Land Use Plan

The proposed Beach/Cove Community Redevelopment Plan is also consistent with the Broward County Land Use Plan (LUP) and Plan map. The land use pattern discussed above with reference to the City's Future Land Use Map is essentially identical to that shown for the CRA area on the County's LUP map. Thus, the proposed redevelopment land use guidelines for the Beach/Cove Area are consistent with County land use designations. The suggested addition of mixed-use flexibility in some areas of the CRA will be addressed by a future detailed study and, to the extent possible, accomplished within the current County flexibility zone and reserve unit system, if found to be feasible.

The Beach/Cove Community Redevelopment Plan also furthers several important goals, objectives and policies in the Broward County Land Use Plan as follows:

Objective 1.02.00: FLEXIBILITY AND IRREGULAR DENSITIES- Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of residential densities, and allow local governments and the private sector to respond to changing conditions. (See also related Policies 1.02.01 and 1.02.02).

Objective 10.01.00: INNOVATIVE LAND DEVELOPMENT TECHNIQUES AND REGULATIONS - Encourage the use of innovative land development regulations and techniques, for both residential and non-residential development in order to promote planned communities and activity centers for efficient use of public services and facilities. (See also related Policies 10.01.01 and 10.01.03).

Objective 14.01.00: REDEVELOPMENT OF BLIGHTED AND DETERIORATING AREAS - Develop and implement land use programs to encourage redevelopment activities within identified blighted and deteriorated areas. (See also related Policies 14.01.01 through 14.01.04).

Objective 14.02.00: ENCOURAGE ELIMINATION OF INCOMPATIBLE OR INCONSISTENT LAND USES

Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses. (See also related Policies 14.02.01 through 14.02.04).

Objective 17.02.00: **LAND USE, PUBLIC FACILITIES AND SERVICES AND EMPLOYMENT INTENSITIES** - Establish criteria which encourage development of urban infill, urban redevelopment and downtown revitalization area(s) to promote economic development, increase housing opportunities, and maximize use of existing public facilities and services. (See also related Policies 17.02.01 through 17.02.07).

These objectives and policies from the Broward County Land Use Plan (LUP) support the preparation and implementation of community Redevelopment Plans such as that proposed for the Beach/Cove Area. The Broward County Land Use Plan also favors the use of innovative planning techniques such as mixed-use and flexibility units to eliminate incompatible uses, promote economic development, increase affordable housing, and encourage infill and redevelopment. The proposed Beach/Cove Community Redevelopment Plan is in conformance with, and furthers, a number of these objective and policies adopted in the Broward County LUP. In addition, no inconsistencies with the County's Land Use Plan were found in this review.

Deerfield Beach Comprehensive Plan

The proposed Beach/Cove Area Community Redevelopment Plan is consistent with the Future Land Use Map (FLUM) adopted in the Deerfield Beach Comprehensive Plan. In the CRA Beach Subarea, the FLUM shows commercial land use in and around the "S" Curve district and high residential (up to twenty-five dwelling units per acre). Surrounding the commercial use and extending throughout most of the remaining CRA Beach Subarea which is substantially consistent with the proposed CRA Plan. The City FLUM also shows significant strips of Recreation/Open Space land use along the beachfront, which is also consistent with the Beach/Cove Area Plan. In the Cove/Palm Aire Subarea, the predominant land use category is Commercial the Cove Shopping Center area which located south of Hillsboro Boulevard, and the parcels encompassing the Cove and Palm Aire shopping centers.

The portion of the subarea between the two commercial centers is shown for Medium Residential (up to fifteen dwelling units per acre). Currently, the proposed Redevelopment Plan conforms to this land use configuration. However, it should be noted that the CRA Area Plan is also recommending that the Agency consider, after detailed future study, the addition of mixed-use flexibility in selected parts of the entire redevelopment area. This recommended action would provide for the research and implementation. If found to be feasible, the option for developers to mix residential and commercial uses on the same parcel based on pre-set land use mix percentage ranges, similar to what is now occurring in the Cove Shopping Center where apartments are built above first-floor shops. To the maximum extent possible, this increased mixed-use flexibility will be implemented through the flexibility zone and reserve unit program established under the Broward County Land Use Plan.

The Beach/Cove Community Redevelopment Plan also furthers several important goals, objectives and policies in the Future Land Use Element (FLUE) of the Comprehensive Plan is as follows:

- FLUE Objective 1.1:* Establish development and redevelopment program(s) which provide the opportunity for a wide-range of individuals and families to reside, work, shop, relax and play safely in the City.
- FLUE Objective 1.5:* 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.
- FLUE Policy 1.5.3:* Mixed land use development regulations shall provide for the mixing of various residential densities, commercial and recreation land uses, and the mixing of industrial, office, and commercial land uses, in a manner deemed compatible by the City.
- FLUE Goal 4.0:* 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.
- FLUE Objective 4.1:* Identify areas in the need of redevelopment in the Land Use Element of the Comprehensive Plan and identify strategies for encouraging redevelopment in the implementation strategy section of the Land Use Element of the Comprehensive Plan.
- FLUE Objective 5.2:* 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.

FLUE Goal 7.0: Achieve an aesthetically pleasing atmosphere, which enhances the diverse character of the City.

FLUE Objective 7.1: Reduce and/or eliminate the occurrence of land uses and Land use activities that may be inconsistent with the City's character and future land uses.

These selected goals, objectives and policies from the adopted Deerfield Beach Comprehensive Plan all emphasize the need for the City to redevelop older areas on a priority basis. This Redevelopment Plan can be accomplished by utilizing innovative planning techniques such as mixed-uses, and enhance the land use plan, aesthetic character, employment opportunities, public safety, affordable housing and tax base of such areas. The proposed Beach/Cove Area Community Redevelopment Plan is in conformance with, and furthers, a number of these goals, objective and policies adopted in the City's Comprehensive Plan. In addition, no inconsistencies with the Deerfield Beach Comprehensive Plan were found in this review.

Deerfield Beach also recently completed an Evaluation and Appraisal Report (EAR) for its Comprehensive Plan, which was approved by the Florida Department of Community Affairs last year. The City is now in the process of preparing the EAR-based amendments to the adopted Comprehensive Plan. The approved EAR recommended that a number of objectives and policies be revised in the FLUE to provide greater support and direction for the redevelopment of the Beach/Cove Area and other areas in Deerfield Beach.

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IV. FINANCIAL FEASIBILITY

A significant benefit of any Community Redevelopment Agency (CRA) is the ability to manage future incremental ad valorem tax revenues within the CRA Area from both county and city sources. Following the first year of the CRA Area (base year), ninety-five percent of ad valorem taxes collected annually on the incremental growth in property values since the base year are returned to the CRA Area by eligible taxing authorities including, but not limited to, Broward County and Deerfield Beach for use in implementing the approved Community Redevelopment Plan.

These tax revenues can be combined with other funding sources such as grants to help finance initial projects prioritized by the Redevelopment Plan. After three to four years of positive tax base growth, the incremental tax revenues of the CRA Area should also be “bondable”. This enables the Agency to receive a large up-front infusion of funds to implement public and public/private projects designed to “grow” the tax base and repay the bonds with future tax revenues.

This section will provide estimated projections of incremental tax base growth in the Beach/Cove Redevelopment Area and resulting tax revenues which might be expected to be received by the Agency. Other potential revenue sources will also be discussed to complete the ten-year CRA Area revenue picture.

Fulfilling the vision of the Deerfield Beach Community Redevelopment Plan is contingent upon the ability to obtain funds to finance the public improvements and revitalization program. The goal of the plan is to provide public infrastructure improvements, which will encourage and foster private sector redevelopment within the district. A combination of potential funding mechanisms has been identified to realize the vision of the plan.

Establishment of the Redevelopment Trust Fund: Following approval of the Redevelopment Plan, if funding is to be provided from tax increment funds, Broward County must authorize the establishment of a Redevelopment Trust Fund pursuant to Florida Statute. The Deerfield Beach City Commission must then establish and approve the fund, by ordinance, in order to allocate future tax increments to the fund. Upon establishment of the trust fund, the Agency must also obtain approval for the issuance of tax increment revenue bonds to finance redevelopment programs when such a program is proposed.

A. Tax Increment Revenues

Historical Tax Base Growth

Table 5 below shows the annual taxable and assessed value for the Beach/Cove CRA Area over the past ten years.

During the ten year period ending in 1997, the CRA Area tax base measured in taxable value grew by 18.1 percent or about 1.8 percent annually. Since 1994, the growth has been somewhat stronger totaling 7.6 percent or approximately 2.5 percent per year through 1997.

Table 5 Beach/ Cove CRA Area Tax Base Growth 1988-1998

Year	Taxable Value (in millions \$)	Assessed Value (in millions \$)
1988	\$86.63	\$92.37
1989	92.05	97.76
1990	93.34	99.18
1991	95.37	101.17
1992	93.29	99.15
1993	95.01	110.61
1994	95.06	100.63
1995	96.73	111.77
1996	99.27	114.20
1997	102.32	117.12
1998 (estimate*)	104.88	120.05

*1998 estimate assumes 2.5% historical growth area.
Source: City of Deerfield Beach 1988-1997; 1998 estimate by HBI Planning Services, Inc.

In order to project future tax increment revenues which might be available to the CRA Area an overall tax base growth rate will be assumed based both on historical growth, areawide value increases expected due to initial CRA Area public projects, and known developer interest in specific sites.

Table 6 presents the projected CRA Area tax base, and the resulting County and City revenues, which could be available to the CRA Area through year 2009. For years 1998, 1999 and 2000, tax base growth is assumed to be 2.5 percent which is the historical growth pattern between 1994 and 1997. Beginning in year 2001, the tax base growth is projected to accelerate to a rate of 5.0 percent per year based on initial public improvement projects and private development in the CRA Area.

Table 6: Projected Future CRA Area Tax Increment Revenues*

Year	Est. Taxable Value** (in millions \$)	County Tax Revenues*** (\$)	City Tax Revenues**** (\$)	Tax Revenues (\$)
1999 (Base Year)	\$107.50	----	----	----
2000	\$110.19	\$17,619	\$14,543	\$32,162
2001	115.70	53,709	44,333	98,042
2002	121.48	91,568	75,582	167,150
2003	127.56	131,392	108,453	239,845
2004	133.94	173,181	142,947	316,128
2005	140.63	217,000	179,116	396,116
2006	147.66	263,047	217,123	480,170
2007	155.04	311,385	257,023	568,408
2008	162.80	362,213	298,977	661,190
2009	170.93	415,464	342,931	758,395

* Does not include revenue from North Broward Hospital District.
 ** Tax base increased by 2.5 percent for 1999 and 2000; 5 percent year thereafter.
 *** County 1999-2000 operating/capital outlay millage = 6.8947; revenues reduced by 5 percent.
 **** City 1999-2000 operating millage = 5.691; revenues reduced by 5 percent.

The North Broward Hospital District ad valorem tax levy is not included in Table 6 due to uncertainty as to the level of tax revenues that will be available. When the estimated tax revenues are known, they will be added to the CRA financial projections.

Table 6(a): Updated Future CRA Tax Increment Revenues

Year	City of Deerfield Beach	Broward County	North Broward Hospital District	Total
2015	\$ 1,228,052	\$ 1,064,723	\$ 343,859	\$2,636,634
2016	\$ 1,264,894	\$ 1,096,665	\$ 354,175	\$2,715,733
2017	\$ 1,302,840	\$ 1,129,565	\$ 364,800	\$2,797,205
2018	\$ 1,341,926	\$ 1,163,452	\$ 375,744	\$2,881,121
2019	\$ 1,382,183	\$ 1,198,355	\$ 387,016	\$2,967,555
2020	\$ 1,423,649	\$ 1,234,306	\$ 398,627	\$3,056,581
2021	\$ 1,466,358	\$ 1,271,335	\$ 410,586	\$3,148,279
2022	\$ 1,510,349	\$ 1,309,475	\$ 422,903	\$3,242,727
2023	\$ 1,555,660	\$ 1,348,759	\$ 435,590	\$3,340,009
2024	\$ 1,602,329	\$ 1,389,222	\$ 448,658	\$3,440,209
2025	\$ 1,650,399	\$ 1,430,899	\$ 462,118	\$3,543,416
2026	\$ 1,699,911	\$ 1,473,826	\$ 475,981	\$3,649,718

Projection based on 3% annual increase in revenues

B. Capital Improvement Program

The CRA Board of Directors will adopt a 5 Year Capital Improvement Plan (CIP) that specifically contains the projects listed herein and seeks to further the goals and objectives of this Plan. The adoption of the 5 Year CIP will be done annually as part of the annual budget process. The CRA Board will further adopt an Annual Budget via resolution each Fiscal Year. Below is a list of capital improvements projects intended for CRA implementation that includes the status of project.

Project	Amount
Cove Gardens Streetscape Improvements	\$1,625,000*
SE 15 th Avenue Streetscape Improvements	\$600,000**
Sullivan Park Expansion and Redevelopment	\$4,700,000**
Sidewalk Improvements and ADA Compliance	\$1,425,000
Purchase of Island Entryway/NE 1 st Street Properties	\$1,100,000
Entryway Improvements	\$1,100,000
Purchase of 1601 E. Hillsboro Boulevard	\$350,000
Beach Enhancement-NE 4 th Court Streetscape	\$500,000
Right of Way Improvements-NE 20 th Avenue	\$500,000
Beach Enhancement-North Beach Pavilion	\$1,016,500
Lighting Coverage Updates	\$666,900
Signage and Wayfinding	\$250,000
Sullivan Park/ Cove Boardwalk	\$400,000

* Completed

**Underway

No asterisk indicates a future project

C. Project Financing

CRA Tax Increment Bonds: Once created, the CRA will accumulate the tax increment generated within the district, which may be used to secure bonds for public improvements. The tax increment is that portion of tax revenue that has increased from the year the CRA was established and the year the bonds are issued. All improvements

funded through bonds must be located within the CRA Area district.

South Florida Water Management District (SFWMD): SFWMD provides 50/50 matching funds for drainage improvements, these funds may be utilized for drainage improvements along SR A1A, Hillsboro Boulevard and along Main Street.

State of Florida: State of Florida has various funding sources for improvements in the district, including:

- Florida Department of Transportation (FDOT): Funding through FDOT may be allocated for the re-alignment of SR A1A, including streetscape improvements along SR A1A and Hillsboro Boulevard. Improved traffic circulation and capacity along these roadways will provide a strong incentive for FDOT funding of these improvements.
- The Secretary of State maintains a grant program for local parks and recreation improvements; these funds may be utilized in the district for improvements to the beach and park areas.
- Urban and community forestry grants for special landscape improvements, which may include improvements throughout the district.
- State Division of Historic Resources offers grant programs for rehabilitation of historic structures.
- Florida Inland Navigation District provides funds for waterway improvements, these funds may be used in the district to create and expand marina facilities, for dredging and to create or improve docking facilities.

Broward County: The County has numerous funding sources, which the district may utilize, such as:

- Neighborhood traffic calming programs for improvements, such as those contemplated for the neighborhoods south of the Cove Shopping Center.
- County capital improvements fund, including roads and public facilities.
- Broward Cultural Affairs Council (BCAC) provides funds for art in public places, such as the entry feature contemplated at Hillsboro Boulevard and SR A1A or public art components of CRA funded projects.

-
- Metropolitan Planning Organization allocates funds for mass transit improvements, these funds may be a potential source for bus lanes, bus shelters/kiosks, transit route improvements and other transit related traffic circulation improvements.

City of Deerfield Beach: City funding sources include:

- Community Development Block Grant funds, which may be utilized for infrastructure improvements in redevelopment areas.
- Special assessments may be utilized to fund improvements through taxes levied on properties in the district.
- City water and sewer funds may be allocated for water and sewer improvements in the district.
- Capital improvement program funds can be allocated for infrastructure improvements in the district.
- The City of Deerfield Beach undertook financing in 2012 which provides, in part, fund to secure funding in the par amount of \$5,920,000 various capital improvements in the CRA district. The City and the CRA entered into an agreement for the CRA to repay funds expended directly on CRA projects. These improvements include right-of-way, pedestrian, landscaping/beautification, park, boardwalk, parking and related improvements.
- Gas tax funds may be utilized for transportation improvements.
- Parking Revenue Bonds may be a resource for financing new parking facilities. The funds from the bond issue must be pledged against future parking revenues within the district and citywide. A feasibility study will be required to demonstrate the ability of parking revenue to satisfy the bond obligation.

Non-Profit Corporation: The establishment of a tax-exempt organization may provide funds for district improvements, such as buy-a-brick or adopt-a-tree programs for streetscape improvements.

V. OPERATIONAL PROCEDURES

A. *CRA Term*

The term of the Beach/Cove Community Redevelopment Agency (CRA) Plan will be thirty years from the date of Agency creation expected to be November 16, 1999. This length of operational term is absolutely necessary to provide the best opportunity for the CRA to successfully complete the redevelopment process for the Beach/Cove Area and ensure the greatest potential property value enhancement resulting from initial public-sponsored projects and programs. This does not mean the entire CRA Area will be redeveloped within that timeframe, but that the major principles and associated improvements envisioned in the Redevelopment Plan, as amended and updated in the future, will be fully implemented and private development will be well on the way toward helping the City of Deerfield Beach attain its vision for the restoration of its historical downtown and beach areas.

Although the initial capital improvement process is estimated for a ten-year period, the Plan will be updated periodically over the thirty-year CRA term to reflect changed financial and development conditions in the Beach/Cove Area. In addition, the CRA may engage in bond financing after three to five years of operation in order to provide an up front infusion of dollars for public improvements with repayment from enhanced tax increment proceeds over an extended period, typically twenty to twenty-five years. Obviously, bond underwriters will require that the term of the CRA extend through and beyond the final payoff of any bonds they sponsor. It is also not unusual for successful CRAs to implement multiple bond issues over their thirty-year redevelopment period, and second and third issues would also need long-term payback periods to keep interest rates within reason for the Agency.

Another area of Plan implementation where the thirty-year term is crucial is in the development of public/private partnerships. CRAs have been appropriately referred to as “developers in the public interest” and this aspect of the CRA role is very important to ensure the full tax base enhancements expected from publicly funded improvements where expedited development approvals consistent with Redevelopment Plan principles and guidelines can be the difference between high and low growth of the tax base. In addition, successful CRAs often enter into long-term agreements with developers to address such issues as parking spaces and these agreements usually extend far into the future.

B. *Annual Reporting*

The Beach/Cove CRA Area will prepare an annual budget each year for consideration and approval prior to October 1st of the year in which the budget will apply. In addition,

an annual report will also be prepared outlining progress made during the preceding year, including an analysis of progress toward achieving Plan goals, objectives and policies and a comparison of the current year tax base to the base year. In addition, the statutorily required financial statements will also be prepared. The annual report and financial statements will be provided to Broward County, on or before March 31 following the end of the fiscal year.

C. Plan Update and Amendments

The Beach/Cove Community Redevelopment Plan will be updated and revised to reflect changing conditions every three years. The standard updating process will involve four steps:

1. Updated data and analysis;
2. Revised capital program and other redevelopment strategy recommendations;
3. Review by Local Planning Agency; and
4. Consideration by CRA Board and City Commission.

In addition, the County Commission shall either approve or disapprove any changes to the Plan as follows:

1. A boundary change.
2. An extension to the term of the Plan and/or CRA beyond the thirty-year period specified in Section V, "A", herein.
3. A change to the Plan of such magnitude as would require a county or municipal land use plan amendment.

Appendix A: Necessity for Redevelopment of the Beach/Cove Area

A copy of the approved "Deerfield Beach Necessity for Redevelopment of the Beach/Cove Area" report is incorporated as part of this Community Redevelopment Plan and is available for review at the City of Deerfield Beach Planning and Growth Management Department.

DEERFIELD BEACH

Necessity for Redevelopment of the Beach/Cove Area

Prepared By:

City of Deerfield Beach

E D S A

HBI Planning Services, Inc.

September, 1998

Appendix B: Employment, Businesses and Sales for All Industry Sectors by SIC Code.

Appendix C: Legal Description

PREPARED FOR: HBI PLANNING SERVICES

Claritas Inc.
Sales (800)234-5973

30-SEP-99
Support (800)780-4237

(State: 12, Florida County: 011, Broward County, FL)
Tract: 102.00
SUMMARY BUSINESS DATA REPORT BY 2-DIGIT SIC CATEGORY

(Weight: 100.0%)
(Page 1 of 2)

SIC Code	Business Description	-----Estimated-----			
		Total Estab.	Total Employ.	Sales (in millions)	Estab. 20+ Emp.
TOT	ALL INDUSTRIES	368	3102	320	31
MAN	ALL MANUFACTURING (SIC 20-39)	14	172	12	2
RET	ALL RETAILING (SIC 52-59)	74	742	107	10
01	AGRICULTURAL PRODUCTION - CROPS	0	0	0	0
02	AGRICULTURAL PRODUCTION - LIVESTOCK	0	0	0	0
07	AGRICULTURAL SERVICES	8	39	1	0
08	FORESTRY	0	0	0	0
09	FISHING, HUNTING, AND TRAPPING	0	0	0	0
10	METAL MINING	0	0	0	0
12	COAL MINING	0	0	0	0
13	OIL AND GAS EXTRACTION	0	0	0	0
14	MINING NONMETALICS, EXCEPT FUELS	0	0	0	0
15	BUILDING CONSTRUC.-GEN. CONTRACTORS	9	85	25	1
16	HEAVY CONSTRUCTION, EXCEPT SIC 15	0	0	0	0
17	CONSTRUCTION-SPECIAL TRADE CONTRACT	30	164	29	1
20	FOOD AND KINDRED PRODUCTS	1	2	0	0
21	TOBACCO MANUFACTURES	0	0	0	0
22	TEXTILE MILL PRODUCTS	0	0	0	0
23	APPAREL & OTHER FABRIC PRODUCTS	0	0	0	0
24	LUMBER & WOOD PRODUCTS, EX. FURNIT.	0	0	0	0
25	FURNITURE AND FIXTURES	0	0	0	0
26	PAPER AND ALLIED PRODUCTS	0	0	0	0
27	PRINTING, PUBLISHING, & ALLIED IND.	3	9	0	0
28	CHEMICALS AND ALLIED PRODUCTS	0	0	0	0
29	PETROLEUM REFINING & RELATED INDUS.	0	0	0	0
30	RUBBER AND MISC. PLASTICS PRODUCTS	0	0	0	0
31	LEATHER AND LEATHER PRODUCTS	0	0	0	0
32	STONE, CLAY, GLASS, & CONCRETE PROD	0	0	0	0
33	PRIMARY METAL INDUSTRIES	0	0	0	0
34	FABRICATED METAL PRODUCTS	2	33	2	1
35	IND. & COMM. MACHINERY & COMPUTERS	4	113	7	1
36	ELECTRIC./ELECTRON.EQUIP. (EX.COMP.)	0	0	0	0
37	TRANSPORTATION EQUIPMENT	2	11	0	0
38	INSTRUMENTS AND RELATED PRODUCTS	0	0	0	0
39	MISC. MANUFACTURING INDUSTRIES	2	4	0	0
40	RAILROAD TRANSPORTATION	0	0	0	0
41	LOCAL, SUBURBAN, & INTERURBAN TRANS	0	0	0	0
42	MOTOR FREIGHT TRANSPORT. & WAREHOU	1	1	0	0
43	U.S. POSTAL SERVICE	1	80	0	1

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CLARITAS

ARLINGTON, VA
703/812-2700

CHICAGO
312/984-2650

ITHACA, NY
607/257-5757

LOS ANGELES
323/954-3200

NEW YORK
212/789-3580

SAN DIEGO
619/677-9580

WILTON
203/563-2800

Study Area Summary

SUMMARY BUSINESS DATA REPORT BY 2-DIGIT SIC CATEGORY

(Page 2 of 2)

SIC Code	Business Description	Total Estab.	-----Estimated-----		
			Total Employ.	Sales (in millions)	Estab. 20+ Emp.
44	WATER TRANSPORTATION	16	89	13	0
45	TRANSPORTATION BY AIR	1	70	7	1
46	PIPE LINES, EXCEPT NATURAL GAS	0	0	0	0
47	TRANSPORTATION SERVICES	21	98	27	0
48	COMMUNICATION	13	182	17	4
49	ELECTRIC, GAS, & SANITARY SERVICES	4	103	7	1
50	WHOLESALE TRADE-DURABLE GOODS	177	3010	496	21
51	WHOLESALE TRADE-NONDURABLE GOODS	61	1039	166	14
52	BLDG MAT'RL/GARDEN SUP./MOB'L HOMES	41	618	83	7
53	GENERAL MERCHANDISE STORES	8	369	40	5
54	FOOD STORES	54	1749	302	3
55	AUTO. DEALERS & GAS. SERV. STATIONS	52	502	141	6
56	APPAREL AND ACCESSORY STORES	40	159	10	0
57	HOME FURNITURE/FURNISHINGS/EQUIP.	99	843	178	8
58	EATING AND DRINKING PLACES	146	2059	98	32
59	MISCELLANEOUS RETAIL	194	1529	163	14
60	DEPOSITORY INSTITUTIONS	26	214	59	1
61	NONDEPOSITORY CREDIT INSTITUTIONS	36	382	117	4
62	SECURITY/COMMODITY BROKERS & SERV.	17	176	28	1
63	INSURANCE CARRIERS	5	21	2	0
64	INSURANCE AGENTS, BROKERS & SERVICE	49	352	82	6
65	REAL ESTATE	125	863	127	5
67	HOLDING & OTHER INVESTMENT OFFICES	4	15	2	0
70	HOTELS AND OTHER LODGING PLACES	35	522	22	8
72	PERSONAL SERVICES	142	986	41	7
73	BUSINESS SERVICES	165	1466	190	19
75	AUTO. REPAIR, SERVICES, AND PARKING	73	274	17	2
76	MISC. REPAIR SERVICES	46	259	20	2
78	MOTION PICTURES	14	141	21	1
79	AMUSE. & RECR. SERV. (EX. MOVIES)	43	874	60	9
80	HEALTH SERVICES	157	1300	100	16
81	LEGAL SERVICES	50	152	28	1
82	EDUCATIONAL SERVICES	16	643	67	9
83	SOCIAL SERVICES	26	231	13	3
84	MUSEUMS, ART GALLERIES, ZOOS, ETC.	2	16	0	0
86	MEMBERSHIP ORGANIZATIONS	63	330	26	2
87	ENGIN./ACCT./RES./MANAG./RELAT.SERV	113	992	138	11
88	PRIVATE HOUSEHOLDS	0	0	0	0
89	MISCELLANEOUS SERVICES	2	4	0	0
90	PUBLIC ADMINISTRATION (SIC 90-97)	40	831	0	13
99	NONCLASSIFIABLE ESTABLISHMENTS	1	10	1	0

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Tract: 102.00

(Weight: 100.0%)
(Page 1 of 2)

SUMMARY BUSINESS DATA REPORT BY 2-DIGIT SIC CATEGORY

SIC Code	Business Description	Total Estab.	Total Employ.	Estimated Sales (in millions)	Estab. 20+ Emp.
TOT	ALL INDUSTRIES	368	3102	320	31
MAN	ALL MANUFACTURING (SIC 20-39)	14	172	12	2
RET	ALL RETAILING (SIC 52-59)	74	742	107	10
01	AGRICULTURAL PRODUCTION - CROPS	0	0	0	0
02	AGRICULTURAL PRODUCTION - LIVESTOCK	0	0	0	0
07	AGRICULTURAL SERVICES	8	39	1	0
08	FORESTRY	0	0	0	0
09	FISHING, HUNTING, AND TRAPPING	0	0	0	0
10	METAL MINING	0	0	0	0
12	COAL MINING	0	0	0	0
13	OIL AND GAS EXTRACTION	0	0	0	0
14	MINING NONMETALICS, EXCEPT FUELS	0	0	0	0
15	BUILDING CONSTRUC.-GEN. CONTRACTORS	9	85	25	1
16	HEAVY CONSTRUCTION, EXCEPT SIC 15	0	0	0	0
17	CONSTRUCTION-SPECIAL TRADE CONTRACT	30	164	29	1
20	FOOD AND KINDRED PRODUCTS	1	2	0	0
21	TOBACCO MANUFACTURES	0	0	0	0
22	TEXTILE MILL PRODUCTS	0	0	0	0
23	APPAREL & OTHER FABRIC PRODUCTS	0	0	0	0
24	LUMBER & WOOD PRODUCTS, EX. FURNIT.	0	0	0	0
25	FURNITURE AND FIXTURES	0	0	0	0
26	PAPER AND ALLIED PRODUCTS	0	0	0	0
27	PRINTING, PUBLISHING, & ALLIED IND.	3	9	0	0
28	CHEMICALS AND ALLIED PRODUCTS	0	0	0	0
29	PETROLEUM REFINING & RELATED INDUS.	0	0	0	0
30	RUBBER AND MISC. PLASTICS PRODUCTS	0	0	0	0
31	LEATHER AND LEATHER PRODUCTS	0	0	0	0
32	STONE, CLAY, GLASS, & CONCRETE PROD	0	0	0	0
33	PRIMARY METAL INDUSTRIES	0	0	0	0
34	FABRICATED METAL PRODUCTS	2	33	2	1
35	IND. & COMM. MACHINERY & COMPUTERS	4	113	7	1
36	ELECTRIC./ELECTRON.EQUIP.(EX.COMP.)	0	0	0	0
37	TRANSPORTATION EQUIPMENT	2	11	0	0
38	INSTRUMENTS AND RELATED PRODUCTS	0	0	0	0
39	MISC. MANUFACTURING INDUSTRIES	2	4	0	0
40	RAILROAD TRANSPORTATION	0	0	0	0
41	LOCAL, SUBURBAN, & INTERURBAN TRANS	0	0	0	0
42	MOTOR FREIGHT TRANSPORT. & WAREHOUS	1	1	0	0
43	U.S. POSTAL SERVICE	1	80	0	1

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(Weight: 100.0%)
(Page 2 of 2)

SIC Code	Business Description	Total Estab.	Total Employ.	Estimated Sales (in millions)	Estab. 20+ Emp.
44	WATER TRANSPORTATION	2	20	3	0
45	TRANSPORTATION BY AIR	0	0	0	0
46	PIPE LINES, EXCEPT NATURAL GAS	0	0	0	0
47	TRANSPORTATION SERVICES	1	3	1	0
48	COMMUNICATION	2	30	3	1
49	ELECTRIC, GAS, & SANITARY SERVICES	0	0	0	0
50	WHOLESALE TRADE-DURABLE GOODS	16	61	11	0
51	WHOLESALE TRADE-NONDURABLE GOODS	2	13	2	0
52	BLDG MAT'RL/GARDEN SUP./MOB'L HOMES	5	12	2	0
53	GENERAL MERCHANDISE STORES	0	0	0	0
54	FOOD STORES	4	7	1	0
55	AUTO. DEALERS & GAS. SERV. STATIONS	7	160	60	2
56	APPAREL AND ACCESSORY STORES	3	13	0	0
57	HOME FURNITURE/FURNISHINGS/EQUIP.	8	37	6	0
58	EATING AND DRINKING PLACES	19	348	16	6
59	MISCELLANEOUS RETAIL	28	165	20	2
60	DEPOSITORY INSTITUTIONS	6	34	9	0
61	NONDEPOSITORY CREDIT INSTITUTIONS	4	16	4	0
62	SECURITY/COMMODITY BROKERS & SERV.	1	4	0	0
63	INSURANCE CARRIERS	0	0	0	0
64	INSURANCE AGENTS, BROKERS & SERVICE	7	16	3	0
65	REAL ESTATE	12	43	6	0
67	HOLDING & OTHER INVESTMENT OFFICES	0	0	0	0
70	HOTELS AND OTHER LODGING PLACES	1	20	0	1
72	PERSONAL SERVICES	22	72	3	0
73	BUSINESS SERVICES	23	102	11	1
75	AUTO. REPAIR, SERVICES, AND PARKING	14	30	2	0
76	MISC. REPAIR SERVICES	9	24	1	0
78	MOTION PICTURES	2	16	2	0
79	AMUSE. & RECR. SERV. (EX. MOVIES)	8	115	7	2
80	HEALTH SERVICES	19	83	8	0
81	LEGAL SERVICES	9	29	5	0
82	EDUCATIONAL SERVICES	6	367	38	5
83	SOCIAL SERVICES	6	75	2	1
84	MUSEUMS, ART GALLERIES, ZOOS, ETC.	1	8	0	0
86	MEMBERSHIP ORGANIZATIONS	19	99	5	1
87	ENGIN./ACCT./RES./MANAG./RELAT.SERV	22	81	8	0
88	PRIVATE HOUSEHOLDS	0	0	0	0
89	MISCELLANEOUS SERVICES	0	0	0	0
90	PUBLIC ADMINISTRATION (SIC 90-97)	17	458	0	4
99	NONCLASSIFIABLE ESTABLISHMENTS	0	0	0	0

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CLARITAS

ARLINGTON, VA
703/812-2700

CHICAGO
312/986-2650

ITHACA, NY
607/257-5757

LOS ANGELES
323/954-3200

NEW YORK
212/789-3580

SAN DIEGO
619/677-9580

WILTON
203/563-2800

PREPARED FOR: HBI PLANNING SERVICES

Claritas Inc.
Sales (800)234-5973

30-SEP-99
Support (800)780-4237

(State: 12, Florida County: 011, Broward County, FL)
Tract: 101.00
SUMMARY BUSINESS DATA REPORT BY 2-DIGIT SIC CATEGORY

(Weight: 100.0%)
(Page 1 of 2)

SIC Code	Business Description	-----Estimated-----			
		Total Estab.	Total Employ.	Sales (in millions)	Estab. 20+ Emp.
TOT	ALL INDUSTRIES	486	3591	406	31
MAN	ALL MANUFACTURING (SIC 20-39)	10	36	2	0
RET	ALL RETAILING (SIC 52-59)	159	1712	176	16
01	AGRICULTURAL PRODUCTION - CROPS	0	0	0	0
02	AGRICULTURAL PRODUCTION - LIVESTOCK	0	0	0	0
07	AGRICULTURAL SERVICES	4	21	0	0
08	FORESTRY	0	0	0	0
09	FISHING, HUNTING, AND TRAPPING	0	0	0	0
10	METAL MINING	0	0	0	0
12	COAL MINING	0	0	0	0
13	OIL AND GAS EXTRACTION	1	2	0	0
14	MINING NONMETALICS, EXCEPT FUELS	0	0	0	0
15	BUILDING CONSTRUC.-GEN. CONTRACTORS	10	52	14	0
16	HEAVY CONSTRUCTION, EXCEPT SIC 15	0	0	0	0
17	CONSTRUCTION-SPECIAL TRADE CONTRACT	11	40	6	0
20	FOOD AND KINDRED PRODUCTS	0	0	0	0
21	TOBACCO MANUFACTURES	0	0	0	0
22	TEXTILE MILL PRODUCTS	0	0	0	0
23	APPAREL & OTHER FABRIC PRODUCTS	0	0	0	0
24	LUMBER & WOOD PRODUCTS, EX. FURNIT.	0	0	0	0
25	FURNITURE AND FIXTURES	0	0	0	0
26	PAPER AND ALLIED PRODUCTS	0	0	0	0
27	PRINTING, PUBLISHING, & ALLIED IND.	5	29	2	0
28	CHEMICALS AND ALLIED PRODUCTS	0	0	0	0
29	PETROLEUM REFINING & RELATED INDUS.	0	0	0	0
30	RUBBER AND MISC. PLASTICS PRODUCTS	1	1	0	0
31	LEATHER AND LEATHER PRODUCTS	0	0	0	0
32	STONE, CLAY, GLASS, & CONCRETE PROD	0	0	0	0
33	PRIMARY METAL INDUSTRIES	0	0	0	0
34	FABRICATED METAL PRODUCTS	0	0	0	0
35	IND. & COMM. MACHINERY & COMPUTERS	0	0	0	0
36	ELECTRIC./ELECTRON.EQUIP. (EX.COMP.)	0	0	0	0
37	TRANSPORTATION EQUIPMENT	0	0	0	0
38	INSTRUMENTS AND RELATED PRODUCTS	1	2	0	0
39	MISC. MANUFACTURING INDUSTRIES	3	4	0	0
40	RAILROAD TRANSPORTATION	0	0	0	0
41	LOCAL, SUBURBAN, & INTERURBAN TRANS	1	20	0	1
42	MOTOR FREIGHT TRANSPORT. & WAREHOUS	0	0	0	0
43	U.S. POSTAL SERVICE	0	0	0	0

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PREPARED FOR: HBI PLANNING SERVICES

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Sales (800)234-5973

30-SEP-99
Support (800)780-4237

(State: 12, Florida County: 011, Broward County, FL)
Tract: 101.00
SUMMARY BUSINESS DATA REPORT BY 2-DIGIT SIC CATEGORY

(Weight: 100.0%)
(Page 2 of 2)

SIC Code	Business Description	Total Estab.	Total Employ.	Sales (in millions)	Estab. 20+ Emp.
44	WATER TRANSPORTATION	5	31	5	0
45	TRANSPORTATION BY AIR	0	0	0	0
46	PIPE LINES, EXCEPT NATURAL GAS	0	0	0	0
47	TRANSPORTATION SERVICES	10	37	10	0
48	COMMUNICATION	0	0	0	0
49	ELECTRIC, GAS, & SANITARY SERVICES	0	0	0	0
50	WHOLESALE TRADE-DURABLE GOODS	16	69	13	0
51	WHOLESALE TRADE-NONDURABLE GOODS	4	21	3	0
52	BLDG MAT'RL/GARDEN SUP./MOB'L HOMES	3	13	2	0
53	GENERAL MERCHANDISE STORES	2	149	16	1
54	FOOD STORES	15	300	49	1
55	AUTO. DEALERS & GAS. SERV. STATIONS	12	107	32	2
56	APPAREL AND ACCESSORY STORES	15	52	3	0
57	HOME FURNITURE/FURNISHINGS/EQUIP.	17	72	13	0
58	EATING AND DRINKING PLACES	46	832	41	11
59	MISCELLANEOUS RETAIL	49	187	17	1
60	DEPOSITORY INSTITUTIONS	3	31	8	1
61	NONDEPOSITORY CREDIT INSTITUTIONS	5	31	9	0
62	SECURITY/COMMODITY BROKERS & SERV.	2	13	2	0
63	INSURANCE CARRIERS	2	10	1	0
64	INSURANCE AGENTS, BROKERS & SERVICE	7	77	18	1
65	REAL ESTATE	37	203	25	1
67	HOLDING & OTHER INVESTMENT OFFICES	1	8	1	0
70	HOTELS AND OTHER LODGING PLACES	29	276	12	3
72	PERSONAL SERVICES	49	167	7	1
73	BUSINESS SERVICES	21	211	29	2
75	AUTO. REPAIR, SERVICES, AND PARKING	2	27	1	1
76	MISC. REPAIR SERVICES	5	12	1	0
78	MOTION PICTURES	2	7	1	0
79	AMUSE. & RECR. SERV. (EX. MOVIES)	14	144	11	2
80	HEALTH SERVICES	36	135	13	0
81	LEGAL SERVICES	9	21	4	0
82	EDUCATIONAL SERVICES	2	23	2	0
83	SOCIAL SERVICES	3	19	1	0
84	MUSEUMS, ART GALLERIES, ZOOS, ETC.	0	0	0	0
86	MEMBERSHIP ORGANIZATIONS	6	27	2	0
87	ENGIN./ACCT./RES./MANAG./RELAT.SERV	19	105	17	2
88	PRIVATE HOUSEHOLDS	0	0	0	0
89	MISCELLANEOUS SERVICES	0	0	0	0
90	PUBLIC ADMINISTRATION (SIC 90-97)	1	3	0	0
99	NONCLASSIFIABLE ESTABLISHMENTS	0	0	0	0

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Appendix C: Legal Description

Description of Beach/Cove Community Redevelopment Area.
City of Deerfield Beach

Beginning at the centerline intersection of Hillsboro Boulevard and Federal Highway, then

Continuing southeasterly along the centerline of East Hillsboro Boulevard to the entrance to Sullivan Park, then

Continuing north to the north right-of-way line of Riverview Road, then

Continuing east to the southeast corner of Hillsboro Landings Condominiums, then

Continuing north to the south right-of-way line of the Hillsboro Canal, then

Continuing southeasterly to the west right-of-way line of the Intracoastal Waterway, then

Continuing south along the west right-of-way line of the Intracoastal Waterway to the northwest corner of the Hillsboro Boulevard Bridge, then

Continuing east to the northeast corner of the Hillsboro Boulevard Bridge/east right-of-way line of the Intracoastal Waterway, then

Continuing north along the east right-of-way line of the Intracoastal Waterway to the southwest corner of the W.L. Kester Plat, then

Continuing east along the south property line of the W.L. Kester Plat to the southeast corner of W.L. Kester Plat, then

Continuing northwesterly along the centerline of NE 19 Ave. to the centerline intersection of NE 2nd Street, then

Continuing west along the centerline of NE 2 Street to the east right-of-way line of the Intracoastal Waterway, then

Continuing north along the east right-of-way line of the Intracoastal Waterway to the centerline of NE 3 Street, then

Continuing east along the centerline of NE 3 Street to the centerline intersection of NE 19 Ave., then

Continuing north along the centerline of NE 19 Avenue to the centerline intersection of NE 4 Street, then

Continuing north along the centerline of SE 18 Ave. to the south right-of-way line of Hillsboro Boulevard, then

Continuing west along the south right-of-way line of Hillsboro Boulevard to the east right-of-way line of the Intracoastal Waterway, then

Continuing north to the southeast corner of the Hillsboro Boulevard Bridge, then

Continuing west along the south side of the Hillsboro Boulevard Bridge to the west right-of-way line of the Intracoastal Waterway, then

Continuing south along the west right-of-way line of the Intracoastal Waterway to the south side of Lot 3, Block 9, The Cove Plat, then

Continuing west approximately half the width of the south side of Lot 3, Block 9, The Cove Plat, then

Continuing southwesterly to the centerline intersection of SE 17 Ter., then

Continuing northwesterly along the centerline of SE 17 Ter. to the centerline intersection of SE 17 Ave./SE 4 Street, then

Continuing west along the centerline of SE 4 St. through the intersection of SE 15 Ave to the the centerline intersection of SE 12 Ave., then

Continuing north along the centerline of SE 12 Avenue to the south property line of Deerfield Colony Court Plat, then

Continuing west along the south property line of the Deerfield Colony Court Plat to the centerline of S. Federal Highway, then

Continuing northerly along the centerline of S. Federal Highway to the Point of Beginning

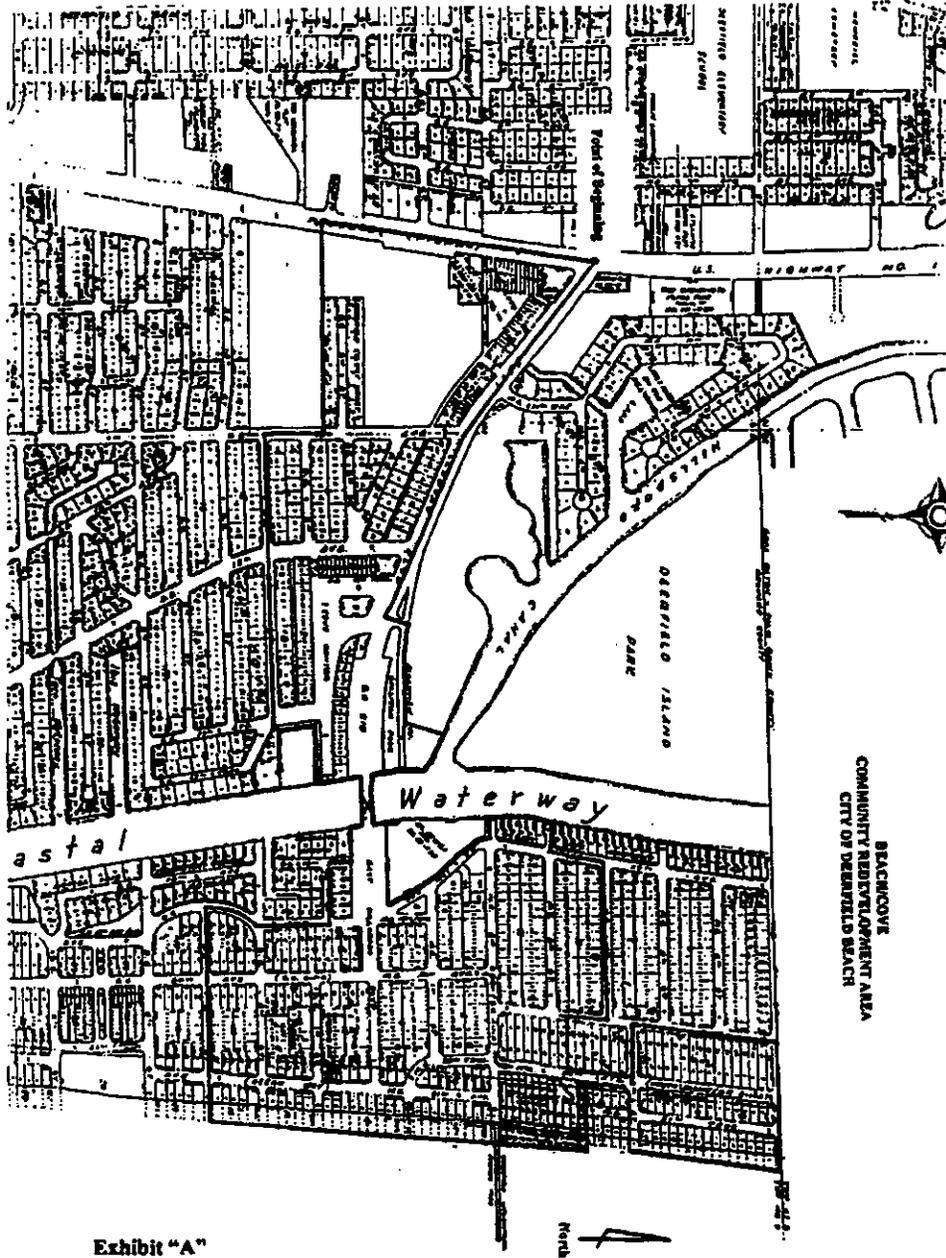


Exhibit "A"
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