



August 12, 2020

Florida Department of Economic Opportunity
Bureau of Community Planning
107 East Madison Street, Caldwell Bldg. MSC 160
Tallahassee, Florida 32399
Attn: Ray Eubanks

**RE: Adoption Package for City of Deerfield Beach Comprehensive Plan Map Amendment –
Century Village Dashed Line Area (LUPA #63A)**

DEO No. Deerfield Beach 20-01ESR

Dear Mr. Eubanks,

Enclosed herewith is an adopted Future Land Use Map amendment for the City of Deerfield Beach. LUPA #63A is a corrective amendment to amend the boundaries and density of the Century Village 'Dashed Line Area' (DLA) on the City of Deerfield Beach Future Land Use Map. There are no new dwelling units or development being proposed as a result of this amendment.

On April 21, 2020 the Broward County Commission held a duly advertised public hearing and voted to adopt Broward County Land Use Plan Amendment PC20-4 to amend the Dashed Line Area on the County's Future Land Use map.

On August 4, 2020, the City of Deerfield Beach held a duly advertised public hearing for the amendment and voted by majority 5-0 to adopt Ordinance 2020/018. There were no adopted changes to the map amendment or additional findings from the City Commission that are not included in the adopted ordinance. The amendment was reviewed under the Expedited State Review Process.

In accordance with the Florida Administrative Code, the City is hereby transmitting three copies (one paper copy and two digital copies) of the following information for its adoption package:


- Copy of executed Ordinance No. 2020/018.
- Copy of Future Land Use Map (in color).
- The original data and analysis transmitted by Broward County (PC 20-4) continues to support the amendment.

This certifies that complete copies of the amendment package have been sent to the Florida Department of Environmental Protection, the Florida Department of Transportation District Four, the Department of State, the South Florida Regional Planning Council, South Florida Water Management District and Broward County Planning Council on August 12, 2020. This cover letter is also being copied to the above agencies.



Should you have any questions or require additional information, please contact Steve Graham, AICP - Assistant Director, Planning & Development Services at (954) 480 4259 or sgraham@deerfield-beach.com.

Sincerely,


for Eric M. Power AICP, LIAF
Director, Planning and Development Services

Enclosures

CC

Lindsay Weaver, Environmental Specialist
Florida Department of Environmental Protection
(email to: plan.review@dep.state.fl.us)

Larry Hymowitz, Planning Specialist
Florida Department of Transportation, District 4
(email to: larry.hymowitz@dot.state.fl.us)

Robin Jackson, Historic Preservation Planner
Florida Department of State
(email to: robin.jackson@dos.myflorida.com)

Isabel Cosio Carballo, Executive Director
South Florida Regional Planning Council
(email to: isabelc@sfrpc.com)

Terry Manning, AICP, Policy and Planning Analyst
South Florida Water Management District
(email to: tmanning@sfwmd.gov)

Barbara Blake-Boy, Executive Director
Broward County Planning Council
(email to: bblakeboy@broward.org)

ORDINANCE NO. 2020/018

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A LARGE SCALE CORRECTIVE LAND USE PLAN AMENDMENT TO AMEND THE BOUNDARIES AND DENSITY OF THE CENTURY VILLAGE DASHED LINE AREA ON THE CITY OF DEERFIELD BEACH FUTURE LAND USE (FLU) MAP FOR CONSISTENCY WITH COUNTY'S FUTURE LAND USE MAP AND THE DENSITY THAT EXISTS WITHIN THE CENTURY VILLAGE COMMUNITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Land Use Plan Amendment Application #63A (the "Corrective LUPA Application") has been submitted to amend the boundaries and density of the Century Village Dashed Line Area on the City Future Land Use (FLU) Map (the "Dashed Line Area") for consistency with County's Future Land Use Map and to increase the density from 11.3 dwelling units per acre to 12.58 units per acre for consistency with the density that already exists within the Century Village community, as more particularly described in the file and backup to this Ordinance; and

WHEREAS, during the land use plan amendment process for the Sandpiper Pointe property (LUPA #60A), it was discovered that the boundaries of the Dashed Line Area on the City's Future Land Use Map do not correspond with the boundaries of the dashed line area on Broward County's Future Land Use Map; and

WHEREAS, the Corrective LUPA Application removes from the Dashed Line Area: (i) an appx. 14.85-acre parcel with a Commercial land use designation (Century Plaza Shopping Center) in the northeast portion of the boundary area, and (ii) an appx. 8.2-acre parcel with a Community Facility land use designation (Deerfield Beach Fire Rescue Station 66) in the western portion of the boundary area to correspond with the County's Future Land Use Map; and

WHEREAS, on August 1, 2019, the Planning and Zoning Board voted to recommend approval of the Corrective LUPA Application to the City Commission; and

WHEREAS, pursuant to Florida Statutes, City staff has conducted the necessary planning review required for amendments to the Land Use Plan and the City Commission has conducted the required duly advertised public hearing; and

WHEREAS, the City Commission, after review of the recommendations of the Director of Planning and Development Services, the Local Planning Agency, comments made at a public hearing, and careful consideration of the issues, finds that there is sufficient data, analysis and support for the Corrective LUPA Application and finds that the proposed Land Use Plan Amendment is consistent with the goals, objectives and policies of the Future Land Use Element and the Comprehensive Plan and is compatible with surrounding development.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above Whereas clauses are true and correct and made a part hereof.

Section 2. The City of Deerfield Beach hereby approves the Corrective LUPA Application and hereby amends the City's Future Land Use Map consistent with the Corrective LUPA Application.

Section 3. The Corrective LUPA Amendment shall be effective 31 days after the state land planning agency notifies the City that the plan amendment package is complete, or as otherwise provided by law, at which time the Future Land Use Plan of the City of Deerfield Beach shall be revised accordingly.

Section 4. All sections or parts of the City Code of Ordinances, all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance, are hereby repealed to the extent of such conflict.

Section 5. If any word, phrase, clause, sentence, or section of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 6. This Ordinance shall take effective immediately upon adoption on Second Reading.

PASSED AND ADOPTED ON FIRST READING THIS 20TH DAY OF AUGUST, 2019.

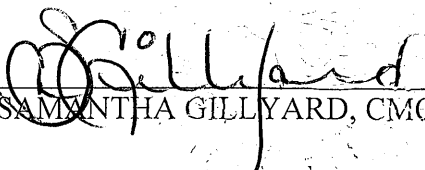
PASSED AND ADOPTED ON SECOND READING THIS 4TH DAY OF AUGUST, 2020.

CITY OF DEERFIELD BEACH

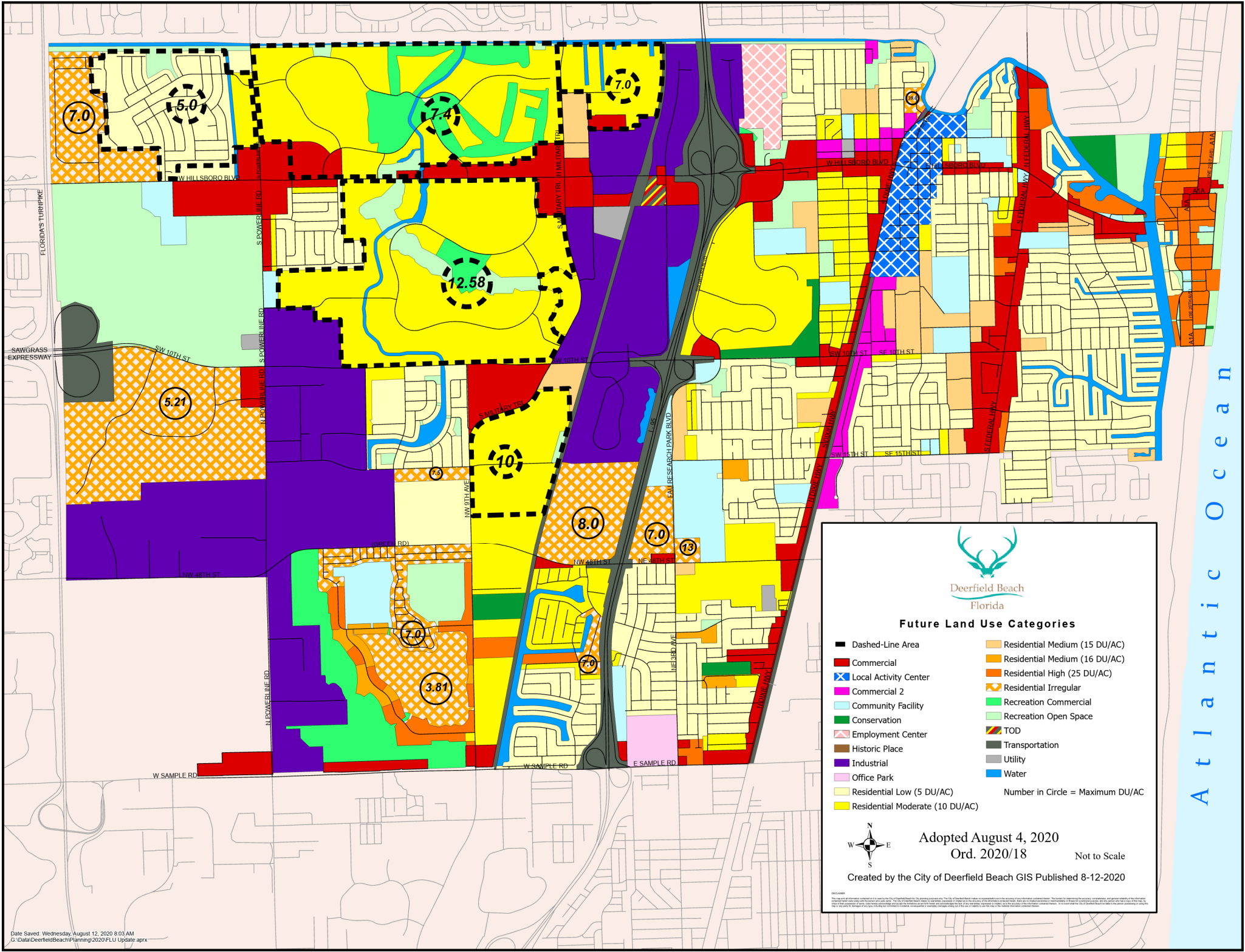


BILL GANZ, MAYOR

ATTEST:



SAMANTHA GILLYARD, CMC, CITY CLERK



Future Land Use Categories

- Dashed-Line Area
 - Commercial
 - Local Activity Center
 - Commercial 2
 - Community Facility
 - Conservation
 - Employment Center
 - Historic Place
 - Industrial
 - Office Park
 - Residential Low (5 DU/AC)
 - Residential Moderate (10 DU/AC)
 - Residential Medium (15 DU/AC)
 - Residential Medium (16 DU/AC)
 - Residential High (25 DU/AC)
 - Residential Irregular
 - Recreation Commercial
 - Recreation Open Space
 - TOD
 - Transportation
 - Utility
 - Water
- Number in Circle = Maximum DU/AC



Adopted August 4, 2020
Ord. 2020/18

Not to Scale

Created by the City of Deerfield Beach GIS Published 8-12-2020

INCLUDES: This map and all associated content are the property of the City of Deerfield Beach. It is intended for informational purposes only. The City of Deerfield Beach is not responsible for any errors or omissions on this map. The information on this map is not intended to be used as a legal document. The information on this map is not intended to be used as a legal document. The information on this map is not intended to be used as a legal document.

Atlantic Ocean