

**Deerfield Beach Recreation and Open Space—2021 Update**  
**May 6, 2021**

The need for recreation and open space land uses is analyzed by the acres of park land per 1,000 permanent and projected residents. The 1977 Broward County Land Use Plan outlined minimum standards for Community and Regional Parks, which are still in place today. Municipal governments are responsible for providing a minimum of three (3) acres of Community and Regional Parks within the city limits, while Broward County is responsible for providing three (3) acres of Regional parks per 1,000 residents county-wide.

Applying Broward County’s 2020-2045 current population estimates (including group quarters), the table below displays the acreage for community parks per 1,000 permanent residents for the existing and 2045 projected Deerfield Beach population. The 382.93 acres of 2020 park acreage is in accordance with the guidelines for community parks outlined in the 2017 Broward County Comprehensive Plan.

Land Use Amendment LUPA #64A amended the Future Land Use (FLU) designations on +/- 5.7 gross acres of property from Commercial (5.1 acres) and Residential Moderate - 10 du/ac (.6 acres) to Residential Irregular – 48.6 du/ac. The Property is generally located on the west side of Federal Highway and east of NE 9th Avenue between NE 4th Street and NE 2nd/Eller Street. The amendment was adopted by the City Commission on April 6, 2021.

The totaled current and allowed park acres have been revised per the County’s 2020 – 2045 population estimates.

Based on the difference between the required and allowable acreage in the ‘Recreation and Open Space Inventory’ table on the following page, the City will have a surplus of 118.98 gross acres of recreation and open space acreage at the LOS of 3 acres per 1,000/residents by 2045.

**PROJECTED RECREATION ACREAGE PER PERSON 2020 - 2045**

<b>Date</b>	<b>Population</b>	<b>Recreation Acreage (Per FLU Map)</b>	<b>Acres per Thousand LOS</b>
2020	78,912	382.93	4.85
2030	89,381	382.93	4.28
2045	93,188	398.54	4.28

RECERTIFIED: 1/28/21  
EFFECTIVE: 11/16/21

## Deerfield Beach Recreation and Open Space Inventory

**2020 Required Park Acreage @ 3 Acres/1000 residents: 236.74** (gross acres)

**2045 Required Park Acreage @ 3 Acres/1000 residents: 279.56** (gross acres)

City Parks	Acres (per FLU map)	Allowable Acreage	Notes
<b>Mini Parks</b>			
451 SE 19 Ave	1.49	1.49	
SE 19 Ave Median Park	0.50	0.50	
Sullivan Park	2.51	2.51	
Mayo Howard Park	5.93	5.93	
Crystal Heights Mini Parks (4)	0.85	0.85	
<b>Intracoastal Public Access</b>			
NE 7 ST	0.11		Zoned RM-10
NE 5 ST	0.20		Zoned RM-10
NE 3 ST	0.23		Zoned RM-25
NE 2 ST	0.15		Zoned RM-25
SE 2 ST	0.19		Zoned RS-5
SE 4 ST	0.20		Zoned RS-5
SE 8 ST	0.15		Zoned RM-25
SE 10 ST	0.08		Zoned RM-25
Total	1.31		
<b>Neighborhood Parks</b>			
McKeithen Park	9.17	9.17	
Ecidar Park	3.40	3.40	
Constitution Park	9.36	9.36	
Villages of Hillsboro Park	10.72	10.72	
Crystal Heights Parks (3)	5.98	5.98	
Park in Tallman Pines (2004 annex)	2.11	2.11	
<b>Community Parks</b>			
Pioneer Park	24.95	24.95	Cemetery Includes 14.2 ac required for Pioneer Grove LAC.
Westside Park	23.49	23.49	
Pineview	8.49	8.49	cemetery
Projected TOD Park Acreage Required	2.94		<b>2.94</b> in 2045 projected
<b>Undeveloped Parks</b>			
185 NE 6 CT	5.65	5.65	
Sand Pine Preserve	28.23	28.23	
500 SW 10 ST	2.54	2.54	
438 NW 4 AVE	0.47	0.47	
Natura Park	1.35	1.35	
Former Tam O'Shanter Golf Course Parcel X	49.65	49.65	
Hillsboro Tech Park	3.45	3.45	Owned by City
Branhilda Richardson Knowles Park (SE 2 <sup>nd</sup> Ave)	3.30	3.30	Owned by City – within Pioneer Grove LAC

<b>School Sites</b>			
Deerfield High School	37.22	15.34	
Deerfield Middle	30.71	14.93	
Zion Lutheran	12.98	7.21	
Quiet Waters Elementary	22.48	2.68	
Tedder Elementary	15.02	1.64	
Deerfield Beach Elementary	12.99	2.11	
Deerfield Park	9.96	2.35	
Park Ridge	10.16	2.10	
<b>Beaches</b>			
South Beach (Public)	8.42	8.42	
South Beach (Private)	4.67		
Central Beach (Public)	11.71	11.71	
Central Beach (Private)	2.31		
North Beach (Public)	7.69	7.69	
North Beach (Private)	4.28		
<b>Golf Courses</b>			
Century Village	25.66		
Deer Creek Country Club	148.00		
%15 of community park requirement		36.16	(41.93 in 2045 due to increased park LOS requirement)
<b>Other Private Recreational Acreage</b>			
Riverglen Playground Park	0.94		Zoned PUD
Riverglen Green Space	9.02		Zoned PUD
Riverglen Recreation Facility	2.19		Zoned PUD
Waterways Recreation Facilities	6.37		Zoned PUD
Deer Creek Hillsboro Canal Park	2.74	2.74	
Hillsboro Canal Property	33.11	33.11	owned by SFWMD
Crystal Lake	153.19	18.82	*TAZ 34 and 35 pop. (25.72 in 2045 due to population increase)
Century Village Green Space	57.89		Owned by Century Village Master Mgmt.
<b>County Open Space/Parks</b>			
Helwig Park/Conservation Area	9.97		
Military Trail Park/Conservation	20.73		
<b>Regional Parks</b>			
Quiet Waters Park	466.33	10.00	
Deerfield Island Park	53.31	5.33	
<b>Total Park &amp; Open Space Acres</b>	<b>1389.20</b>	<b>Total Allowed</b>	2020
		<b>382.93</b>	
		<b>Total Allowed</b>	2045
		<b>398.54</b>	
* Allowable acreage limited to 3 acres/1000 residents in the vicinity (TAZ 34 & 35)			<b>Revised 05/06/2021 (LUPA #64A)</b>