Florida International University
FIU Digital Commons

5-1-2011

City of Deerfield Beach

Follow this and additional works at: https://digitalcommons.fiu.edu/mpo_broward

Recommended Citation

"City of Deerfield Beach" (2011). *Broward County*. 6.
https://digitalcommons.fiu.edu/mpo_broward/6

Community Background Report
City of Deerfield Beach

Boundaries
North: Broward/Palm Beach Line
South: Sample Road
East: Florida's Turnpike
West: Coastline

Community Type: Municipality

Report Last Updated: May, 2011

History[1]

By 1890, the area that would become the City of Deerfield Beach, was a small settlement with just a few houses along the Hillsboro River. A post office established in 1898 served a population of only 20 settlers. Just a few years prior, Henry Flagler extended his Florida East Coast Railroad down the coastline into Miami. The railroad opened many of the emerging communities along the Atlantic coast line—including the future city of Deerfield Beach. The area was officially incorporated as the Town of Deerfield in 1925, named after the numerous deer that grazed along the Hillsboro River. It wasn't until 1951 that the town name was changed to the City of Deerfield Beach.

Deerfield's principal economic sustainability was farming, therefore the town depended on the railroad to ship their farming products (fruits and vegetables) north. The town was primarily an agricultural community until the late 1940's. After World War II, tourists began to discover Deerfield's oceanfront. From this point onward, the economy gradually began to transcend from agriculture to tourism. Today the economy is more diversified and in addition to tourism, it includes distribution, manufacturing, and office industries. The City of Deerfield Beach is home to nationally-recognized corporations, redevelopment initiatives, and an emerging research corridor along I-95 with the presence of the University of Miami Sylvester Comprehensive Cancer Center and the Florida Atlantic Research & Development Park.[2]

With respect to quality of life, the City hosts the Women's Professional Volleyball Association Tour and Superboat Power Race as well as recreational programs, green space such as the Deerfield Island Park-a 56-acre site, and has been recognized for its beaches by being a four-time, National Blue-Wave Award winner.[3]

Community Dynamics

More Brazilians have settled in Broward County than in MiamiDade County—where many assume would have a large Brazilian population due to the heavy influence of immigrants from Latin America.[4] Many of Broward County's 19,816 Brazilians began arriving in the 1990s, from Brazil's southeastern region, with a large number from the state of Minas Gerais.[5] Today, the largest concentrations of Brazilians are found in northern Broward County in contiguous municipalities: Pompano Beach, Lighthouse Point, and Deerfield Beach.[6] Unique to the Brazilian community in Broward are "help centers," sort of one-stop shops for Brazilians in need of assistance and staffed with attorneys, accountants, immigration experts, and real estate and insurance agents that service the Brazilian community.[7] The strong Brazilian presence is also in whole strip malls of Brazilian-owned and targeted businesses; in Deerfield Beach most of the Brazilian retail has concentrated along Federal Highway.[8] It is important to note that many times Brazilians in the US feel disfranchised. Census race and ethnicity choices (White, Black, and Hispanic) do not capture their identity.[9] Furthermore, Brazilians speak Portuguese, different from the Spanish spoken by fellow immigrants from Latin America. In response, a Deerfield Beach civic group established the Brazilian American Coalition –a politically active group attempting to give Brazilian immigrants a voice in local elections and initiatives.[10]

In addition to immigrants, other stories shaping the city involved the redevelopment of two golf courses. According to a 2010 report by the National Golf Foundation, the sport of golfing peaked around 1990 and its immediate future is dire.[11] It is expected that between 500 and 1000 public courses are expected to close with the next five years -- in Broward County, 11 courses have closed in the recent past many times due to decreasing annual membership renewals.[12] The resulting closures have led to abandoned properties or controversial redevelopment plans proposed by the property owners. In Deerfield there are two such properties: Hillsboro Pines Golf Club and the Tam O'Shanter Golf Course.

Hillsboro Pines Golf Club- Declining membership and the risk of insolvency led Century Village, a retirement community, to sell the golf course to a private company in 2002 and again in 2005 to Fairway Investors, during the real estate boom.[13] The original plan was to redevelop a part of the course and convert the remainder to a 9-hole golf course. However, shortly after the acquisition, the real estate market fell and the residential development plans were abandoned.[14] A new plan has been proposed by the property owners to upgrade the property in order to make it a viable operating golf course. The golf course is seeking a site plan change from the City of Deerfield Beach to allow it to construct a new entrance and parking lot along with a 31,047-square-foot clubhouse, cart storage and outdoor driving range facility with covered tees.[15] Century Village residents have actively voiced their concern, attended city planning and zoning meetings on the matter, and have retained an attorney to lobby against the golf course expansion and, in April 2011, filed a lawsuit against the City of Deerfield Beach regarding the city's Open Space - Recreational zoning district Land Use Code requirements.[16]

Tam O'Shanter Golf Course- Abandoned since 2005, alternative redevelopment plans by the course owners ran into strong community opposition.[17] Past failed plans included a water theme park and a residential development.[18] Finally, with the support from the community, the former golf course will most likely become a memorial park and cemetery in addition to walking paths or open space that buffers homes from the gravesites.[19] In exchange for city support of the cemetery, owners of the golf course have agreed to donate the other half (50 acres) of the golf course to the City of Deerfield Beach so that it can be converted into a park.[20] The donation is particularly important because Deerfield Beach has significantly fewer fields than many of its neighbors.[21] In April 2011, the Broward County Planning Council approved an application for a land-use change that would accommodate the proposal to convert half of the Tam O'Shanter Golf Course into a cemetery; State approval is expected mid-summer 2011.[22]

Demographic Highlights[23]

The City of Deerfield has experienced a slight population decline since 2000 and it is projected to continue to decline through 2014.
The City of Deerfield Beach had a 64,055 population size in 2009. Since 2000 the City had a slight population decline of four percent through 2009. Population density per square mile in 2009 was 4,212 and it is projected to be 4,408 in 2013. Population forecasts during the 2009-2014 period is projected to slight decline another four percent. The City had a 70 percent of family population.

In 2009, the majority of the City of Deerfield's Beach population was a native US citizens and spoke English.
In 2009, the majority of the city's population (75 percent) were native US citizens while 15 percent were foreign born (non-US citizens), and only 10 percent were naturalized foreign-born US citizens. Furthermore, 75 percent spoke English and only 10 percent spoke Spanish. In addition, 69 percent of the city has a High School, some College or College or Graduate Degree.

In 2009, the majority of the city's population was White; population trends indicate that the city's racial and ethnic composition will not change significantly.
Approximately 76 percent of the city's population was White (66 percent considered themselves White Non Hispanic) in 2009, while 15 percent was Black and only 7 percent were "other races". Only 12 percent of the population considered themselves Hispanic. Population projections through 2013 indicate that the White population will remain the bulk of the city's population (75 percent). "Other races" are projected to increase by one percent while the Black and Asian population will experience a slight increase of less than one percent. The segment of the White population who consider themselves Non

Hispanic will decrease by one percent and those who consider themselves Hispanic will increase by one percent.

The city's median income was less than the county's median income in 2009.
Deerfield Beach's median household income in 2009 was $45,327. In comparison, the median income of Broward County was $56,291 during the same period.

Population trends indicate that the city will have no significant changes to its age composition.
In 2009, the median age in the City of Deerfield was 45 and it is projected to slightly increase to 47 years in 2013. Projections indicate no major changes in the city's age composition except for that the seventeen and younger age thresholds will decrease by one percent and the 54 age group and older will have a one percent increase in population.

The city has experienced a slight decline in overall households and projections through 2014 that the City of Deerfield Beach will continue to have a slight decline in overall household growth.
In 2009, the City of Deerfield Beach had 30,060 households; the average household size was a two-person household and it is projected to remain the same through 2013. The city experienced a 2 percent decline in overall household growth during the 2000-2009 period. The household forecast indicate that the city will experience another 4 percent decline from 2009-2014.

In 2009 the city had a 14 percent vacancy in overall housing units.
In 2009 the city had 35,023 housing units. Of these housing units, 86 percent were occupied housing units; 71 percent were homeowners and 29 percent were renter occupied units.

Transportation Trends

Percent of the employed population travel time to work, 2014

	City	County
Work at Home	3 %	4 %
Less than 15 minutes	20 %	16 %
15-29 Minutes	43 %	33 %
30-59 Minutes	29 %	38 %
60+ Minutes	5 %	8 %

Average household transportation costs

	City	County
2009	$8,152.66	$8,836.33
2014	$9,998.54	$10,880.30

Average household transportation costs in public transportation

	City	County
2009	$472.12	$555.02
2014	$600.94	$721.64

Forecasted percent of vehicles per household, 2014

	City	County
0 vehicles	12 %	7 %
1 vehicle	48 %	40 %
2 vehicles	32 %	40 %
3 vehicles	7 %	10 %
4+ vehicles	2 %	3 %

Forecasted percent employed individuals means of transportation to work, 2014

	City	County
Car, Truck, Van to Work	94 %	93 %
Public Transportation to Work	1 %	2 %
Other Transportation to Work	2 %	2 %
Work at Home	3 %	4 %

The information provided below briefly summarizes transportation trends, services, or projects in the City of Deerfield Beach:

Traffic Calming Policy[24]
Deerfield Beach residents identified speeding on local roads as a topic of high importance and asked city officials to address the problem. In 2003 a bond was issued that provided $1 Million for the implementation of a traffic calming program in several residential areas. In 2005, the City Commission adopted an official traffic calming policy with the primary objective to "alleviate speeding through residential areas in the most efficient way possible, without compromising emergency response operations, the reasonable use of streets by all users and without significantly impacting the quality of life of any one person or group of individuals."

Dixie Flyover Project [25]
The FDOT project realigns Dixie Highway from south of Hillsboro Boulevard (SR-810) to north of the Hillsboro Canal. Just north of the Hillsboro Boulevard intersection, the proposed 4-lane alignment rises vertically and becomes an elevated structure over NE 2nd Street, NE 1st Avenue, North River Avenue, Florida East Coast (FEC) Railway tracks, NE 2nd Avenue, and the Hillsboro Canal. By eliminating an at-grade FEC Railway crossing, the new flyover will reduce travel times and decrease conflict points along the route, thereby providing local motorists and pedestrians with a safer route to

downtown Deerfield Beach and the amenities of Pioneer Park. It is estimated that the construction will be completed by the summer 2012.

Deerfield Beach Community Express Bus Service
The City of Deerfield Beach and Broward County Transit (BCT) provide two express community bus transportation service in the City of Deerfield Beach.
The Deerfield Beach Community Express Buses stop in front of businesses or where Broward County Transit lines connect. The bus service operates Monday through Friday. For more information regarding routes and timetables, please visit:
http://www.broward.org/BCT/Services/Documents/deerfieldbeach.pdf

Various[26]
10th Street & Ocean Way Streetscape Improvements- The project provides for the construction of paver sidewalks on SE 10th Street and Ocean Way, between SR A1A and SE 9th Street. The anticipated completion date: November 2010.

SW 10th Street Linear Park Improvements Project- The project provides for the construction of a pedestrian/bike trail on vacant city properties located south of SW 10th Street, between Dixie Highway and SW 6th Avenue. The Anticipated completion date: March 2011.

Hillsboro Streetscape Project- The City / Community Redevelopment Agency and Ric-Man Construction are working on the Hillsboro Boulevard Streetscape Improvements project and the re-construction of State Road 810 Hillsboro Boulevard between A1A and US-1. Some portions of the major construction project are complete, such as drainage system improvements, new turn lanes, water main replacements, and the underground conduits that will allow for the removal of the overhead wires. The brick paver walkways, traffic signals, bus stop amenities and many decorative streetscapes are anticipated to be complete by May 2011. The final step will be installation of the final layer of asphalt and roadway striping in June 2011.

Intersection Improvements at Hillsboro Bouelvard & Military Trail- This Broward County project consists of improvements to Hillsboro Boulevard and Military Trail to enhance traffic flow through this intersection. The project is a joint participation endeavor between Broward County, City of Deerfield Beach and Florida Department of Transportation. Improvements within the project limits include roadway widening, drainage improvements and resurfacing, signalization and communication improvements, landscape, irrigation and new sidewalks. The anticipated completion date: August 2011.

Main Beach Parking Area Improvements Plan[27]- The proposed study area includes the city's parking lots and rights of way in the vicinity of Hillsboro Boulevard, SE 1st Street, SE 2nd Street, A1-A and Ocean Way. The preliminary study will serve as the basis for enhancements to the area to improve traffic circulation to and from the Main Beach Parking Lot, traffic circulation within the parking lots, drainage, solid waste

management, emergency services access, landscaping, and lighting. Objectives will also include maximizing available parking areas and installing a new pay and display payment system.

Special Events

The City of Deerfield Beach hosts many events throughout the year. Below is a sample of reoccurring events. Please visit the city's community calendar for a full list: http://www.deerfield-beach.com/CurrentEventsView.aspx?vm=2&year=2010&month=7

Deerfield Beach Florida Festival of the Arts- The City of Deerfield Beach Cultural committee has hosted for more than 30 years this annual event. The festival takes place in January on the beach, south of the pier. For more information, please visit: http://deerfieldbeachfestivals.com/ or http://www.deerfield-beach.com/CurrentEvents.aspx?EID=1555

Florida Renaissance Festival- Deerfield Beach is home to the annual Renaissance Festival for five weekends in February through March. The event is held at Quiet Waters Park, 401 South Powerline Road, Deerfield, Florida 33442. For more information, contact 954-776-1642 or please visit: http://www.ren-fest.com/

Founder's Day Festival- The event has taken place for more than 60 years and has evolved into a four-day festival that takes place on President's Day Weekend. The festival includes a bed race, parade, carnival, and fireworks. For more information call 954-421-4096 or visit: http://www.foundersdays.com

Deerfield Beach Green Market- Sponsored by the city's CRA, the market opens every Sunday from November to May from 9 am to 2 pm. The market is located at Sullivan Park (1724 Riverview Road). For more information call 954-480-4317 or visit: http://www.deerfield-beach.com/CurrentEvents.aspx?EID=1513. For information on how to become a vendor call: 305-531-0038 or visit: http://www.themarketcompany.org/market_page_deerfield.html

Earth Day- Every April, the City of Deerfield Beach Recycling/Solid Waste, Landscaping and Grounds Divisions have partnered to bring educational workshops and other events in honor of Earth Day and Arbor Day. The event takes place from 9am to noon at the Public Works / Recycling Drop-Off Center (401 SW 4th Street). For more information, please visit: http://www.deerfield-beach.com/CurrentEvents.aspx?EID=1657

Flashlight Easter Egg Hunt- Aimed for children between 7 and 14, the April event features an egg hunt at Constitution Park (2841 W. Hillsboro Boulevard) for over 7,500 prize-filled eggs. The hunt starts at 8:00 pm. For more information, please visit: http://www.deerfield-beach.com/CurrentEvents.aspx?EID=1658

Egg-Stravaganza At Westside Park- The egg hunt takes place in April at Westside Park (445 SW 2nd Street) and is aimed for children ages 10 and under. The event begins at 6:00 pm. For more information, please visit: http://www.deerfield-beach.com/CurrentEvents.aspx?EID=1659

Annual Easter Egg Hunt- The event is organization for children of all ages and takes place in April at the Deerfield Beach Middle School Athletic Complex (501 SE 6th Avenue) at 10:00 am. For more information, please visit: http://www.deerfield-beach.com/CurrentEvents.aspx?EID=1660

MLK Celebration- For more than 20 years, the City of Deerfield Beach has celebrated Dr. Martin Luther King, Jr. Day in its roster of events. The event takes place in January and includes a brunch at the Westside Park Community Center (445 SW 2nd Street) and a parade that begins at Pioneer Park (217 NE 5th Avenue). For more information on Deerfield Beach MLK events, call 954-480-4480 or visit: http://www.deerfield-beach.com/CurrentEvents.aspx?EID=1546

Ice Cream Social with Santa- In December the City hosts this family event at the Westside Park Recreation Center (445 SW 2nd Street). For more information, please visit: http://www.deerfield-beach.com/CurrentEvents.aspx?EID=1527

Winter Wonderland- Held in December, the celebration features giant "snow hills," horse–drawn hayrides, and other family-friendly events. The celebration is held at the Villages of Hillsboro Park (4111 NW 6th Street) from 3:00 to 5:00 pm. For more information please visit: http://www.deerfield-beach.com/CurrentEvents.aspx?EID=1528

Deerfield Beach Food and Wine Festival- The April event is held at the Cove Shopping Center and showcases South Florida's top 40 chefs. For more information, please visit: http://www.deerfieldbeachwineandfoodfestival.com

Pigout BBQ n' Deerfield Beach- The Deerfield Chamber of Commerce hosts a BBQ competition in May. The event is held at Sullivan Park (Hillsborough Boulevard & the Intracoastal) from 11:00 am to 6:30 pm. For vendor registration call (954) 946-5452 or visit the Chamber's website for additional information: http://www.deerfieldchamber.com/announcements/pigout_deerfield_beach_chamber

Northeast (NE) Focal Point Senior Center- The Senior Center (227 NW 2nd Street) provides services and activities to the senior population in the Deerfield Beach area. For more information regarding ongoing activities and events, please call 954-480-4441 or visit: http://fl-deerfieldbeach2.civicplus.com/index.aspx?NID=40

Business Landscape

The City of Deerfield Beach's major employers are: JM Family Enterprises, South Florida Sun-Sentinel, United Parcel Service, List Industries, Don King Productions Inc., Publix Distributing, Ibill, Moving Waters Industries, and the University of Miami Sylvester Comprehensive Cancer Center.[28] In 2009, the majority of the city's residents were employed in the following industries: Educational, Health, and Social Services (15 percent), Professional, Scientific, Management, Administrative Services (13 percent), and Retail Trade (12 percent). In 2009 the City had 12 percent unemployment rate.

The following list various business-related initiatives or recent developments that help to describe the City of Deerfield Beach's business landscape.

Deerfield Beach Community Redevelopment Agency (CRA)[29]
In 1999 the City of Deerfield Beach established a CRA that was tasked with utilizing tax increment financing (TIF) to creatively partner with the private sector to increase investment in the CRA district as well as upgrade the area's public infrastructure. Projects have included new housing units, the renovation of the Hillsborough Square Shopping Center, various streetscape projects, as well as an extension of the North Boardwalk. Recent projects have centered on improvements to Hillsborough Boulevard (cited above under transportation trends) and the Cove Shopping Center (details provided below).

Cove Charrette Master Plan[30]-Considered one of the city's most recognizable landmarks, the Cove Shopping Center is known for its unique character and location (Hillsborough Boulevard and the Intracoastal Waterway). The shopping center was originally developed during the 1960s and 1970s as individual properties. This has impeded a consensus from the property owners and stakeholders on how to redevelop the shopping center. In 2008, the city commissioned a planning and design charrette to aid developing a joint vision for the property. Two phases were recommended for the project: 1) Activities with broad support. Examples include the redesign of the parking area, add employee parking, street lighting, drainage, and a pedestrian greenway to Sullivan Park; and 2) Controversial "transformative" concepts with long-term revitalization outcomes, but that will require more facilitation to accomplish. Examples include a five story parking structure, allowance for additional height, and a pedestrian promenade that connects the shopping center to the marina, the intracoastal and the park.

Cove Shopping Center Parking Lot Reconstruction Project[31]- Following the completion of Phase 1 of the Cove Shopping Center Parking Lot Reconstruction project, Cove Shopping Center property and business owners suggested to CRA to expedite the remainder of the project. In April 2011, the CRA approved the contracts to construct as been constructing the entire sidewalk along the south side of the plaza (previously broken into Phase 2 and Phase 3) at one time.

JM Family Enterprises[32]
One of the City of Deerfield Beach's largest employers, the diversified automotive company JM Family Enterprises, has been ranked by Fortune for the past twelve years among the "100 Best Companies to Work For." In 2010, JM Family Enterprises, ranked number 28 on the list and number seven among medium-sized companies with between 2,500 and 10,000 U.S. employees.

Ranon Construction[33]
In 2008, Inc. magazine ranked Deerfield-based Ranon Construction among the 500 fastest-growing private companies in the country. Ranon Construction was just one of six Broward-based companies on the list.

Related Links

City of Deerfield Beach
http://www.deerfield-beach.com/

Deerfield Beach Community Redevelopment Agency
http://www.deerfield-beach.com/index.aspx?nid=452

Deerfield Beach Chamber of Commerce
http://www.deerfieldchamber.com/

Cove Charrette Master Plan
http://fl-deerfieldbeach2.civicplus.com/documents/Community%20Redevelopment%20Agency/Cove%20Shopping%20Center%20Project/Cove%20Master%20Plan%20-%20web.PDF

Sources

[1] Unless otherwise indicated, all information from this section is from: City of Deerfield Beach, "History" http://www.deerfield-beach.com/index.aspx?nid=548

[2] Broward Alliance, "Deerfield Beach" http://www.browardalliance.org/index.php?src=gendocs&ref=DataCenter_Government_DeerfieldBeach

[3] Ibid

[4] Resende, Rosana. "Tropical Brazucas: Brazilians in South Florida and the Imaginary of National Identity." 2009. http://etd.fcla.edu/UF/UFE0024693/resende_r.pdf

[5] Sun Sentinel. "Venezuelan, Guatemalan and Brazilian immigrants have made South Florida their home: Region's growing immigrant enclaves change faces of cities." December 10, 2007.

[6] Resende, Rosana. "Tropical Brazucas: Brazilians in South Florida and the Imaginary of National Identity." 2009. http://etd.fcla.edu/UF/UFE0024693/resende_r.pdf

[7] Ibid.

[8] Sun Sentinel. "Venezuelan, Guatemalan and Brazilian immigrants have made South Florida their home: Region's growing immigrant enclaves change faces of cities." December 10, 2007.

[9] Resende, Rosana. "Tropical Brazucas: Brazilians in South Florida and the Imaginary of National Identity." 2009. http://etd.fcla.edu/UF/UFE0024693/resende_r.pdf

[10] Sun Sentinel. "Brazilians want a voice in Deerfield commission race." February 5, 2009. http://weblogs.sun-sentinel.com/news/politics/broward/blog/2009/02/brazilians_want_voice_in_deerf.html

[11] Harper, Jim. "The Trouble With Golf" Biscayne Times, April 2011. http://www.biscaynetimes.com/index.php?option=com_content&view=article&id=830:the-trouble-with-golf&catid=46:features

[12] Ibid.

[13] Hillsboro Pines Golf Club. "The Real Story About the Plans For the Golf Club" http://www.hillsboropinesgolfclub.com/therealstory.htm

[14] Ibid.

[15] Sun Sentinel. "Century Village busloads catch Deerfield Beach unprepared: Planning board issue delayed two weeks because of large crowd." January 07, 2011. http://articles.sun-sentinel.com/2011-01-07/news/fl-deerfield-overflow-meeting-20110107_1_planning-board-fire-marshal-zoning-board-meeting

[16] 1) Sun Sentinel. "Century Village busloads catch Deerfield Beach unprepared" January 7, 2011. http://articles.sun-sentinel.com/2011-01-07/news/fl-deerfield-overflow-meeting-20110107_1_planning-board-fire-marshal-zoning-board-meeting; 2) CVE Master Management Company. "Subject: Concerns with Expansion of Hillsboro Pines Golf Club" http://cvedb.com/modules.php?name=Documents&doc=Doc291.pdf; 3) Century Village East Community. "Golf Course Driving Range Update April 11, 2011." http://cvedb.com/

[17] Sun Sentinel. "Closed Deerfield golf course may become cemetery: Deerfield Beach community sees future to proposal for the closed Tam O'Shanter Golf Course" July 19, 2010. http://articles.sun-sentinel.com/2010-07-19/news/fl-golf-course-cemetery-20100718_1_saybrook-golf-capital-open-space-crystal-lake-golf-villas

[18] Ibid.

[19] Ibid.

[20] Sun Sentinel. "Proposal to convert golf course to cemetery goes to state for approval" April 15, 2011. http://articles.sun-sentinel.com/2011-04-15/news/fl-dff-park-0414-20110415_1_cemetery-proposal-golf-courses-state-approval

[21] Sun Sentinel. "Deerfield Beach hits lottery with 50-acre park donation." December 27, 2010. http://articles.sun-sentinel.com/2010-12-27/news/fl-deerfield-park-space-20101226_1_park-space-18-acre-park-donation

[22] Sun Sentinel. "Proposal to convert golf course to cemetery goes to state for approval" April 15, 2011. http://articles.sun-sentinel.com/2011-04-15/news/fl-dff-park-0414-20110415_1_cemetery-proposal-golf-courses-state-approval

[23] Unless otherwise indicated, all information from this section is from Simply Maps.

[24] City of Deerfield Traffic Calming Policy, 2005. http://fl-deerfieldbeach2.civicplus.com/documents/Traffic%20Calming/TrafficCalming.pdf

[25] Dixie Flyover. http://www.dixie-flyover.com/

[26] Unless otherwise indicated, all information in this section was obtained from the Citywide Project Updates. http://www.deerfield-beach.com/CivicAlerts.aspx?AID=865

[27] Deerfield Beach CRA April Agenda. http://www.deerfield-beach.com/archives/35/04.12.11%20complete%20packet.pdf

[28] Broward Alliance, "Deerfield Beach" http://www.browardalliance.org/index.php?src=gendocs&ref=DataCenter_Government_DeerfieldBeach

[29] City of Deerfield CRA. http://www.deerfield-beach.com/index.aspx?NID=452#link2

[30] IPG Planning Group. "City of Deerfield Beach Cove Charrette Master Plan" 2008. http://fl-deerfieldbeach2.civicplus.com/documents/Community%20Redevelopment%20Agency/Cove%20Shopping%20Center%20Project/Cove%20Master%20Plan%20-%20web.PDF

[31] Deerfield Beach CRA April Agenda. http://www.deerfield-beach.com/archives/35/04.12.11%20complete%20packet.pdf

[32] Broward Alliance. "JM Family Enterprises Ranked No. 28 on FORTUNE's '100 Best Companies to Work For' List." January 21, 2010. http://www.gflalliance.org/index.php?src=news&refno=896&category=Member%20News

[33] Broward Alliance. "Six Broward Companies on 27th Annual List of America's Fastest-Growing Private Companies - The Inc. 500." September 19, 2008. http://www.gflalliance.org/index.php?src=news&refno=392&category=Press%20Releases