



The City of Deerfield Beach has embarked on a journey to create a new town center within the old “heart” of Deerfield Beach. The new town center is known as Pioneer Grove.

Pioneer Grove will be *Everybody’s Neighborhood*, which will provide a unique and vibrant mix of residential, office, and commercial uses such as restaurants and retail.

Pioneer Grove is strategically located east of the Florida East Coast Railroad and the Dixie Highway corridor. The site encompasses approximately 119 acres and runs from the northern city limits, at Hillsboro River/Canal, southward to one half block south of SE 5<sup>th</sup> Street. The site is also conveniently located between I-95 and the International Fishing Pier.



### **What Pioneer Grove Will Look Like?**

Pioneer Grove will be a mixed use, walkable downtown with residential, retail and office space as well as destination restaurants. The area features two parks, access to the Atlantic Ocean (via the Hillsboro Canal) and is in walking distance to two other city parks as well as two elementary schools and a middle school. The image below shows the mix of land uses proposed for the study area.



## North Neighborhood

The north neighborhood is more urban in character. This area will be anchored by a new City Hall and Public Safety Complex. With a mix of neighborhood retail and civic space surrounding it. The buildings will be a maximum of 60 feet, or 5-6 stories tall. A water feature is proposed in the area near City Hall, to connect the Hillsboro River and Pioneer Park with the study area. The image below is an example of a water feature.



The two blocks south of Hillsboro Blvd., along SE 2<sup>nd</sup> Ave. will be most urban area of the study, consisting of the retail core. This area can support between 70,000 – 90,000 square feet of commercial use. All the buildings in this area will be designed to support bottom floor retail with high ceilings and 70% glass to encourage walkability. The images below show examples of mixed use buildings that are between 3-5 stories in height and promote walkability.



Examples of mixed use buildings

### South Neighborhood

The south neighborhood is more residential in character, with a proposed density of 15 dwellings units per acre and a maximum building height of 45 feet. A mix of housing types, including live/work units are proposed for this area along with craft/artisan shops where artisans produce their own crafts, including craft breweries, bakeries, cheese making, jewelry making, etc.

The entry way into the study area along SE 4th St. from Dixie Hwy. will be treated as a gateway. Streetscape improvements will be made to encourage walkability and pedestrian activity and the buildings in this area will be designed similar to the ones in the retail core.

## Urban Design

Urban design, public art and streetscape improvements will be included throughout Pioneer Grove. Any design elements for landscaping, street furnishings, street banners, etc. will be designed to enhance the uniqueness of Pioneer Grove and help create a destination for the new downtown



### Examples of Urban Design

#### What is a Local Activity Center?

A Local Activity Center (LAC) is zoning designation which allows for uses which are typically separated from each other such as residential and commercial uses and allows them to inhabit the same buildings. This creates a denser more urban environment. Pioneer Grove will consist of the following uses:

- Residential: 2,150 multi-family dwelling units
- Commercial: 215,000 square feet of commercial use
- Community Facility: 169,000 square feet for City Hall and other City uses
- Recreation and Open Space: 14.2 acres of City owned parks

### District Standards

In order for Pioneer Grove to be developed into a successful Local Activity Center, the following characteristics will be applied to all properties which develop in Pioneer Grove. More detail can be found in the Design Standards.

- A pedestrian oriented streetscape
- A consistent architectural design
- Native Landscape which incorporates Green Infrastructure practices
- Mixed Uses
- Activation of 1st floor businesses and sidewalks
- Use of Residential and Commercial rooftops
- A reduction in setbacks from adjacent buildings
- A consistent use of lighting elements to enhance the architectural design

## Heritage Trail

The City of Deerfield Beach is proud of the historical events that have occurred in and around the Pioneer Grove area and wants to celebrate these events by creating a walking trail. Developers are encouraged to discuss particular historical attributes of their properties and to incorporate them into the project design in the form of art and murals, interpretative signs, water features or the naming of the property. All properties which take part in the Heritage Trail will be featured in the City website and smart phone app for the Heritage Trail.

## Enhancement Program

The City Commission is encouraging development within Pioneer Grove by offering development incentives such as increases in density, height, reduction of parking, reduction of unit size, increase in signage and others. In return, projects must show that they have increased the minimum value of the site by adding amenities such as providing for affordable and/or senior housing, shared parking and parking structures, additional public and open space, additional historic features for the Pioneer Grove Heritage Trail, activation of the rooftop and other similar design elements. See the Design Standards and the Enhancement Program application for more information.

# Updates and News

## Updates

The Recertification of the Land Use Element for Pioneer Grove was completed on July 31, 2017 by the Broward County Planning Council.

The Rezoning of the Local Activity Center known as Pioneer Grove and the Land Development Code Ordinance for the Local Activity Center known as Pioneer Grove was approved by the City Commission on June 19, 2017.

The Land Use Plan Amendment second reading was approved by the City Commission on May 16, 2017.

The Land Use Plan Amendment was approved by the City Commission on January 19<sup>th</sup> for 1<sup>st</sup> reading and is now being processed with the County.

#### **News**

March 2015 article in the [American Planning Association](#) website.

March 2015 article in the [SunSentinel](#).

July 2015 article in the [Observer](#).