

## I. INTRODUCTION

The City's Future Land Use Element of the Comprehensive Plan has been updated to reflect the repeal of Rule 9J-5 of the Florida Administrative Code and other minor revisions to Chapter 163 approved in the 2011 Legislative Session. This updated Element incorporates the mixed use land use categories adopted in 2011 and the objectives and policies from the County's Land Use Element necessary to address the Broward County Planning Council's conditional certification report dated September 2011. Subsequent amendments through the 2018 adoption of the East Transit Oriented Corridor (ETOC) are also included herein.

## II. FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

### Goal

01.00.00 The attainment of a living environment which provides the maximum physical, economic and social well being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

### Objective Levels of Service

01.01.00 Annually review and periodically update Level of Service requirements availability of facilities and services.

### Policies

01.01.01 Adopt and maintain community services based on the Level of Service Standards contained in the various Elements of the City's Comprehensive Plan.

01.01.02 Review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted Level of Service Standards.

01.01.03 Phase development concurrent with the availability or phasing of infrastructure, potable water, traffic and drainage capacity.

01.01.04 Maintain public and private recreation and open space facilities at a level of five (5) acres for each 1,000 residents.

01.01.05 Review proposals for new development to identify the cumulative impacts of the proposed development on public services and facilities.

- 01.01.06 All site plan applications shall provide pedestrian facilities, such as but not limited to sidewalks and street trees (where not in conflict with underground utilities and permitted by City Engineer)
- 01.01.07 All site plan applications shall identify existing facilities and provide, where deficient, transit improvements, such as but not limited to bus shelters, benches, hardened surface for loading and unloading, garbage cans, bicycle racks and appropriate pedestrian connections along bus route, subject to coordination with Broward County Mass Transit.
- 01.01.08 Those facilities which are subject to concurrency requirements include: traffic circulation/transit, parks and recreation, drainage and flood protection, potable water, solid waste, sanitary sewer facilities and public schools.
- 01.01.09 To ensure the adequate provision of public services and facilities, the City shall take into consideration the tourist population and the seasonal demands placed upon the City's infrastructure.
- 01.01.10 The City shall utilize the highway capacity methodology endorsed by the Broward County Metropolitan Planning Organization and approved by the Broward County Board of County Commissioners to determine the capacities and levels of service on the regional roadway network.
- 01.01.11 Require that all future land use map amendments ensure the availability of potable water supplies and water supply facilities, and reuse where available.

**Objective Right of Way Protection and Accessibility**

- 01.02.00 Protect the existing and future right of way from building encroachments and ensure proper accessibility with the roadway and transit network.

## **Policies**

- 01.02.01 Require new commercial and residential (of more than 10 dwelling units) development to provide their primary access to the abutting arterial roadway system with only secondary access points to local streets so that traffic impacts to single family neighborhoods are minimized.
- 01.02.02 Require a traffic impact analysis for development projects when necessary to determine post-development conditions of adjacent roadways and the local multimodal transportation system.
- 01.02.03 Approve site plans, plats and other development approvals on the condition that the applicant will dedicate right-of-way according to the requirements of the Broward County Trafficways Plan and Master Arterial Street Plan.
- 01.02.04 The City shall not issue building permits or development orders for construction within identified rights-of-way in order to protect the transportation corridors identified on the Broward County Trafficways Plan and Master Arterial Street Plan.
- 01.02.05 All property to be platted, or newly created lots are encouraged to be directly accessible from a publicly dedicated and improved road, which satisfies the right of way requirements of the Broward County Trafficways Plan and/or Master Arterial Street Plan.
- 01.02.06 Right of way dedications shall be fee simple, except in situations where right of way, required by Broward County Trafficways Plan, may be given by easement for roads which may be widened within 10 years.

- 01.02.07 The Planning, Engineering, Public Works and Zoning Departments shall identify areas in the City containing alleyways and establish policies on the maintenance or abandonment of existing alleyways.
- 01.02.08 The Planning, Engineering, Public Works and Zoning Departments shall identify areas in the City containing excess rights of way and establish policies on the maintenance or abandonment of excess rights of way.
- 01.02.09 Where appropriate, approve site plans, plats and other development on the condition the applicant will dedicate additional right-of-way for bus shelters and sidewalks connecting to mass transit facilities including community shuttle buses.

**Objective Inconsistent Land Uses**

- 01.03.00 Annually review and periodically update adopted land development regulations and established procedures that encourage the elimination or reduction of uses inconsistent with the City's character and Future Land Use Plan.

**Policies**

- 01.03.01 Eliminate or reduce nonconforming uses which are inconsistent with the land development regulations and the designations of the Future Land Use Plan map.
- 01.03.02 Require residential densities of zoning districts to be consistent with the densities on the Future Land Use Map.
- 01.03.03 Encourage property owners to rezone the subject properties when initiating the development and/or redevelopment proposals to be consistent with the designations of the Land Use Plan Map.
- 01.03.04 Consider the preservation of established single family neighborhoods in all rezonings, land use plan amendments and site plan approvals.

- 01.03.05 All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.
- 01.03.06 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.
- 01.03.07 Require the provision of decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses unless the applicant can demonstrate by evidence that the proper buffer is provided.
- 01.03.08 Establish criteria to protect residential areas and other land uses that are adjacent to industrial and commercial areas from excessive noise, odors, traffic and parking impacts.
- 01.03.09 Discourage Land Use Plan Map amendments, rezonings or other methods that would place residential units into or adjoining industrial land use designations.
- 01.03.10 Support and promote hotels, motels and other tourist accommodations in designated residential, commercial and commercial recreation land use designations.
- 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.
- 01.03.12 The following criteria may be used in evaluating rezoning requests:
1. Density;
  2. Design;
  3. Distance to similar development;
  4. Existing adjoining uses;

5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and.
7. Proximity to mass transit.

01.03.13 Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.

01.03.14 The Future Land Use map and site plans prepared in conformance with the designated land uses will address compatibility with the existing and planned greenways identified on the Broward County Potential Greenways System Map.

#### **Objective Major Corridor Land Use**

01.04.00 Support and promote the intermix of residential and commercial uses along major traffic corridors.

#### **Policies**

01.04.01 The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments

01.04.02 The City of Pompano Beach shall amend its land development regulations to reduce parking requirements for residential and commercial uses along major corridors where it can be shown that pedestrian amenities are provided, shared parking is provided, or sufficient public parking is nearby.

01.04.03 Except for schools, regional and community facilities shall be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities.

## **Objective Flood Protection**

01.05.00 Require all new development and redevelopment to be consistent with Federal Emergency Management Administration's Flood Elevation Maps.

## **Policies**

01.05.01 Continue to require all development to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Administrations Flood Insurance requirements.

01.05.02 Continue to enforce the land development regulations which require the application of minimum road crown elevations standards as established by the South Florida Water Management District and local drainage districts to all new development and substantial reconstruction.

01.05.03 The City of Pompano Beach shall require redevelopment within identified 100 year floodplains to address existing and potential flooding problems, as may be identified.

01.05.04 The City shall regulate development on flood prone soil, as defined by the U.S. Soil Conservation Service, consistent with the criteria and mapping of the Federal Emergency Management Administration.

01.05.05 The City shall continue to participate in National Flood Insurance Program Community Rating System through the annual recertification process which enables residents and businesses to receive a discount for flood insurance policies.

01.05.06 The City shall seek to upgrade the community rating from a class 8 to a class 7 to enable residents and businesses to receive an additional discount on their flood insurance policies by the year 2010.

01.05.07 The City shall maintain the 100 year flood maps which identify flood prone areas based upon National Flood Insurance Program maps at a scale which enables users to easily identify individual properties.

01.05.08 The City shall participate in various processes which seek to update the existing 100 year flood plain maps.

### **Objective Natural Resources & Historic Preservation**

01.06.00 Protect natural resources and historic properties in all land use considerations.

### **Policies**

01.06.01 Consider the impacts that land use amendments, rezonings or site plan approvals have on natural resources and historic properties.

01.06.02 Review the City's Historic Preservation Ordinance for its effectiveness and identify potential revisions by December 2012.

01.06.03 Refer to the listing of historic properties, buildings and houses worthy of continued preservation prior to issuance of any building or demolition permits.

01.06.04 Insure that all unique natural areas in the City have the appropriate Land Use Plan map designation and Zoning category that provides for the protection of these unique natural areas.

01.06.05 Require permits for new development/redevelopment to protect native vegetation and require the removal of exotic vegetation species.

01.06.06 Enforce the procedures for compliance with the County Wellfield Protection Ordinance in areas of the City that fall within Zone 3 as depicted on the natural

resource map series, at all levels of development, including Land Use Plan Amendments and Site Plans.

- 01.06.07 Review all proposals for development with consideration to the Natural Resource Map Series and discourage activities which would have a detrimental impact on significant natural resource areas which may or may not be designated by Broward County as Local Areas of Particular Concern.
- 01.06.08 Require all development on the barrier island lying partially on or seaward of the Coastal Construction Control line to comply with the provisions as set forth in Chapter 161 Florida Statutes.
- 01.06.09 Protect the integrity of the two wellfields by designating wellfield sites with a suitable land use designation which restricts inappropriate development.
- 01.06.10 Protect the integrity of the two wellfields by City ownership of the wellfield sites or restrictive easements on the wellfield sites and water lines from the wells.
- 01.06.11 Review all land use plan map amendments, rezonings and site plan applications to insure that there is sufficient potable water resources available and that they pose no noxious impacts to the Biscayne Aquifer.

**Objective New Land Use Regulations**

- 01.07.00 Encourage the adoption of innovative land development regulations. Adopt new land use designations for Residential, Mixed Use, Transportation Oriented Districts, Transportation Oriented Corridors and amend the land development regulations, including the creation of new zoning districts for these land use designations.

## **Policies**

- 01.07.01 Adopt new land development regulations, which are being prepared through a process started in 2008 and concluding in 2012.
- 01.07.02 Continually review and amend new land use designations for Residential, Mixed Use, Transportation Oriented Districts.
- 01.07.03 Evaluate and revise the land use regulations to conform to current development practices as to housing types and mixed use developments.
- 01.07.04 Through the ongoing updates to the land development regulations consider the development of various housing units types and residential lots including single family, cluster homes, zero lot line, staggered setbacks and zipper lots, coach houses, townhouses, stacked townhouses, courtyard buildings, terraced buildings and sculptured towers.
- 01.07.05 Through ongoing updates to the land development regulations provide for townhouses and homeowners associations.
- 01.07.06 Through ongoing updates to the land development regulations revise the existing off-street parking provisions of the zoning code considering, shared parking, parking space size, compact spaces, parking rates by uses, etc.
- 01.07.07 Through ongoing updates to the land development regulations revise prohibited and permitted uses in the commercial, industrial and non-residential zoning districts.
- 01.07.08 Continue to enforce the sign ordinance relative to removing unsightly and obtrusive signs in conformance with the amortization schedule.

- 01.07.09 Through ongoing updates to the land development regulations provide criteria/ performance standards provide for the upgrading and redevelopment of existing strip commercial areas to meet current standards and code requirements such as access, landscaping, parking and setbacks.
- 01.07.10 Through ongoing updates to the land development regulations revise the RM zoning districts based upon performance standards.
- 01.07.11 Through ongoing updates to the land development regulations develop new zoning districts that encourage redevelopment, including mixed uses along major highway corridors.
- 01.07.12 Through ongoing updates to the land development regulations revise parking codes and design criteria to include incentives for mass transit use.
- 01.07.13 Through ongoing updates to the land development regulations revise parking codes to allow for parking space credit for parking spaces to accommodate motorcycle and scooter parking spaces and bicycle racks.
- 01.07.14 Through ongoing updates to the land development regulations revise parking codes to require the provisions of on-street parking where space permits and doesn't degrade traffic conditions.
- 01.07.15 Through ongoing updates to the land development regulations provide criteria/ performance standards for the approval of new outdoor storage uses and a list of acceptable uses.

- 01.07.16 Through ongoing updates to the land development regulations provide criteria/performance standards regulating hotel intensity and incentives for hotel development.
- 01.07.17 Through ongoing updates to the land development regulations provide criteria/performance standards for places of assembly, such as storefront churches, movie theatres, churches and bowling alleys uses in commercial shopping centers.
- 01.07.18 Through ongoing updates to the land development regulations review landscape codes to encourage the planting of landscaping which could reduce damage to structures and injuries to pedestrians, and decrease debris collection.
- 01.07.19 Through ongoing updates to the land development regulations provide criteria/performance standards for accessory dwelling units.
- 01.07.20 Revise the Land Development Regulations to establish a maximum intensity by limiting the height of building in the following non-residential land use categories:

Category		Maximum Lot Coverage	Maximum Building Height
C	Commercial	60%	105 feet
		100% Lot Coverage permitted in Downtown Historic Core Area and Downtown Historic Transitional Overlay Districts.	
		Additional lot coverage and building height permitted in Atlantic Boulevard Overlay District provided special Zoning Code requirements are met	
		Additional building height permitted in Planned Commercial/Industrial District provided special Zoning Code requirements are met.	
CF	Community Facility	25%	60 feet
		105 Feet Building Height is permitted for properties located in the Atlantic Boulevard Overlay District.	
		Additional lot coverage permitted in Atlantic Boulevard Overlay District provided special Zoning Code requirements are met	
CR	Commercial Recreation	50%	105 feet
		Additional lot coverage permitted in Atlantic Boulevard Overlay District provided special Zoning Code requirements are met	
I	Industrial	65%	45 feet
OR	Recreation and Open Space**	N/A	30 feet
		105 Feet Building Height is permitted for properties located in the Atlantic Boulevard Overlay District.	
U	Utilities**	N/A	Determined at Rezoning
RAC	Regional Activity Center	N/A	105 feet
LAC	Local Activity Center	60%	105 feet
T	Transportation**	N/A	105 feet

\*\* No lot coverage specified for these public use districts.

01.07.21 Annually evaluate the effect of land development regulations and permitting on the affordability of housing and take appropriate actions to support the affordability of housing. Continue to implement the incentives for providing affordable housing currently in the land development regulations including the use of flex units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.

01.07.22 The city's land development code shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges, including housing for low and moderate income families in large scale residential developments.

**Objective Community Redevelopment**

01.08.00 Amend the Land Use Plan map and Zoning map to support new development and redevelopment in the Community Redevelopment Areas.

**Policies**

01.08.01 Follow the recommendation of the Community Redevelopment Plans in all Land Use Plan amendments and rezonings.

01.08.02 Develop a schedule for the expansion of infrastructure facilities such as roadway, sidewalks, drainage, water and sewer services in the Community Redevelopment areas in conjunction with the phasing and timing of the Redevelopment Plans.

01.08.03 Finish the construction of facilities such as roadway, drainage, water and sewer facilities in the northwest Dr. Martin Luther King Jr. Blvd Industrial area.

01.08.04 Adopt the LOS standards in Transportation Element Policy 02.02.01 and monitor activities to identify impacts to redevelopment efforts. If needed pursue the establishment of a Community Design Concurrency District (TOCD) to continue redevelopment efforts.

**Objective Hurricane Preparedness**

01.09.00 Make preparations to protect residences and businesses from hurricanes.

**Policies**

01.09.01 Continue to reject future land use plan amendments for increased density in the coastal area unless a consistency determination can be made with the Broward County

Hurricane Evacuation Plan, or unless a finding can be made that the amendment will not increase current evacuation times.

- 01.09.02 Adhere to the City's Unified Flex Zone which does not contain a receiving area located east of the Intracoastal Waterway.
- 01.09.03 Adhere to Broward County/State of Florida requirement mandating high rise buildings of 75 feet or higher to maintain a working generator and fuel for elevator usage. Maintain an annual inspection program to insure compliance.
- 01.09.04 Encourage homeowners to retrofit and fortify homes in accordance with Florida Building Code and recommendations to insure that they can withstand tropical or hurricane force winds and water associated with storms.
- 01.09.05 Cooperate with Broward County in their investigation of ways for making existing structures more hurricane resistant and through adoption of the Local Mitigation Strategy.
- 01.09.06 Evaluate the feasibility of retrofitting/reconstructing existing city buildings and facilities to make them more hurricane resistant and establish priority lists.
- 01.09.07 Discourage new uses, such as, mobile home parks, community homes and other special needs facilities from locating in Hurricane Evacuation Zones, which require mandatory evacuation during hurricane or tropical storm warnings
- 01.09.08 Maintain a public emergency notification system to ensure the public is notified of known emergency situations.

- 01.09.09 Maintain a public awareness emergency management awareness through outreach and community presentations, maintenance of emergency preparedness on city's website and through Pompano Beach Citizens Corps and Community Emergency Response Teams (CERT) training program.
- 01.09.10 City departments will maintain contracts with emergency primary and secondary vendors to include but not limited to: communications, fuel, emergency power equipment, debris removal, emergency food, water and ice, equipment including forklifts, portable toilets, etc. Where appropriate City departments shall maintain contracts to insure access to services and supplies.
- 01.09.11 Periodically update the Local Mitigation Plan by adding new capital projects
- 01.09.12 Maintain a Comprehensive Emergency Operations Plan (CEOP) to include annexes for hurricane, natural, man-made and pandemic events as well as a point of distribution plan
- 01.09.13 Cooperate with Broward County to make gasoline stations, food stores, and other critical facilities power ready.
- 01.09.14 Implement a yearly inspection program for evaluation of power ready and power capable fuel stations on evacuation routes.
- 01.09.15 Evaluate feasibility of retrofitting intersection lights for power readiness.
- 01.09.16 Develop a program to make city lift stations, community centers and other critical facilities power ready.

- 01.09.17 Cooperate with Broward County and FDOT in replacing span wire traffic lights with mast arm traffic lights.
- 01.09.18 In coordination with Broward County, maintain the vulnerable and special needs registry.
- 01.09.19 Coordinate with Broward County in the preparation of a post disaster redevelopment plan

**Objective Utility Facilities**

- 01.10.00 Ensure the availability of suitable land for utility facilities required to serve the existing and future development of the City.

**Policies**

- 01.10.01 Continue to re-evaluate the need for additional property adjacent to existing utility plants or utility facilities in order to meet future development needs.
- 01.10.02 Continue to require the dedication of sites, easements, and rights-of-way for utilities which are needed to serve the proposed projects and surrounding land uses, as a condition of the approval of development plans.
- 01.10.03 Continue to require site plan review and screening at proposed sites for electric substations and switching stations, wastewater pumping stations, water storage facilities, and other utility land uses in all land use categories and zoning districts.
- 01.10.04 The city shall require existing development on septic tanks and private wells to hook up to centralized sewer and water facilities as they become available and will make extension of and connection to centralized sewer facilities in proximity to surface waters a priority.

### **Objective Urban Infill**

01.11.00 Identify Urban Infill Areas and Community Redevelopment Areas, adopted pursuant to Chapter 163, Part III, Florida Statutes within the existing urban service area of the City of Pompano Beach.

### **Policies**

01.11.01 All Urban Infill Areas and Community Redevelopment Areas adopted pursuant to Chapter 163, Part III, Florida Statutes shall be mapped on the Urban Infill, Urban Redevelopment and Downtown Revitalization Area Map contained in the Broward County Land Use Plan Map Series.

01.11.02 All Urban Infill Areas shall meet the definition of an urban infill area as provided for F.S. 163.3164 (27).

01.11.03 Redevelopment activities in the Community Redevelopment Areas shall be guided by their respective Community Redevelopment Plans, adopted pursuant to Chapter 163, Part III, Florida Statutes.

### **Objective Urban Infill Criteria**

01.12.00 Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

### **Policies**

01.12.01 Designated Urban Infill Areas and Community Redevelopment Areas, adopted pursuant to Chapter 163, Part III, Florida Statutes shall be excepted from any applicable transportation roadway concurrency requirements.

01.12.02 Continue to support the allowance of mixed use land at strategic locations within Urban Infill, Urban Redevelopment and Downtown Revitalization Areas.

- 01.12.03 Utilize the existing flexibility provisions to facilitate proposed mixed use developments in urban infill areas provided that the proposed developments are compatible with the community character.
- 01.12.04 The City shall utilize flexibility units and reserve units to increase residential densities within the flex and reserve receiving areas when consistent with the community character; adjacent land uses; and public school capacity both within Pompano and affected contiguous municipalities; and has undergone a compatibility review relative to potential impacts on Environmentally Sensitive Lands and County or regional parks in accordance with Policy 13.01.10 of the Broward County Land Use Plan.
- 01.12.05 A pool of "Affordable Housing Units" (AFU's) shall be established which is equal to 10% of the total available flexibility and reserve units. AFU's shall be deducted from the reserve and flexibility units totals and shall be fixed as of the effective date of this policy in Broward County's Land Use Plan.

#### **Objective Dredge Spoil Sites**

- 01.13.00 The City of Pompano Beach shall identify and ensure the availability of dredge spoil sites

#### **Policies**

- 01.13.01 The City shall coordinate with Broward County Department of Natural Resource Protection, Florida Inland Navigation District (FIND) and the Army Corp of Engineers to maintain the development status of existing FIND parcels to allow for use as dredge spoil sites in cases of emergency.
- 01.13.02 Limit activity on the identified FIND parcels by submitting improvement plans to FIND for approval.

01.13.03 Prior to each Evaluation and Appraisal Report preparation, contact FIND to ensure that existing sites are adequate or to ascertain if new sites have been acquired or are needed.

01.13.04 The following criteria are established for dredge spoil site selection:

- a. The site(s) are in near proximity to the Intracoastal Waterway or connecting waterways
- b. The site(s) are not located in established residential neighborhoods.
- c. The site(s) are located with access to roadway systems to allow vehicular access to the site.

### **Objective School Board**

01.14.00 The City of Pompano Beach shall cooperate with the School Board on the selection of sites for new schools, redevelopment and or expansion of existing school sites and encourage the collocation of libraries and park and recreation facilities where possible.

### **Policies**

01.14.01 Coordinate the site selection for any new school or redevelopment and/or expansion of an existing school with representatives of the City Planning, Parks and Recreation and Police Departments, together with representatives of the School Board, Broward County Comprehensive Planning and Library departments to identify potential sites and/or issues concerning redevelopment of the site, including the acquisition of adjoining properties.

01.14.02 Schools shall be allowed on properties with Residential or Community Facilities Land use designations

01.14.03 Consider the collocation of libraries and parks and recreation sites at proposed site locations for new schools

01.14.04 The following criteria pertain to the location of new schools:

1. Locate proposed school sites away from industrial uses, major arterials roadways (e.g. freeways), railroads, airports and similar land uses to avoid noise, odors, dust and traffic impacts and hazards.

2. Provide buffers to shield the impacts from incompatible land uses such as industrial uses, major arterials roadways (e.g. freeways), railroads, airports and similar land uses to avoid noise, odors, dust and traffic impacts and hazards as part of the redevelopment of existing school sites.

3. Consider surrounding land uses such as hospitals, adult communities, nursing homes and similar land uses that may be disrupted by school activities and traffic during the selection of new sites or redevelopment of existing sites.

4. Centrally locate proposed new schools within their intended attendance zones, to the extent possible, and be consistent with walking and bus travel time standards.

5. Ensure that the proposed site for a new school shall be of sufficient size so that buildings and ancillary facilities and future expansions can be located away from flood plains, flood prone areas, wetlands and other environmentally sensitive areas, coastal high hazard areas, and will not interfere with historic or archaeological resources.

6. Make public utilities (e.g. water, sewer, storm drains) readily available to the site

7. Access to the proposed school site should be from a collector road (minor collector or local road for an elementary school) and avoid the need for slow down zones, if possible.

8. The ingress and egress to the proposed school site, should not create detrimental impacts on adjacent roads, provide safe approaches for pedestrians, bicyclists, cars and buses, and mass transit or community shuttle stop should be located nearby.

0114.05 By December 2009, establish criteria for expansion of existing school sites in collaboration with the School Board.

01.14.06 The City in collaboration with the School Board and Broward County shall implement concurrency management systems consistent with the policies included in the Broward County and the City's Public School Facility Element with procedures and requirements included within the City of Pompano Beach's land development regulations and the Interlocal Agreement for Public School Facility Planning.

### **Objective Local Activity Center**

01.15.00 Local Activity Center: Encourage compact development reflecting characteristics which include a mixture of community serving uses such as commercial, office, employment, civic and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close –knit neighborhood and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the establishment of a Local Activity Center land use category

## **Policies**

- 01.15.01 Local Activity Centers will support the location of uses in a manner oriented around the five-minute (i.e. quarter mile) walk. Multiple nodes of activity oriented five-minute (i.e. quarter mile) walk may be included within the one Local Activity Center.
- 01.15.02 Local Activity Centers will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in a Local Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.
- 01.15.03 Park Land and/or open space that is accessible to the public must be included as a functional component within a Local Activity Center.
- 01.15.04 Housing opportunities must be included as a functional component with a Local Activity Center.
- 01.15.05 Encourage affordable housing opportunities, through various mechanisms such as the utilization of “affordable housing units,” the direction of public housing program funds into the Local Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock.
- 01.15.06 Promote the rehabilitation and use of historic buildings within a Local Activity Center.
- 01.15.07 The City shall adopt design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully connected routes to all destinations within the

Local Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high-speed traffic.

- 01.15.08 The City ensures convenient access to mass transit or multi-modal facilities within a Local Activity Center.
- 01.15.09 The City's community shuttle shall serve the residents and employees within the Local Activity Center.
- 01.15.10 The City shall adopt local design guidelines that require mass transit shelters. Local Activity Center to provide safe and comfortable service and to encourage mass transit usage.
- 01.15.11 The City shall promote development of key intersections or major transit stops to create nodes of development should be promoted with a Local Activity Center.
- 01.15.12 The City shall review existing zoning and land development regulations and adopt changes necessary to implement the Local Activity Center land use designation.

### **Objective Smart Growth Initiative**

- 01.16.00 The City will promote "Smart Growth" type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an effort to discourage urban sprawl and reduce greenhouse gasses.

### **Policies**

- 01.16.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

01.16.02 The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled building materials.

01.16.03 The City will encourage and implement energy conservation and the reduction of greenhouse gasses by encouraging land developers and builders to implement the Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) which generally include the following:

- Use of compact building design; energy efficient street lighting; energy efficient automobiles/transit;
- Priority use of small properties in urban areas; use of "brownfield" lands that can be cleaned; use of lands close to sewer and power lines mass transit or green space;
- Use of very efficient clothes washers; Low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns;
- Use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air- conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well-pumping; use of alternate electrical grids. and/or use of wind/solar/natural gas energy;
- Use of building materials with recycled content; eco-friendly insulation; lumber from sustainable sources; or locally produced materials; and,
- Use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat whole house filtration.

## **Objective Regional Activity Center**

01.17.00 The Regional Activity Center Land Use Category encourages attractive and functional mixed living, working, shopping, education and recreational activities.

### **Policies**

01.17.01 The Land Development Regulations shall provide at least one zoning district that facilitates attractive and functional mixed living, working, shopping, education and recreational activities for application to Regional Activity Centers.

01.17.02 Regional Activity Centers shall include a mix of land uses that are regionally significant and should include residential uses when they are complimentary to other uses within the RAC.

01.17.03 The Land Development Regulations shall encourage redevelopment within Regional Activity Centers by reducing the number of required off-street parking spaces proportionate to the parking efficiency achieved with various mixes of uses, as well as greater modal shift to transit, walking and bicycling. In addition to providing for shared parking standards, the Land Development Regulations shall provide for off-site and on-street parking allowances, the use of centralized parking, and other innovative urban parking strategies within Regional Activity Centers.

01.17.04 Regional Activity Centers should provide substantial housing opportunities in order to allow people to both live and work within the area.

01.17.05 Quality, affordable housing opportunities shall be included as a functional component of Regional Activity Centers that allow for residential use.

- 01.17.06 The Land Development Regulations shall require that Regional Activity Centers provide safe and convenient pedestrian access to transit stops, and safe and secure bicycle parking facilities.
- 01.17.07 To enhance pedestrian movement and safety, the Land Development Regulations shall provide for separation of pedestrian and vehicular traffic within the Regional Activity Centers.
- 01.17.08 Urban public park land and/or open space shall be included as a functional component of Regional Activity Centers.
- 01.17.09 The City shall adopt design guidelines that require transit shelters in the Regional Activity Center to provide safe and comfortable service and to encourage transit usage.
- 01.17.10 The City shall adopt performance and design standards within its land development regulations that provide for an interconnected street network, a safe and attractive pedestrian environment and multi-modal transit connections for Regional Activity Centers.
- 01.17.11 The City shall maintain design standards within its land development regulations to ensure compatibility between existing and planned land uses within and adjacent to Regional Activity Centers.

### **Objective Employment Center**

- 01.18.00 The Employment Center land use category permits development which may be compatible with residential and other less intensive land uses, and which supports high technology and service-based activities as well as the tourist-oriented segment of the economy.

## **Policies**

- 01.18.01 Permit those land uses within designated Employment Center areas which are identified in the Employment Center Permitted Uses subsection of the Plan Implementation Requirements section of the Future Land Use Element.
- 01.18.02 The City will permit up to twenty (20) percent of areas designated employment center to be used for commercial and retail uses, subject to the restrictions identified within the 20% Flexibility Rules and Employment Center Permitted Uses subsection of the Plan Implementation Requirements section of the Future Land Use Element.

## **Objective Transit Oriented Corridor**

- 01.19.00 Facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the Pompano Beach Comprehensive Plan Transportation Element; the Broward County Transit Master Plan; the Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan; and the Broward County Transit Development Plan, through the establishment of a Transit Oriented Corridor (TOC) land use category.

## **Policies**

### *Land Use Criteria*

- 01.19.01 The City may designate a Transit Oriented Corridor within an area approximately ¼ mile on either side of the mainline transit corridor. The area may extend beyond ¼ mile around all major intersections, activity nodes and in locations served by existing or funded community shuttle service.
- 01.19.02 Residential use is required as a principal component within a Transit Oriented Corridor (TOC). Maximum residential density will be specified by the City and may vary along the corridor. Densities and intensities for the TOC will be described in the

- permitted uses section of the Pompano Beach Future Land Use Element. Residential densities will be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the “Local Activity Center” (LAC) and “Regional Activity Center” (RAC) designations). When the density of the area is specified as units per gross acre the percentage distribution among the mix of uses will also be identified.
- 01.19.03 At least two non-residential uses must be permitted in the designated area as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.
- 01.19.04 Minimum and Maximum FAR (Floor Area Ratio) for non residential uses within a Transit Oriented Corridor will be specified in the permitted uses section of the Pompano Beach Future Land Use Element. Minimum non-residential FARs (Gross) of 2 are encouraged. Non residential intensities may vary along the corridor and will be specified either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When non residential intensity is specified as a maximum FAR the percentage distribution among the mix of uses must also be identified.
- 01.19.05 Additional or expanded stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and will be prohibited or limited unless designed in a manner to encourage pedestrian and transit usage and may be further restricted in the City’s TOC Zoning District regulations.

*Design Guideline Principles*

- 01.19.06 Applications for the TOC land use designation must address the transition to adjacent residential development and promote connectivity to transit stations and stops.
- 01.19.07 Public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a Transit Oriented Corridor.
- 01.19.08 Areas designated as Transit Oriented Corridors must include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics which are detailed further in the City's TOC Zoning District regulations:
- Integrated transit stop with shelter, or station (within the TOC area).
  - Wide (the minimum shall be consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
  - Buildings should front the street (zero or minimal setbacks are encouraged).
  - Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
  - Streets (internal and adjacent to the TOC) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).
- 01.19.09 Development within the TOC land use designation must include internal pedestrian and transit amenities to serve the residents and employees within the area (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) and other amenities that can be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

01.19.10 Applications seeking a Transit Oriented Corridor land use designation will demonstrate consistency with the design elements described above and with the implementation strategies in the City's TOC zoning ordinance to ensure the proposal accomplishes the design objectives of the TOC.

#### *Review Process Considerations*

01.19.11 The transportation impact analysis for a proposed Transit Oriented Corridor designation shall be reviewed and approved by Broward County as part of the County's Land Use Plan amendment process and shall consider the modal shift provided through the provision of transit and the transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects.

01.19.12 In consideration of non-residential land uses in areas proposed for designation as a Transit Oriented Corridor, the impact analysis for the designation may be based on the amount of non-residential development which could be permitted as per the intensity standards rather than the alternative 10,000 square feet per gross acre utilized for non-residential impact analysis.

01.19.13 An interlocal agreement between the City and Broward County must be executed no later than six months from the effective date of the adoption of a Transit Oriented Corridor which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.

#### **Objective Transit Oriented Development**

01.20.00 Encourage mixed use development in areas served by regional transit stations, such as Tri-Rail stations, major transit hubs, and neighborhood and regional transit centers as designated in the Pompano Beach Comprehensive Plan Transportation Element; the Broward County Mass Transit Master Plan; Broward County Metropolitan Planning

Organization's (MPO) Long Range Transportation Plan; and the Broward County Transit Development Plan, through the establishment of a Transit Oriented Development (TOD) land use category.

The TOD land use category must incorporate design criteria to provide pedestrian connectivity to regional transit stations to and from development that is mixed use with a "sense of place" and is transit supportive.

## **Policies**

### *Land Use Criteria*

- 01.20.01 Residential use is required as a principal component within a Transit Oriented Development.
  
- 01.20.02 Maximum Residential Density may vary in the Transit Oriented Development and must be described in the permitted uses section of the Pompano Beach Future Land Use Element. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units like in the "Local Activity Center" (LAC) and "Regional Activity Center" (RAC) designations). When the density of the Transit Oriented Development is specified as units per gross acre the percentage distribution among the mix of uses must also be identified.
  
- 01.20.03 At least two non-residential uses must be permitted in the designated area as principal uses: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional.
  
- 01.20.04 Additional or expanded, stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; "big box"/warehouse; single-family detached dwelling units; carwashes; and drive-

through facilities are discouraged and may be prohibited or limited, unless designed in a manner to encourage pedestrian and transit usage.

01.20.05 Minimum and Maximum FAR (Floor Area Ratio) for nonresidential uses within a Transit Oriented Development will be specified in the permitted uses section of the Pompano Beach Future Land Use Element. Minimum and maximum non-residential FARs (Gross) are addressed in the City's TOD Zoning District Regulations. Non residential intensities may vary in the TOD and will be specified either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When nonresidential intensity is specified as a maximum FAR, the percentage distribution among the mix of uses must also be identified.

#### *Design Guideline Principles*

01.20.06 Transit Oriented Development must include design features that promote and enhance pedestrian mobility, including connectivity to regional transit stations, based on the following characteristics which are detailed further in the City's TOD Zoning District Regulations:

- Integrated transit stop with shelter, or station (within the TOD area).
- Public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a Transit Oriented Development.
- Wide (the minimum shall be consistent with ADA Requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).

- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the TOD) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

01.20.07 Internal pedestrian and transit amenities are required to serve the residents and employees within the Transit Oriented Development (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas).

01.20.08 Applications seeking a Transit Oriented Development land use designation will demonstrate consistency with the design elements described above and with the implementation strategies in the City's TOC zoning ordinance to ensure the proposal accomplishes the design objectives of the TOD.

*Review Process Considerations*

01.20.09 The transportation impact analysis for a proposed Transit Oriented Development designation shall consider the modal shift provided through the provision of transit and the transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects.

01.20.10 In consideration of non-residential land uses in areas proposed for designation as a Transit Oriented Development, the impact analysis for the designation may be based on the amount of non-residential development which could be permitted based on the

proposed intensity, rather than the alternative 10,000 square feet per gross acre standard utilized for nonresidential impact analysis.

- 01.20.11 An interlocal agreement between the City and Broward County must be executed no later than six months from the effective date of the adoption of a Transit Oriented Development which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.

### **Objective Mixed Use Residential**

- 1.21.00 Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories.

### **Policies**

- 01.21.01 The residential mixed land use designation allows a combination of residential, commercial, employment-based and other appropriate uses as described in the permitted uses section of the Future Land Use Element.
- 01.21.02 Mixed Use Residential designations shall be classified as Low, Medium, Medium/High or High Intensity Mixed Use Residential. Residential use will be a permitted use within each mixed land use category.
- 01.21.03 The Mixed Use Residential designation shall promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other nonmotorized movement while integrating the public realm, through open space, urban public plazas and/or recreational areas.

01.21.04 Applications for the Mixed Use Residential designation shall reflect the design standards in the City's land development code, to ensure the mixed use development is compatible with adjacent land uses and adjacent Future Land Use designations.

### **Objective Broward County Planning Council Recertification**

1.22.00 Incorporate the relevant Objectives and Policies of the Broward County Land Use Plan into the City's Land Use Element to facilitate Certification of the City's Comprehensive Plan.

### **Policies**

01.22.01 The Future Land Use Element includes by reference the following other Comprehensive Plan Objectives and Policies: Transportation (02.01.04, 02.01.12, 02.02.00, 02.02.09, 02.06.02, 02.08.01, 02.08.13, 02.08.31), Housing (05.01.00, 05.01.02; 05.01.03, 05.03.02, 05.08.01, 05.08.05,) Sewer (06.01.01A, 06.03.03A), Solid Waste (06.03.02D, 06.03.03D), Coastal Management (10.01.00, 10.01.04, 10.02.00, 10.03.00, 10.03.02, 10.03.03, 10.04.00, 10.05.04), Conservation (09.01.00, 09.02.00, 09.02.01, 09.02.13, 09.03.00, 09.03.01, 09.03.02, 09.03.03, 09.03.10, 09.05.00, 09.05.02, 09.06.07, 09.08.01), Parks and Recreation (11.01.02, 11.02.01, 11.02.02, 11.04.05, 11.06.00, 11.09.03, 02.09.04, 02.09.08, 02.09.09), Capital Improvements (13.01.00 ).

### **Objective Conservation Use**

01.23.00 Designate Conservation areas on the City of Pompano Beach Future Land Use Map for natural areas and other lands such as sanctuaries, preserves, archeological sites or historic sites, open spaces, ecological communities and/or designated wildlife management areas that warrant additional protections provided by a Conservation designation.

## **Policies**

- 01.23.01 Promote the acquisition, retention and management of unique natural, historic and archaeological areas in order to preserve their environmental, recreational, historical, educational and other public benefits.
- 01.23.02 Permit within designated conservation areas only those uses which are identified in the Conservation Permitted Uses subsection of the Plan Implementation Requirements section of this comprehensive plan.

### **III. EXISTING LAND USE INVENTORY**

#### **METHODOLOGY**

Generalized existing land use acreage tabulations were prepared for City Planning Areas. The data was primarily derived from the Broward County Property Appraiser GIS files and supplemented using aerial photographs. The time frame for the existing land use condition is 2005 but it should be noted several sites in the City were under development at the time of the analysis.

#### **INVENTORY AND MAPPING OF EXISTING LAND USES**

Existing development within the City represents a broad and diverse mix of uses from low density single-family on one extreme to transportation related uses at Pompano Airpark. The following brief narrative provides an overview of the major land uses within the City in 2005.

#### **Residential**

The residential land use component includes activities for housing including single family detached, multi-family (< 10 units per building), multi-family (> 10 units per building) and mobile homes. Existing residential land uses total approximately 32% of all land use within the City. The predominate residential land use type is single-family dwellings which represents 18% of the City. The multi-family category represents 10.5% of the City. Mobile Homes are found on 119.7 acres which represents approximately 0.8% of the land mass of the City. Approximately 2.6% of the residential land in the City was vacant in 2005.

#### **Commercial**

Commercial land uses provide land for activities which are primarily connected with the sale, rental and distribution of products or the provision of services which support the resident and tourist populations of the surrounding area. This category also includes business and professional offices. Existing commercial uses represent about 8% of the City or 1,292 acres.

An additional 2.3% of the City (or 360 acres) is set aside for commercial use but is currently vacant.

## **Industrial**

Industrial land use primarily provides for activities which are connected with the manufacturing, assembly, processing or storage of products and goods. Major industrial uses are located in the northwest and southwest portions of the City. The 2005 Existing Land Use Study found approximately 1,823 acres or 11.5% of the City in active industrial use with about 3.8% of the City (or 604 acres) of industrial land set aside for future use.

## **Recreation and Open Space**

The recreational category includes both private and public recreation. Total recreation within the City is approximately 7.6% or 1,203 acres. The recreational category includes both active and passive type public and private recreational uses. Public sites include City parks, municipal golf courses, public beaches and City playgrounds. In addition, traditionally private recreational uses such as golf courses and recreational facilities within major developments are a part of the recreational totals.

## **Conservation**

The conservation land use category is assigned to unique parcels which are worthy of preservation due to their environmental or natural resource characteristics. Approximately 73 acres of the City are in the land use category. The sites represent land acquisitions by Broward County under the County Parks Bond Issue.

## **Other Land Uses**

The remaining land use categories in the City include Community Facility, Utility and Transportation/Water. Collectively these land use comprise approximately one-third of the City area or about 5,396 acres. Community Facilities include governmental buildings, school

facilities, churches, hospitals and prisons and make up almost 900 acres or six percent (6%) of the City. Transportation/Water is the largest land uses with twenty-seven percent (27%) of the City and 4,292 acres. Utility land use includes water and sewer treatment plants, substations and solid waste disposal. Utility uses total about 204 acres or 1.3% of the City area.

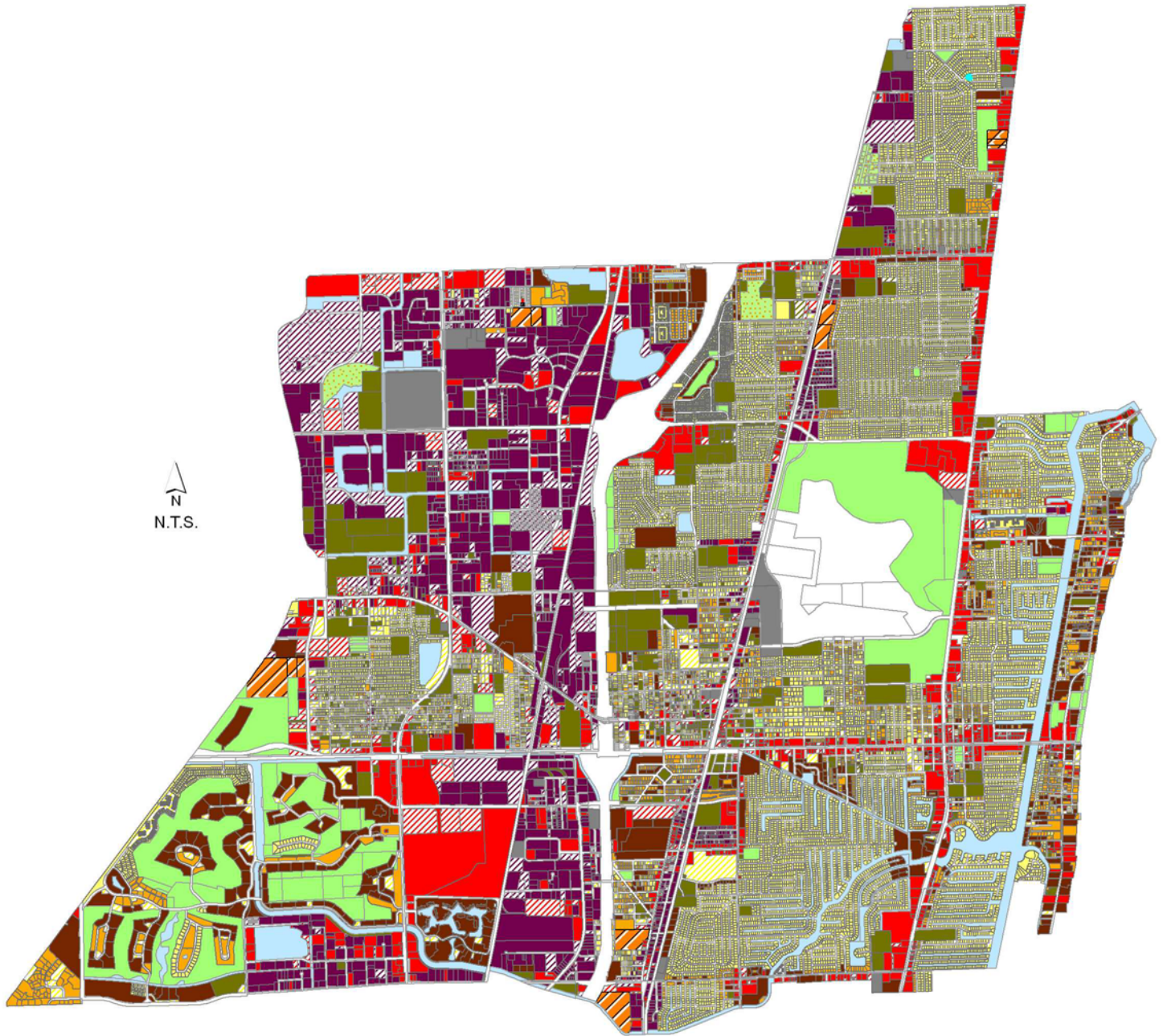
Table 1 summarizes the City’s existing generalized land uses for 2005 by land use classification. Approximately ninety-one percent (91%) of the City is either in active use, transportation or water. The remaining nine percent (9%) is vacant. A map of the generalized existing land use is provided in Figure 1.

**Table 1 - Existing (2005) Land Use**

Land Use	City *	Annexed Areas			Total City
		1	2	3	
<b>Residential</b>					
Vacant Residential	386.3	1.2	11.0	4.5	402.9
Single-Family	1960.1	359.4	193.5	356.4	2869.4
Multi-Family < 10 Units	525.7	9.4	37.3	13.2	585.6
Multi-Family > 10 Units	997.4	17.4	58.1	5.9	1078.9
Mobile Homes	95.3	15.4		9.0	119.7
<b>Total</b>	<b>3964.8</b>	<b>402.7</b>	<b>299.9</b>	<b>389.0</b>	<b>5056.6</b>
<b>Non-Residential</b>					
Vacant Commercial	344.0	6.0	8.4	1.6	360.0
Commercial	1105.9	87.0	30.2	69.2	1292.3
Vacant Industrial	572.2	1.1	0.3	30.8	604.4
Industrial	1700.4	36.3	2.5	83.5	1822.8
Recreation & Open Space	1164.6	1.5	12.5	24.7	1203.2
Conservation	25.4		24.2	23.1	72.7
Vacant Community Facilities	6.2	1.8	4.2	0.3	12.5
Community Facilities	771.0	27.3	41.2	60.1	899.7
Utilities	187.9	1.6	0.3	14.5	204.4
<b>Total</b>	<b>5877.6</b>	<b>162.6</b>	<b>124.0</b>	<b>307.6</b>	<b>6472.0</b>
<b>Transportation/Water</b>	<b>3738.5</b>	<b>202.0</b>	<b>186.8</b>	<b>164.9</b>	<b>4291.8</b>
Total Vacant	1308.6	10.1	24.0	37.1	1379.9
Total Non-Vacant	8533.8	555.2	399.9	659.5	10148.7
Transportation/Water	3738.5	202.0	186.8	164.9	4291.8
<b>Total</b>	<b>13580.9</b>	<b>767.3</b>	<b>610.7</b>	<b>861.5</b>	<b>15820.4</b>

Source: Walter H. Keller, Inc.

**Figure 1 - Existing Land Use (2005)**



N  
N.T.S.

Legend		
<b>Existing Land Use</b>	Vacant Commercial	Recreation & Open Space
Vacant Residential	Commercial	Conservation
Single-Family	Vacant Community Facilities	Utilities
Multi-Family < 10 Units	Community Facilities	Transportation
Multi-Family > 10 Units	Vacant Industrial	Water
Mobile Homes	Industrial	

Source: Broward County Property Appraiser 03/17/05  
Broward County MPO

## INVENTORY OF NATURAL RESOURCES

The following Natural Resource Maps have been developed:

- Existing and Planned Waterwells and Cones of Influence;
- Beaches, Shores, primary Drainage Canals, Major Lakes and Estuarine Systems;
- Flood Plains and Flood Prone Areas;
- Soils and Mineral Resources; and,
- Historic and Natural Areas.

### Existing and Planned Waterwells and Cones of Influence

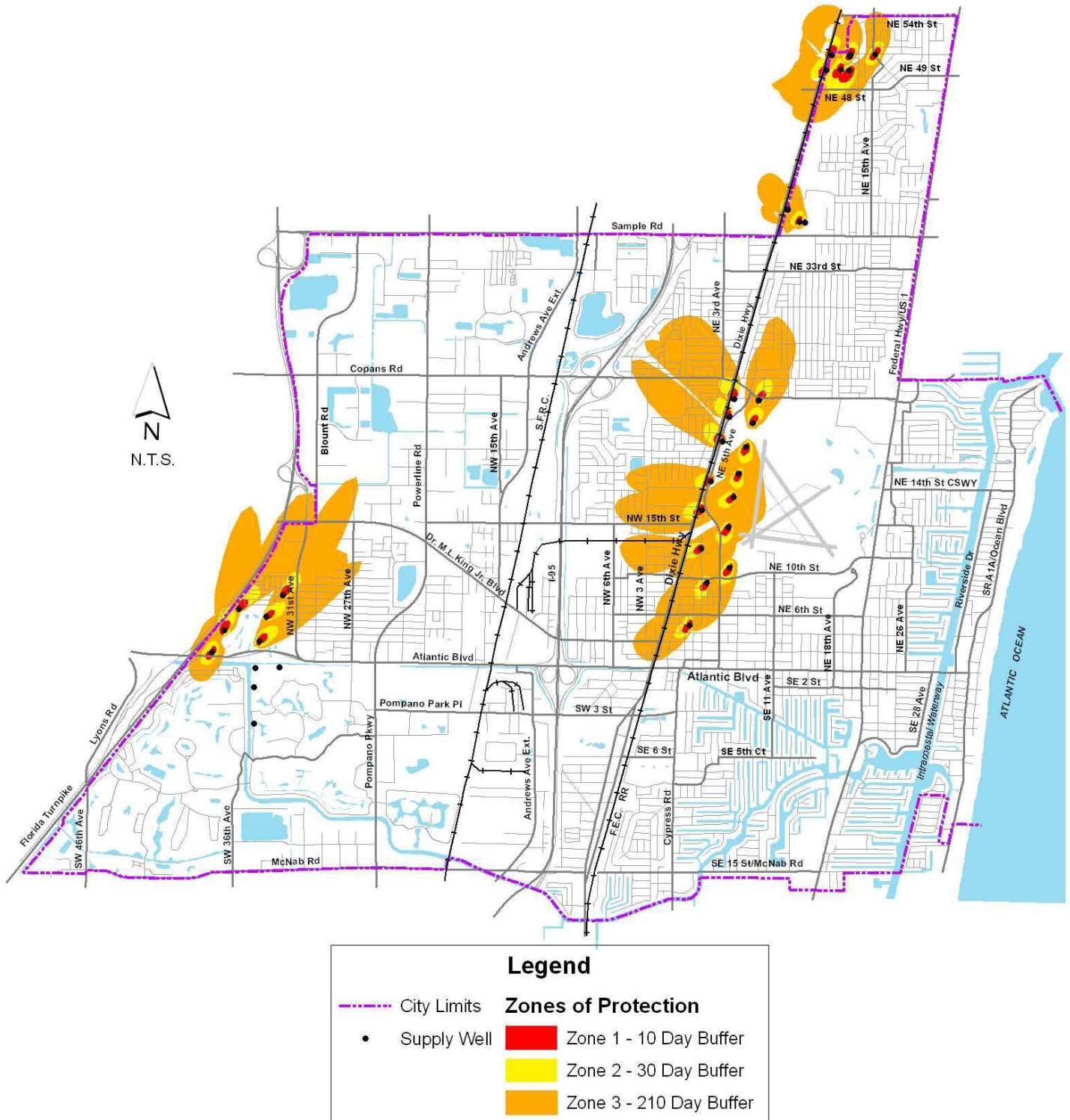
The Broward County Commission enacted Ordinance No. 84-60, entitled: “Ordinance relating to the prohibition and regulation of hazardous and toxic substances within zones of influence at public utility water supply wellfields within Broward County, Florida”. The Biscayne Aquifer, the primary source for well water, was designated by the United States Environmental Protection Agency as the Sole Source Aquifer on October 11, 1979.

The ordinance is effective County-wide and sets prohibitions and restrictions to prevent potable water supply contamination. It established scientific criteria for the regulation of the storage, handling, use production of hazardous or toxic substances within these identified zones of influence which thereby protect potable water supplies. There are three zones defined as follows:

- Zone 1: The land area situated between the well(s) and the ten (10) day travel time contour.
- Zone 2: The land area situated between the ten (10) day and the thirty (30) day travel time contours.
- Zone 3: The land area situated between the thirty (30) day and the two hundred ten (210) day travel contours, or the thirty (30) day and the one foot drawdown contours, whichever is greater.

Several different wellfields have cones of influence within the City. These include: Pompano Beach, Broward County and Hillsboro Beach. Figure 2 depicts the Zone 3 boundaries and the wellfield entities.

**Figure 2 - Existing and Planned Waterwells and Cones of Influence (2001)**



Source: Broward County, Urban Planning Dept.

## **Beaches, Shores, Primary Drainage Canals, Major Lakes and Estuarine Systems.**

Figure 3 identifies major water features in the City. Included in this grouping are beaches and shores associated with the Atlantic Ocean and the Intracoastal Waterway.

The primary drainage system within the City includes the Cypress Creek Canal, Pompano Canal and the C-14 Canal. An important feature of this system is the various finger canals, bays and waterways that occur along the Intracoastal Waterway and off the Cypress Creek Canal. While almost all of these waterways are man-made, the Cypress Creek Canal is a former river.

Other features shown on the Figure include the major lakes scattered in the western portion of the City.

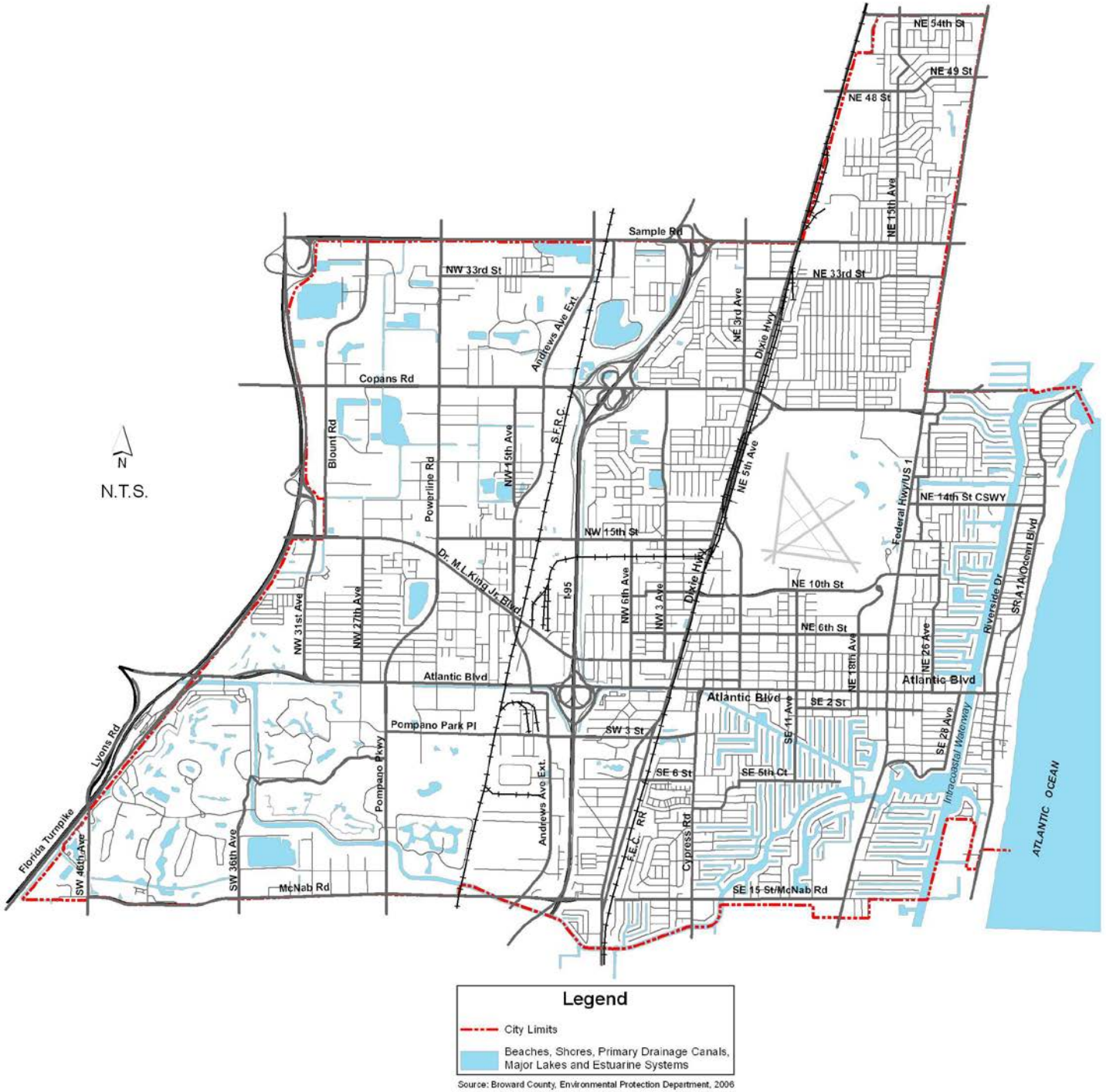
## **Floodplains**

The Flood Plains within the City are provided in Figure 4. This material was derived from the Federal Emergency Management Administration. The map indicates areas prone to flooding or susceptible to storm surges during hurricanes.

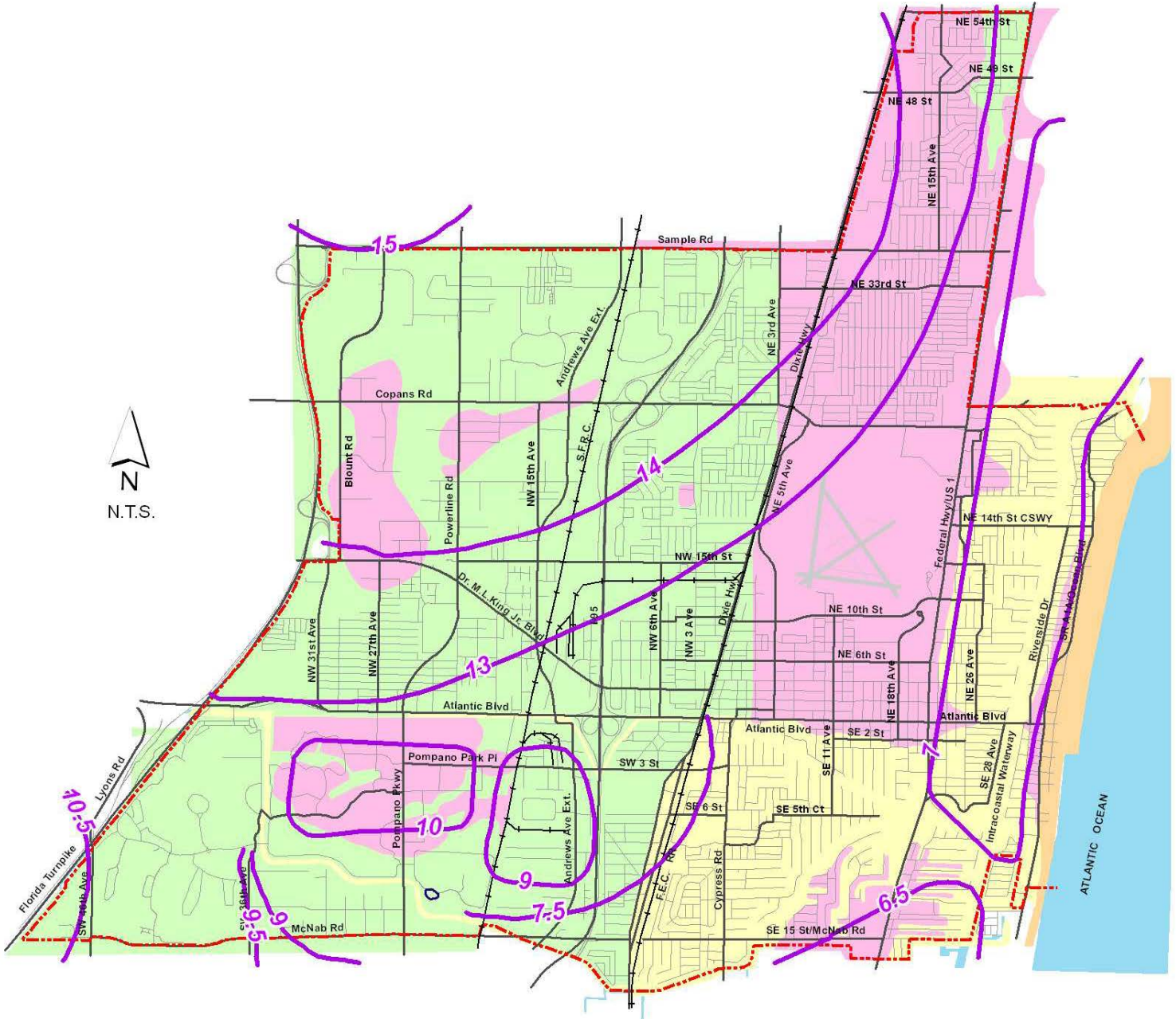
Except for a few isolated pockets, only the southeastern and east portion of the City is located in the area susceptible to 100 year flooding. The western portion of the City is located in the area expected to flood in the 100 - 500 year condition. The area adjacent to the Airpark is in an area where minimal flooding would be expected.

The coastal area along the Atlantic Ocean is the only location where wave action is projected to occur.

**Figure 3 - Beach, Shores, Primary Drainage Canals, Major Lakes and Estuarine Systems (2006)**



**Figure 4 - Flood Zones (2000)**



Legend	
	City Limits
	<b>Flood Zones</b> AE Base Flood Elevation Determined
	AH Flood depth of 1 to 3 feet (usually areas of ponding); base flood elevations determined
	VE Coastal flood with velocity hazard (wave action), base flood elevation determined
	X Areas outside 500 year flood plan
	100 Year Flood Contours

Source: Broward County, Dept. of Planning & Environmental Protection  
Date: March 2000

## **Soils and Mineral Resources**

Figure 5 depicts the soil classifications in the City as summarized below.

### *Soils of the Coastal Ridges*

#### Paola-Urban Land - St. Lucie association:

Excessively drained, nearly level, sandy soils that are more than 80 inches deep; large areas have been modified for urban use.

#### Palm Beach - Urban Land - Beaches association:

Excessively drained, nearly level to sloping, deep, sandy soils that have fine shell fragments throughout, and Beaches; most areas have been modified for urban use.

### *Soils of the low Ridge, Knolls, and Flatwoods*

#### Duette-Urban Land-Pomello association:

Moderately well drained, nearly level and gently sloping sandy soils that have a dark subsoil generally more than 50 inches deep; most areas have been modified for urban use.

#### Immokalee-Urban Land-Pompano association:

Pooly drained, nearly level, sandy soils that are more than 80 inches deep; most have a dark, organic coated subsoil; some areas have been modified for urban use.

### *Soils of the Low Flatwoods, Sloughs, and Marshes*

#### Hallandale-Margate association:

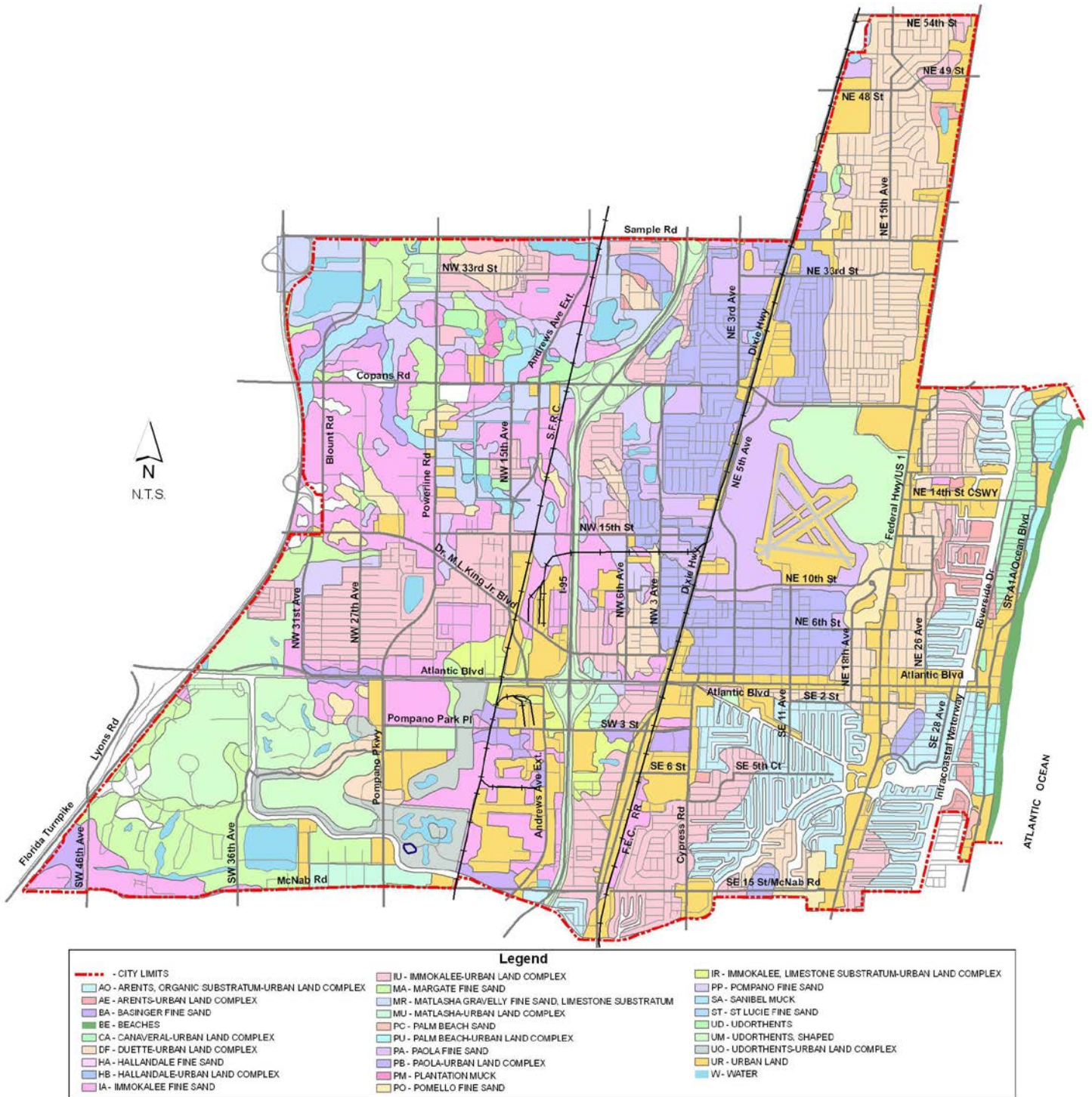
Poorly drained, nearly level, sandy soils that are less than 60 inches deep to hard limestone.

### *Soils of the Coastal Lowlands and Tidal Swamps*

#### Arents-Urban Land association:

Soils that have been modified for urban use by spreading sandy fill material over the natural soil surface, and Urban land; in low coastal areas.

Figure 5 - Soils Mineral Resources (2006)



Source: Florida Geographic Data Library, 2006

## Historic and Natural Areas

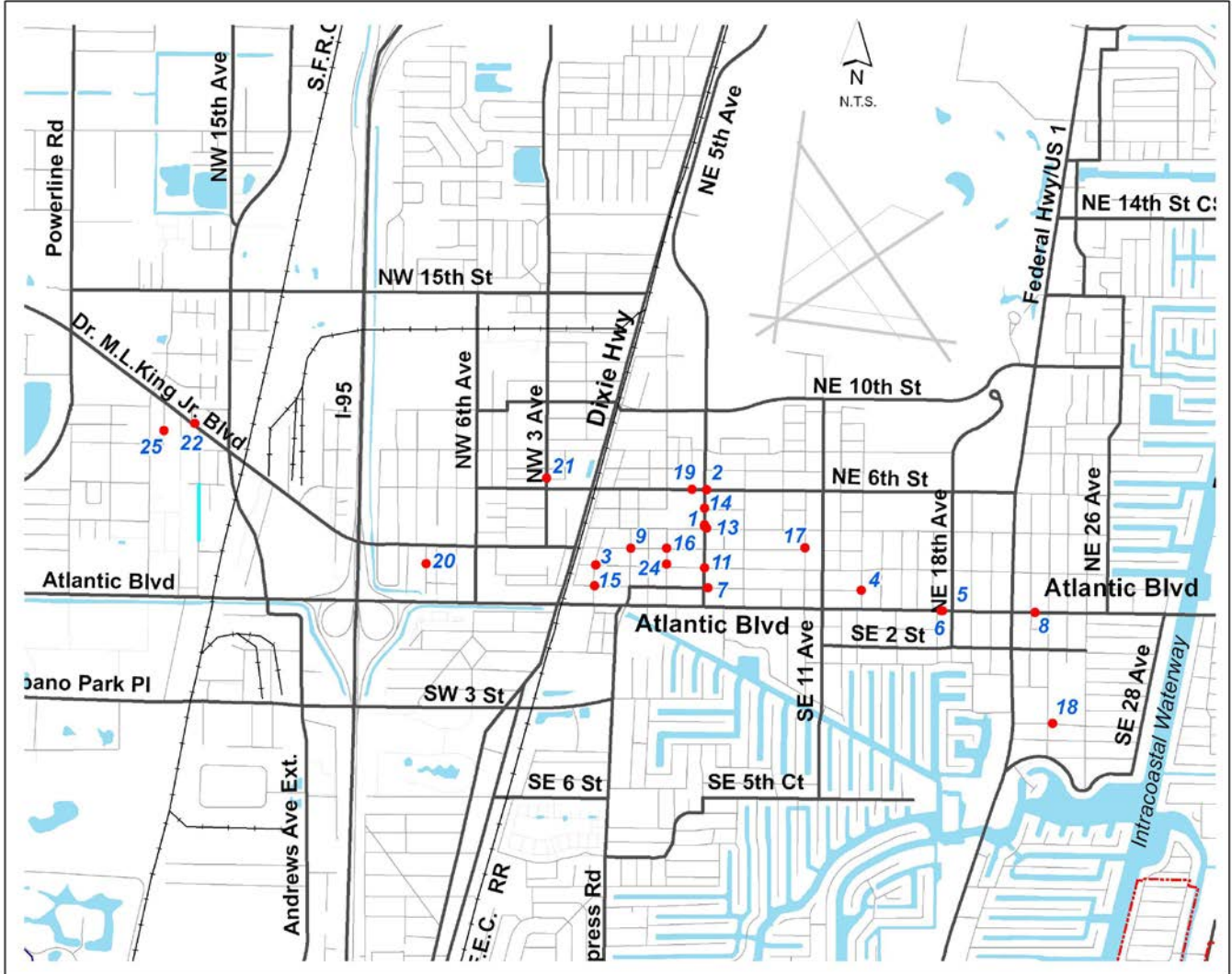
Ten houses and buildings in the City are included in the Florida Master Site File. Table 2 below identifies the location and approximate year the structure was completed. Figure 6 highlights the location of the majority of sites which are located in the central portion of the City. Additional information on residential sites can be found in the Housing Element.

**Table 2 - Historic Properties**

Map No.	Name	Address	City	Zip	Year Constructed
1	Lovada & Frank Austin Home	410 NE 5th Ave	PB	33060	1920's
2	Blount Residence	507 NE 6th St	PB	33060	1921
3	McCleallan Home	103 NE 2nd St	PB	33060	1920-22
4	Johnson Apartments (demolished)	100 NE 13th Ave	PB	33060	1925
5	Old Robert McNab Estate	1736 Atlantic Blvd	PB	33060	1925-26
6	Harry McNab Home	1735 Atlantic Blvd	PB	33060	1925-26
7	George A. Wright Home	517 NE 1st St	PB	33060	Late 1930's
8	Pompano Beach Hotel (demolished)	2223 Atlantic Blvd	PB	33060	1923
9	First United Methodist Church	201 NE 3rd St	PB	33060	1930
10	Wallace Robinson House	400 NE 5th Ave	PB	33060	1924
11	Bevill House	501 NE 2nd St	PB	33060	1925
12	Jim Jerks House	1505 N Ocean Blvd	PB	33060	1926
13	Bailey House	500 NE 4th St	PB	33060	1924
14	Robinson House	504 NE 5th Ave	PB	33060	1924
15	Walton Hotel (demolished)	100 NE 1st St	PB	33060	1925
16	Captain Cambell House	300 NE 4th Ave	PB	33060	1910
17	Shaw House	308 NE 10th Ave	PB	33060	1925
18	Joseph Gries House	2325 SE 5th St	PB	33060	1920
19	Devotie Blount House	435 NE 6th St	PB	33060	1923
20	Jones Quarter	199 NW 8th Ave	PB	33060	1920's
21	Rolle House	621 NW 3rd Ave	PB	33060	1931
22	Store	1620 Hammondville Rd	PB	33069	1927
23	The Barry Shell Museum	1213 N Ocean Dr	PB	33060	1920's
24	City Pump House, Fire Department & 2 Kester Cottages	215 NE 4th Ave	PB	33060	1925
25	Other Kester Cottages	700 NW 17th Ter	PB	33060	1925
	Other Kester Cottages	416 NW 7th Ave	PB	33060	1925
	Other Kester Cottages	107 NE 11th Ave	PB	33062	1925
	Other Kester Cottages	103 NE 11th Ave	PB	33062	1925
	Other Kester Cottages	607 NE 1st St	PB	33062	1925
	Other Kester Cottages	609 NE 1st St	PB	33062	1925
	Other Kester Cottages	705 NE 1st St	PB	33062	1925
	Other Kester Cottages	723 NE 1st St	PB	33062	1925
	Other Kester Cottages	727 NE 1st St	PB	33062	1925
26	<b>Old Town of Pompano Commercial District</b>				
	Bank of Pompano	61 NE 1st St	PB	33062	1922
	Bailey Hotel	35 NE 1st St	PB	33062	1920's
	Kilgore Seed	6 NE 3rd St	PB	33060	1930's
	Hamilton's Pharmacy	126 N Flagler Ave	PB	33060	1925
	Unnamed Building	122 N Flagler Ave	PB	33060	1920's
	Unnamed Building	124 N Flagler Ave	PB	33060	1925
	Bevill Building	126 N Flagler Ave	PB	33060	1934

Source: Historic Sites Survey, City of Pompano Beach, Research Atlantca, Inc., Boca Raton, Florida August 1992

Figure 6 - Historic Sites (1997)



Source: Broward County MPO  
City of Pompano Beach



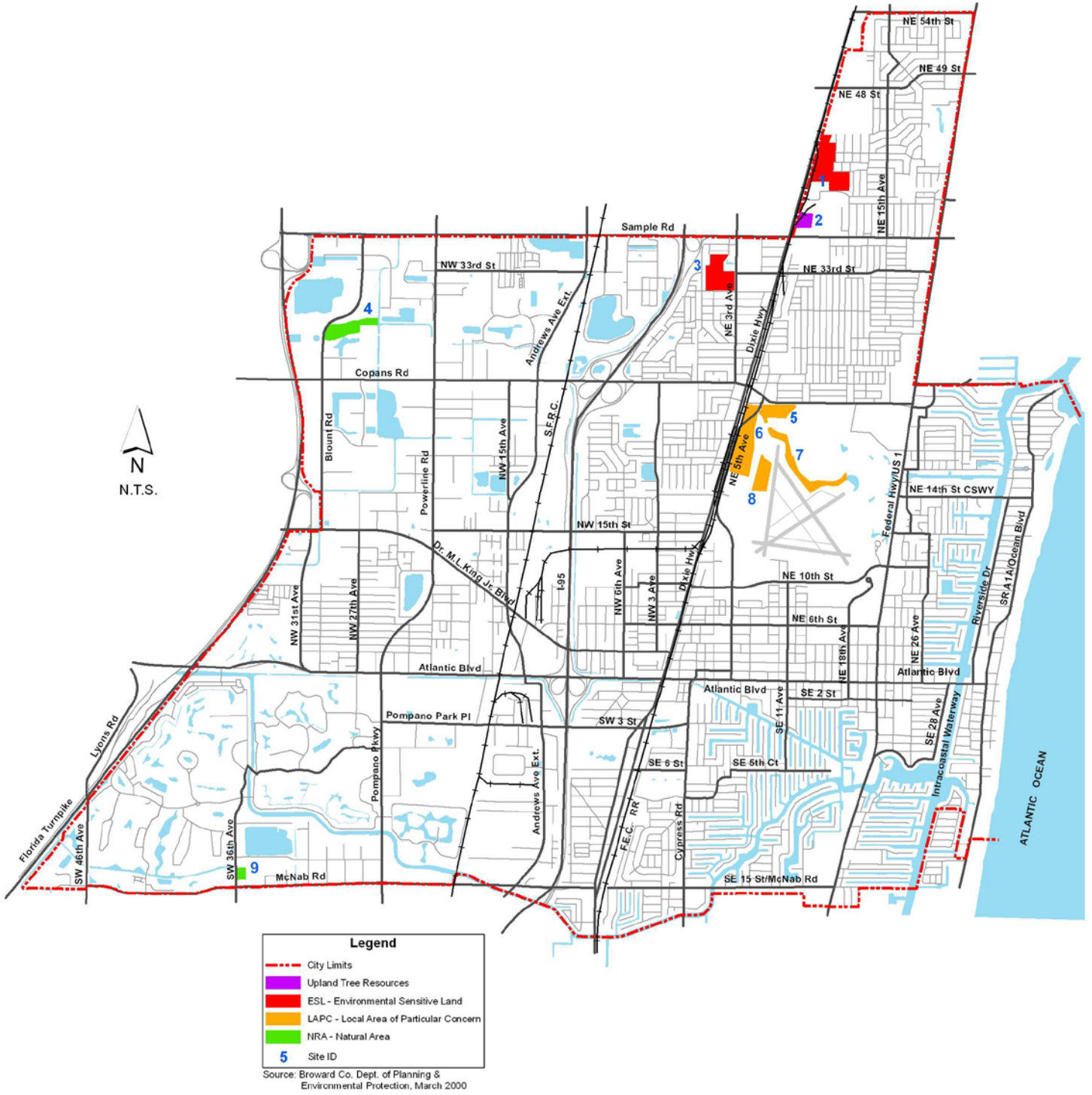
Table 3 provides a listing of natural areas, wildlife habitats, wetlands and archaeological resources. It should be noted that only a few isolated wetlands exist in the City. Major wetland sites are included in the inventory. Figure 7 provides a map of the location of the natural areas within the City.

**Table 3 - Natural Areas**

<b>ID</b>	<b>Location Sec-Twn-Rng</b>	<b>Description</b>	<b>Acres</b>
1	13-48-42	Environmentally Sensitive Land/Local Area of Particular Concern	30.5
2	13-48-42	Upland Tree Resource	6.5
3	23-48-42	Environmentally Sensitive Land/Local Area of Particular Concern	24.2
4	21-48-42	Cypress (Wetland)	18.4
5	25-48-42	Sand Pine Scurb	12.7
6	25,26-48-42	Sand Pine Scurb	36.3
7	25-48-42	Sand Pine Scurb	20.7
8	25-48-42	Sand Pine Scurb	13.0
9	4-49-42	Cypress/Tropical Hardwoods	2.9

Source: Broward County Environmental Protection Dept.

Figure 7 – Natural Areas (2000)



## **DEVELOPMENT POTENTIAL**

### **Location of Vacant Land**

The City has twenty-six Planning Areas as illustrated in Figure 8. An analysis of existing land use was prepared for the 2005 Evaluation and Appraisal Report. Figure 9 depicts the location of vacant land parcels as identified in 2005. Table 4 provides both existing land use and vacant land parcels by City Planning Area.

In 2005, there were approximately 1,380 acres of vacant land in the City. The highest accumulation of vacant land occurs in the northwest portions of the City. Approximately 22% of the City's vacant land can be found in Planning Area V. Another 21% occurs in Planning Areas M, N and P. The northwest area is primarily an industrial redevelopment area.

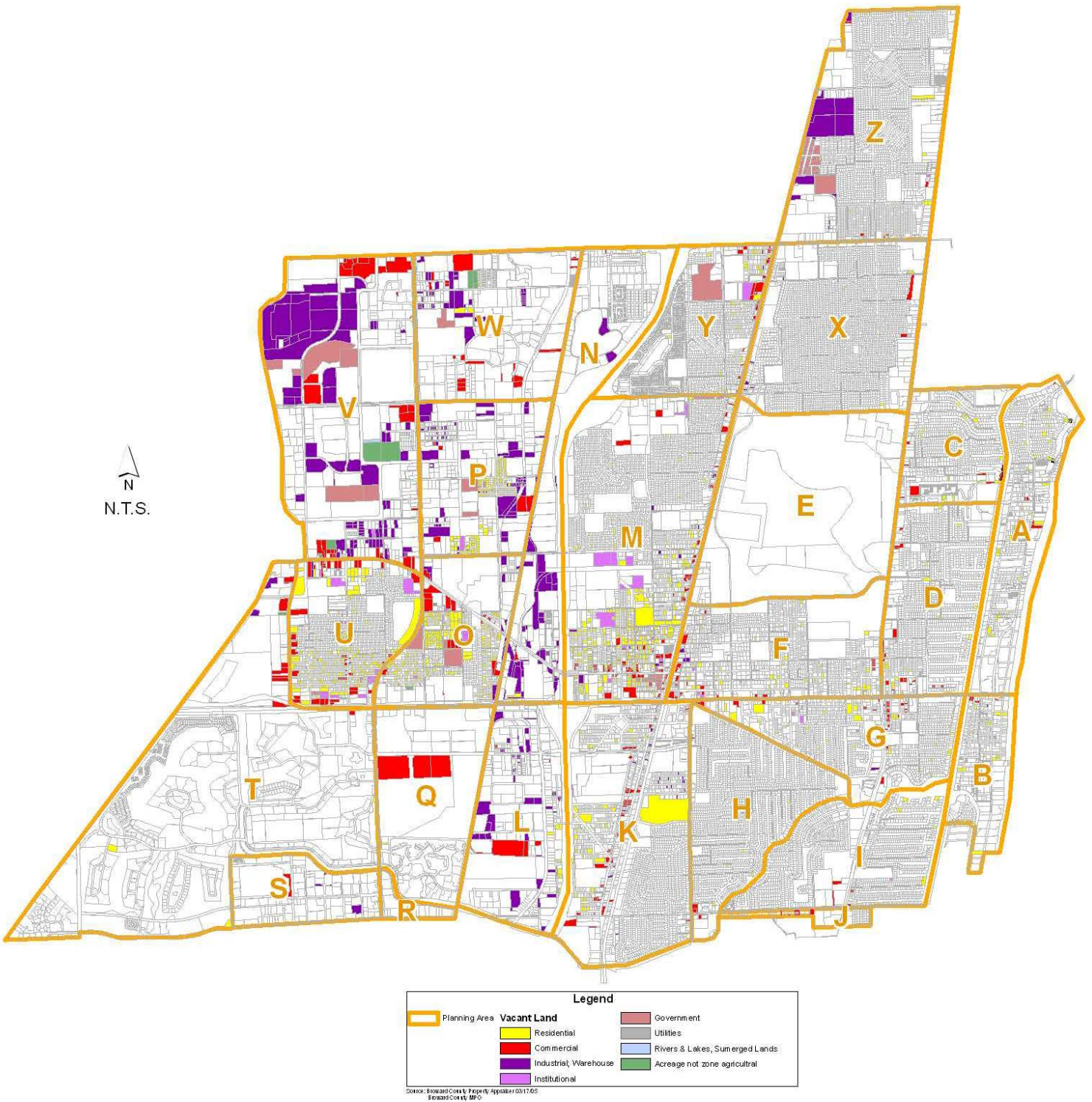
Approximately 60% of the vacant residential land can be found in four Planning Areas: M, T, O and U. Forty four percent (44%) of the vacant commercial land is located in three Planning Areas: V, Q and U.

It should be noted however, the location and amount of vacant land is a constantly changing condition and that many of the vacant parcels in 2005 were under construction.

Figure 8 - Planning Areas (2007)



Figure 9 - Vacant Land (2005)





## Projects With Development Orders

There are no major projects within the City with active development orders for a Development of Regional Impact or a Binding Letter of Interpretation.

## Availability Of Facilities and Services

Since the 1987 EAR Based Amendments, the City population has grown to 79,555 residents in 2005 based on the City boundary prior to annexation. Annexations added 2,224 acres to the City and increased the total 2005 resident population to 101,712 residents. Population estimates are provided in Table 5, below. This table projects the City population will increase to 110,936 in 2010 and to 120,161 by the year 2015.

**Table 5 - Population Projections**

Annexation #	Pompano Beach Population						
	2000	Annexation	2005	2010	2015	2020	2025
1	-	7,741	7,786	8,119	8,451	8,784	9,116
2	-	7,768	7,820	8,235	8,650	9,065	9,480
3	-	6,505	6,551	7,038	7,525	8,011	8,498
City Limits (1997)	78,191	-	79,555	87,545	95,535	103,525	111,515
Total	78,191	22,014	101,712	110,936	120,161	129,385	138,609

Source: Walter H. Keller, Inc.  
City of Pompano Beach

The City of Pompano Beach is generally responsible for providing services for Potable Water, Sanitary Sewer, Solid Waste, Drainage and Aquifer Recharge, Transportation and Recreation and Open Space. Information on the demands the population growth will place on services is further described as well as the impacts to Level of Service and the Plan's financial feasibility. Table 6 summarizes the 2005 existing conditions and the resulting Level of Service. The projected Level of Service through the planning horizon of 2015 is also presented. A narrative discussion then follows on each public service.

**Table 6 - Public Infrastructure LOS (2005 - 2015)**

Public Facility	LOS Standard	2005			2010			2015		
		101,712 Population			110,936 Population			120,161 Population		
		Demand	Capacity	LOS	Demand	Capacity	LOS	Demand	Capacity	LOS
Potable Water	350 Gal/HH per day	13.54 MGD	22.17 MGD	OK	14.72 MGD	22.17 MGD	OK	15.95 MGD	20.33 MGD	OK
Sanitary Sewer	300 Gal/HH per day	11.93 MGD	15.71 MGD	OK	13.13 MGD	15.71 MGD	OK	14.23 MGD	15.71 MGD	OK
Drainage	Design Storm	See note 1			See note 1			See note 1		
Solid Waste	7.78 lbs/person	6.5 TPD	6.5 TPD	OK	7.1 TPD	7.1 TPD	OK	7.7 TPD	7.7 TPD	note 2
Transportation	Varies. See note 3	See note 3			See note 3			See note 3		
Recreation & Open Space										
• Neighborhood Parks	2 Ac/1000 Pop	203.4 Ac	233.5 Ac	OK	221.9 Ac	233.5 Ac	OK	240.3 Ac	233.5 Ac	note 4
• Community Parks	1 Ac/1000 Pop	101.7 Ac	145.1 Ac	OK	110.9 Ac	145.1 Ac	OK	120.2 Ac	145.1 Ac	OK
• Urban Parks	2 Ac/1000 Pop	203.4 Ac	372.8 Ac	OK	221.9 Ac	372.8 Ac	OK	240.3 Ac	372.8 Ac	OK

Source: Walter H. Keller, Inc.

Notes: MGD - Million Gallons per Day; TPD - Tons per Day

Note 1: The City has adopted the following LOS Standards for Drainage per the SFWMD requirements: 25 Year Storm 72 hour duration for allowable discharge; 10 Year Storm 24 hour duration for minimum road crown elevation; and, 100 Year Storm 24 hour duration for minimum finished floor elevation. These requirements are applied to all new and redevelopment projects, thereby maintaining consistency the Drainage LOS Standards.

Note 2: The City's agreement with Waste Management provides for pickup and disposal of all solid waste components, however, an alternate disposal landfill solution will be required when the existing CDSL reaches capacity prior to the 2015 time frame.

Note 3: The City Comprehensive Plan currently provides for LOS "D" on all arterial and collector roadways where existing and committed traffic is consistent with LOS "D" and "maintains" the traffic condition on all other roadways; and, LOS "C" on all local roadways. Broward County's Transit Oriented Concurrency Management Program has superseded the former Traffic Concurrency Exception Area (TCEA) but does satisfy transportation concurrency with payment of the appropriate transit impact fees. The City's Transit LOS is the existing transit service by route, headway, peak hour and service area provided in the Future Transit Map. The City will need to modify its LOS Standards to be consistent with Broward County and the FDOT FIHS requirements in the EAR Based Amendments.

Note 4: Based on the population projection for 2015, the City will need to provide for additional neighborhood park expansion in future Capital Improvement Programs to acquire 6.8 acres of neighborhood park acreage.

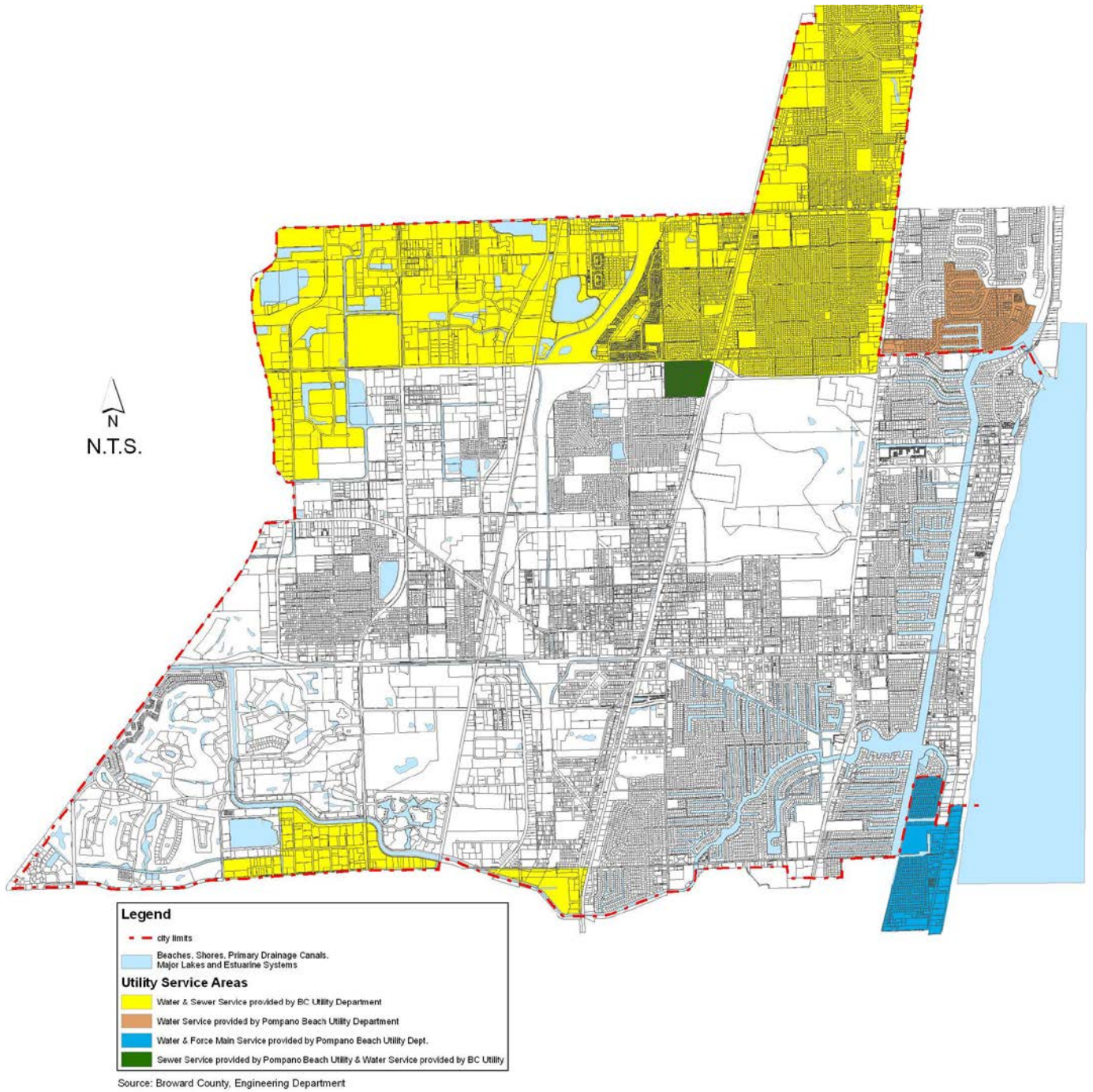
## **Potable Water**

The majority of the City is provided potable water from the City's water system. Figure 10 highlights area of the City which are served by other providers or areas outside of the City which are provided service by the City. A small portion of the City in the northwest, southwest and northeast are served by Broward County 1A and 2A. The Figure also depicts portions of the City of Lighthouse Point and the Town of Lauderdale by the Sea which receive City water.

The City water treatment plant has a 2005 capacity of 40 million gallons per day. In 1995, the facility had an average demand of 16.22 MGD (with a capacity of 40 MGD). In 2005, the Plant had an average demand of 17.266 MGD. While the City's 2005 population is 101,712, the population served by potable water is 81,624. The adjustments in population include a reduction of 24,194 for areas serviced by Broward County and an increase of 4,106 for the City of Lighthouse Point (1,351 population served) and the Town of Lauderdale by the Sea (2,755 population served). The City's Water Use Permit with the SFWMD provides for 22.17 MGD withdrawal capacity through 2010 and 20.33 MGD after 2010.

The City opened a Water Reuse Facility in 1989. The purpose of the facility is to reduce the amount of raw water withdrawn from the aquifer and subsequently processed for consumption. The initial reuse capacity was 2.5 MGD utilizing effluent removed from the Broward County North Regional Wastewater Plan outfall pipe prior to discharge. The reuse facility currently serves a 400 acre area in the vicinity of the City's Public Golf Course averaging approximately 1.3 MGD. A Reuse Master Plan Update was prepared in 1999. The City recently completed an expansion of the Reuse Facility to 7.5 MGD capacity. The Reuse Facility has halted the western movement of the salt water intrusion zone, thereby protecting the City's eastern wells.

**Figure 10 - Water Service Providers (2007)**



The City has adequate capacity to serve the anticipated 2015 population due in part to the current plant's available capacity (see Table 6) and the continued growth of the Reuse Facility for irrigation needs. The City is installing additional distribution lines for the reuse facility to further reduce the potable water use for irrigation purposes. The City's improvements to the Water System are primarily derived from the water system user revenues and grants. In FY 2006, the Water and Sewer Renewal and Replacement Fund totaled approximately 4.2 million dollars. For FY 2007 through FY 2010, 15.3 million dollars are budgeted for continued improvements. Because the Water System is under capacity and funded from user fees, the City will be able to maintain LOS standards.

The Broward County 1A Plant provides water for a small portion of the southwest area of the City. In 1995, the Plant had a 15 MGD capacity and average flow of 9.5 MGD. Average flow in 2005 according to the SFWMD was 8.5 MGD with projected demand in 2015 of 11.8 MGD. Based on the 2015 projected demand, the Plant has adequate capacity to accommodate the population growth.

The Broward County 2A Plant provides water for the 2000 and 2004 annexation areas and the northwest portion of the City. In 1995, the Plant had a 40 MGD capacity and average flow of 14.58 MGD. In 1995, the Plant primarily served the northwest part of the City north of Copans Road. In 2005, the Plan had an average flow of 19.9 MGD. Because the Plant is only operating at about 50% of its capacity and the service area is essentially built-out, the Plant will be able to accommodate the population growth through 2015.

Additional information on potable water can be found in the City Water Supply Facility Work Plan located in the Infrastructure Sub-Elements of the Comprehensive Plan.

### **Sanitary Sewer**

Sanitary Sewer flows in the City of Pompano Beach have similar service entities as Potable Water. The majority of the City's sanitary sewer flows are collected by the City's Sanitary Sewer Collection System and transferred to the Broward County North Regional Wastewater Plant for processing and disposal. A small portion of the City in the northwest and northeast is served by Broward County and the City provides for Town of Lauderdale by the Sea's sanitary sewer flows (see Figure 9).

The City's collection system of gravity lines, pump stations and force mains transmits the collected wastewater to the North Regional Plant. The City has an Interlocal Agreement with Broward County to accommodate 15.71 million gallons per day of sanitary sewer flow. In 2005, the North Regional Plant had a capacity of 84.0 MGD with an average demand flow of 71.8 MGD. Broward County is currently expanding the Plant to 100 MGD. The Plant expansion is will to be completed in 2006. The City's flow to the Regional Plant is estimated at 13.6 MGD in 1995, 15.2 MGD in 2005, 15.88 MGD in 2010 and 15.95 MGD in 2015.

The City has adequate sanitary sewer capacity to serve the anticipated 2015 population due in part to the Regional Plant's expanded capacity and the continued growth of the Reuse Facility for irrigation needs and the rehabilitation of the collection system to reduce inflow and infiltration. The City's improvements to the Sanitary Sewer System are primarily derived from the Sewer System user revenues and grants. In FY 2006, the Water and Sewer Renewal and Replacement Fund totaled approximately 4.2 million dollars. For FY 2007 through FY 2010, 15.3 million dollars are budgeted for continued improvements. Because the Sewer System is under capacity and funded from user fees, the City will be able to maintain LOS standards.

Additional information on Sanitary Sewer can be found in the Infrastructure Sub-Elements of the Comprehensive Plan.

### **Solid Waste**

The City contracts with Waste Management, Inc., to collect and dispose of solid waste material and garbage within the City. The majority of material collected within the City is transported to the North Broward Resource Recovery Plant (NBRRP) and the Central Disposal Sanitary Landfill (CDSL). The City has also implemented a recycling program to reduce the quantity of solid waste. The City's Level of Service for Solid Waste is 7.8 pounds per person per day. In 2005, the quantity of solid waste generated in the City was estimated at 397 tons per day based on the LOS of 7.8 pounds per person per day. With the population growth of the City, future quantities of solid waste are 433 tons per day in 2010 and 469 tons per day in 2015. Waste Management facilities at the NBRRP and CDSL have sufficient capacity or capabilities to accommodate the City's solid waste through 2015, although the CDSL is expected to reach capacity between 2010 – 2015 and an alternate site will be necessary.

Additional information on Solid Waste can be found in the Infrastructure Sub-Elements of the Comprehensive Plan.

### **Drainage and Aquifer Recharge**

The Drainage System that serves the City is comprised of primary and secondary canals, water control facilities and surface lakes. The system is operated by the South Florida Water Management District, Broward County and the City. The Drainage System discharges excess storm water from storm events into the Atlantic Ocean via the Intracoastal Waterway. The Drainage System also provides recharge of the Biscayne Aquifer, the primary raw water source.

A series of LOS Standards provide for a 25 Year 3-Day Storm Event for allowable discharge; 10 Year 1-Day Storm Event for road crown elevation; and, a 100 Year 1-Day Storm Event for minimum finished floor elevation. A Stormwater Master Plan was prepared in 1999 which consisted of 20 drainage improvements located throughout the City at a cost of \$4,394,502. The City implemented the 20 projects from funding derived from the newly created Storm Water

Utility which assesses all properties a storm water maintenance fee. An additional 19 projects were identified for the Phase 2 effort at a cost of \$13,816,062.

The FY 2006 Capital Improvement Plan provides 13 major drainage projects over the next five (5) years with an estimated cost of 7 million dollars. The funding for these efforts are provided by the Storm Water Utility which is a pay-as-you-go program enabling the program to be financially supported. Additional studies and improvements will be needed for the annexation areas, which are under evaluation to identify needed storm water drainage improvements.

Additional information on Drainage and Aquifer Recharge can be found in the Infrastructure Sub-Elements of the Comprehensive Plan.

### **Transportation**

The City's Transportation Element provides for a multi-modal transportation system incorporating highways, transit, aviation, bicycle and pedestrian modes of travel. The Transportation System that serves the City is managed by the State of Florida, Broward County and the City. Peak season 2006 traffic conditions are provided in Table 7. The 2006 conditions are the most recent full year of data available for analysis.

The FY 2006 Broward County MPO Transportation Improvement Program includes completion of two (2) Andrews Avenue projects in the vicinity of Atlantic Boulevard, Copans Road widening to 6 lanes east of the Turnpike and widening of the Florida Turnpike to 8 lanes. Several projects are included in the FY 2006 City Capital Improvement Plan to improve and enhance local roadways. Approximately 21.5 million dollars of the 40 million dollar program is earmarked for transportation improvements. Major projects recently completed include road resurfacing (4.6 million dollars), major highway beautification (0.4 million dollars), NW 27<sup>th</sup> Avenue (0.9 million dollars), Harbor Drive (4.1 million dollars), East Atlantic Boulevard (3.7 million dollars) and Cypress Road (1.3 million dollars).



**Table 7 –2006 Highway LOS Conditions**

Roadway	Location	2006		Func Class	No. of Lanes	Sig per Mile	2002 LOS D Cap.	2006	
		24 Hr. Volume						LOS	
		Pk Season	ADT					Pk Season	ADT
NE 54th St	E of Dixie Hwy	6,285	5,644	U-COLL	2	1.2	14,600	C	C
	W of US 1	5,974	4,712	U-COLL	2	1.2	14,600	C	C
NE 48th St	E of Dixie Hwy	14,196	12,295	U-MA	2	1.2	16,400	D	C
	W od US 1	9,054	7,439	U-MA	2	1.2	16,400	C	C
Sample Road	W of Powerline Rd	73,333	66,000	U-PA	6	3.0	53,500	F	F
	E of Powerline Rd	55,134	49,621	U-PA	6	3.0	53,500	F	C
	E of Military Trail	72,222	65,000	U-PA	6	3.0	53,500	F	F
	W of NE 3 Ave	55,889	52,000	U-PA	6	3.0	53,500	F	C
	W of Dixie Hwy	53,333	48,000	U-PA	6	3.0	53,500	D	C
	E of Dixie Hwy	41,926	38,500	U-PA	6	3.0	53,500	B	B
	W of US 1	33,679	32,500	U-PA	6	3.0	53,500	B	B
Copans Road	W of US 1	28,940	25,857	U-MA	6	3.7	46,800	C	C
	E of Dixie Hwy	36,554	32,215	U-MA	6	3.7	46,800	D	C
	W of Dixie Hwy	45,885	45,614	U-MA	6	4.4	46,800	D	D
	E of I-95	48,162	45,500	U-MA	6	4.4	46,800	E	D
	E of Powerline Rd	61,811	58,000	U-MA	6	1.8	53,500	F	F
	E of Turnpike	38,999	35,099	U-MA	4	2.3	35,700	F	D
NE 14th St	W of A1A	16,922	15,000	U-MA	4	2.4	32,700	D	D
	E of US 1	18,576	16,500	U-MA	4	2.4	32,700	D	D
NW 15th St	E of NW 15 Ave	9,357	8,421	U-COLL	2	1.6	12,600	D	D
	W of Dixie Hwy	4,859	4,590	U-COLL					
NE 10th St	E of Dixie Hwy	9,503	8,171	U-COLL	2	2.5	16,400	C	C
	W of US 1	9,452	9,088	U-COLL	2	2.5	16,400	C	C
DMLKJ Blvd*	W of Dixie Hwy	33,900	33,377	U-MA	4	1.0	21,700	F	F
	W of NW 15 Ave	31,226	29,318	U-MA	4	1.3	21,700	F	F
	W of Powerline Rd	16,411	15,780	U-MA	4	1.0	21,700	D	D
Atlantic Blvd	W of SR A1A	30,793	29,500	U-MA	4	5.4	28,900	E	E
	W of US 1	42,303	39,500	U-PA	4	4.2	32,700	F	F
	E of NE 5th Ave	44,313	43,500	U-PA	4	4.2	32,700	F	F
	E of Cypress Rd	44,313	43,500	U-PA	4	1.5	32,700	F	F
	E of I-95	57,813	57,500	U-PA	6	6.2	49,200	F	F
	W of I-95	64,295	60,500	U-PA	6	2.5	49,200	F	F
	E of Powerline Rd	59,461	58,500	U-PA	6	1.7	53,500	F	F
	W of Powerline Rd	55,506	51,621	U-PA	6	2.5	53,500	F	C
Pompano Park Pl (SW 3rd St)	W of Cypress Rd	7,206	6,881	U-COLL	4	3.5	35,700	B	B
	W of Dixie Hwy	14,820	13,632	U-COLL	6	1.6	53,500	B	B
	W of Andrews Ave	21,809	20,051	U-COLL	4	1.0	35,700	B	B
	E of Powerline Rd	21,809	20,051	U-COLL	4	1.0	35,700	B	B
McNab Road	W of US 1	16,908	15,587	U-COLL	2	2.0	10,000	F	F
	W of Dixie Hwy	12,751	11,908	U-MA	6	2.0	53,500	B	B
	E of Powerline Rd	21,835	20,984	U-MA	6	1.5	53,500	B	B
	W of Powerline Rd	31,002	27,429	U-MA	4	1.0	35,700	C	B
<i>continued...</i>									

**Table 7 –2006 Highway LOS Conditions (continued)**

Roadway	Location	2006		Func Class	No. of Lanes	Sig per Mile	2002 LOS D Cap.	2006	
		24 Hr. Volume						LOS	
		Pk Season	ADT					Pk Season	ADT
Florida's Tpke	S of Sample Rd	104,000	93,600	U-PA	6	-	105,800	D	D
	S of Atlantic Blvd	100,556	90,500	U-PA	6	-	105,800	D	D
NW 31 Ave	S of DMLKJ Blvd*	18,374	16,600	U-COLL	4	2.3	35,700	B	B
	N of Atlantic Blvd	18,374	16,600	U-COLL	4	2.2	35,700	B	B
Powerline Rd	S of Sample Rd	34,017	32,000	U-PA	6	2.1	53,500	B	B
	S of Copans Rd	45,747	42,545	U-PA	6	1.8	53,500	C	B
	S of DMLKJ Blvd*	40,753	37,900	U-PA	6	1.3	53,500	B	B
	S of Atlantic Blvd	48,288	47,000	U-PA	6	3.7	49,200	D	D
Andrews Ave	N of Copans Rd	23,874	22,203	U-MA	4	2.1	35,700	B	B
	S of Atlantic Blvd	12,969	12,061	U-MA	2	3.1	16,400	C	C
	S of Pompano Park Pl	21,293	21,055	U-MA	5	1.0	53,500	B	B
Interstate 95	S of Sample Rd	236,761	220,000	U-PA	8	-	144,300	F	F
	S of Atlantic Blvd	254,825	246,000	U-PA	8	-	144,300	F	F
Cypress Road	S of Atlantic Blvd	23,285	21,422	U-COLL	4	2.9	21,700	E	D
	N of McNab Rd	23,010	21,169		4	2.9	21,700	E	D
Dixie Highway	S of NE 54th St	22,283	20,500	U-MA	4	1.8	35,700	B	B
	S of NE 48th St	28,520	25,500	U-MA	4	1.8	35,700	B	B
	S of Sample Rd	22,283	20,500	U-MA	4	1.8	35,700	B	B
	N of NW 15 Street	30,435	28,000	U-MA	4	1.6	35,700	C	B
	S of Atlantic Blvd	25,389	24,500	U-MA	4	2.9	35,700	B	B
	N of McNab Rd	24,321	23,000	U-MA	6	2.9	53,500	B	B
NE 5th Avenue	N of NE 10th St	5,086	4,391	U-COLL	2	0.8	14,600	C	C
	N of Atlantic Blvd	5,086	4,391	U-COLL	2	1.1	14,600	C	C
US Highway 1	S of NE 54th St	47,738	43,000	U-PA	6	1.9	49,200	D	D
	N of Sample Rd	55,556	50,000	U-PA	6	1.9	49,200	F	E
	S of Sample Rd	55,703	50,133	U-PA	6	3.3	49,200	F	E
	N of Copans Rd	49,108	47,000	U-PA	6	3.3	49,200	D	D
	N of 14th St	54,444	49,000	U-PA	6	3.6	49,200	F	D
	N of Atlantic Blvd	44,465	42,000	U-PA	6	4.1	49,200	D	D
	S of Atlantic Blvd	43,732	41,000	U-PA	6	3.8	49,200	D	D
	N of McNab Rd	52,688	49,000	U-PA	6	3.8	49,200	F	D
State Road A1A	N of NE 14th St	9,689	9,300	U-COLL	2	0.6	16,400	C	C
	N of Atlantic Blvd	14,906	13,863	U-MA	4	0.3	35,700	B	B
	S of Atlantic Blvd	28,285	21,500	U-MA	2	1.5	16,400	F	F

Sources: Walter H. Keller, Inc.  
Broward County, MPO  
Florida Department of Transportation

Note: U-PA - Urban Principal Arterial  
U-MA - Urban Minor Arterial  
U-COLL - Urban Collector  
\*: DMLKJ Blvd - Dr. Martin Luther King Jr. Blvd

The transportation LOS impacts of the future population growth through 2015 was assessed. The Broward County MPO 2030 Long Range Transportation Plan traffic volumes were obtained and used to estimate the traffic volumes and resulting LOS of highway system for 2010 and 2015. Table 8 provides the estimated peak season traffic volumes and LOS for 2006, 2010, 2015 and 2030. Table 8 indicates the Level of Service for many roadways will decrease according to the modeling volumes provided by the Broward County MPO. The resulting LOS, however, may differ from the results provided based on increased transit services and ridership associated with Broward County's Transit Concurrency Impact Fee Program.

Figure 11 provides 2007 transit routes and major destinations. New transit routes and or improved area transit coverage include Powerline Road north of Atlantic Boulevard, NW 3<sup>rd</sup> Avenue north of 15<sup>th</sup> Street to Copans Road, a new route along Atlantic Boulevard and NE 12<sup>th</sup> Avenue north of Copans Road to Sample Road in the annexed area. The City also operates two community shuttle buses with scheduled connections to Broward County routes and the community shuttles of Deerfield Beach and Hillsboro Beach. The Blue Line serves the area around City Hall, north Dixie Highway, Leisureville and Sample Road. The Green Line serves the beach area, NE 14<sup>th</sup> Avenue and Atlantic Boulevard.

Broward County implemented a Transit Concurrency Impact Fee in December 2004. This fee revised the prior Traffic Impact Fee to a Transit Concurrency Impact Fee. Under the new Fee System, the City of Pompano Beach is located in the Northeast Zone where each PM peak hour trip associated with a new use for a building permit will cost \$975. The revenue generated by the Transit Concurrency Impact Fee will provide improved transit facilities within the Northeast Zone. Transportation concurrency is satisfied with payment of the transit fee. The former Traffic Concurrency Exception Area has been deleted and replaced by the Transit Concurrency Impact Fee. The City is working with Broward County to improve the transit facilities and transit Level of Service within the Northeast Zone. A Mass Transit Center is programmed in the City and major studies are underway on using the FEC Corridor in the future for commuter rail services.

**Table 8 - 2006 - 2030 Peak Season Daily Traffic LOS Analysis**

Roadway	Location	Func Class	Existing Peak Season 2006						Year 2010						Year 2015						BC Adopted 2030 Cost Feasible Plan					
			# of Lanes	"D" Cap	Pk Season ADT	LOS	# of Lanes	"D" Cap	Pk Season ADT	LOS	# of Lanes	"D" Cap	Pk Season ADT	LOS	# of Lanes	"D" Cap	Pk Season ADT	LOS	# of Lanes	"D" Cap	Pk Season ADT	LOS				
																							LOS	LOS	LOS	LOS
NE 54th St	E of Dixie Hwy W of US 1	U-COLL U-COLL	2	14,600	6,285	C	2	14,600	7,975	C	2	14,600	10,088	D	2	14,600	10,088	D	2	14,600	16,425	F				
			2	14,600	5,974	C	2	14,600	6,710	C	2	14,600	7,631	C	2	14,600	10,392	D								
NE 48th St	E of Dixie Hwy W of US 1	U-MA U-MA	2	16,400	14,196	D	2	16,400	14,345	D	2	16,400	14,531	D	2	16,400	15,089	D								
			2	16,400	9,054	C	2	16,400	8,872	C	2	16,400	8,644	C	2	16,400	7,961	C								
Sample Road	W of Powerline Road E of Powerline Road E of Military Trail W of NE 3 Ave W of Dixie Hwy E of Dixie Hwy W of US 1	U-PA U-PA U-PA U-PA U-PA U-PA U-PA	6	53,500	73,333	F	6	53,500	75,886	F	6	53,500	79,076	F	6	53,500	88,648	F								
			6	53,500	55,134	F	6	53,500	56,921	F	6	53,500	59,154	F	6	53,500	65,852	F								
			6	53,500	72,222	F	6	53,500	71,371	F	6	53,500	70,307	F	6	53,500	67,115	F								
			6	53,500	55,889	F	6	53,500	59,105	F	6	53,500	63,125	F	6	53,500	75,185	F								
			6	53,500	53,333	D	6	53,500	53,666	F	6	53,500	54,082	F	6	53,500	55,329	F								
			6	53,500	41,926	B	6	53,500	43,145	B	6	53,500	44,670	B	6	53,500	49,243	C								
Copans Road	W of US 1 E of Dixie Hwy W of Dixie Hwy E of I-95 E of Powerline Rd W of Powerline Rd	U-MA U-MA U-MA U-MA U-MA U-MA	6	46,800	28,940	C	6	46,800	30,166	C	6	46,800	31,699	C	6	46,800	36,298	D								
			6	46,800	36,554	D	6	46,800	37,766	D	6	46,800	39,281	D	6	46,800	43,827	D								
			6	46,800	45,885	D	6	46,800	46,156	D	6	46,800	46,494	D	6	46,800	47,508	E								
			6	46,800	48,162	E	6	46,800	47,436	E	6	46,800	46,529	D	6	46,800	43,808	D								
			6	53,500	61,811	F	6	53,500	62,500	F	6	53,500	63,374	F	6	53,500	65,978	F								
			4	35,700	38,999	F	6	53,500	42,392	B	6	53,500	46,634	C	6	53,500	59,360	F								
NE 14th St	W of AIA E of US 1	U-MA U-MA	4	32,700	16,922	D	4	32,700	17,293	D	4	32,700	17,757	D	4	32,700	19,149	D								
			4	32,700	18,576	D	4	32,700	20,089	D	4	32,700	21,981	D	4	32,700	27,655	D								
NW 15th St	E of NW 15 Ave W of Dixie Hwy	U-COLL U-COLL	2	12,600	9,357	D	2	12,600	10,457	D	2	12,600	11,833	D	2	12,600	15,961	F								
			2	12,600	4,859	C	2	12,600	5,488	D	2	12,600	6,274	D	2	12,600	8,631	D								
NE 10th St	E of Dixie Hwy W of US 1	U-COLL U-COLL	2	16,400	9,503	C	2	16,400	10,178	C	2	16,400	11,022	C	2	16,400	13,553	C								
			2	16,400	9,452	C	2	16,400	10,045	C	2	16,400	10,786	C	2	16,400	13,010	C								
DMLKJ Blvd*	W of Powerline Rd W of NW 15 Ave W of Dixie Hwy	U-MA U-MA U-MA	4	21,700	33,900	F	4	21,700	34,809	F	4	21,700	35,945	F	4	21,700	39,352	F								
			4	21,700	31,226	F	4	21,700	31,460	F	4	21,700	31,753	F	4	21,700	32,630	F								
			4	21,700	16,411	D	4	21,700	16,082	D	4	21,700	15,671	D	4	21,700	14,437	D								
			4	28,900	30,793	E	4	28,900	31,172	E	4	28,900	31,646	E	4	28,900	33,068	F								
Atlantic Blvd	W of SR A1A W of US 1 E of NE 5th Ave E of Cypress Rd E of I-95 W of I-95 E of Powerline Rd W of Powerline Rd	U-MA U-PA U-PA U-PA U-PA U-PA U-PA	4	32,700	42,303	F	4	32,700	41,993	F	4	32,700	41,606	F	4	32,700	40,444	D								
			4	32,700	44,313	F	4	32,700	44,031	F	4	32,700	43,678	F	4	32,700	42,620	D								
			4	32,700	44,313	F	4	32,700	43,642	F	4	32,700	42,804	F	4	32,700	40,289	C								
			6	49,200	57,813	F	6	49,200	57,616	F	6	49,200	57,371	F	6	49,200	56,633	F								
			6	49,200	64,295	F	6	49,200	61,567	F	6	49,200	58,157	F	6	49,200	47,926	D								
			6	53,500	59,461	F	6	53,500	57,492	F	6	53,500	55,032	F	6	53,500	47,649	C								
Pompano Park Place (SW 3rd St)	W of Cypress Rd W of Dixie Hwy W of Andrews Ave E of Powerline Rd	U-COLL U-COLL U-COLL U-COLL	4	35,700	7,206	B	4	35,700	9,143	B	4	35,700	11,564	B	4	35,700	18,828	B								
			6	53,500	14,820	B	6	53,500	17,670	B	6	53,500	21,233	B	6	53,500	31,922	B								
			4	35,700	21,809	B	4	35,700	21,501	B	4	35,700	21,116	B	4	35,700	19,961	B								
			4	35,700	21,809	B	4	35,700	23,025	B	4	35,700	24,545	B	4	35,700	29,105	B								
McNab Road	W of US 1 W of Dixie Hwy E of Powerline Rd W of Powerline Rd	U-COLL U-MA U-MA U-MA	2	10,000	16,908	F	2	10,000	15,687	F	2	10,000	14,161	F	2	10,000	9,583	D								
			6	53,500	12,751	B	6	53,500	15,793	B	6	53,500	19,594	B	6	53,500	31,000	B								
			6	53,500	21,835	B	6	53,500	21,954	B	6	53,500	22,102	B	6	53,500	22,547	B								
			4	35,700	31,002	C	4	35,700	30,367	C	4	35,700	29,574	C	4	35,700	27,193	B								

continued...

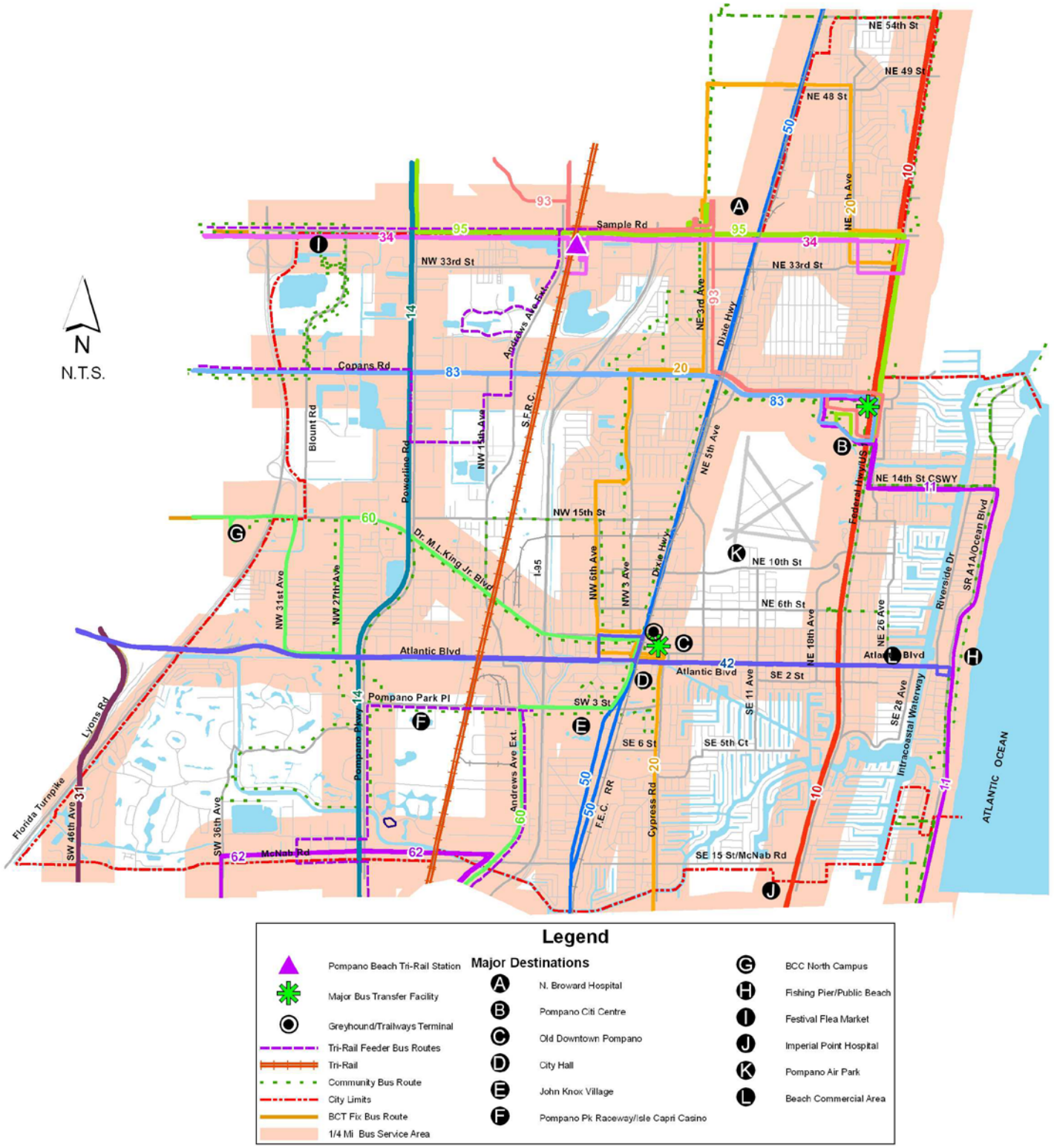
**Table 8 - 2006 - 2030 Peak Season Daily Traffic LOS Analysis**

Roadway	Location	Func Class	Existing Peak Season 2006						Year 2010						Year 2015						BC Adopted 2030 Cost Feasible Plan					
			# of Lanes	"D" Cap	Pk Season ADT	LOS	# of Lanes	"D" Cap	Pk Season ADT	LOS	# of Lanes	"D" Cap	Pk Season ADT	LOS	# of Lanes	"D" Cap	Pk Season ADT	LOS	# of Lanes	"D" Cap	Pk Season ADT	LOS				
			Florida's Turnpike	S of Sample Rd S of Atlantic Blvd	U-PA U-PA	6 6	105,800 105,800	104,000 100,556	D D	8 8	144,300 144,300	110,478 110,994	C C	8 8	144,300 144,300	118,575 124,041	D D	8 8	144,300 144,300	142,866 163,184	D E	8 8	144,300 144,300	142,866 163,184	D E	
NW 31 Ave	S of DMLKJ Blvd* N of Atlantic Blvd	U-COLL U-COLL	4 4	35,700 35,700	18,374 18,374	B B	4 4	35,700 35,700	18,582 19,357	B B	4 4	35,700 35,700	18,842 20,585	B B	4 4	35,700 35,700	19,621 24,269	B B	4 4	35,700 35,700	19,621 24,269	B B				
Powerline Rd	S of Sample Rd S of Copans Rd	U-PA U-PA	6 6	53,500 53,500	34,017 45,747	B C	6 6	53,500 53,500	36,734 48,381	B C	6 6	53,500 53,500	40,130 51,673	B C	6 6	53,500 53,500	50,319 61,548	C F	6 6	53,500 53,500	50,319 61,548	C F				
	S of DMLKJ Blvd* S of Atlantic Blvd	U-PA U-PA	6 6	53,500 49,200	40,753 48,288	B D	6 6	53,500 49,200	42,005 52,994	B F	6 6	53,500 49,200	43,570 58,877	B F	6 6	53,500 49,200	48,266 76,526	C F	6 6	53,500 49,200	48,266 76,526	C F				
Military Trails/ Andrews Ave	N of Copans Rd S of Copans Rd	U-MA U-MA	4 2	35,700 16,400	23,874 12,969	B C	4 2	35,700 16,400	25,700 17,435	B F	4 2	35,700 16,400	27,982 23,018	B F	4 2	35,700 16,400	34,829 25,041	D B	4 4	35,700 35,700	34,829 25,041	D B				
	S of Atlantic Blvd S of Pompano Park Pl	U-MA U-MA	5 8	53,500 144,300	21,293 236,761	B F	5 8	53,500 144,300	21,940 242,646	B F	5 8	53,500 144,300	22,748 250,003	B F	5 8	53,500 144,300	25,174 272,072	B F	5 10	53,500 182,600	25,174 272,072	B F				
Interstate 95	S of Sample Rd S of Atlantic Blvd	U-PA U-PA	8 8	144,300 144,300	236,761 254,825	F F	8 8	144,300 144,300	242,646 258,986	F F	8 8	144,300 144,300	264,186	F	10	182,600	272,072	F	10	182,600	272,072	F				
Cypress Road	S of Atlantic Blvd N of McNab Rd	U-COLL U-COLL	4 4	21,700 21,700	23,285 23,010	E E	4 4	21,700 21,700	22,760 25,488	E F	4 4	21,700 21,700	22,103 28,587	E F	4 4	21,700 21,700	20,134 37,882	D F	4 4	21,700 21,700	20,134 37,882	D F				
Dixie Highway	S of NE 54th St S of NE 48th St	U-MA U-MA	4 4	35,700 35,700	22,283 28,520	B B	4 4	35,700 35,700	23,069 27,126	B B	4 4	35,700 35,700	24,051 25,384	B B	4 4	35,700 35,700	26,999 20,157	B B	4 4	35,700 35,700	26,999 20,157	B B				
	S of Sample Rd N of NW 15 Street	U-MA U-MA	4 4	35,700 35,700	22,283 30,435	B C	4 4	35,700 35,700	22,336 28,787	B B	4 4	35,700 35,700	22,402 26,727	B B	4 4	35,700 35,700	22,600 20,547	B B	4 4	35,700 35,700	22,600 20,547	B B				
	S of Atlantic Blvd N of McNab Rd	U-MA U-MA	4 6	35,700 53,500	25,389 24,321	B B	4 6	35,700 53,500	25,041 25,992	B B	4 6	35,700 53,500	24,606 28,081	B B	4 6	35,700 53,500	23,302 34,348	B B	4 6	35,700 53,500	23,302 34,348	B B				
NE 5th Avenue	N of NE 10th St N of Atlantic Blvd	U-COLL U-COLL	2 2	14,600 14,600	5,086 5,086	C C	2 2	14,600 14,600	5,096 5,890	C C	2 2	14,600 14,600	5,109 6,895	C C	2 2	14,600 14,600	5,147 9,909	C D	2 2	14,600 14,600	5,147 9,909	C D				
US Highway 1	S of NE 54th St N of Sample Rd	U-PA U-PA	6 6	49,200 55,556	47,738 55,556	D F	6 6	49,200 49,200	50,347 56,213	E F	6 6	49,200 49,200	53,608 57,034	F F	6 6	49,200 49,200	63,390 59,499	F F	6 6	49,200 49,200	63,390 59,499	F F				
	S of Sample Rd N of Copans Rd	U-PA U-PA	6 6	49,200 49,200	55,703 49,108	F D	6 6	49,200 49,200	54,287 49,426	F E	6 6	49,200 49,200	52,516 49,823	F E	6 6	49,200 49,200	47,204 51,015	D E	6 6	49,200 49,200	47,204 51,015	D E				
	N of 14th St N of Atlantic Blvd	U-PA U-PA	6 6	49,200 49,200	54,444 44,465	F D	6 6	49,200 49,200	55,337 44,465	F D	6 6	49,200 49,200	47,829 45,780	F D	6 6	49,200 49,200	53,436 49,193	F D	6 6	49,200 49,200	53,436 49,193	F D				
	S of Atlantic Blvd N of McNab Rd	U-PA U-PA	6 6	49,200 49,200	43,732 52,688	D F	6 6	49,200 49,200	44,642 52,522	D F	6 6	49,200 49,200	52,315	F	6	49,200	51,692	F	6	49,200	51,692	F				
State Road A1A	N of NE 14th St N of Atlantic Blvd	U-COLL U-MA	2 4	16,400 35,700	9,689 14,906	C B	2 4	16,400 35,700	12,111 15,994	C B	2 4	16,400 35,700	15,139 17,354	D B	2 4	16,400 35,700	24,223 21,432	F B	2 4	16,400 35,700	24,223 21,432	F B				
	S of Atlantic Blvd	U-MA	2	16,400	28,285	F	2	16,400	27,514	F	2	16,400	26,551	F	2	16,400	23,660	F	2	16,400	23,660	F				

Sources: Walter H. Keller, Inc.  
Broward County, MPO  
Florida Department of Transportation  
1995 City of Pompano Beach EAR

Note: U-PA - Urban Principal Arterial  
U-MA - Urban Minor Arterial  
U-COLL - Urban Collector  
\*: DMLKJ Blvd - Dr. Martin Luther King Jr. Blvd

Figure 11 – 2007 Public Transit



Source: Broward County MPO

The major framework of the Transportation System that serves the City is essentially in place and major new highway expansion projects of the arterial system are not envisioned. The majority of the future Transportation System improvements will be oriented to further improvements in Public Transit including more frequent and improved route coverage. Broward County has implemented a Transit Concurrency Impact Fee to address Transportation Concurrency. The new Fee will be a major funding source for future transit improvements. While some deficiencies are expected in the Highway System, the additional improvements provided in the Transit System are expected to be adequate to serve the City's transportation demands associated with population growth over the next ten (10) years.

The City Capital Improvement Plan provides \$100,000 a year annually for City sidewalk repairs and maintenance. This program is expected to continue in the future. Additional information on Transportation can be found in the Transportation Element of the Comprehensive Plan.

### **Recreation and Open Space**

The adopted LOS for Park and Recreation are: 2 acres per 1,000 population for Neighborhood Parks; 1 acre per 1,000 population for Community Parks; and, 2 acres per 1,000 population for Urban Parks. In 1994, the City population required 183 acres of Neighborhood Parks, whereas, 188 acres were existing. For Community Parks, the 1994 population would require 91.5 acres, 134.6 acres existed. The City also had 378.2 acres of Urban Parks in 1994 versus the required 177 acres. The 1997 Plan identified a need to acquire approximately 15 acres of neighborhood parks to meet anticipated population in 2005.

The City includes park and recreation improvements within the Capital Improvement Plan and has had an active program of upgrading park and recreation facilities. Since the 1997 Plan, the City had added several additional parks including: North Broward Community Park (20.4 acres); Pompano Beach Highlands Park (3.3 acres); Cresthaven Park (1.5 acres); Sand Spur Park (1.8

acres); Weaver Community Park (11 acres); and, Avondale Park (2.3 acres). The City is currently working on Hunter Manors Park, a new 9 acre site.

Based on Table 6, the City has adequate park and recreation facilities to meet the anticipated population through 2010. It is expected that additional projects, not yet included in the Capital Improvement Program will increase the acreage for neighborhood parks in order to satisfy the LOS in 2015.

Additional information on Recreation and Open Space can be found in the Recreation and Open Space Element of the Comprehensive Plan.

The City's Capital Improvement Plan included in the 1997 EAR Based Amendments provided approximately 39 million dollars for needed infrastructure improvements. The City has continued to provide necessary funding to improve infrastructure and the enhancement of the City. The current Capital Improvement Plan includes 98 projects budgeted during FY 2005. Approximately 53 million dollars has been expended or encumbered leaving a balance of 14 million for all previously approved projects.

The City reviews the Capital Improvement Plan annually, however the Plan provides for improvements over the next five (5) years. Challenges in the future will be to continue to provide adequate funding levels for the City's infrastructure services to maintain the quality of life. While the City is adequately meeting its Level of Service needs, Plan Amendments may be necessary to improve the coordination between Plan Elements and the scheduling of future improvements.

## **Seasonal and Resident Population Forecasts**

Citywide resident population projections were previously provided in Table 5 for 2000 through 2025 in five year increments. Population estimates have also been prepared by City Planning Area (see prior Figure 7) for the same time frames in coordination with Broward County as part of the long range transportation planning process.

The long range population projections provide for a decrease in the number of seasonal residents, elderly population and retired persons. With the reduction in these population components, an increase in family households is projected providing for an increase in the average person per household rate. Because the amount of vacant land for single family dwellings is limited, a higher proportion of families will reside in townhouse and lower density multi-family units. New single family units will be limited to infill and or existing vacant lots.

Tables 9 through 11 incorporate the anticipated revisions in the household characteristics for resident, seasonal and total population through the planning period.

**Table 9 – Resident Population Estimates by Planning Area**

<b>City Planning Area</b>	<b>2005 Permanent Population</b>	<b>2010 Permanent Population</b>	<b>2015 Permanent Population</b>	<b>2020 Permanent Population</b>
A	6,124	7,193	8,261	9,330
B	3,912	4,594	5,276	5,958
C	2,630	2,880	3,130	3,380
D	4,346	4,897	5,448	5,998
E	166	167	169	170
F	3,699	4,016	4,332	4,649
G	4,690	5,192	5,694	6,196
H	4,485	4,697	4,909	5,120
I, J	3,269	3,500	3,731	3,961
K	10,445	11,648	12,850	14,053
L				
M	12,170	13,222	14,275	15,327
N	3,550	3,651	3,752	3,852
O	2,132	2,980	3,829	4,677
P	124	365	606	847
Q	2,658	2,684	2,709	2,735
R				
S, T	12,605	12,993	13,381	13,769
U	6,100	6,519	6,938	7,357
V	-	-	-	-
W				
X	7,786	8,119	8,451	8,784
Y	4,270	4,584	4,899	5,213
Z	6,551	7,038	7,525	8,011
Total Population:	101,712	110,936	120,161	129,385
Growth:		9,224	9,224	9,224
% Growth:		9.1%	8.3%	7.7%

Source: City of Pompano Beach  
Broward County, Mar 2007

Notes: Planning Area J info is included in Planning Area I total.  
Planning Area S info is included in Planning Area T total.

**Table 10 – Seasonal Population Estimates by Planning Area**

<b>City Planning Area</b>	<b>2005 Seasonal Population</b>	<b>2010 Seasonal Population</b>	<b>2015 Seasonal Population</b>	<b>2020 Seasonal Population</b>
A	3,745	3,486	3,263	3,050
B	2,400	2,230	2,087	1,950
C	251	221	200	180
D	407	367	340	320
E	-	-	-	-
F	66	60	-	-
G	780	717	670	630
H	301	265	250	230
I, J	282	252	230	110
K	364	341	320	300
L	-	-	-	-
M	-	-	-	-
N	-	-	-	-
O	-	-	-	-
P	-	-	-	-
Q	1,298	1,194	1,120	1,000
R	-	-	-	-
S, T	3,702	3,441	3,220	3,030
U	-	-	-	-
V	-	-	-	-
W	-	-	-	-
X	-	-	-	-
Y	-	-	-	-
Z	-	-	-	-
Total Population:	13,596	12,574	11,700	10,800
Growth:		(1,022)	(874)	(900)
% Growth:		-7.5%	-7.0%	-7.7%

Source: City of Pompano Beach  
Broward County, Mar 2007

Notes: Planning Area J info is included in Planning Area I total.  
Planning Area S info is included in Planning Area T total.

**Table 11 – Total Population Estimates by Planning Area**

<b>City Planning Area</b>	<b>2005 Total Population</b>	<b>2010 Total Population</b>	<b>2015 Total Population</b>	<b>2020 Total Population</b>
A	9,869	10,679	11,524	12,380
B	6,312	6,824	7,363	7,908
C	2,881	3,101	3,330	3,560
D	4,753	5,264	5,788	6,318
E	166	167	169	170
F	3,765	4,076	4,332	4,649
G	5,470	5,909	6,364	6,826
H	4,786	4,962	5,159	5,350
I, J	3,551	3,752	3,961	4,071
K	10,809	11,989	13,170	14,353
L	-	-	-	-
M	12,170	13,222	14,275	15,327
N	3,550	3,651	3,752	3,852
O	2,132	2,980	3,829	4,677
P	124	365	606	847
Q	3,956	3,878	3,829	3,735
R	-	-	-	-
S, T	16,307	16,434	16,601	16,799
U	6,100	6,519	6,938	7,357
V	-	-	-	-
W	-	-	-	-
X	7,786	8,119	8,451	8,784
Y	4,270	4,584	4,899	5,213
Z	6,551	7,038	7,525	8,011
Total Population:	115,308	123,510	131,861	140,185
Growth:		8,202	8,350	8,324
% Growth:		7.1%	6.8%	6.3%

Source: City of Pompano Beach  
Broward County, Mar 2007

Notes: Planning Area J info is included in Planning Area I total.  
Planning Area S info is included in Planning Area T total.

## **Greenhouse Gas Emissions**

According to the “Ecological Impacts of Climate Change” by the National Academy of Sciences (NAS), the world’s climate is changing, and it will continue to change throughout the 21st century and beyond. Rising temperatures, new precipitation patterns, and other changes are already affecting many aspects of human society and the natural world. A relatively rapid increase in temperature has been documented during the past century, both at Earth’s surface and in the oceans. The average surface temperature for Earth as a whole has risen some 1.3° Fahrenheit since 1850, the starting point for a global network of thermometers. If emission rates for greenhouse gases (which trap heat inside Earth’s atmosphere) continue on their current track, models indicate that the globe will be 4.3 to 11.5°F warmer by 2100 than it was in 1990.

The greenhouse effect is a natural phenomenon that is essential to keeping the Earth’s surface warm. Like a greenhouse window, greenhouse gases (GHG) allow sunlight to enter and then prevent heat from leaving the atmosphere. Water vapor (H<sub>2</sub>O) is the most important greenhouse gas, followed by carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), halocarbons and ozone (O<sub>3</sub>). Human activities, primarily burning fossil fuels, are increasing the concentrations of these gases, amplifying the natural greenhouse effect.

The warmer temperatures not only cause glaciers and land ice to melt (adding more volume to oceans) but also cause seawater to expand in volume as it warms. The global average sea level rose by just under .07 inches per year during the 20th century, but that number has risen to .12 inches per year since the early 1990s. Under a “business-as-usual” greenhouse gas emissions scenario, models indicate that sea levels could rise 2 feet or more by 2100 compared to 1990 levels.

The State of Florida with almost 1,350 miles of shoreline and the associated coastal population concentrations is particularly susceptible to rising sea levels associated with climate change. In response to the climate change threats, Governor Charlie Crist signed three (3) Executive Orders

on July 13, 2007 establishing immediate actions to reduce greenhouse gas emissions within Florida.

Total U.S. GHG emissions in 2008 were approximately 7,503 million metric tons of equivalent carbon dioxide according to the U.S. Energy Information Administration's "Emission of Greenhouse Gases in the United States 2008". The majority of the GHG emissions, approximately 81%, are attributable to energy related carbon dioxide. Of this U.S. energy GHG component, the conversion of energy to produce electricity accounts for about 41% of the end use, emissions from fuel use in transportation is approximately 33% and direct fuel use in homes and business is about 26%.

In 2005, Florida's gross GHG emissions from fossil fuel were also primarily attributable to power generation (electricity) at 42% and to transportation at 36% according to "Florida's Energy & Climate Change Action Plan" released on October 15, 2008. The report also indicates the direct use of fuel in the residential, commercial and industrial (RCI) sectors accounted for 6% of the State's gross GHG emissions. The State's GHG emissions in 2005 were approximately 4.9% of the total U.S. net GHG emissions. The State's population energy usage directly relates to the amount of GHG emissions.

The Governor's Executive Order 127 establishes GHG emission targets for 2017, 2025 and 2050. The 2050 GHG target reduces GHG emissions to 80% of the 1990 level. Improvements in the energy efficiency in new and existing buildings, using renewable resources and low-GHG energy sources to replace fossil fuels for producing electricity and heat and increasing distributed electricity generation based on combined heat and power are ways to reduce the electric GHG emissions. For the transportation sector, improvements in vehicle fuel efficiency, reducing the amount of single occupant vehicles, the use of low-GHG emission fuels and the reduction of total vehicle miles of travel can provide significant reductions in transportation GHG emissions.

Future GHG emissions can be reduced in the Future Land Use Element by:

- Encouraging compact urban development and mixed use development;
- Requiring Smart Growth principals and or LEED Type certifications of new development;
- Encouraging pedestrian-friendly development and urban infill development; and,
- Encouraging design standards that support and improve connectivity of travel modes.

## **MAJOR LOCAL ISSUES**

The 2005 Evaluation and Appraisal Report included 6 Major Local Issues. This portion of the Future Land Use Element addresses the Major Local Issues affecting this Element. Major Issues 4 (Capital Improvements with Tax Base) and 6 (Reuse/Water Supply) can be found in the Capital Improvements Element and the Infrastructure Element.

### **Major Issue No. 1: Redevelopment**

The City of Pompano Beach contains two (2) Community Redevelopment Areas (see Figure 12). The West Pompano Beach District CRA, also known as the NW CRA, was established in 1989. The 3,000 acre NW CRA was established to remove existing slum and blight conditions and provide economic benefits to the City's residents. The NW CRA has functioned for more than 10 years and includes four (4) major Projects:

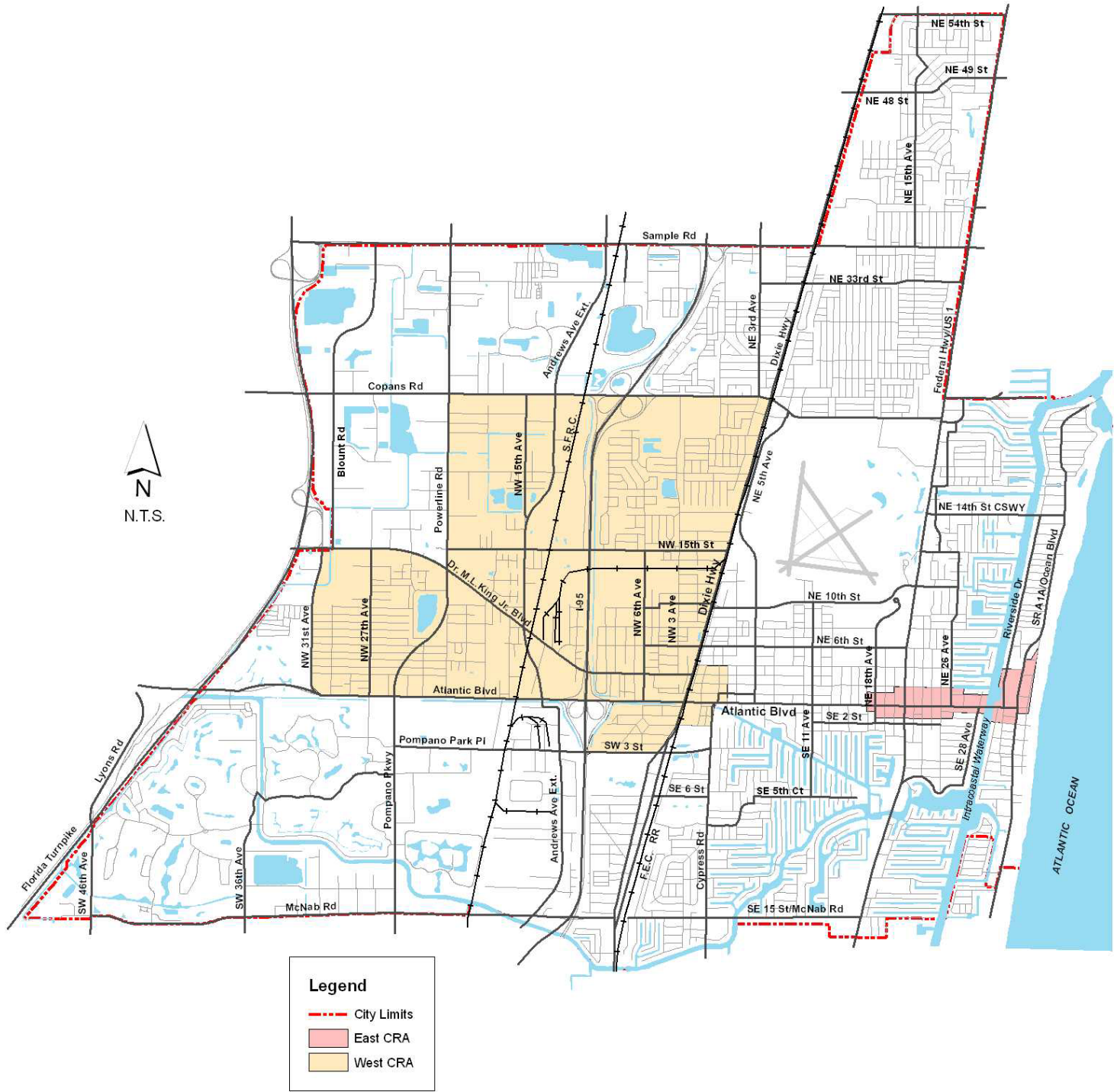
- The Carver Homes Industrial Project;
- Dr. Martin Luther King Jr. Boulevard Corridor;
- Old Downtown Pompano; and,
- Dixie Highway and adjacent Corridor.

The East Pompano Beach District CRA was established in 2001. This 158 acre area extends from 18<sup>th</sup> Avenue to the Atlantic Ocean extending from about one block one each side of Atlantic Boulevard to a larger area east of the Intracoastal Waterway. Major efforts since that time have included several planning and redevelopment studies and land use planning efforts to modify the City and Broward County Land Use Plans. The initial phases pursued establishment of a Regional Activity Center. Because of concerns relative to development on the Barrier Island, the City initiated efforts to establish a Local Activity Center in 2004. Work is continuing to secure the land use approval at County and Regional Agencies.

The East CRA Plan does not anticipate a significant increase in the amount of commercial floor area. The mixed use redevelopment of existing properties to transit oriented development will be promoted. The plan contains several elements designed to upgrade the attractiveness of the

beach, including the construction of a beachfront promenade, a beachfront plaza and a

**Figure 12 – Community Redevelopment Areas**



beachfront park near the Pier that could serve as a continued venue for small concerts and other public events. It further proposes to increase the amount of public parking within a block of the beach.

A 2008 Urban Land Institute Technical Advisory Panel recommended medium density, mixed-use development on Atlantic Boulevard; lower-scale development between the medium density and single family; creating great public spaces that exemplify and promote pedestrian activity; maintaining a small town feel and encouraging smaller scale (not big box) uses.

A Beach Master Plan was approved east of the Intracoastal Waterway in September 2008. The Plan includes restoration of the dune system along the public beach; streetscape improvements and realignment for Pompano Beach Boulevard; streetscape improvements for the east end of Atlantic Boulevard; a mixed use project and parking garage with 500 parking spaces; a new Fire Station, Library and upgrades to North Riverside Drive Park.

## **Major Issue No. 2: Transit Orient Development (Design)**

The Bureau of Economic and Business Research at the University of Florida population forecasts suggest the City population will increase to about 120,000 over the next ten (10) years. Because much of the City's residential areas are existing, a major portion of the new population growth will be associated with redevelopment.

Transit Oriented Design offers the potential to address housing needs and provide new non-residential development that facilitates pedestrian activity, transit usage and fosters urban design efforts. The South Florida Regional Transportation Authority's Tri-Rail Commuter Line runs through the City with an existing station near Sample Road. A new station is proposed in the vicinity of Racetrack Road. Studies are also underway by the State to evaluate the possible conversion of the FEC Railroad to commuter use.

This Major Issue has implications and dependence on the other major local issues being assessed in the Evaluation and Appraisal Report. For example, Major Issue No.1 – Redevelopment, proposes to incorporate Transit Oriented Design into the redevelopment efforts proposed for the Northwest CRA LAC between Atlantic Boulevard and Martin Luther King Jr. Boulevard, Dixie Highway and I-95; and for the East CRA where a LAC is proposed. These areas may also provide for affordable housing opportunities (Major Issue No. 3), Capital Improvements (Major Issue No. 4) and City Sense of Place (Major Issue No.5).

The Broward County MPO 2030 Cost Feasible Long Range Transportation Plan proposes major transit facilities and or premium transit routes within the City. The FEC Railroad is proposed to be studied for possible rail use in the future although the technology and corridor location is to be determined. Atlantic Boulevard, Sample Road and Powerline Road are proposed for express bus with limited stops. The City should also investigate future transit improvements arising from implementation of Broward County’s Transit Concurrency Impact Fee for Federal Highway and Dixie Highway. Additionally, Transit Oriented Corridor and Transit Oriented Development Objectives and Policies incorporated in the Broward County Land Use Plan should be carefully reviewed for incorporation into the City’s EAR Based Plan Amendments.

While some of the Future Land Use Element’s Objectives and Policies are similar with Transit Oriented Development guidelines and characteristics, the Element should incorporate specific Transit Oriented Objectives and associated Policies.

### **Major Issue No. 3: Affordable Housing**

The City is very supportive of affordable housing efforts and much of the stimulus for establishing the 1989 NW CRA was to eliminate existing substandard housing units and provide improved housing for low and moderate income families. The Carver Homes Industrial Project, for example, involved the relocation of about 160 families from substandard housing to a new residential subdivision. To facilitate housing efforts, the City established a Housing Authority.

A wide variety of the Housing Authority’s efforts are associated with and coordinated with the NW CRA’s efforts. For example, a 32 acre redevelopment project is being planned for land under control of the Authority. Table 12 lists Section 8 Rental Housing units.

**Table 12 – Housing Authority Section 8 Rental Housing Inventory**

<b>Name and Address of Development</b>	<b>Number of Housing Units</b>	<b>Type of Housing Unit</b>	<b>Assistance Rendered</b>
<b>Blanche Ely Estates</b>	106	Apartments	Section 8 Rental Housing Units
<b>Ben Turner Estates</b>	12	Apartments	Section 8 Rental Housing Units
<b>Golden Acres</b>	176	Apartments	Section 8 Rental Housing Units
<b>Total Units</b>	294	Apartments	

Source: City of Pompano Beach

Table 13 summarizes affordable housing residential developments that have been promoted or assisted by the City and or the CRA.

**Table 13– Affordable Housing Development with City/CRA Assistance**

Name and Address of Development	Number of Housing Units	Type of Housing Unit	CRA Assistance Rendered
<b>Novelty Subdivision</b> <i>300 NW 14<sup>th</sup> Street</i>	20	Single Family	Donated Land for development
<b>Canal Point</b> <i>1500 NW 7<sup>th</sup> Terrace</i>	118	Single Family	50 house for house swaps 68 affordable houses constructed
<b>Regency Gardens</b> <i>1551 NW 17<sup>th</sup> Avenue</i>	94	Apartments	No interest constr loan to developer
<b>Eagle Point Apartments</b> <i>2001W. Atlantic Boulevard</i>	192	Apartments	No City assistance rendered
<b>Atlantic Palms</b> <i>1199 NW 3<sup>rd</sup> Avenue</i>	145	Apartments	No interest construction loan to developer
<b>Pinnacle Village</b> <i>801 N. Powerline Road</i>	148	Townhouses	Used City and CRA funds for demolition of existing housing units and site clearance
<b>Sabal Chase</b> <i>601NW 21 Avenue</i>	50	Townhouses	Donated land and contributed \$175,000 for infrastructure improvements
<b>Legacy Townhouses</b> <i>2721 NW 13<sup>th</sup> Street</i>	18	Townhouses	Donated land, provided demolition & site clearance services and \$125,000 in soft costs
<b>Pompano Springs</b> <i>NW 18<sup>th</sup> Avenue</i>	93	Single Family	Provided \$900,000 in infrastructure improvements
<b>Pompano Springs Phase II</b> <i>NW 20<sup>th</sup> Avenue</i>	43	Single Family	Donated land and provided infrastructure improvements
<b>Falcon Landing</b> <i>1800 NW 4<sup>th</sup> Street</i>	25	Single Family	to be determined
<b>BEDI Grant</b> <i>300 Block of Dr. MLK, Jr. Blvd.</i>	240 70 70	Apartments Townhouses Sr Citizen Apartments	Land and infrastructure improvements
<b>Altman Development</b> <i>200-300 Block NW 31<sup>st</sup> Avenue</i>	158	Apartments	to be determined
<b>Total Units</b>	299 216 829 70	Single Family Units Townhouses Apartments Sr. Citizen Units	
<b>Grand Total</b>	1,414	Total Units	

Source: City of Pompano Beach

The Shimberg Report "Affordable Housing Needs Assessment" website was referenced as suggested by the South Florida Regional Planning Council during the City's Scoping Meeting. Additionally, the "Strategic Regional Policy Plan for South Florida" (Section 6:Housing) and the "Broward County 2004 Evaluation and Appraisal Report" (Section III.6 Housing) and information from the Broward County Planning Council were also reviewed for consistency and to identify the need for future plan amendments.

SFRPC's Strategic Regional Policy Plan for South Florida (SRPP) Goal 6 states "Ensure the availability and equitable distribution of adequate, affordable housing for very low, low and moderate income households within the Region". Under this Goal, the Council would like to reduce the percentage of households with a cost burden in the Region to less than 30% by 2010.

Table 14 on the following page, provides major household cost burden characteristics of the City as obtained from the FHDC website. The Shimberg Report indicates 63% of the City's households own their own homes. The data also reveals that 65% of the City's residents spend less than 30% of the household cost burden on housing; 20% spend between 30 - 49.9% of the household cost burden on housing; and, that 15% have to spend more than 50% of the household cost burden on housing. According to FHDC, 35% of the City's residents are cost burden relative to housing costs.

**Table 14 – Housing Characteristics**

	Less than 30%		30 - 49.9%		50% +		Total
	No of HH	%	No of HH	%	No of HH	%	
<u>HH Cost Burden % Income by Tenure:</u>							
Owner	17,343	72.2%	4,115	17.1%	2,560	10.7%	24,018
Renter	7,580	53.9%	3,481	24.7%	3,012	21.4%	14,073
Total	24,923	65.4%	7,596	19.9%	5,572	14.6%	38,091
<u>HH Cost Burden % Income by HH Income:</u>							
<30% AMI	1,212	25.7%	701	14.9%	2,794	59.4%	4,707
30-59.9% AMI	2,370	34.0%	2,570	36.9%	2,024	29.1%	6,964
60-79.9% AMI	2,551	54.8%	1,688	36.3%	417	9.0%	4,656
80% + AMI	18,790	86.3%	2,637	12.1%	337	1.5%	21,764
Total	24,923	65.4%	7,596	19.9%	5,572	14.6%	38,091
<u>HH Cost Burden % Income by age:</u>							
15 - 34	3,844	61.2%	1,545	24.6%	894	14.2%	6,283
35 - 64	12,497	67.1%	3,678	19.7%	2,450	13.2%	18,625
65 - 74	3,608	67.6%	951	17.8%	778	14.6%	5,337
75 +	4,974	63.4%	1,422	18.1%	1,450	18.5%	7,846
Total	24,923	65.4%	7,596	19.9%	5,572	14.6%	38,091
<u>HH Cost Burden % Income by HH size:</u>							
1 - 2	18,648	65.0%	5,586	19.5%	4,444	15.5%	28,678
3 - 4	4,591	68.1%	1,418	21.0%	734	10.9%	6,743
5 +	1,684	63.1%	592	22.2%	394	14.8%	2,670
Total	24,923	65.4%	7,596	19.9%	5,572	14.6%	38,091

Source: Shimberg Center for Affordable Housing

Source: Florida Housing Data Clearinghouse

The South Florida Regional Planning Council's Strategic Regional Policy Plan identifies several policies which have been considered for inclusion into the Future Land Use Element as part of the EAR based amendments including, but not limited to:

- Encourage new housing, including housing at higher densities, to be directed toward areas designated as Urban Corridors, Regional Intermodal Centers, Intermodal Centers and Regional Centers as depicted on the Livability and Connectivity Illustration of the SRPP;
- Provide a range of affordable housing that is reasonably accessible to employment centers, family support systems, shopping, public transportation, and recreational facilities; and,
- Promote partnerships between the public and private sector to create opportunities to live and work in the same community.

## **Major Issue No. 5: City Sense of Place**

The City is almost 25 square miles in size and includes a wide variety of land uses, building types, structure age, public places and visually attractive features. Recently, the City was selected by the National Civic League as an “All-America City”. While the City has adopted beautification and community enhancement projects as major goals, the object of this Major Issue is to provide guidance to the City to facilitate redevelopment efforts and improve the urban environment and overall quality of life of the City’s residents, workers and visitors. These efforts will be coordinated with Broward County’s Urban Design Programs, other City Major Issues and local input.

Broward County’s Community Design Book is oriented to improve Broward’s sense of place. Key findings of this study suggest the Transportation Network plays an important part of shaping the overall sense of place of Broward County’s residents. The study further suggests “ .....the regional roadways and mass transit systems have the greatest direct influence on urban design county-wide”. Therefore, the greatest potential for realizing the community goal of improving the overall quality of life in Broward County lies in connecting transportation with actual land use. and acknowledging that the key functions of the transportation corridor should include:

- providing public space for wayfinding and exchange;
- providing access to properties and land;
- providing a route for multiple modes of transportation; and,
- providing infrastructure for supporting services and utilities.”

The City of Pompano Beach has a unique opportunity to capitalize on its key transportation corridors, its major attractions and the Northwest and East Redevelopment CRA’s to improve on its sense of place. The City has several key transportation corridors that cross these areas including SRA1A, US1, Dixie Highway, Andrews Avenue, Powerline Road, Copans Road, Atlantic Boulevard and McNab Road. These facilities and Broward County’s mass transit routes, the City’s Community Bus Routes and the Tri-Rail Commuter Rail (and possibly FEC Corridor Commuter Rail in the future) can play a key role in shaping the City’s sense of place.

The Comprehensive Plan does not currently include an Objective or Policies relating to sense of place. The following features can be important in shaping a sense of place for the City of Pompano Beach: the transportation network including roadways, bicycle trails and mass transit facilities; City buildings; City parks and recreation facilities, such as, the Pompano Community Park, Mitchell/Moore Park and Recreation Center; the Municipal Golf Course and the Public Beach; historic resources; major attractions; and the City's neighborhoods.

While the Objective and associated Policies for this Major Issue will be incorporated into the Capital Improvement Element, policies should also be included in the Future Land Use Element to address this issue on major project site plan reviews, land use plan amendments and other development approval activities.

## **FUTURE LAND USE PLAN**

This portion of the Future Land Use Element assesses the Future Land Use Plan including categories, need analysis, redevelopment and implementation.

### **Methodology**

The Future Land Use Plan is developed to be generally consistent with the Broward County Planning Council's land use categories, density and permitted uses. The City's Future Land Use Element has been Certified and found in "substantial conformity" with the Broward County Land Use Plan by the Broward County Planning Council such that the City's Plan is the prevailing Future Land Use Element. Subsequent amendments of the City's Future Land Use Element will also be submitted to the Broward County Planning Council after receipt of Department of Community Affairs Compliance determinations for re-certification.

### **Acreage Needed**

Several prior tables were used to determine if the City's Future Land Use Plan will be sufficient to meet anticipated needs. Table 1 provides the results of the existing land use analysis for 2005. Table 5 provides resident population projections for 2005 through 2015, a ten year period from the existing condition. The availability of infrastructure services to meet the 2005 to 2015 population growth is provided in Table 6.

Table 15 provides land use ratio's for 2005, 2010 and 2015 for residential, commercial and industrial needs. A total 2005 population estimate (including 101,712 year round residents and 13,596 seasonal residents) is used to determine existing conditions. The need analysis assumes a decrease in seasonal, elderly and retirement population, thereby increasing the average household size. Single family units will be limited to infill locations with increases in townhouse and multifamily units. It is expected that 20% of new demand will come from the existing land use category by either using vacant land parcels or redevelopment. While the vacant land analysis in

Table 4 indicates there are only 403 vacant residential acres, the difference from the existing residential uses (including vacant) and the future residential land uses is 2,185 acres.

**Table 15 - Existing and Future Land Ratios**

Characteristic	2005			2010			2015		
	Acres	Du's	Du/Ac	Needed Acres	Du's	Du/Ac	Needed Acres	Du's & Pop	Du/Ac
Single-Family	2,869	19,467	6.78	15	134	7.00	15	133	7.00
Multi-Family	1,665	34,566	20.77	134	3,681	22.00	133	3,663	22.00
Mobile Home	120	1,078							
Vacant Residential -1	403								
Needed Residential				<b>149</b>			<b>148</b>		
Total Population		115,308			123,510			131,861	
5 Year Total Population Increase					<b>8,202</b>			<b>8,351</b>	
Person per Acre		24.78			26.02			27.32	
Total DU's		55,111			3,815			3,796	
Total Occp DU's (93%)		51,253			3,548			3,530	
Person Per DU		2.09			2.15			2.20	
Persons Per Occup DU		2.25			2.31			2.37	
Commercial	1,292								
Vacant Commercial -1	360								
Needed Commercial				<b>74</b>			<b>75</b>		
Industrial	1,823								
Vacant Industrial -1	604								
Needed Industrial				<b>104</b>			<b>106</b>		

Source: Walter H. Keller, Inc.

Notes: Total Population includes Resident and Seasonal Population.

Total Occupied DU's include both Resident and Seasonal Units.

Assumes 20% of demand need is provided by existing available vacant zoned lots or parcels.

Table 15 suggests adequate land is available to meet anticipated residential demands. While 298 acres are needed to meet projected population growth, 2,185 acres are available. Commercial and industrial land needs are 149 and 210 acres respectively where 360 and 604 are available. Some land use needs are not projected. These uses include private and public recreation, utilities and community facilities. The recreation and open space needs are addressed in Table 15. The utility and community facility land needs are also excluded since many of the existing facilities can be expanded within existing land areas to meet additional population needs.

## **Future Land Use Plan**

Table 16 provides the Future Land Use Plan by category, planning area and Citywide. The description of land use densities and permitted uses can be found in the Implementation portion of this Element.

**Table 16 - Future Land Use Plan**

Planning Area	Land Use													Total:	
	L Residential Low (1 - 5) DU/AC	LM Residential Low-Medium (5 - 10) DU/AC	M Residential Medium (10 - 16) DU/AC	MH Residential Medium-High (16 - 25) DU/AC	H Residential High (25-46) DU/AC	C Commercial	CF Commercial Facilities	CR Commercial Recreation	I Industrial	OR Recreation & Open Space	U Utilities	RAC Regional Activity Center	LAC Local Activity Center		T Transportation (Citywide)
A	78.1	1.8		98.3	120.2	29.3	4.7			32.0					
B	20.3			88.1	41.9	33.1				1.1					
C	156.9	24.1	2.6	44.0		10.8	4.6			27.2					
D	289.9		65.5	19.1	7.8	140.8	6.3			10.5					
E			6.7			96.3				365.4					
F	162.8	47.3	91.2			97.2	72.9			85.1					
G	188.9		101.5	19.9		107.9	21.4			4.9					
H	441.5		47.3			13.7	3.7			5.1					
I	331.6		33.1	6.1		67.8	27.9								
J	7.7		5.5			24.8				5.7					
K	182.4	21.3	176.1	91.8		187.2	47.0		40.1	2.4		61.3			
L							5.8		480.5						
M	406.4	171.4	124.1			241.3	106.1		8.8	35.4					
N						10.8			480.5						
O	66.7	185.2	79.1	16.5		80.6	7.6		403.6	10.2					
P		32.7	7.6				24.7		69.2						
Q			117.0					145.0	458.8						
R						8.0									
S						16.4			18.0						
T						10.7			242.0						
U	61.0	813.0				108.4	.9		3.1	654.4					
V	229.3	54.3	13.7			157.6	13.9			7.5					
W						85.1	41.5		919.6	2.1					
X	509.8	49.7	5.2	8.6		54.4	26.9		473.1	19.3					
Y	256.3	38.4	7.9	9.6		179.3	40.7		57.1	1.5					
Z	489.1	28.6	9.1	13.0		48.4	10.0		141.7	36.2					
Total	3,878.8	1,482.0	893.2	415.1	169.9	1,904.6	472.1	145.0	3,315.5	1,341.0	211.5	61.3	962.4	370.2	15,820.4

Source: Walter H. Keller, Inc.  
City of Pompano Beach

## LAND USE IMPLEMENTATION

### Section 1. Definitions

"Accessory use" shall mean a use naturally and customarily incidental, subservient or subordinate to the principal use.

"Accommodations" means any apartment, condominium or cooperative unit, cabin, lodge, hotel or motel room, campground, or other private or commercial structure which is situated on real property and designed for occupancy or use by one or more individuals.

"Administration Commission" means the Governor and the Cabinet of the State of Florida.

"Administrative Rules Document" means a publication containing rules, guidelines, procedures, and methodologies reviewed, revised, adopted and amended by the Broward County Planning Council and Board of County Commissioners for the purpose of providing assistance and guidance to local governmental entities and providing direction to Council staff in implementing the Broward County Land Use Plan.

"Affected Persons" includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; and adjoining local governments that can demonstrate that adoption of the plan as proposed would produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdictions. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written objections during the local government review and adoption proceedings.

"Affordable Housing" means housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.

"Agricultural Uses" means activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

"Airport Clear Zone" means a designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

"Airport Facility" means any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

"Airport Obstruction" means any structure, object of natural growth, existing condition or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.

"Alley" means a right-of-way providing a secondary means of access and service to abutting property.

"Alternative Level of Service" is that level of service for the Regional Roadway Network which is applied to "Designated Redevelopment Areas". The Alternative Level of Service is set forth in Traffic Circulation Policy 02.05.11A.

"Amendment" means any change to an adopted comprehensive plan, except corrections, updates and modifications of the capital improvements element concerning costs, revenue services, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), Florida Statutes, and corrections, updates or modifications of current costs in other elements, as provided in Section 163.3187(2) Florida Statutes.

"Annexation" means the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.

"Aquatic Vegetation" means a plant characteristically growing wholly or partly submerged in water.

"Area or Area of Jurisdiction" means the total area of Broward County including all of the lands lying within the limits of an incorporated municipality, and the unincorporated lands within the county.

"Areas Subject to Coastal Flooding" see "hurricane vulnerability zone".

"Arterial Road" means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

"Auto-Oriented Use"— auto-oriented uses include, but are not limited to, large surface parking lots (other than park and ride facilities for transit connections), gas stations, auto repair/service, car washes, auto/truck/trailer/boat sales, auto/truck/trailer/boat storage, auto/truck/trailer/boat rentals/leasing, self/equipment storage; "big box"/warehouse, single family detached dwelling units; drive-through or drive-in facilities and similar uses that, by their nature, are built with special accommodations for service directly to the automobile or the occupants of automobiles and require the extensive use of automobiles as part of their primary function.

"Beach" means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to line of permanent vegetation, usually the effective limit of storm waves.

"Beach", as used in the coastal management element requirements, is limited to oceanic and estuarine shorelines.

"Bicycle and Pedestrian Ways" means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

"Broward County Coastal Area" means the land and water eastward of U.S. Highway 1 to the Atlantic Ocean.

"Broward County Coastal High Hazard Area" means the land and water eastward of the Atlantic Intracoastal Waterway to the Atlantic Ocean including any coastal protection structures.

"Broward County Land Use Plan" means the future land use plan element for all of Broward County adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and the Local Government Comprehensive Planning and Land Development Regulation Act.

"Broward County Trafficways Plan" means the plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of trafficways for Broward County (also known as the Broward County Planning Council Trafficways Plan).

"Building" means any structure having a roof and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind.

"Building Permit" means:

- (1) Any permit for the erection or construction of a new building required by Section 301.1 of the Florida Building Code, 1984, Broward Edition, as amended.
- (2) Any permit for an addition to an existing building which would:
  - (a) create one or more dwelling units, or
  - (b) involve a change in the occupancy of a building as described in section 104.7 of the Florida Building Code, 1984, Broward Edition, as amended.
- (3) Any permit which would be required for the nonresidential operations included in Section 301.1(a) of the Florida Building Code, 1984, Broward Edition, as amended.

"Capital Budget" means the portion of the City's government's budget which reflects capital improvements scheduled for a fiscal year.

"Capital Improvement" means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which have been identified as

existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

"Certified Land Use Plan" means the City of Pompano Beach land use plan which has been certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan and which has been adopted by the City in conformance with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

"Coastal Construction Control Line" means the line established by the Florida Department of Natural Resources after a determination, through comprehensive engineering study and topographic survey, that the establishment of such control line is necessary for the protection of upland properties and the control of beach erosion, pursuant to Section 161.053, Florida Statutes.

"Collector Road" means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

"Commercial Uses" means activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

"Community Cultural Facility" means a facility that is readily accessible to all segments of the community for cultural activities (performing, visual and literary arts). The center should include classroom and workshop space, exhibit and performance space and cultural programming by professional artists for all age groups.

"Community Park" means acreage listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan that is utilized by local government entities to meet the community level parks requirement of the Broward County Land Use Plan.

"Community Shopping Center" means a shopping center which typically ranges from approximately 100,000 to 300,000 square feet of gross leasable area and is generally built around a junior department store or variety store and supermarket as the major tenants. Community shopping centers typically range in area from approximately 10 acres to 30 acres and serve trade areas ranging from roughly 40,000 people to 150,000 people.

"Comprehensive Plan" means a plan that meets the requirements of ss 163.3177 and 163.3178, Florida Statutes.

"Concurrency" means public facilities and services needed to support development shall be available consistent with concurrency requirements as per Section 163.3180 Florida Statutes (1983).

"Concurrency Management System" means the provisions in the local government comprehensive plan including implementation regulations, encompassing the restrictions, methods, resources, timing and solutions intended to be compatible with and further compliance with the statutory requirement to provide public facilities and

services needed to support development consistent with concurrency requirements and Section 163.3180 Florida Statutes (1993).

"Cone of Influence" (Zone of Influence) means an area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on ground water travel or drawdown depth.

"Conservation Uses" means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

"Consistent" means compatible with and furthers. "Compatible with" means not in conflict with. "Furthers" means to take action in the direction of realizing the goals and policies. As applied to the local plan, a local plan shall be consistent with the state plan and the regional plan.

"Contiguous" means in close proximity, touching or adjacent.

"Contraction" means the reversion of real property within municipality boundaries to an unincorporated status.

"County Commission" means the Board of County Commissioners of Broward County, Florida.

"County Land Planning Agency" means the agency designated to prepare the comprehensive plan for the County or in case of Chartered Counties, the agency which has the planning responsibility between the County and the municipalities as stipulated in the Charter.

"County Land Use Plan" means the Broward County Land Use Plan adopted by the County Commission on March 1, 1989.

"Dashed-Line Area" means an area on the Pompano Beach Future Broward County Land Use Plan Map (Series) bordered by a dashed line and designated as having a particular maximum overall density of dwelling units for all land and land uses within the area, and/or a particular total number of dwelling units permitted within the area.

"DeepWater Ports" as defined in Rule 9J-5, including Port Everglades.

"Designated Redevelopment Area" are those areas identified by the City of Pompano Beach which are included in a community redevelopment plan, adopted prior to January 1, 1990, pursuant to Chapter 163, Part III, Florida Statue or its predecessor. These areas are identified pursuant to criteria, setforth in the Broward County Land Use Element Plan Implementation Requirements section. This designation allows an alternative level of service to be applied on the Regional Roadway Network for development protects in these areas. The alternative level of service is applied pursuant to the

requirement of the Broward County and City of Pompano Beach Traffic Circulation Elements.

"Developer" means any person, including a governmental agency, undertaking development.

"Development" means:

- (1) The carrying out of any building activity or mining operation, the making of any material change in the use of appearance of any structure or land, or the dividing of land into two or more parcels.
- (2) The following activities or uses shall be taken for the purposes of this section to involve "development," as defined in this section:
  - (a) A reconstruction, alteration of the size, or material change in the external appearance of a structure or land.
  - (b) A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
  - (c) Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal structure" as defined in ss.161.021.
  - (d) Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land.
  - (e) Demolition of a structure.
  - (f) Clearing of land as an adjunct of construction.
  - (g) Deposit of refuse, solid or liquid waste, or fill on a parcel of land.
- (3) The following operations or uses shall not be taken for the purpose of this section to involve "development" as defined herein:
  - (a) Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad tract, if the work is carried out on land within the boundaries or the right-of-way.
  - (b) Work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purposes of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracks, or the like.
  - (c) Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.

- (d) The use of any structure or land devoted to dwelling uses or any purpose customarily incidental to enjoyment of the dwelling.
  - (e) The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes.
  - (f) A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.
  - (g) A change in the ownership or form of ownership of any parcel or structure.
  - (h) The creation or termination of rights of access, reparation rights, easements, covenants concerning development of land, or other rights in land.
- (4) "Development," as designated in an ordinance, rule, or development rule includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of subsection (1).

"Development Order" means any order granting, denying, or granting with conditions an application for a development permit.

"Development Permit" includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development.

"Downtown Development Authority" means a local governmental agency established under part III of Chapter 163 or created with similar powers and responsibilities by special act for the purpose of planning, coordinating, and assisting in the implementation, revitalization, and redevelopment of a specific downtown area of a city.

"Downtown Revitalization" means the physical and economic renewal of a central business district of a community as designated by local government, and includes both downtown development and redevelopment.

"Drainage Basin" means the area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

"Drainage Facilities" means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

"Dune" means a mound or ridge of loose sediments, usually sand-sized sediments, lying landward of the beach and extending inland to the landward toe of the dune which intercepts the 100-year storm surge.

" Dwelling Unit " means a house, apartment, or condominium unit, trailer, group of rooms, or a single room intended for occupancy as separate living quarters with direct access from the outside of the building or through a common hall and with complete kitchen facilities for the exclusive use of the occupants, including the rental units contained in a multi-unit structure or complex which are licensed by the State Department of Business Regulation, Division of Hotels and Restaurants, as "apartments", "rental condominiums" and "retirement housing" or live-aboard vessels located in multi-family "Residential" designated areas which are required to hookup to marine sanitation systems.

"Easement" means any strip of land created by a subdivider for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

"Ecological Community" means a distinctive combination of two or more ecologically related species, living together and interacting with each other in a characteristic natural habitat.

"Educational Uses" means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

"Enhancement" shall mean the alteration of an existing wetland to increase the functional value.

"Electrical Power Plant" means an electrical generating facility where electricity is produced for the purpose of supplying twenty-five mega watts (MW) or more to utility power systems.

"Enhancement" shall mean the alteration of an existing wetland to increase the fundamental value.

"Environmentally Sensitive Land" means those areas containing Natural Resources, as depicted in the Natural Resource Map Series of the Broward County Land use Plan, which have been determined to be environmentally sensitive by the Broward County Board of County Commissioners. The criteria for designation of Environmentally Sensitive Land are contained within the Plan Implementation section of the Broward County Land Use Plan. Policies which ensure the protection of Environmentally Sensitive Lands, consistent with the requirements of Section 163.3202 Florida Statutes, are located under Objective 9.01.00 of the Broward County Land Use Plan.

"Estuary" means a semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. "Estuaries" include bays, embayments, lagoons, sounds and tidal streams.

"Evacuation Routes" means routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

"Existing Urban Service Area" means built-up areas where public facilities and services such as sewage treatment systems, roads, schools, and recreation areas are already in place.

"Fabrication and Assembly" means the manufacturing from standardized parts of a distinct object differing from the individual components involving materials with form and substance (as opposed to liquid or gas), with a physical, as opposed to chemical, mating or joining of the individual parts.

"Flexibility Zone" means a geographic area, as delineated on the flexibility zone boundary maps in the Administrative Rules Document of the Broward County Planning Council, within which residential densities and land uses may be redistributed through the plan certification process.

"Floodplains" means areas inundated during an identified flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

"Floor Area" generally means the total square footage of all floors measured to the outside surface of the building or portion of the building. This may include hallways, stairways, elevators, storage and mechanical rooms whether internal or external to the structure. Floor area may also be limited to what is considered leasable space. The specific definitions are determined by local government land use plans and local development regulations.

"Floor Area Ratio (FAR)" means the square footage of the floor area of a building divided by square footage of the lot (net site area) on which the building is located.

"Freshwater Marsh" means a wetland having more than 25 percent vegetative cover by terrestrial herbs but 40 percent or less cover by woody plants, occasionally or regularly flooded by fresh water (e.g., sawgrass).

"Freshwater Swamp" means a wetland having more than 40 percent cover by woody plants and that is occasionally or regularly flooded by freshwater (e.g., cypress swamp).

"Future Broward County Land Use Plan Map (Series)" means the series of maps adopted by the Broward County Board of County Commissioners as part of the Broward County Land Use Plan. These include the Broward County Land Use Plan Map, Historic District and Historically Significant Properties Map, Natural Resources Map Series-Eastern Broward County and Natural Resources Map Series-Western Broward County.

"Goal" means the long term end toward which programs and activities are ultimately directed.

"Governing Body" means the City Commission of City Pompano Beach, Florida.

"Governmental Agency" means:

- (1) The United States or any department, commission, agency, or other instrumentality thereof;
- (2) The State of Florida or any department, commission, agency, or other instrumentality thereof;
- (3) Any local government, or any department, commission, agency, or other instrumentality thereof;
- (4) Any school board or other special district, authority, or other governmental entity.

"Gross Acre" means the total number of acres within a parcel of land.

"Gross Density" means the number of dwelling units constructed or proposed to be constructed within a parcel of land, divided by the gross acreage of the parcel of land. In determining the gross acreage of the parcel, the area encompassed by an extension of the parcel's boundaries to the centerline of adjacent public right-of-ways such as streets, roadways, alleys, canals and waterways (exclusive of expressways and the primary drainage system) can be added to the parcel area.

"Group Home" means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

"Hammock" means a dense growth of broad-leaved trees on a slight elevation, not considered wet enough to be a swamp.

"Hardwood" means a broad-leaved angiosperm (flowering plant) tree having wood characterized by the presence of specialized cells called vessels.

"Hazardous Liquid Pipeline" means a pipeline, a right-of-way, or a facility, used or intended to be used in transporting petroleum or petroleum products.

"Hazardous Waste" means solid waste, or combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

"Historic Resources" means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

"Hurricane Shelter" means a structure designated by local officials as a place of safe refuge during a storm or hurricane.

"Hurricane Vulnerability Zone" (also "areas subject to coastal flooding") means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.

"Improvements" may include, but are not limited to street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names, signs, landscaping, permanent reference monuments, permanent control points, or any other improvement required by a governing body.

"Industrial Uses" means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

"Infrastructure" means those man-made structures which serve the common needs of the population, such as; sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bullwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

"Lake" means a natural depression fed by one or more streams and from which a stream may flow; occurs due to widening or natural blockage of a river or stream or occurs in an isolated natural depression that is not part of a surface river or stream; usually too deep to permit the growth of rooted plants from shore to shore.

"Land" means the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

"Land Development Code" means various types of regulations relating to development within the City when combined in a single document.

"Land Development Regulation" means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

"Land Development Regulation Commission" means a commission designated by a local government to develop and recommend, to the local governing body, land development regulations which implement the adopted comprehensive plan and to review land development regulations, or amendments thereto, for consistency with the adopted plan and report to the governing body regarding its findings. The responsibilities of the land development regulation commission may be performed by the Local Planning Agency.

"Land Use" means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

"Land Use Plan" means the Land Use Plan for the City of Pompano Beach, Florida, adopted as the Future Land Use Plan Element of the Local Government Comprehensive Planning Act of 1975, Sections 163.3161 - 163.3211, Florida Statutes, and certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan pursuant to Article VI of the Broward County Charter.

"Level of Service" means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

"Light Manufacturing" means a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

"Limited Access Facility" means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

"Littoral" means that portion of a body of water extending from shoreline toward the middle of the water to the limit of occupancy by rooted plants.

"Live-Aboard Vessel" means any vessel which is a habitable vessel on which habitation is occurring and which is used as a person's primary legal residence or temporary or seasonal residence even though it is not used solely as a residence but is also used for other purposes. A person's primary legal residence is a vessel where a person is presently living with the present intention of making it his or her permanent abode. A temporary or seasonal residence means habitation aboard a floating home or a vessel occupied by one (1) or more persons, while the home or vessel is moored or docked. Habitable vessel means a vessel that is equipped with an on-board toilet. The term live-aboard vessel shall not include commercial fishing boats. Nothing within this definition shall be construed to prohibit or regulate the anchorage of non-live-aboard vessels engaged in the exercise of rights of navigation.

"Local Area of Particular Concern" means an area designated on the Natural Resource Map Series of the Broward County Land Use Plan which has been declared to be environmentally sensitive. Those areas are subject to environmental impact report provisions of the Broward County Land Development Code and policies under Objective 9.01.00. The criteria for Local Areas of Particular Concern are contained in the Plan Implementation Requirements section of the Broward County Land Use Plan.

"Local Comprehensive Plan" means any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

"Local Government Entity" means a unit of government or any officially designated public agency or authority of a unit of government with less than statewide jurisdiction, or any officially designated public agency or authority of such a governmental entity. The term includes a county, an incorporated municipality, a consolidated city-county government, a metropolitan planning organization, an expressway or transportation

authority, a turnpike project, a regional planning council, or a school board or other special district.

"Local Planning Agency" means the agency designated to prepare the comprehensive plan required by ch.163, Florida Statutes.

"Local Road" means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

"Lot" includes tract or parcel - means the least fractional part of subdivided lands having limited fixed boundaries, and an assigned number, letter, or other name through which it may be identified.

"Lot or Parcel of Record" means a quantity of real property as a single unit described and identified in a deed and/or plat recorded in the public records of a county in the State of Florida.

"Low and Moderate Income Families" means "lower income families" as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households."

"Low-Income Person" means one or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for the county. Whole occupying a rental unit, a Low Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of 80 percent of the applicable median income adjusted for family size.

"Major Trip Generators or Attractors" means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

"Marine Habitat" means areas where living marine resources naturally occur, such as mangroves, seagrass beds, algae beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.

"Marine Resources" means living oceanic or estuarine plants or animals, such as mangroves, seagrasses, algae, coral reefs, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.

"Marine Wetlands" means areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in Subsection 17-4.02(17), Florida Administrative Code, "Submerged Marine Species."

"Mass Transit" means passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

"Mean High Water" means the average height of the high waters over a 19-year period. For shorter periods of observation, "mean high water" means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of mean 19-year value.

"Mean High Water Line" means the intersection of the tidal plane of mean high water with the shore.

"Mean Low Water" means the average height of the low waters over a 19-year period. For shorter periods of observation, "mean low water" means the average height of low waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of mean 19-year value.

"Mean Low Water Line" means the intersection of the tidal plane of mean low water with the shore.

"Minerals" means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

"Minimization" shall mean to reduce the wetland impacts of development by considering all aspects of a proposed development so that wetland impacts are reduced to the smallest possible amount, extent, size or degree consistent with Article XI, Chapter 27-335 of the Broward County Code of Ordinances enacted December 18, 1990.

"Mining" means the removal of minerals from their site, solely for commercial purposes which may include crushing, batching, mixing and forming of mined materials.

"Mobile Home" means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained herein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.

"Moderate-Income Person" means one or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Moderate Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of 120 percent of the applicable median income adjusted for family size.

"Municipality" means any incorporated city, town, or village.

"Native Vegetative Communities" means those areas which contain ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, native vegetation and animals.

"Natural Drainage Features" means the naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands.

"Natural Reservations" means areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.

"Natural Resources" means those natural resources identified in Section 9J-5.006(4)(b) Florida Administrative Code: existing and planned waterwells and cones of influence; beaches and shores, including estuarine systems; rivers, bays, lakes, floodplains, and harbors; wetlands; minerals and soils.

"Neighborhood Park" means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

"Neighborhood Shopping Center" means a shopping center typically ranging from 30,000 to 100,000 square feet of gross leasable area for the sale of convenience goods (food, drugs and sundries) and personal services which meet the daily needs of an immediate neighborhood. Neighborhood shopping centers range in area from approximately 3 acres to 10 acres and generally require a minimum market support population ranging from 2,500 to 40,000 people.

"Net Site Area" means the entire acreage of the site located inside the parcel boundary.

"Newspaper of General Circulation" means a newspaper published at least on a weekly basis and printed in the language most commonly spoken in the area within which it circulates, but does not include a newspaper intended primarily for members of a particular professional or occupational group, a newspaper whose primary function is to carry legal notices, or a newspaper that is given away primarily to distribute advertising.

"Nonpoint Source Pollution" means any source of water pollution that is not a point source.

"Objective" means a specific, measurable, intermediate end that is achievable and marks progress towards a goal.

"Ocean Waters" means waters of the Atlantic Ocean, Gulf of Mexico, or Straits of Florida, but does not include bays, lagoons, or harbors.

"Open Spaces" means undeveloped lands suitable for passive recreation or conservation uses.

"Parcel of Land" means any quantity of land capable of being described with such definiteness that its location and boundaries may be established which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

"Park" means a community, or regional park.

"Parties Affected" means any persons or firms owning property in, or residing in, either a municipality proposing annexation or contraction or owning property that is proposed for annexation to a municipality or any governmental unit with jurisdiction over such area.

"Peat" means a dark-brown or black substrate produced by the partial decomposition and disintegration of mosses, sedges, trees and other plants growing in areas of its deposition; peat characteristically is deposited in certain wetland types.

"Person" means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

"Planning Act" means the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 et. seq., Florida Statutes.

"Planning Council" means the Broward County Planning Council.

"Plat" means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this chapter and of any local ordinances, and may include the terms "replat", "amended Plat", or "revised Plat."

"Playground" means a recreation area with play apparatus.

"Point Source Pollution" means any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

"Policy" means the way in which programs and activities are conducted to achieve an identified goal.

"Pollution" is the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

"Pond" means a small, quiet body of standing water, usually sufficiently shallow to permit the potential growth of rooted plants from shore to shore.

"Port Facility" means harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping.

"Potable Water Facilities" means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

"Principal Building" means a building which is occupied by, or devoted to, a principal use or an addition to an existing principal building which is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.

"Principal Use" means the primary or main use of a parcel of land as distinguished from an accessory use. There may be more than one principal or main use on a parcel of land.

"Private Recreation Sites" means sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.

"Protected Potable Water System" means a community water supply which has been given a consumptive use permit by the South Florida Water Management District and which is protected by the Broward County wellfield protection program.

"Public Access" means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

"Public Building and Grounds" means structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

"Public Facilities" means major capital improvements, including, but not limited to, transportation, sanitation, solid waste, drainage, potable water, educational, parks and recreational, and health systems and facilities.

"Public Notice or Due Public Notice" as used in connection with the phrase "public hearing" or "hearing to be held after due public notice" means publication of notice of the time, place, and purpose of such hearing in a newspaper of general circulation in the area not less than 7 days prior to the date of the hearing.

"Public Recreation Sites" means sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

"Public Utility" includes any public or private utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone line, whether underground or overhead.

"Recertification" means a local land use plan which has previously been certified by the Broward County Planning Council, but because of amendments, decertification, or amendment to the Broward County Land Use Plan, is no longer in conformity, and must be recertified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan.

"Recreation" means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

"Recreation Facility" means a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

"Recreational Uses" means activities within areas where recreation occurs.

"Recreational Vehicle Park" means a place set aside and offered by a person or public body, for either direct or indirect remuneration of the owners, lessor or operator of such place, for the parking and accommodation of six or more recreational vehicles (as defined in Section 320.01(1)(b) Florida Statutes) or tents utilized for sleeping or eating; and the term also includes buildings and sites set aside for group camping and similar recreational facilities.

"Regional Park" means acreage listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan that is utilized by the Broward County Board of County Commissioners to meet the regional level parks requirement of the Broward County Land Use Plan.

"Regional Plan for South Florida" means the plan prepared and adopted by the South Florida Regional Planning Council, pursuant to the provisions of Section 185.507 Florida Statutes governing comprehensive regional policy plans.

"Regional Planning Agency" means the regional planning council created pursuant to ss. 186.501-186.515 to exercise responsibilities under ss.186.001-186.031 and 186.801-186.911 in a particular region of the state.

"Regional Roadway Network" means the roads contained within the Broward County Metropolitan Planning Organization's adopted Year 2015 Highway Network, except for those roads functionally classified as city collector roads.

"Regional Shopping Center" means a shopping center which typically ranges from approximately 300,000 square feet to 1,000,000 square feet or more of gross leasable area and provides a full range of shopping goods, general merchandise, apparel, furniture and home furnishings. Such center is usually built around a full-line department store as the major drawing power. Regional shopping centers are approximately 30 acres in size or larger and generally require a minimum market support population in excess of 150,000 people and a trade area extending 10 to 15 miles or more modified by such factors as competitive facilities and travel time over access highways.

"Regulated Plant Index" means the total number of species native to the State of Florida that are listed as commercially exploited plants, endangered plants, and threatened plants.

"Remnant Natural River" means a naturally occurring watercourse or riverine system, or a portion or segment thereof, whose channel has remained unaltered over time as evidenced by historical surveys or other appropriate documentation. Examples of remnant natural rivers in Broward County include portions of the following: South Fork

of the Middle River, North Fork of the New River, New River, Tarpon Creek, South Fork of the New River and Whiskey Creek.

"Resident Population" means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

"Residential Uses" means activities within land areas used predominantly for housing.

"Resource Planning and Management Committee" means a committee appointed pursuant to s. 380.045, Florida Statutes.

"Retail Shopping Area" means a miscellaneous collection of individual stores which stand on separate lot parcels along streets and highways or which are clustered as a concentrated business district, with or without incidental off-street parking (as distinguished from a shopping center).

"Research Laboratory" means an establishment or other facility for carrying on investigation in the natural, physical, or social sciences, which may include engineering and product development.

"Revetment" means a facing of resistant material such as stone or concrete that is built to protect a scarp, embankment, or other shoreline feature against erosion.

"Right-of-Way" means land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access or ingress, or other purpose by the public, certain designated individuals, or governing bodies.

"Roadway Capacity" means the maximum volume of traffic which can be accommodated on a roadway at a given level of service.

"Roadway Functional Classification" means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

"Saltwater Marsh" means a wetland having saline (including brackish) soils with 40 percent or less cover by woody plants and 25 percent or more cover by terrestrial herbs that is occasionally or regularly flooded by brackish or saline water (e.g., smooth cordgrass marshes).

"Saltwater Swamp" means a wetland having saline (including brackish) soils with 40 percent or more cover by woody plants and occasionally or regularly flooded by brackish or saline water (e.g., mangrove swamps).

"Sanitary Sewer Facilities" means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

"Seasonal Population" means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

"Septic Tank" means an on-site sewage disposal system, consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.

"Services" means the program and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

"Shopping Center" means a group of architecturally unified commercial establishments built on a site which is planned, developed, owned, and managed as an operating unit related in its location, size, and type of shops to the trade area that the unit serves. The unit provides on-site parking in definite relationship to the types and total size of the stores.

"Shoreline or Shore" means the interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces.

"Solid Waste" means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

"Solid Waste Facilities" means structures or systems designed for the collection, processing, or disposal of solid wastes, including hazardous wastes and includes transfer stations, processing plants, recycling plants, and disposal systems.

"Solid Waste Processing Plant" means a facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

"State Comprehensive Plan" means the goals and policies contained within the state comprehensive plan, s. 187.201, F.S.

"State Land Planning Agency" means the Department of Community Affairs & may be referred to in this part as "DCA".

"Stormwater" means the flow of water which results from a rainfall event.

"Stream" means any mass of water with an unidirectional flow.

"Street" includes any access way such as a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those

access ways such as easements and rights-of-way intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and easements of ingress and egress.

"Structure" means anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs.

"Subdivision" means the platting of real property into two or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land, and includes establishment of new streets and alleys, additions, and resubdivisions and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

"Substantial Conformity" refers to the Broward County Charter requirement contained in Article VI, Section 6.05 , Paragraphs D&E that local governmental future land use plans shall be materially and pertinently compatible with and further the Broward County Land Use Plan in order to be certified or recertified.

"Support Documents" means any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan.

"Surface Waters" means lakes or ponds excavated to generate fill material for a development and/or to provide recreational and aesthetic amenities. Other water upon the surface of the earth, contained in bounds created naturally or diffused, including water from natural springs, is defined as "lake," "pond" or "stream."

"Threatened Species" means any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment.

"Tide" means the periodic rising and falling of the waters of the earth that result from the gravitational attraction of the moon and the sun acting upon the rotating earth.

"Time-Share Period" means that period of time when a purchaser of a time-share plan is entitled to the possession and use of the accommodations or facilities, or both, of a time-share plan.

"Time-Share Plan" means any arrangement, plan, scheme, or similar device, other than an exchange program, whether by membership, agreement, tenancy in common, sale, lease, deed, rental agreement, license, or right-to-use agreement or by any other means, whereby a purchaser, in exchange for a consideration, receives ownership rights in or a right to use accommodations or facilities, or both, for a period of time less than a full year during any given year, but not necessarily for consecutive years, and which extends for a period of more than 3 years.

"Time-Share Property" means one or more time-share units subject to the same time-share instrument, together with any other property or rights to property appurtenant to those units.

"Time-Share Unit" means an accommodation of a time-share plan which is divided into time-share periods.

"Tourist Unit" means a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as a separate living quarter which is licensed, or intended for license as a "hotel" or "motel" by the State Department of Business Regulation, Division of Hotels and Restaurants.

"Urban Character" means an area used intensively for residential, urban recreational, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes.

"Urban Infill" means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five (5) dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10 percent of the area.

"Urban Purposes" means that land is used intensively for residential, commercial, industrial, institutional, and governmental purposes, including any parcels of land retained in their natural state or kept free of development as dedicated greenbelt areas.

"Urban Redevelopment" means the demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill or existing urban service areas.

"Urban Services" means services offered by a municipality, either directly or by contract, to any of its present residents.

"Vegetative Communities" means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

"Very Low-Income Person" means one or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Very Low-Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of 50 percent of the applicable median income adjusted for family size.

"Vested Rights" means rights which have so completely and definitely accrued to or settled in a person, to the extent that it is right and equitable that government should recognize and protect, as being lawful in themselves, and settled according to then current law.

"Water Conservation Area" means designated Conservation areas on the Future Broward County Land Use Plan Map (Series) including reserve water supply areas such as the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35 and includes the natural reservations.

"Water Dependent Uses" means activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

"Water Recharge Areas" means land or water areas through which groundwater is replenished.

"Water-Related Uses" means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

"Water Wells" means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

"Wetlands" means those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

## **Section 2. General Requirements**

- 2.01 The Land Use Plan shall be implemented by the adoption and enforcement of appropriate land development regulations and no development shall be permitted within the City's jurisdiction unless the development is consistent with the Land Use Plan.
- 2.02 The City shall initiate and actively process the adoption of land development regulations, a land development code or amendments thereto, and the rezoning of all parcels of land within the City's jurisdiction as to permitted uses and densities as may be necessary to comply with the Land Use Plan within a reasonable time after its adoption.
- 2.03 Following the effective date of the Land Use Plan, the City may not grant a development permit unless:
  - a. The proposed development would be consistent with the Land Use Plan;
  - b. The proposed development would be in compliance with applicable City land development regulations; which are consistent with the Land Use Plan; and
  - c. The development permit is granted in compliance with the requirements of Section 4 of this chapter (Development Review Requirements).
- 2.04 After the effective date of this Plan, the City shall not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the County Commission as of March 1, 1989 and recorded in the official records of Broward County. However, such platting requirement shall not apply to applications for a building permit which meets any of the following criteria:

- (1) construction of one single-family dwelling unit or duplex unit on a lot or parcel which lot or parcel was of record as such in the applicable public records as of the effective date of this Plan;
- (2) construction on any multi-family or non-residential lot or parcel which is less than five (5) acres in size and specifically delineated on a plat recorded on or before June 4, 1953;-provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject to all of the following: compliance with the applicable land development regulations; any land within the lot or parcel which is necessary to comply with the Broward County Trafficways Plan has been conveyed to the public by deed or grant of easement.

### **Section 3. Zoning as to Permitted Uses and Densities**

- 3.01 City zoning as to permitted uses and densities must be in compliance with or be more restrictive than the requirements of the Land Use Plan. For purposes of this section "more restrictive" means zoning which permits less than all of the uses permitted by the Land Use Plan on a parcel of land, or, for a parcel of land designated residential by the Land Use Plan Map, a lower residential density than permitted by the Land Use Plan.
- 3.02 City zoning as to permitted uses and densities shall be in compliance with the City's Land Use Plan if the following requirements are met:

#### **A. Residential**

Each parcel of land within an area which is designated in a Residential land use category by the Land Use Plan must be zoned in a zoning district which permits any one or more of the following uses, but not other uses:

1. Residential dwelling units at a maximum density that does not exceed the maximum gross residential density designated for the parcel of land by the Land Use Plan Map.
2. Home occupations and other activities and uses accessory to a dwelling unit.
3. Hotels, motels and similar lodging. The maximum number of hotel, motels or similar lodgings units permitted on any parcel designated for residential uses is double the maximum number of dwelling units designated for the parcel of land by the City's Land Use Plan Map.
4. Parks, golf courses and other outdoor recreational facilities and recreational, civic or cultural buildings ancillary to the primary outdoor recreational use of the site.
5. Community facilities designed to serve the residential area, such as schools, day care centers, churches, clinics, nursing homes, governmental administration, police and fire protection facilities, libraries and civic centers.

6. Public utilities, including water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities and solid waste disposal and transfer stations.
7. Communication facilities.
8. Office and/or retail sales of merchandise or services, subject to the following limitations and provisions:
  - a. No more than a total of five percent (5%) of the area designated for residential use on the Future Broward County Land Use Plan Map (Series) within a flexibility zone may be used for offices and/or retail sales of merchandise or services.
  - b. No contiguous area used for offices and/or retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements.
  - c. Regardless of a and b above, space within residential buildings in areas designated for Medium-High (25) Residential or High (50) Residential density may be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purpose.
  - d. Space within residential buildings in areas designated for Medium (16) Residential density may be used for offices, as long as no more than 50% of the floor area is used for offices.
9. Special Residential Facilities; subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; meeting density provisions by Category type stated below; and the limitations as expressed by the certified land use plan map; and if applicable, the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the "Administrative Rules Document" of the Broward County Planning Council.

Density Provisions:

- a. Special Residential Facility Category (1) development shall count as one (1) Dwelling unit each.
- b. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.
- c. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

10. Residential Density

- a. Density Standards. Residential areas are shown on the Pompano Beach Land Use Map according to the following residential classifications:

**Low** permits up to five (5) dwelling units per acre.

**Low - Medium** permits up to ten (10) dwelling units per acre.

**Medium** permits up to sixteen (16) dwelling units per acre.

**Medium - High** permits up to twenty-five (25) dwelling units per acre.

**High** permits up to forty six (46) dwelling units per acre.

The following other land use categories and land uses are subject to density standards as provided within Section 3. Zoning as to Permitted Uses and Densities

1. Special Residential Facilities.
2. Recreational vehicle sites.
3. Hotels, motels and similar lodging.

- b. Density Calculation

All references to density within the City of Pompano Beach Land Use Plan mean gross density. Gross density means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in the area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Broward County Land Use Plan.

Calculations of acreage covered by different land use categories on the Future Broward County Land Use Plan Map (Series) will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow these lines.

- c. Arrangement of dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the City Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the City Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500 unit high-rise structure, with the

balance of the land maintained as permanent open space. The distribution of units will be determined by City zoning and land development regulations.

d. Dashed-Line Areas

Some areas, such as selected Developments of Regional Impact, planned unit developments and partially completed large scale developments, have been marked on the City Land Use Plan Map by dashed lined circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred.

e. Flexibility Units

"Flexibility units" mean the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by a City's certified future land use plan map.

Since the certified City land use Plan map may be more restrictive than the Future Broward County Land Use Plan Map (Series), available flexibility units may be utilized by the City of Pompano Beach to rearrange residential densities consistent with County Land Use Plan provisions.

Rearrangement of residential densities utilizing flexibility units will be administered within "flexibility zones". The boundaries of and rules governing "flexibility zones" and rearrangement of residential densities therein, as referenced in County Land Use Plan Policy provisions, will be established within the Broward County Planning Council's "Administrative Rules Document.

The maximum number of Dwelling units permitted in a flexibility zone by the City land use plan map shall not exceed the number of dwelling units permitted in the flexibility zone by the Future Broward County Land Use Plan Map (Series).

f. Reserve Units

"Reserve units" mean additional permitted dwelling units equal up to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series).

The City may establish provisions within the City land use plan, consistent with County Land Use Policy provisions, to allocate residential densities, utilizing reserve units, which exceed those shown on the City land use plan map.

Allocation of reserve units will be administered within "flexibility zones" and not require amendment of the certified City land use plan. The boundaries of and rules governing "flexibility zones" and allocation of reserve units therein, as referenced in County Land Use Plan Policy provisions, will be established within the Broward County Planning Council's "Administrative Rules Document".

The number of reserve units in a flexibility zone will be fixed at the adoption of the Future Broward County Land Use Plan Map (Series). The number of reserve units Assigned to a parcel designated for residential use on the City land use plan map may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the City land use plan map. However, the City land use plan, the zoning, and the applicable land development regulations shall not permit any density higher than fifty dwelling units per gross acre.

## B. Commercial

Each parcel of land within an area designated in a Commercial land use category by the City's Land Use Plan Map must be zoned in a zoning district which permits any one or more of the following uses, but no other uses:

1. Retail uses.
2. Office and business uses.
3. Wholesale, storage, light fabricating and warehouses uses, if deemed appropriate by the City.
4. Hotels, motels, time shares and similar lodging.
5. Recreation and open space, cemeteries, and commercial recreation uses.
6. Community facilities and utilities.
- 7.a. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council.
- 7.b. Special Residential Facility Category (3) development as defined in the Special Residential Facilities permitted Uses subsection of the Plan

Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

8. Residential uses are permitted in the same structure as a commercial use provided that the local government entity applies flexibility or reserve units to the parcel and:
  - a. The residential floor area does not exceed 50% of the total floor area of the building; or
  - b. The first floor is totally confined to commercial uses.

Free standing multi-family residential uses on parcels of land 5 acres or less, 10 acres or less for designated redevelopment areas i.e Urban Infill area and Community Redevelopment Areas.

9. Transportation and communication facilities.

#### C. Commercial Recreation

Each parcel of Land within an area designated in a Commercial Recreation category by the City's Land Use Plan Map must be zoned in a zoning district which permits one or more of the following uses:

1. Outdoor and indoor recreation facilities such as active recreation complexes, marinas, stadiums, jai-alai frontons, bowling alleys, golf courses, and dog and horse racing facilities.
2. Accessory facilities, including outdoor and indoor recreation facilities, that are determined by the City to be an integral part of and supportive to the primary recreation facility (excluding residential uses).
3. Hotels, motels, time shares and similar lodging ancillary to the primary commercial recreation uses.
4. Other active and passive recreation uses.

#### D. Community Facility

Each parcel of Land within an area designated in a Community Facility category by the City's Land Use Plan Map must be zoned in a zoning district which permits one or more of the following uses:

1. Community facilities, including schools, churches, hospitals, governmental administration, police and fire stations, libraries, civic centers, nursing homes, cemeteries, and parks and recreation facilities.

- 2.a. Special Residential Facility Category (2) Development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as Contained in the "Administrative Rules Document" of the Broward County Planning Council.
- 2.b. Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council; each Flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

E. Park and Recreation

Each parcel of land within an area designated in a Park and Recreation land use category by the City's Land Use Plan Map must be zoned in an open space or park and recreation zoning district which permits one or more of the following uses, but no other uses:

1. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
2. Golf courses which are intended to remain permanent open space.
3. Camping ground and facilities.
4. Cemeteries.
5. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches and bikeways.
6. Boat ramps and docks.
7. Outdoor cultural, educational and civic facilities, including, but not limited to: animal exhibits, habitats, bandshells and outdoor classrooms.
8. Concessions only when accessory to the above uses. Examples of such concession stands are refreshment stands, pro shops, souvenir shops and rental facilities.

## F. Industrial

Each parcel of land within an area designated in an Industrial land use category by the City's Land Use Plan Map must be zoned in an industrial zoning district which excludes electrical power plants but permits one or more of the following uses, but no other uses:

1. Light and heavy industrial uses.
2. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries, carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; propane gas sales and repair; and salvage yards.
3. Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.
4. Office uses.
5. Transportation and communication facilities.
6. Recreation and open space, cemeteries, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. Community facilities and utilities.
8. Ancillary commercial uses within buildings devoted to primary industrial uses.
9. Wholesaling uses.
10. The following uses may also be permitted if certified by the Broward County Planning Council in the City land use plan as long as the total area of these uses does not consume more than 20 percent of the industrial Land designated on the Future Broward County Land Use Plan Map (Series) within a flexibility zone, and as long as the location of these uses do not preclude or adversely affect the future use of surrounding areas for industrial uses:
  - a. Commercial and retail business uses.
  - b. Hotel, motel and similar lodging.
11. Vocational Schools

## G. Transportation

Each parcel of Land within an area designated in a Transportation Land use category by the City's Land Use Plan Map must be zoned in a Transportation zoning district which permits one or more of the following uses, but no other uses:

1. Air transportation areas designed primarily to serve the needs of airport users and airport employees, airport and aircraft operation and maintenance facilities, cargo and distribution terminals, transit warehousing, other compatible uses and those land uses, except permanent residences, permitted in the recreation and open space, commercial recreation and agricultural land use categories.
2. Expressways, expressway ramps, interchanges or arterial roadways adjacent to an interchange area.
3. Railroad corridors

#### H. Special Residential Facilities

This development includes group homes and foster care facilities as defined by category type below and the limitations as expressed by the certified land use plan map; and if applicable, the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the "Administrative Rules Document" of the Broward County Planning Council. Special Residential Facilities are not specifically designated on the Future Land Use Plan Map (series) as a special Land use category but are permitted within the residential land use category.

##### Definitions of Special Residential Facilities Categories:

Special Residential Facility, Category (1) means a housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) on a parcel.

Special Residential Facility, Category (2) means a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (2) on a parcel.

Special Residential Facility, Category (3) means

1. A housing facility which is licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others; or
2. A housing facility which is licensed by the State of Florida for more than eight (8) unrelated elderly individuals; or
3. Government subsidized housing facilities entirely devoted to the care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others; or
4. Any not-for-profit housing facility for unrelated elderly individuals; or
5. Any housing facility which provides a life-care environment. A life care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.

#### I. Utility

Each parcel of land within an area designated in an Utility Land use category by the City's Land Use Plan Map must be zoned in an utility zoning district which permits one or more of the following uses, but no other uses or are also allowed in areas designated residential and commercial industrial:

1. Utilities such as water and wastewater treatment plants, pumping stations, electrical substations, solid waste disposal and transfer stations
2. Other uses determined to be ancillary to the primary uses described in (1.).

#### J. Water

Each parcel of land within an area designated in an Water land use category by the City's Land Use Plan Map can be zoned in an any zoning district. The permitted uses for the water land use category are lakes, waterways, rivers, and canals. No residential units or non-residential development can be located on areas designated as water. Water acreage can not be used in determining the number of residential units or the amount of other development which can be located on land adjacent to water except when located in an irregular land use category.

#### K. Regional Activity Center

The Regional Activity Center land use designation is reserved for areas of regional significance and is intended to encourage development and redevelopment. Examples of areas which may be appropriate for the Regional Activity Center designation include: downtown and redevelopment areas; Areawide Developments of Regional Impact; and areas surrounding regional community facilities such as airports, convention centers or governmental complexes.

In order to qualify as a Regional Activity Center, the following criteria must be met:

1. The Regional Activity Center land use designation shall not be approved where other land use designations within the Broward County Land Use Plan provide sufficient flexibility for the existing or proposed land uses.
2. The density and intensity of land uses permitted within each Regional Activity Center shall be specified within the Broward County Land Use Plan.
3. Regional Activity Centers shall include mixed land uses of regional significance.
4. Regional Activity Centers shall either be the subject of an Areawide Development of Regional Impact, or provide direct access to existing or proposed airports, ports, and rail mass transportation facilities.
5. Each Regional Activity Center shall be a defined geographical area, delineated on the Future Broward County Land Use Plan Map (Series) .

#### Pompano Park North Regional Activity Center

The Pompano Park North Regional Activity Center consists of the Arvida/Pompano Park Development of Regional Impact (DRI). The RAC is located south of Atlantic Boulevard and north of Racetrack Road, between Powerline Road and the CSX Railroad and comprises approximately 169 gross acres. The area encompassed by the RAC must be zoned in a mixed zoning district that limits the density and intensity of land uses to the following:

Office Land Uses	248,867 square feet
Industrial Land Uses	1,013,250 square feet
Commercial Land Uses	301,273 square feet

#### Pompano Park South Regional Activity Center

The Pompano Park South Regional Activity Center consists of the Pompano Park Racetrack and adjacent property under same ownership. The RAC is located south of Racetrack Road, between Powerline Road and the CSX Railroad, and comprises approximately 230 gross acres. The Pompano Park South Regional Activity Center will continue to be developed as a center of regional tourism and employment that provides direct access to mass transportation facilities. The area encompassed by the RAC must be zoned in a mixed-use zoning district that limits the density and intensity of land uses to the following:

Commercial Recreation: _	135 acres
Commercial:	27 acres
Office:	26 acres
Residential:	43 acres
	1, 050 mid-rise apartment units
	250 garden apartment units

The Residential uses will consist of stand alone residential as well as residential units as part of mixed use Commercial and Office development within the Commercial and Office designations. Residential unit types may be re-allocated subject to a voluntary mitigation agreement with the Broward County School Board in the event of inadequate student capacity, and provided that the total number of residential units shall remain at 1,300.

The maximum overall floor area ratios for nonresidential uses within the RAC shall be 0.31 for Commercial Recreation use, 0.84 for Office use, and 0.65 for Commercial use. Parking structures do not constitute floor area for the purpose of this calculation.

#### L. Local Activity Center

Consistent with objective 01.15.00, the intent of the Local Activity Center land use designation is to support a balanced mix of land use characterized by compactness, pedestrian friendly design, neighborhood-scale and framed by architecture and landscape design appropriate to local history and ecology. Development patterns within Local Activity Centers shall generally reflect planning and design principles such as walkable neighborhoods oriented around the five-minute walk, primary orientation towards public transit systems, a centrally located community-serving land use or land uses and greater integration of housing, employment, shopping and recreation at the neighborhood level.

For an area to qualify as a Local Activity Center, the following criteria must be met:

1. A Local Activity Center shall be a specific geographic area not exceeding 160 gross contiguous acres, unless located within an approved Chapter 163, Florida Statutes, Redevelopment Area. At such time as 75% of the originally designated Local Activity Center is developed/redeveloped, consistent with Objective 01.15.00, an expansion to a subject Local Activity Center up to 100% may be proposed.
2. The density and intensity of land uses permitted within a proposed Local Activity Center shall be specified for inclusion within the Plan Implementation Requirements section of the Broward County Land Use Plan.
3. Uses proposed within a Local Activity Center shall include residential uses and park land and/or open space. One or more other uses such as commercial, civic, institutional, or employment-based activity shall also be included within a Local Activity Center.
4. Park land must reflect no net loss of acreage of existing and designated parks within the proposed Local Activity Center. Park and open space land may include squares, greenbelts, greenways and playgrounds; ill defined residual areas such as buffers and berms, for purposes of this criteria, are not considered park land or open space.
5. A proposed Local Activity Center must have a geographic configuration of appropriate depth and frontage to support the location of uses in a manner

oriented around the five-minute (i.e. quarter-mile) walk may be included within one Local Activity Center.

6. Seventy-five (75%) of the land within a Local Activity Center must be located within a quarter mile of mass transit or multi-modal facilities or are included within an adopted plan to be located within a quarter mile of mass transit or multi-modal facilities upon buildout of the Local Activity Center. Local governments shall ensure convenient access to mass transit, community shuttle or multi-modal facilities where such facilities are in place or planned to be in place at the time the Local Activity Center is proposed. Where such facilities are not in place or planned to be in place at the time of the proposal, the local government shall require design standards in the local land use element for a Local Activity Center that ensure that the primary priority is a safe, comfortable and attractive pedestrian environment that will allow for convenient interconnection to transit, will reduce the number of automobile trips internally and will ultimately support an integrated multi-modal transportation system.
7. A proposed Local Activity Center shall demonstrate consistency with the goals, objectives and policies and other requirements of the Broward County Land Use Plan
8. An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of a Local Activity Center which provides that monitoring of development activity and enforcement of permitted land uses densities and intensities shall be the responsibility of the affected municipality.

John Knox Village Local Activity Center shall have the following development rights

- 1,224 dwelling units\*
- 70,000 square feet of commercial uses
- 4.28 acres of Recreation and Open Space

\* Consisting of 674 high rise units, 247 assisted dwelling unit equivalents, 216 villas and 87 garden apartments

Acreage: Approximately 68.5 gross acres, or 64.42 net acres

General Location: South of SW 3<sup>rd</sup> Street, west of South Dixie Highway, east of I-95 and north of SW 6<sup>th</sup> Court

#### M. Electrical Generation Facilities

Electrical Generation Facilities Uses are designated on the Future Broward County Land Use Plan Map (Series), consistent with Objective 8.09.00, to ensure the availability of land for electrical power plants and associated ancillary uses are adequate to meet the current and future needs of Broward County's population.

Uses permitted in the areas designated Electrical Generation Facilities are as follows:

1. Electrical power plants as defined in Section IV. Plan Implementation Requirements, A. Definitions.
2. Other uses determined to be ancillary to the primary uses described in (1). The following uses may also be permitted in the areas designated electrical generation facility as long as the location of the uses do not preclude or adversely affect the future use of the surrounding areas for electrical generation facilities.
3. Recreation and open space uses.

N. Employment Center

Employment Center areas are intended to encourage types of development which may be compatible with residential and other less intensive land uses, and which would support high technology and service-based activities as well as the tourist-oriented segment of the economy. This category is further refined into “Employment Center-Low” and “Employment Center-High.” The “Employment Center-Low” category does not allow manufacturing uses and is designed to be inherently compatible with residential uses. The “Employment Center-High” category will allow light manufacturing uses.

1. Employment Center-Low

A. Principal Uses:

1. office uses
2. research businesses, including medical and research laboratories
3. fabrication and assembly
4. hotels, motels and similar lodging
5. restaurants and personal services
6. community facilities
7. communication facilities
8. non-residential agricultural uses
9. Residential uses are permitted without the need to amend the land use map, provided that flexibility or reserve units are assigned to the parcel in the following manner:
  - (a) For parcels 5 acres in size or less, free-standing or mixed-use multi-family structures are permitted; within areas designated on the County Land Use Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free-standing or mixed-use multi-family residential uses are permitted on parcels 10 acres in size or less.
  - (b) For mixed use developments greater than 5 acres in size (or 10 acres

within areas designated on the County Land Use Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) free-standing or mixed-use multi-family residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated on the County Land Use Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the employment center designated parcel, whichever is greater, and that the entire mixed use development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.

B. Accessory Uses (Limited to less than fifty percent (50%) of the site):

1. transportation and utilities, excluding electrical power plants
2. storage
3. retail within buildings devoted to principal uses
4. recreation and open space uses

C. Commercial and retail business uses may also be permitted if certified by the Broward County Planning Council in the local land use plan, subject to the review and approval requirements of Policy 13.01.10 and as long as the total area of these uses does not consume more than 20 percent of the employment center land designated on the Future Broward County Land Use Plan Map (Series) within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for employment center use.

2. Employment Center-High

A. Principal Uses:

1. light manufacturing, fabrication and assembly
2. office uses
3. research businesses, including medical and research laboratories
4. hotels, motels and similar lodging

5. restaurants and personal services
6. community facilities
7. communication facilities
8. non-residential agricultural uses
9. Residential uses are permitted without the need to amend the local land use plan map, provided that the local government applies flexibility or reserve units to the parcel in the following manner:
  - (a) For parcels 5 acres in size or less, free-standing or mixed-use multi-family structures are permitted; within areas designated on the County Land Use Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free-standing or mixed-use multi-family residential uses are permitted on parcels 10 acres in size or less.
  - (b) For mixed use developments greater than 5 acres in size (or 10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) free-standing or mixed-use multi-family residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the employment center designated parcel, whichever is greater, and that the entire mixed use development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.

B. Accessory Uses (Limited to less than fifty percent (50%) of the site):

1. transportation and utilities, excluding electrical power plants
2. storage
3. retail within buildings devoted to principal uses
4. recreation and open space uses

- C. Commercial and retail business uses may also be permitted if certified by the Broward County Planning Council in the local land use plan, subject to the review and approval requirements of Policy 13.01.10 and as long as the total area of these uses does not consume more than 20 percent of the employment center land designated on the Future Broward County Land Use Plan Map (Series) within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for employment center use.

O. Transit Oriented Corridor

This designation has been applied to the Future Land Use Map for the Downtown Pompano Transit Oriented Corridor (Text Amendment Ordinance 13-14 and Map Amendment Ordinance 13-15). The densities and intensities of permitted uses within the designated Downtown Pompano Transit Oriented Corridor (DPTOC) are as follows:

- Residential: 1,368 dwelling units (143 Single Family, 236 Townhouse and 989 Multifamily)
- Commercial/General Business: 4,387,220 square feet (including 300 room hotel)
- Office: 2,835,557 square feet
- Utility: 95,832 square feet
- Community Facility: 1,459,260 square feet
- Parks & Recreation: 2.1 acres

Design principles and procedures will apply to all development and redevelopment within the boundaries of the proposed DP-TOC, as follows:

**Guiding Design Principles and Procedures:**

All Applicants with development proposals in the DPTOC will be required to attend a mandatory pre-design workshop with the CRA and City’s urban design staff prior to Site Plan or Master Plan submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the preliminary design meeting. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified. Guiding principles will include specific focus on the following:

**Land Use Compatibility:**

- Compatibility of adjacent uses by incorporating berms, fences, walls or other appropriate edge treatments along with building design elements that respect existing development.
- Building setbacks that increase compatibility between proposed and existing development.
- Service areas that do not impact adjacent residential development.

- All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

**Connectivity:**

Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.  
Incorporation of the principles of Complete Streets, subject to the limitations of right-of-way.

**Historic Resources:**

Protection of designated historic resources including buildings and historic and specimen trees.

**Affordable Housing:**

All new residential construction in the DPTOC which does not meet the definition of affordable housing will be required to implement the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the DPTOC using 15% of the total units proposed in that development as the "base" upon which the affordable housing implementation strategy will be applied.

The City may apply to new housing projects one or a combination of the following affordable housing strategies, without limitation:

- a. a specific set-aside of all or a portion of the 15% base units as vertically integrated affordable housing;
- b. contribute, through in-lieu-of fees multiplied by the number of base units (15% of total units proposed in the project):
  - to programs that facilitate the purchase or renting of the existing affordable housing stock;
  - to programs which facilitate the maintenance of the existing supply of affordable housing;
  - to programs which facilitate the use of existing public lands, or public land-banking, to facilitate an affordable housing supply;
  - to other programs or initiatives designed and implemented by the city to address specific affordable housing market needs and challenges in the DPTOC that may arise including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement;

prevent homelessness; promote economic development; and promote transit amongst low-income populations.

**Existing Auto-Oriented Uses** – Existing auto-oriented uses within the TOC boundaries on the date of adoption of this land use plan amendment ordinance will be treated as any other permitted use within the TOC and will be allowed to remain, rebuild and expand and otherwise continue business operations regardless of present or future ownership. New auto-oriented uses, however, will not be allowed within the TOC except under the limited circumstances described in the Goals, Objectives and Policies for the TOC land use category.

**Auto-Oriented Use Definition** – auto-oriented uses include, but are not limited to, large surface parking lots (other than park and ride facilities for transit connections), gas stations, auto repair/service, car washes, auto/truck/trailer/boat sales, auto/truck/trailer/boat storage, auto/truck/trailer/boat rentals/leasing, self/equipment storage; “big box”/warehouse, single family detached dwelling units; drive-through or drive-in facilities and similar uses that, by their nature, are built with special accommodations for service directly to the automobile or the occupants of automobiles and require the extensive use of automobiles as part of their primary function.

**East Transit Oriented Corridor (ETOC)** - This designation has been applied to the Future Land Use Map for the East Transit Oriented Corridor (Text Amendment Ordinance 2018-38 and Map Amendment Ordinance 2018-39). The densities and intensities of permitted uses within the designated East Transit Oriented Corridor (ETOC) are as follows:

- Residential: 3,718 dwelling units (maximum)
- Nonresidential (Retail, Office, Hotel, Institutional, Utility, etc. as per the Zoning Code permitted uses): 7,000,000 square feet
- Community Facility: 5.0 acres (minimum)
- Parks & Recreation: 5.5 acres (minimum)

Guiding Design Principles and Procedures:

All Applicants with development proposals in the ETOC will be required to attend a mandatory pre-application conference with staff prior to major Site Plan submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the pre-application conference. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified. Guiding principles will include specific focus on the following:

Land Use Compatibility:

- Compatibility of adjacent uses by incorporating appropriate edge treatments along with building design elements that respect existing development but do not impede safe and efficient pedestrian access.
- Building setbacks and heights that address compatibility between proposed and existing development and FAA height limits, if applicable.
- Service areas that do not impact adjacent residential development.
- All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

Connectivity:

- Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.
- Incorporation of the principles of Complete Streets, subject to the limitations of right-of-way.

Historic Resources:

- Protection of designated historic resources.

Affordable Housing:

The ETOC land use plan amendment created 2,399 new residential units and a minimum of 15% of those units (360 units) are required to be affordable or to contribute to the implementation of the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the City.

The City may apply to new housing projects one or a combination of the following affordable housing strategies, without limitation:

- A. Each residential development may be required to set aside a minimum of 15% of their proposed units as affordable housing to provide all or a portion of the required 360 affordable housing units as vertically integrated affordable housing; or
- B. Until such time as all 360 affordable housing units have been provided, each residential development shall contribute in-lieu-of fees per City Ordinance 2014-19, as may be amended from time-to-time.

These funds will be used to promote one or more of the following:

- programs that facilitate the purchase or renting of the existing affordable housing stock;
- programs which facilitate the maintenance of the existing supply of affordable housing;

- programs which facilitate the use of existing public lands, or public land-banking, to facilitate an affordable housing supply;
- other programs or initiatives designed and implemented by the city to address specific affordable housing market needs and challenges in the City that may arise, including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; prevent homelessness; promote economic development; and promote transit amongst low- income populations.

P. Transit Oriented Development

The densities and intensities of permitted uses within designated Transit Oriented Corridors will be included in this section upon approval through the Future Land Use Plan Amendment process.

Q. Mixed Use Residential

Within the Mixed Use Residential category, urban form could include several variations; *vertical* mixed use, where commercial/retail uses are located on the ground floor with residential uses located on upper floors. It may also include *horizontal (attached)* mixed use; where separate uses are located side by side in the same building. In addition, it may include *horizontal (detached)* mixed use; where separate uses are located in separate buildings within the same site.

1. Density and Intensity Standards

Mixed Use areas can be shown on the Future Land Use Map according to four (4) ranges of density and intensity:

- The Low 5 Mixed Use (permits up to 5 residential dwelling units per gross acre and a FAR of 1.0 for combined development - residential and nonresidential).
- The Medium 16 Mixed Use (permits up to 16 residential dwelling units per gross acre and a FAR of 1.5 for combined development - residential and nonresidential).
- The Medium/High 25 Mixed Use (permits up to 25 residential dwelling units per gross acre and a FAR of 2.0 for combined development - residential and nonresidential).
- The High 50 Mixed Use (permits up to 50 residential dwelling units per gross acre and a FAR of 2.5 for combined development - residential and nonresidential).

The residential density shall not exceed the units per acre and the floor area ratio permitted. There is a minimum of two (2) uses required within the development and a minimum percentage of 10% for any one use. Residential development is a required use. These categories may be applied to parcels up to fifty (50) gross acres in size. For example, a development on a one gross acre (43,560 sq. ft.) within an M/U Low Intensity-5 category with a FAR of 1.0 could be represented as follows:

$$\text{Gross Site Area} = \text{One Gross Acre} * \text{Net Site Area} = 0.9 \text{ acre}^{**}$$

Use	Percentage of Use	Square Footage of Use
Residential	25.5%	5 units @ 2,000 sq. ft. = 10,000 sq. ft.
Commercial	74.5%	39,204 - 10,000 = 29,204 sq. ft.
Total	100%	39,204 (residential 10,000; commercial 29,204)

\* Includes dedicated adjacent public rights-of-way

\*\* Excludes dedicated adjacent public rights-of-way

Floor area ratio calculations are based on the Net Site Area. Net Site Area is the entire acreage of the site located inside the parcel boundary.

Residential density is based on gross acreage as defined in the Plan Implementation Requirements of the Broward County Land Use Plan.

## 2. Design Guidelines

The design guidelines for Mixed Use Residential shall promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement and promotes the public realm. These guidelines may include:

- Buildings should front the street. (zero or minimum setbacks are preferable).
- Vehicle parking strategies which lessen conflicts with bicycles and pedestrians and promote transit usage. (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities and parking which does not front the street).
- Other design features which promote transit (e.g. integrated transit stop, shelter or station on site).
- A circulation system designed to strengthen bicycle and pedestrian connectivity to all areas of the site/area, including recreation areas, parks, adjacent uses, transit facilities and activity nodes.
- Integration of the public realm through open space or urban public plazas and/or recreational areas.
- The physical separation, such as walling off neighborhoods from adjacent development or roadways, is discouraged where it disrupts the connectivity of

compatible uses, pedestrian and/or bicycle access. If a buffer is necessary, adequate landscaping could be used in place of a continuous wall.

Design guidelines shall ensure a mixed use development is compatible with surrounding land uses and/or adjacent adopted Future Land Use Plan designations. These guidelines should address the following:

- Complement and support adjacent existing land uses and/or adopted Future Land Use Plan designations through the effective use of density, massing and other design elements.
- Protect the integrity of existing single family neighborhoods through design elements which maintain consistency and/or improve the aesthetic quality of the neighborhood. (i.e. maintaining an architectural style or quality of building materials and construction predominant in the neighborhood).
- Promote connectivity, open space, pedestrian and other non-motorized networks and landscaped streetscapes.
- Incorporate designs which are environmentally sensitive (i.e. reduction of impervious surfaces, alternative material for spillover parking).

3. Uses permitted under the Mixed Use Residential category

R. Conservation

Each parcel of land within an area designated in a Conservation Land Use category by the City's Land Use Plan Map must be zoned in a conservation zoning district which permits one or more of the following uses, but no other uses:

1. Natural Reservations, historic and archaeological sites including public lands which are conservation areas operated by contractual agreement with or managed by federal, state, regional, local government or non-profit agency.
2. Uses permitted in areas designated for conservation are as follows:
  - a) Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
  - b) Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or non-profit agency which manages the Natural Reservation.

- c) Uses appropriate for historic or archaeological sites for education, preservation and other activities which are not in conflict with historical or archaeological management and preservation practices and do not impair or degrade the designated historic or archaeological resource.

#### **Section 4. Development Review Requirements**

- 4.01 After the effective date of the Broward County Land Use Plan, the City may grant an application for a development permit consistent with the Broward County Land Use Plan or a certified City land use plan when it has determined that the following requirements are met:
- a. Traffic circulation, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) Florida Statutes and the concurrence management policies included with Goal 8.00.00 of the Broward County Land Use Plan.
  - b. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.
  - c. Fire protection service will be adequate to protect people and property in the proposed development.
  - d. Police protection service will be adequate to protect people and property in the proposed development.
  - e. School sites and school buildings will be adequate to serve the proposed development
  - f. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgement that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.21(c)(2).

#### **Section 5. Reporting Requirements**

- 5.01 Following the effective date of the Land Use Plan, no land development regulation, land development code, or amendment thereto shall be adopted by the City Commission until such regulation, code or amendment has been referred to the City's local planning agency for review and recommendation as to the relationship of such proposal to the Land Use Plan.
- a. A monthly report of all new or amended land development regulations or a new or amended land development code, including changes in zoning districts;
  - b. A monthly summary of all building permits;

- c. A monthly summary of all permits issued for demolition of buildings; and
  - d. A monthly summary of all certificates of occupancy.
  - e. A yearly summary regarding allocation of acreage proposed for commercial uses within lands designated residential, industrial and employment center utilizing the "5% Residential Land Use" and "20% Industrial/Employment Center Land Use" flexibility provisions of the Broward County Land Use Plan as described within the Permitted Uses subsection of this Plan, if certified within the City Land Use Plan.
- 5.02 In any legal action in which the validity of the Land Use Plan or a portion thereof is in issue, the City shall notify the County Commission and provide copies of all papers in connection therewith.

## **Section 6. Amendments**

- 6.01 Land Use Plan.
- a. The City shall submit to the Planning Council for certification all proposed amendments to the Land Use Plan. A proposed amendment to the Land Use Plan must be certified by the Planning Council prior to adoption by the City.
  - b. All amendments to the Land Use Plan shall be adopted in the manner prescribed by the Planning Act and other applicable provisions of law.
- 6.02 County Land Use Plan. Any person may request the City to submit to the Planning Council a proposal for an amendment to the County Land Use Plan. The City shall submit such a proposal in writing to the Planning Council and shall include the City's recommendation regarding the proposal and the reasons therefore.