



# MEMORANDUM

AGENDA ITEM #4e

DATE: AUGUST 3, 2009

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: CITY OF POMPANO BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On July 23, 2009, Council staff received proposed amendment #09-1ER to the City of Pompano Beach Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

## Community Profile

The City of Pompano Beach was estimated to have 100,058 residents in 2008, a 28 percent increase since the year 2000. During the winter months, the tourist and "snowbird" visitors add another 50,000 people to the City. The City was incorporated on June 6, 1908, by resolution of thirty-one voters. Originally, an agricultural settlement, today the City's economic base is diversified with services, retail, manufacturing, and distribution activities. Tourism activities are centered around the beaches, sport fishing, golfing, and the Pompano Harness Track. The City is a mature, urban place that has a relatively small amount of vacant land available for new development. Infill and redevelopment activities are evident in several areas of the City. A general location of the City is shown in Attachment 1.

## Summary of Staff Analysis

Proposed Amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Pompano Beach Comprehensive Plan. The City's EAR was found sufficient on March 9, 2007, by the Florida Department of Community Affairs (DCA). There are no changes in land use proposed in this amendment package.

## **EAR-Based Comprehensive Plan Amendments**

In 1998, the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further the community's goals consistent with statewide, minimum standards. The Report is not intended to require a comprehensive rewrite of the Elements within the local plan, unless a local government chooses to do so. The City of Pompano Beach 2007 EAR identified the following specific issues to be addressed through EAR-based amendments:

1. Redevelopment
2. Transit Oriented Development
3. Affordable Housing
4. Capital Improvements
5. City Sense of Place
6. Reuse and Water Supply

Seven (7) Elements of the City of Pompano Beach Comprehensive Plan would be amended and updated in accordance with the amendments identified in the EAR, including a response to changes to State Statutes, the Florida Administrative Code, and the *Strategic Regional Policy Plan for South Florida (SRPP)*. In addition, the Support Documents for all Elements of the Plan would be completely updated.

The City of Pompano Beach Commission approved the proposed amendment at its July 14, 2009 meeting for transmittal.

Staff analysis confirms the proposed EAR-based amendments are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

## **Summary of EAR-Based Text Changes**

### Land Use Element

Revised Policies would ensure development is concurrent with the availability of potable water, direct the City to review its Historic Preservation Ordinance for effectiveness by 2012, and to amend the Land Use Plan and Zoning maps to support new and re-development in the Community Redevelopment Areas. New Policies would:

- Require site plan applications to provide pedestrian facilities and identify or provide transit opportunities and improvements, and that new and re-development are to be consistent with the Federal Emergency Management Administration's Flood Elevation Maps (including a new provision to seek a lower community rating through the National Flood Insurance Program to enable residents to receive additional insurance discounts);
- Protect existing and future right-of-way;
- Direct the City to eliminate or reduce nonconforming uses, which are inconsistent with the Land Development Regulations (LDRs) and the Future Land Use Map;
- Establish criteria for evaluating rezoning requests;
- Ensure a Conservation Land Use Plan map is created by 2010;
- Protect the City's wellfields and the Biscayne Aquifer;
- Adopt new LDRs by 2012 that address various housing types, mobility issues, redevelopment, and needed revisions to prohibited and permitted uses in commercial, industrial, and non-residential zoning districts (the LDR revision process began in 2008); and strategies to prepare City departments and residents in coordination with Broward County for emergency situations, including storm events; and
- Provide for the coordination with the County School Board to establish criteria for expansion of existing schools and the implementation of school concurrency.

### Transportation Element

Revised and new Policies would direct the City to coordinate with appropriate agencies to identify remedies to reduce traffic congestion during freight car switching activities and on intracoastal waterway bridges; align Level of Service Standards with the County and Florida Department of Transportation;

schedule traffic counts on City collector and major roadways for evaluation every three years; encourage transit oriented design; increase ridership and the service area of the Community Shuttle buses; and utilize the transportation system to help create a “City Sense of Place” by incorporating features and logos into transportation projects and through the creation of Pompano Beach Airpark.

#### Housing Element

A new Objective and related Policies would direct the City to provide affordable housing opportunities and incentives within the City and surrounding area in coordination with Broward County and regional efforts. New Policies would direct the City to prepare an inventory of housing conditions based on the upcoming 2010 Census, and discourage the location of retirement homes on the barrier island. Revised Policy 05.05.03 would encourage redevelopment of the historic district in accordance with the City’s overlay regulations.

#### Conservation Element

New Policies would direct the City to continue its water reuse program to combat saltwater intrusion, and reduce the per capita demand for potable water from the Biscayne Aquifer by developing alternative water supplies. Revised Policies would align beach dune restoration with the City’s Beach Master Plan and development code standards.

#### Coastal Zone Management Element

This Element would broaden its focus to manage development efforts in the City’s coastal zone to maximize aesthetic, environmental, recreational, and economical resources. Key changes would direct the City to retain commercial zoning so that private residential development does not displace such use, and to seek additional beach access locations through redevelopment projects and a capital improvement program.

#### Recreation and Open Space Element

Revised Policies would direct the Parks and Recreation Department and Public Works Department to cooperate in the maintenance of capital improvements program, and scheduled activities of the City’s parks and recreational facilities. A new Objective and related Policies would create strategies for neighborhood outreach to assess the needs of residents, promote the value of parks, encourage crime prevention through environmental design, and consider re-establishing the Park Ranger Program for protection.

#### Sanitary Sewer, Drainage, and Solid Waste Sub-Elements of the Infrastructure Element

Revised Policies would amend minimum Level of Service Standards for sanitary sewer and solid waste services. New Policies would:

- Direct the City to update its Sanitary Sewer and Stormwater Management Master Plans, and to align needed rehabilitation and improvements with the annual Capital Improvement Plan;
- Coordinate sanitary sewer service and stormwater management with Broward County, the South Florida Water Management District, and the Cities of Lauderdale-by-the-Sea and Pompano Beach;
- Provide sanitary sewer and stormwater management and implementation strategies for the City’s Utilities Department to follow, and for the reduction of solid waste through heightened recycling efforts (purchasing of recycled materials, litter reduction, public outreach programs, bulk pick-up and the exclusion of construction debris);
- Review sanitary sewer rates through an annual study and adjust as needed; and

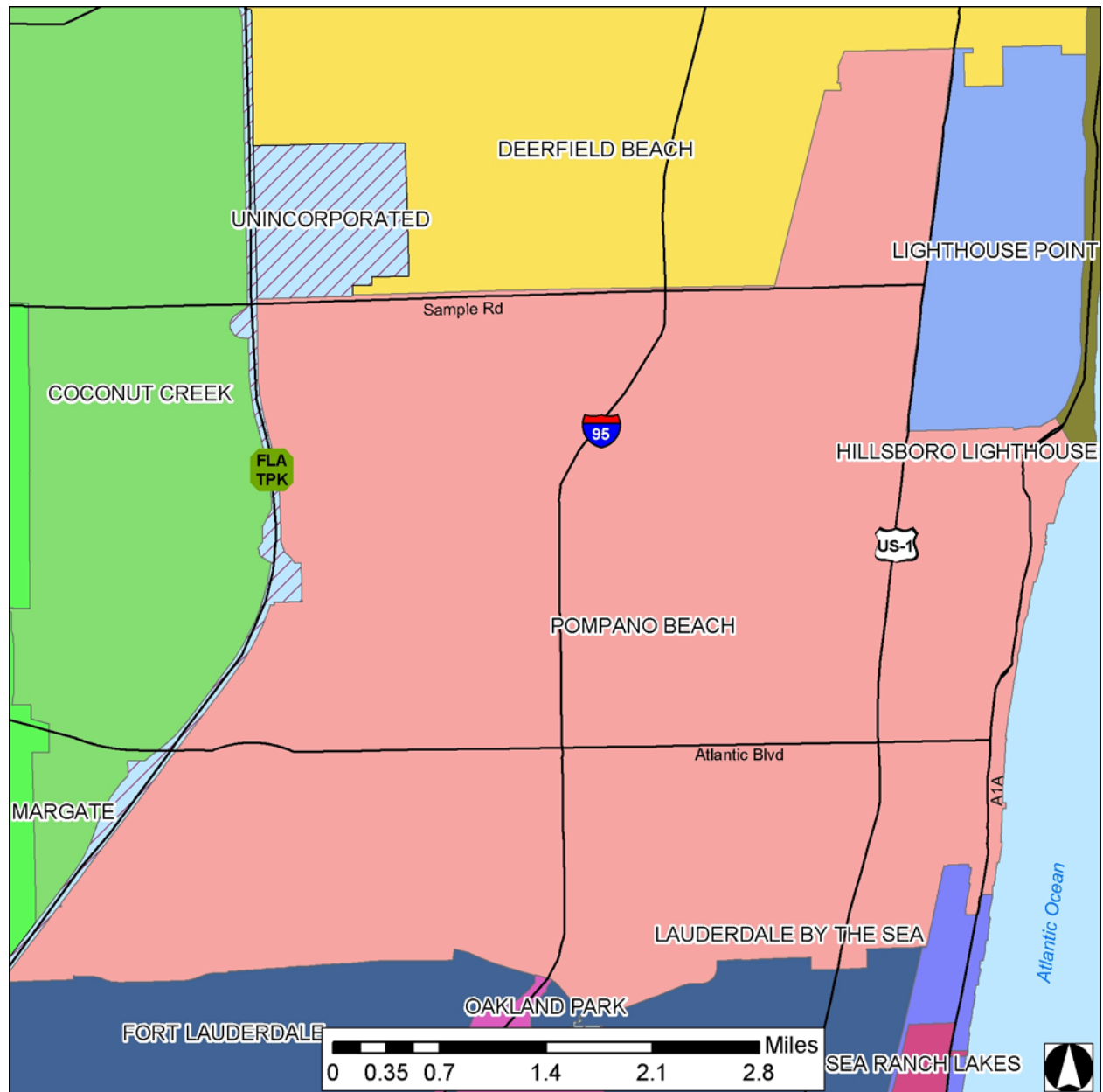
- Review the impacts of solid waste policies on the production of greenhouse gases.

Staff analysis confirms the proposed EAR-based amendments are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find City of Pompano Beach proposed amendment package #09-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

## Attachment 1



### COMPREHENSIVE PLAN AMENDMENTS

#### Location Map

City of Pompano Beach  
Proposed Amendment #09-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.