

FUTURE LAND USE

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.

Objective

- 01.01.00 Annually review and periodically update adopted land development regulations to insure that regulations coordinate future land use with the appropriate topography, soil conditions and 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, 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 all proposals for development with consideration to the Natural Resource Map Series.
- 01.01.06 Require all development and redevelopment to be consistent with the minimum floor elevation requirements of the Federal Emergency Management Administration's Flood Elevation Maps.
- 01.01.07 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.

Policies

- 01.01.08 Require new commercial development to provide their primary access to the arterial roadway system with only secondary access points to local streets so that traffic impacts to residential neighborhoods are minimized.
- 01.01.09 Require all new development applications to include a traffic impact study when the total daily trip generation exceeds three (3) percent of the accessed road capacity
- 01.01.10 Protect and support the right-of-way requirements of the Broward County Trafficways Plan in all development approvals.
- 01.01.11 Review proposals for new development to identify the cumulative impacts of the proposed development on public services and facilities.
- 01.01.12 The City of Pompano Beach shall require redevelopment within identified floodplains to address existing flooding problems.
- 01.01.13 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 and protect areas subject to seasonal flooding while preserving groundwater quality.
- 01.01.14 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.

Objective

- 01.02.00 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

- 01.02.01 Require residential densities to be consistent with the densities on the Future Land Use Map.
- 01.02.02 Consider the preservation of established single family and low density neighborhoods in all rezonings, land use plan amendments and site plan approvals.
- 01.02.03 By January 1998 prepare any necessary Land Use Plan Map amendments and rezonings to provide for the orderly transition of varying multi-family residential land use designations.

Policies

- 01.02.04 Consider density revisions with an emphasis on minimal negative impacts to existing residential areas.
- 01.02.05 Require the provision of decorative structural or vegetative buffers between residential and non-residential land uses.
- 01.02.06 Protect residential areas and other land uses that are adjacent to industrial and commercial areas from excessive noise, odors, traffic and parking impacts.
- 01.02.07 By January 1998 prepare any necessary Land Use Plan Map amendments and rezonings that minimize the intrusion of residential uses into industrial and commercial land uses.
- 01.02.08 Support and promote the continuation of hotels, motels and other tourist accommodations in designated residential, commercial and industrial districts.
- 01.02.09 Consider the compatibility of adjacent land uses in all Land Use Plan amendments.
- 01.02.10 Implement the densities and land use intensities as specified in the Land Use Implementation Section of Volume One of the Comprehensive Plan and the Future Land Use Plan Map.
- 01.02.11 Business district zoning categories shall be established to distinguish between neighborhood, community and regional commercial development.
- 01.02.12 Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads and seaports.

Objective

- 01.03.00 To develop or modify existing local land development regulations to be consistent with the City's adopted Comprehensive Plan.

Policies

- 01.03.01 Subsequent to Plan adoption, undertake a compliance review of all local zoning and subdivision regulations relative to the Plan.
- 01.03.02 Where necessary, modify all zoning and subdivision regulations to be consistent with the Comprehensive Plan.

Policies

- 01.03.03 Require 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 Utilize established procedures for major and minor project review to assure the availability of services in accordance with the adopted levels of service.
- 01.03.05 Continue to enforce the sign ordinance relative to removing unsightly and obtrusive signs in conformance with the amortization schedule
- 01.03.06 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.
- 01.03.07 Continue to enforce the land development regulations to 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.

Objective

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

Policies

- 01.04.01 Consider the impacts that land use amendments, rezonings or site plan approvals have on natural resources and historic properties.
- 01.04.02 Consider the development of a local historic property ordinance by December 2000; in the interim the Broward County Ordinance is effective in the City of Pompano Beach.
- 01.04.03 Refer to the listing of historic properties, buildings and houses worthy of continued preservation prior to issuance of any building or demolition permits.
- 01.04.04 Notify by mail all historic property owners and/or occupants that the City will be preparing a local historic property ordinance prior to beginning draft ordinance and prior to public hearings. .
- 01.04.05 By January 1998 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.
- 01.04.06 Require permits for lot clearing that ensure protection of native vegetation and require the removal of exotic vegetation species.

01.04.07 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.

Objective

01.05.00 Encourage the use of innovative land development regulations.

Policies

01.05.01 By December 1998 study the land development regulations to include criteria to provide incentives for innovative or mixed-use projects.

01.05.02 Continue to encourage the development of various housing units types and residential lots including estate, single family, cluster homes, zero lot line, staggered setbacks and zipper lots, coach houses, townhouses, stacked townhouses, courtyard buildings, terraced buildings and sculptured towers.

01.05.03 This policy has been deleted.

01.05.04 Continue to review and revise the existing off-street parking provisions of the zoning code considering, shared parking, parking space size, compact spaces, parking rates by uses, etc.

01.05.05 Continue to review and revise prohibited and permitted uses in the commercial, industrial and non-residential zoning districts.

01.05.06 Install landscaping along the Atlantic Boulevard and Copans Road according to plans previously prepared by December 1999.

01.05.07 This policy has been deleted.

Objective

01.06.00 Enforce land development regulations that support the Redevelopment Plan and implement the redevelopment and renewal of blighted areas.

Policies

01.06.01 Continue to enforce the recommendation of the Community Redevelopment Plan in all Land Use Plan amendments and rezonings.

Policies

- 01.06.02 Coordinate the Carver Homes relocation project in the Community Redevelopment Area to coincide with the construction of N. Andrews Avenue extension.
- 01.06.03 By December 1998 finalize the expansion of infrastructure facilities such as roadway, sidewalks, drainage, water and sewer services in the Community Redevelopment area in conjunction with the phasing and timing of the Redevelopment Plan.
- 01.06.04 By December 1998, modify the land development regulations to include criteria to evaluate the recommendations of the Industrial Development Strategy Plan and the Community Redevelopment Plan in all Land Use Plan amendments and rezonings.
- 01.06.05 Provide for the redevelopment of the Carver Homes area as industrial property by changing the land use and zoning within one year after the last resident has been relocated.
- 01.06.06 By December 1998 and periodically thereafter study and, modify the land development regulations to include criteria to 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.
- 01.06.07 Finish the construction of facilities such as roadway, drainage, water and sewer facilities in the northwest Hammondville Road industrial area by December 1999.
- 01.06.08 This policy has been deleted.
- 01.06.09 Continue to provide an alternative level of service for the Regional Roadway Network in Designated Redevelopment Areas in accordance with the regulations set forth in the City of Pompano Beach and Broward County Traffic Circulation Elements.

Objective

- 01.06.00A This objective has been deleted.

Policies

- 01.06.01A This policy has been renumber to 01.06.09.
- 01.06.2A This policy has been deleted.

Objective

- 01.07.00 Annually review and continue to coordinate population densities in the coastal area with the Broward County Hurricane Evacuation Plan.

Policies

01.07.01 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.

Objective

01.08.00 Ensure the availability of suitable land for utility facilities required to serve the existing and future development of the City including areas to be annexed.

Policies

01.08.01 By 1998 re-evaluate the need for additional property adjacent to existing utility plants or utility facilities in order to meet future development needs.

01.08.02 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.

01.08.03 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.

Objective

01.09.00 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.

Policy

01.09.01 The Future Land Use Element includes by reference the following other Comprehensive Plan Objectives and Policies:

Traffic Circulation: 02.03.00 - 02.03.04, 02.05.01 - 02.05.18, 02.07.00, 02.07.01 and 02.08.01;

Mass Transit: 03.05.03 and 03.06.03;

Ports and Related Facilities: 04.01.00, 04.01.05, 04.05.01 and 04.07.00 - 04.07.02;

Housing: 05.01.01, 05.01.03, 05.03.02, 05.04.01 and 05.05.02 - 05.05.04;

Infrastructure: 06.01.01, 06.01.02, 06.01.04, 06.02.02, 06.02.05, 06.02.08, 06.02.09, 07.00.00, 07.01.01, 07.01.02, 07.02.00 and 08.01.01;

Conservation: 09.01.01, 09.02.00, 09.02.01, 09.02.03, 09.02.04, 09.02.06, 09.02.07, 09.02.11 - 09.02.13, 09.03.00, 09.03.01, 09.03.02, 09.03.04 - 09.03.07, 09.04.01, 09.04.03, 09.05.00, 09.05.01, 09.05.03, 09.05.04, 09.06.02 - 09.06.08, 09.07.02, and 09.08.00 - 09.08.02;

Coastal Management: 10.01.00, 10.01.01, 10.01.04 - 10.01.14, 10.02.01, 10.03.00 - 10.03.03, 10.03.05, 10.03.06, 10.04.01 - 10.04.03, 10.05.02, 10.07.01, 10.07.02, 10.08.01 - 10.08.03, 10.10.02, 10.10.03, 10.11.00 and 10.11.01;

Recreation and Open Space: 11.01.00 - 11.01.03, 11.02.00 - 11.02.02, 11.03.01 - 11.03.03, 11.04.01, 11.05.04, 11.06.00 - 11.06.05, 11.07.00 - 11.07.04, 11.08.02 and 11.08.03; **Intergovernmental Coordination:** 12.01.00, 12.01.03, 12.03.03, 12.03.04, 12.05.03, 12.05.05, 12.06.00, and 12.08.04;

Capital Improvements: 13.01.01 - 13.01.03, 13.02.01 and 13.03.01 - 13.03.04.

Objective

01.10.00 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

01.10.01 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.

01.10.02 All Urban Infill Areas shall meet the definition of an urban infill area.

01.10.03 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

01.11.00 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

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

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

01.11.03 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.

01.11.04 The City shall utilize flexibility units and reserve units to increase residential densities in urban infill areas when consistent with the community character.

Objective

01.12.00 Pursue and develop a policy of expansion through annexation.

Policies

01.12.01 Promote the orderly annexation of adjacent land and enclaves consistent with the Pompano Beach Comprehensive Plan Goals, Objectives and Policies.

01.12.02 Attend all meetings held by the State Legislative Delegation and Broward County concerning annexation policies.

01.12.03 Meet with all adjacent municipalities in an attempt to agree upon an appropriate Annexation Reserve Area for the City of Pompano Beach.

01.12.04 By January 1998 adopt a Resolution which establishes an Annexation Reserve Area for the purpose of evaluating requests for annexation.

01.12.05 Evaluate all requests for annexation for consistency with the adopted Annexation Reserve Plan.

01.12.06 Prepare annexation reports for all areas being considered for annexation to insure that the City can provide all infrastructure services at the same level of service as established in the Comprehensive Plan

01.12.07 Initiate and fund capital improvement projects to provide the required level of service where annexation reports indicate deficiencies.

Objective

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:

- 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 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.

Objective 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

POLICY 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.

POLICY 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.

POLICY 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.

POLICY 01.15.04

Housing opportunities must be included as a functional component with a Local Activity Center.

POLICY 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.

POLICY 01.15.06

Promote the rehabilitation and use of historic buildings within a Local Activity Center.

POLICY 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.

POLICY 01.15.08

The City ensure convenient access to mass transit or multi-modal facilities within a Local Activity Center.

POLICY 01.15.09

The City's community shuttle shall serve the residents and employees within the Local Activity Center.

POLICY 01.15.10

The City shall adopt local design guidelines that require transit shelters Local Activity Center to provide safe and comfortable service and to encourage transit usage.

POLICY 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.

POLICY 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 by 2005.

LAND USE IMPLEMENTATION

The current Broward County Land Use Plan is the effective land use plan for the City of Pompano Beach until the proposed City Land Use Plan is certified by the Broward County Planning Council as being in substantial conformity with the County Land Use Plan. A major thrust of the Future Land Use Element is to be certified by the Broward County Planning Council.

In order to be considered for certification, a local land use plan shall include the following items:

A Land Use Plan Map.

A Designated Redevelopment Areas Map.

Goals, Objectives and Policies consistent with and furthering those contained within the Broward County Land Use Plan.

Implementation Provisions which establish a land use and density classification system including a detailed listing of permitted land uses and densities allowed within each land use classification.

Provisions for fulfilling the requirements for local Park and Open Space acreage.

This portion of the Future Land Use Element provides the land use implementation provisions required for Broward County Land Use Plan certification.