

# Annual Progress Report - 2011

## City of Pompano Beach

### Introduction

This annual progress report was prepared by Jean E. Dolan, AICP, CRS Coordinator, based upon the City's ordinances governing new construction and substantial improvement; flood plain maps; City's Comprehensive Plan; and an annual visual survey of the repetitive loss properties and the areas surrounding them. This report is released directly to the media and made available to the public on the City's website. A copy of the report can be obtained from the CRS Coordinator, Jean E. Dolan, 954-786-5554, or e-mail, jean.dolan@copbfl.com.

### Action Plan

The action items are:

1. Prevention for new properties:
  - a. The City of Pompano Beach has land development regulations which mandate the elevation of all new residential buildings at 18" inches above the crown of the road and of all new nonresidential buildings at 6" inches above the crown of the road (Section 152.24 (C) (1) & (2)).
  - b. The City of Pompano Beach requires that all property abutting a waterway construct a seawall, except for properties on the beach. The seawall reduces flooding from rising water in canals and waterways (Section 155.013).
  - c. The Florida Department of Natural Resources established a coastal construction line. Buildings are not permitted to be constructed seaward of the coastal construction line (Section 155.013).
  - d. Drainage Facilities are required for all new development. The level of service is established in the Drainage Element of the Comprehensive Plan (Section 157.21).
  - e. The City of Pompano Beach has a stormwater utility which maintains the existing drainage facilities and constructs new drainage facilities.
2. Property protection: For existing structures, one of the effective methods of protection is maintaining a flood insurance policy. Other recommendations include ensuring the swale within the city's right-of-way is not illegally paved per Code Section 100.38. Existing property owners can evaluate and make improvements to maximize pervious/green space around their homes and businesses and regrade their property to direct stormwater into swales and catchbasins. The City regrades the swales, maintains catchbasins and routinely cleans drains to ensure that flooding due to clogged catchbasins is minimized.
3. Natural resource protection: Dune restoration along the beach and research with DEP on the Southeast Coral Reef Restoration project are two examples of natural resource protection activities. The City also maintains nearly 100 acres of rare sand pine scrub habitat including the Pompano Airpark Natural Arboretum (33-acres), the Crystal Lake Pineland Scrub Natural Area (24.25 acres) and the Highlands Scrub Natural Areas (38.7 acres). These natural areas provide important pervious areas for groundwater recharge and water quantity and quality management.
4. Emergency services: Broward County issues hurricane and tropical storm warnings. Broward County and the City of Pompano Beach operate Emergency Operations Centers. The City of

Pompano Beach has instituted the Code Red Emergency Notification System and information is on the City's Web Site ([www.mypompanobeach.org/emergency/codered.htm](http://www.mypompanobeach.org/emergency/codered.htm)).

5. Structural projects: Beach renourishment is performed at irregular intervals. The City also constructs drainage improvements as part of the annual Capital Improvements Plan. Recent drainage improvements include the installation of catch basins and connecting exfiltration pipes along SE 13th Street.
6. Public Information:
  - a. The City of Pompano Beach maintains flood zone maps which are detailed enough to show property lines. Structures, however, are not shown on these maps.
  - b. The City of Pompano Beach mails Tradewinds Magazine to residents three times per year. Each issue of Tradewinds contains an article on flooding and flood protection.
  - c. The City of Pompano Beach mails a letter to insurers, lenders and real estate offices each year to inform them of the availability of flood zone information.
  - d. Flood plain maps are available at the City's library.
  - e. People can call the City for technical assistance. The telephone number is published in the recurring Tradewinds article.
  - f. The Tradewinds Magazine outreach article is also rebroadcast on Channel 78, the government access channel, up to 10 times per day, 7 days per week. Residents of both Pompano Beach and Lighthouse Point can access Channel 78.
  - g. This year (2011) the City sent a Flood Hazard Brochure to all 57,000 residents and property owners on the Tradewinds mailing list. It is intended that this brochure be distributed near the beginning of the hurricane season every year. The brochure was also handed out at the Annual City of Pompano Beach Healthfair booth in August 2010.
  - h. City distributed a customer service survey which included public opinion regarding stormwater issues.
  - i. Stormwater inflow was identified with stickers for the public and "No Dumping" markers were placed on all storm drain inlets.
  - j. The City of Pompano Beach participates in the Code Red program, which allows residents and businesses to sign up for emergency notification, including flooding. Information about that program is available on the City's web site at [www.mypompanobeach.org/emergency/codered.html](http://www.mypompanobeach.org/emergency/codered.html).

## **Discussion**

**Stormwater Capital Improvements Program** - The City of Pompano Beach has created a stormwater utility to construct drainage improvements to reduce the threat of flooding to structures. Our capital improvement program consists of constructing new drainage infrastructure including catchbasins and french drains. This improvement program is directed by the Stormwater Management Master Plan, which prioritized 112 drainage improvements. The City of Pompano Beach has spent \$10.4 million on the first 33 drainage improvements and another \$5.5 million of improvements are scheduled in the CIP for the next 5-year period.

**Stormwater Infrastructure Maintenance Program** - The City utility department implements an extensive routine maintenance program to maximize the efficiency and effectiveness of the stormwater management infrastructure in the city. This program includes street sweeping; detention and retention pond maintenance; cleaning, inspecting and maintaining stormwater outfalls and systems; stormwater

pipe relining program, MS4 construction inspection program, and installation of valves for protection against high tides, full moon and weather conditions.

**Floodplain/Stormwater Management Master Plan Update** - The Floodplain/Stormwater Management Master Plan is currently being updated through a \$1.2 million study which was approved by Resolution 2011-268 and commenced in August, 2011. This master plan update will take two years to complete. The scope of this major update was written in accordance with the CRS requirements for Floodplain Management Plans (Section 510 of the CRS Manual). A Floodplain Management Planning Committee (FMPC) was created by the City Commission by Resolution 2011-287 to coordinate and oversee the plan update as specified by the CRS floodplain management planning process.

**Building Permitting** - The City of Pompano Beach continues its efforts to ensure that all new construction or substantial improvements are made above the flood elevation. In the past fiscal year the Building Department issued 51 permits for new construction and substantial improvements, which were located in a flood zone.

**Dune Restoration** - The City's East CRA is currently permitting the construction plans for the Pompano Beach Boulevard Streetscape Improvement Project which includes aspects of the 2008 beach master plan. A primary focus of the project is 3,000 linear feet of dune restoration along the public beach.

The City of Pompano Beach Comprehensive Plan includes several policies requiring dune restoration when beach front properties redevelop. Applications to redevelop beach front properties are starting to pick up again with the economic recovery. The approvals and permits for these projects will not only be reviewed and issued by the City but the Applicants must also receive permits from the State Department of Environmental Protection for dune stabilization and restoration improvements, as well as turtle habitat protection.

The Coastal Zone Management Element of the Comprehensive Plan addresses beach renourishment. Beach renourishment of sand is necessary for dune restoration. The flow of sand along the coast naturally proceeds from north to south. The Hillsboro Inlet at the northern end of the coast interrupts this flow and thereby deprives the beach (and the dunes) of the much needed flow of sand. A sand bypass system takes the sand deposited in the Hillsboro Inlet and transfers it to the south. This sand bypass system has been in place for years and its continued functioning ensures the necessary sand for beach renourishment and dune restoration.

**Large Scale Redevelopment** - The City is taking proactive steps to stimulate large scale redevelopment in the City. Mixed-use land use categories were added to the City's Comprehensive Plan this year (2011). The City is currently in the process of changing the land use designation on a 269 acre area known as the Downtown Pompano Transit Oriented Corridor. This effort will enable the development of a mixed-use, pedestrian oriented main street as well as an urban downtown employment center which will require new infrastructure and buildings designed with stormwater management features that reduce the risk of flooding.

**Informational Utility Billing** – As reported last year, the City was considering implementing an informational billing format for the utility billing system which could have allowed for flood insurance and flood zone information to be provided 2-4 times per year in the utility bills. Due to cost constraints and other factors, it was determined that this system would not be implemented in the

2010-11 fiscal year, however, when this opportunity becomes more feasible, it may be presented to the City Commission again for consideration.

### **Recommendation for Future Action**

**Floodplain/Stormwater Management Master Plan** - as noted above, the City Commission has approved a \$1.2 million contract to prepare a comprehensive, city-wide update to the Floodplain/Stormwater Management Plan. The elements of the study and the planning process will meet the requirements set out in the CRS Manual in Activity 510. A Floodplain Management Planning Committee (FMPC) was created by the City Commission by Resolution 2011-287 to coordinate and oversee the plan update. The Committee will be meeting to discuss each deliverable and each chapter of the plan once the initial surveying task is completed. The Committee will also be coordinating the public workshops required by the CRS planning process.

**Freeboard Standards** - The scope of work for the Floodplain/Stormwater Management Master Plan includes an engineering study to determine the feasibility of adopting a freeboard standard for finished floor elevations on new construction. The freeboard regulation requires that new buildings or substantial improvements to existing buildings be constructed 1 foot (or more) above the flood elevation. This approach is different from current regulation which mandates the finished floor elevation of all new residential buildings be 18” inches above the crown of the road and all new nonresidential buildings be 6” inches above the crown of the road. (Section 152.24 (C) (1) & (2)). The engineering study will determine the impact of these regulations on existing development and how redevelopment could occur at the freeboard standard without causing unmitigated impacts on neighboring properties. Recommendations will be part of the adopted Master Plan which is scheduled for completion in 2013.

**Mixed-Use Redevelopment** – As noted above, the City is taking proactive steps to stimulate large scale redevelopment in the City. Mixed-use land use categories have been added to the City’s Comprehensive Plan and the Staff and the Broward County Planning Council are processing concurrent City and County Land Use Plan amendments for the 269 acre area known as the Downtown Pompano Transit Oriented Corridor. Large scale redevelopment will allow entire areas to be completely redesigned with stormwater management features that reduce the risk of flooding.

Staff is also working on a Request for Letters of Interest to hire consultants to perform corridor studies throughout the City to identify areas where the City may choose to sponsor Future Land Use Map amendments for mixed-use redevelopment. These corridor studies will also help identify those areas where private land owners should be encouraged to request mixed use map amendments to facilitate large scale redevelopment and a commensurate upgrade in flood protection and stormwater management infrastructure.

**Additional Outreach Project** – The City is hosting one of the outreach meetings for FEMA to present and answer questions about the new flood maps that are soon to be delivered to every city in Broward County for review. The following cities have been invited to attend the outreach meeting to be held November 16th at the Skolnick Center from 4:00 PM-8:00 PM: Pompano Beach, Parkland, Coral Springs, North Lauderdale, Deerfield Beach, Coconut Creek, Hillsboro Beach, Tamarac, Sea Ranch Lakes, Lauderdale by The Sea, Lighthouse Point, and Margate.