









## ACKNOWLEDGEMENTS:

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Introduction



On February 2012, the City Commission awarded the City Wide Parks Master Plan contract to Bermello Ajamil Partners, Inc. (B&A).

### **I.1. PURPOSE AND INTENT**

The City of Pompano Beach embarked on the preparation of a comprehensive City Wide Parks Master Plan in order to address latent community park and recreation needs and provide a professionally prepared roadmap to improve public recreation and leisure facilities throughout the community. The professional team led by Bermello Ajamil & Partners and Ballard King & Associates was assigned to carry out this City Wide Parks Master Plan.

The City Wide Parks Master Plan is intended to provide an evaluation of existing park conditions, identify area and city-wide park needs. As part of the Master Plan, as part of the Master Plan process these were presented in a community forum where to gather citizens' preferences in order to improve recreation facilities and programs offerings in both the short and long term horizons. With this intent in mind, the goals established for the City Wide Parks Master Plan were further defined to more clearly understand the Master Plan purpose. These overarching goals are to:

- Expand as needed the city-wide system of park and recreation venues to meet the needs of the citizens of Pompano Beach;
- Enhance the quality of life of all citizens;
- Improve the neighborhoods;

To assist in reaching these goals a series of specific guiding Objectives were established for the City Wide Parks Master Plan. These specific guiding objectives are to:

- Identify perceived and real community recreation needs;
- Maximize, to the greatest extent possible, the use of available recreation lands and facilities resources;
- Provide for the rational and equitable distribution of recreational facilities throughout the City of Pompano Beach and improve accessibility to said facilities; and,

- Plan park and recreation investments to create the greatest benefit for all citizens of Pompano Beach, while limiting duplication of high maintenance facilities.

This City Wide Master Plan document outlines the process utilized to arrive at the City Wide Parks Master Plan. The City Wide Park Master Plan provides park and recreation development policies, programs, and specific park designs where required. In the following pages we describe the City Wide Master Plan.

### **I.2. PUBLIC OUTREACH PROCESS**

The planning process was organized to obtain input and comments through targeted public City Commission Workshop meetings. These workshop meetings were duly advertised. The City of Pompano Beach City Commission workshops were geared to gather input from all sectors and areas of the community and provide a forum for active discussions with Elected Officials.

B&A began by meeting with staff to gather existing park information. A workshop with the Parks, Recreation & Cultural Arts Department staff and the City's Development Services staff was carried out to review project progress and products.

A project progress presentation was made to the Parks and Recreation Advisory Board on August 1, 2012. This presentation was followed by one-on-one City of Pompano Beach Commissioners meetings. Consultations with City of Pompano Beach staff were regularly carried out.

A City of Pompano Beach City Commission/Community Workshop was held on November 15, 2012. The City Commission/Public Workshop was duly advertised and the public at large invited to participate in the process.

Concurrently, as part for the Parks Master Plan, a needs assessment/analysis took place. Information from the Commission, Parks, Recreation & Cultural Arts Department staff; surveys from summer camp participants, the City's Comprehensive Plan, Master Plan, and an inventory of the parks, programs and services was gathered.

A final overall City Wide Parks Master Plan Commission Workshop/Community Presentation was held on March 21, 2013 to gather final input and present the City Wide Parks Master Plan findings and recommendations. The City Commission/Public Workshop was duly advertised and the public at large invited to participate in the process.

Following is a list of meetings that were held during the project process:

- Parks, Recreation and Cultural Arts Department Workshop (July 18, 2012)
- Parks and Recreation Advisory Board Presentation/Workshop (August 1, 2012)
- City Commission One-On-One Meetings (September 2012 and March 2013)
  - Mayor Lamar Fisher
  - Vice-Mayor George Brummer District 5
  - Commissioner Barry Dockswell, District 1
  - Commissioner Charlotte Burrie, District 2
  - Commissioner Rex Hardin District 3
  - Commissioner Woodrow J. Poitier, District 4
- Commission Workshop / Public Workshop Input (November 15, 2012)
- Parks and Recreation Advisory Board Presentation/Workshop (March 6, 2013)
- Commission Workshop / Public Workshop Input (March 21, 2013)

### I.3. PLANNING PROCESS

A Recreation Needs Analysis was undertaken to evaluate passive and active recreation needs. An Evaluation of Existing Park Facilities and Recreation Programs provided the basis to compare how identified needs were being met and the issues and opportunities present in the passive and active recreation offerings. Specific Park Improvement Plans are provided where warranted and for needed new facilities that have been identified. These analyses, recommendations and designs were done under the mantle of the City Wide Commission public workshops. The resulting Capital Improvements Plan provides the framework for the short and long term investments needed to improve parks and recreation facilities.

The planning process consisted of twelve steps to reach the final City Wide Parks Master Plan.

These steps were:

- Kick-Off Meeting
- Data Collection/ Analysis of Existing Conditions
- Summary of Issues and Opportunities
- Parks and Recreation Advisory Board Presentation
- City Commissioners One-on-One Meetings
- Preliminary Master Plan Development
- City Commission/Community Workshop Park Alternative Concept Plans / Master Plan Presentation
- Final Master Plan Preparation
- Final Plan Refinement
- Financial Plan
- Final City of Pompano Beach City Wide Parks Master Plan Commission Presentation



1

Urban Context



### 1.1. REGIONAL CONTEXT

Pompano Beach is one of the cities with the largest land area in Broward County. Spanning from the Florida Turnpike on the west to the Atlantic Ocean on the east, the City of Pompano Beach is bordered by the City of Deerfield Beach on the north; the City of Light House Point on the northeast; the City of Fort Lauderdale on the south; the City of Sea Ranch Lakes on the southeast; and the City of Coconut Creek on the west.

### 1.2. CITY OF POMPANO BEACH URBAN PLAN CHARACTERISTICS

The City of Pompano Beach's urban plan is a rectangle bisected by major north-south and east-west roads that define discrete sections and neighborhoods. A number of major north-south expressways and roads cross the City and help define sectors and boundaries.

Major north-south roadways include the Florida Turnpike forms the west boundary of the City, Power Line Road, I-95, Dixie Highway, Florida East Coast Railway (FEC), North Federal Highway, and AIA on the Beach side.

Residential, commercial and industrial sectors are clearly defined by the intersection of major streets. The areas north of Martin Luther King Boulevard to Sample Road and from I-95 to the Florida Turnpike on the west are predominantly light industrial. This industrial commercial corridor extends south paralleling I-95 to the City boundary.

Figure 1-A illustrates the residential areas of the City in yellow. The commercial and industrial sectors are indicated in light red.

### 1.3. CITY DEMOGRAPHICS

The Table City of Pompano Beach Population Projections shows the projected total population growth for the City of Pompano Beach to the year 2030. This population projection study was done using Transportation Analysis Zones (TAZs), based on the 2010 US Census, and as indicated by the Broward County Planning & Environmental Regulation Division (August 2012). Although the 2010 population for Pompano Beach used by this study was slightly less than the actual 2010 Census population, this study projects Pompano Beach to have an average compound growth rate of 0.63%. As part of the Master Plan work, this rate was applied to the 2010 Census population for each area of the city in order to calculate future population growth.

The 2010 Census population for the City of Pompano Beach is 99,845. The total for all six quadrants is 99,878 due to the fact that part of the Census Block Groups that encompass Quadrants 1,3 and 6 extend slightly beyond the city limits of Pompano Beach.

A demographic analysis of each of the City Zones was done and an aggregate demographic makeup of the City was also prepared. The population was further aggregated into quadrant areas for the purposes of identifying population trends and were used to calculate population growth.

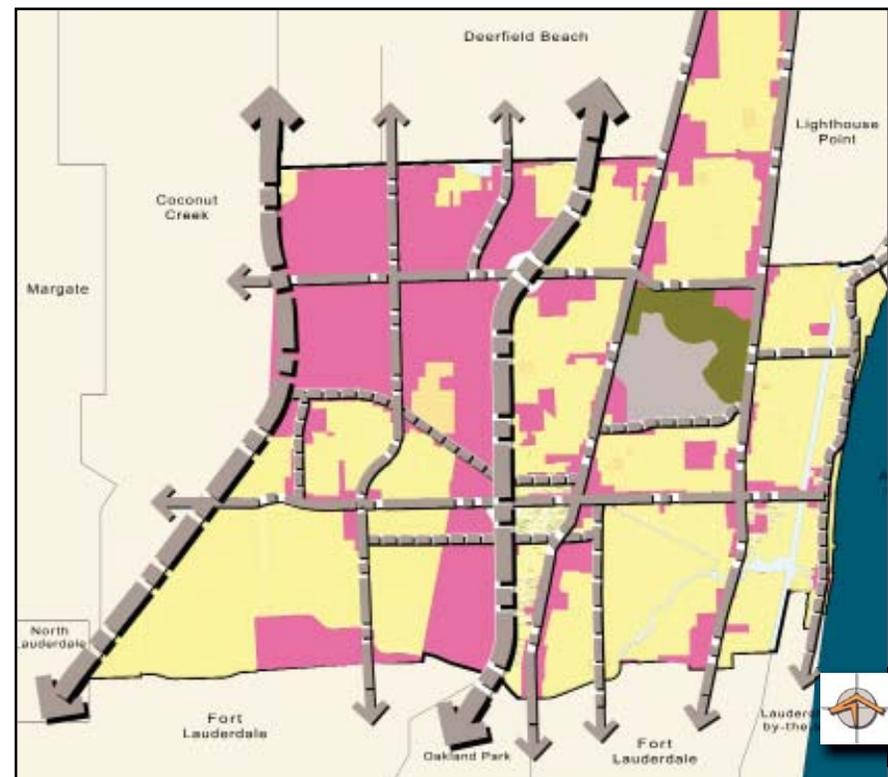
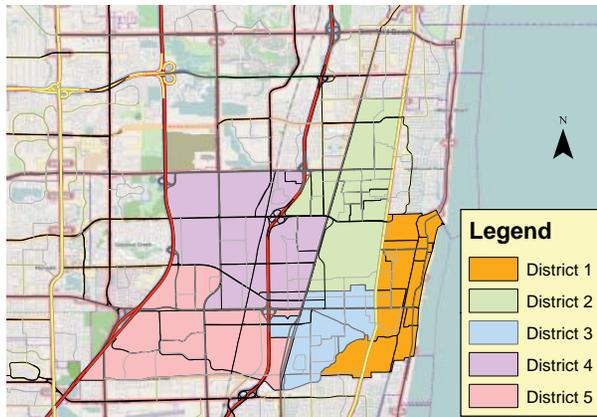


Figure 1.A - Major Circulation Routes / Residential and Commercial Sectors

**1.4. DEMOGRAPHIC SUMMARY**

- The City will continue to grow at a reasonable rate for the next twenty years. The population of the City was estimated at 99,878 in the 2010 census with projections to increase to 103,000 by 2015 and to 113,245 by 2030.
- The median age is 42.7 years while the Broward County median age is 39.7 years and the national median age is only 37.8 years in 2010.
- Over 35.1% of the population is between 40 to 64 years of age which is approximately the same as for Broward County.
- Over age + 65 populations is 18.9% which is slightly higher than that of Broward County.
- The Beach area has the highest number of +65 years of age.
- Areas north of East Atlantic Boulevard and west of Dixie Highway have the highest number of persons under 29 years of age
- Median household income is \$41,406 compared to \$51,694 for Broward County and \$54,442 nationally.
- The City has a significant African American as well as Hispanic population. The ethnic makeup of the community is 62.6% white, 28.9% black, and 8.5% other.
- The Hispanic make-up of the population is 17.5%



Age	District 1	District 2	District 3	District 4	District 5
Under 5	2.9%	6.4%	5.6%	7.3%	6.3%
5 to 14	5.7%	12.1%	9.0%	12.3%	8.8%
15 to 19	2.9%	6.8%	4.3%	8.1%	4.6%
20 to 29	6.8%	13.3%	17.1%	20.4%	13.5%
30 to 39	9.2%	13.3%	12.9%	14.9%	13.2%
40 to 49	14.6%	16.7%	10.1%	14.6%	12.7%
50 to 64	26.9%	19.9%	22.0%	15.5%	17.1%
65+	31.0%	11.5%	19.0%	6.9%	23.8%

**Table 1.A - Population Distribution by Commission Districts**

District	Median Household Income
District 1	\$52,255
District 2	\$41,250
District 3	\$52,630
District 4	\$33,522
District 5	\$38,144

**Table 1.B - Income Distribution by Commission Districts**

City of Pompano Beach Population Projections					
	2010	2015	2020	2025	2030
District					
District 1	20,622	21,280	21,959	22,659	23,382
District 2	19,983	20,620	21,278	21,957	22,657
District 3	15,134	15,617	16,115	16,629	17,159
District 4	19,930	20,566	21,222	21,899	22,597
District 5	24,209	24,981	25,778	26,600	27,449
<b>Total</b>	<b>99,878</b>	<b>103,064</b>	<b>106,352</b>	<b>109,744</b>	<b>113,245</b>

**Table 1.C - City of Pompano Beach Population Projections to 2030**



City Parks



## 2.1. REGIONAL PARKS

Broward County provides regional parks to serve the City of Pompano Beach and other Broward County Municipalities. The drawing Broward County Regional Parks indicates the regional parks in Broward County and the City of Pompano Beach boundaries. Broward County regional parks offer a variety of experiences from nature preserve areas to active parks that include picnic area and sports venues. There are no regional parks within the City of Pompano Beach Boundaries.

Broward County's Park and Recreation Division manage almost 6,500 acres of which approximately 3,500 acres are natural areas that provide indigenous flora and fauna for the enjoyment of residents and for the protection of the natural environment.

The system encompasses regional parks and nature centers, neighborhood parks, and natural areas. The facilities include water parks, campgrounds, a target range, a stadium, a skate park, an observatory, mountain bike trails, an educational farm with stables, a velodrome and other sports facilities.

The mission of Broward County's Park and Recreation Division states the following: "The Parks and Recreation Division is dedicated to providing a countywide park system with diverse facilities and recreation opportunities, along with natural area conservation and research-based educational outreach, to enhance the well-being of residents, businesses, and visitors".

Additional to the regional parks there are 31 municipalities in Broward County that have their own park and recreation agencies that operate public park and recreation facilities. There are also within Broward County two state parks open to the public: Hugh Taylor Birch and John U. Lloyd.

The Map Figure 2.B - Broward County Regional Parks indicates regional park and recreation facilities in Broward County. A full listing of activities can be found at the Broward County's Park and Recreation Division web page.

## 2.2. PEDESTRIAN AND VEHICULAR ACCESS TO CITY'S PARKS

Most areas of the City are within ½ mile of a recreation facility as can be seen in Figure 2-A Most sectors of the City of Pompano Beach are in close proximity to a neighborhood park except the areas west of I-95 and in particular the area of Collier City. Here, access to a neighborhood park or a mini-park is a minimum of one mile in the areas of southwest Collier City. Areas south of Atlantic Boulevard have a substantial amount of private recreation space.

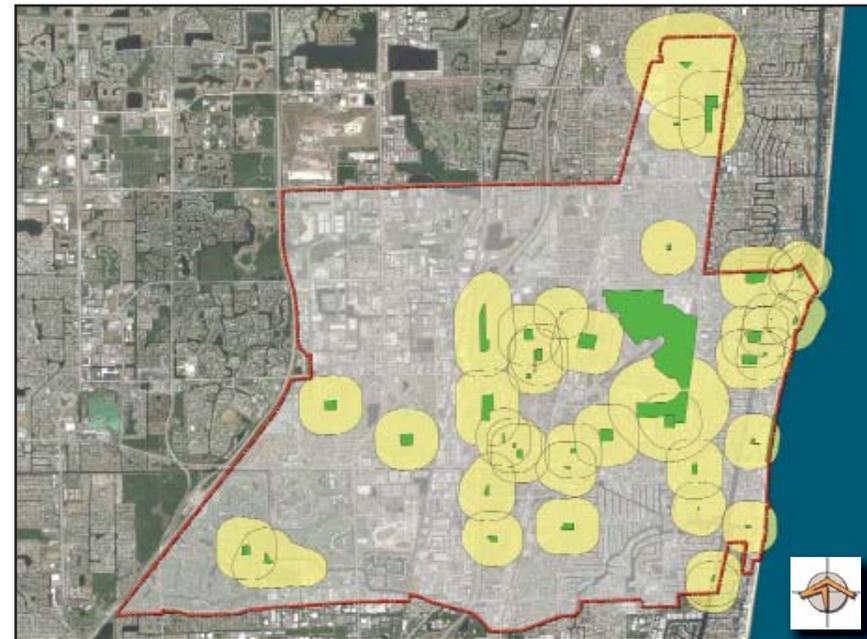


Figure 2.A - Parks 1/2 Mile Service Radiuses

## 2.3. CITY OF POMPANO BEACH LEVELS OF SERVICE (LOS) AND COMPREHENSIVE PLAN REQUIREMENTS:

The City through its Comprehensive Plan has adopted some basic level of service (LOS) figures for parks. Adopted in 2010, the Parks Open Space and Recreation Element of the Comprehensive Plan establishes recreation levels of service for the City of Pompano Beach. The overall established LOS is 5 acres per 1,000 populations. Further, the LOS is divided into three categories:

1. Mini parks/neighborhood parks and small urban spaces - 2 acres per 1,000 populations
2. Community parks - 1 acre per 1,000 populations
3. Urban open space - 2 acres per 1,000 populations

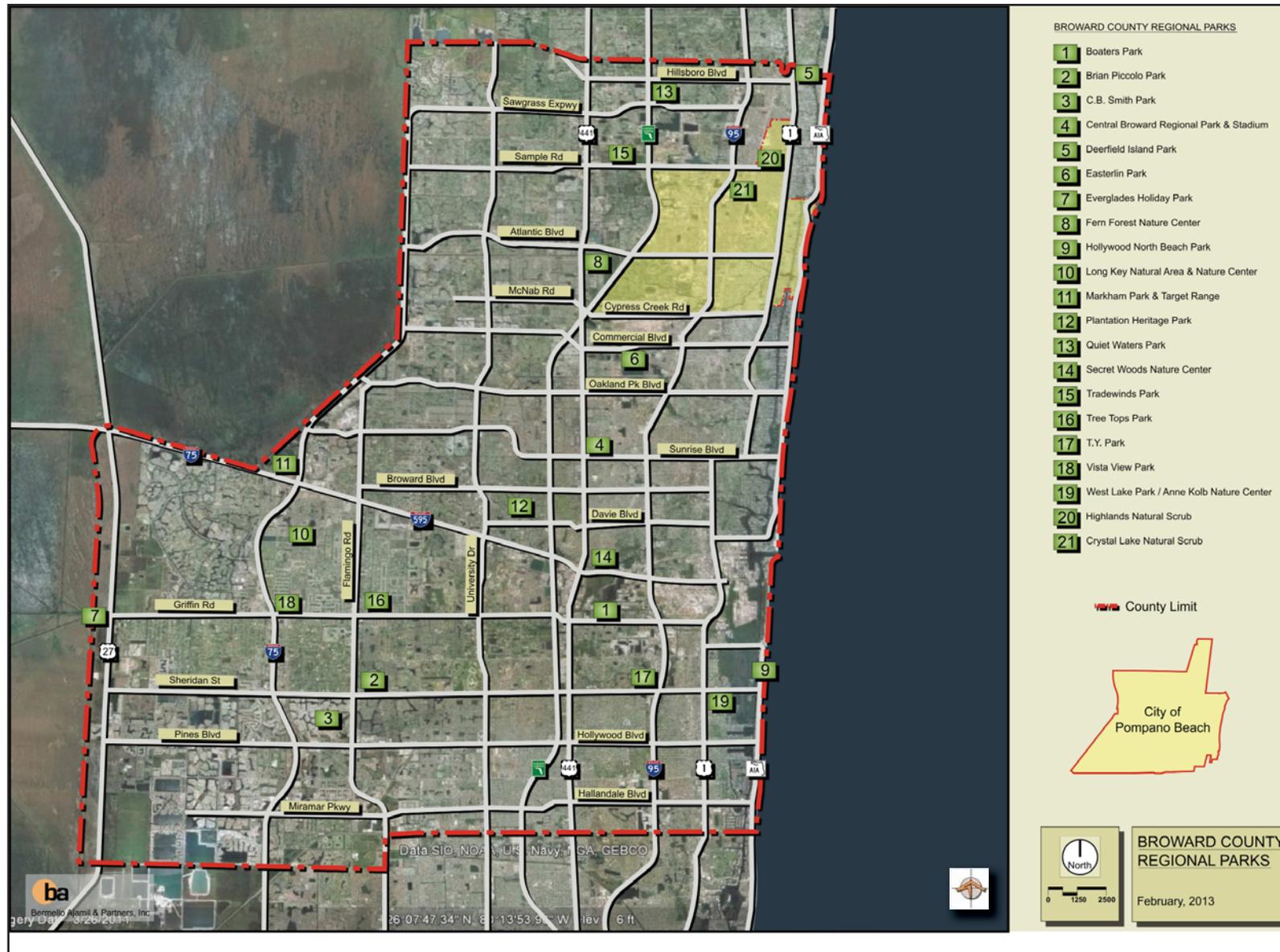


Figure 2.B - Broward County Regional Parks

Park Facility	Number	Land Area in Acres
Mini Parks	15	33.74
Neighborhood Parks	8	66.50
Community Parks	4	145.11
Urban Open Space	20	11.00
Air Park	1	452.00
Sub Total City Operated Facilities		708.35
Public School Sites	15	60.40
Boys & Girls Club	1	6.40
Sub-Total Public School Sites , Boys & Girls Club		66.80
Total		775.15

**Table 2.A - Park Facility Acreage by Park Category**

The 5 acres per 1,000 population adopted LOS for the City of Pompano Beach far exceeds the Broward County mandated LOS standard which is 3 acres per 1,000 population. This minimum requirement must be met to have the land use plans recertified by Broward County.

The present distribution of parkland in the City of Pompano Beach, as indicated in Table 2.A, provides 708 acres of parks and open space without taking into consideration the public school sites that amount to an additional 66.8 acres for a total of 775.15 acres. It is not unusual for cities to count school recreation sites as part of the land area required to meet comprehensive plan requirements.

The 2010 US Census established the City’s population at 99,845 in 2010. Assuming the population growth rate established for Broward County, the projected population for the year 2011 is 101,617. With an incremental annual growth of .63%, the population is project to grow to approximately 106,352 by 2020 and 113,245 by 2030.

Given the overall LOS of 5 acres per 1,000 populations the City of Pompano Beach exceeds the required park and recreation land requirements established in the Comprehensive Plan, and will exceed the requirements for the forthcoming years.

However, the surplus is not evenly distributed over the Neighborhood Parks, Community Parks and Urban Open Spaces.

Year	Population*	Required Acreage	Current Acreage City Owned/ Leased	Diff.	Broward County School Sites/ Boys Girls Club Acreage	Total Rec. Land With BCSB & B&G Club	Diff. with BCS, B&G Club
2010	99,845	499	708.35	209	67	775	276
2011	101,617	508	708.35	200	67	775	267
2020	106,352	532	708.35	177	67	775	243
2030	113,245	566	708.35	142	67	775	209

\*Estimate

\*\* 5 Acres/1000 population

**Table 2.B - Park Facility to Population Comparison to year 2030**

**2.4. MINI PARKS/NEIGHBORHOOD PARKS AND SMALL URBAN SPACES NEIGHBORHOOD PARK ACREAGE**

With a total present neighborhood park acreage of 207 that includes both private recreation acreage in certain sectors as well as public school sites, the City exceeds the present requirement of 203.4 acres for Neighborhood Park acreage for the projected population of 101,617 for 2011. This is an LOS of 2.03 per 1,000 populations. See City of Pompano Beach Comprehensive Plan Recreation and Open Space element, pages 53-60.

While in overall numbers, the City exceeds the present required Neighborhood Parks LOS, the distribution of these parks, given the City’s urban form, is not uniform with the geographical distribution of the population.

Figure 2.C shows the Park Service Districts identified in the Comprehensive Plan that fail to meet the current service need of 2 acres per 1,000 population requirement and are less than 1 acre per 1000 populations.

The Comprehensive Plan identifies a number of these Park Service Districts as being presently deficient in Neighborhood Park acreage, and some lacking public park acreage. A number of these areas have been annexed in the past years by the City of Pompano Beach.

As a mostly built out city, the level of service may be difficult to meet in most of these areas and the surplus of Community Parks and Urban Parks will have to compensate for the lack of additional neighborhood park lands in certain sections of the city.

Park Classification	Land Area in Acres
<b>Mini-Parks</b>	
McNab Park	2.5
Founders Park	1.7
Blanche Ely Tot Lot	0.3
Kendall Lake Tot Lot	0.2
Apollo Park	4.4
Coleman Park Tot Lot	0.5
Novelty Homeowners Park	1.0
Pat Larkins Multipurpose Ctr.	2.9
Avondale Park (undeveloped)	2.6
Faireview Park	2.3
Herb Skolnik Multipurpose Ctr.	3.5
Cresthaven Park	1.4
Highland Park & Recreation Ctr.	3.3
Sandspur Park (Pompano Highlands)	2.3
Canine Corner (Dog Park)	1.8
<b>Total Mini-Parks' Acres</b>	<b>30.7</b>
<b>Small Urban Open Spaces</b>	
N.E. 16th. Street Park	0.6
Marine Drive Rights-of-Way	0.1
Sunset Park	1.0
N.E. 10th. Street Right-of-Way	0.1
North Riverside Park	0.4
Indian Mound Park	1.0
Lake Santa Barbara Park	0.2
S.E. 13th. Street Park	0.1
S.E. 15th. Street Park	0.1
Lyons Park	0.3
Pompano Canal Park	0.2
Downtown Park	0.1
Kendall Lake Park	0.2

Park Classification	Land Area in Acres
Jackson Park	1.8
Hillsboro Inlet Park	2.3
S.E. 11th. Avenue Park	0.2
Dr. M. Luther King Jr. Blvd Park	0.8
Old Water Tower site	0.2
Cresthven Park	0.4
Iguana Park (undeveloped)	0.9
<b>Total Small Urban Spaces</b>	<b>11.0</b>
<b>Neighborhood Parks</b>	
Ocean Side Park	3.2
Norwood Pines Park	5.4
Kester Park	8.4
Ronald J. McNair Park	6.4
Weaver Park	12.4
Exchange Club Park	7.5
Alsdorf Boat Launch Park	10.0
Harbors Edge Park	8.1
Hunter's Manor Park	8.3
George Brummer Park	4.9
<b>Total Neighborhood Parks</b>	<b>74.6</b>
<b>Community Parks</b>	
Pompano Community Park	71.08
North Pompano Park	20.45
Mitchell/Moore Park	15.80
Public Beach	37.80
<b>Total Community Parks</b>	<b>145.13</b>
<b>Urban Parks</b>	
Boys & Girls Club	9.50
PB Municipal Golf Course	372.00
Sand and Spurs Stables	14.70
Arboretum	33.00
<b>Total Urban Parks</b>	<b>429.20</b>
<b>Total Park Acreage 2013</b>	<b>690.63</b>



Figure 2.C - Comprehensive Plan Neighborhood Park Deficient Service Sectors

Year	Population	Acres/1,000 population	Total acres required
2010	99,845	2	199.7
2011	101,617	2	203.2
2020	106,357	2	212.7
2030	113,245	2	226.5

Table 2.C - Neighborhood Park Acreage Required Based on Projected Population Yearly Growth of .63%

<b>City of Pompano Beach</b> <b>Parks and Recreation Land Demand 2013</b> Based on Comprehensive Plan Recreation and Open Space Element - 2010 Population Growth at .63% Annually - Based on 2010 Census of 99,845 Population					
Category	Population 2010	Acreage	Per No. of Population	Acres Required 2011	Actual Acres Available 2011
Neighborhood Parks *	101,617	2	1,000	203	116.30
Community Parks	101,617	1	1,000	102	145.11
Urban Parks **	101,617	2	1,000	203	429.20
<b>Total Required 2011</b>				<b>508</b>	<b>690.63</b>
* Total combines Small Parks and Open Spaces + Neighborhood Parks ** Does not include undeveloped land in Air Park.					

Table 2.D - Parks and Recreation Land Demand 2011

<b>City of Pompano Beach</b> <b>Parks and Recreation Land Demand Assumptions 2030</b> Based on Comprehensive Plan Recreation and Open Space Element - 2010 Population Growth at .63% Annually					
Category	Population 2010	Acreage	Per No. of Population	Acres Required 2011	Actual Acres Available 2011
Neighborhood Parks *	113,245	2	1,000	226	119.30
Community Parks	113,245	1	1,000	113	145.11
Urban Parks **	113,245	2	1,000	226	429.20
<b>Total Required 2030</b>				<b>566</b>	<b>693.60</b>
* Total combines Small Parks and Open Spaces + Neighborhood Parks ** Does not include undeveloped land in Air Park. *** Assumes Community Center Site for Cresthaven					

Table 2.F - Parks and Recreation Land Demand Assumptions to 2030

<b>City of Pompano Beach</b> <b>Parks and Recreation Land Demand Assumptions 2020</b> Based on Comprehensive Plan Recreation and Open Space Element - 2010 Population Growth at .63% Annually					
Category	Population 2020	Acreage	Per No. of Population	Acres Required 2020	Actual Acres Available 2020 ***
Neighborhood Parks *	106,352	2	1,000	213	119.20
Community Parks	106,352	1	1,000	106	145.11
Urban Parks	106,352	2	1,000	213	429.20
<b>Total Required 2020</b>				<b>532</b>	<b>693.60</b>
* Total combines Small Parks and Open Spaces + Neighborhood Parks ** Does not include undeveloped land in Air Park. *** Assumes Community Center Site for Cresthaven					

Table 2.E - Parks and Recreation Land Demand Assumptions to 2020

## 2.5 OVERALL PARK AND RECREATION PRESENT LAND DEMAND AND PROJECTED FUTURE LAND DEMAND

Tables 2.D through 2.F show the present overall park and recreation land demand and the actual acres available from 2011 through 2030. These calculations are based on population projections for the respective time periods. The City of Pompano Beach exceeds the overall park and recreation level of service land demand both in the present and in projected recreation land demand to the year 2030.

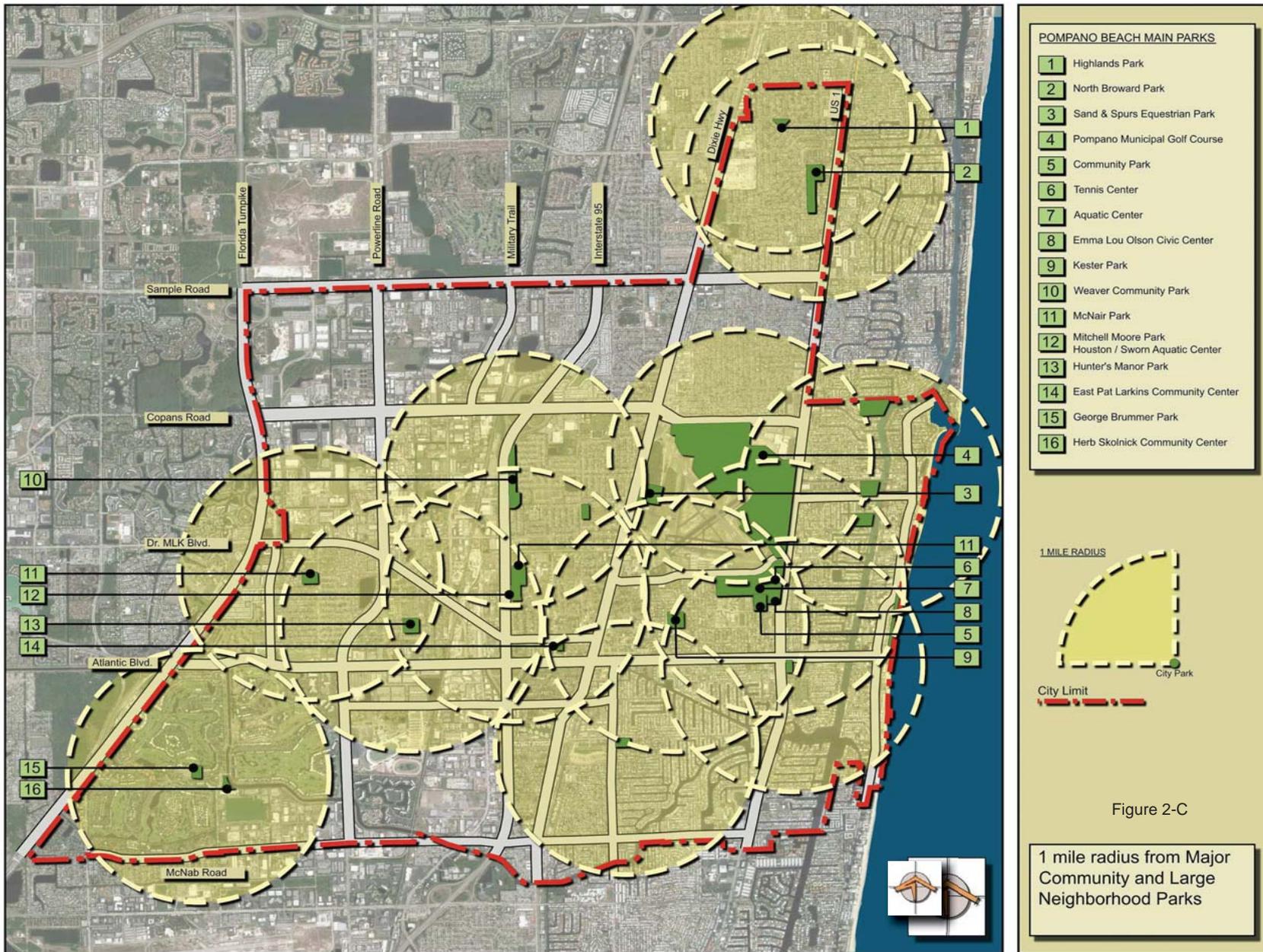


Figure 2.D - Park 1 Mile Service Radiuses

Figure 2-C  
1 mile radius from Major Community and Large Neighborhood Parks



3



The City of Pompano Beach currently has a varied offering of recreation programs and services for its citizens. However, there are also a number of unmet needs that have been identified by the community as well as expectations for the future that will provide a major challenge to the City.

**3.1. CURRENT RECREATION PROGRAMS AND SERVICES ASSESSMENT**

**Programs by Classifications:** The Parks, Recreation & Cultural Arts Department offers a number of recreation programs and services to the residents of Pompano Beach and the surrounding area. Important issues with programming include:

- The Parks, Recreation & Cultural Arts Department focuses much of its programming efforts on youth, sports, aquatics, golf, tennis, and special events.
- Recreation programs and services are generally planned and delivered on a community center level to be responsive to varying needs and expectations.

**Note:** Program lists are based on a review of class and program offerings for 2010-2012 as provided by the City of Pompano Beach Parks, Recreation, and Cultural Arts Department.

Area	Focus	Programs
Sports	Youth Sports	Basketball, Football, Flag Football, Cheerleading, Soccer, T-Ball, Baseball, Tennis, Golf, Fencing, Martial Arts, Billiards, Girls Softball, Track
	Adult Sports	Softball, Volleyball, Tennis, Golf, Ultimate Frisbee, Martial Arts, Fencing
Fitness	Youth Fitness	Fitness Camp, Kidokinetics
	Adult	Aerobics, Yoga, Jazzercise, Zumba, Boot Camp, Tai Chi
Cultural Arts	Youth	Drama, Ballet, Tap, Camps, Music, Piano
	Adult	Ballroom Dance, Line Dancing, Piano, Drawing & Painting, Tap Dancing, Watercolor, Quilting,
	Youth	Pre-School, Reading
	Adult	Writing Workshop, Spanish, Book Club, Micro Enterprise, Career Development
	Youth	Swim Lessons, Swim Teams, Jr. Lifeguard, Lifeguard Training, WSI Training, First Responder, Infant Aquatic Survival
	Adult	Waterobics, Swim Lessons, Private Swim Lessons, Masters Swim Team, First Responder, Lap Swimming
General Interest	Youth	After School, Summer Programs, Robotics, Baton, Tumbling & Poms, Tiny Tots, Computer, Cooking, Explorer, Winter & Spring Break, Girls Scouts,
	Adult	Computers, Dog Obedience, Games, Chess
Special Needs	Youth and Adult	N/A
Special Events		Concerts in the Park, Movies Under the Stars, Relay/Fun Races, Spring Fling, Horse Show, Tennis Events, Granny's Attic, July 4 <sup>th</sup> , Yuletide, Halloween, MLK, Shell Show, Bead Show, Post Card Show, Nautical Flea Market, Amphitheater Concerts, Golf Events, Health Fair, Explorer Days, Theater, Etc.
Outdoor Recreation		N/A
Seniors		Card Groups, Softball, Meal Program, Shuffleboard, Driver Safety
Self Directed	Youth	Drop-in Basketball/Volleyball, Open Game Room, Drop-in Swimming
	Adult	Drop-in Swimming, Family Swim, Drop-in Basketball

**Table 3.A - Current Programs and Services**

#### 3.2. RECREATION PROGRAM ATTENDANCE NUMBERS

The following tables represent the total attendance at park and recreation facilities, programs or participating in events in City of Pompano Beach for the years 2008 through 2011.

##### Facilities Attendance

Facility Use	2008	2009	2010	2011
Beach	1,012,736	1,467,462	1,254,240	1,186,622
Pools	106,864	114,065	107,763	113,577
Golf	111,965	102,722	95,133	93,339
Tennis Center	39,412	39,484	38,280	37,343
McNair	110,278	107,385	116,317	97,194
Mitchell Moore	62,105	56,468	63,070	69,717
Civic Center	70,804	68,317	59,559	75,387
Skolnick	74,409	65,096	63,033	61,896
Pompano Highlands	25,323	24,209	21,636	21,611
North Broward Park	109,570	87,177	94,484	115,797
Larkins	32,994	29,662	26,905	33,440
Pier Concessions	0	0	10,266	77,088
<b>Total</b>	<b>1,758,468</b>	<b>2,164,056</b>	<b>1,952,696</b>	<b>1,985,022</b>

*Note: These numbers are general estimates only with no actual figures being available. Tables as provided by the City of Pompano Beach Parks, Recreation and Cultural Arts Department.*

Table 3.B - City Facilities Attendance

The general attendance at Pompano Beach parks and recreation facilities has varied considerably over the last four years. It should be noted that the majority of the attendance can be attributed to the beach.

##### Programs Attendance

Programs	2008	2009	2010	2011
Athletics	197,309	205,599	228,446	210,204
Preschool	9,633	10,885	12,381	13,173
After School	2,153	951	1,084	2,975
Preschool Winter	290	56	187	133
Spring Break				
Summer Programs	7,485	7,012	6,582	5,081
Fun 'n Fitness Camp	3,371	3,930	2,440	1,900
Tennis Camp	1,045	584	0	1,163
Jr. Golf Camp	890	535	866	387
Jr. Lifeguard Camp	2,721	1,875	979	3,988
Preschool Camps	3,053	3,990	2,869	3,782
Theater Camps	158	192	307	255
CD Youth McNair Summer Camp	3,920	3,812	3,421	3,713
CD Youth Afterschool Prog.	35,962	15,750	19,961	3,995
Piano Competition	960	800	800	575
Breakfast with Santa	126	75	75	150
Clint Session 55 Football Camp	0	0	500	525
Crocket Found. Football Camp	0	0	500	0
<b>Total</b>	<b>271,084</b>	<b>258,055</b>	<b>283,408</b>	<b>254,010</b>

*Tables as provided by the City of Pompano Beach Parks, Recreation and Cultural Arts Department.*

Table 3.C - City Recreation Program Attendance

Note: In the future program use numbers should be calculated based on the number of individuals registered for the program rather than on the number of times an individual attends.

**Events Attendance**

Events	2008	2009	2010	2011
Explorer Days	86	16	13	53
Taste of Pompano Pre-event	600	150	0	0
MLK Celebration	4,505	4,625	5,500	5,800
Winter Concerts	2,288	2,628	1,735	1,921
Post Card Show	500	550	320	400
Shell Show	1,200	1,400	900	1,000
Bird Show	800	1,100	550	0
Amphitheater Concerts	20,505	24,599	15,294	9,192
Granny's Attic	1,900	1,750	1,750	1,172
Music Under the Stars	5,000	8,400	6,200	5,700
Halloween Fun Fair	3,800	1,900	1,900	1,900
Bead Show	2,600	2,200	2,600	2,783
Nautical Flea Market	10,000	12,000	12,000	13,000
Yuletide	13,000	10,000	10,000	10,000
July 4th	25,000	27,000	22,000	25,000
Tyrone Carter Fun Day	0	900	0	0
Centennial Marine Band	2,700	0	0	0
Staples Dream Park Event	1,200	0	0	0

Spring Fling	600	650	550	100
Centennial Celebration	1,250	0	0	0
Light Up a Life Concert	0	125	125	0
Community Kids Flea Market	0	0	300	0
Hamburg Auction	0	0	150	0
Depression Glass Show	0	0	1,000	850
Movies Under the Stars	0	0	900	500
Skolnick Jazz & Art Festival	0	0	0	600
September 11 Event	0	0	0	1,700
<b>Total</b>	<b>97,534</b>	<b>99,993</b>	<b>83,787</b>	<b>81,671</b>

*Tables as provided by the City of Pompano Beach Parks, Recreation and Cultural Arts Department.*

**Table 3.D - City Events Attendance**

**3.3. CURRENT PROGRAM ASSESSMENT**

The following chart identifies and summarizes current core programs, secondary programs and support program areas for the Recreation Programs Division. The placement of programs into these three categories does not indicate the overall importance of these activities in the community but rather the role of the Recreation Programs Division in providing these programs.

- *Core Programs* – are those programs that are a primary responsibility of the Recreation Programs Division to provide as City based activities.
- *Secondary Programs* – are those programs that are a lower priority to be provided directly by the Recreation Programs Division but may be offered by other organizations through contract with the City.
- *Support Programs* – are programs that are not a priority for the Recreation Division to be providing directly to the community but where the City may provide support through facilities and promotion of activities for other organizations.

### 3 Recreation Programs and Services Assessment

Programs	Core	Secondary	Support
Youth Sports	√		
Adult Sports	√		
Fitness/Wellness		√	
Cultural Arts		√	
Education		√	
Aquatics	√		
General Interest	√		
Special Needs			√
Special Events	√		
Outdoor Recreation			√
Seniors		√	
Self Directed	√		

**Table 3.E - Current Program Assessment**

The Recreation Programs Division will need to determine if the focus on the core program areas should continue into the future or should move in another direction. The following is a general assessment of the major program areas.

#### Core

- *Youth Sports* – Currently the City provides introductory programs for a number of team sports as well as limited programs for individual sports. With a number of youth sports organizations in the area taking on the responsibility for most organized youth team sports activities, the Recreation Programs Division should have a limited role in the future. However, there may be opportunities to expand youth sports camps and clinics to support sports run by other organizations.

The City also has programming available in individual and lifetime sports such as golf, tennis, and fencing. It may be necessary to expand these types of programs in concert with other community organizations that focus on sports. In addition, the Recreation Programs Division may need to increase its focus on the development

of adventure sports (skateboarding, BMX, etc.)

- *Adult Sports* – The City is a provider of adult sports leagues in softball and a number of individual sports such as tennis, golf, martial arts and fencing. Due to the fact that adult sports can often generate significant revenue, there may need to be an increased emphasis in this area in the future. Designating certain facilities or time periods for adult sports may be necessary if greater focus is going to be placed on this program area. The Recreation Programs Division may also want to concentrate on developing more individual and adventure sports.
- *General Interest* – One of the mainstays of the Division is its youth after school, summer, and break programming that emanates out of the community centers. It is anticipated that this will continue to be an area of focus for the City in the future. However, beyond these youth programs there are very limited other offerings. There appears to be very little teen programming.
- *Aquatics* – With a two large outdoor pools, the Recreation Programs Division will need to continue to stress aquatic programming, especially learn to swim classes for children, as a primary program area. Aquatic exercise programs should also be emphasized. With the competitive orientation of the pools, continuing to encourage swim and dive team use will be critical. Establishing more non-traditional uses such as triathlete training will also need to be explored.
- *Special Events* – The Recreation Programs Division has a major focus on special events not only on a city wide basis but also at the individual centers. Increasingly recreation departments across the United States are seeing a greater emphasis placed on special events that draw communities together as well as attract individuals from outside the community. At times the focus on special events has resulted in other traditional recreation programming being neglected. Special events will certainly remain a core program area for the Recreation Programs Division but the number and variety of events may need to be controlled. Other community groups should be encouraged to be the primary funders and organizers of as many community wide events as possible.

- *Self Directed* – Even though these types of activities are not formal programs they do require that the Recreation Programs Division provide the opportunities and time in facilities for this to occur.

**Secondary**

- *Fitness* – Without a doubt, this is one of the greatest areas of growth in public recreation programming. With a society that has an increasing awareness of the benefits of good health and a realization that obesity (especially among children) is a major risk for Americans, there is a much higher demand for programming in this area. The Recreation Programs Division has a reasonably small program due in part to limited facilities but this area may need additional focus in the future. The Division should also emphasize the importance of integrating wellness initiatives into other program areas (seniors, youth, etc) as well. Partnering with health care providers for more medically based services will be essential. This program area should move from a secondary level to a core level in the next five years.
- *Cultural Arts* – This is currently a rather small program area for the Recreation Programs Division and it is anticipated that additional emphasis in this area is probably going to be needed. This will likely require coordination with other non-profit cultural arts organizations present in Pompano Beach including the Cultural Arts Committee and the CRA.
- *Education* – Currently the Division only offers a few programs in this area. This type of programming is most often being provided by the school district or specialized non-profit or private providers. It is not anticipated that the City will grow its educational programming much in the future and this area should probably be more in the support category.
- *Seniors* – Since the Recreation Programs Division offers a limited number of programs for seniors (mostly at the Skolnick Center), the Division will need to take a more active role with this age group. It should be noted that as the Baby Boomer generation ages they are bringing new needs and expectations to senior services that is more in line with more active recreation pursuits that they have grown up with. This will require different types of senior services and a change in facilities as well. Partnering with other agencies and providers is

strongly recommended.

**Support**

- *Outdoor Recreation* - There does not appear to be much, if any, emphasis given to this program area by the Recreation Programs Division. With the beach and outdoor areas and resources available, there will need to be a greater emphasis on these activities. Specific programs could still be offered primarily by other community based organizations with some coordination by the Division.
- *Special Needs* – It appears that the Recreation Programs Division does not offer any special needs programming. It is difficult for most recreation agencies to have a broad special needs program on their own. As a result many departments in a region will often band together to provide these services in a more cost effective manner. The Recreation Programs Division should consider partnering with other organizations for special needs programming.

**3.4. RECREATION PROGRAM AND SERVICE DELIVERY TRENDS**

To assist in the process of developing a recreation programs direction for the City of Pompano Beach it is important to understand some of the trends that are being seen nationally with recreation programming. However, it should be noted that each community is unique and the area of the country has a strong bearing on trends and other operational factors.

***General Program and Services Trends by Area***

**Sports**

- Youth
- Adult
- Team
- Individual
- Camps and clinics
- Tournaments
- Adventure/Non-traditional sports (BMX, etc.)

- Sports specific training

### **Fitness/Wellness**

- Fitness classes
- Personal training
- Education
- Wellness special events

### **Cultural Arts**

- Performing arts (dance, theater, music, etc.)
- Visual arts (painting, ceramics, pottery, etc.)
- Arts events (concerts, etc.)

### **Youth**

- Before and after school

### **Summer day camps/playground programs**

- Preschool
- Teen

### **Outdoor Recreation**

- Outdoor education
- Outdoor adventure
- Environmental events

### **Seniors**

- Fitness/wellness
- Cultural arts
- Self improvement
- Education
- Trip programs

### **Aquatics**

- Lessons

- Fitness
- Competitive (swim teams)
- Therapy
- Specialty

### **General Programs**

- Personal development

### **Education**

- Specialty
- Special Needs
- Inclusion programs

### **Special Events**

- Community events

### **Self Directed**

- Activities that are organized and conducted by the participant

Recreation departments now often serve as a coordinating agency and a clearinghouse for multiple recreation agencies and providers, in an effort to bring a comprehensive scope of recreation programs to a community. This has also increased the number of partnerships that are in place to deliver a broader base of programs in a more cost effective manner. There is also a much stronger emphasis on revenue production and raising the level of cost recovery to minimize tax dollar use to offset recreation programming.

Many programs are now offered with shorter sessions (two to three classes) or on a drop-in pay as you go basis (especially fitness). In addition, there has also been a concerted effort to integrate conventional recreation programming with community based social service programs and education. Most of the social service programs are offered by other community based agencies and education is often coordinated with school districts.

**Specific Recreation Program and Service Trends**

**Sports**

- Youth lacrosse
- Youth & adult rugby
- Youth camps and clinics
- Youth sports specific training
- Individual sports including fencing
- Adventure/Non-traditional sports (skateboarding, BMX, mountain biking, fencing, etc.)

**Fitness/Wellness**

- Personal training
- Yoga/Zumba/massage therapy
- Healthy lifestyle education

**Cultural Arts**

- Music production for youth
- Digital media

**Youth**

- After school programs in recreation centers and/or schools
- Summer camps – themed camps

**Outdoor Recreation**

- Eco tourism (where appropriate)
- Environmental education

**Seniors**

- Fitness/wellness
- Younger, more active senior focused activities

**Aquatics**

- Fitness
- Therapy

**General Programs**

- Education – computer, finance, etc.

**Special Events**

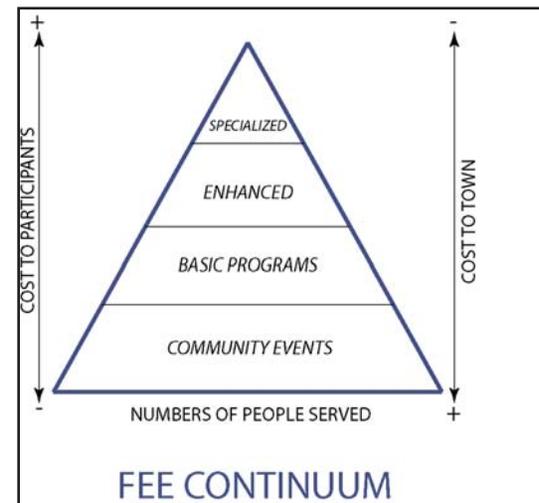
- Community wide celebrations

**Self Directed**

- Activities that are organized and conducted by the participant

**3.5. KEYS TO PROVIDING RECREATION PROGRAMS AND SERVICES IN THE FUTURE:**

**Fee Setting:** In order to accomplish a high level of recreation services, recreation departments have been much more aggressive in their fee setting with the goal of covering more operational expenses for most programs. However, with a more entrepreneurial approach to assessing fees for activities comes the need to develop a broad based scholarship program that allows for those individuals that cannot afford to pay the opportunity to participate in recreation activities. Such programs usually have a limited budget and do require the user to pay at least something for service.



Many departments are now tiering their programs into different categories with differing levels of cost recovery.

Programs and services can be categorized into three levels of offerings that are divided by the level of instruction, expertise, or importance to the community's well being. Priority for funding and facility usage should be based on the category in which they fall, with fees being set accordingly. The four categories include:

*Community events* – special community wide events, activities or festivals that are onetime events. It should be expected that there will be little to no fees for these activities. Some revenues may be collected from sponsorships and sales of goods and services but the general rate of recovery would be less than 25%.

*Basic or core programs* – those that are essential to recreation and community needs (such as teen activities, senior programs, youth activities, special populations, etc). These programs direct costs are usually heavily subsidized. Suggested recovery rate is 25%-50% of direct costs.

*Enhanced* – those that are beyond basic and are focused on an audience that has a greater ability to pay. Programs in this area could include adult activities, fitness, sports, and general programs. Suggested recovery rate is 100% of direct costs. *Specialized* – these are activities that are very specialized in nature. These would include activities such as fitness assessments, trip programs, facility rentals and the like. Fees are set based on what the market will bear but at minimum would require 100% of direct cost and indirect costs.

**Use of Other Service Providers:** There has also been a movement away from the principle of public recreation departments having to be the actual provider of all recreation programs and services, to the concept of public agencies being the general coordinator and enabler of overall community recreation needs and resources. This has resulted in a great deal of programming now being conducted by volunteer youth sports organizations, adult sports associations, non-profit groups such as the YMCA and other social service organizations, as well as the private sector. This has reduced the financial obligations of the public sector, placed programming in the hands of organizations with the specific expertise (and often the facilities as well), and allowed the private sector to have a more active role in public recreation. There has also been an increase in the number of public agencies collaborating to bring a higher level of recreation service on more of a regional basis especially for more specialized

services (special needs, outdoor education, etc.). This concept has become much more prevalent across the country with recreation departments being a clearinghouse of information and services offered by others while providing more basic recreation services itself.

**Facilities:** The vast majority of outdoor related recreation programming takes place in public parks with school facilities providing the other main venue. For indoor programs, school buildings are still the primary location for most activities with public recreation centers and other provider's facilities being the additional sites. With the demand for recreation programs and services continuing to expand at phenomenal rates, a new more innovative approach has been undertaken to find appropriate sites for many activities. This has resulted in partnering with private facilities (fitness centers, dance studios, outdoor aquatic clubs, etc.), non-profits (YMCA's, Boys & Girls Clubs, cultural arts centers, etc.) and even private schools for certain activities. With the demand for youth sports fields continuing to grow, it is not unusual for youth sports organizations to build and operate their own fields on their own property or on leased undeveloped public land.

**Staffing:** In order to continue to grow the number of recreation programs and services that are offered to a community, adequate staffing is necessary to not only conduct the program itself but also to supervise and administer the activities. With staffing costs being the single greatest expense item for parks and recreation departments, many agencies have attempted to minimize the number of full-time staff by contracting for certain programs or partnering with other providers for services (see other service providers above). The need to reduce full-time staff has become even more acute with the poor financial condition of most municipal governments. However, even with this approach there still needs to be adequate full-time staff to oversee and coordinate such efforts. Part-time staff is still the backbone of most recreation departments and make up the vast majority of program leaders and instructors. Many departments have converted program instructors to contract employees with a split of gross revenues (usually 70% to the instructor and 30% to the city) or developed a truer contract for services that either rents facilities and/or takes a percentage of the gross from another organization. The use of volunteers can help to augment paid staff but should not be seen as a substitute for them.

**Funding:** The basic requirement for the provision of recreation programs and services is a funding commitment associated with the development of facilities to support programs and staff to manage and provide the programming. This usually requires a tax dollar commitment but also other sources of funding

including program fees, grants, and partnering with other agencies can also help with additional funding. In many recreation departments, funding limits have been the greatest single challenge to providing not only existing programs but also bringing on any new services.

**Administration:** Essential to developing a comprehensive recreation program is strong administrative oversight of the process. It starts with the development of an overall philosophy that will direct programming efforts by the public organization and determine the role of other providers. The philosophy should emphasize areas of focus by age group as well as program areas and also prioritize future program development options.

**Key aspects of administration include:**

In-house vs. contracted – As part of the programming philosophy a determination of what programs and services will be offered directly by the recreation staff and which will be contracted to other individuals or organizations must be determined. Increasingly recreation departments are turning to contracted services or the outright rental of facilities to other providers to broaden programming and limit the role of in-house employees.

Before determining which programs, and services to contract or have provided by others, an assessment of the specific pros and cons of such a move needs to be completed. A major aspect of this analysis should be to determine the financial impacts and quality of the services that will be provided. Key questions to be asked include:

- Will this be the most cost effective method to obtain the program, service or function?
- Does the department have the knowledge and equipment to provide the program, service or function?
  - Will the quality of the program, service or function suffer if it is contracted to other organizations?
  - Are there other more qualified organizations that should provide the program, service or function?
  - Is the service, program or function only available from a contract provider?

- Are the safety and liability risks too high to provide the program or service in house?

Marketing – There has to be the realization that recreation programming is a discretionary use of people’s time and money and as a result it is critical that there is a strong marketing effort to promote the recreation activities that are offered by public providers.

Registration - An aspect of marketing for recreation services is the ease of being able to register for these activities. This requires a fully computerized registration software package, the ability to register on-line, the acceptance of credit cards for service, and the ability to make payments over time.

Record keeping – To determine the relative success of programming and the markets being served, accurate and timely record keeping is necessary. Registration numbers by class and activity area need to be kept and comparisons by programming season conducted. In addition expense and revenue numbers for each activity must be noted and compared to determine financial viability. Demographic records of who are taking recreation programs and where they live will determine specific markets that are being served and more importantly ones that may be overlooked. The only way to adequately keep such records is through complete computerization of not only registration but all records associated with programming.

Evaluation – Ultimately the success of recreation programming must be measured by the community it serves. A determination of the satisfaction with existing programs and services as well as the needs and expectations for future programming must be measured through a formal evaluation process.

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**4.1 FUTURE PROGRAMS AND SERVICES RECOMMENDATIONS**

Following are a number of general recommendations regarding future recreation programming. This is based in large part on the information that has been derived from the community meetings, surveys and other public input sources that are part of the master plan process.

In order to accomplish the designation of programming into the three categories of core, secondary, and support it is necessary to have specific criteria for placement.

*Facilities* – does the City have the necessary facilities to support the program? Without the needed facilities the program would have to be in the support category.

*Number of People Served* – does the program or service serve a relatively large population base? The greater the number of people served, the more likely the program is to be in the core category.

*Cost/Revenue* – what is the cost of providing the program in relationship to revenues generated? The better the cost recovery level, the more likely the program is to be a core or secondary service.

*Demand* – is the program or service in high demand by the community? The higher the demand the greater the likelihood of the program being in the core area

*Partnerships* – are there partners that can assist with the provision of programs and facilities? Partnerships place a program in the secondary or even support category.

*Other Providers* – are there other providers that are able to provide the program or service? If there are viable other providers then the program is probably in the support category.

*Economic Benefit* – does the activity provide an economic benefit to the community and attract visitors? The greater the economic benefit the more likely the program is to be in the core or secondary category.

The following chart identifies and summarizes possible future core programs,

secondary programs and support program areas for the Recreation Programs Division.

Programs	Core	Secondary	Support
Youth Sports	√		
Adult Sports	√		
Fitness/Wellness	√		
Cultural Arts		√	
Education			√
Aquatics	√		
General Interest	√		
Special Needs			√
Special Events	√		
Outdoor Recreation			√
Seniors		√	
Self Directed	√		

**Table 4.A - Future Programs and Services Recommendations**

**Description**

- The new distribution of program areas from Core to Secondary and Support changes very little. Fitness/Wellness moves from a Secondary Area to Core and Education moves from Secondary to Support.
- Youth Sports should see limited growth with most team sports continuing to be offered by other providers. The future focus should be on camps and clinics as well as individual sports and adventure sports.
- Adult Sports should be expanded to include additional leagues in more team sports as well as individual sports.
- Fitness/Wellness will receive increased emphasis (across all program areas) as a response to a renewed interest locally and

nationally on improving the overall health and physical condition of people, especially youth. A limited number of fitness facilities will restrict overall growth however.

- Cultural Arts programming will need to receive an increase in emphasis, especially with the planned new cultural center at the Civic Center campus. However, the role of the Parks & Recreation Department in operating the center will determine the Recreation Programs Division's responsibility for programming the facility. It is expected that many of the programs that will ultimately be provided will come from other organizations.
- Education programming will be the role and responsibility of other providers.
- Aquatics will not see a significant change in its program offerings.
- General Interest programming will continue to focus on youth but there should be a much greater emphasis on teen programming.
- Special Needs programming should be provided through contracts with other providers or as a consortium with other cities in the area.
- Special Events will continue to be a primary area of emphasis for the Recreation Programs Division but the overall number of events should be limited in the future.
- Outdoor Recreation activities should be provided by other agencies and organizations in the Pompano Beach area.
- Seniors programming will need to increase as the overall population ages with a greater emphasis on the Baby Boomer generation. Working with other senior oriented organizations should reduce the need for the City to be the primary provider.
- With a variety of parks, community centers and swimming pools plus a tennis center and golf course, the City will always be a primary provider of venues for Self Directed activities.

### Program Issues - General

- The City must operate and maintain a variety of parks and recreation facilities that are geographically spread across the city.
- Pompano Beach delivers recreation services on both a neighborhood level (community centers and parks) as well as a city wide level (golf and tennis). The long term cost effectiveness of providing increased programming on the neighborhood level will need to be determined.
- The City is divided into numerous geographic areas that have different recreational needs and are very different in their demographic make-up.
- While most on-going programs focus on the residents of Pompano Beach area, many of the special events and other activities emphasize serving the visitors to the area. Ultimately the City will need to make a determination regarding the level of allocation of resources to draw visitors to the community. It must also be remembered that Pompano Beach has a significant number of seasonal residents and this is another market that will need attention.

### Program Issues - Specific

- Every program or service offered should be required to develop a program proposal sheet to determine the direct cost of offering the activity as well as the minimum number of registrants needed to conduct the program. This proposal form should also evaluate the need for the program, its market focus, and the ability to support the program priorities for the Division.
- Once each program or service is completed a program report should be completed that itemizes the exact cost and revenues that were generated by the program and the number of individuals served. This will determine if the program or service met its financial goals and also its service goals.
- The Recreation Programs Division should conduct a life cycle analysis for major activities where program registrations by interest area are tracked and reviewed on a seasonal basis. Programs should be slotted into the following categories:
  - New – programs in the start-up phase that are just starting to build in popularity.

- Mature – programs that have consistent high levels of registrations and are still growing in popularity.
- Old – programs that are seeing a decline in popularity.
- The Recreation Programs Division should also track program trends on a regional and national basis.
- As the demand for programs and services continues to grow, the Recreation Programs Division should expand opportunities for partnering with other City departments and organizations to provide specialized services to the community. This would include the CRA, CDBG, and the Cultural Arts Committee.
- The Recreation Programs Division will need to develop programs that have not only an appeal for different age groups (youth, teen, adult and seniors) but also to the family unit and the different ethnic groups in the city.
- An overall marketing plan for recreation programs and services should be developed on the division level. This document should be a simple, easy to implement, document that serves as a guideline for specific marketing efforts.
- All contract programs and service providers should continue to be on a 70%-30% split of revenues (or 60%-40% if possible) to provide the City with a strong revenue stream.
- A strong effort is needed to track and document use of various City recreation facilities from active use areas to more passive use amenities. This will provide the City with strong facility use numbers, identify where additional programs may be scheduled and determine overall priorities of use.
- There needs to be much stronger documentation on the number of programs being run at each community center, the number of people registered or taking the program, and comparisons with previous seasons or years. It is essential that all program (regardless if there is a fee or not) participants be registered through the registration software system.
- The Recreation Programs Division needs a comprehensive fee policy

to ensure that pricing for programs and services is being done in a systematic way that maximizes revenues where possible.

#### 4.2 ROLE OF OTHER PROVIDERS

With limited resources, the City of Pompano Beach will need to rely on other groups and organizations to provide some recreation programs and services for the community.

- The City will need to be a “clearinghouse” for recreation programs and services provided by others. This may involve promotion of their activities, coordinating of some programs, and scheduling of facilities.
- The City will still need to be a provider of many of the facilities (especially outdoor parks) for other organizations to use.
- Partnerships with other organizations and entities will be necessary to develop and expand recreation programs.
- Other organizations that could provide activities include:
  - *Youth Sports Organizations* – Should be responsible for providing team sports for youth. However the City will still need to provide most if not all the facilities for these activities. It is highly recommended that the City establish a youth athletics council that will meet monthly under the direction of the Recreation Programs Division. This council would work to coordinate programs and activities, prioritize athletic facility usage, and promote coaches training.
  - *School District* – Coordinating with the school district to provide youth after school programs and services, education classes for youth (and even adults), as well as youth sports (location for practices), will need to be enhanced. The school’s facilities should be a location for some recreation programming to take place.
  - *Other Government Organizations* – There needs to be strong efforts to partner with other governmental agencies in the area to develop programs and services. This is most likely to occur with the county and neighboring communities. Program areas that could be provided by other organizations through a partnership include special needs, special events, outdoor, recreation, and cultural arts events.

## 4 Recreation Programs and Services Recommendations

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- *Non-Profit Providers* – Coordinating with a variety of non-profit providers to deliver recreation services needs to be strongly pursued. Organizations such as the Boys & Girls Club, cultural arts groups, etc. should be encouraged to continue to develop facilities and provide programs in Pompano Beach. These types of organizations are well positioned to provide a variety of programs in different areas. Utilizing cultural arts groups as service providers is also wise.
- *Private Providers* – Even though there are a limited number of private recreation, sports and fitness providers located in the Pompano Beach market (health clubs, dance, martial studios, arts studios and day care providers), these entities should be counted on to provide more specialized activities that are not easy for the public sector to conduct.
- *Faith Based Organizations* – With a significant number of churches and other faith based institutions in Pompano Beach, they often provide some recreation services for their congregation and community. These organizations should be seen as possible providers of some basic community based recreation services and facilities as well.





The ability to provide recreation programs and services is based in large part of the availability of facilities to support such activities. The City of Pompano Beach has a variety community centers, aquatic facilities, and specialty use facilities available. This analysis does not include basic parks, trails, or open space.

**5.1. CURRENT RECREATION FACILITIES ASSESSMENT**

**Community Centers:** The City operates seven community centers in various areas of the community. A neighborhood concept of delivering indoor facilities has been adopted with the idea of providing smaller buildings that can meet the needs of a population within an approximate one mile radius.

Facility	Square Footage	Amenities
Emma Lou Olson Civic Center	26,000	Auditorium w/stage, multi-purpose rooms, recreation offices, arts & crafts room, music/ballet room, kitchen
Mitchell/Moore Center	14,000	Gym, club room, arts & crafts room, kitchen, game room, offices
North Pompano Park Center	2,844	Community room
Highlands Park Center	4,425	Community room, multi-purpose rooms, warming area, offices
Mc Nair Park Center	14,014	Gym, multi-purpose rooms, kitchen, offices
E. Pat Larkins Center	13,810	Several large meeting rooms with a raise stage, smaller meeting rooms, kitchen, offices
Herb Skolnick Center	13,310	Banquet room with stage, meeting rooms, kitchen, offices
<b>Total</b>	<b>88,403</b>	

**Table 5.A - Current City Community Centers**

While there is no set national standard for indoor square footage per resident, a baseline number being utilized across the country is 1 square foot per

person, with some communities going beyond this level and up to as much as 2 square feet per resident.

**Aquatic Centers:** The City operates two outdoor aquatic centers. The Aquatic Center is located in Community Park and Houston/Sworn Aquatic Center is located in Mitchell/Moore Park. The Aquatic Center serves as a city wide aquatic facility while Houston/Sworn is more of a neighborhood based amenity.

Facility	Size	Amenities
Aquatic Center	50 mtr x 25 yd 25 mtr x 25 yd	Two one meter spring boards
Houston/Sworn Aquatic Center	25 yard x 9 lane	Two one meter spring boards

**Table 5.B - Current City Pools and Aquatic Centers**

Many years ago an NRPA standard for pools per population was in the range of one for every 20,000-25,000 people but this standard is no longer applicable nor does it meet the realities of most communities today.

**Other Facilities:** In addition to the community and aquatic centers noted above, the City also has a number of other specialty recreation facilities including those listed below.

Facility	Description
Tennis Center	16 clay courts, 16 lighted, pro-shop, snack bar, restrooms
Golf Course	36 holes, clubhouse, driving range, pro-shop, restaurant and lounge
Amphitheater	3,000 seats
Sand & Spurs Equestrian Park	11.5 acres, 54 stalls, 4 turn-out rings and a lighted show ring

**Table 5.C - Other Current City Facilities**

These are special use facilities that are either contract operated outright (tennis center and amphitheater) or portions of the facilities are managed by other organizations (golf course and the equestrian park).

5.2. SERVICE RADIUSES

The aerial below (Figure 5-A) indicates the location of all of the facilities noted above in Pompano Beach. In addition a one-mile service area is shown for each of the community centers. The map clearly indicates that the vast majority of facilities are located in the central portion of the community and that the service areas for many of the community centers have a great deal of overlap.

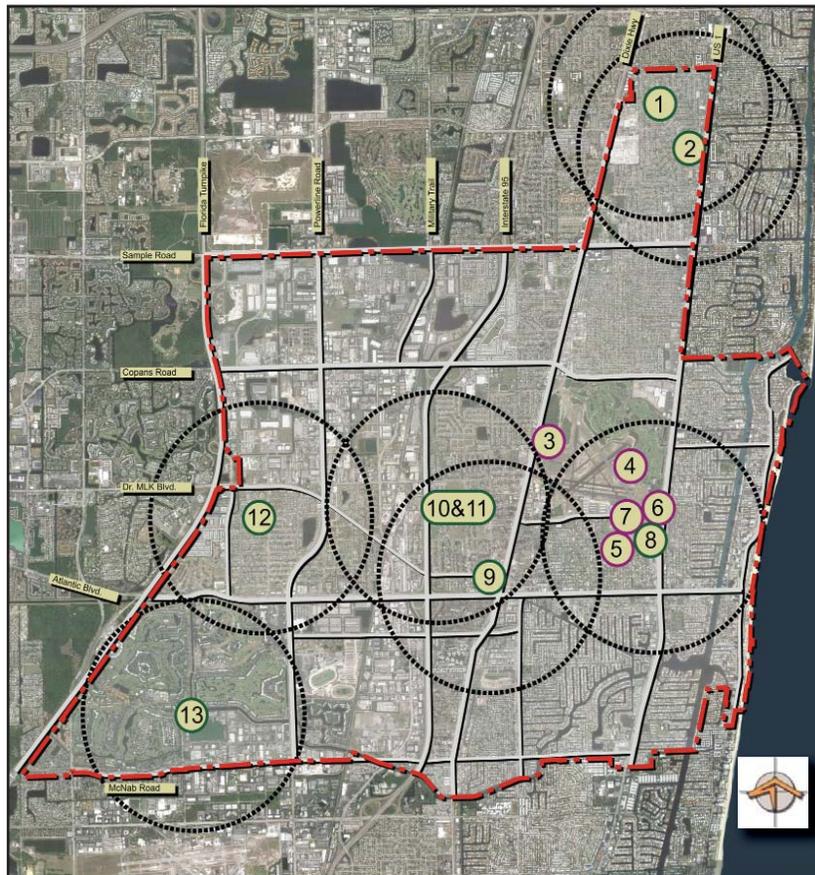


Figure 5.A - Community Center 1 Mile service Radiuses

Key to Figure 5-A

1. Highlands
2. North Pompano Park
3. Sand & Spurs Equestrian Park
4. Golf Course
5. Amphitheater
6. Tennis Center
7. Aquatic Center
8. Emma Lou Olson Civic Center
9. E. Pat Larkin's Center
10. Mitchell/Moore Center
11. Houston/Sworn Aquatic Center
12. McNair Center
13. Herb Skolnick Center

**Current Recreation Facilities Assessment:** The following summarizes the current recreation facilities that are available to the citizens of Pompano Beach.

- The City's community centers are all neighborhood based facilities that range in size from just under 3,000 square feet to 26,000 square feet. The centers have a variety of elements but most contain multi-purpose space, meeting rooms and a kitchen. Only two have a gymnasium. The focus is more on passive recreation amenities with limited active use spaces (fitness and sports). Currently the vast majority of the community centers are located in central areas of the community with overlapping service areas. Areas in the northern region of the community are underserved as are smaller areas in the south and Beach.
- With neighborhood based community centers, the facility tends to be smaller and requires a higher level of staffing, maintenance and programming than having fewer centers with larger square footage allocations.
- The aquatic center serves as a city wide facility and is large enough to serve the more traditional aquatic needs of the community. However, Houston/Sworn Aquatic Center has a more neighborhood focus and is in relative close proximity to the aquatic center.

- Both aquatic facilities have a very strong traditional orientation that supports lap and competitive swimming well but the recreational appeal is severely lacking. Considering the demographic and ethnic background of the City, the lack of a recreationally oriented aquatic facility is a concern.
- Other facilities include the tennis center, golf course, amphitheater and Sand and Spurs Equestrian Park. The tennis center is managed by other organizations for the benefit of the citizens of Pompano Beach while the golf course is managed by the City but the pro-shop and restaurant are privately operated. Sand and Spurs Equestrian Park is operated by the City but a portion of the stalls are privately owned.
- The vast majority of recreation facilities are concentrated in the central area of the community and are located around Pompano Community Park and the Air Park.
- The recreation facilities appear to be in generally good physical condition and are well maintained for the most part.

**Other Providers:** In addition to the City's recreation facilities there are also a variety of other providers in the community.

*Boys & Girls Club* – Located on City property, the facility includes a gym, activity rooms, computer room, weight training area, library, game room and locker rooms. Outdoor amenities consist of a softball field and soccer/football field.

*Broward County Public Schools* – There are nine elementary schools, two middle schools and two high schools in Pompano Beach plus two special education facilities. Currently the Recreation Programs Division makes very little use of school facilities.

*Broward County Library* – The library has community rooms and provides some basic recreation programming as well.

*Tennis Facilities* – There are four private tennis centers in the community (Sea Gardens Tennis Club, Silver Thatch Atlantic Racquet Club, Spanish River Racquet Club, and Sun Castle Resort).

*Fitness/dance Facilities* – There are a handful of fitness and dance facilities in

Pompano Beach including a You Fit Gym. However, for the population of the community there are relatively few of these types of facilities.

*Residential Communities* - There are a number of developments that have pools and club houses but the three major communities include, John Knox Retirement Community, Cypress Bend and Palm Aire. Palm Aire is a very large community with a significant number of recreation amenities including golf courses, tennis club, and numerous recreation centers most of which include swimming pools.

*Churches* – A number of the churches in the community have recreational amenities including gyms and even an indoor skate park.

### 5.3. RECREATION FACILITIES TRENDS

**Recreation/Community Centers:** Recreation/Community centers are usually developed on three levels.

*Clubhouse/Community Building* – smaller buildings that are designed to serve as a community room for individual neighborhoods. The size is usually less than 5,000 sq.ft. and requires less than 3 acres. These amenities are usually built and maintained by a developer or HOA and are often located next to a small neighborhood pool or park.

*Community Center* – are larger community buildings with multiple, more passive use, spaces that serve a community. These vary in size and amenities and can range from 5,000 to over 20,000 sq.ft. and requires 3-5 acres. The usual standard is 1 per 15,000-20,000 in population or a mile to mile and a half service area. This level of center can also be combined with a comprehensive community recreation center or community aquatic center. These centers are usually part of a community park.

*Comprehensive Community Recreation Center* – this is a large center that contains both active (pool, gym, fitness, etc.) and passive use elements (community rooms) and is designed to serve a substantial geographic area (30,000 population or more). The facility is usually over 40,000 sq.ft. to as much as 70,000 sq.ft. and requires 8 acres or more. These can be developed through a partnership with other organizations or other groups (YMCA, etc.). These centers are normally part of a community or regional park.

Due to the increasing recreational demands there has been a shortage in

most communities of the following indoor spaces:

- Gymnasiums
- Outdoor pools (especially leisure pools)
- Weight/cardiovascular equipment areas
- Indoor running/walking tracks
- Meeting/multipurpose (general program) space
- Senior's program space
- Pre-school and youth space
- Teen use areas

As a result, many communities have attempted to include these amenities in public community/recreation centers. With the growth in youth sports and the high demand for school gyms, most communities are experiencing an acute lack of gymnasium space. Weight/cardiovascular space is also in high demand as it reflects the increasing focus on wellness and provides a facility with the potential to generate significant revenues.

The success of most indoor community recreation facilities is dependent on meeting the recreational needs of a variety of individuals. The fastest growing segment of society is the senior population and meeting the needs of this group is especially important now and will only grow more so in the coming years. Indoor walking tracks, exercise areas, pools and classroom spaces are important to this age group. Marketing to the younger more active senior is paramount, as this age group has the free time available to participate in leisure activities, the desire to remain fit, and more importantly the disposable income to pay for such services.

Youth programming has always been a cornerstone for recreation services and will continue to be so with an increased emphasis on teen needs and providing a deterrent to juvenile crime. With a continuing increase in single parent households and two working parent families, the needs of school age children for before and after school child care continues to grow as does the need for preschool programming.

The ever increasing demand for programming has put a real squeeze on the number of indoor recreation facilities that are available. Recreation has

historically utilized school facilities during non-school hours for its programs and services. However, the limits of using school facilities, the growth in school sports, and the lack of daytime program space has pushed communities and parks and recreation districts to build separate community/recreation centers or partner with schools to enlarge facilities. Even with these new centers, use of school buildings has continued to be strong and has allowed for the growth in programs and services.

Through the 1970's, communities across the country focused on the community center model with a series of smaller more single purpose facilities being built to serve the needs of neighborhoods. However, beginning in the 1980's there was the realization that this concept required a large number of indoor centers to be built and maintained. This proved to be costly and the operational requirements extensive. Combined with the higher costs was the fact that most community centers do not have the ability to generate much in revenue with limited amenities and smaller markets. As a result there has been a movement by many communities to consolidate the smaller community centers and establish several larger, more regionally based recreation centers.

**Recreation Center Benchmarks:** Based on market research conducted by Ballard\*King & Associates at recreation centers across the United States, the following represents the basic benchmarks.

- The majority of recreation centers that are being built today are between 50,000 and 75,000 square feet. Most centers include three primary components A) A pool area (indoor or outdoor) usually with competitive and leisure amenities, B) Multipurpose gymnasium space, and C) Weight/cardiovascular equipment area. In addition, most centers also have group exercise rooms, drop-in childcare, and classroom and/or community spaces.
- For most centers to have an opportunity to cover all of their operating expenses with revenues, they must have a service population of at least 50,000 and a market driven fee structure.
- Most centers that are between 50,000 and 75,000 square feet have an operating budget of between \$1,500,000 and \$1,800,000 annually. Nearly 65% of the operating costs are from personnel services, followed by approximately 25% for contractual services, 8% for commodities, and 2% for capital replacement.

- For centers that serve a more urban population and have a market driven fee structure, they should be able to recover 70% to 100% of operating expenses. For centers in more rural areas the recovery rate is generally 50% to 75%. Facilities that can consistently cover all of their operating expenses with revenues are rare. The first true benchmark year of operation does not occur until the third full year of operation.
- The majority of centers of the size noted (and in an urban environment) above average daily paid attendance of 800 to as much as 1,000 per day. These centers will also typically sell between 800 and 1,500 annual passes (depending on the fee structure and marketing program).
- It is common for most centers to have a three-tiered fee structure that offers daily, extended visit (usually punch cards) passes, and annual passes. In urban areas it is common to have resident and non-resident fees. Non-resident rates can cost 25% to 50% higher than the resident rate and are usually a topic of discussion amongst elected officials. Daily rates for residents average between \$3.00 and \$6.00 for adults, \$3.00 and \$4.00 for youth and the same for seniors. Annual rates for residents average between \$200 and \$300 for adults, and \$100 and \$200 for youth and seniors. Family annual passes tend to be heavily discounted and run between \$350 and \$800.
- Most centers are open an average of 105 hours a week, with weekday hours being 5:00 am to 10:00 pm, Saturdays 8:00 am to 8:00 pm and Sundays from noon to 8:00 pm. Often hours are shorter during the summer months.

**Note:** These statistics vary by regions of the country.

#### 5.4. RECREATION/COMMUNITY CENTER MARKET ORIENTATION

Based on the demographic makeup of the service areas and the trends in indoor recreation amenities, there are specific market areas that need to be addressed with such community facilities. These include:

#### General:

1. *Drop-in recreation activities* - Critical to the basic operation of any recreation center is the availability of the facility for drop-in use by the general public. This requires components that support drop-in use and the careful scheduling of programs and activities to ensure that they do not dominate the center and exclude the drop-in user. The sale of annual passes and daily admissions, potential strong revenue sources for a center, requires a priority for drop-in use.
2. *Instructional programming* - The other major component of a community recreation center's operation is a full slate of programs in a variety of disciplines. The center should provide instruction for a broad based group of users in a number of program areas. The primary emphasis should be on teaching basic skills with a secondary concern for specialized or advanced instruction.
3. *Special events* - There should be a market for special events including kid's birthday parties, community organization functions, sports tournaments and other special activities. The development of this market will aid significantly in the generation of additional revenues and these events can often be planned for before or after regular operating hours or during slow use times of the year. Care should be taken to ensure that special events do not adversely impact the everyday operations of the center.
4. *Community rentals* - Another aspect of a center's operation is providing space for rentals by civic groups or organizations as well as the general public. Gyms and multi-purpose rooms can be used as a large community gathering space and can host a variety of events from seminars, parties, receptions, arts and crafts sales and other events. It is important that a well-defined rental fee package is developed and the fee schedule followed closely. Rentals should not be done at the expense of drop-in use or programming in the center.
5. *Social welfare programs* – An emerging area for many centers is the use of space for social service activities and programs. Special population activities, teen assistance programs, childcare and other similar uses are now common in many facilities.

### Specific market segments include:

1. *Families* - Within most markets an orientation towards family activities is essential. The ability to have family members of different age participate in a variety of activities together or individually is the challenge.
2. *Pre-school children* - The needs of pre-school age children need to be met with a variety of activities and programs designed for their use. From drop-in childcare to specialized pre-school classes, a number of such programs can be developed. Interactive programming involving parents and toddlers can also be beneficial. It is significant that this market usually is active during the mid-morning time frame, providing an important clientele to the facility during an otherwise slow period of the day. For parents with small children who wish to participate in their own activities, babysitting services are often necessary during the morning and early evening time slots.
3. *School age youth* - Recreation programming has tended to concentrate on this market segment and this age group should be emphasized at a center as well. This group requires a wide variety of programs and activities that are available after school or during weekend hours. Instructional programs and competitive sports programs are especially popular, as well as drop-in use of the facility.
4. *Teens* - A major focus of many recreation centers is on meeting the needs of teenagers in the community. There is a great debate among recreation providers throughout the country on how to best provide recreation programming for this age group. Some believe that dedicated teen space is required to meet their needs while others find that it is the activities and approach that is more important. Serving the needs of this age group will often require the use of many areas of the center at certain "teen" times of use.
5. *Seniors* - As the population of the city continues to age, continuing to meet the needs of an older senior population will be essential. As has been noted, a more active and physically oriented senior is now demanding services to ensure their continued health. Aqua exercise, lap swimming, weight training and cardiovascular conditioning have proven to be popular with this age group. Again, the fact that this market segment will usually utilize a facility during the slower use times of early to mid-day also is appealing. Providing services for this age group should be more of a

function of time than space.

6. *Business/corporate* - This market has a variety of needs from fitness/wellness and instruction, to recreation and social. The more amenities and services that can be offered at one location the more appeal there is to this market segment. The business community should be surveyed to determine their specific needs and expectations.
7. *Special needs population* - This is a secondary market, but with the A.D.A. requirements and the existence of a number of recreation components, the amenities will be present to develop programs for this population segment. Association with health care providers and/or other social service agencies will be necessary to fully reach this market.
8. *Special interest groups* - This is a market that needs to be explored to determine the use potential from a variety of groups. These could include school functions, social service organizations and adult and youth sports teams. While the needs of these groups can be great, their demands on a center can often be incompatible with the overall mission of the facility. Care must be taken to ensure that special interest groups are not allowed to dictate use patterns for the center.
9. *Visitor* - This potential market can be developed through working with other organizations in the area. Generally the aquatic elements and fitness aspects of the facility have the most appeal for this group. This involves the development of a specific marketing plan more than anything else.

### 5.5. AQUATIC CENTERS

Aquatic centers or swimming pools are usually developed on three levels.

1. *Neighborhood* – smaller pools that are designed to serve specific neighborhoods. The bather load is often less than 200. These amenities are usually built and maintained by a developer or HOA next to a small neighborhood park.
2. *Community* – larger pools that serve a community. These vary in size and amenities (competitive to recreational) and can range from a bather load of 700 to over 1,500. They are developed as part of a community park. A usual standard is 1 per 50,000 population.

3. *Regional* – these are large water parks that are designed to serve a significant geographic area. They usually contain an expansive recreational pool but can also have a strong competitive focus. Bather loads are 1,000 or more. These are often developed through a partnership with other organizations. They would be located in a regional park or as a stand alone facility. A usual standard is 1 per 100,000.

**Aquatic Participation Trends:** Without doubt the hottest trend in aquatics is the leisure pool concept. This idea of incorporating slides, lazy rivers (or current channels), fountains, zero depth entry and other water features into a pool's design has proved to be extremely popular for the recreational user. The age of the conventional pool in most recreational settings has greatly diminished. Leisure pools appeal to the younger kids (who are the largest segment of the population that swims) and to families. These types of facilities are able to attract and draw larger crowds and people tend to come from a further distance and stay longer to utilize such pools. This all translates into the potential to sell more admissions and increase revenues. It is estimated conservatively that a leisure pool can generate up to 30% more revenue than a comparable conventional pool and the cost of operation while being higher, has been offset through increased revenues. Of note is the fact that patrons seem willing to pay a higher user fee with this type of pool that is in a park like setting than a conventional aquatics facility.

Despite the recent emphasis on recreational swimming the more traditional aspects of aquatics (including swim teams, instruction and aqua fitness) remain as a part of most outdoor aquatic centers. The life safety issues associated with teaching children how to swim is a critical concern in most communities and competitive swim team programs continue to be important.

The family oriented outdoor aquatic center concept of delivering aquatic services continues to grow in acceptance with the idea of providing for a variety of interactive aquatics activities and programs in a park like setting that features a lot of grass, shade structures, sand play areas and natural landscapes. This idea has proven to be financially successful by centralizing pool operations for communities and through increased generation of revenues from patrons willing to pay for an aquatics experience that is new and exciting. These outdoor aquatic centers have become identifiable centers for communities and have promoted "family" recreation values. The key to success for this type of center revolves around the concept of inter-generational use in a quality facility that has an exciting and vibrant feel in a park like setting.

A relatively new concept is the spray ground, where a number of water spray features are placed in a playground setting where there is no standing water but the water is treated and recirculated much like a pool. This provides a fun, yet safe, environment where drowning is not a concern and lifeguards are not necessary.

Swimming is third nationally behind only "exercise walking" and "exercising with equipment" in popularity of sports and leisure activities, meaning that there is a significant market for aquatic pursuits.

Even with strong rates of swimming participation, the focus of swimming has changed from an activity that was oriented around competitive aquatics with deeper and colder water to a more recreational approach that emphasizes shallow, warm water, socialization and interactive play. Consistent use of an aquatic's facility by families and young children is dependent in large part on the leisure amenities.

Much like community centers, aquatic facilities in the past were developed in larger communities on a neighborhood basis, with smaller rectangular pools being the norm. Again, the expense of building, maintaining and operating this type of pool has become cost prohibitive resulting in the development of larger community pools.

## 5.6. OTHER SPECIALTY RECREATION FACILITIES

Beyond community/recreation centers and aquatic facilities there are a number of other specialty recreation amenities that are often found in communities. These include:

- *Performing Arts Center* – A performing arts center is a regional indoor facility with a large theater. Seating can vary from 300 to over 1,000. The center can be 10,000 to 70,000 sq.ft. and requires 8 acres or more. This type of center is normally developed by a number of organizations or large communities (over 50,000 population). They can be located as part of a larger civic campus, in conjunction with a comprehensive recreation center, or as an amenity in a regional park.
- *Sports Complex* – A youth or adult oriented sports complex (30-50 acres) with a series of lighted game fields for baseball/softball (6 to 12 fields in a wagon wheel with central restrooms/concessions/press box) and football/soccer (6-20 fields with central restrooms/concessions/press box). The

complex could also include a stadium for either or both sports. A sports complex is built in a regional park and has a regional focus beyond the community itself.

- *Tennis Center* – An 8-16 lighted court complex on 2-3 acres that has a stadium court, central restroom, concession, and pro-shop area.
- *Golf Course* – A 36-hole full length course that has a driving range, club house with a pro-shop, and a snack bar/restaurant.
- *Amphitheater* – An amphitheater can be either a community sized amenity (under 1,000 seats, some permanent and some lawn with a small stage and storage area) or a large regional facility (1,000 to 2,000 seats, some permanent and some lawn with a large covered stage, restrooms and concessions). An amphitheater requires 2 to 4 acres of land with a community facility being located in a community park and a regional facility in a regional park.
- *Nature Center/Interpretive Center* – A small indoor and outdoor space (usually under 5,000 sq.ft.) for viewing and observing nature as well as for classroom space and exhibits. A nature center is located in conjunction with a preservation area. One nature center per 50,000 population or more is recommended.
- *Adventure Sports Park* – Can include a variety of amenities.
- *Skate Park* – a lighted concrete structure with bowls, streetscapes and a variety of ramps. A total of 20,000 to 25,000 square feet. A single large skate park is recommended. This can be located in a community or regional park.
- *BMX Track* – a lighted dirt track area on a 2 to 3 acre site. A single large BMX track is recommended. This can be located in a community or regional park.
- *Rock Climbing or Bouldering Wall* – an outdoor artificial rock wall for climbing.
- *Dog Park* – A dog park should be a fenced area of 1 to 3 acres with the ability to close off different sections. Water, benches and shade are necessary. Smaller dog parks can be located in large neighborhood

parks while larger dog parks are more appropriate in community or regional parks.

It is significant that the City of Pompano Beach currently has a number of these specialty facilities including a tennis center, golf course, amphitheater, and dog park.



**Future Recreation Facilities Recommendations**



Listed below are a number of general recommendations for future recreation facilities. This is based in part on the information that has been derived from the community meetings, surveys and other public input sources that are part of the master plan process.

- The City will need to make a clear determination of how it wants to provide indoor recreation facilities in the future. There are two basic options:
  - Option 1 – commit to establishing no more than three community recreation centers of approximately 40,000 square feet in the community. One facility would be located in the north, one in the central and one in the south area of Pompano Beach. The existing community centers would have to be phased out over time and eventually re-purposed. Due to the fact that the City already has seven community centers, this option will be both expensive and impractical to implement.
  - Option 2 – continue to provide community centers on more of a neighborhood basis with buildings of 15,000 to 20,000 square feet. With this concept additional facilities will be required in the northern portion of the community as well as the beach area. This option recognizes that the City is already committed to the neighborhood community center plan in principle and despite the inherent costs and inefficiencies, is the most realistic approach to pursue in the future.
- With a commitment to the community center concept comes the need to alter the utilization of existing facilities as well as build new centers.
  - McNair is expanded with additional meeting and multi-purpose space being built.
  - The Highlands Park and North Pompano Park buildings are too small to be considered as true community centers and these facilities should ultimately be replaced by a larger center that is located in North Pompano Park. A role for these existing structures will have to be determined and could include a teen center.
  - A new community center is constructed in the Cresthaven area of the community.
  - In the Beach area, a community center should be included with

the planned new library. However, this should not be just another community center and it must have a unique purpose and role for the area (rentals, seniors, etc.).

- No new or expanded community centers should be developed in the central core of the community.
- The new community centers should have multi-purpose rooms, classroom areas, fitness (group exercise and possibly even weight/cardio equipment) areas and an activity room, at minimum. Lobby, offices, restrooms and storage will also be necessary. These new centers should be programmed in building aera to meet specific community needs and be located with other outdoor park amenities. However, this is a general recommendation and on specific areas, this amount of square feet could be lowered to meet local demand.
- The City should adopt a basic standard of 1 square foot per person for indoor community center space with a goal of serving a market area of approximately 15,000. This is not a concurrency measure, just a general target.
- The Recreation Programs Division should establish a comprehensive plan to ensure increased use and programming opportunities for all community centers.
- The City will need to adopt a policy for how it wants to provide aquatic facilities in the future. Much like community centers, there are two basic options:
  - Option 1 – establish a regional approach to providing outdoor aquatic facilities where one to two larger centers are developed in the City. The existing Aquatic Center already fits this scenario so this approach is viable for the community.
  - Option 2 – adopt a neighborhood concept of providing pools in key areas of the city. This could result in a total of 4 to 6 pools in Pompano Beach. With the City currently having only two pools (one of which is a regional facility), this is both an expensive and unrealistic option.

**6.1. COMMUNITY CENTERS**

The Master Plan defines two approaches to meeting the community center needs of the City: a city wide approach with large city wide service area

community centers; a neighborhood based approach with neighborhood community centers. The City of Pompano Beach, as identified in the Master Plan, has provided community centers on a neighborhood basis. The Master Plan also states that it is most reasonable for the City of Pompano Beach to continue on this path. A one mile service radius is an accepted service area for this type of community center.

### 6.1.1. CRESTHAVEN COMMUNITY CENTER

As indicated in Figure 5-A - Current City Community Centers the north sector of Pompano Beach is underserved with community center space. The Cresthaven Neighborhood is outside the one-mile service radius of both the limited-space North Pompano Park Community Center as well as the Highlands Center further north. Given this excessive travel distance a new Community Center is proposed for Cresthaven. The Community Center should be between 9,000 and 10,000 square feet and contain a large 240 person capacity multi-purpose room, classroom space, fitness room, and support spaces. A program for this facility and a site selection analysis is included as part of the Master Plan.

### 6.1.2. BEACH COMMUNITY CENTER

Most of the areas of the Beach fall within the one mile radius of the Emma Lou Community Center.

However, the Intracoastal Waterway is a barrier to this service radius approach. The driving distances necessary to cross the bridges spanning the Intracoastal and the travel time demands placed by traffic at major intersections make Emma Lou Center more difficult to access by Beach residents. Substantial areas of the Beach are well outside the one-mile radius; and taking a door-to-door analysis indicates that these distances are well exceeded with the median distance being approximately 1.5 miles from the Emma Lou Center.

The Beach population is substantial and with an older demographic composition; with 45% of the population over 65 years of age; 27 % of the population between 50 and 64 years of age; 11% of the population is between 40 and 49 years of age.

In summary over 83% of the population of the Beach is over 40 years of age. For the overall City of Pompano Beach the population distribution of persons over 40 years of age represents a total of 46% of the total population. The Beach area has almost twice the percentage of persons over 40 years of age. This places

additional demands on access and service distance from a community center.

Additionally, a community center can provide services that go beyond recreational uses.

Community centers serve as voting places and emergency supply centers. Having a community center on the East side of the Intracoastal can provide a benefit that goes well beyond the recreational needs of the community, particularly in cases of emergencies when the bridges could be dysfunctional.

The present Beach population (2010 Census) is 9,464 persons and population projections place this population at approximately 10,700 by 2030. Taking a standard of 1 square foot per person this will require a community center of between 9000 square feet to 10,000 square feet. Once detailed programming for the Beach Community Center is carried out the limitations on available parking and the limited space for placement of the building will have an influence on the final program decided. Ideally this center should be co-located with other community facilities (library, etc.) to maximize its benefits.

### 6.1.3. OVERALL CITY OF POMPANO BEACH COMMUNITY CENTER RECOMMENDATIONS

By the standard of one square foot per person, the City of Pompano Beach is presently underserved in community center space. The 2010 census established the City's population at 99,845 residents. There are presently a total of 88,400 square feet of community center space in the City of Pompano Beach. Taking the standards of one foot of community center per resident, there is today a shortage of approximately 11,000 square feet of community center space today.

Population projections indicate that within seven years, by the year 2020,

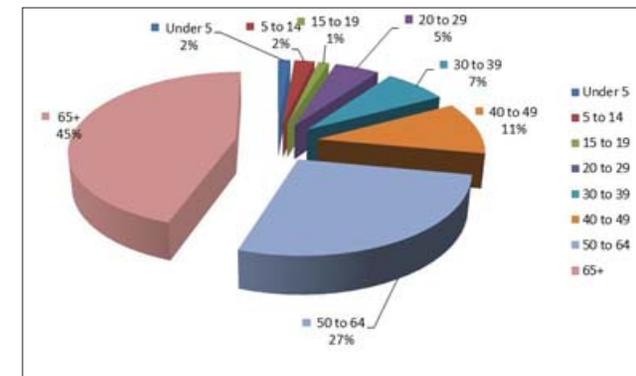


Figure 6.A - Beach Demographic Makeup

the City's population may increase to 106,300 thus generating a total deficit in Community Center space (according to the standards) of approximately 17,000 square feet. Population projections for the year 2030 indicate the potential for a population of over 113,000 persons. This will generate a total deficit in Community Center space of approximately 25,000 square feet by the year 2030.

In the short term, the Cresthaven Community Center, the expanded McNair Community Center and the Beach Community Center would fill this gap and provide for future population growth in these areas. In the long term horizon (over 12 years) the expanded North Pompano Park Community Center can help to meet additional demand.

**6.2. AQUATIC CENTERS**

- Utilizing the regional aquatic center option, the following changes and additions will need to be made to existing facilities.
  - No new neighborhood based aquatic centers are built. If there is a continued need to provide some type of water opportunities on a more local level then the City should build spray grounds in several key parks. These would include interactive water features and a restroom facility.
  - In certain areas of the community pools provided by other providers will fill the role of neighborhood pools.
  - The City commits to building one additional community pool in the northern area of the community. This center should have a strong recreational orientation with slides, zero depth entry, lazy river and other features.
  - Recreational amenities are added to the Aquatic Center to increase use and revenue for this existing facility.
  - A plan is developed to increase use of the Houston/Sworn Aquatic Center. This could include increasing the level of programming, leasing the pool outright to another organization, or adding recreational amenities.

**6.3. OTHER AMENITIES**

- In addition to community centers and aquatic centers these other following amenities should be considered for future development in the city.

- Skate park
- Cultural arts center (in conjunction with the library at the Civic Campus)
- Teen center/teen programming
- Adventure sports center at the beach
- The City does not currently really utilize school facilities for recreation purposes. School amenities such as gyms, multipurpose rooms and even classrooms can be utilized for a number of recreation opportunities. The City should develop an ILA (interlocal agreement) with the Broward County Public Schools to increase use of their facilities.
- It is recognized the residents of Pompano Beach also utilize Broward County parks and facilities as well as neighboring communities' recreation facilities.
- The Recreation Programs Division should develop specific priorities of use for each indoor and outdoor facility that is owned and operated by the City to determine priorities for both internal uses as well as use by outside groups.

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Master Plan Development Concept



**7.1. INTRODUCTION**

Through the Master Plan analysis process a number of needed projects were identified. Based on the recommendation of the Master Plan design concepts were prepared for each of the projects identified. The design process involved further analysis of identified program needs and site conditions. In the case of the Cresthaven Community Center a location analysis was carried out to identify the most suitable site for the location of the proposed facility.

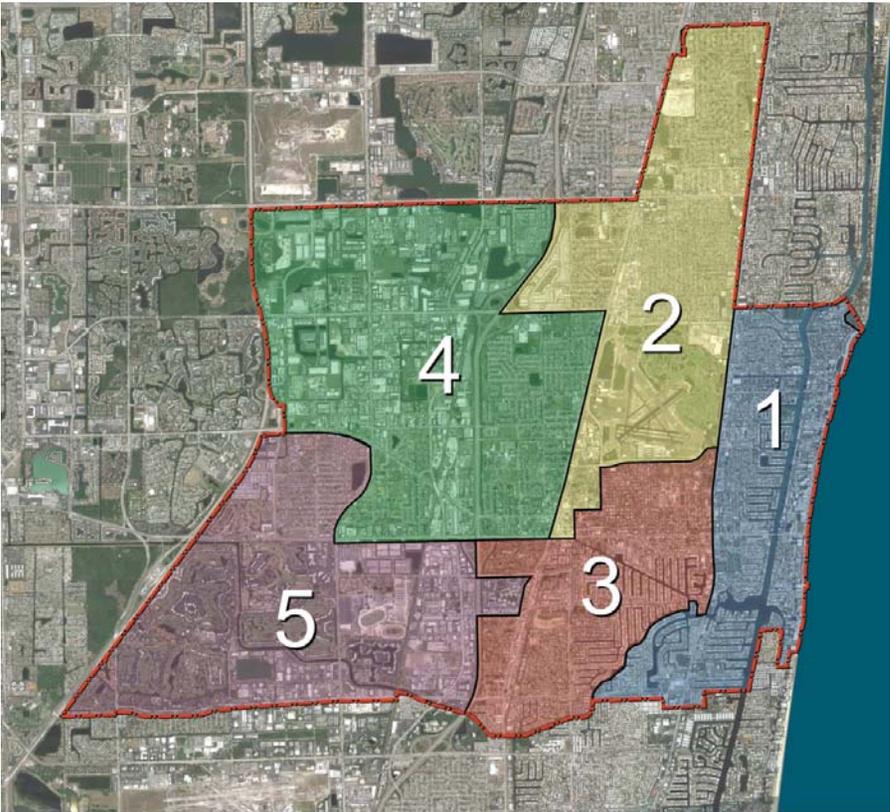
The design concepts presented are identified by each specific Commission District. These projects are:

- District 1 – Beach Community Center
- District 2 – Cresthaven Community Center  
North Pompano Park Aquatic Center
- District 3 – Norwood Pines Park Expansion
- District 4 - Apollo Park Expansion
- District 5 – McNair Park Expansion  
Collier City Mini-Park  
10 Acres Potential Park

Rendered site plans with the appropriate legends are presented for each of the parks. These site plans represent general concepts. As to be expected, future project development will require further programmatic analysis to refine the concept, a thorough analysis of potential project costs and most of all further community involvement.

**OTHER PARK IMPROVEMENTS**

Other park improvements identified were derived from the Parks Inventory carried out as part of the Master Plan process and as outlined in the **Appendix – Inventory of Parks and Facilities** section of this Master Plan Report.



**Figure 7.A - Commission Districts**

## 7.2. COMMISSION DISTRICT 1 PROPOSED PARK IMPROVEMENTS

As previously discussed the Beach has a need for a Community Center. A description of the proposed Community Center is presented as follows:

### 7.2.1. BEACH COMMUNITY CENTER

The Master Plan recommends the construction of a Community Center to serve the Beach area residents. As mentioned the Beach Community Center is proposed to be located in close proximity to other public facilities in the Beach area.

The City of Pompano Beach East Community Redevelopment Agency has developed a Master Plan for the area on the ocean side west of AIA where the proposed Broward County Public Library will be constructed. This is a City of Pompano Beach owned property that is presently used for surface parking and where the new Fire Station and Pump Station that were previously located on the east side of AIA has been constructed.

The proposed Oceanside Master Plan for the ocean side site west of AIA has gone through a sensitive design process to locate the facility and the support uses in the manner that will create the greatest community benefit and site usage. The final site plan has been developed based on extensive community outreach and input.

The library is being relocated as part of the pier Parking Lot Master Plan. A number of location options were proposed for the Oceanside Lot City-owned properties for both the library and the Community Center. The preferred site Maser Plan option to be presented to City Commission is shown on the next page.

The site plan indicated shows the preferred location of the proposed library building near the corner of NE 2nd Street and Riverside Drive. The plan proposes the construction of a parking structure with pedestrian oriented retail uses on the south section of the site. The proposed Beach Community Center will be located immediately north of the parking structure and south of the City of Pompano Beach Fire Station.

#### Proposed Beach Community Center Program

The development of a final program for the construction of the facility will need

to be prepared once the project moves forward to eventual implementation. Community input, financial necessities and functional requirements will play a major role in the final program development.

A facility of between 6,000 to 9,000 square feet, depending on the final program to be developed, is contemplated for the site.

Limitations placed on the program by site area availability, parking requirements and other functional considerations will come into play in final program development.

As with all Master Plans, the exact location of the Beach Community Center is subject to change. The building indicated in the Master Plan shows a 5,000 square feet footprint. Given the open area surrounding this footprint an expansion of the plan can be accommodated on site.

#### Parking Availability Impacts on Future Community Center Development

While the City has a substantial amount of parking spaces on the west side of AIA, the numbers have been reduced through the construction of the Fire Station. The redevelopment of the Master Plan sites will place additional demand for off-street parking in the immediate area. Additionally, the East CRA has parking allocation commitments for future developments planned on the Intracoastal side of Riverside Drive.

The availability of sufficient parking to serve the proposed Community Center will play a role in its implementation timing. A minimum of 65 to 70 spaces may be required for the facility and the City will need to evaluate the parking availability for both the new facility and the proposed uses. Given the proximity of major residential structures and population density, pedestrian and bicycle access may reduce the parking demand for the Beach Community Center; however, this will have to be evaluated through a careful study that takes into consideration all available parking spaces in the context of the overall area parking demands. Surface parking may not suffice.

The Master Plan shows a parking structure immediately south of the proposed Beach Community Center location. The construction of the Community Center will need to be coordinated with the additional parking to be provided.



Figure 7.B - Beach Community Center Location - Overall Master Plan Areas



Figure 7.C - Beach Community Center

**7.3. COMMISSION DISTRICT 2 PROPOSED PARK IMPROVEMENTS**

During the Needs Analysis phase of the Master Plan, the need for a new Community Center to serve the central area of the District, the Cresthaven Neighborhood, was identified. Additionally the Needs Assessment identified the long term need to provide, long term, a large Community Center facility at North Pompano Park as well as provide a family oriented Aquatic Center in north part of the City of Pompano Beach. North Pompano Park has sufficient land area where to locate such a facility. With the development of the Community Center at North Pompano Park the Highlands Park Community Center is proposed to be developed as Teen Center to serve the youth of the area. The proposed park improvements are described in the following pages.

**7.3.1. CRESTHAVEN COMMUNITY CENTER**

The City’s community centers are all neighborhood based facilities that range in size from just under 3,000 square feet to 26,000 square feet. The centers have a variety of elements but most contain multi-purpose space, meeting rooms and a kitchen. Only two have a gymnasium. The focus is more on passive recreation amenities with limited active use spaces (fitness and sports). With neighborhood based community centers, the facility tends to be smaller and requires a higher level of staffing, maintenance and programming than having fewer centers with larger square footage allocations. Community Center are larger community buildings with multiple, more passive use, spaces that serve a community. These vary in size and amenities and can range from 5,000 sq. ft. to over 20,000 sq. ft. and require a land area of 3 to 5 acres. The usual standard is 1 per 15,000-20,000 in population or a mile to mile and a half service area.

**Park Programming Considerations**

Based on the demographic makeup of the service areas and the trends in indoor recreation amenities, there are specific market areas that need to be addressed with such community facilities. As previously mentioned in Section 5 - Recreation / Community Center Market Orientation, this includes recreational activities, instructional programming, special events, community rentals, social programs. The Cresthaven facility recommended preliminary concept program was prepared. A more detailed program analysis will need to be carried out prior to construction of the facility. The preliminary program includes the following uses:

Given the building area and the meeting facility use the parking demand will be

a minimum of 63 spaces that are distributed as follows: Multi-purpose room with 250 seats at 1 parking space per 4 seats requires a total of 63 parking spaces. The approximate needed site area, assuming that all the parking demand will be met on site, can be calculated as follows:

Cresthaven Community Center Concept Minimum Site Area		
Use	Space Requirement	Floor area in Square Feet
Building Footprint		12,000
Parking Footprint	63x400	25,200
		37,200
Circulation 25%		9,300
		46,500
Open Space	40%	31,000
<b>Minimum Site Area in Feet</b>		<b>77,500</b>
<b>Minimum Site Area in Acres</b>		<b>2</b>

*Table 7.A - Cresthaven Community Center Concept Minimum Site Area*

Cresthaven Community Center Concept Program	
Program Use	Space Allocation In Square Feet
Multi Purpose Room	
Seating for +250 persons	3,750
Stage	1,500
Activity Rooms (2)	2,500
Kitchen	1,200
Lobby/Reception	600
Storgae	200
Sub-total	9,750
Supprt	1,500
<b>Total</b>	<b>11,250</b>

*Table 7.B - Cresthaven Community Center Concept Program*

**Potential Cresthaven Community Center Sites Identified and their Description**

As part of the site identification and selection process for a future Cresthaven Community Center, four (4) potential sites were identified.

The sites identified are shown in the Figure Potential Sites. No other potential available sites that could meet the criteria of housing a 15,000 square foot building were identified.



**Figure 7.D - Cresthaven Community Center Location Alternate Sites**

The sites identified for evaluation and their description are the following:

- 1. **Salvation Army Site** – Located at 451 NE 24th Street. The site has a double frontage on East Copans Road; however, no vehicular access is presently available from this road. The site is presently available and for sale. The land area is approximately 32, 00 square feet and it has an existing commercial

building of approximately 10,331 square feet. No evaluation of building reuse was carried out.

- 2. **Cresthaven Park Site** – The site of the present Cresthaven Park at 1320 NE 27th Court and in the heart of the Cresthaven Neighborhood. It is located in the center of the block in nearly the center area of the Cresthaven Neighborhood.



**Figure 7.E - Cresthaven Park Site**

The site has an approximate land area of 64,033 square feet (1.47 acres). While there is limited land available the site could potentially house a 15,000 square foot building provided that the park be totally redesigned and that the reduced amount of open space be accepted. Expanding the property will require acquisition and demolition of existing homes. The scale of the building and traffic will impact the neighborhood. On a previous community presentation there was strong opposition from Cresthaven Neighborhood residents to this option.



**Figure 7.F - Sheehan GMC Site**

- 3. **“Sheehan Pontiac GMC Site”** - A site identified from aerial photos and located 2681 N Federal Highway on the west side. It is presently a car lot used to store Sheehan vehicles. The site is large having 146,650 square feet. It is a large paved area. This is a landlocked

site that will require the acquisition and removal of a single family home to allow access to the site from NE NE 26th Street. It has no access from North Federal Highway. There is no knowledge that this site may be available for sale. A long process of condemnation may be required if no agreement is reached with the property owners.

4. **North Federal Highway Vacant Site** – This is a vacant site that has a “for sale” sign and is located 2669 North Federal Highway; On the West Side of North Federal Highway, and Immediately south of The Denny’s Restaurant. The site approximate area is 46,688 square feet; just over an acre. The site’s land area is sufficient to house a +/-15,000 square feet community facility building and the accompanying parking and open space. Located on Federal Highway the site has excellent visibility for the proposed structure and easy access to all City of Pompano Beach Residents. Additionally it is more distant from Community Park and its facilities.



Figure 7.G - N. Federal Highway Site

The site has no direct access from the Cresthaven Neighborhood to the west. A vehicular and pedestrian access to NE 16th Avenue, on the Cresthaven Neighborhood side would either have to be acquired, or an easement obtained. The property immediately to the west and next to NE 26th Street is owned by Pompano Lincoln Mercury Inc. and seems to have an access drive directly from NE 26th Street. It would not require the acquisition of any single family home.

The site has an approximate land area of 30,927 square feet. There is no indication that the site to the rear is available for sale, this would have to be further investigated.



Figure 7.H - Salvation Army Site

To include a rectangular play field and a football field, an additional site to the north the NE 26th Street site would need to be acquired. The site is presently owned by Sheehan Pontiac GMC, Inc. The 28,313-SF site is land locked. With these two additional sites there will be enough land area in the rear of the property to accommodate a playfield/football field.

Note that the community facility can be constructed with the acquisition of the “for sale” site facing North Federal Highway. The rear sites are an additional option.

#### Site Concept Master Plan Design Options

A site plan design was prepared for each of the sites. In cases where there are potential expansion areas, such as the N. Federal Highway site, additional designs were prepared for evaluation. The site design is shown in the following pages. An evaluation of the sites and a recommendation is also provided.

#### Site Selection Evaluation Criteria

An evaluation criteria and an evaluation matrix was prepared to evaluate the community center suitability of the different sites identified. Obviously, the sites that are readily available, for sale or owned by the City of Pompano Beach, will be the sites that will be first in line for selection. That said there are other factors that play into the site selection process. It is the intent of this evaluation to bring forth these factors through evaluation criteria. This somewhat subjective process will prioritize the sites according to the evaluation criteria characteristics. The evaluation makes a recommendation of the site that is the best fit for the



7.I - Cresthaven Park Site Design



7.J - Salvation Army Site Design



Figure 7.K - Sheenan GMC Site Design



Figure 7.L- N. Federal Highway Site Design (No access from NW 25th St.)



Figure 7.M - N. Federal Highway Site Design with Connector to NE 26th Street

proposed facility, as well as what is perceived by the Consultant as the most beneficial location to serve both the Cresthaven Neighborhood and the City of Pompano Beach community.

**Evaluation Criteria / Ranking**

The different elements of the evaluation criteria are outlined below. Each site was graded on a one (1) to four (4) basis for each criterion. The sites that best met the criterion outlined were given the highest score; the sites that did not fully meet the criteria were given a lower score. It must be noted that there is a factor of subjectivity that is inherent in this type of evaluation. The evaluation criteria developed is as follows:

- **Readily Available Site** – Sites that are readily available receive the highest rating. Readily available means for sale, with the lowest ratings for sites that require either condemnation or long negotiations;
- **No Adult Uses in Proximity** - Conflictive Uses – Sites that do not have adult use in close proximity receive the highest rating;
- **Available Land Area** – Sites that have sufficient land area to site the facility with the most parking and open space receive the highest rating;
- **Displacement of Residential Uses** – Sites that have the least need to displace residential uses receive the highest rating;
- **Neighborhood Impacts** – Sites that have the least neighborhood impact, both use and traffic, receive the highest rating;
- **Adjacent Uses Compatibility** – Sites that have surrounding uses that are most compatible with the Community Facility receive the highest rating;
- **Neighborhood Access** – Sites that allow for the easiest access from neighborhood areas receive the highest rating;
- **Expansion Potential** – Sites that have the highest potential for the addition of adjacent lands receive the highest rating;
- **Visibility and City Wide Access** – Sites that have the best overall visibility and potential to allow access to a wider City population receive the highest rating;

The Cresthaven Community Center Site Selection Evaluation Matrix shows the point ranking for each site based on the evaluation criteria developed.

Cresthaven Community Center Site Selection Evaluation Matrix				
Evaluation Category	Salvation Army Site	Cresthaven Park Site	Sheehan Pontiac GMC Site	N. Federal Highway Vacant Site
Readily available sites	3	4	1	3
No adult uses in proximity	fatal flaw	4	4	4
Available land area	3	2	4	4
Displacement of residential uses	4	4	2	4
Neighborhood impacts	1	4	2	2
Adjacent uses compatibility	1	3	3	2
Neighborhood access	1	4	2	2
Expansion potential	1	1	1	1
Cost to acquire	2	4	1	1
Visibility and city wide access	3	1	2	4
<b>Total</b>	<b>22</b>	<b>29</b>	<b>23</b>	<b>29</b>

**Table 7.C - Cresthaven Community Center Site Selection Evaluation Matrix**

- **Readily Available Site** – The only site that is readily available is the present Cresthaven Park Site. It was ranked the highest. The other two sites that are for sale, the Salvation Army Site and the N. Federal Highway Site were ranked second. The Sheehan Buick Site was ranked the lowest as it would need to be either negotiated or go through an eminent domain process.
- **No Adult Uses in Proximity** – There is an adult use within less than 400 feet of the Salvation Army Site. This site was ranked the lowest.

- **Available Land Area** – The Salvation Army and the Cresthaven Park Site have the least land area, however, the geometry of the Salvation Army Site is more restrictive to the inclusion of a community facility. Note that the reuse of the existing Salvation Army Building was not an evaluation consideration as the building height cannot hold any type of indoor basketball recreation use. A new building will need to be constructed.
- **Displacement of Residential Uses** – AS a function of the prepared site plans and site analysis, only the Sheehan Buick Site needs the displacement of a residential use. This site was ranked the lowest.
- **Neighborhood Impacts** – Neighborhood impacts can be defined as vehicular traffic and pedestrian traffic increase. This is not necessarily negative, however it is a consideration. Given its location in the center of the neighborhood, the Cresthaven Park Site was given the lowest score.
- **Adjacent Uses Compatibility** – The recreation use was the measure of compatibility. Definitely the presence of industrial, adult uses, remoteness from the neighborhood residential core and area make the Salvation Army Site the least compatible to include a recreational use.
- **Neighborhood Access** – The best neighborhood access site is the Cresthaven Park Site. It is in the center of the neighborhood and easily accessible to all residents. The Cresthaven Neighborhood street layout is broken by many east/west and north/south streets. While this is good for traffic calming it makes for a difficult route to access the potential sites. That being said, the easiest site to access by the neighborhood is the Cresthaven Park Site followed by the N. Federal Highway Site; note that this site would need the extension of NE 26th Street to make it directly accessible from the Cresthaven Neighborhood Site. The most difficult site to access by the neighborhood residents is the Salvation Army Site. This because of the need to have children either walk on the heavily travelled Sample Road.
- **Expansion Potential** – Sites that have the highest potential for the addition of adjacent lands receive the highest rating. All sites have limited expansion potential. They were all given a low ranking.
- **Cost to Acquire** – Only one site, the Cresthaven Park Site will not require acquisition cost. This site was given the highest rating.
- **Visibility and City Wide Access** – Sites that have the best overall visibility

and potential to allow access to a wider City population receive the highest rating. The N. Federal Highway Site has the highest visibility of all the sites followed by the Salvation Army site. The Cresthaven Park Site has the lowest visibility to the rest of the City of Pompano Beach.

### Recommendation

It is the opinion of the Consultant, based on our responses to the evaluation criteria matrix and its ranking, that there are only two potential sites available for the inclusion of the Cresthaven Community Center: 1) N. Federal Highway Vacant Site; 2) Cresthaven Park Site. The Salvation Army Site has the fatal flaw of being within less than 1,000 feet of an adult use. The Sheehan Pontiac GMC site requires too many potential acquisition projects and did not rank substantially high in the evaluation.

The Cresthaven Neighborhood and the surrounding commercial areas are totally built out. The N. Federal Highway Site is for sale at present. Note that the extension of NE 26th Street will require obtaining a property that is presently not for sale; it may require extensive negotiations. This could complicate having a more directly accessible site to the Cresthaven Neighborhood.

While the drawing on figure 7.M shows a large connector with adjacent surface parking to NE 26th Street, other design options may be available to limit the impact on the property facing NE 26th Street. One option is to provide an extension of NE 26th Street and not provide parking on the rest of the parcel. The required parking for the community center could be accommodated through a building design that locates the required parking both on surface and under the proposed Community Center building structure.

Other options may include a land swap to accommodate the needs of the present site users at an adjacent site. In any case all options to make the site available for the Community Center should be explored.

Being on N. Federal Highway and only having access from this thoroughfare will make the site less accessible to the Cresthaven residential neighborhood. However, the location on N. Federal Highway makes it accessible to the overall City of Pompano and the surrounding cities.

## 7.3.2. NORTH POMPANO PARK

North Pompano Park is one of the City's three Community Parks apart from the beach proper. The Master Plan identified the potential to develop a new +/- 15,000 sq. ft. community center at North Pompano Park to serve the north area of the City and to provide a single Community Center to replace both the present 2,600 square feet facility in North Pompano Park and the facility at Highland Park. The Highland Park Community center would be converted to a Teen Center.

With 20.4 acres of land North Pompano Park has sufficient vacant land to house both a new community center and an aquatic center. The Recreation Facilities Analysis identified the long term potential to develop an Aquatic Center in North Pompano Park. The Aquatic Center is an attraction that is not presently offered to City of Pompano residents. The proposed Aquatic Center will include a number of family oriented water activities.

### Park Conceptual Organization

The proposed new venues will be constructed north of the park entrance on NE 43rd Court. The present community center building will be demolished and a new 15,000 sq. ft. new community center will be constructed. Conceptually the Community Center will be located at the terminus of the visual corridor of NW 43rd Court. The Community Center will have the existing drainage lake to its back. Parking will be provided for the new Community Center.

The open field to the north will be developed for the new Aquatic Center. The Aquatic Center will be sited on the area that abuts the drainage lake on the east of the property. A parking area with space for 120 vehicles will be constructed to serve the Aquatic Center. This parking area will be located on the east side of the park directly across the Aquatic Center.

### Proposed Park Venue / Improvements

New Access from North Federal Highway to North Pompano Park - At present North Pompano Park can only be accessed from NE 18th Avenue to NE 43rd Court. NE 18th Avenue is a residential street not easily accessed from major roadways of the City of Pompano Beach; it is internal to the neighborhood. As a community park, North Pompano Park has very little exposure to the rest

of its service area and the City of Pompano Beach. A vacant site is located between North Pompano Park and N. Federal Highway. The vacant site was a former trailer park and is presently being proposed for a new multi-family residential community.

The parking area on the central sector of North Pompano Park abuts the vacant site. A vehicular connection in the form of a public street or a dedicated easement to connect the Park with N. Federal Highway is proposed. The proposed access will align with the parking area central access.

Acquiring this access before the structures are designed for the vacant site is crucial for the future development of North Pompano Park. The proposed direct access from N. Federal Highway will open North Pompano Park to the City of Pompano Beach. It is a necessity to make the Aquatic Center functional and a reality as otherwise, with the present limited exposure and access it will be difficult to access from other areas of North Pompano Beach.

### Overall Park Improvements

- Improve Baseball Fields - Baseball field improvements to include new outfield sod, Improvement of diamond surfaces.
- Concessions Building Renovation – Renovate and update the existing Concessions Building located between the baseball fields.
- Improve Central Parking Areas - Parking asphalt area needs improvements. Resurface and restripe the parking area.
- Improved Multi-Purpose Football/Soccer Field - Improve the present field with new sod where needed and restriping of the field. Replace fencing where needed.
- Provide New Fencing – Where required provide new fencing to replace the existing fence areas that may be damaged.
- Improve Landscape - Improve the overall landscape of the park to include hedges, shrubs and trees where necessary.
- New Community Recreation Center – A new community recreation center in a new location and to replace the existing 2,600 square feet facility and the covered basketball court is proposed. The community recreation center



Figure 7.N - North Pompano Park Site Design



Figure 7-O - North Pompano Park Site Design Detail

will provide sufficient space for the inclusion of an indoor basketball court with bleachers. The facility will be designed to include other uses such as weight rooms and neighborhood meeting rooms. A final design program will need to be prepared for the eventual construction of the facility. The new facility is proposed to be constructed as indicated in the plan; directly from the NE 43rd Court entrance on the parcel at the edge of the existing drainage lake.

- New Community Center Parking - An additional 48 parking spaces will be constructed to serve the new facility.
- Aquatic Park – As identified in the Future Facilities Recommendations section, an aquatic park is proposed. The proposed Aquatic Center will include a curvy slide, walk-in pool & splash zone, and other family and children oriented attractions. It will also be provided with a swimming pool with limited area and number of swim lanes. The Aquatic Park complex will include bathrooms, changing rooms and lockers, concession area, and sufficient pool deck area to meet the space needs of the projected user population.
- New Parking, Aquatic Center - The site will be provided with sufficient parking to meet the Aquatic Center Parking demand. The plan illustrates 120 parking spaces which seem to meet potential future parking demand for the facility.

**7.4. DISTRICT 3 PROPOSED PARK IMPROVEMENTS**

The urban pattern of south-east Pompano Beach is mainly composed of substantial amounts of single family homes distributed in neighborhood pockets that are defined by the major north south commercial corridors and the myriad of canals that lead to the Intracoastal Waterway. A substantial number of single family homes are canal-front, or high-end waterfront homes.

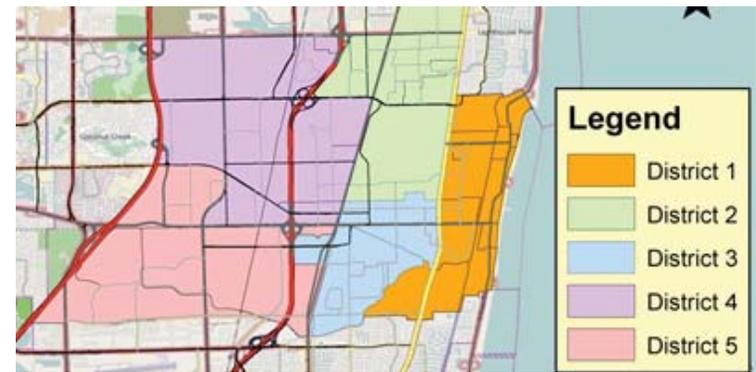
The canal system in the area, while an attraction to the single family homes, is also a defining element of the neighborhoods and access to parks. The urban pattern is well defined and little can be done to change this attractive single-family homes development pattern.



**Figure 7.P - District 3 Aerial**

**Socio-Economic Composition**

The area is defined almost in its entirety by Commission District 3. This District along with District 1, which comprises the Beach, are the highest income areas of the City of Pompano Beach. The Median Household Income for District 3 is \$52,630/year and \$52,174 for District 1, the Beach. It is the highest income area of the City of Pompano Beach. The neighborhoods are stable and composed of higher end residential typologies.



**Figure 7.Q - Districts Delineation Map - Demographics**

The total population for District 3 according to the 2012 U.S. Census was estimated at 15,134 persons. The population is project to increase by 2,000 persons to 17,159 by the year 2030. This increase in population will be mostly occurring in the multi-family areas. Few if any density change impacts to the single-family home neighborhoods can be expected. The new multi-family developments include recreational activities such as pools, exercise rooms, activity rooms and in some cases tennis and basketball courts.

The single family areas are completely built-out. There is no vacant land and the inclusion of additional park lands would require substantial single family home sites acquisitions. This will have a negative effect on the neighborhood and will not be acceptable to the residents.

The demographic distribution of the population is indicated in the table and pie chart and shows a population distribution that includes families with children and elderly. Of the total population 41% is over 50 years of age and 23 % are in the ages of thirty to forty nine years of age. A total of 13% or approximately

2,000 residents are between five to fourteen years of age. The population distribution indicates a need to provide recreation options to a varied age group.

**Waterways as Recreational Space**

The substantial amount of waterfront frontage and the homes that face on the canals provide a high level of recreational space for local residents in these waterfront homes. Some communities in Broward County count canals and their respective surface area as recreational space for the purposes of Comprehensive Plan calculations. The City of Pompano Beach does not. The canals provide a visual open space and a recreational opportunity to those whose residences face the waterways.

**City of Pompano Beach Parks and Other Recreational Venues**

The major park in District 3 is Norwood Pines Park. Only Norwood Pines Park is within a mile radius of most of the residents of District 3. There are other City Parks that are in proximity to some of the areas of District 3. Community Park, Kester Park and Founder’s Park, all north of East Atlantic Boulevard, as well as McNab Park located on East Atlantic Boulevard, are within a one mile radius of the northern sectors of District 3.

The Emma Lou Olson Community Center is within one mile of the northern residential sectors of District 3. There are no other community centers within District 3.

The City of Fort Lauderdale is immediately south of District 3. While open only to its students, private school recreation facilities provide recreation venues. The Pinecrest School campus located immediately south provides sports fields, the Pinecrest Swim Camp, and other recreational activities for its students.

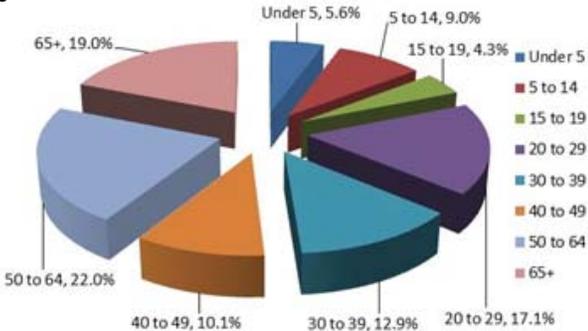
The City of Pompano Beach has an Inter-Local Agreement with Broward County Schools to use school facilities. The use of school facilities requires prior coordination and in most cases payment for services to be provided by the school for the use of the facility. Among the schools that are within this District or immediately adjacent are McNab Elementary School, Religious institutions grounds also provide recreational space. Christ Community Church on East McNab Road has an open field with a softball diamond for church congregation use.

**City Hall and Proposed Civic Center**

The City of Pompano Beach City Hall is accessible to residents of District 3 and within a one-mile radius of most of the area. While there is no programming of activities, meeting rooms are available at City Hall. The proposed Civic Center development surrounding City Hall that will include a Broward County Library and the proposed Cultural Arts Center will provide additional meeting facilities for the residents of the area of District 3. No new Community Center is recommended for the District 3 Area.

District 3	
Pop 2010	15,134
Under 5	5.6%
5 to 14	9.0%
15 to 19	4.3%
20 to 29	17.1%
30 to 39	12.9%
40 to 49	10.1%
50 to 64	22.0%
65+	19.0%
Median HH Income	\$52,630

**Table 7.D - Commission District 3 Demographics and Median Household Income**



**Figure 7.R - District Demographic Distribution**

### 7.4.1. PROPOSED NORWOOD PINES PARK EXPANSION

With a population of over 15,000 the District is in need of additional park land. Norwood Pines Park has a land area of approximately 5.4 acres. This area is underserved by park space given the large population and requires a minimum of 2 acres per thousand population for neighborhood parks. There are no vacant sites within the District to locate new parks. The Master Plan proposes the incorporation of the gas station site on Cypress Road immediately adjacent to Norwood Pines Park in order to provide additional green space, visually open the park to the community and provide for additional parking access. This will provide approximately an additional .55 acres of park land at Norwood Park and Commission District 3.

Figure 7.T shows the site proposed to be added as park expansion.

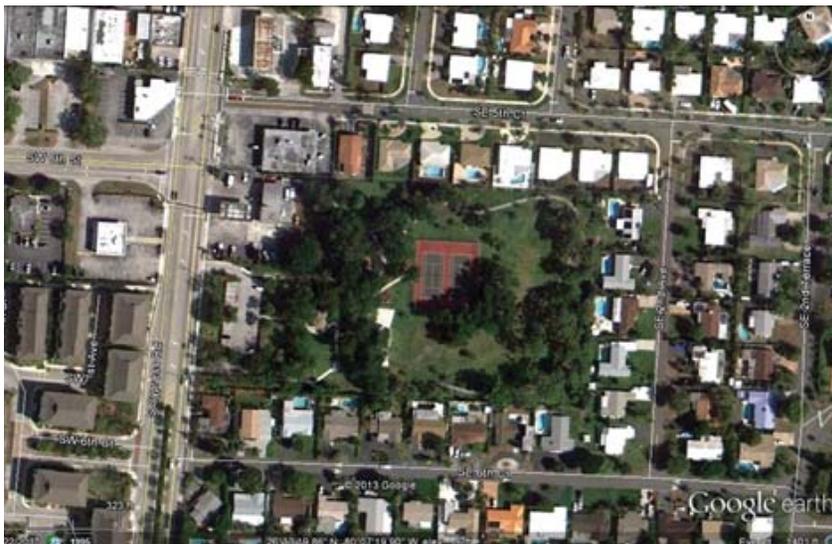


Figure 7.S - Norwood Pines Park



Figure 7.T - Norwood Pines Park Proposed Site Expansion



Figure 7.U - Norwood Pines Park Site Expansion Design

### 7.5. DISTRICT 4 PROPOSED NEW PARKS

The present population of District 4 is expected to increase by nearly 3,000 persons by 2030, from the present population of 19,930 to approximately 22,930. This increase in population will require additional park area to meet Neighborhood Recreation Demand acreage of 2 acres per 1,000 populations; or for 3,000 additional residents provide a minimum of another 6 acres.

The Master Plan also identifies a the potential for the location of a Skate Park. The City owned site adjacent to Apollo Park and the Boys and Girls Club is an ideal venue to locate future additional recreation facilities.

#### 7.5.1. APOLLO PARK EXPANSION

The Master Plan proposes the expansion of Apollo Park to include a skate park, a Multi-Use soccer and football field, an informal play area, and approximately 80 parking spaces to serve future visitor needs. The City of Pompano Beach owns the site immediately adjacent to the Boys and Girls Club and the City owned Apollo Park. The presently vacant site has an area of approximately 8.5 acres. The totality of the site will be devoted to recreational use.

The proposed Skate Park will be designed as a permanent facility and will be constructed with reinforced concrete elements; either precast or cast in place as the future design may warrant. A design firm that is specialized in the design and construction supervision of skate parks is recommended to be included as part of any future skate park design team.

A Multi-Use Field for playing soccer or football is proposed. As indicated in the Concept Plan there is sufficient land area to construct the field and provide for the proper orientation of the facility.

The other available areas of the site are proposed to be dedicated to informal playfields for children and for open space enjoyment of adults.

Within the 8.5 acres of the site there will be sufficient parking provided to meet the expanded park demand. Approximately 80 spaces are indicated in the drawing.

As with other City recreation facilities, proper fencing will be provided.



Figure 7.V - Apollo Park Expansion

## 7.6. DISTRICT 5 PROPOSED PARK IMPROVEMENT

The population of District 5 is expected to increase from 24,209 in 2010 to 27,449 by the year 2030 (see Chapter 2 City Parks). This represents an increase of approximately 3,205 persons. Most of the growth is expected to occur in the area of Collier City and in the residential redevelopment of the Palm Aire North golf course property north of West Atlantic Boulevard and immediately west of NW 31st Avenue.

The present park inventory of District 5 includes McNair Park which is a neighborhood park of 6.4 acres: George Brummer Park with 5 acres of land area; and Herb Skolnik Community Center with a land area of 1.0 acre. The present total neighborhood acreage is 12.4 acres.

The City of Pompano Beach's Comprehensive Plan standards of 2 acre per 1,000 populations for neighborhood parks requires a total of 48.4 acres to serve the present population and will require nearly 55 acres by 2030 to meet level of service standards. With a total of 11.4 acres District 5 is presently underserved with neighborhood parks. The Master Plan proposes the expansion of McNair Park to from the present 6.4 acres to 11.61 acres and the potential addition of a future 10 acre recreational parcel on the west side of NW 31st Avenue; as well as the inclusion of a mini-park in Collier City with a land area of .6 acres. Total actual City owned neighborhood park acreage would be increased to 28.21 acres.

### 7.6.1. MCNAIR PARK

McNair Park is centrally located in the neighborhood of Collier City. Present Level of Services (LOS) for Neighborhood Parks for the City of Pompano Beach is 2 acres per 1,000 populations. According to this standard Collier City is presently underserved with neighborhood park space. With a population of over 5,600 and according to said City adopted LOS standards, Collier City requires 11 acres of neighborhood parks. At present McNair Park's total site area is approximately 6.4 acres.

Existing recreation facilities at McNair Park include:

- Football field; lighted, with spectator bleachers, and an aluminum portable press box. The football field is located at a northwest / southeast angle

in an attempt to correctly orient the football field within the limited space available. The correct orientation is north-south;

- Community Center with a building area of 14,000 sq. ft. and containing: an indoor basketball court with bleacher, two meeting rooms for approximately 30 persons each, one kitchen facility, administrative offices, a small storage space, lobby, and required bathrooms.

As part of the City Wide Master Plan process only the overall City Wide public workshop meetings were held, during the preparation of the Collier City Neighborhood Development Plan (DECOMAP) of 2011 to 2012, the consultant team of Bermello Ajamil & Partners, Inc. made one community presentation workshop and two presentations to the NW CRA Board Advisory Committee. The DECOMAP included proposed improvements to McNair Park. These improvements addressed the expansion of the community center building, the inclusion of a water feature, improvements to parking areas, and

During the process of DECOMAP Master Plan development the Master Plan design team also met on two occasions with the Director of McNair Park to review space needs for the existing building facility. The requested spaces included an additional 4,984 square feet of new construction to include two additional meeting rooms (75 person and 50 person capacity), space for a Senior Center and storage space. Requested additional recreational uses include a new tennis court, new basketball court and an expanded playground. A community Survey carried out as part of the DECOMAP process identified the desire of the residents to have water features within the community. The City of Pompano Beach Capital Improvements Plan has a line item for the construction of a "McNair Park Water Recreation and Press Box (CIP 2016)".

A parallel project evaluated the construction of a new park on a 10 acre parcel west of NW 31st Avenue. (See City of Pompano, NW 31st Avenue 10 Acre Park Site Evaluation and Concept Design, December 28, 2011 and prepared by Bermello Ajamil & Partners, Inc.). The report evaluated alternative options to meet recreational needs of Collier City. A number of vacant sites in close proximity to Collier City neighborhood were also evaluated for the inclusion of additional football/soccer fields. The NW 31st Avenue 10 Acre Park Site project was not approved at the time by the City Commission and alternate options to expand McNair Park were suggested.

**Additional Land Acquisition Convenience Store/Broward County School Board Negotiations:** In order to expand McNair Park land acquisition will

be required to consolidate a single parcel of land to allow the expansion of the recreational activities. At present there is a small convenience store directly north of McNair Park, on the same block and facing NW 27th Street. This is a non-conforming land-use as well as a non-conforming zoning use within the overall block that is zoned for Parks and Open Space and where the convenience store is sited. The building and land parcel will need to be acquired in order to be able to expand McNair Park.

At present, a non-regulation informal baseball field that is part of Cross Creek SED (Broward County School System) is across the north boundary of McNair Park. This open land parcel will need to be incorporated to the site in order to expand the park as intended. The open field is also presently used for overflow parking at McNair during high attendance sports event days. A service road separates the open field for McNair Park. City of Pompano Beach staff has contacted Cross Creek SED and the Broward County School Board and have received favorable response to incorporating the open land into McNair Park. Further negotiations are required. The program proposes the creation of an Elderly Center in McNair Community Center, an additional two meeting rooms with a capacity for 50 and 75 persons respectively; storage area; additional bathrooms and an office. The playgrounds would be reconstructed and relocated according to the selected design.

A new multi-use football/soccer lighted field would be constructed. The field will be oriented north-south, provided with bleachers for up to 1,850 spectators, and with adjacent restroom facilities. This field will be able to be used for football and soccer regulations.

There is no City of Pompano Beach owned and operated running track west of Dixie Highway or west of I-95. The construction of a multi-use football/soccer field will allow the inclusion of a 10 –lane running track within the project. The construction of the track wraps around the multi-use football/soccer field. There would be limited use for the land area of the track if not constructed.

A water feature to serve the children of Collier City will be part of the park program. Support bathroom facilities will be provided for the water feature as required by code.

**McNair Park On-Site Parking:** Presently there are approximately 74 parking spaces on the building grounds of McNair Park. This does not include the additional parking on the library site or the parking that informally happens on the grass area of the 9th Court boulevard in front of the Broward County

Public Library site.

There are no established standards for the number of parking spaces required for parks and recreation facilities. The amount of parking provided is a function of the specific facility need. On a daily basis and outside the event days there is sufficient parking at McNair Park and the new building spaces and recreation uses should not require additional parking to carry on everyday activities. For event days there is a need to have substantial additional parking. The parking areas are expanded in the proposed options as well as a structural grass parking area is provided for event day use. The grass cover will allow limited play for children within the parking area.

A total of 340 parking spaces are provided in Option 1; and a total of 390 spaces are provided in Option 2. In both options there are 200 spaces in the structured grass parking area. Option 1 has 140 on-asphalt spaces for everyday use and Option 2 has 190 on-asphalt spaces for everyday use.

Two Alternative Plans were prepared for McNair Park. Both alternatives include the same program elements. The two Options address different location of the main parking area, the location of the playgrounds, the water feature and the basketball courts. Both options keep the location of the overflow parking on the north side of the park and on NW 27th Avenue. The Overflow Parking Area is proposed to have space for 200 vehicles and be able to be used for play during non-event days.

### Organizing Elements Difference

Major Organizing elements of the two options are:

- Programmatic Difference – Both options have the same program but different locations for part of the uses proposed. The program proposes an expanded community center building; interactive water feature, covered playground; basketball courts (2); multi-use football/soccer field; running track (10 lanes); long jump; high jump; bleachers with 1,850 seats; restrooms in field; press box; parking on structural grass for 200 vehicles; parking on asphalt for 190 vehicles; new service access road to Cross Creek SED; sound wall on north side;
- Organizing Differences - The organizing difference between the two options is the location of the parking area. In Option 1 the parking area is located off NW 9th Court, on the south side and running from east to

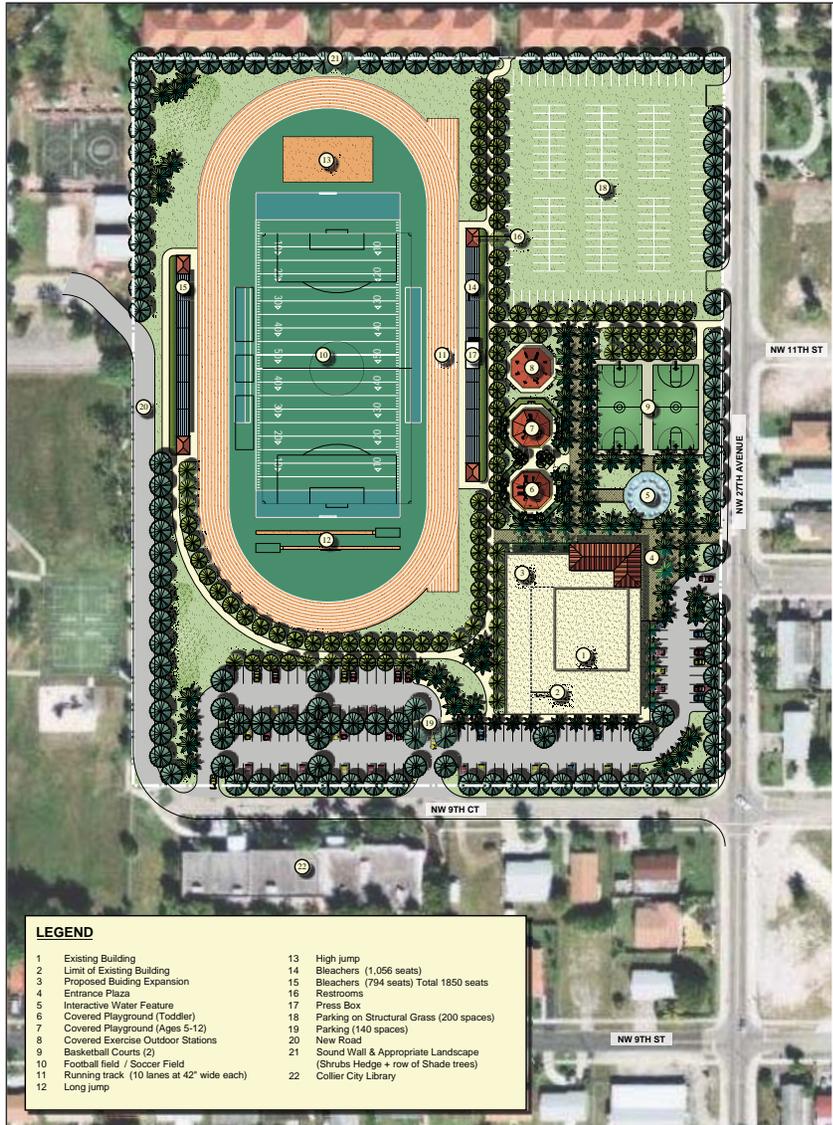


Figure 7.W - McNair Park Expansion Option 1

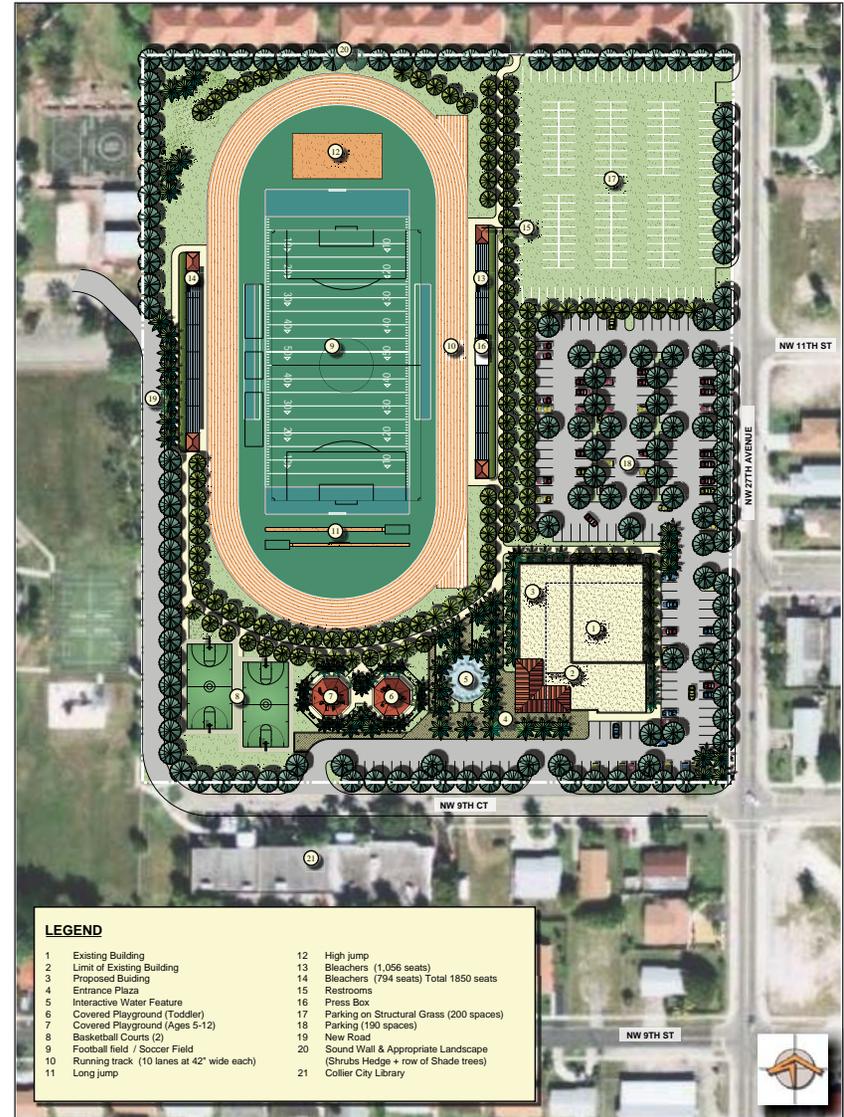


Figure 7.X - McNair Park Expansion Option 2

west. In Option 2, the parking area is located on 27th Avenue and access both from NW 9th Court and from NW 27th Avenue. Parking capacity is similar for both options with Alternative 1 providing 140 parking spaces on site and Alternative 2 providing 190. Both options have parking on the north field that will be constructed with structural grass.

Option 1 places the parking with access from NW 9th Court and locates all the major activities on the NW 27th Avenue side of the park. Children’s playground, basketball court, and water feature are located on the NW 27th Avenue side. This will require that the building entrance be reconfigured. Additionally, an adult exercise area will be included in the park.

Option 2 places all these uses facing the NW 9th Court street side. The building will maintain its present entrance orientation with expansion to the west to accommodate bathrooms for the water feature, reconfigured entrance, etc. Building design plans will address these issues at the time of park expansion. Option 2 places the playground and the other children oriented uses in a more protected area while at the same time isolating the basketball courts at the west end of the park. As in Option 1, an adult exercise area will be included in the park.

**7.6.2. NEW MINI-PARK, TOT LOT IN COLLIER CITY**

McNair Park is a neighborhood park that serves the totality of Collier City. Its service radius of 1 mile does not cover the total land area of the community. The area on the southwest end of Collier City is over ½ mile distant from McNair Park and may be provided with additional mini-park space to serve the recreation needs of children.

As mentioned earlier in this report, the DECOMAP process contained a community survey to identify needs that the community perceived. There was an expressed desire identified in the Community Survey to have more mini-parks/tot-lot within Collier City.

During the Collier City DECOMAP plan a number of vacant single family lots were identified as potential sites where to include a mini-park. The sites identified will allow a mini-park of approximately 1/6th of an acre in size. This assumes one single family lot with dimensions of 60’ X 10’.

A concept site design was prepared for the mini-park. It contains a fenced

covered playground structure, rubberized flooring for the playground, sitting area for parents and landscape. The design of the mini-park should follow Crime Prevention through Environmental Design (CPTED) accepted design practices. There are a number of vacant sites in this area of Collier City that could be suitable for a mini-park. During the DECOMAP process a number of potential sites and their present ownership were identified. Two vacant sites were identified: 1) at NW 4th Street and NW30th Avenue; 2) at NW 3rd Street and NW 30th Avenue. Both sites are corner sites and a corner site will be a better solution for the location of a mini-park. A corner location will be more accessible to the public, be easier to visually supervise, and therefore be more secure. Site acquisition will be required.



Figure 7.Y - Collier City Tot Lot Design

### 7.6.3. NORTHWEST 31ST AVENUE 10 ACRE PARCEL

As a requirement of the Comprehensive Plan amendment for the Palm Aire-North golf course, converting the golf course from a Recreation/ Open Space land use to a Residential land use, the Developer agreed to dedicate a 10-acre parcel of land to the City of Pompano Beach for a public park.

The site is presently landlocked and will require the acquisition and construction of access roadways as well as internal parking for a future park use. Access from NW 31st Avenue will need to be provided and the City of Pompano Beach may negotiate with the developer for the provision of said access.

Preferably, a southern access road aligned with NW 4th Street would be ideal. FDOT is amenable to the City of Pompano Beach locating a traffic signal and median at this location. This would be a cost to be borne by the City of Pompano Beach, as well as the expense for carrying out the required traffic and engineering studies. In any case access from NW 31st Avenue would need to be secured.

Environmental studies have found the traces of arsenic contamination on the site. The presence of arsenic as a result of golf course fertilization and its impacts on the use of the property have been analyzed, discussed and evaluated during a previous project by the B&A design team in conjunction with Broward County's Environmental Protection and Growth Management Department. The site is appropriate for recreational use and will require that engineering controls be implemented to protect users from the arsenic residual in the soils. Existing soils may be relocated on-site to allow for cut-and-fill reconfiguration and play areas will need to be covered with at minimum of 2'-0" of clean soil or be made impervious. Impervious surfaces are acceptable and where land is exposed, such as in landscape islands in parking areas, an additional 2'0" of clean fill will need to be placed over the exposed soil.

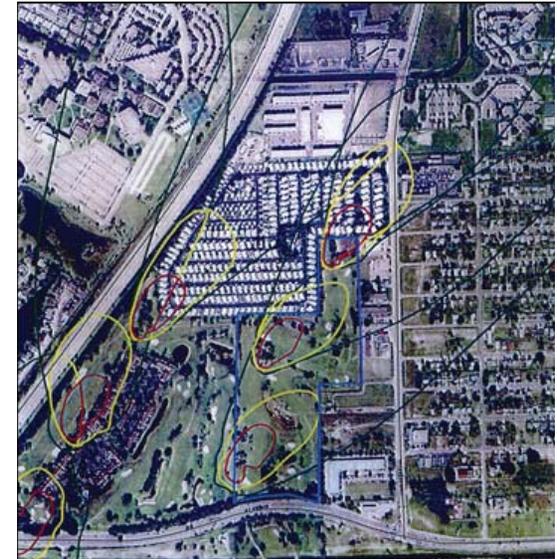
The City has one water supply well on the northern portion of the 10-acre park site and several others in close proximity which result in restrictions in regard to the types of materials that can be used and stored on the

property to protect the city's water supply from toxic spills and chemical contaminants. Figure \_\_\_ outlines the one day (red), seven day (yellow) and thirty day (blue) well field protection zones.

Drainage issues for the 100-year storm event will need to be analyzed and the proposed design will need to reflect these requirements. Coordination with Broward County's Environmental Protection and Growth Management Department to ensure that the drainage design is adequate to meet the regulatory requirements will need to be carried out.

The potential future park has residential properties to the north and west and commercial/industrial properties to the south and east. The residential property adjacent to the 10-acre park on the north and west is the Golfview Estates Mobile Home Park. The residents of this community have expressed concern about the noise and lighting that may be associated with a future park use on the site. Any future park use decided and the design proposed should address the neighborhood concerns regarding noise and lighting. The residential adjacent to the south half of the park to the west has not yet been built and thus can be designed to address any adverse effects of the proposed park use.

While there are some challenges to the use of the site, there is no single site that is under single ownership with a contiguous land area of 10



7.Z - Wellfield Protection Zones

acres in the immediate vicinity of Collier City or west of I-95, north of Atlantic Boulevard and near Dr. Martin Luther King Boulevard. Any site to be acquired to house a future sports facility in this area, other than the 31st Avenue site, will require either numerous willing sellers, or that the City of Pompano Beach exercise eminent domain to assemble a single 10 acre parcel with adequate land geometry for the facility. Where possible to assemble a large site, the process of land condemnation, if desired, will be prolonged and will increase the costs of the property.



7.AA - 10-Acres Parcel Location

### 7.6.4. OTHER PARK IMPROVEMENTS

A number of major park improvements were identified. These major park improvements are specifically outlined in the Master Plan and are a function of a need to change sports activities, expand a specific park or the long term redevelopment of the recreation facility.

An analysis of each park was carried out and included in this Inventory of Park Facilities. Given the specific nature of the designs, a detailed plan that is at a scale beyond the scope of this Master Plan, the projects are only outlined as indicated. The following is a summary of the identified improvements to the City of Pompano Beach Park system:

- **Municipal Golf Course** - Improvements to include:
  - Golf car “Shed” improvements
  - Golf “Starter House”
  - On Course food and beverage facility (snack bar)
  - Maintenance fuel tanks
  - Golf Pro Shop/Cashier/Golf Bag Storage Renovation
- **Community Park** – Identified improvements include:
  - Perimeter fencing on baseball fields to contain baseballs
  - Amphitheater, sound upgrade to digital, new lighting system, power distribution, video system, theatrical curtains and rigging, theatrical communication system, refurbish restrooms
- **Mitchell/Moore Community Center Building improvements:**
  - Overall Community Center building improvements and renovations, including concessions building.
- **Fairview Park** - Identified improvements include:
  - Open space landscape improvements: additional sodding, plants and trees
- **Highlands Park** - Identified improvements:
  - Construction of additional pedestrian pathways
- **North Pompano Park** – Identified improvement needs include:
  - Baseball field improvements
  - Perimeter fencing improvements
  - Parking area and internal roadway surfacing improvements
  - Vehicular/pedestrian connection to North Federal Highway as identified by the City Wide Parks Master Plan process and the Bicycle and Pedestrian Mobility Analysis
- **Sandspur Park** – Identified improvements needed include
  - New pedestrian paths
  - Parking (On-street) improvements
  - Recreation equipment improvements
- **Sand & Spur** – Identified improvements include:
  - Spectator accommodations improvements
  - General landscape
  - Overall building improvements
- **Harbor’s Edge Park** – Identified improvements include:
  - Site furniture
  - Landscape and overall beautification
- **Norwood Pines Park** – Improvements to include:
  - Site furniture
  - Landscape and overall beautification
- **McNab Park** – Improvements to include:
  - Site furniture
- **North Ocean Park** – Improvements to include:
  - Lack of parking; provide parking area



Phasing Plan



A Phasing Plan is presented in the following page. The implementation of the proposed parks improvements are closely tied to available funding for land acquisition where applicable, preparation of plans and the construction proper. The development of a Phasing Plan is a policy decision that takes into consideration not only funding availability but an evaluation of community needs priority.

The Phasing Plan contemplates the required lead time to prepare plans, obtain permits and provide the construction bidding and actual construction of a project. The City Wide Parks Master Plan provides a map for overall city recreation improvements over the long term. Independent of available funding, the City Wide Parks Master Plan also requires a substantial amount of time to implement. The mechanics of the process from concept to construction are clearly laid out; each park is a construction project requiring planning, design, community input, funding and final construction. It is not unusual for a major park to take two to five years to design and construct.

Project phasing has been developed based on a number of conditioning factors such as:

*Community Need* – Where in the process of Master Plan development a pressing community need such as specific required or promised facility has been identified. These improvements are addressed in the Early Action Projects identified;

*Required Necessary Prior Investments*• – This implies the need to acquire or secure land for the proposed facility if new or requiring additional land to implement. This is the case in Cresthaven Community Center where land needs to be acquired for location of the facility; McNair Park Expansion where additional land must be secured, some by acquisition and others through negotiations with BCSB; or finally on North Pompano Park, where a new access street from N. Federal Highway must be secured. In most cases there are monetary costs that have to be met. Land acquisition, condemnation where required may take substantial amount of time.

*Ease of Development and Construction* - Within the parks of the City of Pompano Beach are a number of existing parks that do not require a substantial investment because of the nature of the park and their condition, or because the park is in a relatively good condition and requires a minimal investment. These parks have been identified for Early Action plan;

*City Wide Benefit* – Where the investment in park development provides a benefit for all areas of the City as opposed to a single quadrant or area;

Proposed park improvements projects phasing are as follows:

Early Action (1to 3 years)

- Cresthaven Community Center
- Beach Community Center
- Collier City Mini-Parks
- Norwood Pines Park Expansion

Short Term (4 to 8 years)

- McNair Park Redevelopment
- Apollo Park Expansion
- 31st. Avenue Parcel

Long Term (9+ years)

- North Pompano Park Community Center
- North Pompano Park Aquatic Center
- Highlands Teen Center Conversion

Park Investment	Early Action 1- 3 Years				Short-Term 4 - 8 Years					Long Term 9+ Years			
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	<b>New Cresthaven Park Community Center</b>												
Land Acquisition		Acquisition /Land Control Phase/Other Precursors											
Building Development/Procurement			Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement								
Construction					Permitting/Construction Phase	Permitting/Construction Phase							
<b>New Beach Community Center</b>													
Parking Issues Resolution		Acquisition /Land Control Phase/Other Precursors	Acquisition /Land Control Phase/Other Precursors										
Building Development/Procurement			Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement								
Construction					Permitting/Construction Phase	Permitting/Construction Phase							
<b>Norwood Pines Park Expansion</b>													
Land Acquisition		Acquisition /Land Control Phase/Other Precursors											
Design and Construction			Design/Construction Document Phase/Procurement	Permitting/Construction Phase									
<b>Apollo Park Expansion</b>													
Park Development				Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement								
Design and Construction					Permitting/Construction Phase	Permitting/Construction Phase							
<b>Collier City Mini Park</b>													
Land Acquisition		Acquisition /Land Control Phase/Other Precursors	Design/Construction Document Phase/Procurement	Permitting/Construction Phase									
<b>McNair Park Redevelopment</b>													
Land Acquisition			Acquisition /Land Control Phase/Other Precursors	Acquisition /Land Control Phase/Other Precursors									
Agreement with BCSB		Acquisition /Land Control Phase/Other Precursors											
Park and Building Development			Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement								
Construction					Permitting/Construction Phase	Permitting/Construction Phase							
<b>Highlands Park Teen Center</b>													
Design and Construction										Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement	Permitting/Construction Phase	Permitting/Construction Phase
<b>North Pompano Park</b>													
<b>N. Federal Highway Access</b>													
Easement Adjudication		Acquisition /Land Control Phase/Other Precursors											
Design and Procurement		Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement										
Construction			Permitting/Construction Phase	Permitting/Construction Phase	Permitting/Construction Phase								
<b>Aquatic Center</b>													
Design and Procurement										Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement		
Construction											Permitting/Construction Phase	Permitting/Construction Phase	Permitting/Construction Phase
<b>New Community Center</b>													
Design and Procurement										Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement		
Construction											Permitting/Construction Phase	Permitting/Construction Phase	Permitting/Construction Phase

Acquisition /Land Control Phase/Other Precursors  
 Design/Construction Document Phase/Procurement  
 Permitting/Construction Phase

Table 8.A - Phasing Plan



**Master Plan Facilities Operating Estimates**



The master plan operations estimates are based on the following assumptions:

- Reflects the site master plans for parks and other facilities as developed by Bermello Ajamil & Partners, Inc.
- These are very general estimates only based on early concept drawings for facilities and/or general amenity descriptions.
- The parks and facilities will be managed and operated by the City.
- Any retail or food service operations will be operated in-house.
- Aquatic center operations will continue to be operated in-house.
- Most of the recreation programming at the parks, fields and community centers will be provided by the Recreation Programs Division.
- Expenses and revenues have not been broken out by any specific department and could include the Recreation Programs Division or Public Works.
- All expenses and revenues are in addition to any existing for the current park or facility.
- Expenditure estimates include a moderate level of staffing and other potential costs have been estimated at the moderate range of the threshold.
- A conservative estimate of potential revenues has been developed.

**9.1. SPECIFIC PARK ASSUMPTIONS AND OPERATING COST/REVENUE ESTIMATES**

**Master Plan Facilities**

The following are basic assumptions and calculations for operating expenses and revenues for each of the proposed master plan park development options.

***Cresthaven Community Center***

Assumptions:

- This center will be located at a new park site in the City.
- The new building will be approximately 13,000 SF and contain a variety of spaces.
- There will be a small park area built in conjunction with the community center.

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
Cresthaven Community Center	\$434,000	\$82,000	(352,000)

***North Pompano Park & Aquatic Center***

Assumptions:

- A new year-round aquatic center will be built on the north end of the park.
- The aquatic center will have a strong recreational orientation but will not have the lazy river in the first phase.
- The aquatic center will have the same fee structure as the other existing pools.

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
N. Pompano Aquatic Ctr.	\$737,000	\$250,000	(487,000)

**McNair Park Expansion**

Assumptions:

- The park area will be expanded to the north.
- A new stadium with a football field, track and seating will be developed.
- The Community Center will be expanded by approximately 8,000SF.

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
McNair Park Expansion	\$327,000	\$43,000	(284,000)

**Beach Community Center**

Assumptions:

- This center will be located in the beach area of the City.
- The new building will be approximately 8,000 SF and contain a variety of spaces but with a focus on an auditorium and other meeting spaces.

New Operations Budget Estimates:

Beach Community Center	Expenses	Revenues	Difference
Beach Community Center	\$345,000	\$70,000	(275,000)

**Highlands Park Community Center**

Assumptions:

- The existing community center will be converted to a teen center.

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
Highlands Comm. Ctr.	\$63,000	\$6,000	(57,000)

**Apollo Park Expansion**

Assumptions:

- The existing Apollo park will be expanded to the east.
- A 17,000 SF skate park will be developed. It will be supervised.
- A multi-purpose field will be added.
- Parking for 80 is included.

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
Apollo Park Expansion	\$210,000	\$13,000	(197,000)

**Collier Mini Park**

Assumptions:

- A small 1/6 acre mini park will be developed in the Collier area of the City.
- No concept plan has been developed for the park.

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
Collier Mini Park	\$35,000	\$0	(35,000)

**North Pompano Community Center**

Assumptions:

- The existing North Pompano center will be expanded.
- The new building will be approximately 15,000 SF and contain a variety of spaces.
- The existing community center staff will still serve this center.

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
N. Pompano Comm. Ctr.	\$207,000	\$72,000	(135,000)

**General**

This category covers additional staff (above what has been identified in each of the individual park facility alternatives) that may need to be hired to support the operation of the new or redeveloped park and recreation facilities if they are all up and running.

- These represent staff costs that cannot be readily assigned to any one park or facility.
- The staff positions could include:
  - Park Service Worker III
  - Admin/Marketing Specialist
  - Office Assistant II

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
General	\$156,000	\$0	(156,000)

**Master Plan - New Operations Budget Estimate Summary**

The following chart summarizes the anticipated new expenses and revenues associated with each of the proposed new or redeveloped parks.

Park	Expenses	Revenues	Difference
Cresthaven Comm. Ctr.	\$434,000	\$82,000	(\$352,000)
N. Pompano Park & Aqua.	\$737,000	\$250,000	(\$487,000)
McNair Park Expansion	\$327,000	\$43,000	(\$284,000)
Beach Community Center	\$345,000	\$70,000	(\$275,000)
Highlands Park Comm.	\$63,000	\$6,000	(\$57,000)
Apollo Park Expansion	\$210,000	\$13,000	(\$197,000)
Collier Mini Park	\$35,000	\$0	(\$35,000)
N. Pompano Comm. Ctr.	\$207,000	\$72,000	(\$135,000)
Beach Comm. Ctr.	\$345,000	\$70,000	(\$275,000)
General	\$156,000	\$0	(\$156,000)
<b>Total</b>	<b>\$2,859,000</b>	<b>\$606,000</b>	<b>(\$2,253,000)</b>

**Table 9.A - Master Plan Operating Budget Estimate Summary**

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10

Funding Options



One of the major challenges for the City of Pompano Beach is determining a method for funding the capital development costs as well as the anticipated annual operating requirements of expanded parks and recreation facilities, programs, and services. It is clear that a number of different funding sources may need to be utilized for this to become a reality. As a result, a number of possible funding sources were investigated. Although this is not meant to be an exhaustive list it does indicate possible available funding sources. These include:

### 10.1. CAPITAL FUNDING

**Partnerships** – The possibility of including equity (primary) partners in parks and recreation projects should be explored. There will be limits on the number of these types of partners that can be established for a project due to possible competing interests. A more detailed partnership assessment will be necessary to determine a realistic level of financial support.

**Fundraising** – A possible source of capital funding could come from a comprehensive fundraising campaign in the City. Contributions from local businesses, private individuals and social service organizations should be targeted. To maximize this form of funding a private fundraising consultant may be necessary.

**Grants/endowments** – There are a number of grants and/or endowments that are available for parks and recreation projects. It is more difficult to fund active recreation facilities than parks and open space from these sources, but an effort should be made to acquire funding when available. Key areas that should be targeted for grants are serving youth, teens, seniors and families.

**Naming Rights and Sponsorships** – Although not nearly as lucrative as for large stadiums and other similar facilities, the sale of naming rights and long term sponsorships could be a source of some capital funding as well. It will be necessary to hire a specialist in selling naming rights and sponsorships if this revenue source is to be maximized to its fullest potential. No lifetime naming rights should be sold only 20 year maximum rights should be possible. Determining the level of financial contribution necessary to gain a naming right will be crucial. This could mean a contribution for up to 25% of the total cost of an entire project for overall facility naming rights or 50% to 100% for individual spaces within a park or facility itself.

**City of Pompano Beach** – If the City is going to be the primary funding agent for new parks and recreation facilities, several options to acquire the necessary tax dollars for a project will need to be evaluated.

**General Tax Dollars** – The utilization of any existing non allocated tax dollars for a project. This will result in the slow development of new facilities by simply allocating existing tax funding when possible.

**Capital Improvement Fund** – Establishing a dedicated funding source for capital projects from either a percentage of existing tax revenues or through a tax increase established for that purpose.

**Bond Measure** – A voter passed tax initiative to fund specific capital projects. For the larger and high dollar projects, this may be the only realistic way to develop these facilities.

### 10.2. OPERATIONS FUNDING

In order for the City to add new facilities or programs, the level of operational funding will also have to be increased. As a result a funding plan for operations will be necessary.

**Partnerships** – If new facilities are developed through partnerships with other organizations then it should be expected that the cost of operating or maintaining these amenities will also be shared with the other partners. A more detailed partnership assessment will be necessary to determine a realistic level of financial support.

**Sponsorships** – The establishment of sponsorships for different programs and services as well as funding for different aspects of a park or facility's operation is possible. But in most cases this provides a relatively low revenue stream for funding day to day operating costs for parks and recreation.

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11



The City of Pompano Beach City Wide Parks Master Plan establishes a series of guiding principles for the design and development of City of Pompano Beach Parks. These design principles are intended to guide future park design decision making and serve as a reference for the evaluation of parks designs. These guiding design principles are described as:

**11.1. PARK DESIGN EXCELLENCE**

The City of Pompano Beach will strive to provide park designs that incorporate the highest standards to meet user needs and have functional, creative and aesthetically pleasing designs that:

- Provide for enhanced public image and identity of the City of Pompano Beach recreational lands through the adequate linkage to surrounding urban fabric

**11.2. PARK SUSTAINABILITY**

New construction and rehabilitation of City of Pompano Beach Park will be based on accepted sustainable design and sustainable construction practices and will include as a minimum the following principles:

- Protect, enhance and sustain the natural environmental resources of existing and new parks through:
  - Best possible utilization of the recreational land resources of the City of Pompano Beach;
  - Use of best operational practices for the upkeep and maintenance of park facilities;
- Rational Use of Water Resources
  - Provide for adequate Storm Water Design – to limit the disruption of natural hydrology by reducing impervious cover, increase on site infiltration that improves storm water design quality control;
  - Provide for water use reduction - by providing water use efficiency that reduces water consumption for City of Pompano Beach Park use through:

Adequate Landscaping Practices that reduce water consumption related to landscape by providing landscaping practices that reduce potable water consumption including the use of native species and xeriscaping which is provision of low-water consumption, drought resistant plants.

Efficient and Well Designed Irrigation Systems - Provide for efficient irrigation systems that maximize available water resources, and where possible use captured rain water or recycled water.

- Reducing Urban Heat Island Effect
  - Reduce and limit urban Heat Island Effect by reducing the retention and radiation of heat in paved surfaces of City of Pompano Beach parks through the use of:
    - » Provide for the use of low albedo materials in paved surfaces;
    - » Provision of adequate shade for paved surfaces;
- Park Energy Efficiency
  - Provide for energy efficient lighting that, in keeping with CPTED standards, reduces the risks associated with potential park evening use;
  - Provide, where possible and economically feasible, for on-site power generation for lighting;
- Park Building Designs
 

Designs of City of Pompano Beach new park buildings will meet, where possible and economically feasible, the highest standards of sustainable building design as identified by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design Green Building Design and Construction LEED Reference Guide of 2009. Given the varied nature of the buildings the following is recommended by the City Wide Parks Master Plan:

  - Buildings under 10,000 square feet of new or existing construction meet the requirements of sustainable designs;

- For buildings over 10,000 square feet of new construction area, require that a minimum of United States Green Building Council Gold LEED Building Certification be obtained;

### 11.3. BEST PARK LANDSCAPE PRACTICES

Landscapes for the City of Pompano Beach will be of the highest quality standards and will provide City park users with a healthy, enjoyable and sustainable environment. Landscape design will include landscaping practices that conserve water, reduce nutrient loading, minimize costs and sustains plant life. The City Wide Parks Master Plan recommends the following principles for landscape design:

- Provide for the use landscape material, specifically drought-tolerant trees and shrubs for energy conservation by encouraging cooling through the provision of shade and channeling of breezes
- Promote sustainable development by implementing programs and technologies that promote pollution control, resource conservation and ecosystem monitoring, research and enhancement;
- Promote the expansion and use of native habitats and encourage the use of native plant material in landscaping;
- Encourage the use of low-maintenance plant species that have low water and fertilizing requirements and few pest and disease problems;

### 11.4. PARK ACCESSIBILITY

Maximize public access and use of park lands and activities by:

- Providing for parks that are physically, visually and universally accessible;
- Providing for parks that act as central community spaces;
- Provide for user comfort through the inclusion of substantial shaded areas and the protection of cover over all children playground areas.

### 11.5. PARK SIGNAGE

Signage on City of Pompano Beach parks shall provide signage that is uniform in design and appearance for all parks of the City of Pompano Beach and meet the following signage requirements:

- Identification- Provide for park identification signs;
- Direction- Provide directions to park users identifying location of activities and other requirements;
- Regulation - Provide for park use regulation signs;
- Information - Provide park history and name origin information for all parks;

#### 11.5.1. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The designs of all City of Pompano Beach parks will adhere to the principles of CPTED and provide for the four basic elements of CPTED:

- Natural surveillance – Natural surveillance addresses keeping intruders under observation, creating visual connections to prevent unacceptable and unlawful activities from taking place. This is the much mentioned concept of “eyes on the street” to control activities, intruders and users. The adequate location of activities within the park; the location and definition of open spaces; lighting and landscape; all play a major role in creating natural surveillance of public and private areas and is a basic principle of “defensible space”. Additionally, natural surveillance also addresses the elimination of built environment elements that allow easily hiding, blocking visibility or providing for unsafe conditions.
- Natural access control – Provide natural access control to a potential target area through careful location of entrances and exits, through the use of fences, gates, shrubs, access control devices, control or limit access. There is a need to deny entrance to a potential target and to delineate to intruders and offenders that there is a risk in selecting this place as a target. Through the use of physical means including locks, bars, fences, provide a supplement to other access control devices.

- Territorial reinforcement – Territorial reinforcement addresses creating a sense of ownership to define the fact that one is entering into someone else's domain. This can be done through the use of low walls, landscape, entry patterns, lighting to delineate areas around entrances, and other measures.
- Maintenance - Adequate maintenance is required to allow the continued use of a space or facility. Good maintenance reflects strong discipline and interest in an area. Lack of maintenance sends a message that there is less concern and more tolerance to disorder.

#### **11.5.2. ALIGNMENT WITH CITY POLICIES**

All new construction and park improvements shall be in alignment with City of Pompano Beach policies.

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12

Public Transportation Access to City Parks



**12.1. PURPOSE AND INTENT**

The purpose of this analysis is to identify public transportation access to the City's parks with the intent to recommend connectivity improvements be they route expansion or pedestrian access improvements. The study is based on identifying present public transportation lines, their proximity to the parks and any mobility impediments to access the parks from the public transportation line.

In essence, the purpose of the exercise is to identify the walking distance to the park from the line serving the park. A distance of ¼ mile from the nearest stop to the park is an accepted walking distance.

A map identifying the overall City of Pompano Beach Community Service lines and park location was prepared. A detailed aerial of each park and the respective line serving the park is also presented. An evaluation of the service allowing public transportation access to each park was then prepared. A summary of improvements to allow better public transportation access to City of Pompano Beach Parks is presented.

**12.2. PRESENT COMMUNITY BUS SERVICE**

The City of Pompano Beach and Broward County Transit (BCT) provide community transportation service to serve major destinations within city limits with public transportation and to connect to adjacent communities. The service has been designated to work in conjunction with connections to BCT Routes 10, 1, 20, 31, 50, 60, 83, 93 and 95. The Pompano Beach Community Bus Service is wheelchair accessible in accordance with the American Disabilities Act (ADA).

The City of Pompano Beach Community Bus Service requires no fare when using the system within the City of Pompano Beach. Connections with the BCT system will require the appropriate fare.

**Bus Stops**

As outlined in the Community Bus Service brochures, the Pompano Beach Community Bus stops in front of businesses or where BCT connects and the bus operators will stop only where they can see passengers waiting.

**Headways/Schedule**

The Pompano Beach Community Bus travels every hour on the hour with assigned stops beginning at 9am and ends at 5pm. Bus headways are thus one hour, this means that a bus will arrive at a particular stop on the line once every hour.

**12.3. COMMUNITY BUS ROUTES**

The City of Pompano Beach Community Bus Service has three lines: Blue Line, Green Route and Green West Route. All routes originate and terminate at the North Transit Center. This makes the North Transit Center a hub from where most City of Pompano Beach Parks can be accessed through transfer to the three Community Bus Service lines and to other Broward County Transit Community Bus Service lines serving bordering communities, Light House Point and Deerfield Beach, as well as to the BCT system.

The drawing "City of Pompano Beach Bus Service Map" shows the present community bus service routes and the location of the major parks of the City of Pompano Beach.

The North Transit Center serves as the hub for the City's Community Bus Service. All bus routes originate and terminate here and note that by connecting at North Transit Center public transportation is provided to numerous parks in the City of Pompano Beach by the Community Bus Service.

- **Green West Route** originates serves the areas of west of I-95 along the Dr. Martin Luther King Boulevard, down NW 27th Avenue to and from there travels south of W Atlantic Boulevard to serve the Palm Aire area. This route links the communities to the north of W. Atlantic Blvd. with the Palm Aire Park sector and the major retail area on W. Atlantic Boulevard. The Green West Line, as can be seen from the drawing, provides a direct bus connection from the North Transit Center to McNair Park, to George S. Brummer Park and the Skolnick Community Center in the Palm Aire area of the City.
- **Blue Route** originates at the North Transit Center and travels on NW 6th Avenue passing within a quarter mile, an acceptable walking distance from Mitchell Moore Park and the Houston/Sworn Aquatic Center. The route

follows NW 6th Avenue to NW 15th Street where it passes approximately one third of a mile from Weaver Park, although this is somewhat over the one quarter mile distance, it nevertheless, makes the park accessible from the Community Bus Service.

The Blue Route doubles back to M.L.K Boulevard, goes down N. Dixie Highway goes to S. W. 3rd Street turns on Cypress Road and serves the Dave Thomas Education Center connecting to City Hall and the future Public Library and Cultural Arts Center of the City of Pompano Beach. From here it travels west on W. Atlantic Boulevard and then north on N.E 3rd Avenue, turning east on W. Copans Road and the travelling north N. E. 3rd Avenue to reach the North Broward Medical Center at E. Sample Road. At this point the Blue Line provides a connection to the Deerfield Beach Community Bus Service.

- **Green Route** also originates in the North Transit Center and travels east to reach the South Ocean Boulevard (AIA) and serve the Pompano Beach waterfront. It travels south to Terra Drive, returns on South Ocean Boulevard, connects to Pompano Beach Boulevard providing direct access to the beach and travels north to N.E. 14th Street. It travels west on N.E. 14 Street to North Federal Highway where it turns north and travels to E. Copans Road and the Pompano Citi Centre where it connects with the Lighthouse Point Community Bus Service and BCT Route 10, 11 and 83 to travel north on North Federal Highway and west on E. Copans Road.

From E. Copans Road the Green Line returns south on N. Federal Highway connecting to the Municipal Golf Course, and turning on N.E. 10th Street to serve the City of Pompano Beach Community Park. It travels back to E. Atlantic Boulevard and west to reach the North Transit Center.

The Green Line does not serve the areas north of Sample Road. However, the Green Line allows transfer to the BCT buses travelling north on North Federal Highway (10); as well as the Lighthouse Point Community Bus Service that travels north on North Federal Highway.

### 12.4. INDIVIDUAL PARK BUS MOBILITY ACCESS ANALYSIS

In the following pages we present an analysis of the public transportation linkage of each major park in the City of Pompano Beach, the pedestrian travel distance to the line and any required improvements.

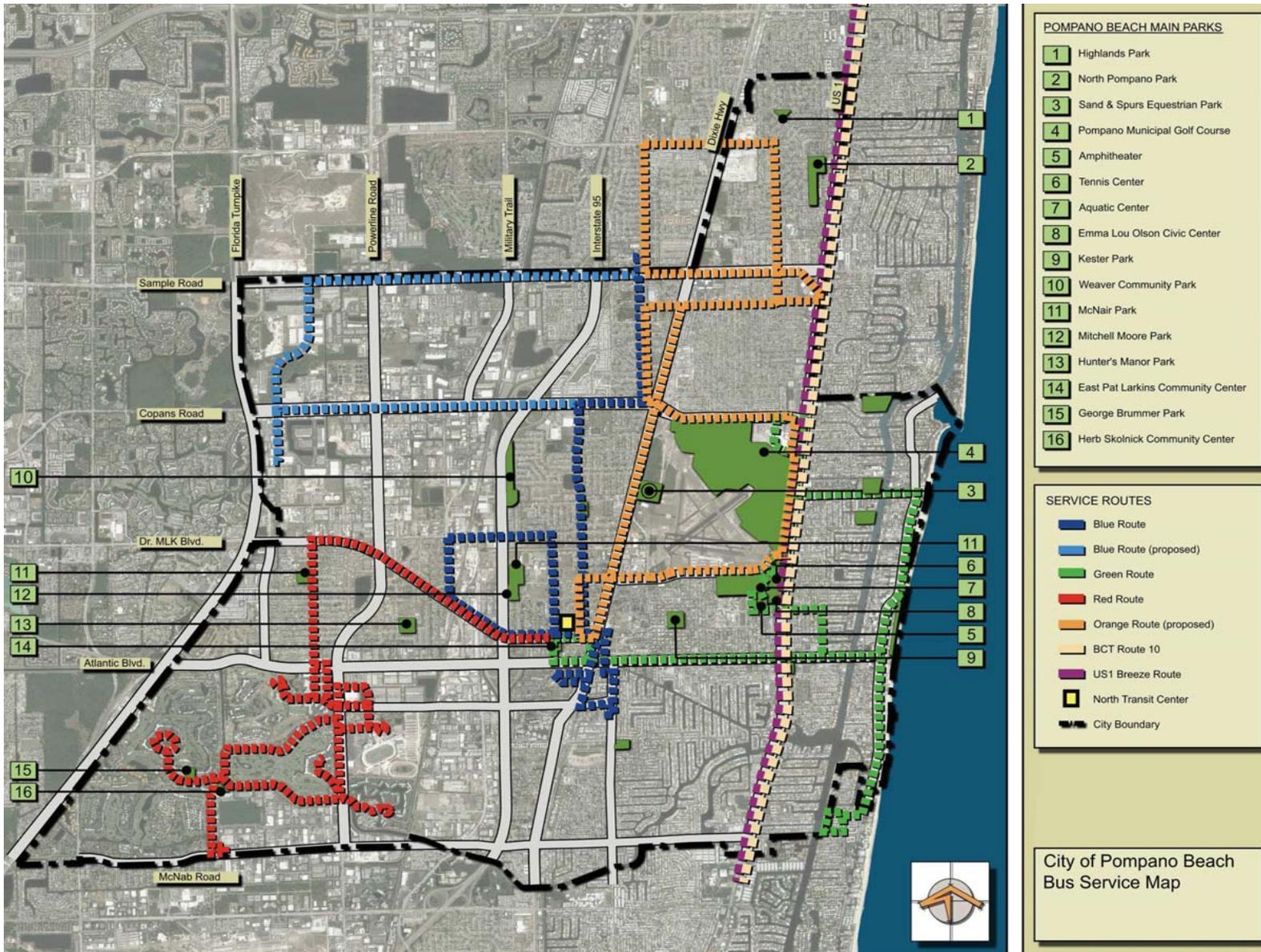


Figure 12.A - Bus Service Map

### 12.4.1. GREEN WEST LINE

#### Parks Served by Green West Line Route

The Green West Route directly connects from the E. Pat Larkin's hub to the major parks on the west side of the City of Pompano Beach.

All major parks west of E. Pat Larkin's Center are served by the Green West Line, or are in close proximity to parks. The Green West route travels west on Martin Luther King Boulevard from the E. Pat Larkin's Center. The Green West Line bus travels south on N.W. 27th Avenue and stops in close proximity to McNair Park. The North West Community Redevelopment Agency recently installed new bus shelters on N.S. 27th Avenue.

The Green West Route continues south serves a shopping area on W. Atlantic Boulevard and then south on Powerline Road. It enters the Palm Aire neighborhood and travels immediately in front of the Scholnik Community Center and then to Brummer Park. In essence from Palm Aire Park the Community Bus Service allows a user to travel to the E. Pat Larkin Center, connect to the Green Route and reach Pompano Beach.

Only Hunters Park is not directly served by the Green West Line. Hunters Park is within ¼ mile from the Green West Line and its stop as it travels on Dr. Martin Luther King Boulevard (see Figure 2.2). It is not practical to reroute the Green West Line to directly serve Hunters Park. It would excessively increase headways, or the frequency between the arrival of one Community Bus and the next Community Bus.

#### Green West Line Improvements Recommendations

All the major parks west of E. Pat Larkin's Center are served by the Green West Line. Hunters Park has the Green West Line within a ¼ mile walking distance and as such is accessible to the line. As a small neighborhood park, Hunters Park serves only its immediate neighborhood area and is not a park attraction to other City of Pompano Beach residents. Bus Shelters should be further evaluated and improved where needed. Pedestrian paths from the shelters to the parks must be slated for priority improvement as the City of Pompano Beach moves forward with city-wide landscape and streetscape improvements.



Figure 12.B - Hunter's Manor Park

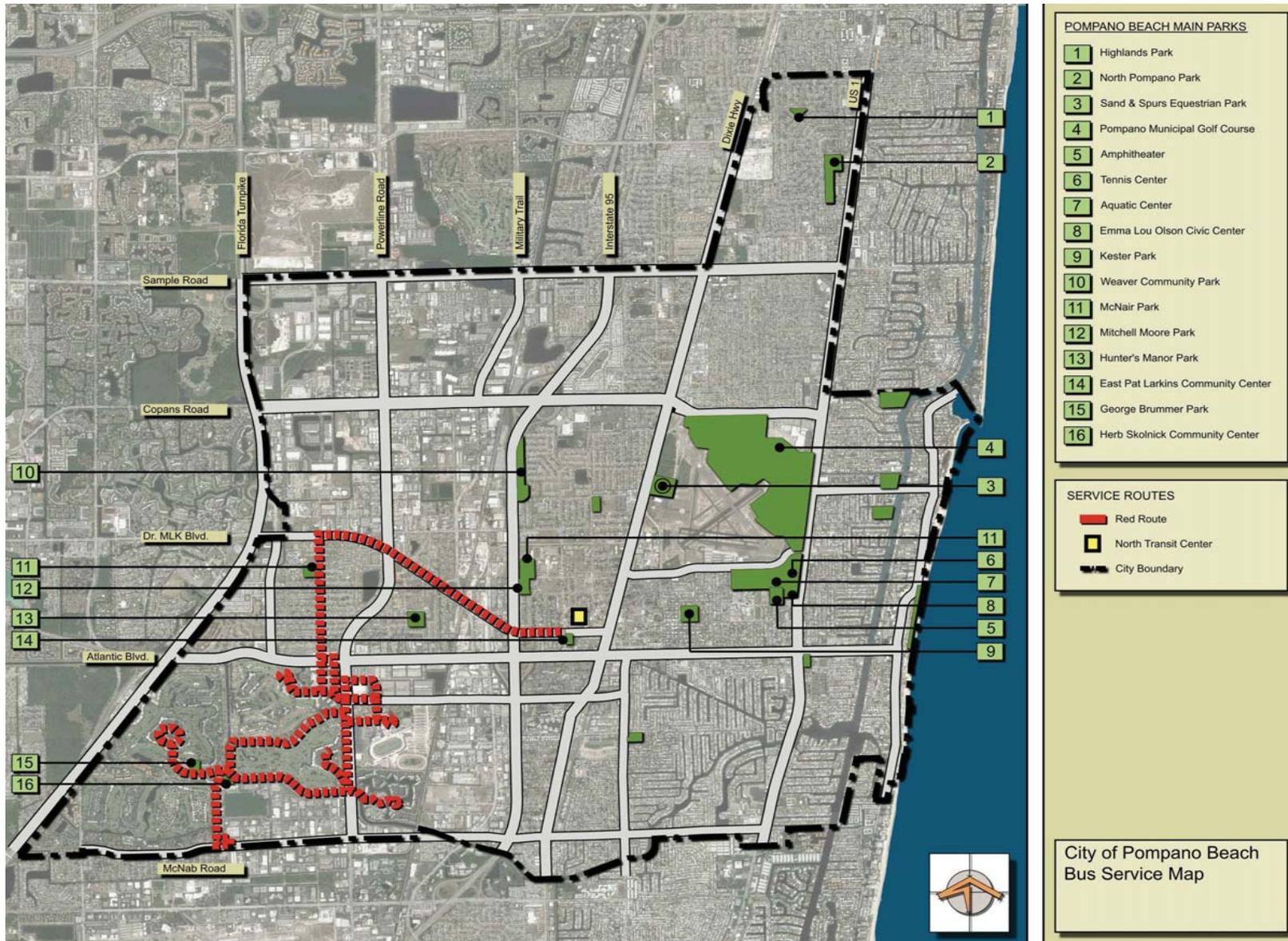


Figure 12.C - Green West Route

12.4.2. BLUE ROUTE

Parks Served by Blue Line Route

The Blue Route serves the central area of the City of Pompano Beach. Originating at the E. Pat Larkin Center the Blue Route serves City Hall and the future Cultural Arts Complex and provides access within pedestrian walking distance to Mitchell Moore Park, Weaver Park and Norwood Park.

Only one park, not a City owned Park, the Boys and Girls Club, is directly in the path of the Blue Line. The Blue Route passes within ¼ mile of Mitchell Moore Park and the Houston/Sworn Aquatic Center as indicated in Figure 2.5. The Blue Line route travels on N.W 15th Street within ¼ mile of Weaver Community Park. It is also within ¼ mile of Norwood Park. These parks although not directly served by the Blue line are within walking distance of the Blue Line Route.

The Blue Route travels north on NW. 3rd Avenue immediately in front of the Broward County’s Northwest Branch Public Library and the Boys and Girls Club Center and park facilities. It continues to Copans Road and travels north on N.E. 3rd Avenue to Sample Road where it returns on the same route.

Blue Route Improvements Recommendations

Most parks are within a reasonable walking distance of the Blue Line route. Extending the service radius of the Blue Route to reach the parks identified is not a realistic option or possibility. Such a detour to serve the parks mentioned would increase the line headways on the line substantially.

While the calculation of this headway impact is a highly specialized action and out of the scope of this study, we speculate that the headway would increase at a minimum from the present one-hour headway to one hour fifteen minutes. To do the detours and maintain the present one-hour headway would require the use of additional equipment with its increased cost of operation and most likely will not no increase in ridership on the line. In any case Broward Transit who operates the Community Bus Services would have to be consulted.



Figure 12.D - Weaver Park & Apollo Park / Boys and Girls Club



Figure 12.E - Mitchell Moore / Houston-Sworn Aquatic Center

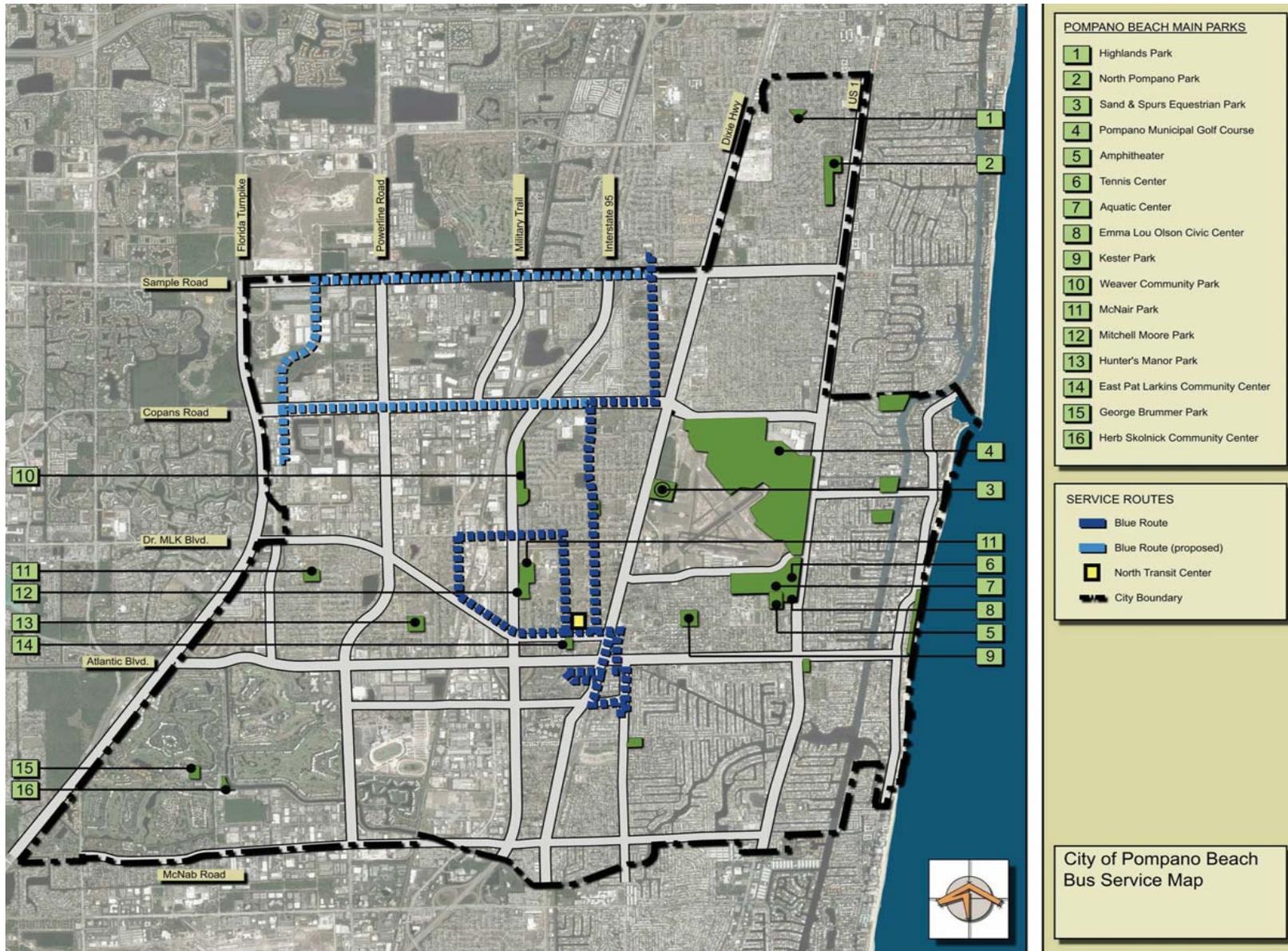


Figure 12.F - Blue Route



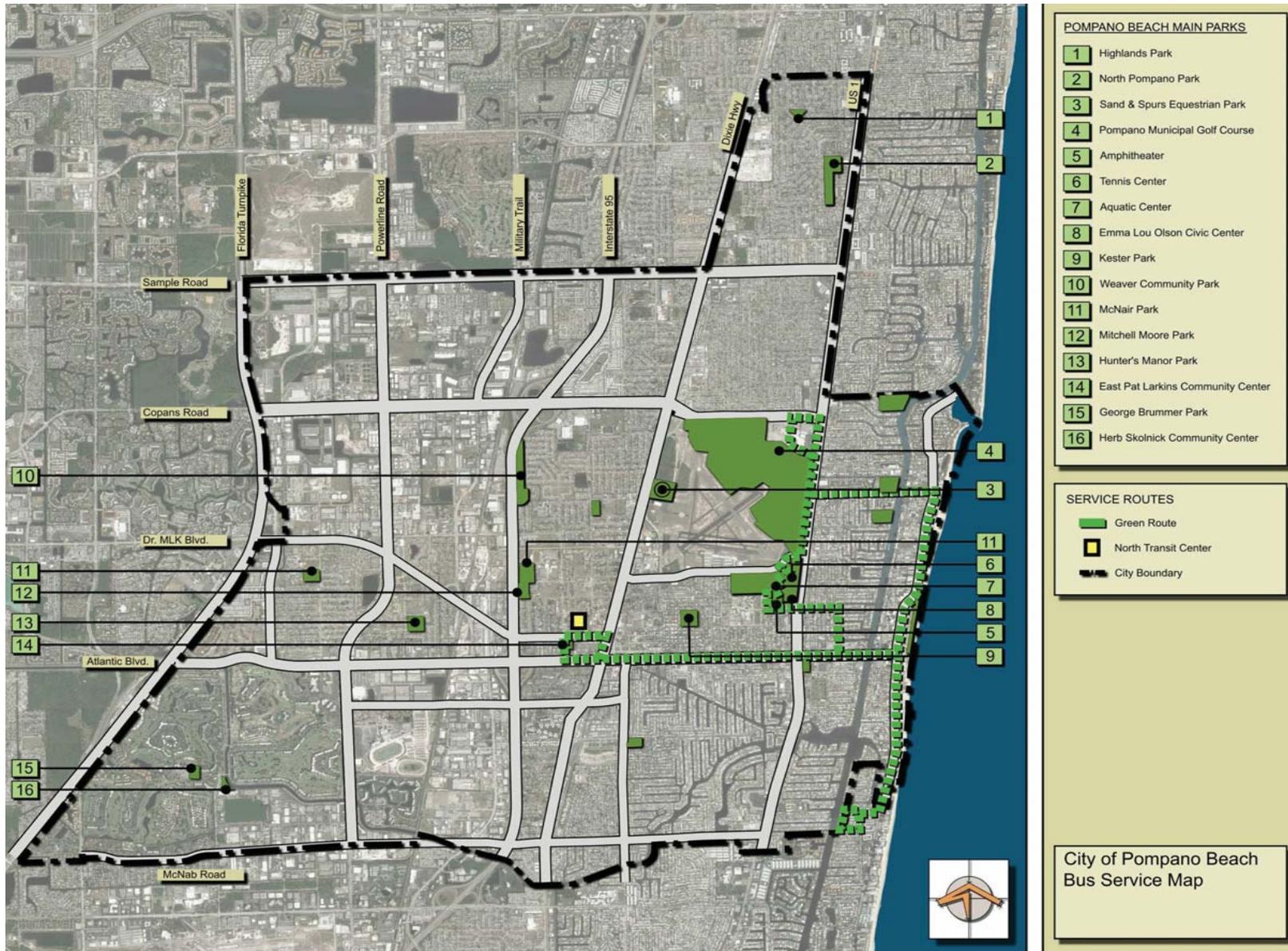


Figure 12.H - Green Route

### 12.4.4. ORANGE ROUTE (PROPOSED)

#### Parks Served by Orange Route

The Proposed Orange Route will provide another bus transit service line to connect the different parks within the City of Pompano Beach. Also originating at the North Transit Center, the Orange Route will provide service on the Dixie Highway Corridor; connect on 10th Street and allow access to Community Park; travel on N. Federal Highway and reach the Community Golf Course; travel on Sample Road to serve the Cresthaven Neighborhood; and travel north on N.E. 15th Avenue to serve both North Pompano Park and Highlands Park. The Orange Route will also connect to the North Broward Medical Center and will allow connections to Broward County Transit 20 Bus Line; 50 Bus Line; the Deerfield Community Bus Service; and the Lighthouse Point Hillsboro Beach Bus Service.

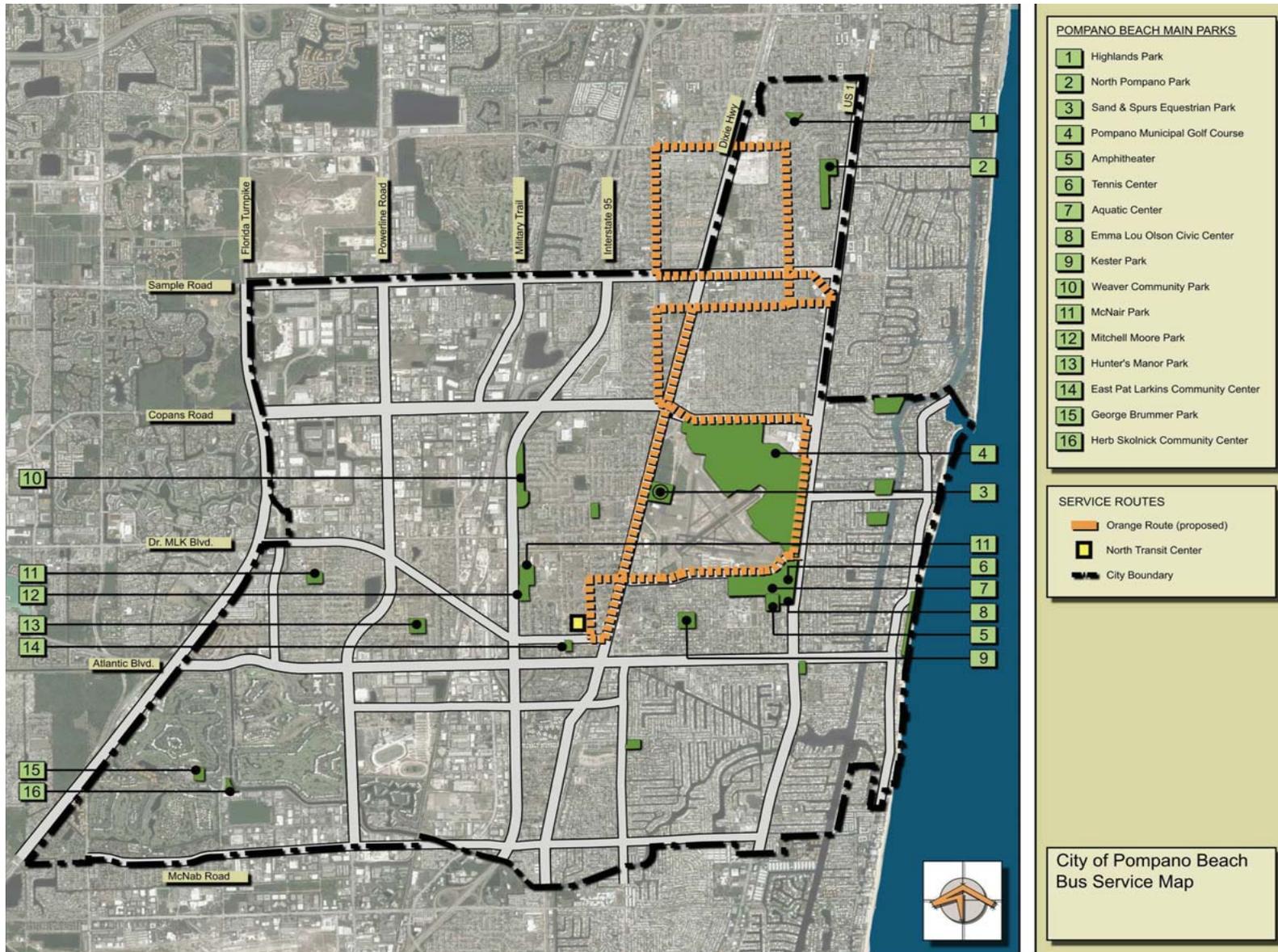


Figure 12.1 - Orange Route (Proposed)

### 12.5. PARKS NOT SERVED BY THE COMMUNITY BUS SERVICE LINE

- **North Pompano Park and Highlands Park, Sandspur Park, and Cresthaven Park**

Highlands Park, Sandspur Park and Cresthaven Park are not served by the City of Pompano Beach Community Bus routes. The Community Bus route, the Green Line, does not travel further north than W. Copans road where it connects to the Broward County Bus lines.

North on Federal Highway bus transit service is provided by Broward County's Route 10 line that connects to the Community Bus line at the North Pompano Centre shopping center. However, all three parks mentioned are too far west from N. Federal Highway to be served by this bus line.

North Pompano Park is in close proximity to N. Federal Highway and Route 10 bus line. However, North Pompano Park is separated from N. Federal Highway by a present vacant land area that is proposed to be developed as a residential community. The City of Pompano Beach is in negotiations with the developers of the property to allow roadway and pedestrian access from N. Federal Highway through the north boundary of the property to North Pompano Park. This will allow pedestrian connectivity to bus stops on N. Federal Highway. This is further explained in this section of the report.

- **Highlands Park**

Highlands Park is well over ¼ mile distant from US1 and any bus stop on BCT's Route 10. Providing bus service to Highlands Park is not feasible at this time. The proposed Organge Route will provide service to this part.

- **Sandspur Park**

Sandspur Park is also too distant from BCT's Route 10 to be able to either be reached by a bus line or be easily accessible by walking. This is a small neighborhood park oriented to the immediate neighborhood area. The proposed Organge Route will provide service to this part.

- **North Pompano Park**

North Pompano Park is within less than ¼ mile from North Federal Highway. With over 20 acres, North Pompano Park is a major City of Pompano Beach Park that lacks direct access to public transportation.

A vacant land parcel proposed to be developed for residential use separates North Pompano Park from North Federal Highway (US1). In the process of site development for the development of residential on the vacant site, the City of Pompano Beach is in the process of obtaining an easement to allow both vehicular and pedestrian access from North Federal Highway to North Pompano Park. This access provision will be located on the north side of the vacant site and will connect directly to the parking area that serves the present Community Center.

The drainage canal will need to be bridged to allow this direct access from US 1. Obtaining this direct access is crucial to make North Pompano Park accessible to public transportation. The vehicular access will also make it possible and to access the park from North federal Highway. It will thus not require access to North Pompano Park through the internal neighborhood streets and will make it easier to for all citizens of Pompano Beach as well as those from other communities to access North Pompano Park.



Figure 12.J - North Pompano Park

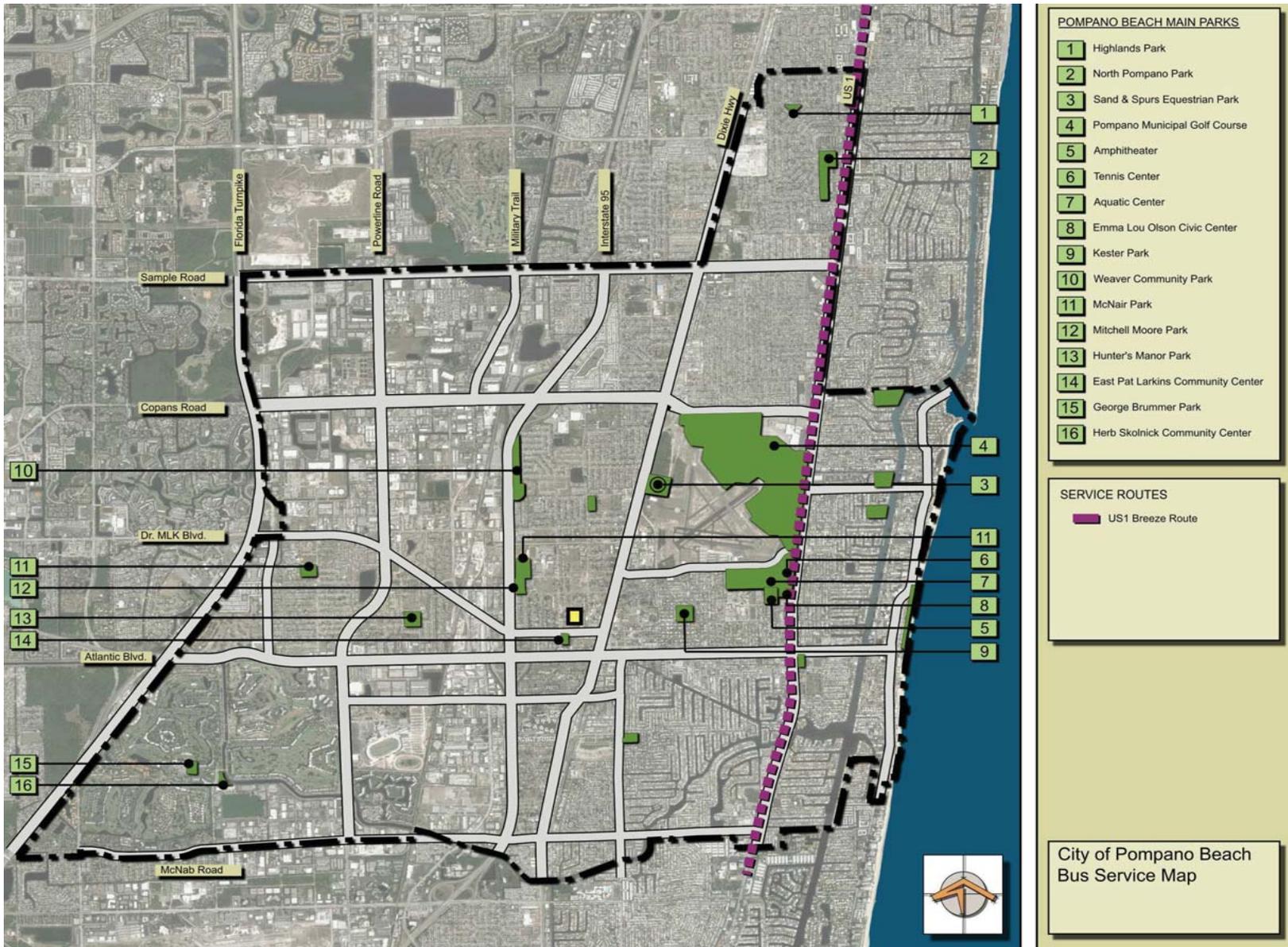


Figure 12.K - BCT U.S.1 Breeze Route

- **Cresthaven Park and Cresthaven Community Center**

As part of the City Wide Parks Master Plan a new Cresthaven Community Center is proposed on US 1. The Cresthaven Community Center would be directly accessible from bus stops on BCT's Route 10.

The plan for the new Cresthaven Community Center proposes a vehicular and pedestrian connection to the Cresthaven Neighborhood.

Cresthaven Park is a small community park that serves the Cresthaven Neighborhood. Cresthaven Park is within a ¼ mile radius from the proposed Cresthaven Community Center and thus will make the Park accessible to bus transit.



Figure 12.L - Highland Park

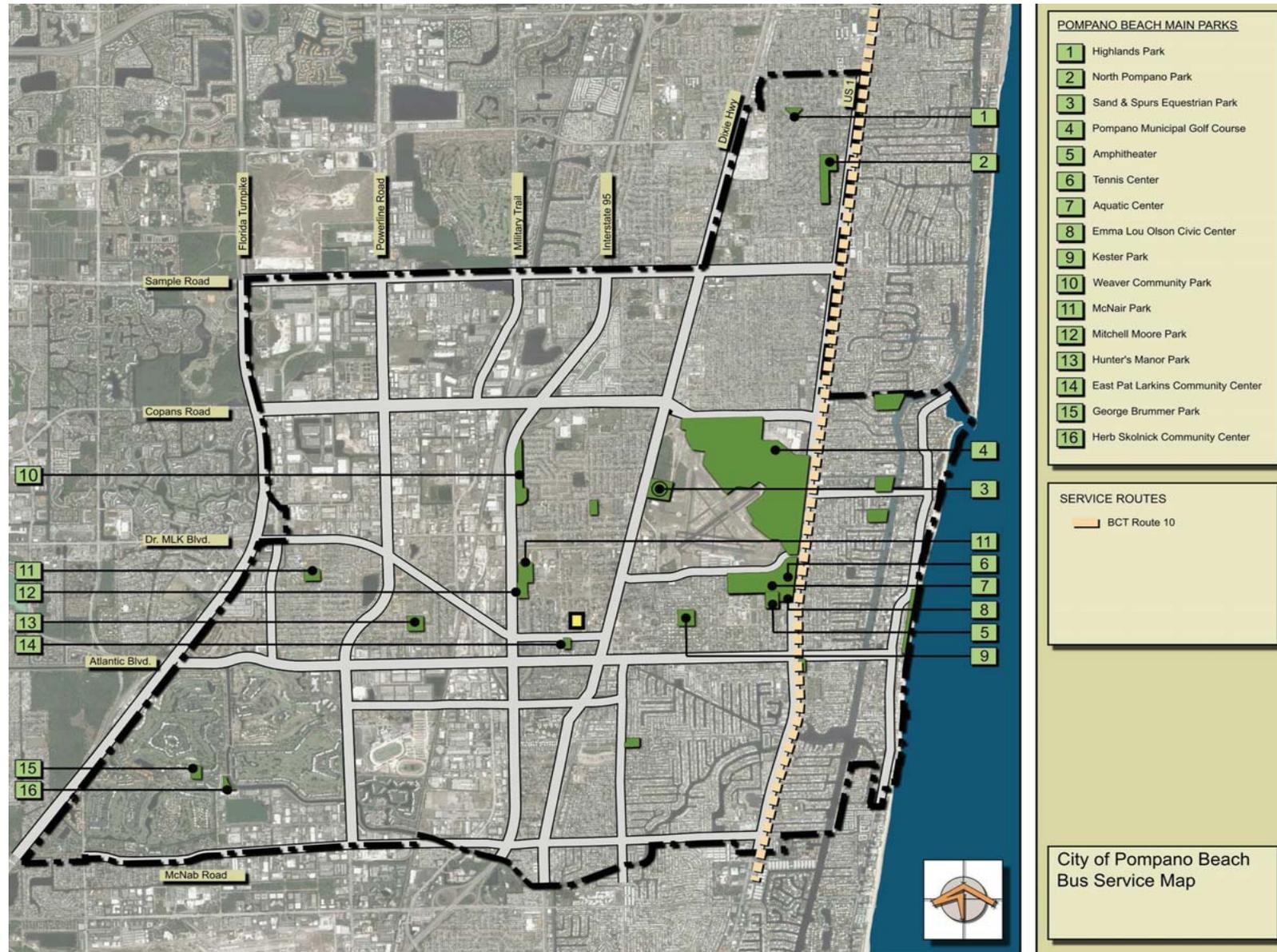


Figure 12.M - BCT Route 10

### 12.6. SUMMARY OF COMMUNITY BUS SERVICE MOBILITY IMPROVEMENTS

Most City Parks are served by the City's Community Bus Service as has been shown in the evaluation of the routes outlined in the previous pages. In most instances the Community Bus Service is either within a ¼ mile radius of the City park or passes directly in front of the park.

Pedestrian improvements consisting of streetscape improvements will need to be evaluated from each stop to the respective park. Headways of one hour, while a long time to wait, nevertheless provide a service to connect with public transportation the different parks of the City of Pompano Beach. The North Transit Center provides the hub where the three Community Bus Service lines meet and where one can transfer between the different lines.

The parks north of Copans Road are not accessible to the City Community Bus Service nor the Broward Transit bus service. Being separated from N. Federal Highway does allow easy access from the parks to the bus system.

The Mobility plan proposes that the City of Pompano Beach obtain an easement through the vacant site bordering North Pompano Park on the east to allow access from N. Federal Highway to North Pompano Park. This much needed access will make North Pompano Park more easily accessible to all citizens of Pompano Beach. It will make North Pompano Park, a major park, accessible by public transportation. The City of Pompano Beach has been in negotiations with the developer of the vacant site in order to obtain an vehicular and pedestrian access easement from North Pompano Park to N. Federal Highway. This is illustrated in the drawing.

The proposed Cresthaven Community Center on N. Federal Highway will be directly in the path of the Broward Transit lines. The proposed connection of the Community Center to the Cresthaven Neighborhood will make Cresthaven Park accessible to public transportation.

These are the two principal recommendations of the Public Transportation Mobility Assessment.



Figure 12.N - North Pompano Park Proposed Improvements and New Access Easement



# 13

Bicycle Routes Access to City Parks



**13.1. PURPOSE AND INTENT**

The Bicycle Mobility Plan establishes the basis for the location of bicycle circulation improvements in the city's streets and dedicated pedestrian/bicycle areas. It is the intent of this study to provide the initial basis for the delineation and implementation of a bicycle system that interconnects the various City Parks through a bicycle network that builds on the existing City of Pompano Beach and Broward County bikeways to create a bicycle boulevard system of on low speed and low volume streets.

The Section "Proposed Bicycle Boulevard System" illustrate the analysis and the recommendations for the Bicycle Boulevard proposed for the different areas of the City of Pompano Beach.

The underlying basis for this study is the Urban Bikeway Design Guide. The National Association of City Transportation Officials (NACTO) has developed the Urban Bikeway Design Guide to provide cities with state of the art practice solutions that can help create complete streets that are safe and enjoyable for bicyclists.

**Summary of Proposed Bicycle Mobility Improvements**

The Mobility Plan proposes the expansion of bikeways on major streets and the implementation of a bicycle boulevard program to link major parks in the City of Pompano Beach. Outlined in the section of Area Improvements are the proposed projects to create this Bicycle Boulevard system.

**13.2. EXISTING CITY OF POMPANO BEACH BICYCLE SYSTEM**

The Figure "Bike Station Locations, Rides & Bikeways" shows the present City of Pompano Beach bicycle system. Indicated in orange lines are the existing bikeways. These bikeways are comprised of conventional bike lanes designated as exclusive space for bicyclist through the use of pavement markings to delineate bike lanes adjacent to motor vehicle traffic. These bike lanes are located on State of Florida Department of Transportation (FDOT) jurisdictional roads.

The Bike Routes in Broward County are outlined in yellow. A series of proposed bikeways are outlined in green.

The existing and proposed bikeways form the central spine of the proposed bike circulation improvements. In later pages we outline the proposed bike routes to connect the various City of Pompano Beach parks.

**13.3. BIKE SHARE PROGRAM**

The Broward B-Cycle system, a bike-share enterprise, serves Broward County and has a number of stations in the City of Pompano Beach. The Figure "Bike Station Locations, Rides & Bikeways" indicates the present location of B-Cycle stations, both active and proposed. B-Cycle bike stations. The present active stations are located at City Hall, Hillsboro Inlet, Aquatic Center and North Ocean Park. A number of additional bike stations are planned for the City of Pompano Beach, these include at East Atlantic and Briny Avenue, Broward County N.E. Transit Center, and at McNair Park.

As stated in the B-Cycle web page, bike sharing makes it economical and convenient to use bikes for trips that are too far to walk but too short to drive. The B-Cycle system is strategically positioned to take advantage of the existing and proposed bikeways in the City of Pompano Beach.

## 13.4. PROPOSED BICYCLE BOULEVARD SYSTEM

The City of Pompano Beach Air Park form a core of pedestrian and bicycle ways that can serve to create a city-wide system of Bicycle Boulevards. Bicycle Boulevards are streets with low motorized traffic volumes and speeds and are designated and designed to give bicycle travel priority. Bicycle Boulevards use signs, pavement marking, and speed and volume management measures to discourage through trips by motor vehicles and create safe, convenient bicycle crossing of busy arterial streets.

The design element of the Bicycle Boulevard is the many local streets with low speeds and low traffic volumes in the sectors of the City of Pompano Beach. These streets can be enhanced through the use of design elements to create bicycle boulevards. The design treatments proposed provide the following benefits and will be presented in the following order.

### Identification of Bicycle Boulevard Routes

The bicycle boulevard routes, while located on less travelled streets, are not as visible and easy to grasp as the bikeways on major roads. The goal of the bicycle boulevard is to make it as visible to users as streets with bicycle lanes in the City of Pompano Beach. Also important is to encourage people to use the bicycle boulevard and to alert drives that they should expect to encounter people bicycling in these streets. Additionally the intent is to make it know that bicycles have travel priority on the street.

To accomplish these goals, way finding signs and pavement markings are critical to create the bicycle boulevard. A series of maps should be provided to market the availability of the bicycle boulevard.

Most bicycle boulevards are located on residential streets; although they can also be on industrial and commercial streets of low traffic volumes. These streets should meet targets of fewer than 3,000 motor vehicles per day (VPD) although 1,500 VPD is preferred; as well as 85th percentile speeds of 20 to 25 miles or less according to the Urban Bikeway Design Guide.

### Signs and Pavement Markings

The basic element of the bicycle boulevard is the sign and pavement marking system. These markings indicate to drivers and cyclist alike that the bicycle has priority along the route. The elements are:

- Modified Street Signs to brand and identify the route without introducing a new sign. A signage program will need to accompany the designation and construction of the Bicycle Boulevard.



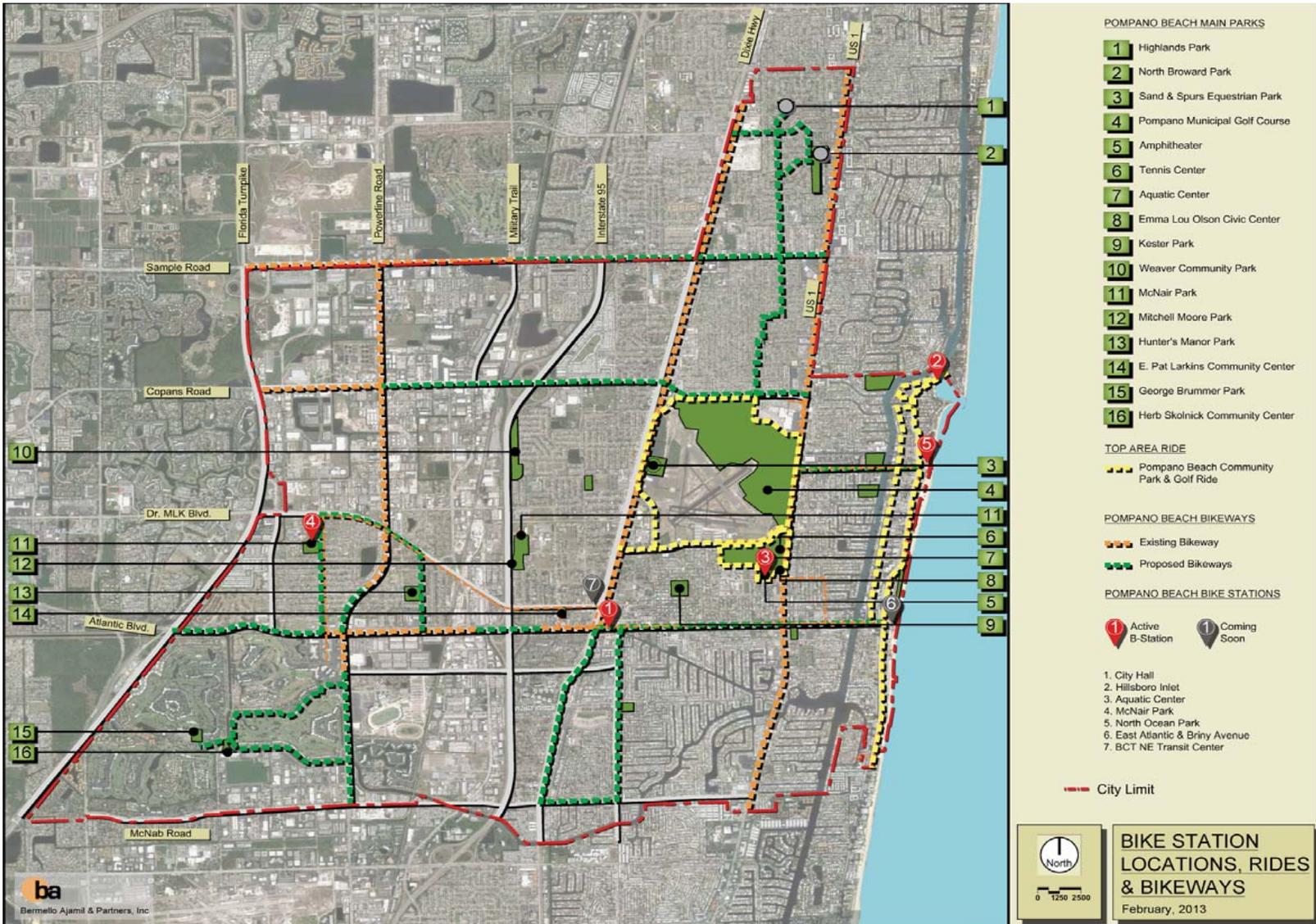


Figure 13.A - Bike Station Locations, Rides & Bikeways

## 13 Bicycle Routes Access to City Parks

- Wayfinding Signs to guide users through the system, help brand the network, and include information about the route and its many destinations; in this case the City parks.
- Pavement Markings to also guide users but most of all to let drivers know that the bicyclist has priority. Many jurisdictions use Manual on Uniform Traffic Control Devices (MUTCD) of the Federal Highway Administration, approved shared lane marking on bicycle boulevards as they are easily identified by drivers and provide a marking consistency with the bicycle network. Pavement markings are proposed to be located on at regular intervals to ascertain that the Bicycle Boulevard is clearly recognizable to drivers and pedestrians.

Please refer to NACTO's Bikeway Design Guide for full information on signs and markings on streets for bicycle boulevards.



### Speed Management

Important to the creation of bicycle boulevards is the control of speed on local streets. It is the intent to bring the speed of cars closer to that of bicycles and improve the bicycle environment by reducing overtaking speed of cars, to enhance the driver's ability to see and react and to reduce the severity of crashes should they occur.





There are a number of measures that can be taken to reduce speeds in local streets. These measures can be divided into vertical or horizontal features.

Vertical features include raised intersections, raised crosswalks, speed bumps, speed cushions, or speed tables.

Horizontal measures or deflection can take many shapes including neighborhood traffic circles, chicanes, curb extensions and bulb outs and many others identified in traffic calming manuals.

### **Volume Management**

These include measures to reduce through traffic on local streets designated as bicycle boulevards. As mentioned, the intent is to keep traffic volumes at around 1,500 VPD and definitely less than 3,000 VPD. To this effort making direct travel without stops or deflections are important.

The routes selected for Bicycle Boulevard in the City of Pompano have been selected in low traffic volume streets. Additional volume reduction methods may be used as needed. A number of volume reducing elements can be found in traffic calming manuals and the NACTO Urban Bikeway Design Guide.

### **Street Crossings**

Management of street crossings is important to the creation of bicycle boulevards. These crossing can be divided into minor street crossings, and major street crossings.

For minor street crossings, the intersections of local streets and in particular local streets with minor collectors. In the case of case of local streets with minor collectors the bicycle boulevard should have the right-of-way. Bicycle boulevards should limit the inclusion of stops signs to ½ mile intervals; stops signs should be oriented towards intersecting local streets.

Major intersections such as for example N.E. 12th Avenue and Copans Road should be treated with measures that improve visibility to both the cyclists and the drivers. These include supplemental markings, geometric elements and crossing devices.

## 13.5. BICYCLE BOULEVARD ROUTE PLANNING

The intent of the Route Planning is to connect with bicycle boulevards the different parks that comprise the City of Pompano Beach parks system using the existing bikeways on the major arterials as connectors. For the purposes of the plan the City has been divided into sectors.

The Air Park is the center of the bicycle network system and all bicycle boulevards should lead to this major protected bike course. However, not all areas are within easy access of the Air Park and to these purpose a number of other bicycle boulevard routes have been defined. Note that the bicycle boulevard routes all lead to the major bikeways on north and south arterial roads.

As such, the existing bikeways are also used to define the Bicycle Boulevard Route Plan. A series of Bicycle Boulevard Sectors have been identified for the residential areas of the City of Pompano Beach. These bicycle boulevard sectors are as follows:

1. North of Pompano Area that spans from Copans Road (north side of the Air Park) to the City Limits and from Dixie Highway to North Federal Highway;
2. Central Area - South of Pompano Beach Air Park from North Federal Highway to Dixie Highway and from N.E. 10th Street south to E. Atlantic Boulevard
3. North-West Area from Dixie Highway west to the Florida Turnpike and from Atlantic Boulevard to Dr. Martin Luther King Boulevard;
4. South-West Area from Dixie Highway west to George Brummer Park and Palm Aire Neighborhood. From West Atlantic Boulevard to McNab Road;
5. South-Central Area from Dixie Highway east to North Federal Highway and from E. Atlantic Boulevard south to McNab Road;
6. North-East Area from N. Federal Highway east to the Intracoastal Waterway and from E. Atlantic Boulevard to the City Limits;
7. South-East Area from N. Federal Highway east to the Intracoastal and from E. Atlantic Boulevard south to E. McNab Road.
8. Beach Area

The identified routes can be enhanced by treatments that are proposed in the Master Plan. These, as outlined in the Urban Bike Design Guide can be

reduced traffic speeds, volume management to reduce traffic volumes, minor street crossing treatments, and major street crossing treatments.

The Bicycle Boulevard system will provide a bike route that connects to bikeways on major streets, and interconnects the City's Park system.

### Bicycle Boulevard Travel Distances

The City of Pompano Beach Bicycle Boulevards has been designed with a travel distance of 2.5 miles minimum in each direction. This will create a round trip distance of 5 miles minimum. They have been laid out to connect major parks within the City's areas.

### Traffic Study for Development of Bicycle Boulevards

A traffic study will need to be developed by the City of Pompano Beach to establish traffic levels and associated impacts of creating a bicycle boulevard. The traffic study will define traffic volumes, turning movements, viability of volume and speed control measures, coordination with Broward County and Florida Department of Transportation and other requirements needed to implement the program.

In the following pages are described the different sectors that make up the City Wide Bicycle Boulevard System. The drawings presented indicate over the aerial photos of each section of the City of Pompano Beach the proposed Bicycle Boulevard route, general location of street markings; street markings directional signs; and intersection/crossing improvements. Final implementation will address specific location of street markings, directional signs and, traffic calming/volume control measures and crossing/intersection improvements.

### Community Outreach - Neighborhood Presentations

The proposed Bicycle Boulevard Plan will be presented at a City-wide Public Hearing. Presentations to the individual neighborhoods where the Bicycle Plan travels may need to be consulted to obtain their comments, preferences and concerns.



Figure 13.B - Bicycle Boulevard Sectors

## 13.6. POMPANO AIR PARK JOGGING AND BICYCLE TRAIL

Few cities in South Florida possess a facility of the magnitude and central location as the Air Park Jogging and Bicycle Trail. Bordering the Pompano Beach Airport and the Municipal Golf Course the jogging and bicycle trail provide approximately 4.4 miles (7.1 Kilometers) of virtually uninterrupted bicycle and jogging lanes.

Cognizant of its importance the City of Pompano Beach has invested and is investing in providing a well surfaced path with attractive landscape and shade protection.

The proposed Bicycle Boulevard System established the Air Park Jogging and Bicycle Trail as the heart of the City's Bicycle system to where all Bicycle Boulevard Paths eventually lead. Also, because of its relative central location in the City of Pompano Beach, connecting all the Bicycle Boulevards to the Airpark as a destination and distribution hub makes sense.

During the final workshop it was expressed that the present trail is not wide enough to accommodate both pedestrian and bicycle traffic. It is recommended that the Air Park Jogging and Bicycle Trail be widened to ten (10) feet to allow adequate flow of both pedestrian and bicycle traffic.

In the following pages are presented the different Bicycle Boulevard sections of the City of Pompano Beach and their linkage the Air Park Jogging and Bicycle Trail as well as the Broward County bicycle trails.





Figure 13.C - Air Park Jogging and Bicycle Trail

## 13.7. NORTH POMPANO BICYCLE BOULEVARD

This area is defined by E. Copans Road on the south, North Federal Highway on the east, Dixie Highway on the west and N.E. 54th. Street on the north.

Originating on the south side of Copan Road, on the Air Park Bicycle and Jogging trail, the Bicycle Boulevard is proposed to run north on N.E. 12th Terrace to N.E 25th Court. Intersection improvements at E. Copans Road and N.E. 12th Terrace will include new stamped asphalt cross walks, improved signage.

At N.E. 25th Court, the Bicycle Boulevard will turn both west to reach N.E. 12th Avenue and continue north; as well as turn east on N.E 25th Court to reach N.E. 16th Avenue and serve the proposed Cresthaven Community Center that is proposed to span from N.E. 16th Avenue to North Federal Highway.

From N.E. 16th Avenue the Bicycle Boulevard will reach N.E. 27th Court and again take two directions: east to reach North Federal Highway and its bike lane; and west to reach N.E. 12th Avenue and on the way connect to Cresthaven Park.

Going back to the intersection of N.E. 12th Terrace and N.E. 25th Court, the Bicycle Boulevard will turn north to follow N.E. 12th Avenue to N.E. 33rd Street, turn east and then turn north on N.E. 15th Avenue to E. Sample Road.

The intersection of N.E. 15th Avenue and E. Sample Road will be improved to allow clear identification of the crossing through the use of stamped asphalt crosswalks, improve signage and lighting.

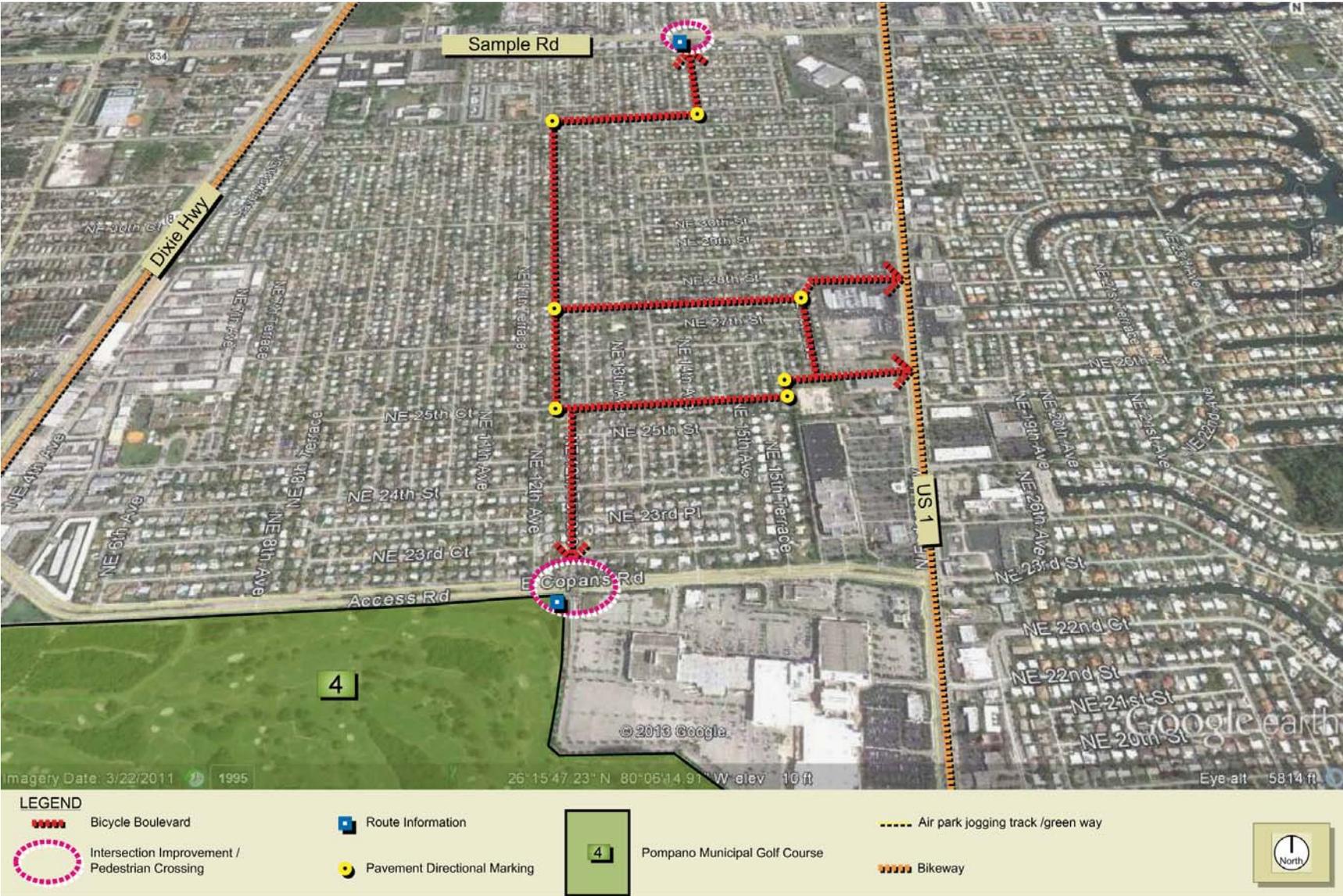


Figure 13.D - North Pompano Bicycle Boulevard

Figure 2.19 shows the extension of the Bicycle Boulevard to the north boundary of the City of Pompano Beach.

The Bicycle Boulevard will continue on N.E. 15th Avenue to reach Sandspur Park and follow to N.E. 49th Court where it will turn northeast to reach Highlands Park and its Community Center.

On the south, at the intersection of N.E. 15th Avenue and N.E. 43rd Court, the Bicycle Boulevard will turn northeast to reach N.E. 18th Avenue and from here North Pompano Park. Following north on N.E. 18th Avenue the Bicycle Boulevard will reach N.E. 48th Street where following east it will connect to the N. Federal Highway Bikeway.

The North Pompano Bicycle Boulevard is a circuit length of approximately 4 miles (6.5 Kilometers) in one direction and over 6 miles (9.6 kilometers) as a round trip originating at E. Copans and N.E. 12th Court and returning from Highlands Park intersection.



Figure 13.E - North Pompano Bicycle Boulevard to Highlands Park

## 13.8. CENTRAL AREA BICYCLE BOULEVARD - SOUTH OF POMPANO BEACH AIR PARK

The Central Area Bicycle Boulevard originates on the south side of the Air Park Jogging and Bicycle trail at three points the intersection with N.E. 10th Street that parallels the south side of the Air Park: at the intersection with N.E. 5th Avenue; at the intersection with N. E. 11th Avenue; and at the intersection that leads into Community Park and connects to N.E 18th Avenue.

The Central Area Bicycle Boulevard will run north south on these identified avenues from the Air Park to the East Atlantic Boulevard Bikeway. It will serve to connect Community Park/Emma Lou Olson Community Center, Kester Park, Founders Park and from there to Dr. Martin King Boulevard and the proposed Community Redevelopment Area Downtown Improvements as well as the proposed Educational Corridor that is proposed to run on Dr. Martin King Boulevard from Dixie Highway and Downtown to the Florida Turnpike and west to the City of Coconut Creek.

Leading from the Emma Lou Center the Central Bicycle Boulevard would travel south on N.E. 18th Avenue to N.E. 4th Street and from the intersection west to reach Kester Park. It will continue on N.E. 4th Street to N.E. 3rd Avenue where it will turn south to serve Founders Park and connect to Dr. Martin Luther King Boulevard and the proposed Pompano Beach Downtown Connectivity Plan that proposes street mobility improvements for Downtown Pompano Beach. This includes improved sidewalk and pedestrian areas on DR. Martin Luther King Boulevard and improved pedestrian connections to the Civic Campus (City Hall, Cultural Center and Public Library).

The connection of the Bicycle Boulevard system to Dr. Martin Luther King Boulevard will allow connection to the City of Pompano Beach areas west of Dixie Highway.

The Central Area Bicycle Boulevard is a circuit length of approximately 2.5 miles (4 Kilometers) in one direction and over 5 miles (8 kilometers) as a round trip originating at the N.E. 10th Street following to all three parks and travelling to the intersection of N.E. 5th Avenue and N.E. 10th Street and back.

### Pavement Markings

- N. E. 5th Avenue
- N. E. 11th Avenue
- N. E. 18th Avenue
- N. E. 4th Street

### Intersection Improvements

- N. E 5th Avenue and N.E. 10th Street (Air Park)
- N. E. 11th Avenue and N.E. 10th Street (Air Park)
- N. E. 10th Street Entrance to Community Park



Figure 13.F - Central Area Bicycle Boulevard

## 13.9. NORTH CENTRAL AREA BICYCLE BOULEVARD

The proposed Educational Corridor on Dr. Martin Luther King Boulevard will provide a bike lane in each direction and improve pedestrian circulation through the inclusion of a pedestrian path (sidewalk) separated from the roadway by a landscaped swale. The Figure title Typical Proposed Section MLK Boulevard shows a profile of the proposed Educational Corridor improvements and the location of the bike lanes and sidewalk.

The North Central Area Bicycle Boulevard connects to Dr. Martin Luther King Boulevard at the intersection of N.W. 6th Avenue. From this intersection the North Central Area Bicycle Boulevard travels south and north. In the south direction it provides a connection through N.W. 6th Avenue to a future bikeway on W. Atlantic Boulevard and the option to travel either east or west on Atlantic Avenue.

Travelling north on N.W. 6th Avenue the Bicycle Boulevard will provide bicycle boulevard access to Mitchell/Moore Park through connections to N.W. 10th Street. Travelling south on N.W. 9th Avenue the Bicycle Boulevard will create a loop connecting back to N.W. 6th Avenue.

North on N.W. 6th Avenue from the Bicycle Boulevard will travel to N.W. 17th Street where it will reach Weaver Park. From here again it will travel south on N.W. 7th Avenue to reach N.W. 15th Street and travel east to connect with N.W. 6th Avenue thus creating a loop to serve Weaver Park.

At the intersection of N.W. 6th Avenue and N.W. 16th Street the Bicycle Boulevard will travel east to reach Apollo Park/Boys and Girls Club.

Following on N.W. 16th Street the Bicycle Boulevard will reach the bike lanes at Dixie Highway allowing cyclist to travel either north or south. The rail line provides a barrier to crossing east and the cyclist will either have to reach north to Copans Road to gain access to the Air Park Bicycle and Jogging Trail; or travel south to the Martin Luther King Boulevard and east to connect to the Central Area Bicycle Boulevard and from here to the Air Park Bicycle and Jogging Trail.

Defined by Interstate I-95 on the west, Dixie Highway on the east Copans Road on the north and Dr. Martin Luther King Boulevard on the south, this area can become an attractive bicycle route with low volumes of traffic and

good connections to the City's overall bicycle system. Other streets within the North Central Area Bicycle Boulevard route may be included in the program. This would create an internal bicycle loop circuit within this area of the City of Pompano Beach.

### Pavement Markings

- N.W. 6th Avenue
- N. W. 10th Street
- N.W. 8th Avenue
- N.W. 17th Street
- N.W. 7th Avenue
- N..W. 15th Street

### Intersection Crossing Improvements

- N.W. 6th Avenue and N.W. 10th Street
- N.W. 6th Avenue and N.W. 17th Street
- N.W. 6th Avenue and N.W. 15th Street
- N.W. 16th Street and N. W. 3rd Avenue

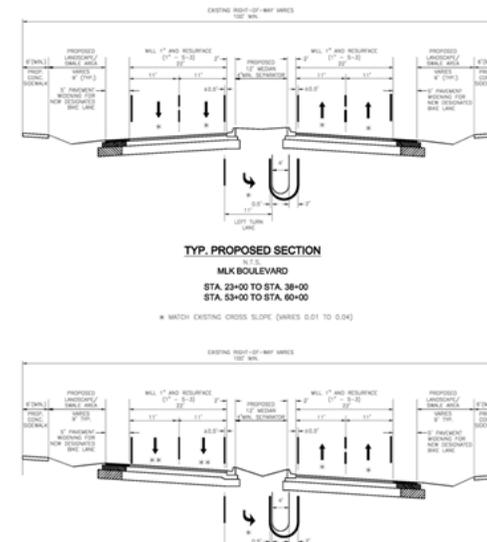




Figure 13.G - North Central Area Bicycle Boulevard

## 13.10. NORTHWEST AREA BICYCLE BOULEVARD

The Northwest Area Bicycle Boulevard originates on Dr. Martin Luther King Boulevard, connects to the Dixie Highway Bikeway and continues west on Dr. Martin Luther King Boulevard on the bikeway and pedestrian improvements proposed by the Educational Corridor Project.

Travelling west on the Educational Corridor Bikeway on Dr. Martin Luther King Boulevard the Bicycle Boulevard will connect at N.W. 18th Avenue and reach Hunters Park and follow south to connect to the West Atlantic Boulevard Bikeway. Travel west to connect to Powerline Road is also possible, however, crossing Powerline Road to connect to the Collier City Neighborhood will not be possible because of the geometry and median locations of Poweline Road. It will make this crossing very dangerous.

This section of the North West Bicycle Boulevard would also travel west on N. W. 4th Street, turn north on N. W. 19th Avenue and travel to N.W. 7th Street turn east and connect to N.W. 18th Avenue. At N.W. 18th Avenue it would turn north and connect again to Dr. Martin Luther King Boulevard.

Following west on Dr. Martin Luther King Boulevard and the Educational Corridor Bikeway where it would cross Powerline Road and follow to N.W. 27th Avenue. On N.W 27th Avenue it will turn south to reach McNair Park and Community Center and follow south to reach the W. Atlantic Boulevard Bikeway. From the intersection of N.W. 27th Avenue and W Atlantic Boulevard the Bicycle Boulevard will continue south to the Palm Aire Neighborhood.

### Pavement Markings

- N.W. 18th Avenue
- N.W. 27th Avenue

### Intersection Crossing Improvements

- Dixie Highway and Dr. Martin Luther King Boulevard
- Power Line Road and Dr. Martin Luther King Boulevard
- N.W. 18th Avenue and Dr. Martin Luther King Boulevard
- N.W 27th Avenue and Dr. Martin Luther King Boulevard



Figure 13.H - Northwest Area Bicycle Boulevard

## 13.11. SOUTHWEST AREA BICYCLE BOULEVARD

The Southwest Bicycle Boulevard is defined by the Palm Aire Neighborhood on the southwest sector of the City of Pompano Beach.

The route would originate or connect to the intersection of N.W. 27th Avenue from where the North-West Bicycle Boulevard would come and connect south to S. W. 27th Avenue and from there to N. Course Drive and south to N. Palm Aire Drive. The Bicycle Boulevard would allow access to S.W. 36th Avenue and the Scholnik Community Center and west on West Palm Aire Drive to reach George Brummer Park.

The Bicycle Boulevard can continue to the intersection of S. W. 36th Avenue and W. McNab Road. At present there is no bikeway on W. McNab Road. The levels of vehicular traffic within the Palm Aire Neighborhood are quite low and construction of the Bicycle Boulevard with the markings and signage will not represent major disruptions.

A bikeway on McNab Road is proposed. The bikeway will extend from S. W. 36th Avenue to Dixie Highway where it will connect with the Dixie Highway Bikeway. There is no roadway connection over the Florida East Coast Railway (FEC) line to E. McNab Road. Providing a pedestrian and bicycle connection over the rail line will need to be thoroughly vetted with FEC. As there is no vehicular crossing at this intersection the development of this crossing may prove a difficult to attain.

The area immediately north of West McNab Road on the south; delimited by W. Atlantic Boulevard on the north; and from Powerline Road on the west to Dixie Highway on the east is predominantly composed of commercial and industrial uses except for a small residential area accessed from Powerline Road and north of the C-14 canal to the racetrack. This area will be most difficult to serve with the Bicycle Boulevard and there are no City Parks in the neighborhood.

### Pavement Markings

- S.W. 27th Avenue
- N. Course Drive
- N. Palm Aire Drive
- S. Palm Aire Drive
- W. Palm Aire Drive

### Intersection Improvements

- S.W. 27th Avenue and W. Atlantic Boulevard
- S.W. 27th Avenue and N.Course Drive



Figure 13.1 - Southwest Area Bicycle Boulevard

### 13.12. NORTHEAST AREA BICYCLE BOULEVARD

The Northeast Bicycle Boulevard is defined by the North Federal Highway on the west, E. Atlantic Boulevard on the south, N.E. 14th Street Causeway on the north, and the Intracoastal Waterway on the east.

The area is delimited by three dedicated bikeways: E. Atlantic Boulevard Bikeway on the south, the North Federal Highway Bikeway on the east, and the N.E. 14th Street Causeway on the north.

The Bicycle Boulevard is proposed on N.E. 26th Avenue that runs as a two lane boulevard through the residential area from E. Atlantic Boulevard to N.E. 14th Street Causeway. There is a number of traffic calming circles at N.E. 6th Street, N.E. 9th Street, N. E. 10th Street, N.E. 12th Street.

The Bicycle Boulevard is proposed to travel east to Community Park and the Municipal Golf course on N.E. 10th Street; and to the Municipal Golf Course and the Airpark Bicycle and Jogging Trail at N.E. 14th Street Causeway. Intersection improvements with N.Federal Highway will need to be coordinated with the Florida Department of Transportation (FDOT).

#### Pavement Markings

- N.E. 26th Avenue

#### Intersection Improvements

- N. Federal Highway and N.E. 14th Street
- N. Federal Highway and N.E. 10th Street



Figure 13.J - Northeast Area Bicycle Boulevard

### 13.13. BEACH AREA BICYCLE BOULEVARD

The Beach Area is defined from the Hillsboro Inlet south to the City Limits at Hibiscus Avenue. Broward County's proposed Greenway for AIA provides for a bike lane on AIA travelling north and south.

The Broward County Bike Rides is identified in the bike routes for Pompano Beach. The Bicycle Boulevard proposes the inclusion of a bike boulevard route on River Drive both north and south.

The nature of the street system in the Beach area, with numerous inlets does not provide for a through street running north south on the west side of the island. Thus the Bicycle Boulevard will have to weave in and out from the AIA Bikeway to connect to the North and South Riverside Drive.

The Bicycle Boulevard will follow south from the intersection of N. Riverside Drive and AIA to Dover Avenue where it will connect again to the AIA Bikeway. Travelling south on AIA it will connect to Beacon Drive and west to N. Riverside Drive, travel south to Canal Street and bend around the inlet to follow south on N. Riverside Drive.

South on N. Riverside Drive the Bicycle Boulevard will connect to the N.E. 14th Street Bikeway allowing cyclist to travel west and connect to the Airpark Bicycle and Jogging Trail. From the N.E. 14th Street Intersection the Bicycle Boulevard can travel south to reach E. Atlantic Boulevard and the Atlantic Boulevard Bikeway. Connections to the AIA Bikeway from North Riverside Road can be made at various east-west streets.

Travelling south from E. Atlantic Boulevard the Bicycle Boulevard will travel on Hibiscus Avenue. At the intersection with S.E. 2nd Street it can travel west to connect to S. River Drive. On S. River Drive it will follow to S.E. 10th Street and again connect to the AIA Bikeway. A number of intermediate connections can be made on the east-west streets connecting to AIA.

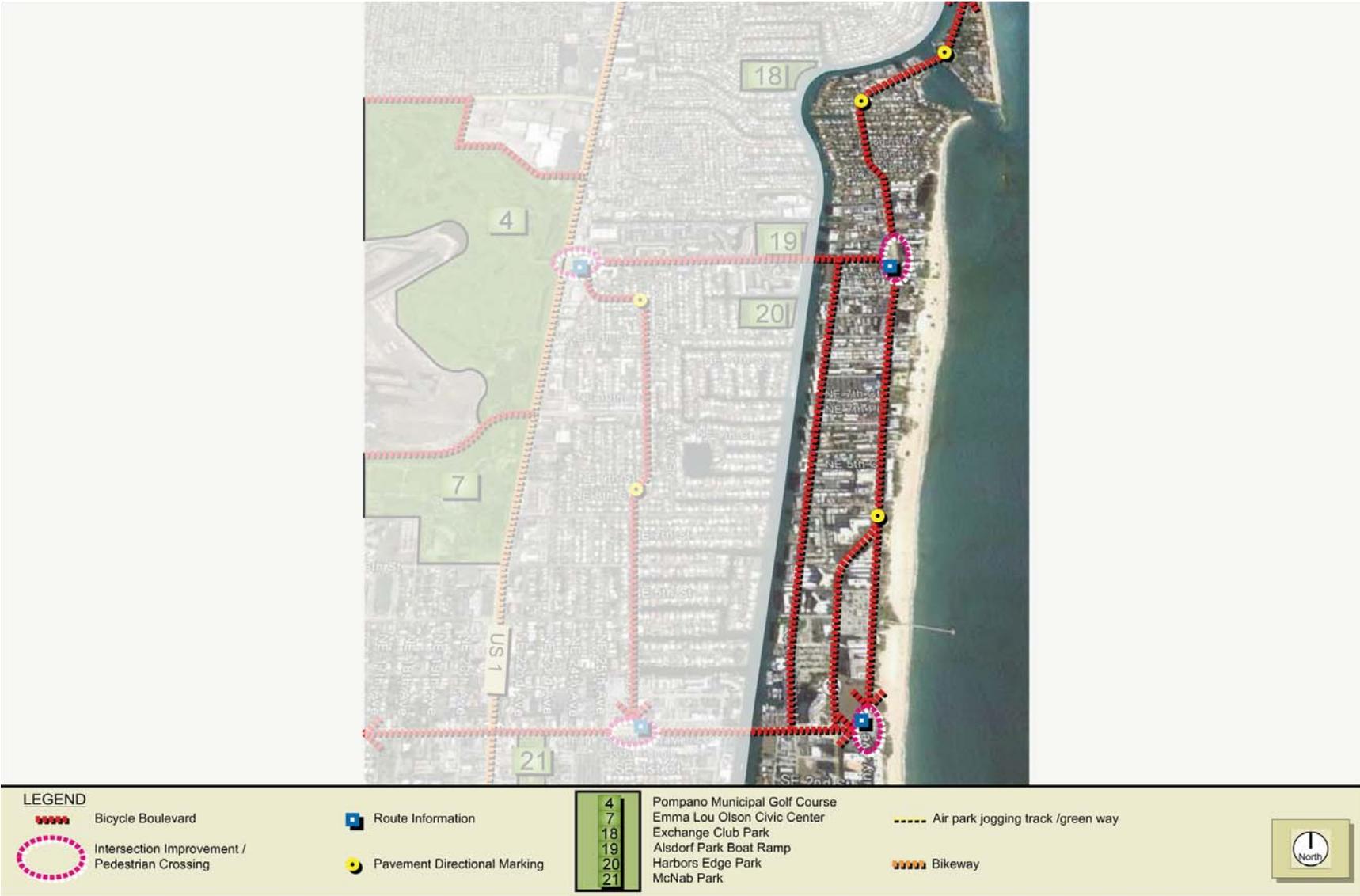


Figure 13.K - Beach Area Bicycle Boulevard

### 13.14. SOUTHEAST AREA BICYCLE BOULEVARD

The Southeast Bicycle Boulevard is defined by Dixie Highway on the west, E. McNab Road on the south, the Intracoastal Waterway on the east and East Atlantic Boulevard on the north.

Two of the City of Pompano Beach's Parks are in this sector: McNab Park on East Atlantic Boulevard and S. E. 22nd Avenue; and Norwood Pines Park on S. Cypress Road and S. E. 5th Court.

The presence of large multi-family residential projects and the presence of numerous canals provide for streets that are not continuous with substantial numbers of turns and bends. Norwood Pines Park can only be easily accessed through S. Cypress Road. Construction of a bikeway on S. Cypress Road is proposed.

McNab Park is directly off E. Atlantic Boulevard and served by the Bikeway in this street. Access from the neighborhood can be through residential streets. The residential streets are not continuous to E. McNab Road as they are blocked by Intracoastal Waterway canals.

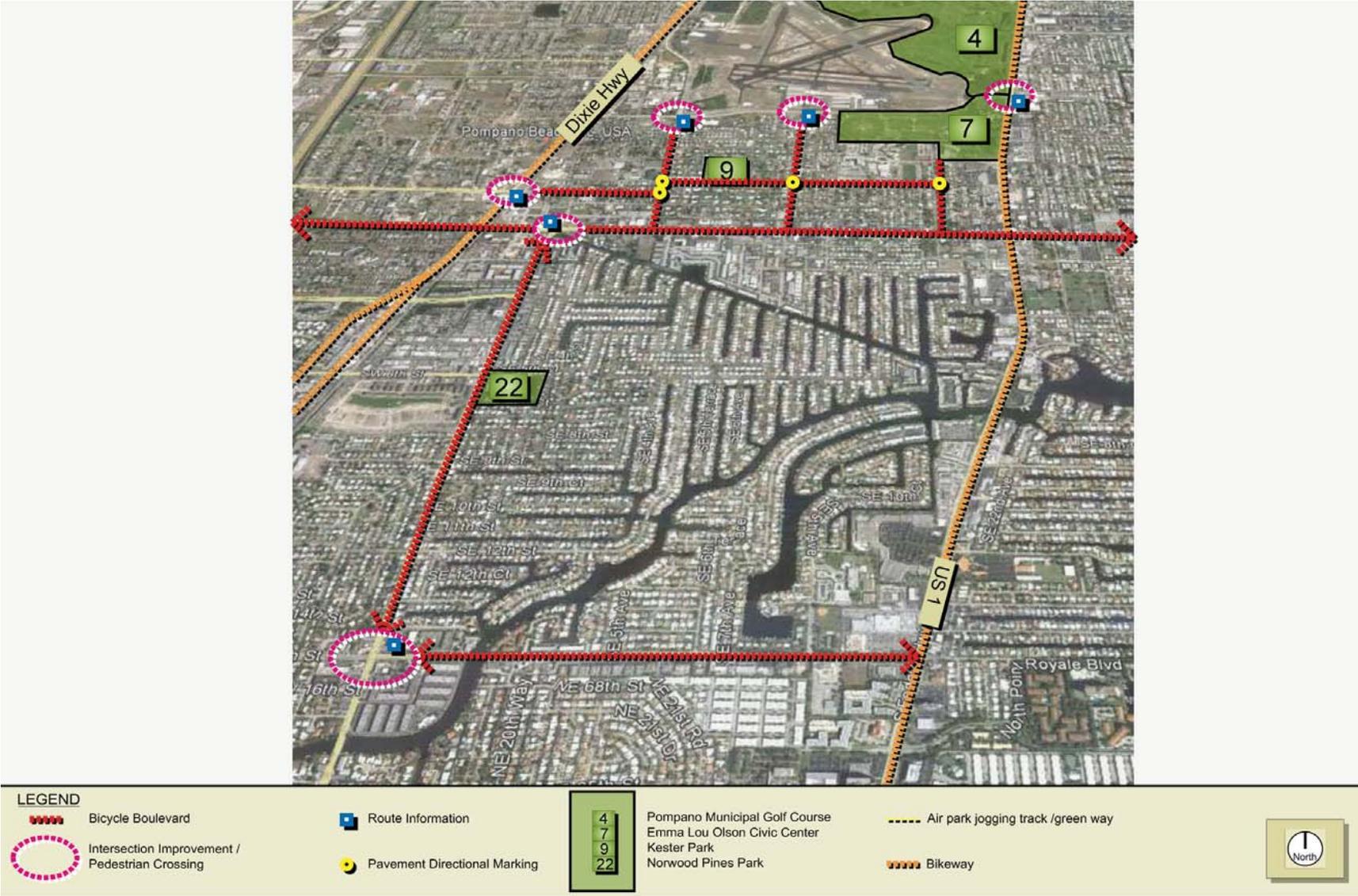
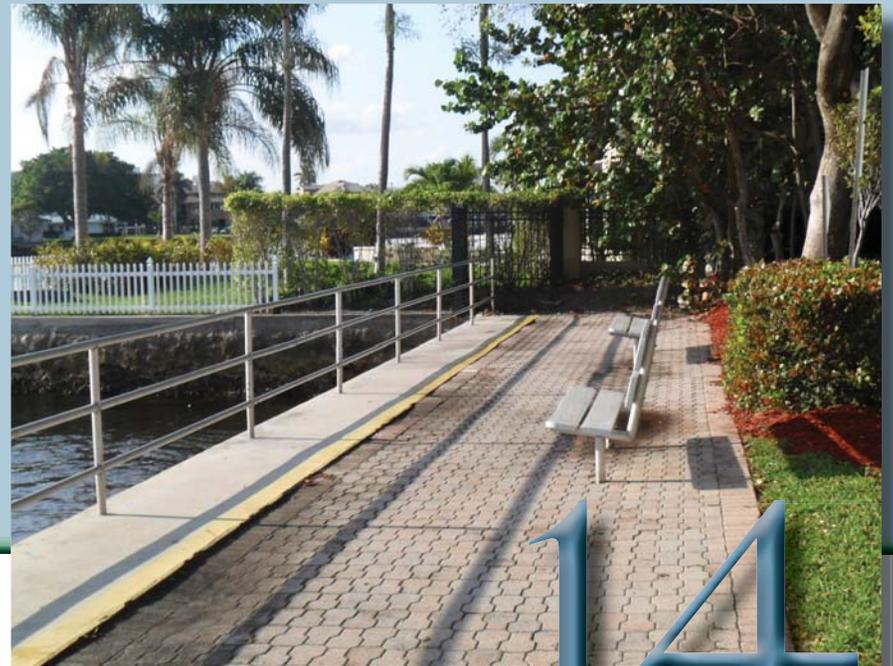


Figure 13.L - Southeast Area Bicycle Boulevard

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14



A number of on-going projects in 2013 within the City of Pompano Beach aim at improving pedestrian connectivity. These are both local initiatives of the City of Pompano Beach and Broward County driven pedestrian improvements. The Pompano Airpark Jogging and Bicycle Trail again plays a pivotal role in the development of county-wide greenways and pedestrian trails.

In the process of design the Martin Luther King Boulevard Educational Corridor will provide pedestrian and bicycle connections from the Florida Turnpike on the west to Dixie Highway on the east and from here connect to proposed pedestrian mobility improvements outlined in Pompano Beach’s Downtown Connectivity Plan.

Broward County Greenway System projects identify a series of proposed pedestrian connectivity improvements that include pedestrian trails and greenways. These projects include project passing through Pompano Beach to connect to other municipalities and include the C-14 Cypress Canal/Cypress Creek greenway; the Dixie Highway/FEC Trail following Dixie Highway and the FEC ROW with bicycle lanes and pedestrian trails; and the Barrier Islands Trail following the route of AIA on the barrier islands.

The proposed Bicycle Boulevard previously identified as part of the City Wide Parks Master Plan is intended to be designed in conjunction with pedestrian connectivity improvements. To address both bicycle and pedestrian connectivity the Bicycle Boulevard system will include pedestrian crossing improvements at major intersections; as well as the inclusion of information and directional signs at parks and in bicycle routes.

The City of Pompano Beach has a substantial network of sidewalks paralleling local and major streets to serve mobility needs of local residents and visitors. The City continually improves these sidewalks and provides ramps and connections to meet the American Disabilities Act requirements. Sidewalks provide pedestrian connections from the major identified trails to the City parks. Where desired by neighborhood residents the City of Pompano Beach will provide the construction of sidewalks to ensure safe pedestrian circulation.



Broward County Potential Greenway System

Phase I Greenway Corridors

No.	Name	Approx. Length	Location	Type
1	C-14 Canal/Cypress Creek Greenway	12.9	C-14 Canal	Multi-Purpose Path
5	Cypress Creek		Cypress Creek Canal	Multi-Purpose Path
10	Dixie Highway/FEC Trail	3.0	Dixie Highway/FEC R.O.W.	M. Path, B. lanes, SWik
17	Pompano Air Park	4.4	Existing Path	Multi-Purpose Path
18	N.E. 15th Ave./S.E. 2nd Ave. Trail	2.5	N.E. 15th Ave/S.E. 2nd Ave. R.O.W.	Multi-Purpose Path
19	N.e. 26th Ave. Trail	1.5	N.E. 26th Ave. R.O.W.	Multi-Purpose Path
21	S.R. AIA Trail	25.2	S.R. AIA R.O.W.	Multi-Purpose Path

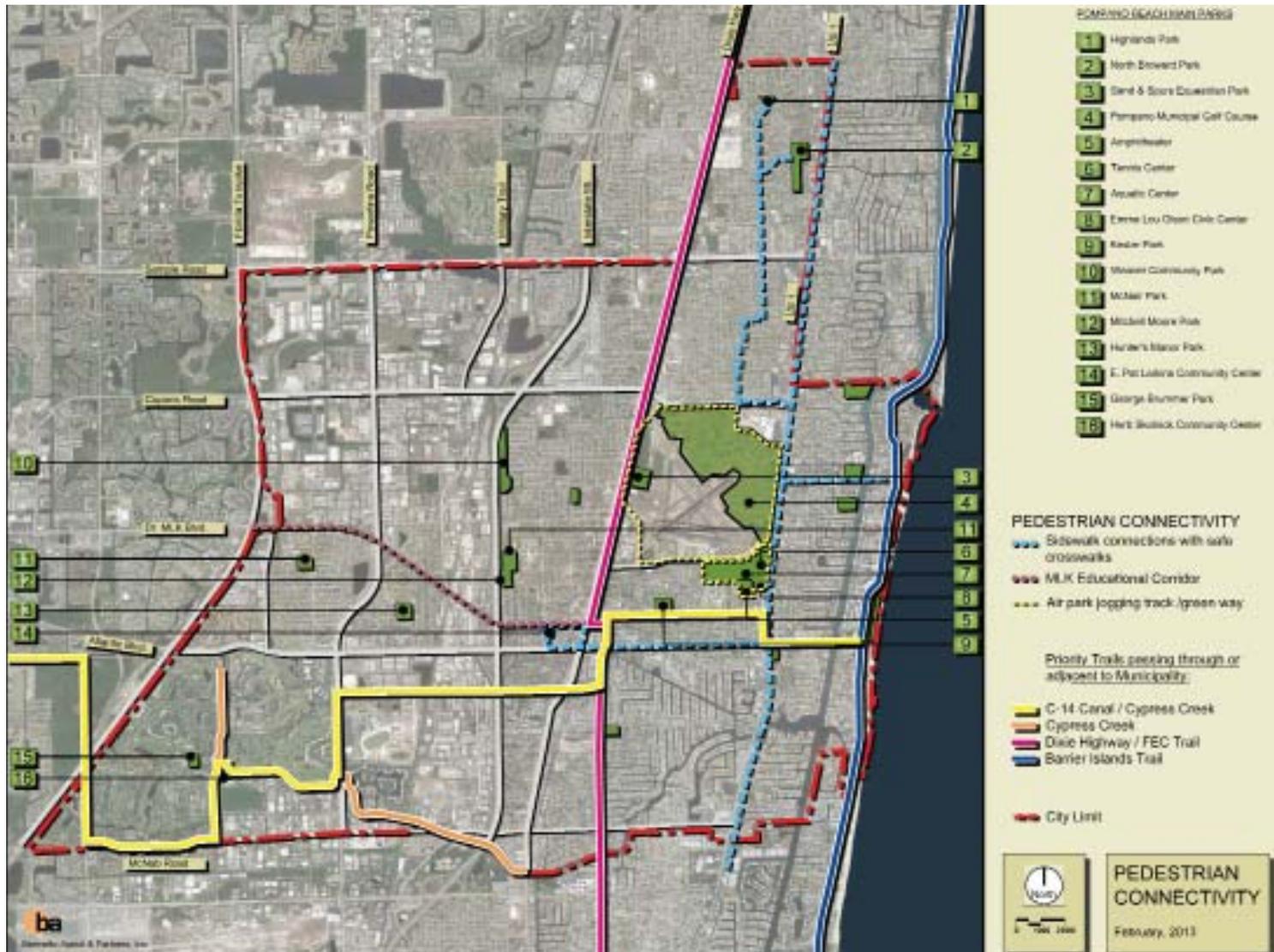
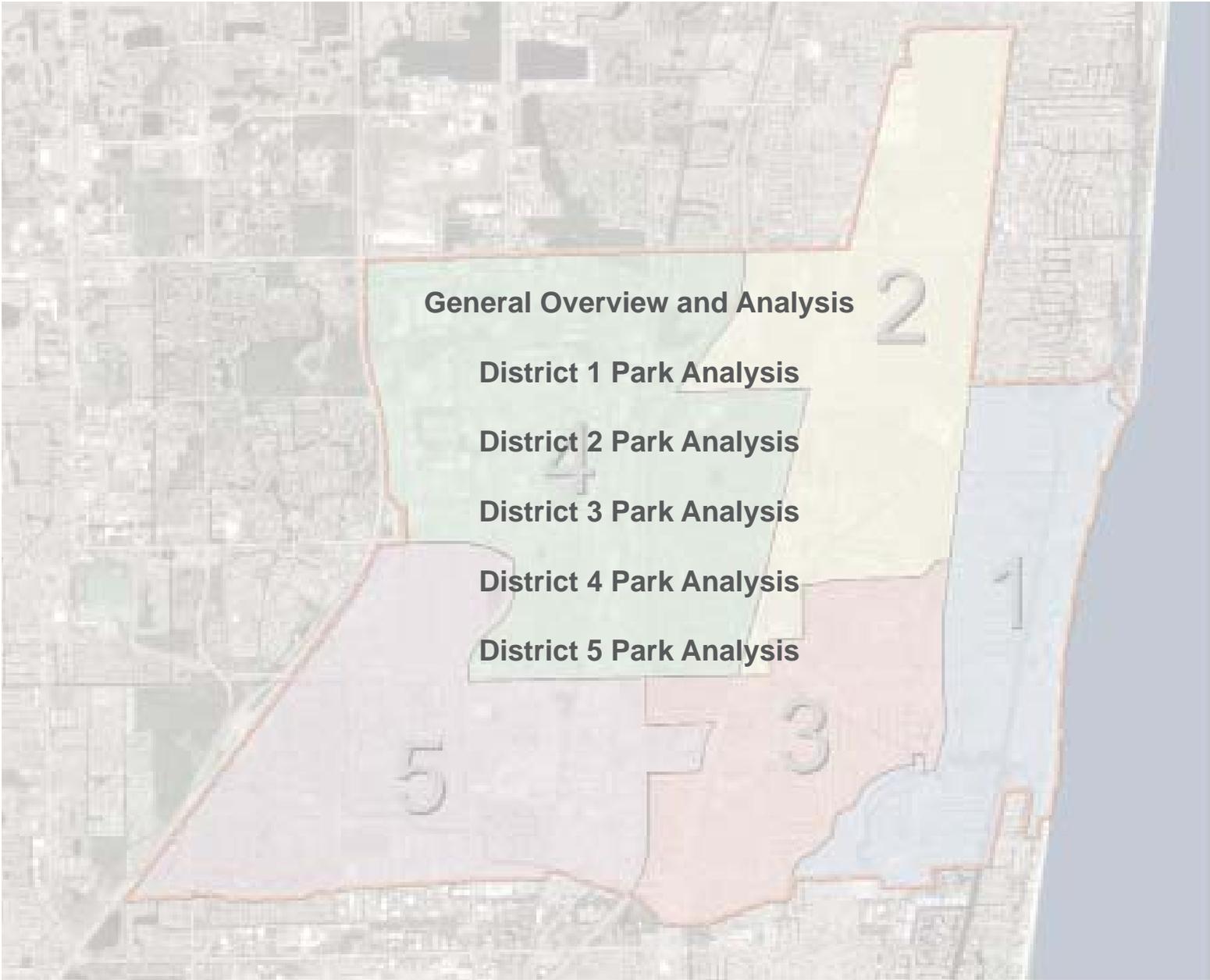


Figure 14.A - Pedestrian Connectivity Route



A





## **INTRODUCTION**

This chapter provides an inventory of existing park resources, their urban context, conditions and identified issues. The recreation facilities conditions analysis was developed by B&A personnel through numerous site visits and a detailed evaluation of existing conditions. In addition, a photographic analysis of each park was carried out.

## **SUMMARY OF INVENTORY OF RECREATION LANDS & FACILITIES**

As part of the existing conditions analysis, a detailed evaluation of present conditions at each of the City's parks was carried out. This evaluation addressed all aspects of each individual park's physical conditions. The analysis included park perimeter evaluation; parking at both on-street and off-street locations; present shelters; active recreational facilities/sports fields; existing buildings and their condition; present level of landscaping and general overall condition of the landscape; general urban context and proposed City improvements and investments; as well as the general aesthetic conditions of each of the parks.

The Inventory of Recreation Lands and Facilities provided a basis for required improvements and the inclusion of additional activities and structures within the City's existing park's system. The Inventory of Recreation Lands and Facilities, the analysis that accompanied this inventory, the Needs Assessment, and Community Preferences identified during the site surveys formed the basis for the development of Alternative

Concept Designs for selected parks; as well as the basis for the redistribution of sports facilities and uses within the City's park system.

The following pages provide a summary of the Inventory of Recreation Lands and Facilities. In order to better illustrate the conclusions, the inventory and analysis includes a summary of the B&A Team's findings illustrated with photos and plans of the existing recreation facilities. As with all the analysis, the City's parks are organized according to their respective City of Pompano Beach District which were designated by B&A along the Commission District boundaries and for organizational purposes. The parks included in the Inventory are:

### **List of City Parks**

#### **District 1**

- Exchange Club Park
- Hillsboro Inlet Marina
- Hillsboro Inlet Park
- Marine Drive Park
- North Ocean Park
- NE 16th Street Park
- Scott A. Winters Memorial Park
- North Riverside Park
- Public Beach & Pier
- Indian Mound Park
- SE 15th Street Park
- SE 13th Street Park
- Lake Santa Barbara Park
- McNab Park and Community Center
- Harbors Edge Park
- Alsdorf Park and Boat Launch

#### **District 2**

- Highlands Park
- North Pompano Park
- Sandspur Park
- Cresthaven Park
- Sand and Spurs Stables
- Air Park Jogging Park
- Pompano Municipal Golf Course

#### **District 3**

- 220 E. Atlantic Boulevard
- Norwood Pines Park
- Fairview Park
- Avondale Park
- Pompano Community Park

#### **District 4**

- Annie Adderly Gillis Park
- Coleman Park
- Mitchell/Moore Park and Recreation Center
- Novelty Park
- Sanders Park
- Jackson Park
- Apollo Park
- Kendall Lakes Park
- Lovely Park
- Weaver Commiunity Park
- E. Pat Larkins Community Center
- Hunters Manor Park

#### **District 5**

- McNair Park and Community Center
- George Brummer Park
- Herb Skolnick Community Center

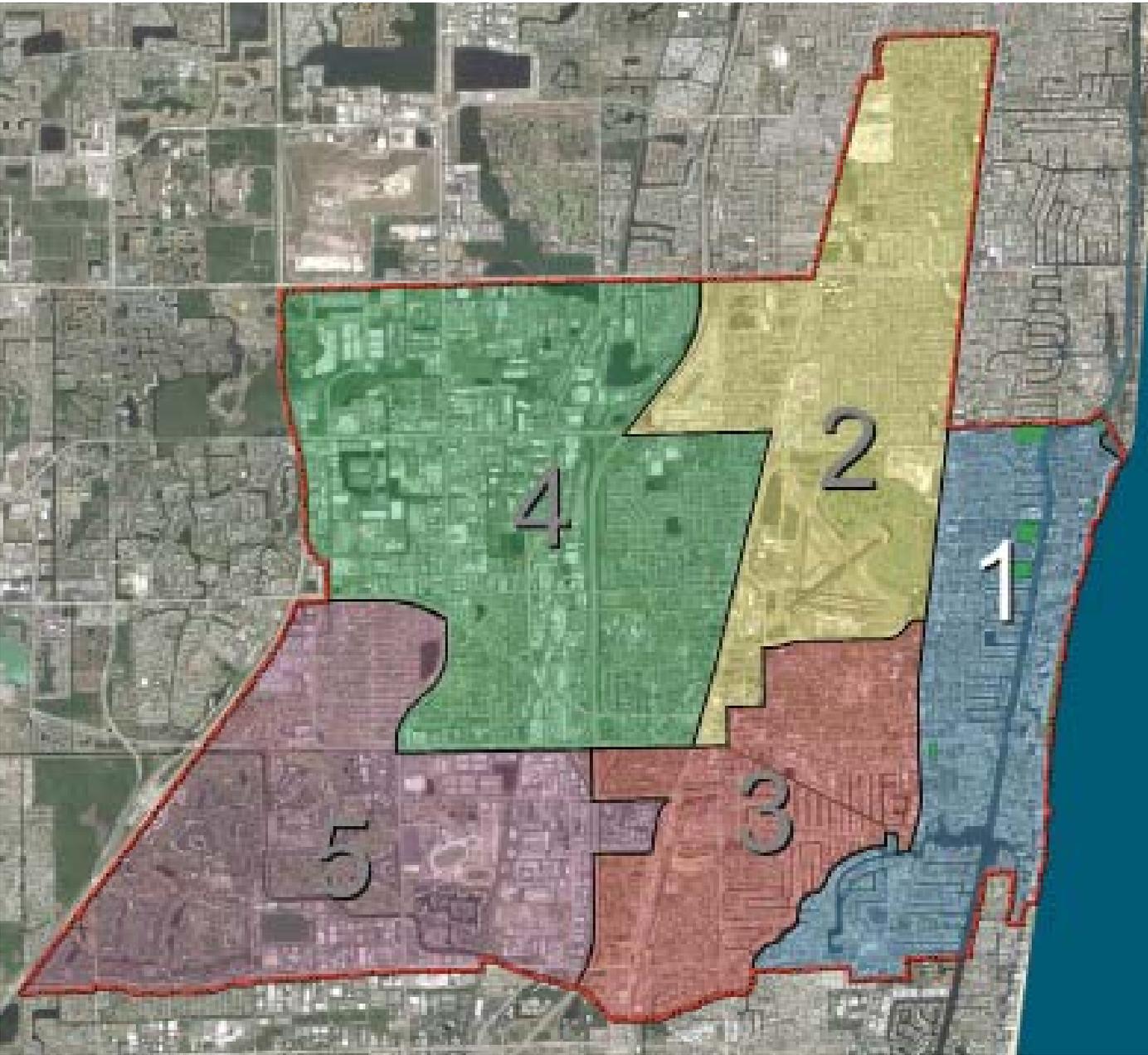
## SUMMARY OF PARK IMPROVEMENTS IDENTIFIED

A number of major park improvements were identified. These major park improvements are specifically outlined in the Master Plan and are a function of a need to change sports activities, expand a specific park or the long term redevelopment of the recreation facility.

An analysis of each park was carried out and included in this Inventory of Park Facilities. A summary of the identified improvements to the City of Pompano Beach Park system is summarized below:

- Municipal Golf Course - Improvements to include:
  - Golf car “Shed” improvements;
  - Golf “Starter House”;
  - On Course food and beverage facility (snack bar);
  - Maintenance fuel tanks;
  - Golf Pro Shop/Cashier/Golf Bag Storage Renovation;
- Community Park – Identified improvements include
  - Perimeter fencing on baseball fields to contain balls
  - Sound upgrade to digital, new lighting system, power distribution, video system, theatrical curtains and rigging
  - theatrical communication system, refurbish restrooms;
- Mitchell/Moore Community Center Building improvements
  - Overall Community Center building improvements and renovations, and concession building.
- Fairview Park - Identified improvements include:
  - Open space landscape improvements: additional sodding, plants and trees;
- Highlands Park - Identified improvements:
  - Construction of additional pedestrian pathways;
- North Pompano Park – Identified improvement needs include:
  - Baseball field improvements;
  - Perimeter fencing improvements;
  - Parking area and internal roadway surfacing improvements.
  - Vehicular/pedestrian connection to North Federal Highway. As identified by the City Wide Parks Master Plan process and the Bicycle and Pedestrian Mobility Analysis
- Sandspur Park – Identified improvements needed include
  - New pedestrian paths;
  - Parking (On-street) improvements;
  - Recreation equipment improvements;
- Sand & Spur – Identified improvements include:
  - Spectator accommodations improvements
  - General landscape
  - Overall building improvements
- Harbor’s Edge Park – Identified improvements include:
  - Site furniture;
  - Landscape and overall beautification;
- Norwood Pines Park – Improvements to include:
  - Site furniture;
  - Landscape and overall beautification;
- McNab Park – Improvements to include:
  - Site furniture;
- North Ocean Park – Improvements to include:
  - Lack of parking, provide parking area;
  - Apollo Playground





**District 1:**

- Exchange Club Park
- Hillsboro Inlet
- Exchange Club Park
- Hillsboro Inlet Marina
- Hillsboro Inlet Park
- Marine Drive Park
- North Ocean Park
- NE 16th Street Park
- Scott A. Winters Memorial Park
- North Riverside Park
- Public Beach & Fishing Pier
- Indian Mound Park
- SE 15th Street Park
- SE 13th Street Park
- Lake Santa Barbara Park
- McNab Park and Community Center
- Harbors Edge Park
- Alsdorf Park and Boat Launch

## Exchange Club Park

2800 NE 24th Street

### PARK LOCATION AND URBAN CONTEXT

Exchange Club park shares its boundaries with Pompano Beach and Lighthouse Point. It is located on NE 24th Street East of N. Federal Highway. The park is a natural oasis among a dense cluster of single family homes on the city's Northeast side. Exchange Club Parks main access is on the North side of the park in Lighthouse Point. This is a Florida Inland Navigation District.

### PARK LAND AREA AND PARK CLASSIFICATION

Most of the parks 7.5 acres is heavily wooded with the invasive Australian Pine. This densely vegetated site creates a unique and focal element to the neighborhood. A pedestrian trail system meanders through the site. The park features an open area creating recreational and passive spaces as well. While much of the park is shaded from the towering trees, Exchange Club Park also offers some open space and water frontage to the Northeast. A small strip of beach and ample open space creates a nice park linked to the intra-coastal. Pets are not allowed in either component of the park. The park is very safe and chain link fencing, constant police patrolling, and a gate to the main entrance provide security to the park.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The park features several different types of park space in one, creating a wooded lot, typical recreational park space, and an passive waterfront area.

Present uses at Exchange Club Park include:

- Playground - The playground at Exchange Club Park is centralized in the parks open space. There are two play structures and swing sets which are both in good condition. No shade structures are present and a mulch surface is used as the base.
- Volleyball Court – The court is located between the parking lot and the playground. The surface is well-maintained and the net is in good condition. There is no court boundaties.

#### Buildings:

Present structures at Exchange Club Park include:

- Restrooms - The restroom facility is located near the parks entrance and parking lot. It is accessible to the beach area as well. It is well-maintained and in good condition.

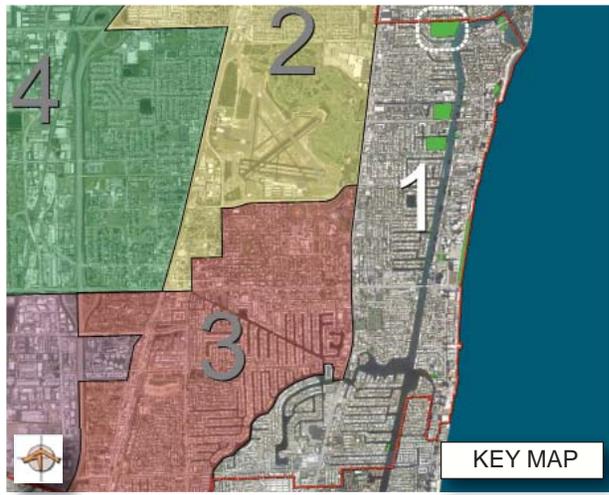
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major opportunities identified for Exchange Club Park are:

- Redesign of park once spoil area is completed.
- Construction of park



**Exchange Club Park**  
2800 NE 24th Street



## Hillsboro Inlet Marina 2705 N. Riverside Drive

### PARK LOCATION AND URBAN CONTEXT

Hillsboro Inlet Marina is located in the Northeast Corner of Pompano Beach. It is adjacent to Hillsboro Inlet Park and provides direct access to Hillsboro Bay intra-coastal waterway and Atlantic Ocean. Located where N. Ocean Boulevard meets Atlantic Boulevard at the drawbridge, the park is surrounded by high-density residential condominiums and hotels.

### PARK LAND AREA AND PARK CLASSIFICATION

Most of the 2.0 acre site is occupied by a parking lot and the boardwalk which leads to the many boat slips that encompass the North and East perimeter. Boat launching is not available at this site.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The park is essentially a parking lot. However, the landscaping around the perimeter, near the entrance, and in the parking lot islands is in good condition and aesthetically pleasing. The pavement and brick pavers are in good condition.

#### Buildings:

Present structures at Hillsboro Inlet Park include:

Marina Office - The Marina Office provides information, ticket sales, and restroom facilities. The building is in good condition and appears to be well-maintained.

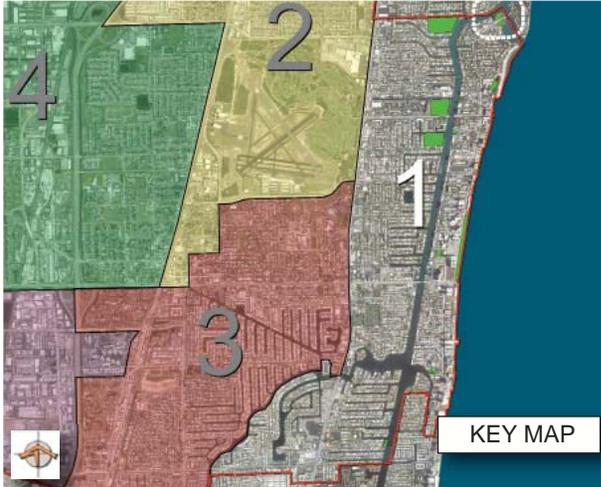
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified at Hillsboro Inlet Marina are:

- The lack of shade canopies for pedestrians along the boardwalk and boat slips.



**Hillsboro Inlet Marina**  
2705 N. Riverside Drive



## Hillsboro Inlet Park

2700 N. Ocean Drive

### PARK LOCATION AND URBAN CONTEXT

Hillsboro Inlet Park is located in the Northeast Corner of Pompano Beach. It is adjacent to the Hillsboro Inlet Marina. The park has tremendous views of Lighthouse Point and the Atlantic Ocean. Located where N. Ocean Boulevard meets Atlantic Boulevard at the drawbridge, the park is surrounded by high-density residential condominiums and hotels.

### PARK LAND AREA AND PARK CLASSIFICATION

This park occupies 2.3 acres of waterfront and is a passive park by nature. An abundance of benches and seating areas line the boardwalk and a playground is located in the center of the site. An iconic sculpture serves as a focal point on the park. A fishing pier protrudes into Hillsboro Bay and provides a dual purpose for fishing and sightseeing.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The park features several different types of park space in one, creating a wooded lot, typical recreational park space, and an passive waterfront area.

Present uses at Exchange Club Park include:

- Playground - The playground at Hillsboro Park is centralized in the parks open space. The play structure and swing sets which are both in good condition are located between the parking lot and the water. No shade structures are present and a sand surface is used as the base.
- Picnic Shelter, Site Furniture - A picnic shelter is centrally located between the parking lot and water, and breaks up the playground space. Concrete benches, and waste receptacles, as well as steel and wood picnic tables are utilized here.

#### Buildings:

Present structures at Hillsboro Inlet Park include:

- Restroom Building/Lighthouse Museum - The building is located on the North side of the park and is in good condition. The Museum is in a room in the back side of the building.

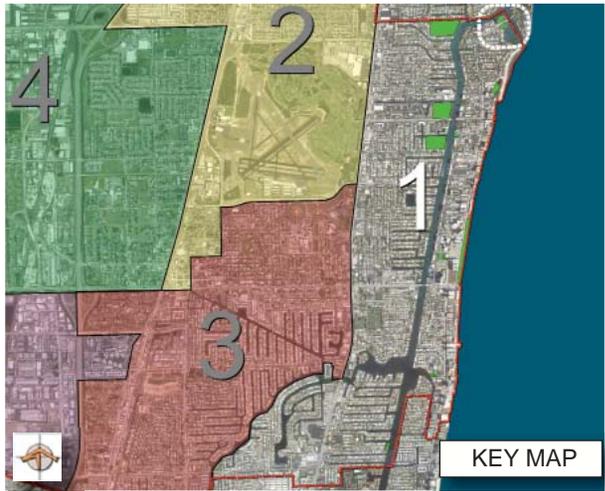
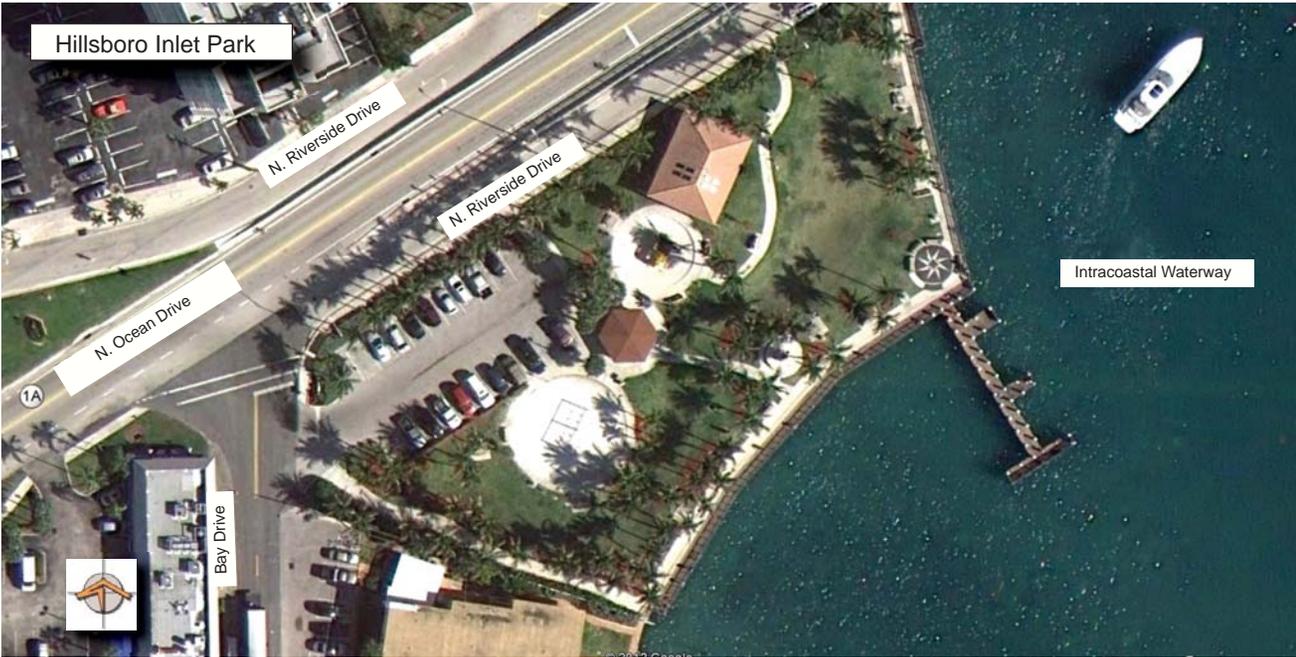
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified at Hillsboro Inlet Park are:

- The number of parking spaces provided is insufficient. This issue cannot be addressed.



**Hillsboro Inlet Park**  
2700 N. Ocean Drive



## Marine Drive Park

1751 N. Riverside Drive

### PARK LOCATION AND URBAN CONTEXT

Marina Drive Park is a mid-block park along the intra-coastal where Marine Drive intersects with Riverside Drive just West of N. Ocean Drive. It serves as a passive park for its surrounding neighbors. The park has no recreational activities and serves primarily as a passive pedestrian park. It is located in a low-density single family home neighborhood. It is marked with the standard park identification signage used in most of the Pompano City Parks.

### PARK LAND AREA AND PARK CLASSIFICATION

Marine Drive Park is a 0.1 acre passive pedestrian park. The neighborhood park provides access to the intra-coastal for its surrounding neighbors and has seating along the water along with 7 designated parking spaces for the site.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

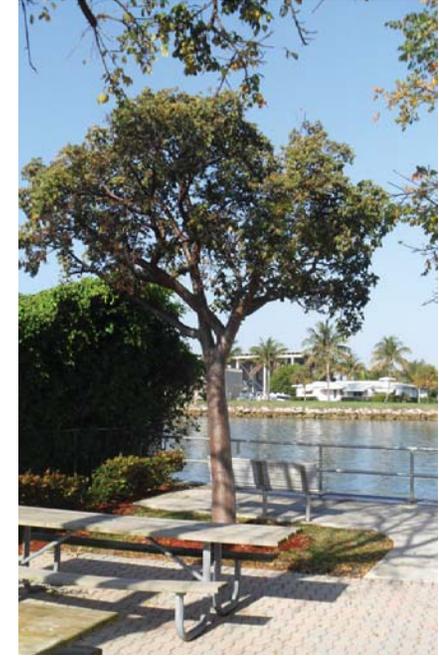
The park is accessible from Riverside Drive and an assortment of palm trees and lush landscaping occupy the site, while a chain link fence borders the site adjacent to the neighboring homes. A large tree is centrally located and provides shade to a few of the benches along the waters edge.

#### Buildings:

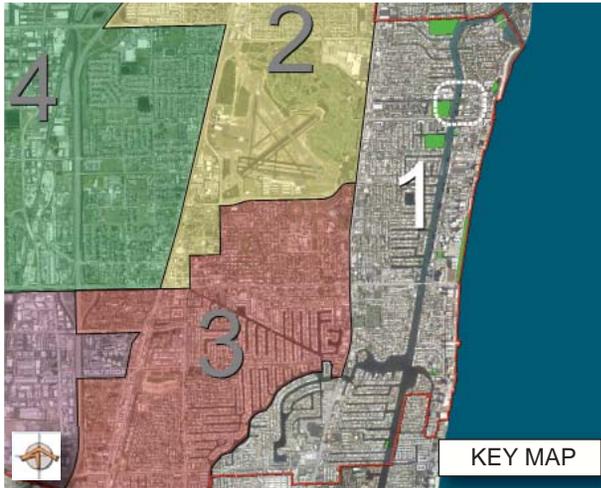
Presently, there are no buildings or structures at Marine Drive Park.

### IDENTIFIED ISSUES AND OPPORTUNITIES

There were no major issues identified for Marine Drive Park.



**Marine Drive Park**  
1751 N. Riverside Drive



## North Ocean Park

3424 NE 16th Street

### PARK LOCATION AND URBAN CONTEXT

North Ocean Park is located at N. Ocean Boulevard and NE 16th Street. While providing a public access point to the beach - parking is very limited. The park is between two high-rise condominium complexes to the north and south, a vacant lot to the west and the Atlantic Ocean is directly accessible from the park to the east. There are no organized recreational activities at the park, however, a large beach front links the park and ocean.

### PARK LAND AREA AND PARK CLASSIFICATION

The 2.0 acres of park space is primarily comprised of pedestrian space, including picnic areas and shelters, pedestrian walkways, a station for the city wide bicycle sharing program, and a restroom facility. This community park provides access to the beach for the local residents and visitors.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The park is very well maintained and serves its purpose as a passive park and beach access. The overall aesthetics and landscaping is in good condition. Two picnic shelters, that double as lightning storm protection, border the mangroves that divide the park from the beach. An arched boardwalk guides pedestrians through the mangroves to the beach. The park is well shaded with large trees and palms that are scattered on the site.

#### Buildings:

The restroom building is located on the West side of the park near the parking areas. The building is in good condition.

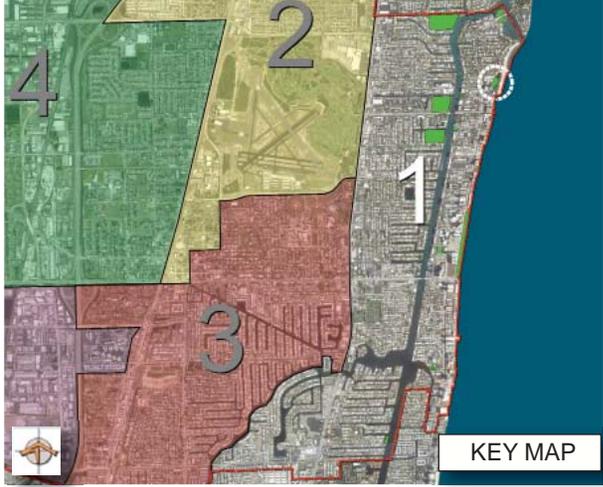
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for North Ocean Park are:

- Limited Parking.
- Lack of wayfinding to identify the park from N. Ocean Boulevard.



**North Ocean Park**  
3424 NE 16th Street



## NE 16th Street Park

NE 16th Street

### PARK LOCATION AND URBAN CONTEXT

NE 16th Street Park is a neighborhood park located where NE16th meets the intra-coastal waterway West of N. Ocean Boulevard. Surrounded by high-density residential developments, as well as some single family homes, the park provides direct access and views to the intra-coastal and the NE 14th Street drawbridge. It is a passive park with no recreational activities.

### PARK LAND AREA AND PARK CLASSIFICATION

The 0.2 acres is a newly constructed park with direct views to the water. The placement of two benches along the boardwalk provides a nice passive space for visitors to enjoy the scenery.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The park is fairly open with newly planted palms, shrubs, and ornamental trees. Although there is no designated parking, an unused, dead-end street exists adjacent to the site where visitors can park.

#### Buildings:

Presently, there are no buildings or structures at NE 16th Street Park.

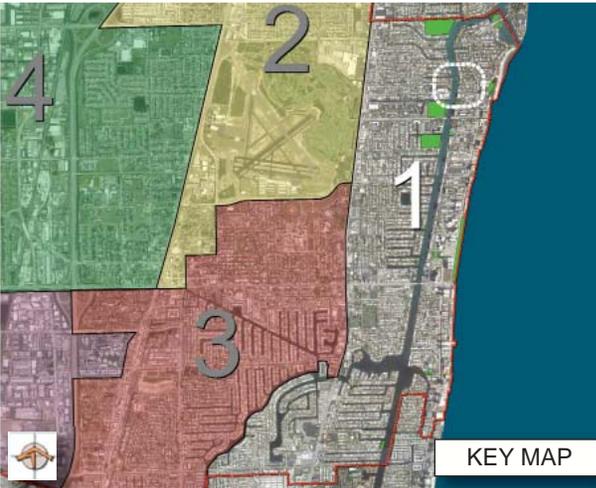
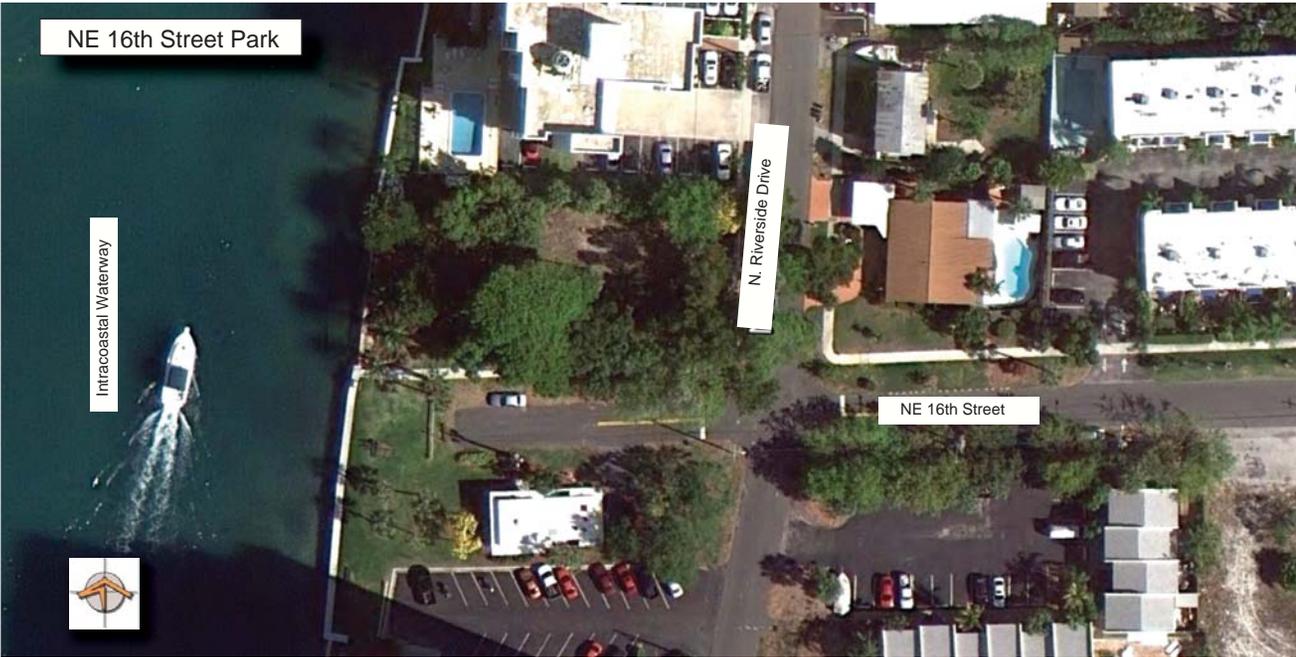
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for NE 16th Street Park are:

- The lack of signage to identify the park.
- The lack of a designated parking space.



**NE 16th Street Park**  
NE 16th Street



## Scott A. Winters Memorial Park

199 N. Riverside Drive

### PARK LOCATION AND URBAN CONTEXT

Scott A. Winters Memorial Park is a neighborhood park located where NE12th Street meets Riverside Drive on the intra-coastal just West of N. Ocean Boulevard. Surrounded by high-density residential developments and single family homes, the park provides direct access and views to the intra-coastal. It is a passive park with no recreational activities.

### PARK LAND AREA AND PARK CLASSIFICATION

The 0.2 acres is a passive pedestrian park with direct views to the water. The placement of two benches along the boardwalk provides a nice space for visitors to enjoy the scenery. The overall aesthetics of this park are excellent and set a standard for all of the passive parks in Pompano Beach.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The park has an indirect symmetry with a flagpole and memorial plaque honoring Scott A. Winters. The plant material, pavement, and parking lot are in good condition. A nice mix of landscaping beds and turf create a comfortable park for its visitors to enjoy. There are no designated picnic areas or pets allowed. Pedestrian lighting is implemented along the waters edge and in the parking lot.

#### Buildings:

Presently, there are no buildings or structures at Scott A. Winters Memorial Park.

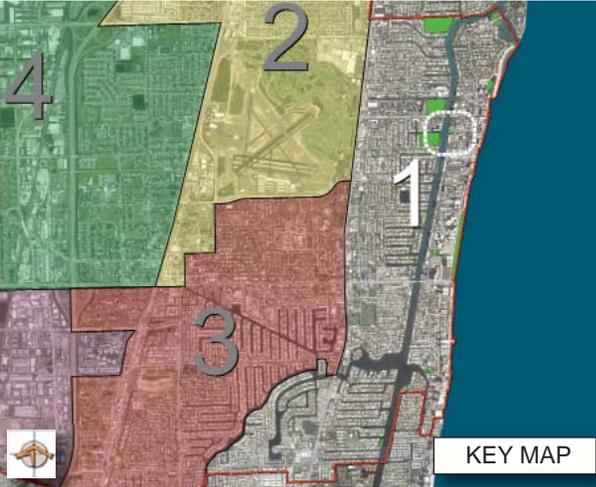
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for Scott A. Winters Memorial Park are:

- The newspaper racks in the parking lot are visually unappealing.



**Scott A. Winters Memorial Park**  
199 N. Riverside Drive



## North Riverside Park

145 N. Riverside Drive

### PARK LOCATION AND URBAN CONTEXT

North Riverside Park is located at the corner of NE 2nd Street and N. Riverside Drive just west of A-1-A. The site is bordered by a mixture of high-density residential homes, businesses, and the Pompano Beach Fire Station (under construction). The park appears to be of newer construction. It is a passive park with close access to both the Atlantic Ocean and the intra-coastal waterway.

### PARK LAND AREA AND PARK CLASSIFICATION

The park is about 0.4 acres and is mostly comprised of undulating landscape. There are no recreational activities on this site and it serves primarily as a passive park.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The plant material, pedestrian paths and site furniture are in good condition. A nice mix of landscaping beds, shrubs, turf, and mature palms and shade trees create safe and comfortable park for its visitors to enjoy. There are no designated picnic areas or pets allowed. Bollard pedestrian lighting is implemented throughout the internal pathways. The rolling hills provide a unique terrain for users as most of the surrounding parcels are fairly flat.

#### Buildings:

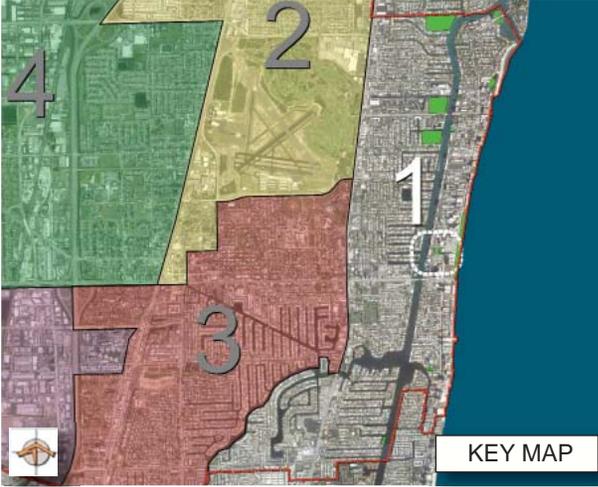
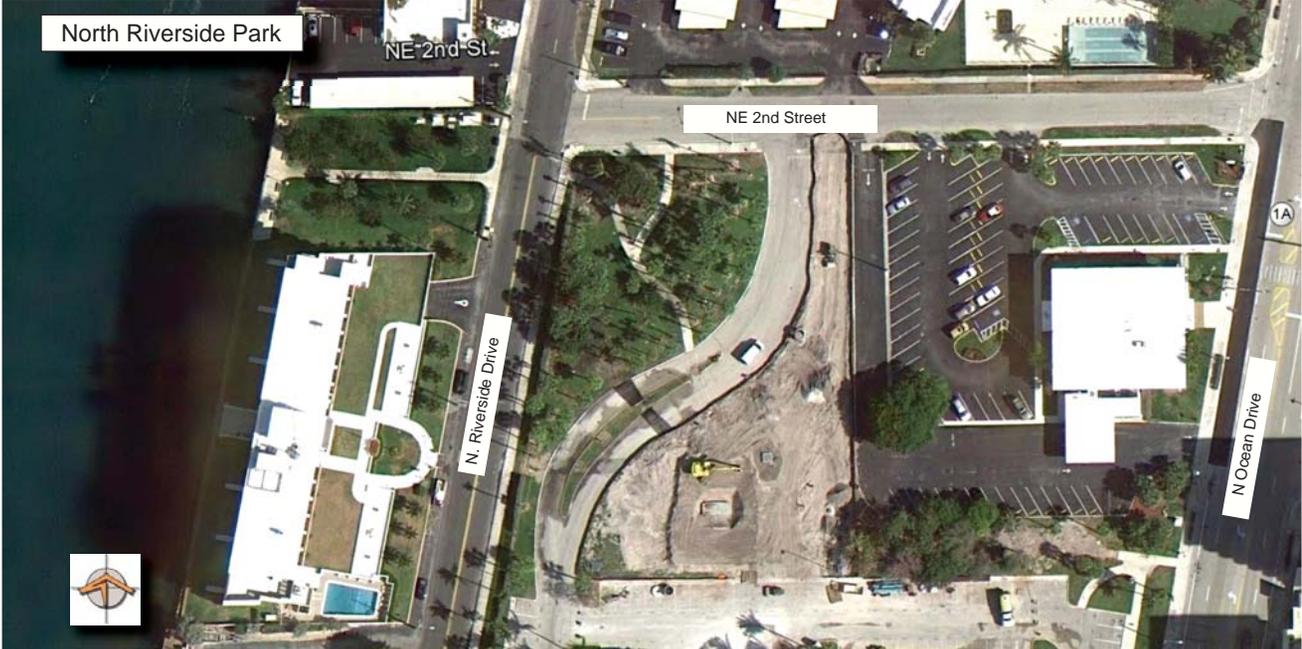
Presently, there are no buildings or structures at North Riverside Park.

### IDENTIFIED ISSUES AND OPPORTUNITIES

- No major issues were identified at North Riverside Park.



**North Riverside Park**  
145 N. Riverside Drive



## Public Beach & Pier

222 North Pompano Beach Boulevard

### PARK LOCATION AND URBAN CONTEXT

Pompano Public Beach & Pier is located along Pompano Beach Boulevard and the Atlantic Coast. Although its main access point is where it intersects with E. Atlantic Boulevard, its expansive waterfront provides ample parking and access points between NE 5th Street and E. Atlantic Boulevard. The beach is surrounded by a mixture of high-density residential condominiums, a parking lot, small private and public facilities, and the Atlantic Ocean.

### PARK LAND AREA AND PARK CLASSIFICATION

The Public Beach & Pier occupies 26.8 acres of ocean front, providing both passive and active opportunities for its users. Classified as a Community Park, the City takes pride in the beach as both an attraction for tourists and a destination for its residents.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

Most of the park has been recently redesigned and constructed (2012). The new park provides activities such as volleyball, a multi-use turf area, an interactive fountain, active and passive water sports, and fishing among other things, Picnic tables, grills, walking trails, and the Public Pier, provide additional activities for its users to enjoy.

#### Buildings:

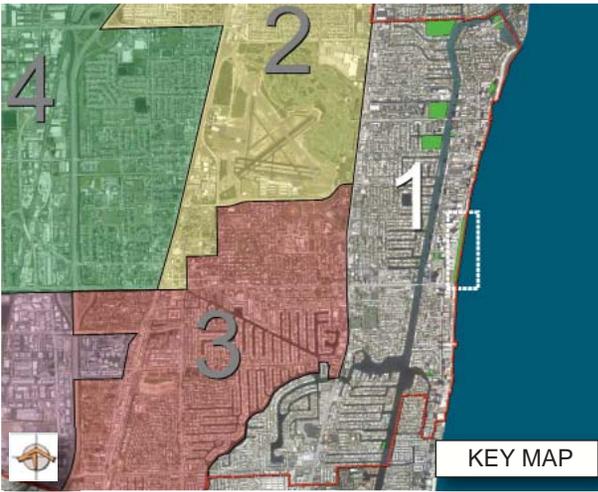
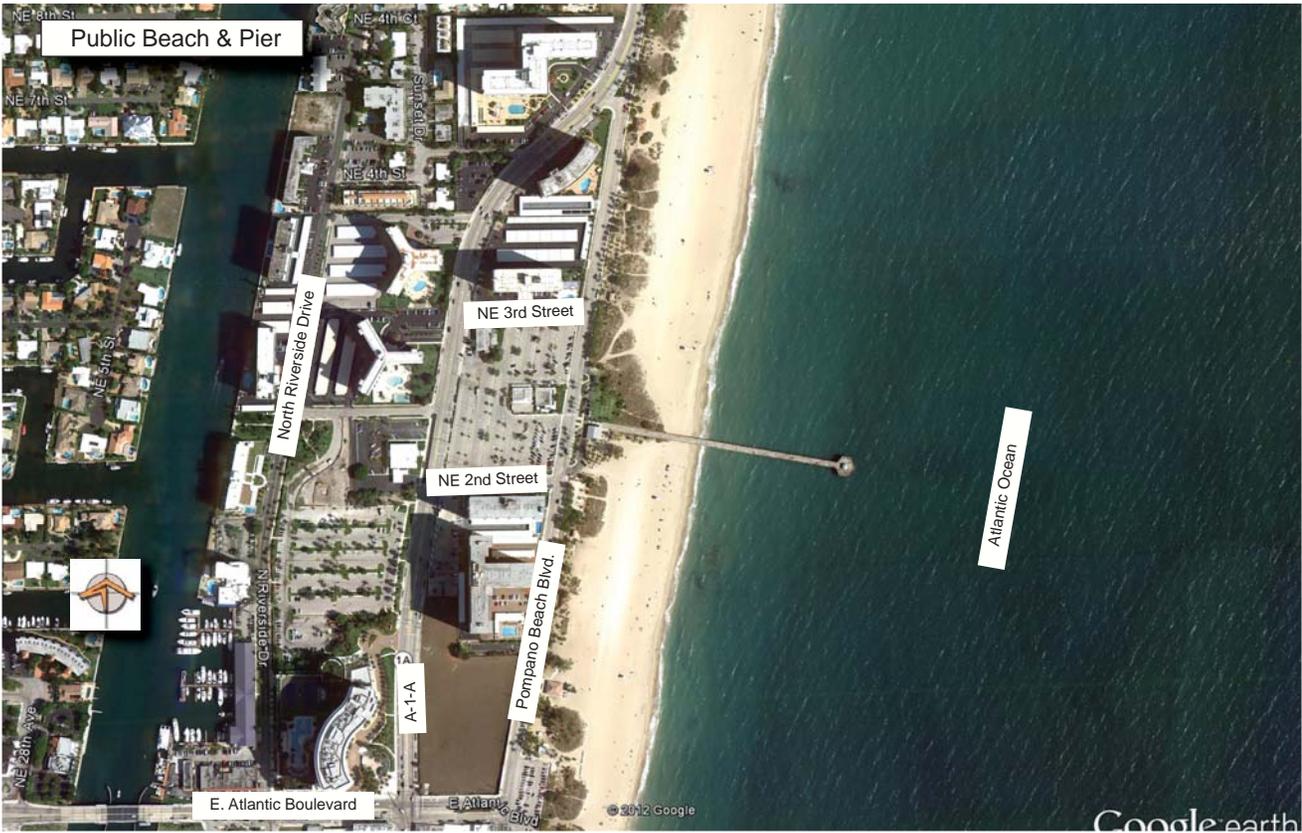
The Pompano Beach Fishing Pier building remains as the only original building in the park and it houses a concession stand and restrooms. The addition of four structures varying in use from restrooms, concessions, and the storage adds both character and functionality to the experience at the beach. Three picnic pavilions also provide gathering space for its users.

### IDENTIFIED ISSUES AND OPPORTUNITIES

- No major issues were identified at the Public Beach & Pier.



**North Riverside Park**  
145 N. Riverside Drive



## Indian Mound Park

1250 Hibiscus Drive

### PARK LOCATION AND URBAN CONTEXT

Indian Mound Park is a neighborhood park located at the intersection of Hibiscus Avenue and SE 13th Street and West of S. Ocean Boulevard. The park is encompassed by high-density residential condominiums, a parking structure, and single family homes. Indian Mound Park provides direct access and views to the intra-coastal. It is a passive park with no recreational activities.

### PARK LAND AREA AND PARK CLASSIFICATION

The 1.0 acre site is a passive pedestrian park with direct views to the water. This neighborhood park is utilized mostly by the residents of the nearby homes.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The placement of several benches along the water provides a nice space for visitors to enjoy the scenery, although there are currently no pedestrian paths to these areas. The overall aesthetics of this park are in good condition. There are seven on-street parking spaces designated for this park, however, the spots are not clearly marked.

#### Buildings:

Presently, there are no buildings or structures at Indian Mound Park.

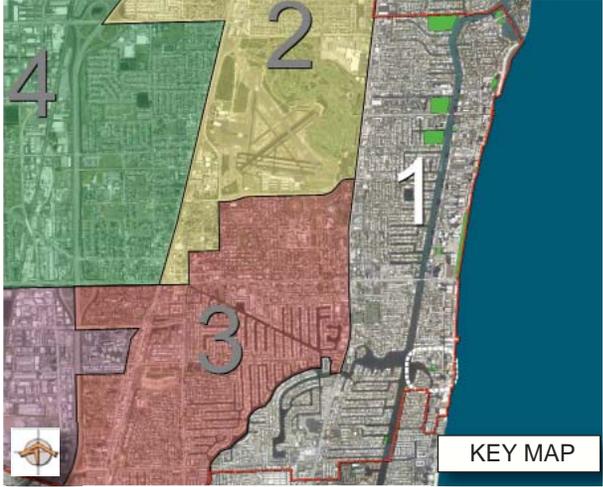
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for Indian Mound Park are:

- The lack of pedestrian paths to provide access to the benches along the waterfront. This is being done.
- Parking area and pavement needs to be improved and striped.



**Indian Mound Park**  
1250 Hibiscus Drive



**SE 15th Street Park**  
2800 SE 15th Street

**PARK LOCATION AND URBAN CONTEXT**

The passive park is located where SE 15th Street meets the intra-coastal. It serves as a passive park for its surrounding neighbors. The park has direct access to the single family homes on SE 15th Street and is adjacent to a high-density development to the South. Views to the East of Pompano Beach provide an appealing visual from the park. There are no recreational activities.

**PARK LAND AREA AND PARK CLASSIFICATION**

SE 15th Street Park is a 0.1 acre parcel primarily serving as a passive pedestrian park with ample shade and little room for recreational activity.

**PRESENT RECREATION USES AND EXISTING CONDITIONS**

**Lands:**

The land area of the park is landscaped with shrubs along the perimeter. Two large shade trees occupy the site as well as a pedestrian path which leads to the water's edge. Two benches are placed along the water to provide spectacular views of the intra-coastal and the high-rise structures on the beach.

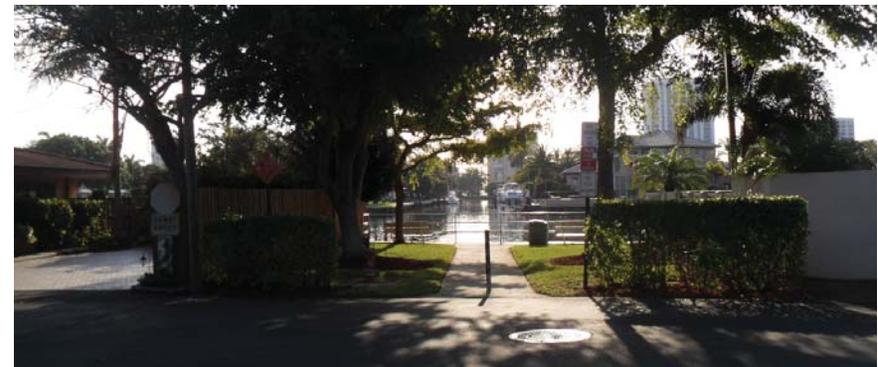
**Buildings:**

Presently, there are no buildings or structures at SE 15th Street Park.

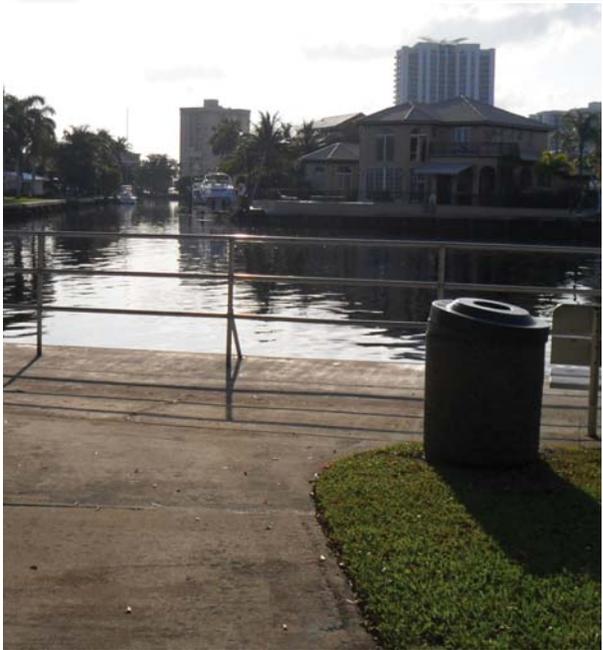
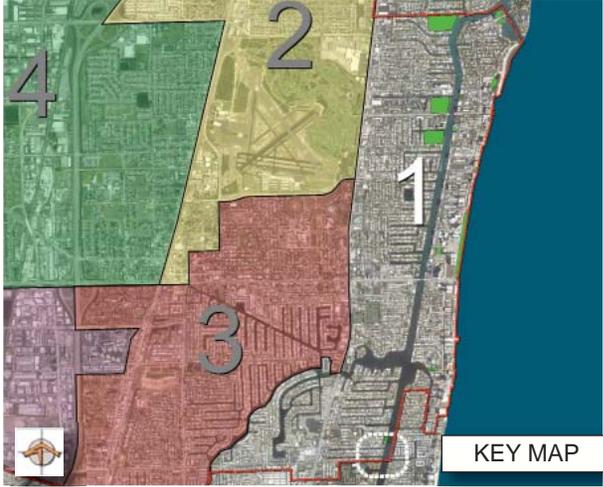
**IDENTIFIED ISSUES AND OPPORTUNITIES**

The major issues identified for SE 15th Street Park are:

- Signage to identify the park.



**SE 15th Street Park**  
2800 SE 15th Street



## SE 13th Street Park

2700 SE 13th Street

### PARK LOCATION AND URBAN CONTEXT

SE 13th Street is a linear passive park along the intra-coastal where SE 13th Court and SE 13th Street meet the water. It serves as a passive park for its surrounding neighbors. The park has no recreational activities and serves primarily as a passive pedestrian park. It is located in a low-density single family home neighborhood. SE 13th Street is perpendicular to S. Federal Highway.

### PARK LAND AREA AND PARK CLASSIFICATION

SE 15th Street Park is a 0.1 acre passive pedestrian park. The neighborhood park provides access to the intra-coastal for its surrounding neighbors and has an abundance of benches for its users.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The park is linear in form and is accessible from both SE 13th Court and SE 13th Street. An assortment of palm trees and lush landscaping occupy the site while chain link fence borders the site adjacent to the neighboring homes. A large tree is centrally located and provides shade to a few of the benches along the water's edge.

#### Buildings:

Presently, there are no buildings or structures at SE 13th Street Park.

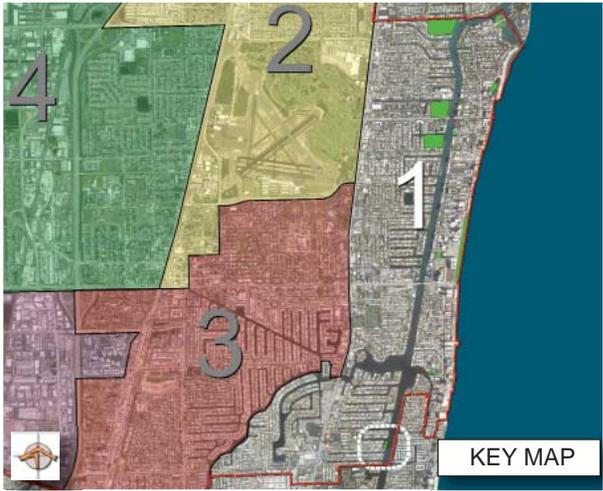
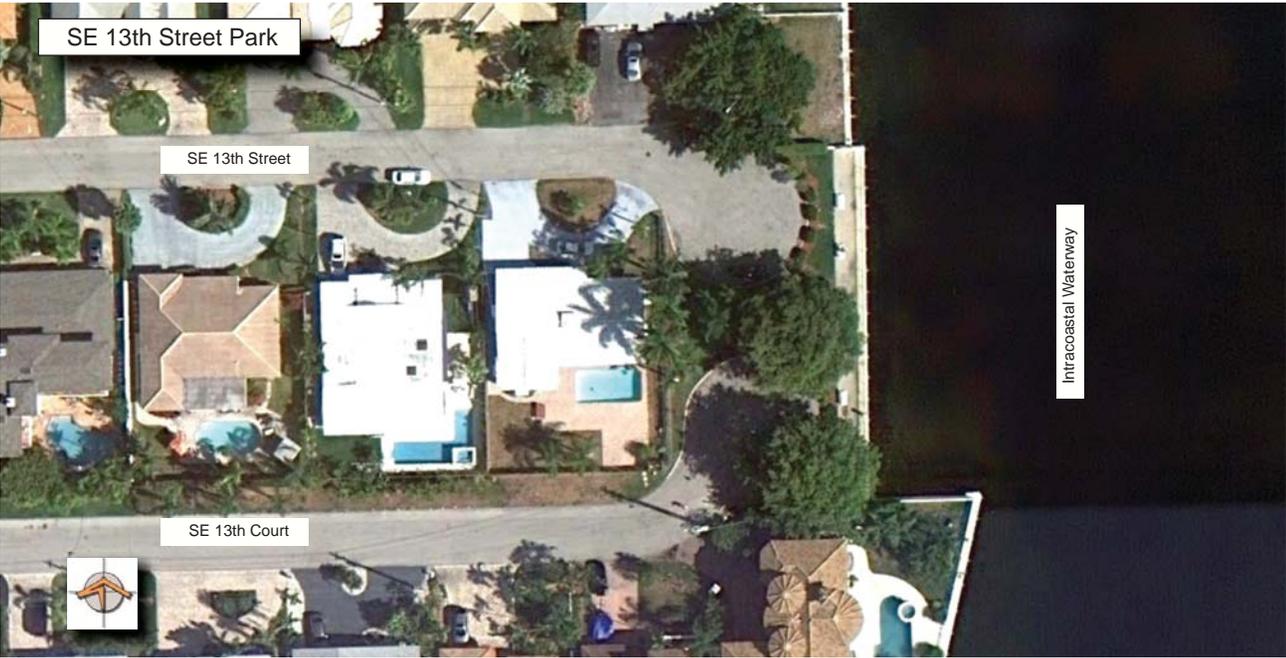
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for SE 13th Street Park are:

- Signage to identify the park.
- The brick path along the water is beginning to settle in places and is uneven.



**SE 13th Street Park**  
2700 SE 13th Street



## Lake Santa Barbara Park

2270 SE 7th Drive

### PARK LOCATION AND URBAN CONTEXT

Lake Santa Barbara Park (Huber Park) is located at the intersection of SE 7th Drive, SE 7th Street, and SE 23rd Avenue just East of S. Federal Highway. The passive park provides pedestrian access to Lake Santa Barbara and views of the intra-coastal waterway to the East.

### PARK LAND AREA AND PARK CLASSIFICATION

Lake Santa Barbara Park is a 0.2 passive pedestrian park with ample shade. It serves as a neighborhood park for the high-density residential complex to the West and the single family home neighborhood to the East.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The land area of the park is densely landscaped with a consistent mixture of palms, shrubs, and large shade trees. A black rod iron fence serves as the border along the property lines to the development to the West and the neighboring home to the West. Pedestrian lighting is provided for the park although, the park is closed after dark. There is no fishing or pets allowed at Lake Santa Barbara Park. There are two benches located at the waters edge.

#### Buildings:

There are no buildings or structures at Lake Santa Barbara Park.

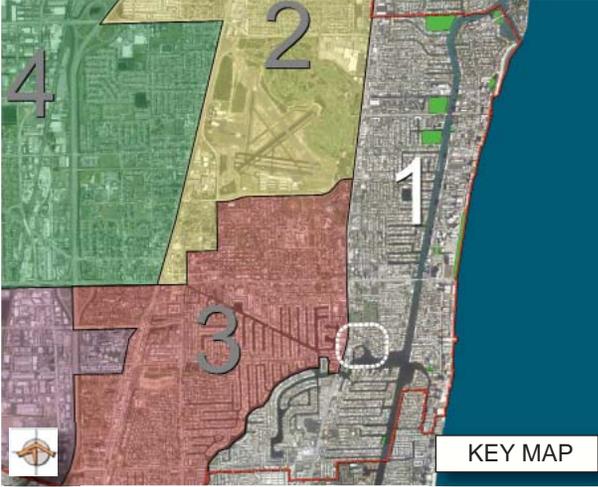
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for Lake Santa Barbara Park are:

- No major issues identified



**Lake Santa Barbara Park**  
2270 SE 7th Drive



**McNab Park**  
2250 E. Atlantic Boulevard

**PARK LOCATION AND URBAN CONTEXT**

McNab Park and Community Center is located on E. Atlantic Boulevard between SE 22nd Avenue and SE 23rd Avenue, one block East of S. Federal Highway. The parks proximity to the urban and commercial districts of Pompano make McNab Park a busy recreational center for nearby residents. Tennis, raquetball, basketball, and shuffleboard are among the recreational activities provided. The parks urban context lies within several small businesses and vacant lots.

**PARK LAND AREA AND PARK CLASSIFICATION**

The park utilizes the entire 2.5 acres of a city block. The community center and shuffleboard courts occupy much of the Northern half of the park, while the rest of the site is used for recreational activities.

**PRESENT RECREATION USES AND EXISTING CONDITIONS**

**Lands:**

Present uses at McNab Park and Community Center include:

- Playground – The playground at McNab Park is located in between the the tennis court and the basketball court. There are two play structures for different age groups as well as two swing sets. There are no shade canopies in the playground area. The playground has a sand surface and has no perimeter fencing or barrier.
- Tennis Court - The court is located in the Southwest corner of the park. The surface and net are in good condition and are free of any apparent cracks. A typical chain link fence serves as a perimeter to the court.
- Raquetball Courts - Two raquetball courts are located on the North side of a wall. Opposite of the courts is a serving wall which is located next to the Tennis Court.
- Basketball Courts - The surface, hoops, rims, and nets, are in good condition and are free of any apparent cracks. The basketball court is located in the Southeast corner of the park.

- Shuffleboard Courts - The facility is located in the Northeast corner of the park featuring 16 courts. The shuffle board courts are the only courts in the city. The facility is in good condition. The benches and site furniture is in need of an upgrade. Fencing around the courts to provide a sense of security have been requested by users of the site.

**Buildings:**

Present structures at McNab Park and Community Center include:

- Community Center - The community center building is home to the Pompano Beach Chamber of Commerce.
- Shuffle Board Facility - This facility is central to the shuffle board courts and houses restroom facilities for the park.

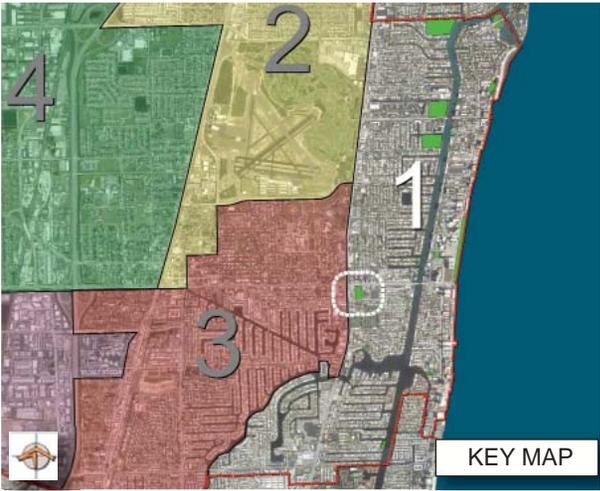
**IDENTIFIED ISSUES AND OPPORTUNITIES**

The major issues identified for McNab Park and Community Center are:

- Provide cover over playground.
- Overall condition of site furniture.
- Exposure of utilities (no screening).
- Security surrounding shuffleboard facility.



**McNab Park**  
2250 E. Atlantic Boulevard



## Harbors Edge Park

1240 NE 28th Avenue

### PARK LOCATION AND URBAN CONTEXT

Harbors Edge Park is located on NE 28th Avenue East of N. Federal Highway. This neighborhood park is immersed in a single family neighborhood, bordering the intra-coastal and connecting channels to the North and East. Direct access to the water and close proximity to the surrounding homes makes this park a popular choice for it's neighbors. Harbors Edge provides a nice balance of both passive open space and recreational activities. An abundance of open fields as well as a fitness trail and playground create activities for all ages. This is a Florida Inland Navigation District.

### PARK LAND AREA AND PARK CLASSIFICATION

The parks 8.5 acres provide a mix of shade and sun, recreation and relaxing, and prime frontage to the intra-coastal waterway. A small beach at the waters edge with nearby seating, creates an excellent passive pedestrian space. Dogs are welcome to join their owners at the park which provides a fresh element to the park as well. The overall aesthetics, landscaping, and pavement are in good condition.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

Present uses at Harbors Edge Park include:

- Playground – The playground at Harbors Edge Park is located near the parking lot as you enter the park. A play structure and swing set comprise the playground area. There are no physical shade canopies, however the surrounding large trees provide ample shade in the afternoon. The equipment is in good condition, but could be upgraded to accommodate a wider range of children and provide more activity. The playground has a mulch surface and has no perimeter fencing or barrier.
- Fitness Trail - The trail circulates throughout the entire site providing different fitness stations along the way. A larger fitness area near the front of the park allows for multiple workouts in a condensed area.

#### Buildings:

Presently, there are no buildings or structures at Harbors Edge Park.

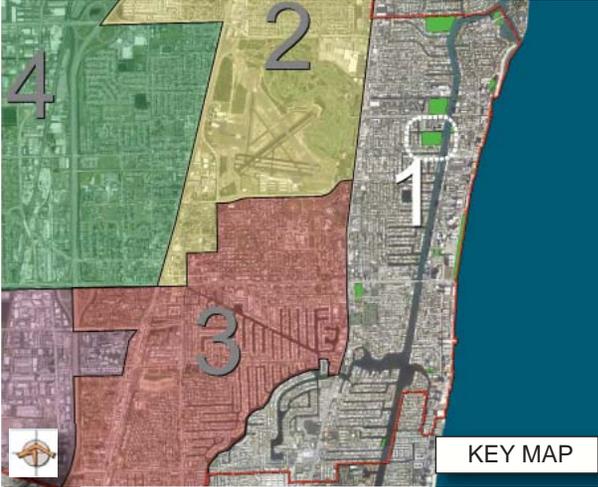
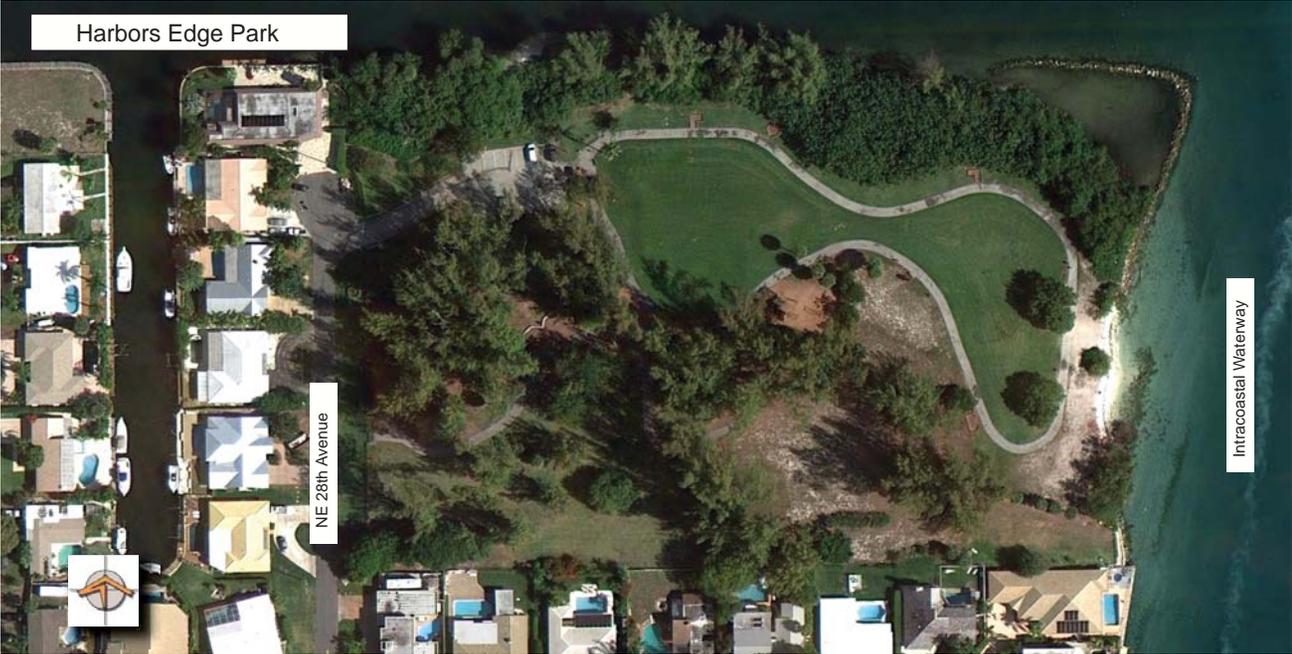
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for Harbors Edge Park are:

- Lack of shade structures and amenities at the East end of the park, near the intra-coastal.
- Lack of recreational activities and/or use of the abundant open space
- Landscaping, removal of non-native and exotic plant material



**Harbors Edge Park**  
1240 NE 28th Avenue



## Alsdorf Park and Boat Launch

2974 NE 14th Street

### PARK LOCATION AND URBAN CONTEXT

Alsdorf Park and Boat Launch is the main public boat access point in Pompano Beach. Located at the 14th Street Causeway and the intra-coastal, the park provides direct access to the linked waterways of the city. Alsdorf Park is surrounded by many high-density residential developments to the West and South. The land is owned by the Florida Inland Navigational District and allowed to be used as a park by the City.

### PARK LAND AREA AND PARK CLASSIFICATION

The 10.0 acres of Alsdorf Park is predominantly comprised of parking areas for vehicles towing trailers. The boat launch features 4 access bays for boats up to 30' in length. While the main function of the park is for boating access, a passive pedestrian park is located on the Eastern border including picnic areas, a playground, and areas to fish.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The overall aesthetics and landscaping on the site is in good condition.

Present uses at Alsdorf Park and Boat Launch include:

- Playground – The playground at Alsdorf Park Boat Launch is located in the Southeast corner of the park. The play structure and swing set are in good condition. No shade structures are present and a sand surface is used as the base.
- Broward County Police - The Broward County Police department has a post here for their marine officers patrolling the water.

#### Buildings:

Present structures at Alsdorf Park and Boat Launch include:

- Restrooms - The restroom facility is near the boat launch slips and is in

close proximity to the parking lot. The building is in good condition

- There is a modular unit located South of the restrooms which is a temporary home to the U.S. Coast Guard branch.

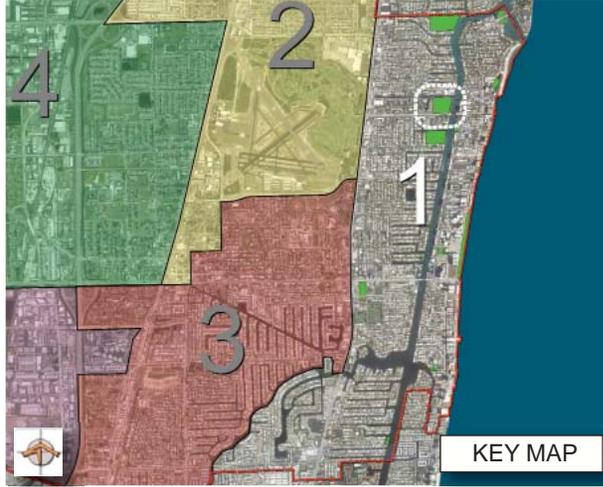
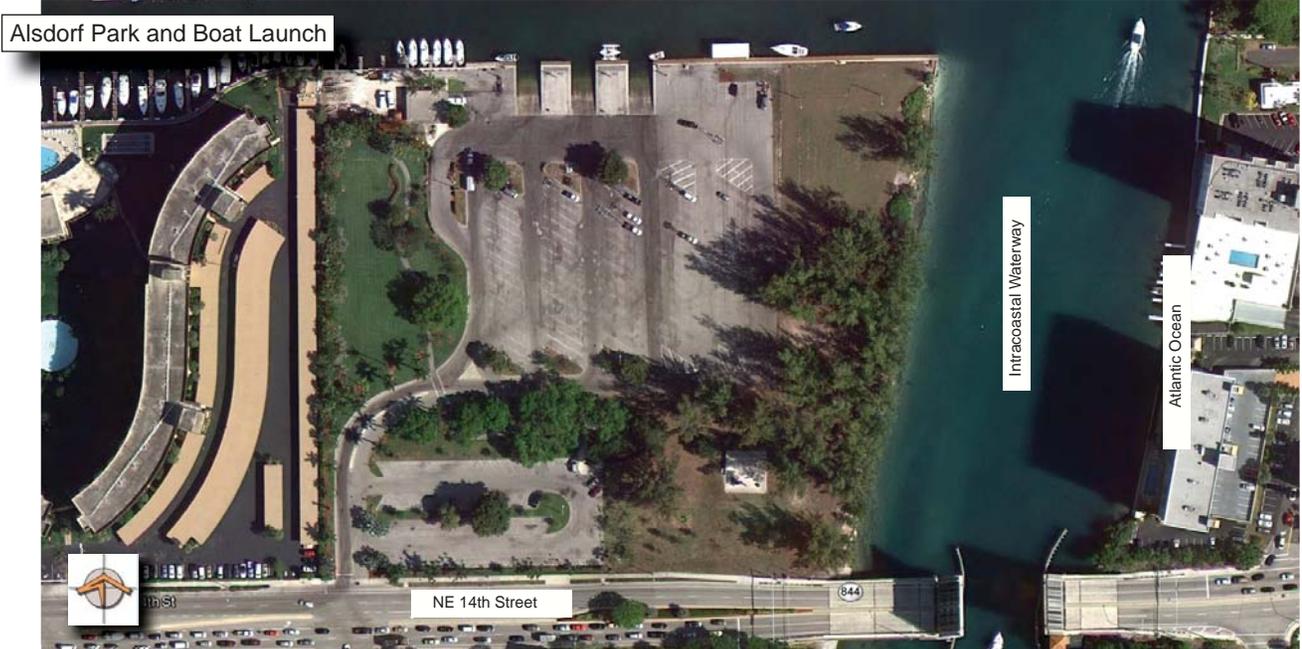
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major opportunity identified for Alsdorf Park and Boat Launch is:

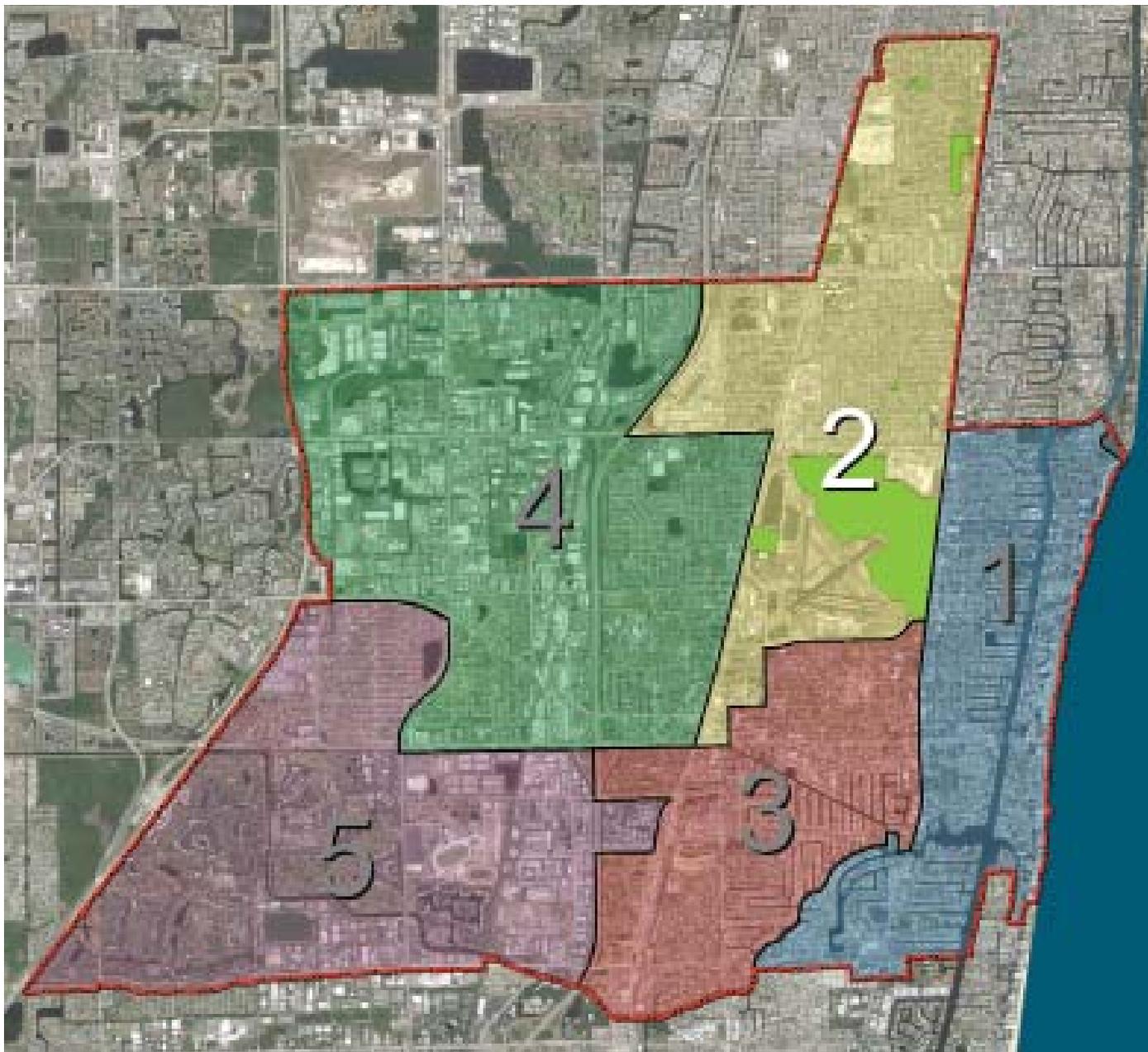
- Additional boat trailer parking.
- Additional ramp for simultaneous launching



**Alsdorf Park and Boat Launch**  
2974 NE 14th Street



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- District 2:**
- Highlands Park
  - North Pompano Park
  - Sandspur Park
  - Cresthaven Park
  - Sand and Spurs Stables
  - Air Park Jogging Park
  - Pompano Municipal Golf Course

## Pompano Beach Highlands Park

1650 NE 50th Court

### PARK LOCATION AND URBAN CONTEXT

Pompano Beach Highlands Park is located in the Northern tier of Pompano Beach. The park is an triangle island created by the intersection of NE 51st Street, NE 51st Court, and NE 17th Drive. It is in the core of a large low-density housing development is accessible from both Dixie Hwy and N. Federal Hwy. The community center is enclosed using an 8' chain link fence with gated access to the parking lot. There are 35 parking spaces to accommodate events at the Community Center.

### PARK LAND AREA AND PARK CLASSIFICATION

The 3.3 acre site is a multi-use park providing recreation, passive open space, as well as indoor community activities. A basketball court, volley ball court, and a playground structure are among the active amenities at the park. The park is accessible to the community during daylight hours.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

Present uses in Pompano Beach Highlands Park include:

- Playground – A large playground apparatus with a covered shade structure and playsafe rubber surface is located in the center of the park. A swing set with a sand surface is close by.
- Picnic Shelters – A picnic shelter that doubles as storm/lightning shelter is located between the Community Center and the playground.
- Basketball Court – The surface, hoops, nets, and rims are all in good condition and show no apparent sign of cracking. The court is located near the Southwest corner of the parking lot.
- Volleyball Court - A borderless volleyball court is located in the middle of the open lawn on the West side of the park. It seems to lack maintenance as the net posts are leaning in and the net is dragging.

#### Buildings:

Present structures in Pompano Beach Highlands Park include:

- Community Center - The community center is host to programmed events for youth, adults, and senior citizens.

### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for Pompano Beach Highlands Park are:

- The rust on all surfaces (structures, paving, signage, etc) caused by the irrigation system.
- The porta-jon is an eye sore to the park.
- Lack of pedestrian pathways and access to swing set and other amenities; the pedestrian circulation network could cirlice the park and add to the passive component of the space.

The major opportunities identified for Pompano Beach Highlands Park are:

- It's location provides great access to neighborhood for community events, picnics, and activities.
- The building is a great venue to host evening activities and youth programs.



**Pompano Beach Highlands Park**  
1650 NE 50th Court



## North Pompano Park

4400 NE 18th Avenue

### PARK LOCATION AND URBAN CONTEXT

North Pompano Park is Pompano Beach's 2nd largest recreational park. Located in the Northern tier of the city it is accessible from NE 18th Avenue and is between NE 42nd Street and NE 47th Street. The park's general context is West of N. Federal Hwy and North of E. Sample Road. The park is enclosed using chain link fencing and a gate that is locked up after hours. The park is bordered by residential neighborhoods to the North, West, and South, and a commercial district to the East which is a buffer to US 1.

### PARK LAND AREA AND PARK CLASSIFICATION

The park uses all 20.4 acres to create a multi-functional athletic park. Two baseball fields - equipped with bleachers, lights, and a press box; A football stadium with bleachers, lights, a press box, and concessions/restroom; A large covered basketball facility; A large open field to hold practices and events. There is one vehicular access point at NE 18th Avenue and NE 43rd Court. A large retention basin is located in the Northeast corner of the park.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

Present uses at North Pompano Park include:

- Playground – A large playground apparatus with covered shade structures and playsafe rubber surface is located near the entrance park. Two swing sets accompany the structure with a mulch surface.
- Baseball Fields – Two baseball fields occupy the Southern end of the park. One is designated for youth baseball, while the other is regulation size. Bleachers, Lights, and a Press box are amenities of the fields.
- Basketball Courts – Two basketball courts are located under a large permanent canopy. The surface, hoops, nets, and rims are in good condition and are free of any apparent cracks.

- Football Field - A football field/stadium is located in the center of the park, between the two parking lots. The stadium is equipped with bleachers, a press box, concession stands, restrooms, lights, and a scoreboard for competitive play. The turf is in good condition.
- Open Field - A large open field occupies the Northeastern corner of the park. The turf is in good condition and is lighted for evening events.

#### Buildings:

Present uses in North Pompano Park include:

- Restroom Buildings – The restroom facilities are in fair condition.
- Press Boxes – The exterior of these facilities are in fair condition.
- Concessions – The concession facilities are in fair condition.

### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for North Pompano Park are:

- The concrete and asphalt, both vehicular and pedestrian are in poor condition.
- The baseball fields are in poor condition and need improvements.
- Lack of landscaping and maintenance.
- Wayfinding - there is no direction to the park from the major highways
- Signage on site is in poor to fair condition.
- Sites aesthetics overall.
- The perimeter fencing and edge treatment are in poor condition
- Long-term expansion of Community Center
- Linkage to North Federal Highway

**North Pompano Park**  
4400 NE 18th Avenue



## Sandspur Park

4231 NE 15th Avenue

### PARK LOCATION AND URBAN CONTEXT

Sandspur park is a neighborhood park located in the Northern tier of Pompano Beach. It is at the intersection of NE 15th Avenue and NE 42nd Court. It is an island park providing a passive space to the dense single-family housing cluster encompassing the site. A 6' chain link fence borders the park with pedestrian gated access on the South side.

### PARK LAND AREA AND PARK CLASSIFICATION

The park is a 2.3 acre passive park with large shade trees, ample open space, and a playground structure. It adds aesthetic value to its neighbors providing a well-maintained green space.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The land area of the park is mostly occupied by open passive space. Grills, picnic tables, and waste receptacles are sprinkled throughout the park, although there are no designated picnic areas. Pets are allowed at Sandspur Park. Two playground structures with a covered shade structure and play-safe rubber surface are located near the center of the park. Benches and picnic tables are provided near these structures. There is no pedestrian pavement or paths to circulate through the site. There is no paved designated parking, however, implied parking along the Southern fence line is provided.

#### Buildings:

Presently, there are no buildings or structures at Sandspur Park.

### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for Sandspur Park are:

- The irrigation system is causing the site amenities, playground structures, site furniture, signage, and fencing to rust.

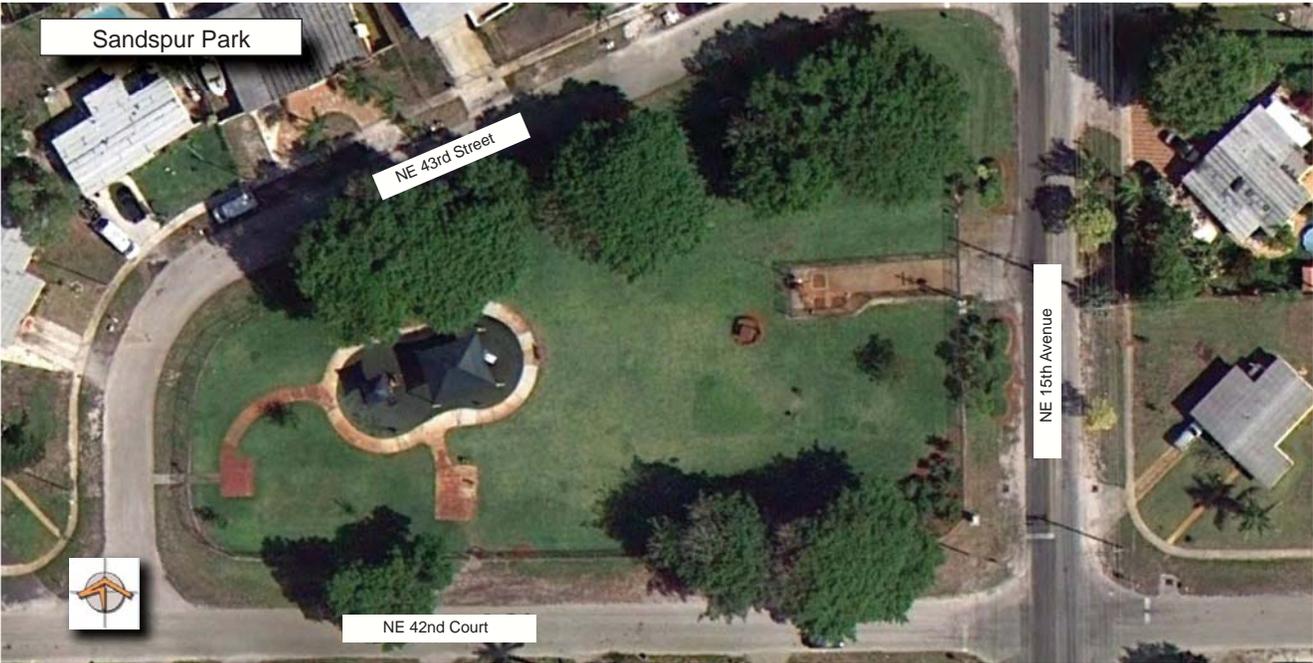
- Lack of pedestrian circulation paths.
- The overall poor condition of the paving and parking lot surfaces and signage is poor.

The major opportunities identified for Sandspur Park are:

- Tennis court or volleyball court implementation
- Shade or designated picnic shelter(s)
- Landscaping
- Swale Improvement



**Sandspur Park**  
4231 NE 15th Avenue



## Cresthaven Park

1320 NE 27th Court

### PARK LOCATION AND URBAN CONTEXT

Cresthaven Park is a unique neighborhood park incorporated into a residential block. The park is located on NE 27th Court between NE 12th Terrace and NE 13th Terrace. It provides basketball, volleyball, and playground equipment as well as a picnic area and restrooms for its users. A 6' chain link fence separates the park from its surrounding neighbors. 8 parallel parking spaces along NE 27th Court provide access to the park.

### PARK LAND AREA AND PARK CLASSIFICATION

This 1.5 acre mid-block park provides a mix of passive open space as well as an abundance of recreational activity. The park's area is evenly spaced between these two functions. The landscaping and site amenities are in good condition.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

Present uses at Cresthaven Park include:

- Playground – A large playground apparatus with a covered shade structure and playsafe rubber surface is located near the entrance park. Two swing sets accompany the structure with a sand surface.
- Basketball Court – A half court layout with the surface, hoop, net, and rim, in excellent condition and free of any apparent cracks.
- Volleyball Court – The court is in good condition and a tape boundary is used to mark the playing area.
- Picnic Shelter – A picnic shelter, picnic tables, waste receptacles located near the entrance provide a nice picnic area and gathering space for the site's users. Additional seating and bike racks are also conveniently located.

#### Buildings:

Present structures in Cresthaven Park include:

- Restroom Building – The restroom facilities are located in the Northeast corner of the park and are in very good condition. They are locked up in addition to the park after closing hours.

### IDENTIFIED ISSUES AND OPPORTUNITIES

No major issues were identified for Cresthaven Park.



**Cresthaven Park**  
1320 NE 27th Court



## Sand and Spurs Stables

1600 NE 5th Avenue

### PARK LOCATION AND URBAN CONTEXT

Sand and Spurs Stables is an equestrian park located near the Northwest corner of the Pompano Beach Airpark; adjacent to Dixie Hwy. The park borders the Good Year blimp facility to the South. The park can be accessed from NE 3rd Avenue (which runs parallel to Dixie Hwy) between NE 10th Street and E. Copans Road.

### PARK LAND AREA AND PARK CLASSIFICATION

The stables occupy 11.5 acres of predominantly open space. Sand and Spurs is the only public equestrian facility in Pompano Beach.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

More than 50% of the park is used for equestrian training, shows, and events. One large show ring and 4 smaller staging areas are centrally located, while additional training areas are near the back of the property. Parking is limited, however, during events, the fence lines and the Good Year facility are utilized for additional parking accommodations.

#### Buildings:

Present structures at Sand and Spurs Stables include:

- Main Building – The main building houses the property managers office, storage facility, restrooms, and covered seating. It is also where information for upcoming events, brochures, and other fliers would be provided.
- 
- Paddocks - These facilities are available for rent to those interested in staying at the stables while training their horses. A small living unit, and horse stable are on each site.

### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for Sand and Spurs Stables are:

- Shade over the show rink and proper irrigation systems.

- ADA accessible restrooms and main building function, aesthetics and size.
- Spectator accommodations - parking, seating, and convenience.



**Sand & Spurs Stables**  
1600 NE 5th Avenue



## Air Park Jogging Park

1001 NE 10 Street

### PARK LOCATION AND URBAN CONTEXT

The Air Park Jogging Park is a 4.1 mile loop that encompasses the Pompano Beach Airpark and Municipal Golf Course. From the Golf Course parking lot heading West, the trail runs parallel to NE 10th Street, heads North along NE 5th Street, then East adjacent to E. Copans Road, follows the Golf Course behind the mall, and then follows N. Federal Hwy back to the starting point, behind the Pompano Beach Fire Station.

### PARK LAND AREA AND PARK CLASSIFICATION

The trail is designated for roller skating, bicycling, and pedestrian travel. It uses about 8.4 acres of total area including path and right-of-way. Motor vehicles of any kind are strictly prohibited.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The land remains fairly consistent throughout the trail. An asphalt path with a yellow dashed line (on parts) runs the length of the park. Benches, drinking fountains, and occasional shade canopies line the trail to provide resting areas. The path also connects, the Golf Course, Community Park, Dog Park, and Sand and Spurs Equestrian Park.

#### Buildings:

Presently, there are no buildings or structures on the Air Park Jogging Park.

### IDENTIFIED ISSUES AND OPPORTUNITIES

The City has improved the west side area and has improved the area surrounding the shopping center. The north side needs to be improved with additional landscaping as well as the south side. The major issues identified at the Air Park Jogging Park are:

- Path should be widened to 10 feet.
- Poor landscaping quality along the route.
- Lack of shade structures and amenities.



**Air Park Jogging Park**  
1001 NE 10 Street



## Pompano Municipal Golf Course

1101 N. Federal Highway

### PARK LOCATION AND URBAN CONTEXT

The Pompano Municipal Golf Course is located along the Northeast border of the Pompano Beach Airpark and is accessible from N. Federal Hwy and NE 10th Street.

### PARK LAND AREA AND PARK CLASSIFICATION

The golf course occupies 340.0 acres. It is a 36-hole course.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The site is developed with typical golf course site conditions, including large shade trees, water features, a winding golf cart path and a driving range.

#### Buildings:

The clubhouse and maintenance facilities are the main structures on the site. The clubhouse is located near the parking lot in the Southeast corner of the course. Galuppi's Restaurant is incorporated into the club house building. The condition of these facilities are addressed below.

### IDENTIFIED ISSUES AND OPPORTUNITIES

The following issues and opportunities were identified for Pompano Municipal Golf Course including the decline of many structures that are in need of repair. In order to promote the best facility possible moving forward, the following structures must be addressed:

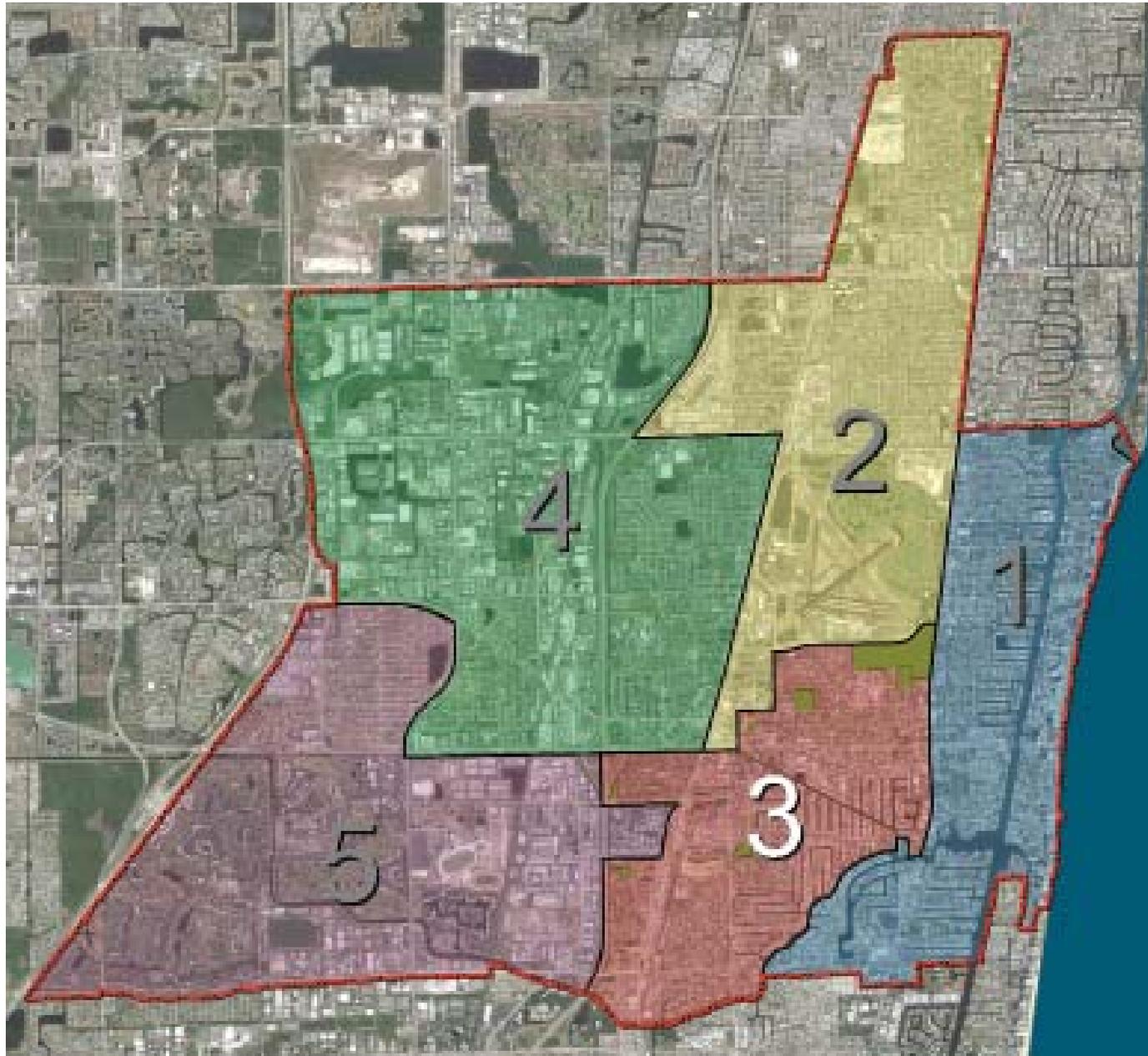
- Golf Car "Shed" - houses 150+ electric golf cars for rental
- Golf "Starter House" - the starting point for golfers to enter the course
- Several on-course restroom facilities (also serves as weather shelters)
- On-course Food and Beverage facility - "Snack Bar"
- Maintenance fuel tanks
- Golf Pro Shop/Cashier/Golf Bag Storage renovation
- Palm's Course - turf grass and golf cart path.



**Pompano Municipal Golf Course**  
1101 N. Federal Highway



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**District 3:**

- 220 E. Atlantic Boulevard
- Norwood Pines Park
- Fairview Park
- Avondale Park
- Pompano Community Park
- Kester Park
- Founders Park

## 220 E. Atlantic Boulevard Pompano Beach, Florida

### PARK LOCATION AND URBAN CONTEXT

The park at 220 E. Atlantic Boulevard was constructed to create an aesthetically pleasing space between the intersection of Cypress Road, E. Atlantic Boulevard, and the retention canal on the Southeast corner. The park site is adjacent to an existing floral shop. It is relatively isolated and separated from commercial activities while providing very limited parking access. A lush vegetation buffer provides screening from a high-density housing complex to the South. The park provides an abundance of passive space with benches and winding paths. The official park name is still pending.

### PARK LAND AREA AND PARK CLASSIFICATION

The park is a 0.2-acre site known for its high iguana population.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The land is predominantly used for passive pedestrian space. There is no recreation activity on the site and the minimal open space suggests the addition of such activity is unlikely. It's dense vegetation creates a natural oasis along the urban E. Atlantic Boulevard.

#### Buildings:

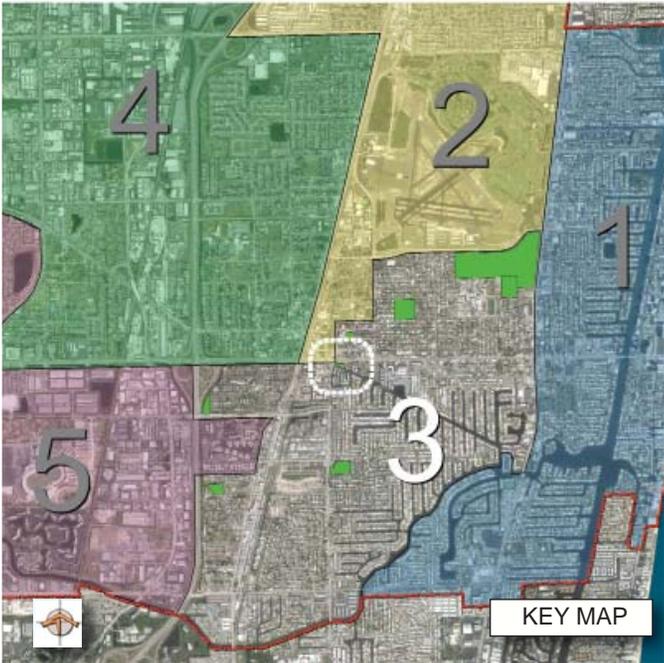
Presently, there are no buildings or structures on the 220 E. Atlantic Boulevard site.

### IDENTIFIED ISSUES AND OPPORTUNITIES

As one of the newest parks in Pompano Beach, it has the potential to set a standard for the appearance and aesthetic quality of passive parks. It's location is a major constraint with it's proximity to a major highway without direct access to a neighborhood. Limited parking supports this constraint. Additionally, there is no signage identifying this park. This is the only park utilizing solar lighting within the city limits.



**220 E. Atlantic Boulevard**  
Pompano Beach, Florida



## Norwood Pines Park

620 S. Cypress Road

### PARK LOCATION AND URBAN CONTEXT

Norwood Pines Park is located on S. Cypress Road between SE 6th Court and SE 5th Court. The park is located East of a high-density residential complex with businesses to the North and low-density single family homes to the East and South. Two tennis courts, a raquetball wall (2-courts) and playground equipment, draw visitors in from the local neighborhood. There are 22 parking spaces, including 2 handi-cap, which is sufficient.

### PARK LAND AREA AND PARK CLASSIFICATION

The parks 5.4 acres allows for an abundance of passive open space as well. A pedestrian path leads people around the perimeter of the park with connections to all of the amenities. Seating, picnic tables, and grills line the path to provide passive seating areas throughout the park.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The landscaping needs attention, as do some of the site furniture elements such as benches, waste receptacles, and picnic tables. Users of the park request that benches, with seat dividers, be installed discouraging homeless from using to sleep on.

Present uses at Norwood Pines Park include:

- Playground – The playground at Norwood Pines park is located in the center of the park and offers several different options for children. There are two play structures for different age groups and there are no shade canopies in the playground area. The equipment is in fair condition and could be upgraded. The playground has a sand surface and has no perimeter fencing or barrier.
- Tennis Courts – The 2 tennis courts are fenced in and in good condition.
- Raquetball Courts - The wall and surface area are in good condition and have no physical fencing or perimeter barrier.

#### Buildings:

Present structures at Norwood Pines Park include:

Restroom - The structure is in fair condition and is protected by the large shade trees that dominate much of the site.

Picnic Shelter - The shelter is located between the playground and the parking lot. It houses several picnic tables, a grill, and additoinal seating.

### IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for Norwoord Pines Park are:

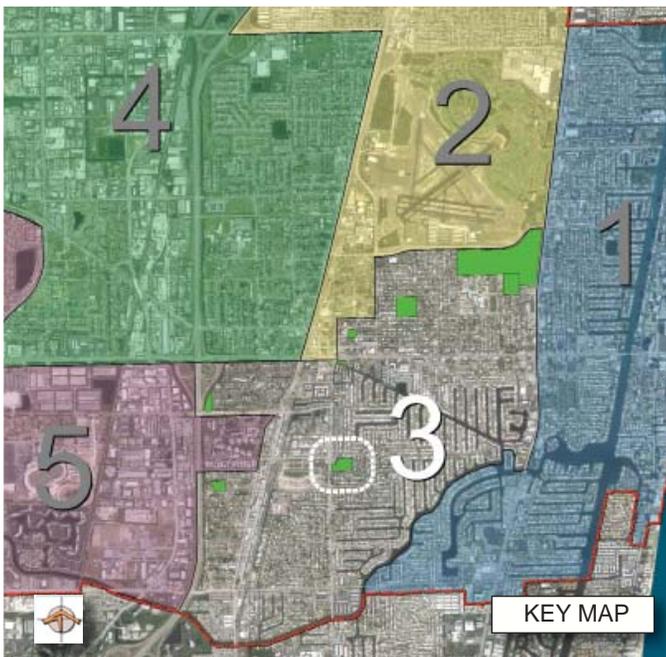
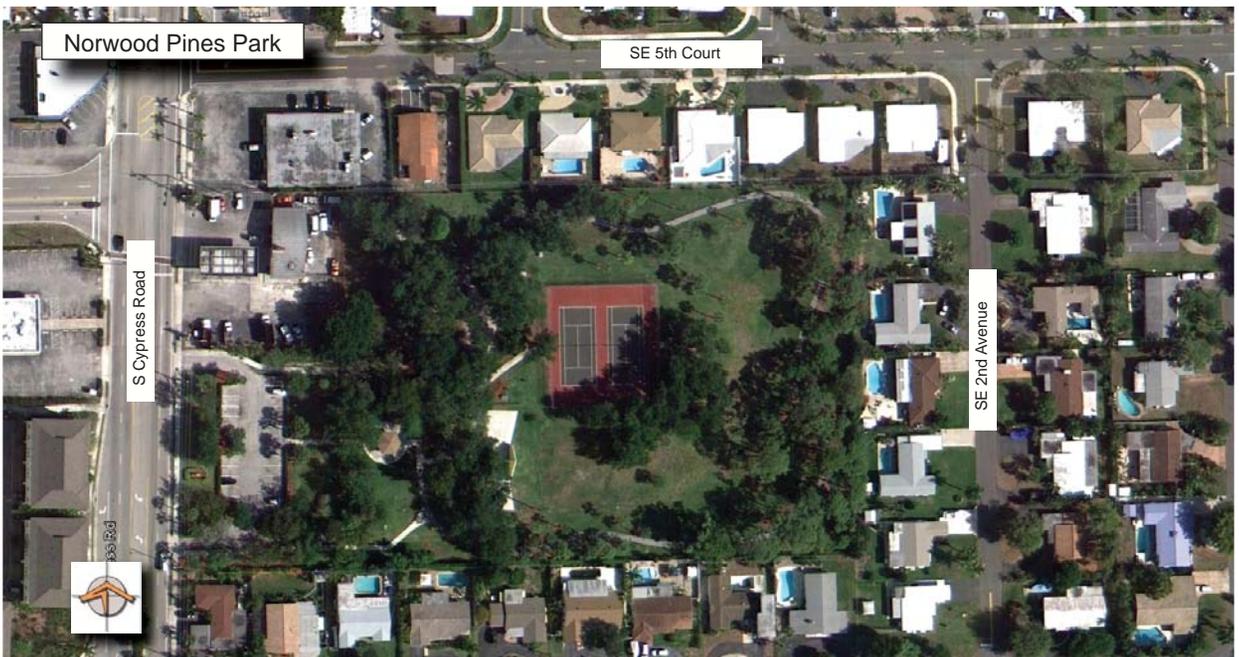
- Open park to Cypress Road
- Landscaping and overall site aesthetics.
- Perimeter fencing and edge treatment.
- Benches allow for misuse and attract an undesirable crowd.

The major opportunities identified for Norwood Pines Park are:

- Upgraded site furniture and playground equipment.
- Additional recreational activities and site beautification.



**Norwood Pines Park**  
620 S. Cypress Road



## Fairview Park

801 SW 8th Street

### PARK LOCATION AND URBAN CONTEXT

Located at 810 NW 8th Avenue, Fairview Park is surrounded by a mix of both high and low-density housing. It is an “island” park, providing both active and passive open spaces to the neighborhood. The park acts as a node for east-west roads - SW 7th and 8th Streets as well as SW 10th Drive. As all 3 of these roads terminate at the park and Fairview Park becomes a focal point of the neighborhood.

### PARK LAND AREA AND PARK CLASSIFICATION

Fairview Park occupies 7.5 acres of land. A looped pedestrian path and no fencing encloses the park. This provides access from all sides.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

Present uses in Fairview Park include:

- 2 Basketball Courts – The two basketball courts are in good to fair condition. The playing surface is in good condition and free of any apparent visible cracks. The hoops, nets, rim, and post are all in good condition.
- Playground – The playground is located under the cluster of shade trees next to the restroom facility. There is no physical shade structure over the apparatus and a playsafe rubber mulch is used for the surface.
- Parking - There is one lot located on the Northeast corner of the park. It is an asphalt surface with 13 spaces (2 handi-cap). The cluster of trees encompassing the lot, provides abundant shade to the lot.
- Open Space - A large open area with few trees and a concrete pedestrian loop, provides some passive open space to the area. The lawn and turf itself is in poor condition - there are several large dirt patches as well as an abundance of weeds.
- No pets are allowed at Fairview Park.

#### Buildings:

- There is currently one building on the site. A public restroom facility that is open during park hours. A mens and womens restroom are accessible, as well as an exterior drinking fountain.

### IDENTIFIED ISSUES AND OPPORTUNITIES

The issues identified for Fairview Park were:

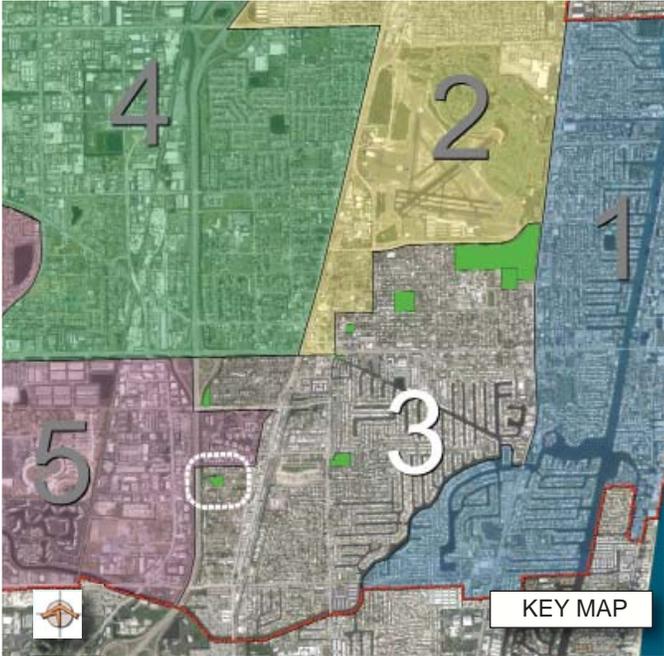
- Condition of existing passive open space and landscaping.
- Playground improvements needed.

The opportunities identified for Fairview Park were:

- Open space improvements to include landscape.
- Areas to create community gatherings (picnics, events, etc.)
- Walkability and proximity to neighbors.



**Fairview Park**  
801 SW 8th Street



## Avondale Park

225 SW 6th Avenue

### PARK LOCATION AND URBAN CONTEXT

Avondale Park is located East of I-95 and just North of Pompano Park Place in the City of Pompano Beach. The site is predominantly a passive park with some recreational components to it. It is of fairly new construction and is very well maintained.

### PARK LAND AREA AND PARK CLASSIFICATION

Avondale Park is a linear park nestled as a buffer between its neighboring single family homes and the I-95 corridor. Its two gated entrances provide a security element after the park is closed.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

Present uses in Avondale Park include:

- Basketball Court – The single court - surface, nets, hoops, and post are all in very good condition and are free of any apparent visible cracks.
- Playground – The playground is located in the center of the park. The play structure is covered by a shade canopy and a set of swings remains open. The two units are connected by a rubber play surface material.
- Parking - There is one linear parking lot located on the East side of the park with two entrances onto SW 2nd Court and SW 2nd Place. It is an asphalt surface with 22 spaces in addition to (2 handi-cap stalls). A chain link fence and vegetation buffer separate the parking lot from the homes directly adjacent to the park.
- Open Space - A majority of this space is designed for pedestrian enjoyment. The North end of the park features a grove of palm trees, two picnic shelters, grills, picnic tables, and a fishing pier accessing the retention canal to the West. The southern tier features an open passive space with pedestrian circulation, a unique seating area between the basketball courts and field, as well as restroom facilities. An additional fishing pier is located behind the playground structures.

- No pets are allowed at Avondale Park.

#### Buildings:

- The restroom building serves as the only true building on the site, however, the two picnic shelters are designed to serve as protective lightning shelters.

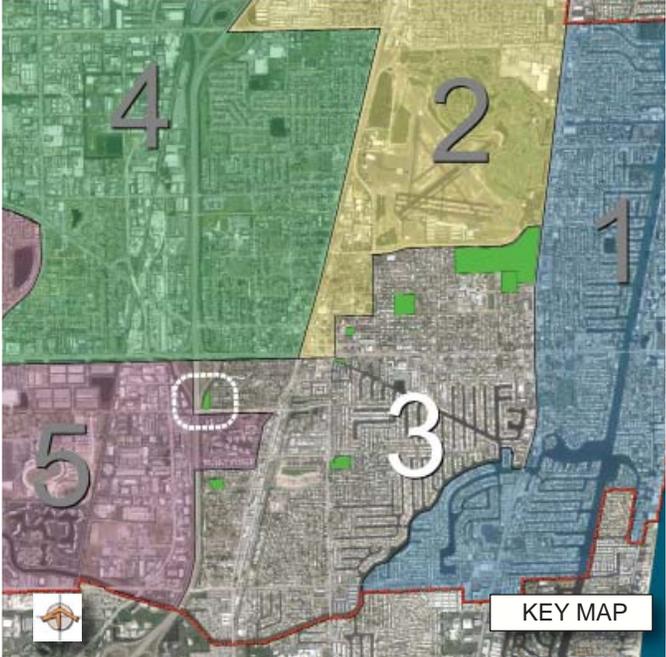
### IDENTIFIED ISSUES AND OPPORTUNITIES

The following opportunities were identified at Avondale Park:

- This park can serve as a great gathering place for small neighborhood and family functions and activities.
- No issues



**Avondale Park**  
225 SW 6th Avenue



## Pompano Community Park

2001 NE 10th Street

### PARK LOCATION AND URBAN CONTEXT

Pompano Community Park is located in the heart of Pompano Beach. Neighboring the Pompano Beach Airpark, Municipal Golf Course, the park is easily accessible from N. Federal Hwy, one of the city's main thoroughfares. There are activities for everyone at the park ranging from competitive and recreational activities, passive recreation, a dog park, and amphitheatre, as well as the Pompano Civic Center. No pets are allowed outside of the dog park. The park neighbors Pompano Beach High School to the Southwest.

### PARK LAND AREA AND PARK CLASSIFICATION

At 71.08 acres, Pompano Community Park incorporates a state-of-the-art Baseball Complex and Aquatic Center, a 16 court tennis complex, a lighted soccer field, a 3,000 seat amphitheatre, fitness trail, and traditional recreational park activities. It's proximity to the downtown and centralized location allows access to all residents of the Pompano Beach Community.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

Present uses at Pompano Community Park include:

- Park –The park has two basketball courts in good condition, two volleyball courts with a rope boundary, a raquetball wall in good condition, and a playground area with a play apparatus, climbing structures, swing sets none of which are covered by a shade structure and all have a sand surface. A mile long fitness trail meanders through the park and a roller hockey rink exists on the Northeast corner of the site, but is closed to the public and presently unused. Picnic shelters, tables, benches and grills are placed in several areas around the park. Public restrooms are also available.
- Baseball/Softball Complex – 4 competition softball field and 2 competition baseball diamonds, all of which are lighted. 2 practice fields are also located along the Northern boundary. A full-sized, lighted soccer field is located South of the Baseball Complex.

- Tennis Center – 16 courts comprise the member only tennis complex. The fencing, Fast Dry clay court surface, site furniture, and ProShop are in good condition. 8 of the courts are lighted for after dark use. Named "One of the top Municipal Tennis Facilities in the Country" by the United States Tennis Association.
- Aquatic Center – A competitive aquatic center provides 2 pools for vairoous uses.3 full time staff work at the center.
- Dog Park - North of NE 10th Street in the Southeast corner of the Golf Course parking lot is home to Canine Corner. The park is divided into two areas; large dogs and small dogs.

#### Buildings:

Present structures at Pompano Community Park include:

- Civic Center/Amphitheatre – The main building houses offices, meeting rooms, and community rooms. A 2,600 Seat Amphitheatre with corresponding concessions, restrooms, and ticketing booth.
- Baseball Complex - Concessions, restrooms, and press boxes are all of newer construction and in good condition.
- Tennis Center - Pro Shop and shade structures in good condition.

### IDENTIFIED ISSUES AND OPPORTUNITIES

The major opportunities identified for Pompano Community Park are:

- Amphitheatre renovations. Power sound and video improvements, concession and restrooms.
- New fencing / netting to contain balls in baseball parks.



**Pompano Community Park**  
2001 NE 10th Street



**Pompano Community Park**  
2001 NE 10th Street



**Kester Park**  
702 NE 6th Street

**PARK LOCATION AND URBAN CONTEXT**

Kester Park is located East of Downtown Pompano Beach and is surrounded by low-density single family homes and is nearby Pompano Beach Nazarene Church. It offers two regulation baseball fields, volleyball, a playground, and picnic areas.

**PARK LAND AREA AND PARK CLASSIFICATION**

The park is 8.4 acres, much of which is designated for the baseball complex and field. This park offers both recreational activity as well as passive space.

**PRESENT RECREATION USES AND EXISTING CONDITIONS**

**Lands:**

The site is mostly open field, however some large trees do provide shade to some of the pedestrian spaces

Present uses at Kester Park include:

- **Playground** – The playground at Kester Park is located in the Southeast corner of the park and offers several different options for children. There are two play apparatus as well as two swing sets. The playground has a sand surface and has a concrete wall around the perimeter. No cover for sun protection.
- **Baseball Complex** – The baseball complex features two regulation fields with bleachers, covered dugouts, lights, and open air press boxes.
- **Volleyball Court** - The volleyball court is located in the Northeast corner of the park and is in good condition.
- **Picnic Area** - A large picnic area with shelter, picnic tables, waste receptacles, and charcoal grills is located north of the restrooms and concession stand and East of the baseball complex.

**Buildings:**

Present structures at Kester Park include:

- **Concession Stand/Restrooms** - Concessions and restrooms share a building which is centralized in the part between the baseball park and the parking lot.
- **Maintenance Building** - Located on the Northwest corner of the park, the building is in good condition on the exterior and is screened by trees.
- **Building (Unkown)** - Located near the playground, an unknown building is in good exterior condition.

**IDENTIFIED ISSUES AND OPPORTUNITIES**

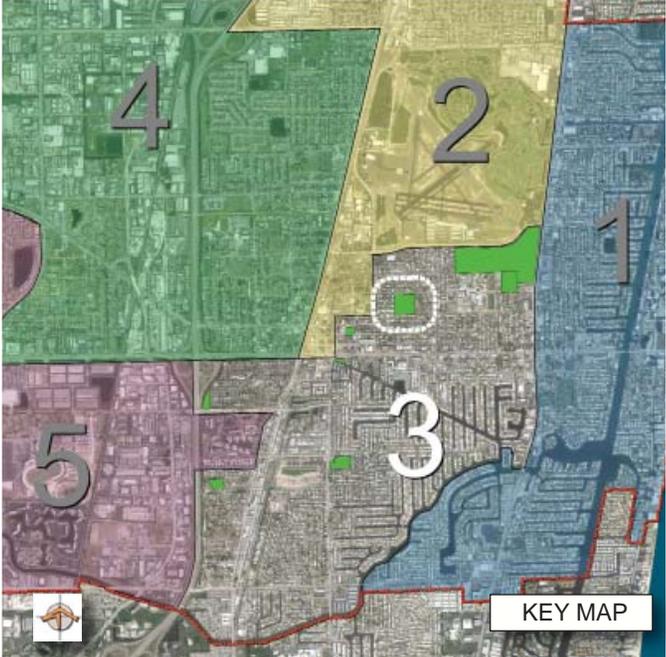
The major issues identified for Kester Park are:

- Utilities exposed.
- Site Furniture needs attention.

The major opportunities identified for Kester Park are:

- Upgrade childrens' play area.
- Improve landscape / tree cover along pedestrian areas.
- Upgrade concession and restroom

**Kester Park**  
702 NE 6th Street



## Founders Park

316 NE 3rd Street

### PARK LOCATION AND URBAN CONTEXT

Founders Park is located on NE 3rd Street between NE 3rd Avenue and NE 4th Avenue. It is a neighborhood park immersed in solid mix of a commercial area, residential, and churches. The park shares a block with the Pompano Beach Fire Station. The tennis courts and playground are fenced in, while the bocci courts and passive park remain accessible at all times.

### PARK LAND AREA AND PARK CLASSIFICATION

The park uses 1.6 of the 2 acre block and creates an aesthetic and functional space. Founders park provides both passive open space as well as recreational activity. The park also incorporates a museum in which two historical structures occupy the center of the space.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The landscaping is very well maintained and adds great aesthetic value to the neighborhood. The plant material is in impeccable condition.

Present uses at Founders Park include:

- Playground – The playground at Founders Park is located in the Northwest corner of the park and offers several different options for children. There are two play apparatus as well as two swing sets. There are no shade canopies in the playground area. The equipment is in fair condition and could be upgraded. The playground has a sand surface and has a concrete wall and fence around the perimeter.
- Tennis Courts – The four tennis courts are fenced in and lighted for use after dark.
- Bocci Courts - The bocci courts are located in the Southeast corner of the park next to the Fire Station. The courts are in good condition and provide seating and shade for its users.

#### Buildings:

Present structures at Founders Park include:

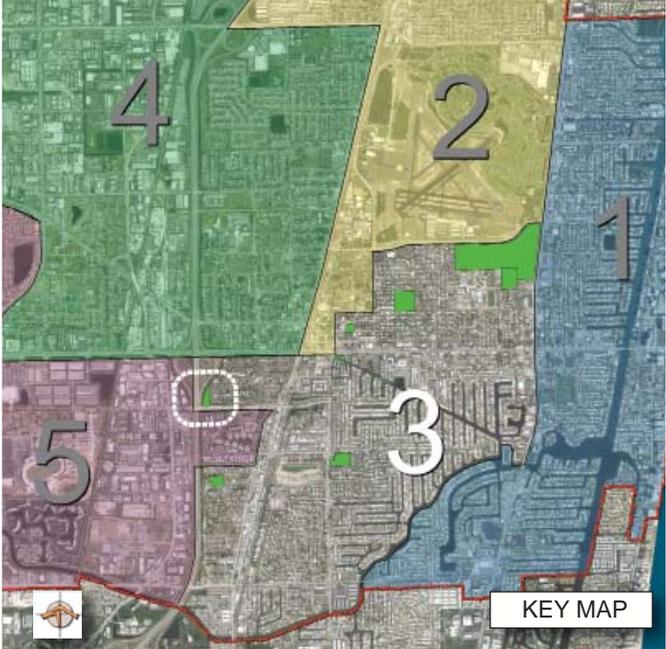
- Museum - The Pompano Historical Society and features two of the “Kester Cottages”. They are maintained and in good condition.
- Fire Station - The very first Pompano Beach Firehouse is located at Founders Park. Renovated and dedicated as the Miriam & Dick Hood Historical Society Museum, it hosts the City’s first two fire trucks - a 1926 American LaFrance and a 1948 American LaFrance.

### IDENTIFIED ISSUES AND OPPORTUNITIES

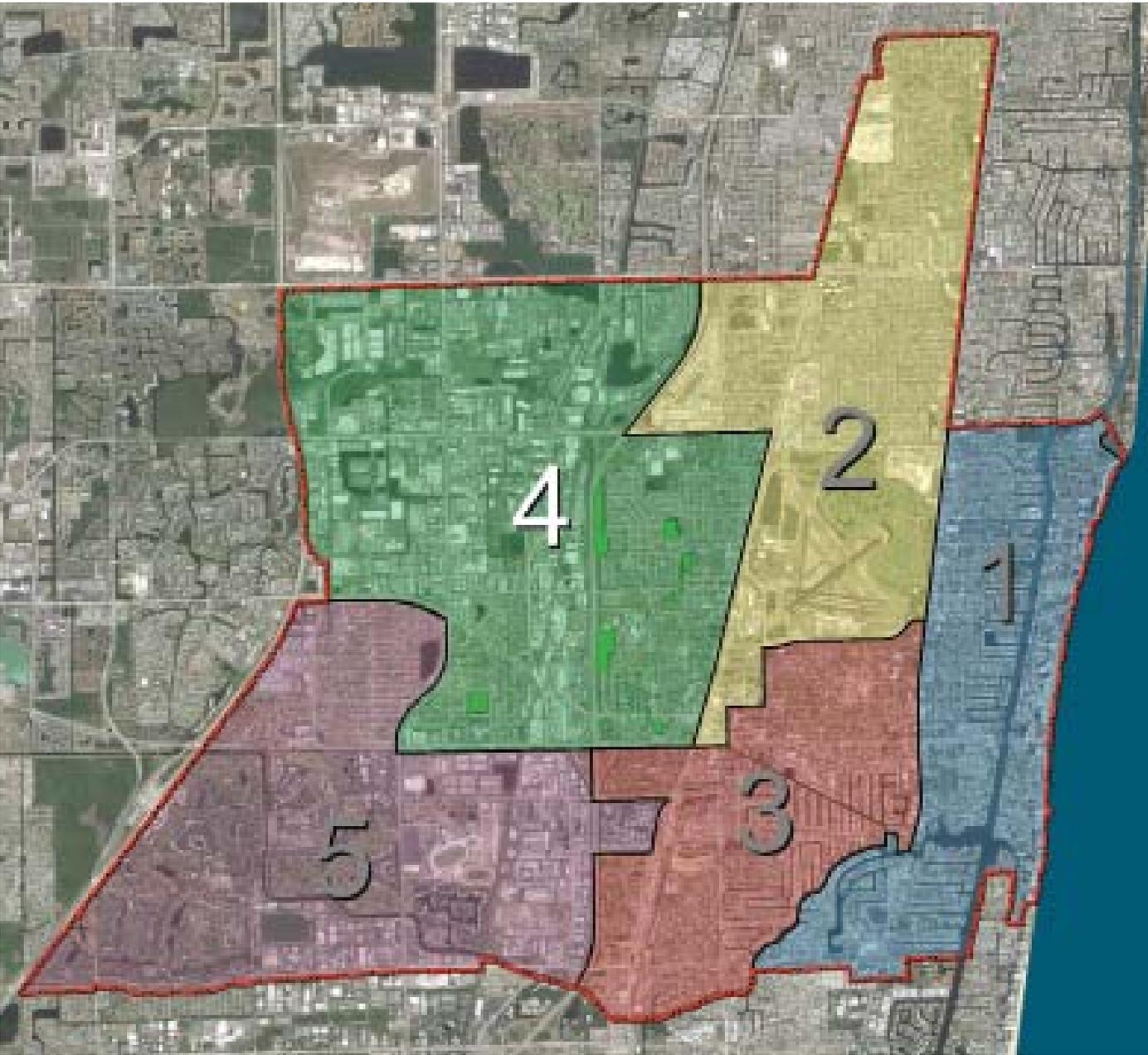
No major issues were identified Founders Park.



**Founders Park**  
316 NE 3rd Street



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- District 4:**
- Annie Adderly Gillis Park
  - Coleman Park
  - Mitchell/Moore Park and Recreation Center
  - Novelty Park
  - Sanders Park
  - Jackson Park
  - Apollo Park
  - Kendall Lakes Park
  - Lovely Park
  - Weaver Community Park
  - E. Pat Larkins Community Center
  - Hunters Manor Park

## Annie Adderly Gillis Park

601 Dr. Martin Luther King Boulevard

### PARK LOCATION AND URBAN CONTEXT

Annie Adderly Gillis Park is located at the corner of NW 6th Avenue and Dr. Martin Luther King Boulevard diagonal from E. Pat Larkins Community Center. The site is bordered by low-density residential homes to the North and West, vacant lots to the East and some small businesses to the South.

### PARK LAND AREA AND PARK CLASSIFICATION

The park is about 1.0 acres and is mostly comprised of open turf and large palm trees. 2 flag poles mark the center of the park and serve as a focal element of the site.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

There are no recreational spaces at Annie Adderly Gillis Park. A sidewalk runs a diagonal from the Southwest to the Northeast corner while encompassing the flag poles in the center. The turf is in excellent condition. A chain link fence and scattered vegetation borders the homes to the north and west while a side walk serves as the perimeter and buffer to the NW 6th Avenue to the east and Dr. Martin Luther King Jr. Boulevard to the South. A bus stop is located along NW 6th Avenue.

#### Buildings:

Presently, there are no buildings or structures at Annie Adderly Gillis Park.

### IDENTIFIED ISSUES AND OPPORTUNITIES

The following opportunities were identified at Annie Adderly Gillis Park:

- Improve vegetation on northeast side



**Annie Adderly Gillis Park**  
601 Dr. Martin Luther King Boulevard



## Coleman Park

480 NW 7th Terrace

### PARK LOCATION AND URBAN CONTEXT

Coleman park is located on a median surrounded by a cluster of low-density single family homes. The park is completely encompassed by NW 7th Terrace, a closed circuit roadway. The park is located North of Dr. MLK Jr. Boulevard and is accessible from NW 6th Avenue between NW 7th Avenue and NW 8th Avenue.

### PARK LAND AREA AND PARK CLASSIFICATION

Coleman park is a classic island or median park for the neighboring homes. The parks 0.5 acres has a unique oval/linear layout and serves as a median to a small neighborhood street - NW 7th Terrace.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The land is composed of an open and accessible open space. A large playground structure resides as a central focal point to the space. The random scattering of tall deciduous and palm trees create a visual separation between the homes as well some shade areas for a passive experience. The playground structure is equipped with a shade canopy and has a play safe rubber surface for safety.

#### Buildings:

Presently, there are no buildings or structures on the Coleman Park site.

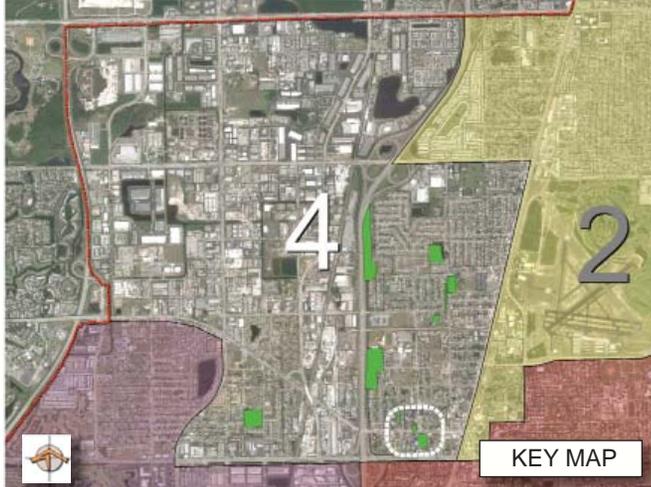
### IDENTIFIED ISSUES AND OPPORTUNITIES

The following issues were identified:

- Safety - the proximity of the playground structure to the road without some kind of boundary or fencing.
- Aesthetics - litter on the ground, garbage cans tipped over, and sand/dirt patches in open areas.



**Coleman Park**  
480 NW 7th Terrace



## Mitchell/Moore Park and Recreation Center

901 NW 10th Street

### MITCHELL/MOORE PARK AND RECREATION CENTER PARK LOCATION AND URBAN CONTEXT

Mitchell/Moore Park and Recreation Center is located Adjacent to I-95 between NW 8th Street and the train tracks. Blanche Ely High School borders the park to the East. The remaining context is mostly low-density housing and open fields. The Community Center and park serve as one of two swimming facilities in Pompano Beach.

### PARK LAND AREA AND PARK CLASSIFICATION

The park sits on 15.8 acres of land providing access to the surrounding neighborhood. It's proximity to the high school provides an opportunity for use after school hours, during the summer, and on the weekends.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

Present uses in Mitchell/Moore Park and Recreation Center include:

- Basketball Courts – The four courts are in good condition and are not fenced in providing easy access to its users.
- Playground – The playground is located in next to the Community Center building. It has a shade canopy and playsafe rubber surfacing. There is seating available for parents and visitors to sit near the play structure and throughout the park.
- Tennis Courts - There are 5 tennis courts that have recently been resurfaced and are used by the Blanche Ely Tennis team as well as users of the park.
- Swimming Pool - The swimming facility provides open swim to the residents of Pompano Beach and has 3 full-time staff members including an EMT. This facility is under-utilized and under programmed.
- Baseball Fields - Carl Lee Jefferson Field is home to the Pompano Chiefs and features 2 baseball diamonds, bleachers, press box, and lighting.

A pedestrian path encompasses the field for accessibility which also incorporates a fitness trail.

- Fitness Trail - Several workout stations are implemented along this trail that encompasses the baseball park.

#### Buildings:

Present structures in Mitchell/Moore Park and Recreation Center include:

- Community Center – The building provides activities for youth, adults, and senior citizens. However, space is underprogrammed and under utilized.
- Concession Stand/Restrooms – This structure is located between the Community Center, parking lot, and Carl Jefferson Field. It is functional during games and events at the baseball facility.
- Aquatic Center - This facility houses an office, changing rooms, restrooms, and a mechanical room. Its pool deck provides loungers and bleachers for spectators of competition events.
- Annex - This structure is currently vacant and unprogrammed.

### IDENTIFIED ISSUES AND OPPORTUNITIES

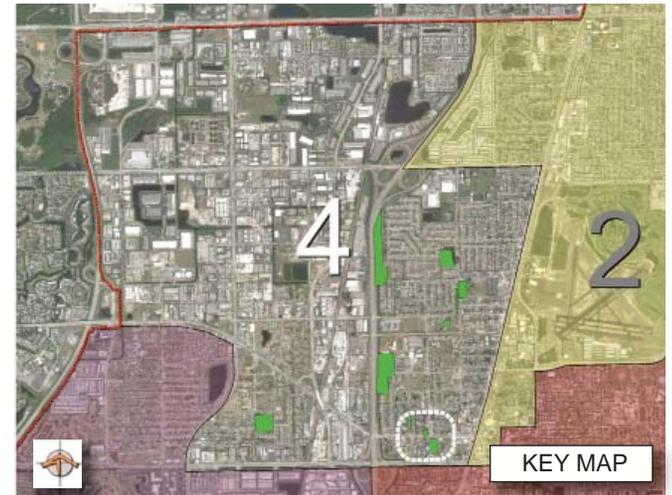
The following issues were identified:

- Wayfinding - the location of the park is unknown from the surrounding major thoroughfares.
- Activity programming at the Aquatic Center
- Community Center building improvements
- Concession stand replacement

The following opportunities were identified:

- This park can serve as a gathering place for small neighborhood and family functions and activities.

**Mitchell/Moore Park and Recreation Center**  
901 NW 10th Street



**Novelty Park**  
351 NW 14th Street

**PARK LOCATION AND URBAN CONTEXT**

Novelty Park serves as an iconic neighborhood park. The island created by Novelty Park Road, NW 3rd Way, NW 3rd Terrace, and NW 14th Street provides views of the park for all of its encompassing neighbors. The park is surrounded by low-density single family homes on the West, South, and East boundaries, and NW 15th Street to the North. The park provides a nice balance of passive and active space, featuring a large playground and several open lawn areas for children and adults to use. An asphalt path lies along the perimeter as well as a 3' cast iron fence which serves both an aesthetic and security function.

**PARK LAND AREA AND PARK CLASSIFICATION**

Novelty Park is a 1.0 acre park with passive open spaces and an interactive playground for children. It is immersed into its respective neighborhood and accessible during park hours - dawn to dusk.

**PRESENT RECREATION USES AND EXISTING CONDITIONS**

**Lands:**

Present uses in Novelty Park include:

- Playground – A playground with a sand surface and concrete wall perimeter, serves as the main active element on the site. There is no shade canopy over the structure.
- Picnic Shelter – A picnic shelter provides a gathering space and has surrounding waste receptacles, a charcoal grill, and supplemental benches and seating throughout the park.

**Buildings:**

Presently, there are no buildings or structures at Novelty Park.

**IDENTIFIED ISSUES AND OPPORTUNITIES**

Among the major issues identified for Novelty Park are:

- Concrete walls serve as an eyesore to neighboring homes.
- Parking; there is no designated parking area for the parks visitors.



**Novelty Park**  
351 NW 14th Street



**Sanders Park**  
1599 NW 3rd Terrace

**PARK LOCATION AND URBAN CONTEXT**

Sanders Park is the southern most of four city parks along NW 3rd Avenue. Its median or island property lines are adjacent to NW 15th Street, NW 3rd Avenue, NW 3rd Place, and NW 3rd Way. Surrounded by low-density single family homes, as well as a small non-profit business to the East, Sanders Park is an axis point in the neighborhood and provides a visually pleasing scene, with lush palm trees, a newly erected flag pole, and identification signage.

**PARK LAND AREA AND PARK CLASSIFICATION**

Sanders Park is a small island park about 0.6 acres in size. A pedestrian path runs from the northwest corner to the center; encompassing the flag pole.

**PRESENT RECREATION USES AND EXISTING CONDITIONS**

**Lands:**

Sanders Park presently has no recreational or playground elements on the site. A large flag pole donning the American Flag serves as the main focal point of the park. Currently, there are no site furniture elements, and vegetation is sparse.

**Buildings:**

Presently, there are no buildings or structures at Sanders Park.

**IDENTIFIED ISSUES AND OPPORTUNITIES**

Among the major issues identified for Sanders Park are:

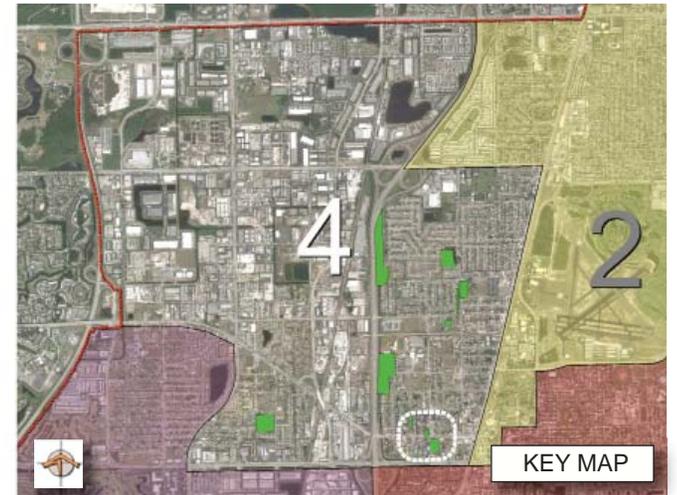
- Lack of designated parking.
- Vegetation along walkway and flag pole plaza is absent.
- Lack of site furniture.

Among the major opportunities identified for Sanders Park are:

- Represents immediate surrounding neighborhood.
- Could be a popular passive pedestrian park.



**Sanders Park**  
1599 NW 3rd Terrace



**Jackson Park**  
301 NW 15th Street

**PARK LOCATION AND URBAN CONTEXT**

Jackson Park is a linear park adjacent to NW 3rd Avenue. The park provides an abundance of open lawn, a few shade trees, while creating a green buffer between the roadway and homes, with the neighbors to the West. The Northwest Branch of the Broward County Library is across the street where NW 3rd Avenue meets NW 16th Street.

**PARK LAND AREA AND PARK CLASSIFICATION**

Although long and narrow, Jackson park spans 1.8 acres of roadside property. It is the only park to span such an expansive amount of roadway in a residential neighborhood.

**PRESENT RECREATION USES AND EXISTING CONDITIONS**

**Lands:**

Presently, Jackson Park has no recreational activities or site furniture. The site is bordered by a chain link fence and residences to the West while NW 3rd Avenue is to the East. The park is a large open space of grass, with a few shade and palm trees scattered randomly.

**Buildings:**

Presently, there are no buildings or structures at Jackson Park.

**IDENTIFIED ISSUES AND OPPORTUNITIES**

Among the major issues identified for Jackson Park are:

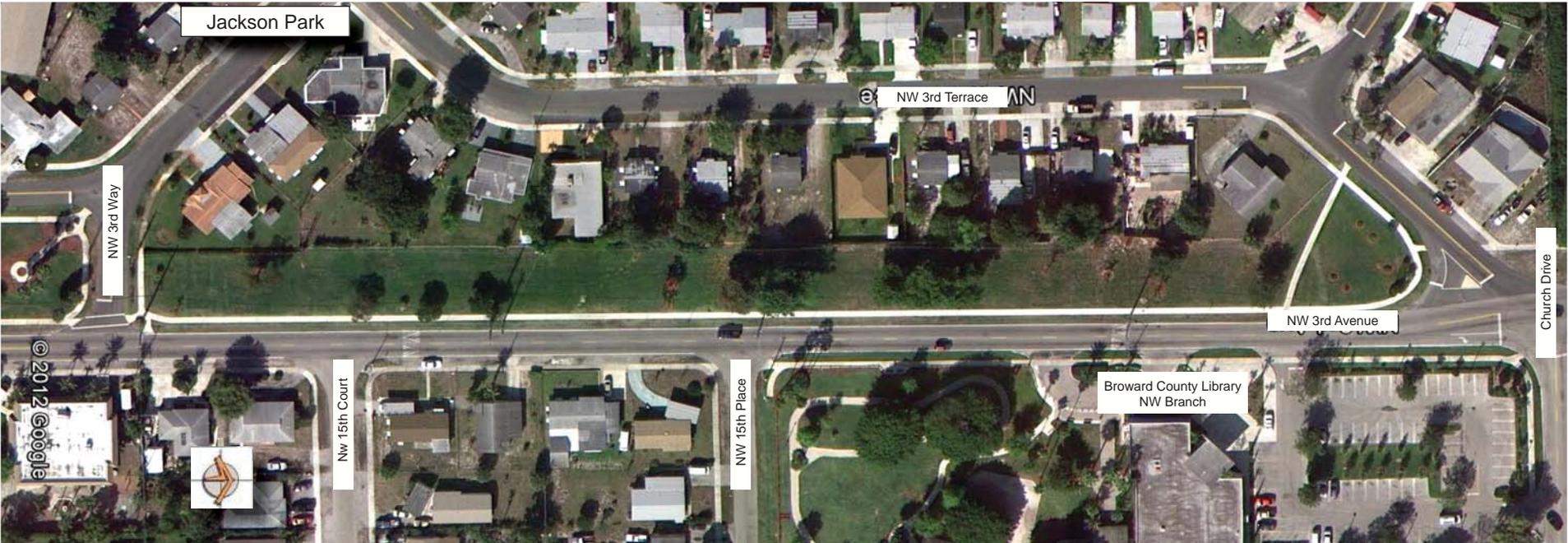
- There are no issues

Among the major opportunities identified for Jackson Park are:

- Ideal space for community and neighborhood activities.



**Jackson Park**  
301 NW 15th Street



## Apollo Park

240 NW 16th Avenue

### PARK LOCATION AND URBAN CONTEXT

Apollo Park is partially tucked behind the Northwest Branch of the Broward County Library and located on NW 3rd Avenue between NW 15th Place and NW 16th Street. The Boys and Girls Club of Broward County resides to the east of the park while a multi-use commercial development to the North, low-density single family homes to the South. Apollo Park is adjacent to the parks Western boundary. The parking is shared with the Library. A decorative perimeter fence is located on the South and Eastern borders.

### PARK LAND AREA AND PARK CLASSIFICATION

The park comprises 4.4 acres of recreational activities, trails, and pedestrian space. Its proximity to the library creates an interactive connection between the community and the park while increasing awareness of the parks location.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

Present uses in Apollo Park include:

- Playground – The playground structures are outdated but in good condition. The play apparatus and swings are not under shade canopy and have a sand surface.
- Picnic Shelter – A large picnic shelter between the basketball courts and NW 16th Avenue provides shade, protection, and seating for it's users. There is another picnic shelter near the Southeast corner of the library.
- Tennis Courts– The two tennis courts are in good condition. A typical chain link fencing encloses these courts.
- Basketball Courts – The two basketball courts - surface, hoops, net, and rim are in good condition.
- Volletball Court – The volleyball court is in good condition and located

between the playground and the tennis courts.

- Walking Trail – The walking trail has a fine crushed stone surface and meanders through the park. It provides access to all of the sites recreational activities and amenities.

#### Buildings:

Present structures in Apollo Park include:

- Restrooms – The restroom facilities are available during park hours.
- Library – The Northwest Branch of the Broward County Library.

### IDENTIFIED ISSUES AND OPPORTUNITIES

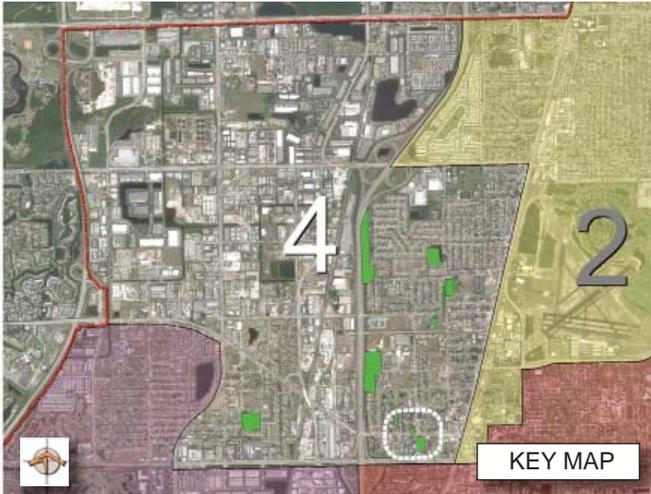
No major issues were identified for Apollo Park.

Among the major opportunities identified for Apollo Park are:

- Updated playground - New canopy and surfacing
- Potential to locate future skate park as well as multiuse football soccer field



**Apollo Park**  
240 NW 16th Avenue



## Kendall Lakes Park

1650 NW 3rd Avenue

### PARK LOCATION AND URBAN CONTEXT

Kendall Lakes Park is the northern most of four city parks along NW 3rd Avenue. The site is adjacent to several single family homes to the North and East. A large retention pond resides across 3rd Avenue to the West. A chain link fence borders the homes and the park.

### PARK LAND AREA AND PARK CLASSIFICATION

The Park is 0.2 acres in size, and the site is heavily vegetated with large deciduous trees, shrubs, and turf. A picnic table and grill are located near the swing set and creates a nice passive space for its users.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

Present uses in Kendall Lakes Park include:

- Swing Set – A small swing set with a sand surface and no shade canopy are in the center of the park. Large trees, provide some shade to this area.

#### Buildings:

Presently, there are no buildings or structures at Kendall Lakes Park.

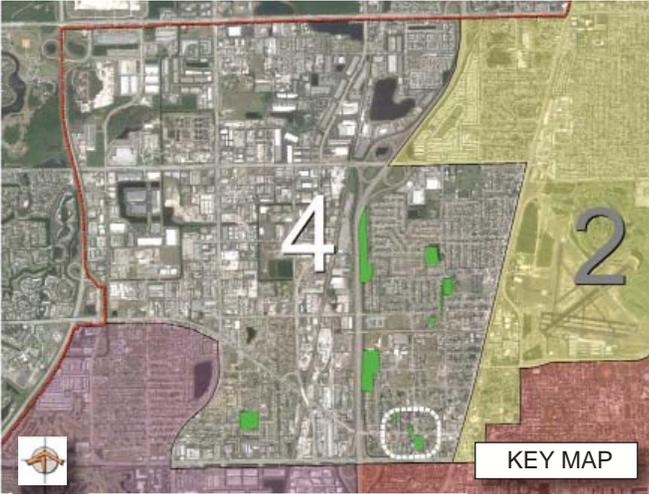
### IDENTIFIED ISSUES AND OPPORTUNITIES

Among the other issues identified for Kendall Lakes Park are:

- Overall site amenities could be upgraded and improved.
- Identification signage.



**Kendall Lakes Park**  
1650 NW 3rd Avenue



## Lovely Park

1941 NE 1st Avenue

### PARK LOCATION AND URBAN CONTEXT

Lovely Park is a small pocket park located at the corner of NE 20th Street and NE 1st Avenue. It is an active/passive park with direct access to its neighboring homes while there is no fencing or buffer on the two sides opening up to the street. Its direct surroundings are low-density single family housing. The park is identified using the standard signage incorporated throughout the Pompano Beach parks system.

### PARK LAND AREA AND PARK CLASSIFICATION

The park is 0.2 acres and is an active-passive pocket park. Serving primarily the needs of children, and the activity on the site is primarily playground equipment.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

**Lands:** The small site has amenities including a playground structure with a small shade canopy as well as a swing set. The surface material is a mixture of sand and mulch. Two small picnic areas with a picnic table, grill, and waste receptacles are also located on the site. Several large trees provide ample shade to the site.

The landscaping is well maintained. There is no designated parking area for Lovely Park, however, the grass is currently being used.

**Buildings:** Presently, there are no buildings or structures at Lovely Park.

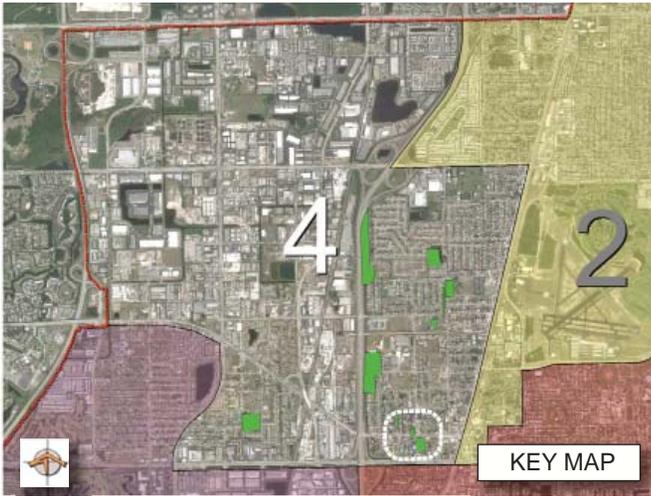
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major opportunities for Lovely Park are:

- Playground equipment upgrades.



**Lovely Park**  
1941 NE 1st Avenue



## Weaver Community Park

800 NW 20th Street

### PARK LOCATION AND URBAN CONTEXT

Weaver Community Park is a linear park just East of the I-95 corridor with two entrances to the park from NW 7th Terrace. The park serves two neighborhoods as is represented in the parks layout. The park utilizes an 8' chain link fence as a perimeter.

### PARK LAND AREA AND PARK CLASSIFICATION

The 12.4 acre park is an interactive mix of recreation and passive open space. Two playground structures, a basketball court near the South entrance and a fitness/walking trail bring an active recreation component to the park, while there are also several benches, picnic tables, and picnic shelters to provide passive spaces for visitors to relax.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

Present uses in Weaver Community Park include:

- Playgrounds – A large playground apparatus with a covered shade structure and playsafe rubber surface is located in both the North and South sections of the park (near each parking lot and entrance). A swing set is also located near this playground with mulch surfacing.
- Picnic Shelters – There are two picnic shelters that double as storm/lightning shelters near each restroom facility and parking lot.
- Fitness Trail – An expansive fitness trail encompasses the perimeter of the park, incorporating workout stations and an asphalt path for running. Benches and picnic areas/grills are placed along this route

#### Buildings:

Present structures in Weaver Community Park include:

- Restroom Buildings – There are two restroom buildings on site.

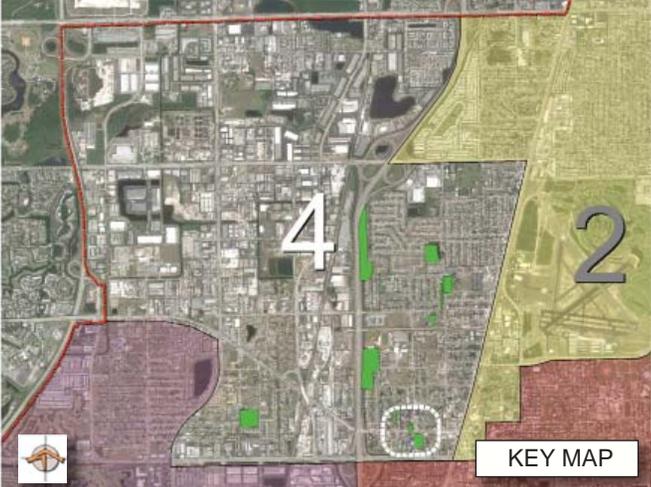
### IDENTIFIED ISSUES AND OPPORTUNITIES

The major opportunities identified for Weaver Community Park are:

- Community and Neighborhood gatherings and activities.
- Room for additional recreation and playground equipment.



**Weaver Community Park**  
800 NW 20th Street



## E. Pat Larkins Community Center

520 Dr. Martin Luther King Boulevard

### PARK LOCATION AND URBAN CONTEXT

The E. Pat Larkins Community Center is located at the corner of NW 6th Avenue and Dr. Martin Luther King Boulevard. The site is surrounded by an array of residential and commercial districts. To the east, there are several delapidated and vacant lots.

### PARK LAND AREA AND PARK CLASSIFICATION

The community center utilizes about 1.8 acres of land, most of which is parking lot and lush landscaping.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

There are no recreational spaces at E. Pat Larkins Community Center. Most, if not all, of the activity here takes place inside of the building.

#### Buildings:

- The E. Pat Larkins Community Center is commonly utilized for meetings and banquets. The amenities inside include: an auditorium/ banquet hall with a stage, two meeting rooms, and a full kitchen.

#### Programming:

A senior citizen program (ages 60+) and a Jazzercise Lite class are the current programmed classes available.

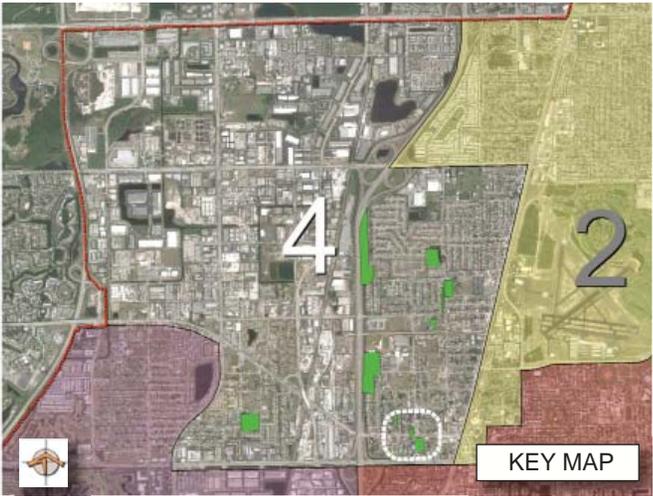
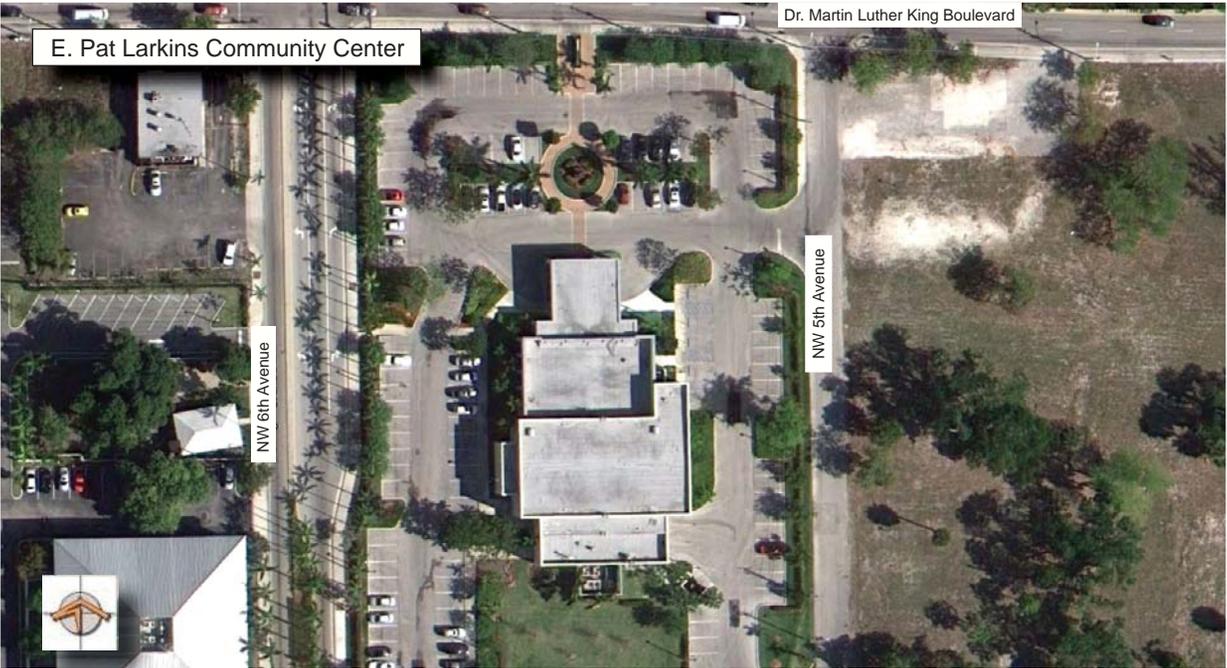
The Northwest Community Redevelopment Agency (CRA) also uses the E. Pat Larkins Community Center to hold their weekly workshops for business start-ups and expansions. These workshops, targeting entrepreneurs, provide assistance in the proper strategies to building a business including business plans, financial and marketing schemes, and registrations.

#### Opportunities:

Need of a marquee to promote center.



**E. Pat Larkins Community Center**  
520 Dr. Martin Luther King Boulevard



## Hunters Manor Park

1801 NW 4th Street

### PARK LOCATION AND URBAN CONTEXT

Hunters Manor is located on NW 4th Street between NW 14h Court and NW 18th Avenue. The site is surrounded by low-density single family housing on all sides.

### PARK LAND AREA AND PARK CLASSIFICATION

Hunters Manor is a large neighborhood park with a land area of approximately 8.30 acres.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The park contains an abundance of open space coupled with several recreational activities such as basketball, a serving wall, tennis, a fitness trail, and a large playground apparatus for children. There is a sufficient amount of preliminary and secondary pedestrian paths not only throughout, but encompassing, the perimeter of the park for convenient access to all of the surrounding neighbors.

- Basketball Court - The courts surface is in good condition. The structure of the hoops, rims, and nets are all in good condition. The backboards are both beginning to show signs of excessive wear.
- Tennis Court - The surface, net, and perimeter fencing all appear to be in good aesthetic and structural condition.
- Serving Wall (tennis) - The wall, surface, and perimeter fencing all appear to be in good aesthetic and structural condition.
- Fitness Trail - The 1/2 mile fitness trail provides several workout stations along the way for its users to explore different outdoor workout techniques.
- Playground - A large playground area provides a dedicated space just for children. A large shade canopy covers most of the playground equipment, while play safe rubber mulch serves as the surface material.

- Picnic Shelters– There are two picnic shelter that provide a gathering space and have surrounding waste receptacles, a charcoal grill, and supplemental benches and seating throughout the park. These structures double as lightning shelters.

#### Buildings:

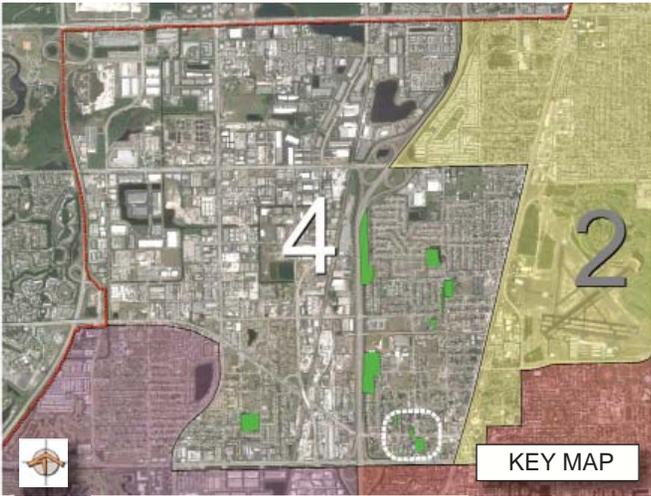
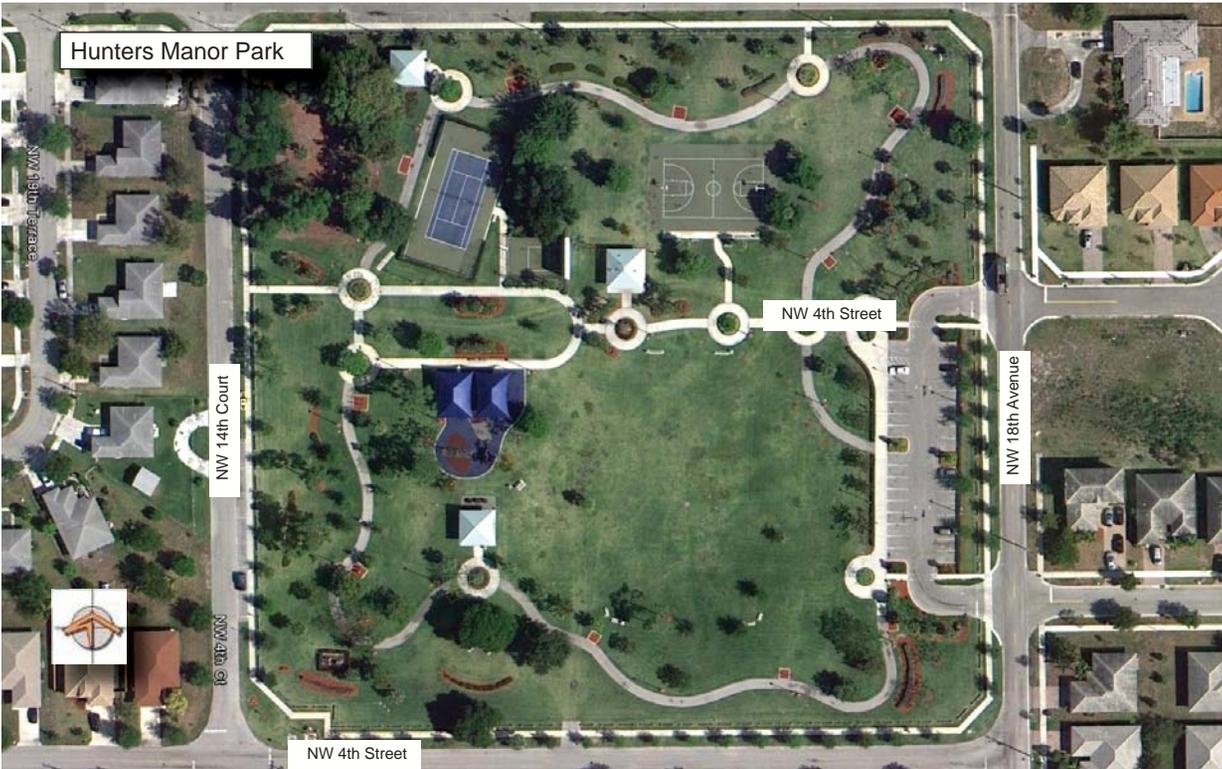
- Restrooms - The facility is centrally located and provides both men and womens restrooms as well as drinking fountains.

### IDENTIFIED ISSUES AND OPPORTUNITIES

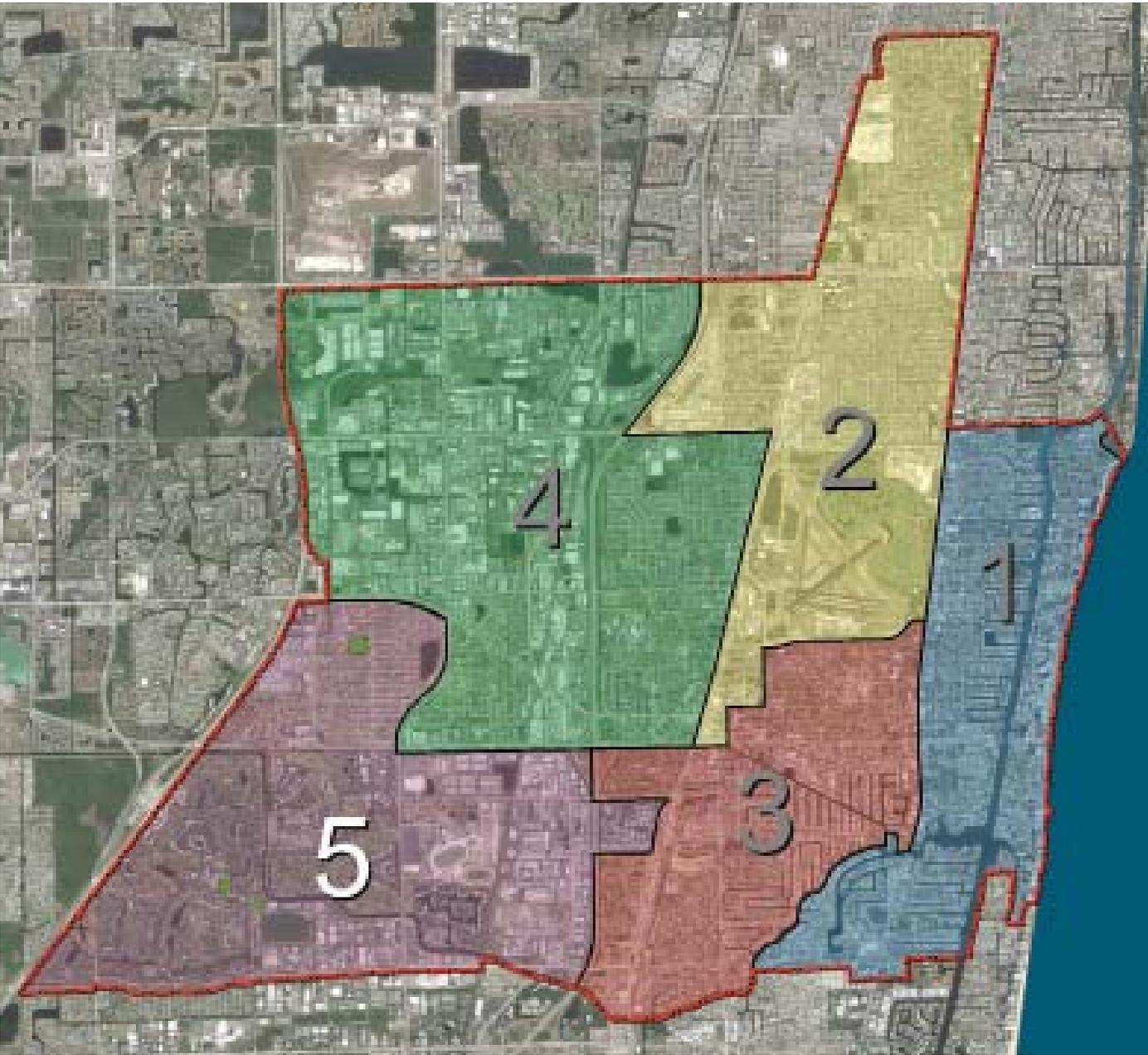
There were no major issues identified for Hunters Manor Park.



**Hunters Manor Park**  
1801 NW 4th Street



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District 5:  
McNair Park and Recreation Center  
George Brummer Park  
Herb Skolnick Community Center

## McNair Park and Recreation Center

951 NW 27th Avenue

### PARK LOCATION AND URBAN CONTEXT

McNair Park and Community Center is located on 27th Avenue between NW 11th Street and NW 9th Court. The site is surrounded by low-density single family housing to the Southeast and East, the Broward County Library to the Southwest and Charles Drew Elementary to the West. An open athletic field directly borders the site to the North.

A convenience store is located to the Northwest of the park.

McNair Community Center is utilized by all ages and programmed for youth after school and summer camp activities as well as senior citizen card games and dance classes for multiple ages.

### PARK LAND AREA AND PARK CLASSIFICATION

McNair Park has a land area of 6.4 acres.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

McNair Park is a recreation park in good condition with most of the land area being utilized by a football facility. This field houses youth football games and practices. There are bleachers, concessions, and restrooms available and utilized on game days. A small playground, outdoor basketball courts, and a picnic area that provide recreational space for all ages. The lawn area is in good condition and serves as additional play areas for children and teenagers as well.

A pedestrian path provides access to the entire site, encompassing the football field. There are also picnic tables and benches that provide seating to visitors and users of the park.

A large picnic shelter is a central element to the active pedestrian space and is used for afterschool activities, summer camps, and daily use by the parks users.

There plans to install an interactive water feature at McNair Park.

#### Buildings:

At present there are two buildings on site. A small concession and restroom structure which is accessible from the parking lot and is located Southeast of the main grandstand. The McNair Community Center building houses a play room, a community room, and a 500 seat gymnasium. This gym is used for youth basketball camps, leagues, and pick-up games.

### IDENTIFIED ISSUES AND OPPORTUNITIES

The issues identified for McNair Park and Community Center address the convenience store to the Northeast as well as the programming of the Community Center

- Condition and location of convenience store.
- Condition of football facility.

The opportunities identified for McNair Park and Community Center address the condition of the parks amenities. Care should be taken to maintain and enhance the existing environment:

- Existing trees provide excellent shade canopy.
- Playground has shade structures
- Expand Park to include multi-use field and running track
- Expand Community Center to include elderly center and new storage and meeting space.
- Water feature at park

**McNair Park and Recreation Center**  
951 NW 27th Avenue



## George Brummer Park

3500 W. Palm Aire Drive

### PARK LOCATION AND URBAN CONTEXT

George Brummer Park is located in the heart of the Palm Aire district. Located on W. Palm Aire Drive, the park is almost entirely encompassed by high-density residential and retirement high-rise condominiums. A part of the unused golf course borders the park to the North.

### PARK LAND AREA AND PARK CLASSIFICATION

Brummer Park is a large neighborhood park with a land area of approximately 5.0 acres. Its Grand Opening was held on December 12, 2011 and is the newest addition to the city's park system.

### PRESENT RECREATION USES AND EXISTING CONDITIONS

#### Lands:

The park contains activities for groups of all ages. It's impeccable design and aesthetic appearance should serve as a bench mark for all future and existing parks in the city. The following amenities are included in the park:

- Basketball Court - The courts surface, hoops, rims, and nets are in excellent condition.
- Tennis Courts - There are 6 clay courts in excellent condition. Shade canopies and ample seating provide additional amenities for the users.
- Serving wall(s) - The wall, surfaces, and perimeter fencing are all in excellent condition.
- Playground - A large playground area provides a dedicated space just for children. A large shade canopy covers the playground equipment, while play safe rubber padding serves as the surface material.
- Bocci Courts— The two bocci courts are in excellent condition. Seating and shade canopies are provided at each end of each court.

#### Buildings:

Present structures at George Brummer Park include:

- Restrooms - The facility is centrally located and provides both men and women restrooms as well as drinking fountains.

### IDENTIFIED ISSUES AND OPPORTUNITIES

There were no major issues identified at George Brummer Park.



**George Brummer Park**  
3500 W. Palm Aire Drive



## **Herb Skolnick Community Center**

800 SW 36th Avenue

### **PARK LOCATION AND URBAN CONTEXT**

The Skolnick Community Center is nestled in the core of the Palm Aire neighborhood. Located on Oaks Drive in the South Central portion of Palm Aire, the land contains primarily passive open space as a supporting landscape for the building. This center has activities which are primarily programmed for the adult to senior citizen demographic. The center is surrounded on the West, South and North sides by commercial and residential structures, while a retention canal borders the property to the East. The golf course is not directly accessible from the site, but has several close access points. There are 74 parking spaces (3 handi-cap) while an additional 16 spaces are designated in a grass lot near the parking lots North entrance.

The surrounding residential community, immediately adjacent to the park, is multi-family, composed mostly of low and mid-rise apartments and condominiums. The surrounding multi-family residential developments contain limited activities for its respective residents. The presence of high-density residential development makes the Skolnick Center an important amenity within Palm Aire. Presently, this community center is programmed for activities such as cards, dance classes, and music lessons among other things.

### **PARK LAND AREA AND PARK CLASSIFICATION**

The Herb Skolnick Center is a community center and utilizes about 1.0 acre of land dedicated passive open space and the community center facility.

### **PRESENT RECREATION USES AND EXISTING CONDITIONS**

#### **Lands:**

The park is a passive park with no benches, site, furniture, or recreational activities. A pedestrian walkway system is present, but limited to the parking lot and building access points. The site is unfenced and easily accessible.

#### **Passive Areas:**

There are numerous trees that have been randomly placed throughout the park which creates visual interest to the abundant open space. There is some

shade and an inviting open space, but no seating or shade structures have been implemented. Seating benches are located in front of the building.

### **IDENTIFIED ISSUES AND OPPORTUNITIES**

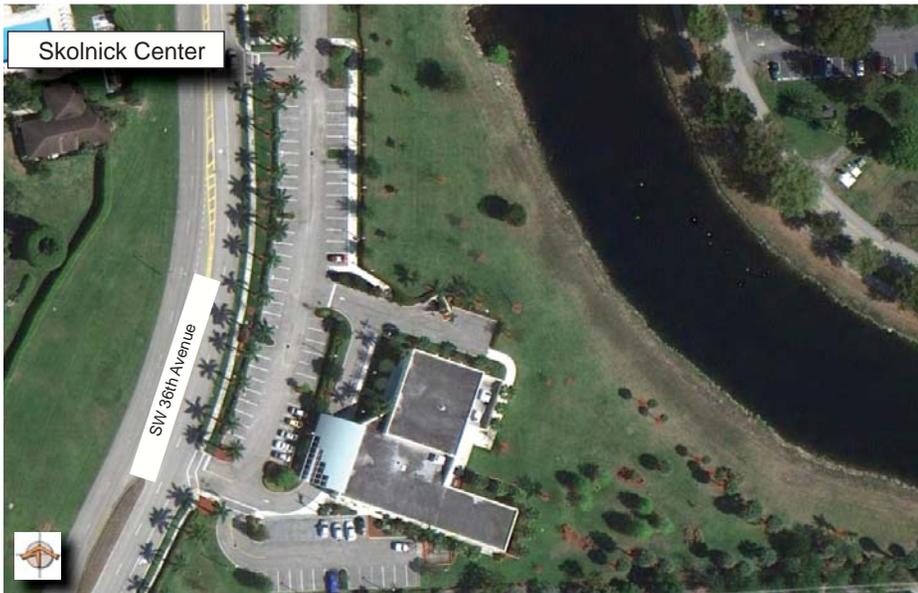
Among the major issues identified for the Herb Skolnick Community Center were:

- Need for additional parking.
- Lack of recreational activities outside.

Among the major opportunities identified for the Herb Skolnick Community Center were:

- Location of the center and it's relationship to high-density residential
- Program testing.

**Herb Skolnick Community Center**  
800 SW 36th Avenue



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Architecture  
Engineering  
Planning  
Interior Design  
Landscape Architecture