



MEMORANDUM

Development Services

MEMORANDUM NO. 16-562

DATE: February 2, 2017

TO: Dennis Beach, City Manager

CC: Greg Harrison, Assistant City Manager

FROM: Robin M. Bird, Director of Development Services *RS*

SUBJECT: Palm Aire Lakes Expansion Project
Rationale for City to purchase property

This memorandum includes information and justification for the City to purchase a large portion of the recently developed Palm-Aire Lakes for use as a City park. The site is located just south of Atlantic Boulevard and west of NW 27th Avenue. The entire area Palm-Aire Lakes project is 120 acres and includes nine lakes. Approximately 103 acres with six lakes is available for purchase. A map of the parcels available for purchase are included within the following report, as well as the project's completion schedule for the lakes and other relevant information.

There are five rationales for the justification for the purchase of the 103 acres, which are described in the following report. The most significant rationale is the need for additional park space in order for the City to maintain its adopted Level of Service for parks. As of 2016, the City is deficient in overall park space by 12.5 acres and this deficiency is expected to increase.

The estimated cost for the 103 acres is \$1.5 million.

Background Information

The 120 acre Palm Aire Lakes Expansion Project received site plan approval in 2009 under Development Order 09-12000033. In addition to building nine lakes, the project includes the development of paved walking trails, pedestrian features, such as lighting and benches, and the installation of sidewalks.

Per the Development Services Department Administrative Memo #16-358 dated August 12, 2016, the following completion dates were forecasted:

- Phase 1 (Lakes 1, 2, 3a, and 3b): September 30, 2016
- Phase 2 (Lake 4): November 30, 2016
- Phase 3 (Lake 5): February 29, 2017
- Phase 4 (Lakes 6a, 6b, and 7): July 20, 2017

Rationale #1: City Parks Level of Service

The below table shows the City's existing park acreage, projected population growth, and the required park space based on the Comprehensive Plan's adopted Level of Service (FLU 01.01.04). The table shows that as of 2016, the City is deficient in overall park space by approximately 12.5 acres. The City is also deficient in one park category – Urban Park. By 2025 the City will be deficient in two park categories as well as total acreage by 186 acres. Based on total build-out population*, the City is deficient in all three park categories as well as total acreage by 221 acres (*Build out population is calculated by multiplying the maximum number of dwelling units allowed per the Future Land Use Map by the persons per occupied dwelling unit per the 2010 census. It takes into consideration seasonal population figures). Therefore the purchase of the 103 acre Palm Aire Lakes property for use as a City park would ensure the City continues to meet the adopted Levels of Service until at least 2025.

| City Parks Level of Service | | | | | |
|--|-----------------------|----------------------------------|----------------------------|-------------------------------|---|
| | Existing Park Acreage | City Adopted LOS (per 1,000 pop) | Acreage Required | | |
| | | | Census Pop. 2016 (103,811) | Comp Plan 2025 Pop. (138,609) | Build-Out Pop. based on FLU units (145,605) |
| Neighborhood Park | 232 | 2 acre | 207.6 | 277.2 | 291.2 |
| Community Park | 139.7 | 1 acre | 103.8 | 138.6 | 145.6 |
| Urban Park | 134.75 | 2 acre | 207.6 | 277.2 | 291.2 |
| Total Park Space | 506.45 | 5 acre | 519.05 | 693 | 728 |
| Deficiency based on Existing Park Acreage (506.45 acre) for Total Park Space Required | | | (-12.6) | (-186.55) | (-221.55) |
| Deficiency with addition of 103 acre park (609.45 acre) for Total Park Space Required | | | +90.4 | (-83.55) | (-118.55) |

Rationale #2: Consistency with Comprehensive Plan

In addition to Policies 01.06.10 and 01.06.11 cited above, the purchase of this property for use as a City park is consistent with the following Comprehensive Plan policies:

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

- 01.01.04 Maintain public and private recreation and open space facilities at a level of five (5) acres for each 1,000 residents
- 01.01.09 To ensure the adequate provision of public services and facilities, the City shall take into consideration the tourist population and the seasonal demands placed upon the City's infrastructure.
- 11.01.01 Continue to provide mini-parks, neighborhood parks and small urban open spaces acreage on a citywide basis at the rate of two (2) acres per 1,000 populations for the planning periods.
- 11.01.02 Continue to provide community parks on a citywide basis at the rate of one (1) acre per 1,000 populations for the planning periods.
- 11.01.03 Continue to provide urban open space at the rate of two (2) acres per 1,000 populations for the planning periods.
- 11.02.04 To identify and purchase additional acreage for mini-parks or neighborhood parks subject to availability of sites.
- 11.04.05 To maintain and enhance the existing recreational facilities which provide physical or visual access to water.

Rationale #3: Protection of Wellfields

Within the location Palm Aire Lakes property are the City's wellfields. The wellfields are considered the City's "Protected Potable Water System" as they are the source of consumptive, potable water for the City. The City's Future Land Use Plan includes the following two policies regarding the protection of wellfields:

- 01.06.10 Protect the integrity of the two wellfields by designating wellfield sites with a suitable land use designation which restricts inappropriate development.
- 01.06.11 Protect the integrity of the two wellfields by City ownership of the wellfield sites or restrictive easements on the wellfield sites and water lines from the wells.

Therefore purchasing this property would achieve both of the above Policies and protect the City's potable water system.

Rationale #4: Reduce Sea Level Rise Impacts on City Parks

Per the Broward County report, "Working Towards Resilient Coastal Communities: City of Pompano Beach Vulnerability to Sea Level Rise Assessment Report", eight of the City's existing parks are vulnerable to a sea level rise of two feet. The report lists the percentage of the each park's vulnerability. Attached is a copy of the Table of Vulnerable City Parks. The eight parks are listed below:

- 13th Street Park
- Alsdorf Park
- Exchange Club Park
- Harbors Edge Park
- Hillsboro Inlet Marina
- Hillsboro Inlet Park

- NE 16th Street Park
- Scott A Winters Memorial Park.

Ideally, future City parks should be located in areas of the City with lower vulnerability to sea level rise. The Palm Aire location, therefore, is ideally situated and would increase the amount of park space outside of areas vulnerable to sea level rise.

Rationale #5: Economic Development

Attached please find a copy of the American Planning Association's 2007 briefing paper entitled "How Cities Use Parks for Economic Development". The paper states there are five key points as to how parks improve economic development. The points are as follows:

1. Real property values are positively affected.
2. Municipal revenues are increased.
3. Affluent retirees are attracted and retained.
4. Knowledge workers and talent are attracted to live and work.
5. Homebuyers are attracted to purchase homes.

According to the briefing paper, by the year 2050, according to the U.S. Census Bureau, approximately 1 in every 4 Americans will be 65 years of age or older. This aging population, however, are active and are therefore attracted to communities which offer active lifestyles. The briefing paper uses the term "GRAMPIES": (Growing [number of] Retired Active Monied People In Excellent Shape) and advises that a significant preference for GRAMPIES is access to recreational opportunities. The briefing paper explains the financial power of GRAMPIES and the economic benefits of attracting them to a community. The Palm Aire neighborhood traditionally has catered towards retirees. By purchasing this property, the City would be in a better position to attract retirees with more spending power.

The briefing paper highlights research that shows the positive relationship to parks to adjacent property values. Ensuring the Palm Aire lakes property would be a city park in perpetuity would likely not only raise the property values of those condos and homes immediately abutting the lakes, but all of Palm Aire.

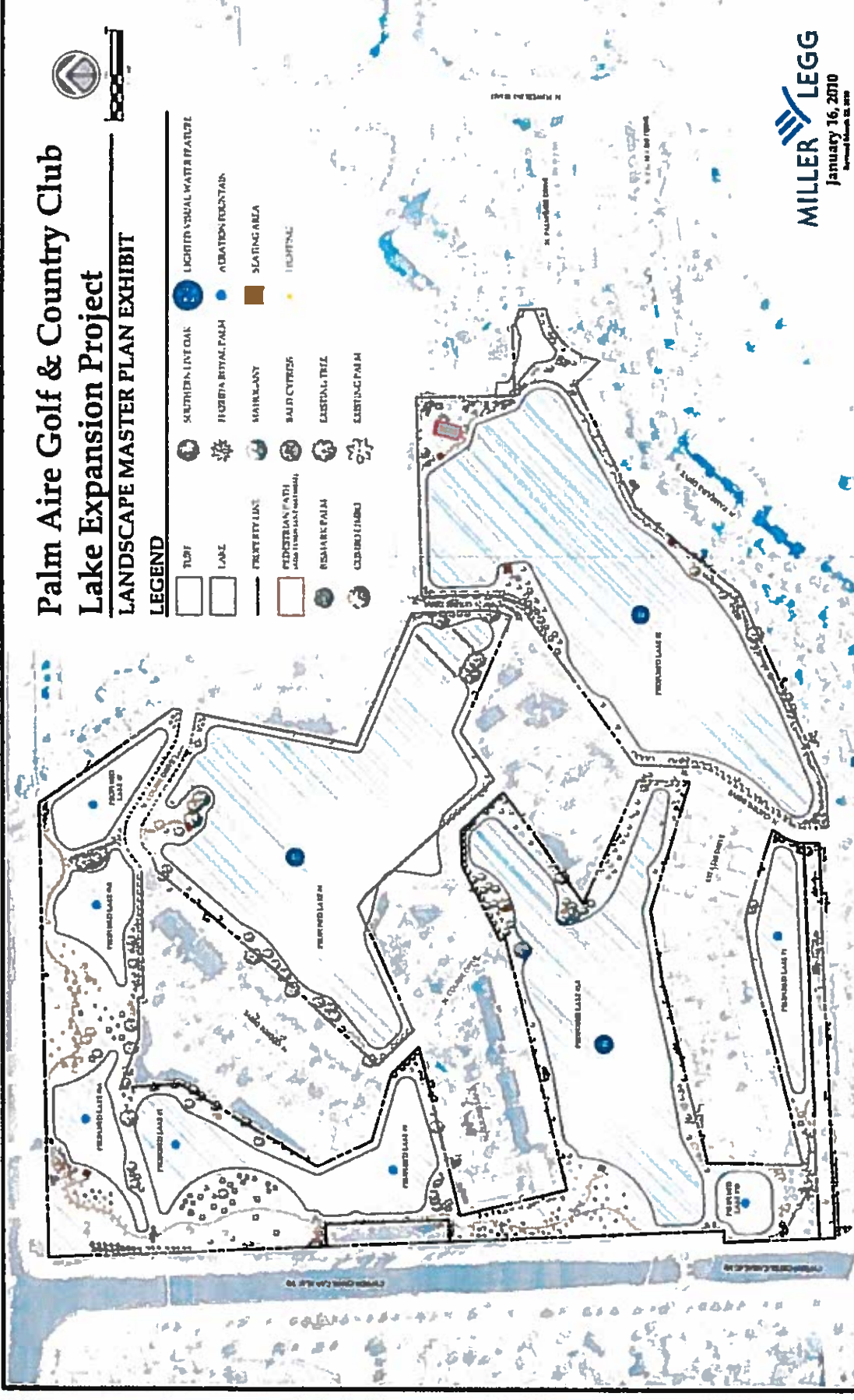
Finally, in recent years Palm Aire has seen an increase in younger people, including young families. The attached briefing paper "How Cities Use Parks for Economic Development" prepared by the American Planning Association discusses knowledge workers and their preference to live in places with a diverse range of outdoor recreational activities. For instance, the paper makes a direct connection between cities with high rates of cycling and high rates of knowledge workers. Based on that rationale, by purchasing the Palm Aire Lakes area for use as a City park, more millennials and knowledge workers will be attracted to this neighborhood.

Palm Aire Golf & Country Club Lake Expansion Project

LANDSCAPE MASTER PLAN EXHIBIT



| LEGEND | | | | | |
|--------|--|--|--------------------|--|------------------------------|
| | Turf | | South Florida Oak | | Lighted Visual Water Feature |
| | Lake | | Florida Royal Palm | | Abatement Forestain |
| | Property Line | | Manikani | | Seating Area |
| | Florida Palm Area (Landscape Material) | | Bald Cypress | | Lighting |
| | Florida Palm | | Eastern Teak | | |
| | Cedars of Lebanon | | Sebring Palm | | |



MILLER LEGG
January 16, 2010
Revised March 22, 2010

03

CITY PARKS FORUM
BRIEFING PAPERS

How cities use parks for...

Economic Development

Executive Summary

Parks provide intrinsic environmental, aesthetic, and recreation benefits to our cities. They are also a source of positive economic benefits. They enhance property values, increase municipal revenue, bring in homebuyers and workers, and attract retirees.

At the bottom line, parks are a good financial investment for a community. Understanding the economic impacts of parks can help decision makers better evaluate the creation and maintenance of urban parks.

Key Point #1

Real property values are positively affected.

Key Point #2

Municipal revenues are increased.

Key Point #3

Affluent retirees are attracted and retained.

Key Point #4

Knowledge workers and talent are attracted to live and work.

Key Point #5

Homebuyers are attracted to purchase homes.

The City Parks Forum is a program of the American Planning Association funded by the Wallace Reader's Digest Funds and the Don. Duke Charitable Foundation.



American Planning Association

Making Great Communities Happen

KEY POINT #1:

Real property values are positively affected.

More than 100 years ago, Frederick Law Olmsted conducted a study of how parks help property values. From 1856 to 1873 he tracked the value of property immediately adjacent to Central Park in order to justify the \$13 million spent on its creation. He found that over the 17-year period there was a \$209 million increase in the value of the property impacted by the park.

As early as the 19th century the positive connection between parks and property values was being made. Olmsted's analysis shows the real dollar amount impact of parks. His study was not a unique situation, however. Several studies conducted over the last 20 years reaffirm his findings, in cities across the country. Below are more examples of how proximity to a park setting is connected to property values.

Chattanooga, Tennessee: In the early 1980s this city was facing rising unemployment and crime, polluted air, and a deteriorating quality of life. To lure middle-class residents back, local government, businesses, and community groups decided to improve the quality of life by cleaning the air, acquiring open space, and creating parks and trails. As a result, property values rose more than \$11 million, an increase of 127.5 percent.

Atlanta: After Centennial Olympic Park was built, adjacent condominium prices rose from \$115 to \$250 a square foot. As noted on the Centennial Olympic Park website, "Thousands of people who have made the move to downtown Atlanta have chosen Centennial Olympic Park as their front yard." www.centennialpark.com.

Amherst, Massachusetts: Cluster housing with dedicated open space was found to appreciate at an annual rate of 22 percent, compared to a comparable conventional subdivision's rate of 19.5 percent. This translated in 1989 dollars to a difference of \$17,100.

KEY POINT #2:

Municipal revenues are increased.

Another component of the Central Park study was an assessment of increased tax revenue as a result of the park. The annual excess of increase in tax from the \$209 million in property value was \$4 million more than the increase in annual debt payments for the land and improvement. As a result of building Central Park, New York City made a profit.

Increased property values and increased municipal revenues go hand in hand. Property tax is one of the most important revenue streams for cities. By creating a positive climate for increased property values, the tax rolls will benefit in turn. As shown with Central Park, parks can both pay for themselves and generate extra revenue. In addition, tax revenues from increased retail activity and tourism-related expenditures further increase municipal monies.

Property Tax Benefits

Chattanooga: Improvements in Chattanooga resulted in an increase in annual combined city and county property tax revenues of \$592,000 from 1988 to 1996, an increase of 99 percent. (Lerner and Poole, 1999).

Boulder: The presence of a greenbelt in a Boulder neighborhood was found to add approximately \$500,000 in property tax revenue annually.

Sales Tax Benefits

Oakland, California: The presence of the East Bay Regional Park District is estimated to stimulate about \$254 million annually in park-related purchases, of which \$74 million is spent in the local East Bay economy.

Shopping Districts: Surveys indicate that prices for products in districts with trees were on average about 11 percent greater than in no-tree districts; the quality of products were rated 30 percent higher than in areas with no sidewalk landscaping.

Tourism-Related Benefits

Atlanta: Centennial Olympic Park has an estimated 1.5 million visitors each year, attending 175 public events.

San Antonio, Texas: Riverwalk Park, created for \$425,000, is lined with outdoor cafes, shops, bars, art galleries, and hotels, and has overtaken the Alamo as the most popular attraction for the city's \$3.5-billion tourism industry.

KEY POINT #3:

Affluent retirees are attracted and retained.

"There is a new, clean growth industry in America today. The industry is retirement migration" (Foreward in Longino, 1995, 7).

By the year 2050, according to the U.S. Census Bureau, approximately 1 in every 4 Americans will be 65 years of age or older, creating an affluent group of retirees with financial benefits, including Social Security, military benefits, and pension plans. With an average life expectancy of between 75 and 83 years, this is a significant population group, both in size and affluence.

They are also mobile, moving to various locations across the country—places as diverse as northern Wisconsin and Michigan, the mountains of Colorado and Montana, and New England. Members of this mobile retiree cohort have been termed "GRAMPIES": (Growing [number of] Retired Active Monied People In Excellent Shape).

GRAMPIES want communities that provide leisure and recreation amenities. In a study by Miller et al. (1994), a retiree sample was asked to review 14 features and indicate their importance in the decision to move. The first three in rank order were scenic beauty, recreational opportunities, and mild climate.

Retirees bring expendable income into their communities. If 100 retired households come to a community in a year, each with a retirement income of \$40,000, their impact is similar to that of a new business spending \$4 million annually in the community. (Crompton, p. 65).

They increase the tax base and are "positive" taxpayers, using fewer services than they pay for through taxes. For example, they pay taxes to school districts but do not send children there.

Retirees transfer significant assets into local investment and banking institutions, expanding the local deposit base that can be used for commercial and industrial financing.

KEY POINT #4:

Knowledge workers and talent are attracted to live and work.

"...cities are characterized by a sense of place, beauty in the natural environment, a mixed-use transportation system and a 24-hour lifestyle. These are the characteristics that will attract the creativity and brainpower that undergird the new economy." Steven Roulac, futurist, The Roulac Group.

A significant change has occurred in the American economy. Industry today is composed of smokeless industries, high technology, and service-sector businesses, collectively referred to as the "New Economy." The workers in the New Economy are selling their knowledge, as opposed to physical labor, as the main source of wealth creation and economic growth. These employees, referred to in studies as "knowledge workers" or "talent," work in a "footloose" sector—companies are not tied to a certain location in order to achieve a competitive advantage.

What the companies are attached to is retaining their talent and attracting more talent. As a result, several studies have been conducted to determine what factors are important to talent when they are making employment decisions.

A survey of 1,200 high technology workers in 1998 by KPMG found that quality of life in a community increases the attractiveness of a job by 33 percent.

Knowledge workers prefer places with a diverse range of outdoor recreational activities, from walking trails to rock climbing. Portland, Seattle, Austin, Denver, and San Francisco are among the top cycling cities; they also are among the leaders in knowledge workers.

Workers attracted to an area are then positioned to put money back into the local economy through job housing, and taxes, which then contribute to parks.

KEY POINT #5:

Homebuyers are attracted to purchase homes.

"Parks, ponds, bike paths." "Nearly five acres of woodland protected as a nature sanctuary" "My lake...my park...my home."

All around the U.S. real estate brokers and homebuilders are advocating parks as one of the top residential selling points. The desire to live near parks also translates into real dollars.

A 2001 survey by the National Association of Realtors (NAR) revealed that 57 percent of voters would choose a home close to parks and open space over one that was not.

In addition, the NAR survey found that 50 percent of voters would be willing to pay 10 percent more for a house located near a park or protected open space.

The National Association of Home Builders found that 65 percent of home shoppers surveyed felt that parks would seriously influence them to move to a community.

According to Economics Research Associates (ERA), a 1991 survey in Denver found that 48 percent of residents would pay more to live in a neighborhood near a park or greenway.

One of the most popular planned community models today is golf-course residential development. However, surveys have shown that the majority of people who live in golf course communities don't play golf regularly – as many as two-thirds, according to ERA. They are attracted to the dedicated open space, the expansive views, and the guarantee that both elements will stay the same. By promoting, supporting, and revitalizing urban parks, cities can help attract a significant portion of the homebuying community.

Resources

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For further information on this paper please contact the author, Megan Lewis, AICP, Assistant Director of The City Parks Forum, 312-786-6363, mlew@planning.org.

Cover photo: San Antonio Riverwalk, courtesy of Alexander Galvin.

**City Parks Forum Briefing Papers**

This is one in a continuing series of briefing papers on how cities can use parks to address urban challenges. We hope the information here helps you to create great urban parks in your city.

Please visit our website at www.planning.org/cpf to learn more about The City Parks Forum.



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Funded Through: DEP AGREEMENT NO. CM238

Working Towards Resilient Coastal Communities

City of Pompano Beach Vulnerability to Sea Level Rise Assessment Report



Prepared on: April 14

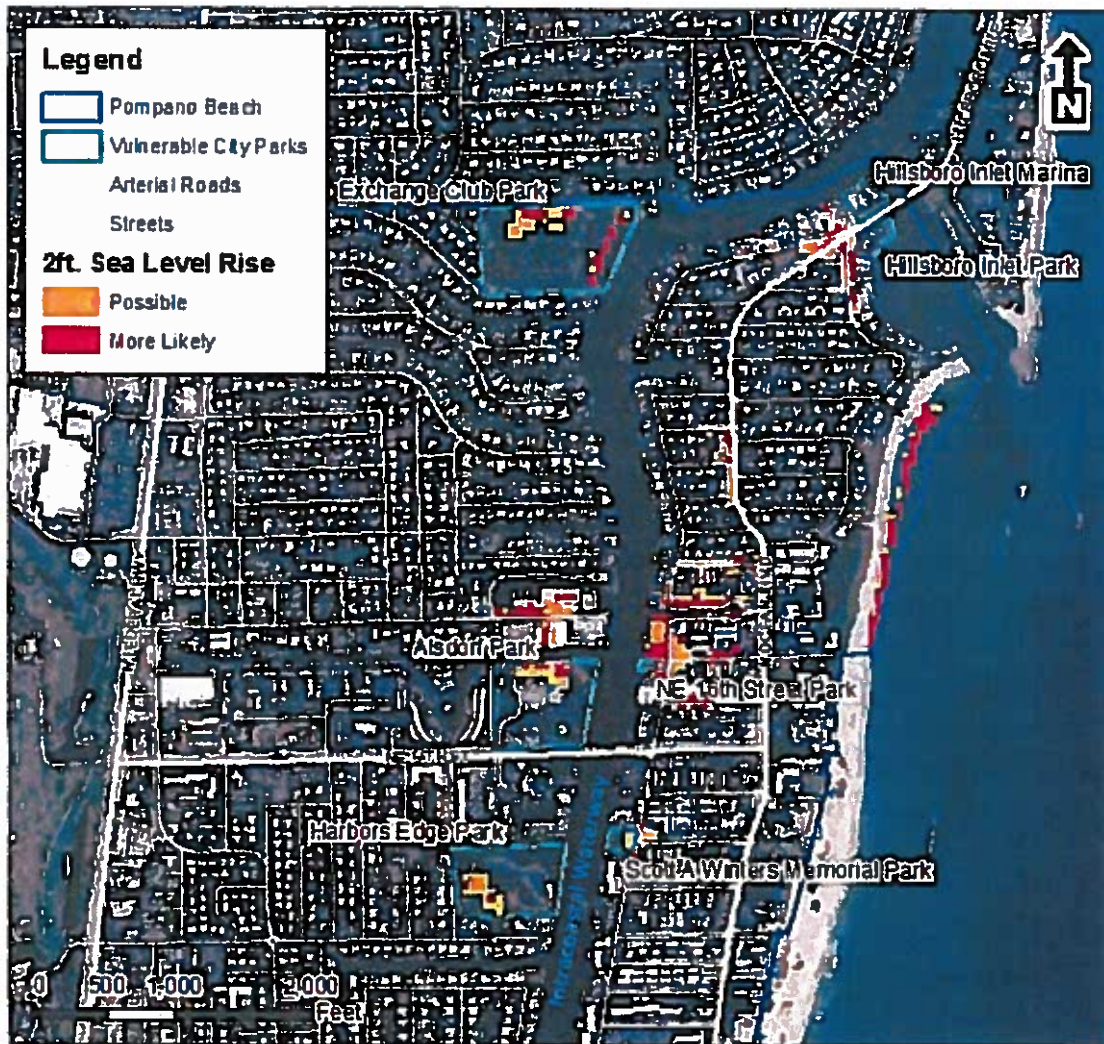
Table of Vulnerable City Parks

The following table lists all eight city parks with vulnerabilities. Each park was assessed for the one and two foot sea level rise scenarios. For each park the table provides the acreage of vulnerable area, and the total area of the park with vulnerability expressed in percent. No city parks have areas located below projected sea levels during the one foot scenario, while eight parks are vulnerable during the two foot scenario. The largest vulnerable park during a two foot scenario, Exchange Club Park, may experience up to 17% inundation. These estimates are based on the area of the entire park and the inundation grid and do not subtract the area of water bodies within the park to determine the percent value.

| | | | |
|---|-----------------|--------------------|----------------------|
| 13th Street Park, 2596 SE 13th St. | | | Total Acres |
| | | | 0.36 |
| SLR Scenario | Possible | More Likely | Percent Total |
| 1 Foot | 0.00 | 0.00 | 0% |
| 2 Foot | 0.22 | 0.09 | 86% |
| Alsdorf Park, 2974 NE 14th St. | | | Total Acres |
| | | | 10.03 |
| SLR Scenario | Possible | More Likely | Percent Total |
| 1 Foot | 0.00 | 0.00 | 0% |
| 2 Foot | 0.86 | 0.34 | 12% |
| Exchange Club Park, 2800 NE 24th St. | | | Total Acres |
| | | | 15.60 |
| SLR Scenario | Possible | More Likely | Percent Total |
| 1 Foot | 0.00 | 0.00 | 0% |
| 2 Foot | 1.25 | 1.36 | 17% |
| Harbors Edge Park, 1210 NE 28th Ave. | | | Total Acres |
| | | | 9.37 |
| SLR Scenario | Possible | More Likely | Percent Total |
| 1 Foot | 0.00 | 0.00 | 0% |
| 2 Foot | 1.03 | 0.11 | 12% |
| Hillsboro Inlet Marina, 2705 N Riverside Dr. | | | Total Acres |
| | | | 1.22 |
| SLR Scenario | Possible | More Likely | Percent Total |
| 1 Foot | 0.00 | 0.00 | 0% |
| 2 Foot | 0.01 | 0.00 | 1% |

| Hillsboro Inlet Park, 2700 N Ocean Blvd. | | | Total Acres |
|---|-----------------|--------------------|----------------------|
| | | | 1.07 |
| SLR Scenario | Possible | More Likely | Percent Total |
| No inundation during a one foot scenario, less than one percent of the area affected during a two foot scenario. (0.003 Acres) | | | |
| NE 16th Street Park, NE 16th St. | | | Total Acres |
| | | | 0.29 |
| SLR Scenario | Possible | More Likely | Percent Total |
| 1 Foot | 0.00 | 0.00 | 0% |
| 2 Foot | 0.05 | 0.07 | 40% |
| Scott A Winters Memorial Park, 1199 N Riverside Drive | | | Total Acres |
| | | | 0.65 |
| SLR Scenario | Possible | More Likely | Percent Total |
| 1 Foot | 0.00 | 0.00 | 0% |
| 2 Foot | 0.19 | 0.00 | 29% |

Pompano Beach City Parks
Hillsboro Inlet Marina & Park, Exchange Club Park, Alsdorf Park, NE 15th St. Park,
Harbors Edge Park, Scott A. Winters Memorial Park
Two Foot Sea Level Rise Scenario



This map is for conceptual purposes only and should not be used for legal boundary determinations



Prepared by: [unreadable]
 Broward County Parks and Recreation Department
 Natural Resources Planning and Management Division

Order: 12-10-2013

DEP Agreement No. CM238 DEP 55-236 (08/11)

This map provides a view of city parks near the Hillsboro Inlet along A1A (Ocean Blvd) and NE 14th St during the two foot sea level rise scenario. This area of Pompano Beach has a large number of parks and a large amount of low-lying land. Note that this area is near the tidally influenced Intracoastal Waterway and the beach. All parks displayed in the map are vulnerable during the two foot sea level rise scenario. Among the vulnerable parks in this area are Exchange Club Park (17%), Alsdorf Park (12%), and Harbors Edge Park (12%). No parks are vulnerable during the one foot scenario.

Broward County Wellfield Map

Broward County Board of County Commissioners Chapter 27 - Article XIII Rule of 6/11/2013

Legend

Wellfield Protection Zones

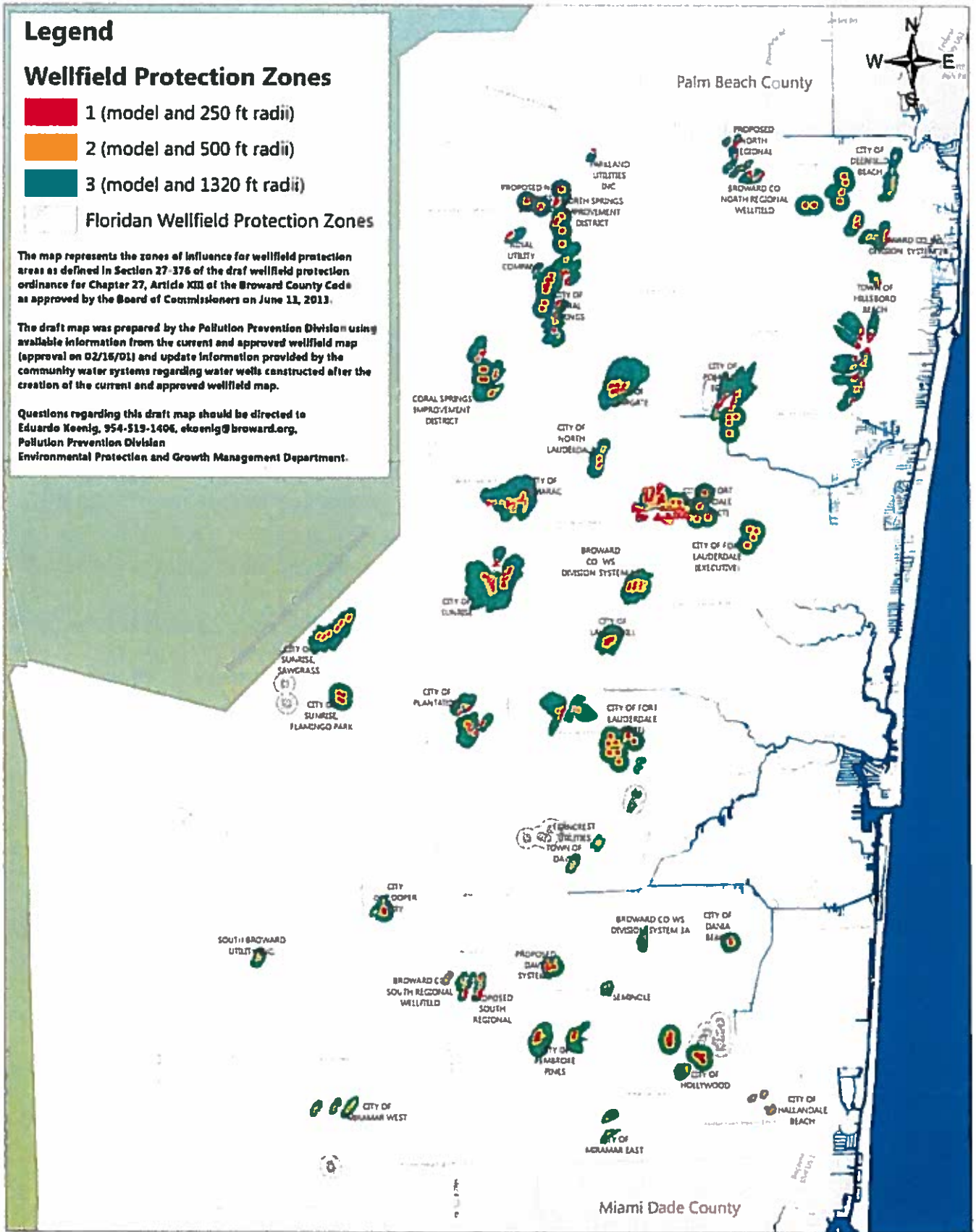
- 1 (model and 250 ft radii)
- 2 (model and 500 ft radii)
- 3 (model and 1320 ft radii)

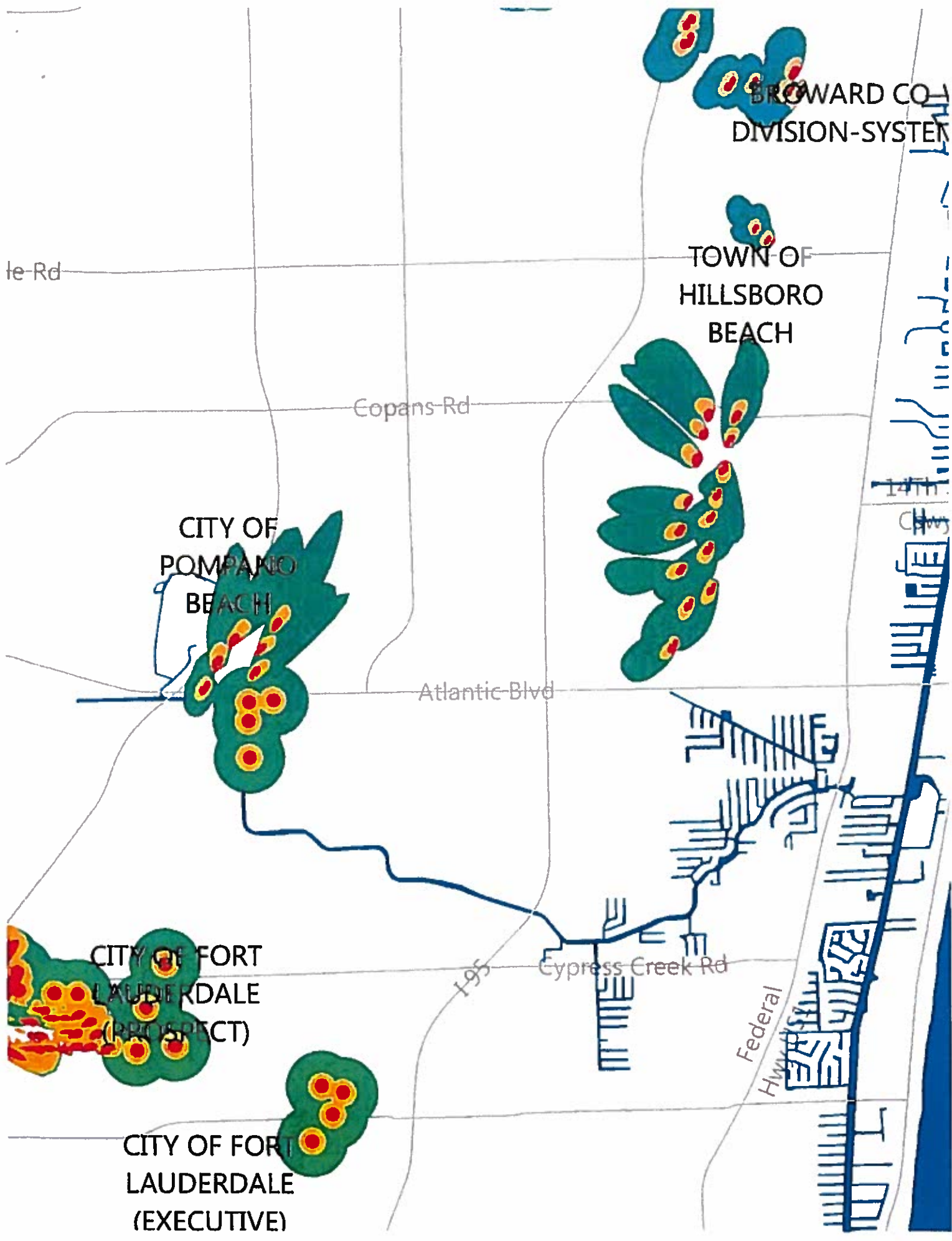
Floridan Wellfield Protection Zones

The map represents the zones of influence for wellfield protection areas as defined in Section 27-376 of the draft wellfield protection ordinance for Chapter 27, Article XIII of the Broward County Code as approved by the Board of Commissioners on June 11, 2013.

The draft map was prepared by the Pollution Prevention Division using available information from the current and approved wellfield map (approval on 02/18/01) and update information provided by the community water systems regarding water wells constructed after the creation of the current and approved wellfield map.

Questions regarding this draft map should be directed to Eduardo Koenig, 954-519-1406, ekoenig@broward.org, Pollution Prevention Division, Environmental Protection and Growth Management Department.





BROWARD CO
DIVISION-SYSTEM

TOWN OF
HILLSBORO
BEACH

CITY OF
POMPANO
BEACH

CITY OF FORT
LAUDERDALE
(PROSPECT)

CITY OF FORT
LAUDERDALE
(EXECUTIVE)

te Rd

Copans Rd

Atlantic Blvd

195

Cypress Creek Rd

Federal
Hwy

Palm Aire Golf & Country Club Lake Expansion Project

LANDSCAPE MASTER PLAN EXHIBIT



LEGEND

| | | | | | |
|--|---|--|--------------------|--|------------------------------|
| | TURF | | SOUTHERN LIVE OAK | | LIGHTED VISUAL WATER FEATURE |
| | LAKE | | FLORIDA ROYAL PALM | | AERATION FOUNTAIN |
| | PROPERTY LINE | | MAHOGANY | | SEATING AREA |
| | PEDESTRIAN PATH WITH COMPLIANT MATERIALS | | BALD CYPRESS | | LIGHTING |
| | BISMARCK PALM | | EXISTING TREE | | |
| | COMBO LIMBO | | EXISTING PALM | | |

