

#### 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.

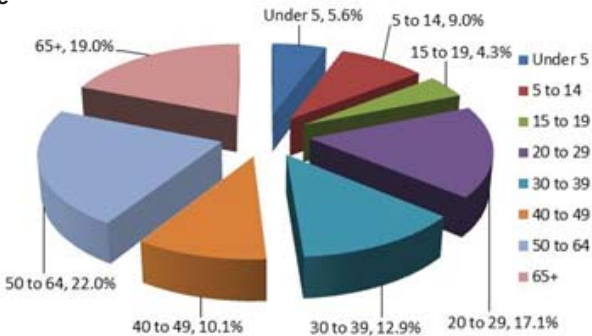
The City of Pompano Beach has an Inter-Local Agreement with Broward County Schools to use school facilities. The use of school facilities requires prior coordination and in most cases payment for services to be provided by the school for the use of the facility. Among the schools that are within this 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. There 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