
FUTURE LAND USE ELEMENT

INTRODUCTION

The City of Pahokee is located in Palm Beach County on the southeastern shore of Lake Okeechobee. The name Pahokee is taken from the Seminole Indian words “paki” meaning grass and “oki” meaning water in reference to the shallow, grassy waters of Lake Okeechobee. Incorporated in 1928, Pahokee now has a ~~2007~~ population of ~~6,479~~ 5,607 (April 1, 2023) people and covers a land area of approximately ~~3,380.93~~ 3,394 acres. The City is an agricultural-oriented community, with the surrounding region growing sugar cane and other seasonal vegetables. Settlement of the area dates back to the late 1800’s when the land was first drained for agriculture. The deep fertile muck and semi tropical climate provide ideal year round growing conditions for ~~several~~ many crops.

Pahokee is within the Glades Region of Palm Beach County which is characterized by extensive agricultural uses, mainly sugar cane. Pahokee is one of three municipalities, Belle Glade and South Bay being the others, which provide support to the agricultural economy through services such as retail, commercial, and social services, and housing. Population and economic growth in the Glades region has been relatively modest over the years while the county as a whole has experienced considerable growth primarily in its coastal and central areas. Although the City wishes to maintain its agricultural heritage it has also embarked on a mission to promote new development to help strengthen the City’s economy and provide ~~d~~ additional housing and services to the public.

In 1989 the City adopted its Comprehensive Plan, and in 1997 the City amended the Plan based on the findings and recommendations of the City’s adopted 1996 Evaluation and Appraisal Report (EAR). ~~Most recently~~ The City completed its second EAR in 2007 and EAR-based Amendments in 2009, and completed its third EAR in 2023 and EAR-based Amendments in 2024.

PURPOSE

The purpose of the Future Land Use Element is the designation of future land use patterns as reflected in the goals, objectives and policies contained in the City of Pahokee Comprehensive Plan. The supporting data provides a broad survey of current land use patterns, natural land features, and availability of public facilities for existing and future development. Future land use patterns are depicted on the Future Land Use Map (FLU-1).

PLANNING TIMEFRAMES

The City of Pahokee Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a ~~5~~ 10-Year period ending ~~FY2014~~ 2035 (short term) and a ~~10~~ 20-Year period ending ~~FY2019~~ 2045 (long term).

EXISTING LAND USE CONDITIONS

~~Naturally-1~~ Large portions of the City ~~still remain undeveloped and~~ continue to be used for agriculture, including some land with other Future Land Use designations which is in agricultural use until it is developed. Agricultural uses make up approximately ~~55.6%~~ 58.9% of Pahokee’s existing land use. Institutional land uses make up approximately ~~17.3%~~ 9.4% of Pahokee’s land area and include parks, schools, medical facilities, hospitals, religious facilities, public facilities, and other City-owned properties. Low density Single-family residential accounts for ~~8.4%~~ 8.3% of the total existing land uses. Commercial land uses account for 1% while Industrial uses make up ~~2%~~ less than 1% of the total land area. Map FLU-2 shows existing land uses within the City.

Table 1-1 Existing Land Use

Land Use	Acreage	Percent of Total Land Area
Agricultural	1,878.29	55.56%
Commercial	34.73	1.03%
Institutional	586.16	17.34%
Industrial	66.03	1.95%
Low-Density Residential	284.26	8.41%
Medium-Density Residential	63.74	1.89%
Residential Mixed Use	5.25	0.16%
Mobile Home	39.77	1.18%
Vacant	85.17	2.52%
Water	105.34	3.12%
Right-of-way	232.19	6.87%
Total	3,380.93	100.00%

Source: Palm Beach County Property Appraiser; Calvin, Giordano & Associates

Existing Land Use	Acres	%
<u>Single Family Residential</u>	<u>282.13</u>	<u>8.3</u>
<u>Multi Family Residential</u>	<u>44.90</u>	<u>1.3</u>
<u>Mobile Home Residential</u>	<u>53.09</u>	<u>1.6</u>
<u>Congregate Living Facility</u>	<u>3.27</u>	<u>0.1</u>
<u>Agriculture</u>	<u>2,000.15</u>	<u>58.9</u>
<u>Commercial</u>	<u>32.04</u>	<u>0.9</u>
<u>Mixed Use</u>	<u>3.04</u>	<u>0.1</u>
<u>Industrial</u>	<u>27.96</u>	<u>0.8</u>
<u>Institutional</u>	<u>318.41</u>	<u>9.4</u>
<u>Recreation Open Space</u>	<u>22.20</u>	<u>0.7</u>
<u>Utilities/Transportation</u>	<u>72.78</u>	<u>2.1</u>
<u>Vacant</u>	<u>98.04</u>	<u>2.9</u>
<u>Water</u>	<u>3.09</u>	<u>0.1</u>
<u>Water Oriented Recreation</u>	<u>212.76</u>	<u>6.3</u>
<u>Rights-of-Way</u>	<u>220.14</u>	<u>6.5</u>
TOTAL	3,394	100

Source: 2023 Palm Beach County Planning Division

Note: Rights-of-Way figure is derived by calculating the difference between the area within the municipal boundary (3,394 acres) and the sum of the other existing land uses (3,173.86 acres).

Future Land Use Designations

Pahokee’s Future Land Uses designations are illustrated on Map FLU-1. The Future Land Use Map serves as the basis for zoning designations provided in the land development regulations. Agriculture is the predominant Future Land Use in the City of Pahokee accounting for approximately ~~32.3%~~ 36.2% of the total land area. Residential Low and Residential Low Transitional together make up approximately ~~21.6%~~ 18.8% of the total future land uses.

Commercial and CORE land uses make up ~~3.7%~~ 4.0% of the land area while ~~10.9%~~ 16.1% of the total land is Industrial and Light Industrial.

Table 1-2 Future Land Use

Future Land Use	Total Acres	Percentage
Agriculture	1092.53	32.3%
Commercial	59.02	1.7%
Commercial Office Recreation and Entertainment (CORE)	66.01	2.0%
Industrial	302.54	8.9%
Light Industrial	67.28	2.0%
Mobile Home Residential	37.07	1.1%
Park	19.95	0.6%
Public Facilities	207.20	6.1%
Residential Low	357.96	10.6%
Residential Low Transitional	371.99	11.0%
Residential Medium	92.27	2.7%
Residential Medium Transitional	56.39	1.7%
Residential Mixed Use	79.74	2.4%
Right of way	29.22	0.9%
Water Oriented Recreation	204.49	6.0%
Water	336.88	10.0%
Total	3380.53	100.0%

Source: City of Pahokee; Calvin, Giordano & Associates, 2009.

<u>Future Land Use</u>	<u>Acres</u>	<u>%</u>
<u>Residential Low (RL)</u>	<u>274.01</u>	<u>8.6</u>
<u>Residential Low Transitional (RLT)</u>	<u>322.65</u>	<u>10.2</u>
<u>Residential Medium (RM)</u>	<u>142.68</u>	<u>4.5</u>
<u>Residential Medium Transitional (RMT)</u>	<u>5.81</u>	<u>0.2</u>
<u>Mobile Home Residential (MHR)</u>	<u>21.62</u>	<u>0.7</u>
<u>Residential Mixed-Use (RMU)</u>	<u>91.71</u>	<u>2.9</u>
<u>Agricultural (AGR)</u>	<u>1,150.25</u>	<u>36.2</u>
<u>Commercial (COM)</u>	<u>60.23</u>	<u>1.9</u>
<u>Commercial Office, Rec & Entertainment (CORE)</u>	<u>65.42</u>	<u>2.1</u>
<u>Industrial (IND)</u>	<u>256.48</u>	<u>8.1</u>
<u>Light Industrial (IL)</u>	<u>253.62</u>	<u>8.0</u>
<u>Public Facilities (PF)</u>	<u>207.25</u>	<u>6.5</u>
<u>Park (PARK)</u>	<u>19.94</u>	<u>0.6</u>
<u>Waterways (WAT)</u>	<u>89.43</u>	<u>2.8</u>
<u>Water Oriented Recreation (WOR)</u>	<u>212.76</u>	<u>6.7</u>
<u>TOTAL</u>	<u>3,173.86</u>	<u>100</u>

Source: 2023 Palm Beach County Property Appraiser

Note 1: 212.76 acres designated as Water Oriented Recreation are not Property Appraiser parcels but are located along the Lake Okeechobee lakefront inside the City of Pahokee municipal limits.

Note 2: The approximately 220.14 acres of right-of-way in the City limits do not have a Future Land Use designation and are not included in this table.

VACANT LAND

As shown in Table 1-3, ~~v~~vacant undeveloped lands make up approximately ~~13%~~ 3.3% of the City's total land area. The total vacant land does not account for lands that are currently ~~designated Agricultural and are~~ being used for agricultural purposes, regardless of whether it has an Agricultural Future Land Use designation this purpose. Residential Low ~~and Residential Medium Transitional~~ makes up the majority of the vacant lands in the City of Pahokee with approximately 314.63 acres (64.270.7%). ~~When also taking into consideration Residential Low both combined account to approximately 350.21 acres (78.7%).~~ Map FLU-2 shows vacant lands within the City.

**Table 1-3
Vacant Land Analysis**

Vacant Lands Future Land Use	Acreage	Percentage
Agricultural	34.96	7.9%
Commercial	4.77	1.1%
Commercial Office Recreation and Entertainment (CORE)	7.66	1.7
Industrial	16.32	3.7%
Light Industrial	2.45	0.6%
Mobile Home Residential	8.40	1.9%
Residential Low	35.78	8.0%
Residential Low Transitional	314.43	70.7%
Residential Medium	5.77	1.3%
Residential Medium Transitional	5.41	1.2%
Residential Mixed Use	8.75	2.0%
Right of Way	0.07	0.0%
Total	444.77	100.0%

Source: Calvin, Giordano & Associates, 2009

<u>Vacant Land</u>	<u>Acres</u>	<u>%</u>
<u>Agricultural</u>	<u>0.0</u>	<u>0.0</u>
<u>Commercial</u>	<u>4.47</u>	<u>4.6</u>
<u>Commercial Office Recreation and Entertainment (CORE)</u>	<u>7.05</u>	<u>7.2</u>
<u>Industrial</u>	<u>4.28</u>	<u>4.4</u>
<u>Light Industrial</u>	<u>3.56</u>	<u>3.6</u>
<u>Mobile Home Residential</u>	<u>0.14</u>	<u>0.1</u>
<u>Residential Low</u>	<u>33.81</u>	<u>34.5</u>
<u>Residential Low Transitional</u>	<u>3.09</u>	<u>3.2</u>
<u>Residential Medium</u>	<u>29.16</u>	<u>29.7</u>
<u>Residential Medium Transitional</u>	<u>0.0</u>	<u>0.0</u>
<u>Residential Mixed Use</u>	<u>12.48</u>	<u>12.7</u>
Total	98.04	100

Sources: 2023 Palm Beach County Planning Division and Palm Beach County Property Appraiser

Analysis of Land Needed to Accommodate Population

If the City's vacant lands were developed to their maximum density, Pahokee could see a potential addition of 2,108 dwelling units that could accommodate approximately 7,062 residents (based upon the Census 2000 average Pahokee household size of 3.35 people). The analysis shows that Pahokee clearly has sufficient land needed to accommodate population in the short term (5 Year) and long term (10 Year) planning periods.

Population projections are important to determine if future growth can be accommodated. This is done by calculating the development potential on vacant lands that are assigned residential Future Land Use designations to determine the potential new dwelling units that are currently allowed. That figure is then multiplied by 3.36 [the average number of persons in a household, based on the American Community Survey 2022 data for the City of Pahokee (DP02)]. This figure represents the number of new residents that can be accommodated based on current Future Land Use designations.

Table 1-4 demonstrates that if vacant residential lands in the City are developed to the maximum density allowed, an additional 595 dwelling units could be built to accommodate approximately 1,998 additional residents (using the American Community Survey, 2022 average of 3.36 persons per household in Pahokee). The population projections in Table 1-5 show that in 2035 the City of Pahokee’s population will grow by 262 persons compared to 2023, and will grow by another 91 persons by 2045 for a total growth of 353. Based on this information, there is sufficient capacity for the 10-year (2035) and 20-year (2045) planning periods since the potential capacity of housing for 1,998 residents exceeds the projected demand of 353 new residents.

**Table 1-4
Potential Population to be Housed in Future Pahokee Development**

Vacant Future Land Use	Total Acres	Potential Dwelling Units	Population to be accommodated
Commercial Office Recreation and Entertainment (18 du/acre)	7.56	136	456
Residential Low (5 du/acre)	34.61	173	580
Residential Low Transitional (5 du/acre)	314.43	1572	5267
Residential Medium (12 du/acre)	11.93	143	480
Medium Density Residential Transitional (12 du/acre)	5.41	65	217
Mobile Home Residential (7 du/acre)	1.01	7	24
Residential Mixed Use (5 du/acre)	8.75	44	147
Total	383.7	2,108	7,062

Source: Calvin, Giordano & Associates, 2009

Vacant Land Analysis Methodology

<u>Future Land Use Designation</u>	<u>Acreege Vacant</u>	<u>Potential Dwelling Units</u>	<u>Population accommodated</u>
<u>Residential Low (max 5 du/ac)</u>	<u>33.81</u>	<u>169</u>	<u>568</u>
<u>Residential Low Transitional (max 5 du/ac)</u>	<u>3.09</u>	<u>15</u>	<u>50</u>

<u>Residential Medium (max 12 du/ac)</u>	<u>29.16</u>	<u>349</u>	<u>1,172</u>
<u>Residential Medium Transitional(max 12 du/ac)</u>	<u>0.0</u>	<u>0</u>	<u>0</u>
<u>Residential Mixed Use (max 5 du/ac)</u>	<u>12.48</u>	<u>62</u>	<u>151</u>
<u>Total</u>	<u>78.54</u>	<u>595</u>	<u>1,998</u>

Based on 3.36 persons per household average, as indicated by the American Community Survey 2022 data for Pahokee

~~Vacant lands were determined using data on existing uses from the Palm Beach County Property Appraiser. The data was compared with aerial photography and reviewed by City staff to ensure accuracy. City of Pahokee Future Land Use density data was used to show the potential developable capacity of the vacant parcels.~~

In addition, the Live Local Act of 2023 (Senate Bill 102, modified by Senate Bill 328 in 2024) allows the construction of affordable and workforce housing on commercial and industrial lands. This could have the effect of accommodating more people than Table 1-4 shows, but the actual impacts of the Live Local Act cannot be estimated now.

POPULATION

~~City of Pahokee population projections were derived from the 2000 Census (5,985) and the 2007 BEBR estimate (6,479). Between 2000 and 2007 the population increased 8.25%, or 1.18% per year. Using this 1.18% increase per year, we can project Pahokee's population through 2030.~~

Declining from an all-time high of 6,822 people in 1990, the City experienced a further decrease in population between 2010 and 2020. It is projected that the near term decrease will be regained by 2025. As shown in Table 1-5, by the 10-Year Planning Period (2035), there is projected to be another 262 residents in the City compared to current (April 1, 2023); and by the 20-Year Planning Period (2045) 353 more residents are projected to reside in the City than currently. Between 2023 and 2050, projections show that there will be an increase in population in the City of 376 residents.

The following table shows the population projections for the City through 20350.

Table 1-5 Population Projections

	POPULATION PROJECTIONS							
YEAR	2007	2010	2014	2015	2019	2020	2025	2030
Pahokee	6,479	6,711	7,033	7,116	7,458	7,546	8,001	8,484

Source: U.S. Census, BEBR, Calvin, Giordano & Associates, Inc.

*U.S. Census

**BEBR

- ~~Average Certificates of Occupancy per year (based upon BEBR records 2000-2007):~~ _____ 34
- ~~Average Household size:~~ _____ 3.35*
- ~~Occupancy Rate:~~ _____ 0.88**
- ~~Inmates average (2000-2007):~~ _____ 238**

~~Build out is not expected to occur by 2030. Pahokee population projections indicate an additional~~

782 new dwelling units from year 2007 through 2030 and a population increase of 2,005 residents.

<u>YEAR</u>	<u>2010</u>	<u>2020</u>	<u>2023</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>	<u>2045</u>	<u>2050</u>
<u>Pahokee</u>	<u>5,649</u>	<u>5,524</u>	<u>5,607</u>	<u>5,665</u>	<u>5,781</u>	<u>5,869</u>	<u>5,929</u>	<u>5,960</u>	<u>5,983</u>
<u>Change</u>		<u>-125</u>	<u>83</u>	<u>58</u>	<u>116</u>	<u>88</u>	<u>60</u>	<u>31</u>	<u>23</u>

Notes: Counts refer to estimated or projected number of persons.

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data as well as population estimates (April 1, 2023) and projections by the Bureau of Economic and Business Research, University of Florida.

ANNEXATIONS

~~The City of Pahokee’s boundary has been relatively stable since its first comprehensive plan in 1989. In 1995, the City annexed a 41.8 acre site adjacent to the City limits for the construction of a youth offender facility. Since the 1997 EAR Based Amendments, 14 acres of residential properties were annexed southeast of the intersection of Muck City Road and Farmer’s Market Road and 441 and some industrial lands were incorporated along US Highway 441. Pahokee’s total land area is now approximately 3,380.93 acres.~~

FACILITIES ANALYSIS

A description of Potable Water, Sanitary Sewer, Stormwater, Solid Waste, Transportation, and Public School infrastructure and facilities is contained within the Infrastructure Element along with associated Levels of Service. A description of the City’s Recreation and Open Space is provided in the Recreation and Open Space Element.

Potable Water Facilities

~~Potable water is sold to Pahokee wholesale by the Palm Beach County Water Utilities Department. The County has constructed a new Lake Region Water Treatment Plant to serve the cities of Belle Glade, Pahokee, and South Bay. The new plant went on line in July 2008. The Cities of Pahokee, Belle Glade and South Bay, as well as Palm Beach County Water Utilities, are forming the Glades Utility Authority (GUA) which will operate and maintain all three cities’ water systems. The design yield of the plant is 10.0 MGD, which will adequately serve the populations of Belle Glade, Pahokee, and South Bay through the year 2025. The City maintains a Level of Service for potable water at 93 gallons per capita per day (GCD).~~

Sanitary Sewer

~~Sanitary sewage treatment and disposal is provided by the City owned and operated utility system. This system provides service throughout the current municipal boundaries as well as to the immediate surrounding unincorporated areas. The City’s Wastewater Treatment Plant (WWTP) has a design capacity of 1.2 MGD, and the LOS for the sanitary sewer system is 100 gallons per capita per day (GCD) for new customers and 120 GCD for existing customers. There is sufficient sanitary sewer capacity through the short and long term planning periods. The Cities of Pahokee, Belle Glade and South Bay, as well Palm Beach County Water Utilities, are forming the Glades Utility Authority (GUA) to handle the operations their water and sewer systems. The GUA will assume the operational control of the sewer system.~~

Stormwater Drainage Facilities

The East Beach Water Control District (EBWCD) manages stormwater drainage for the entire City of Pahokee, with the exception of the northeastern corner of the City, which is part of the Pelican Lake Water Control District. The system has two outfalls, one into Lake Okeechobee and one into the West Palm Beach Canal; both are equipped with a pump. There is also one internal pump to help move water within the system. Water level is controlled based on irrigation and drainage needs. When the system level needs to be raised, water is pumped in from Lake Okeechobee; when it needs to be lowered, water is pumped into the Stormwater Treatment Areas (STA's). The STA's were constructed by the South Florida Water Management District as part of the Everglades Forever Act.

Solid Waste

Solid waste pickup is provided through a private sanitation company and hauled to the Palm Beach County Solid Waste Authority (SWA) transfer station, located near the City of Belle Glade, and subsequently transferred to the North County Regional Resource Recovery Center and landfill in West Palm Beach.

Pahokee has adopted the County's LOS for solid waste management: disposal capacity sufficient for a per capita generation rate of solid waste delivered to SWA facilities of 7.13 pounds per person per day. The Palm Beach County Solid Waste Authority's Integrated Solid Waste Management Plan has provided for additional capacity upon depletion of the existing capacity, estimated to occur in year 2024.

Recreation and Open Space

Currently, there are 293.73 acres of publicly-owned land available for recreational use in and within one mile of Pahokee's municipal boundary. The level of service standard is thirty (30) acres of parks within the City or within one mile of the City limit per 1,000 residents.

Additionally, the Comprehensive Plan requires that new development meet a LOS standard of three (3) acres of City-owned recreation facilities, improved for active and passive use, for every 1,000 City residents. City-owned parks include City Park, the Community Center, and Martin Luther King Jr. Memorial Park; collectively, the land area of these parks 27.69 acres (although they have varying future land use designations).

Based upon the analysis in the Recreation and Open Space element, both LOS standards will be met through this Comprehensive Plan's short term (5 year) and long term (10 year) planning periods.

Transportation

The City is responsible for maintaining the local road network; the arterials are under the Florida Department of Transportation jurisdiction. There are two north-south state roads that are urban minor arterials traversing the City: one is US 441/SR 15 and the other is SR 729/State Market Road. The east-west roads are Larrimore Road, East 7th Street and Muck City Road. There has been little new development during the last planning period. According to population projections, major growth is not anticipated.

The City has adopted Level of Service "D" for all roads which reflects Palm Beach County's

~~adopted level of service standards for roadways. A level of service analysis indicated that all roadways within Pahokee are operating at or below the adopted level of service. Based upon an analysis of 2030 conditions, no roadway is expected to fail in the next twenty years.~~

Public Schools

~~Public school facilities within the City of Pahokee are operated by the Palm Beach County School Board.~~

~~All three schools that service Pahokee students will be under enrolled through the short term planning period.~~

~~Another school, Pahokee Middle 03 MM is scheduled to open in August 2010. However, the timing is subject to review during the School Board Capital Plan process.~~

HISTORIC PRESERVATION

A 1992 survey conducted on historic sites identified the following sites to be potentially eligible for designation on the National Register of Historic Places:

1. Pahokee Senior High School
2. Pahokee High School Auditorium
3. Pahokee Junior High School
4. Pahokee Women's Club
5. Prince Theater
6. Private Residence, 1897 Bacom Point Road.

The City ~~is active in preserving~~ desires to preserve its historic resources. The Pahokee Senior High School, a mission/Spanish Revival structure designed by William Manly King, is a significant historic resource and is listed on the National Register of Historic Places. ~~The building is being transformed into the Pahokee High School Learning Center, a multi-use community building that will provide day and night educational facilities. There is conversation in the community about converting the building into a City Hall.~~ The Prince Theater has been designated by the State of Florida as a historically significant, ~~and the City has received \$3 million for creating a multiuse facility that will provide classroom space, banquet hall, and cultural center.~~

A list of historic and archaeological sites from the Florida Master Site File is included as Appendix 1A.

Natural Habitats

~~Over 97% of the land within Pahokee is identified as developed or disturbed. The Florida Fish and Wildlife Conservation Commission (FFWCC) has identified that only about 2% of the City (74.98 acres) contains any remnants of native vegetative habitats. The FFWCC has indicated that cattail marsh (9.11 acre), freshwater marsh and wet prairie (25.83 acres), hardwood hammocks and forest (4.04 acres), and shrub swamp (28.92 acres) habitats remain. These native habitats, however, are greatly fragmented and disturbed due to development, agricultural practices and the encroachment of invasive exotic vegetation.~~

It is important to note that the acreage identified by the FFWCC may not match the acreage totals in the future or existing land use maps.

Table 1-6 Disturbed and Developed Lands, 3,297.59 acres			
Developed 1,091.57 acres		Disturbed 2,206.02 acres	
Habitat	Aeres	Habitat	Aeres
High Impact Urban	426.24	Bare Soil/Clearcut	73.67
Low Impact Urban	665.33	Citrus	362.40
		Improved Pasture	16.79
		Open Water	36.37
		Other Agriculture	19.32
		Row/Field Crops	151.87
		Sugar Cane	1,542.92
		Unimproved Pasture	2.67

Source: Florida Fish and Wildlife Conservation Commission.

Table 1-7 Native Habitats, 74.98 acres	
Hardwood Hammocks and Forest	4.04 acres
Dry Prairie	3.38 acres
Pinelands	0.88 acres
Wetlands Categories Total	66.68
Cattail Marsh	9.11 acres
Freshwater Marsh and Wet Prairie	25.83 acres
Hardwood Swamp	1.78 acres
Sawgrass Marsh	1.03 acres
Shrub Swamp	28.92 acres

Source: Florida Fish and Wildlife Conservation Commission.

NATURAL RESOURCES

Wetlands

Wetlands make up 66.68 acres or ~~1.97%~~ 1.96% of the total land area.

Conservation Lands

There are no properties designated specifically for natural preserves within the City.

Water Resources

Although numerous water bodies and ponds occur within the City, none are naturally occurring lakes or waterways. The existing water features have all been manmade as a part of land development projects and agricultural activities. ~~FLU-6 Waterbodies, identifies the existing water features located within the City.~~ The City is located adjacent to and on the eastern shore of Lake Okeechobee, a shallow, 730 square mile body of water that is second in size only to Lake Michigan for lakes that are wholly within the United States.

Wellfield Protection

There are no wellfields within the City boundary.

Soils

The general distribution of soils is shown in FLU-47 Soils Map; which is based on the soil survey of Palm Beach County conducted by the U.S. Department of Agriculture (USDA). The survey identifies the following soil series in the City of Pahokee: Dania Muck, Pahokee Muck, Terra Ceia Muck, Torry Muck, it also recognizes the presence of Pits, Udorthents, Arents and Urban Land.

Topography

The average elevation of the City is approximately 13 feet. The Herbert Hoover Dike (discussed further below) ranges in elevation from 32 feet to 46 feet at its crest.

Floodplains

The National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA) has identified the following flood zones within the City of Pahokee:

Table 1-8. Federal Emergency Management Agency Flood Zones	
Zone	Description
VE	An area inundated by 100-year flooding with velocity hazard (wave action)
X	An area that is determined to be outside the 100- and 500-year floodplains
X500	An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than one square mile; or an area protected by levees from the 100-year flooding
<u>Federal Emergency Management Agency Flood Zones</u>	
<u>Zone</u>	<u>Description</u>
<u>AO</u>	<u>River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.</u>
<u>AE</u>	<u>The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.</u>
<u>VE</u>	<u>Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.</u>
<u>X</u>	<u>An area that is determined to be outside the 100- and 500-year floodplains</u>

Source: U.S. Federal Emergency Management Agency

Map FLU 5 FEMA Flood Zones are identified for the City. The majority of the City of Pahokee is in AE zone which is an area that is at very high risk for flooding. It is the base flood elevation determined through flood maps and is commonly known as the 100-year flood zone.

~~FLU 8 FEMA Flood Zones identifies the flood zones within the City. The majority of the City of Pahokee is an X500 zone which is an area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than one square mile; or an area protected by levees from the 100-year flooding. The land adjacent to the lake and into the downtown area is an X zone that is determined to be outside the 100- and 500-~~

~~year floodplain. Existing land uses found within the floodplain are illustrated on FLU-2 Existing Land Use Map.~~

Commercially Valuable Minerals

No commercially valuable minerals have been identified in the City of Pahokee.

NEED FOR REDEVELOPMENT

Pahokee was once provided with ample jobs from the sugar cane farms. Once the farms became technically sophisticated and larger amounts of machinery ~~are no longer~~ utilized instead of manual labor, jobs became scarce. ~~The local graduation rate is 46%, significantly lower than the county and state average. Additionally, a large number of Pahokee residents are unemployed and the illiteracy rate is high compared to other communities.~~ The median household income in the City was ~~\$26,731~~ \$36,289 as of the ~~2000 Census~~ 2022 American Community Survey (Palm Beach County's average was ~~\$45,062~~ \$76,592). This points to a need to attract higher paying jobs to the City and to ensuring that residents have access to jobs outside the City as well.

The City has undertaken a number of projects to increase jobs and the economic viability of the City. The Downtown Master Plan calls for an amphitheater, development of a hotel on the old City Hall property, and creation of offshore spoil islands to enhance the scenic shoreline. In 2004, the City put out an RFP for the redevelopment of the City's marina. The facility, ~~now~~ called "Everglades Adventure" includes a marina, a multi-use recreational complex, restaurant, and rental cabins. The facility represents a major accomplishment in the redevelopment of Downtown.

The City is also active in preserving its historic resources. According to the National Register of Historic Places, the Pahokee Senior High School is a significant historic resource. ~~The building is being transformed into the Pahokee High School Learning Center, a multi-use community building that will provide day and night educational facilities~~ Future re-use of the building, potentially as a City Hall, is a topic of conversation in the community. The Prince Theater has been designated by the State of Florida as ~~a~~ historically significant and the City has ~~received \$3 million previously pursued funds~~ for creating a multiuse facility that ~~will~~ would provide classroom space, banquet hall, and cultural center.

Other strategies for economic development include creating an industrial park, marketing the City, and identification of land for development. The City can also track land available for development ~~by updating their Existing Land Use maps~~ and identifying vacant properties for future development. With information on vacant lands, the City can market the municipality through the Chamber of Commerce or through its own staff as well as work with the Palm Beach County Business Development Board.

In the past, ~~T~~the City has also indicated that it would like to pursue a lock study for the Pelican River. This would increase waterway access from Lake Okeechobee into various properties within the City of Pahokee. Funding sources for the study should be identified to make the initiative financially feasible.

Designating the Downtown Area as a Community Redevelopment Area would ~~also~~ allow the City to use tax increment financing to direct investments. The City ~~should~~ may wish to consider a "slum and blight" study that might allow creation of a Community Redevelopment Area.

Topography

~~Map FLU-9 shows the topography of the City. The average elevation of the City is approximately 13 feet. The Herbert Hoover Dike (discussed further) ranges in elevation from 32 to 46 feet at its crest.~~

HAZARD MITIGATION

The City adopted a Continuity of Operations (COOP) Plan in 2006. The COOP Plan was developed in case the City has to relocate their ~~City Hall operations~~ due to any type of disaster, i.e., fire, bomb, tornado, hurricane, flood, terrorism, etc. It is specific to the government being able to carry on their essential functions at an alternate site.

Herbert Hoover Dike

The western portion of Palm Beach County consists of a largely rural area of approximately 44,000 residents within the city limits of South Bay, Pahokee, and Belle Glade as well as the unincorporated area surrounding these cities. Lake Okeechobee is a shallow, natural body of water with a diameter of 30-35 miles with an average depth of 10 feet. The lake is surrounded by the Herbert Hoover Dike (HHD) which was constructed to provide flood protection to surrounding populations and agricultural areas.

The dike is approximately 140 miles long, with a crest elevation ranging from 32 to 46 feet above the National Geodetic Vertical Datum (NGVD). The water level in this large body of water is controlled by the U.S. Army Corps of Engineers (USACE). This natural lake is believed to pose no threat at 11 feet because it is naturally contained within its boundaries; this elevation is, in general, lower than the outlying area outside of the dike. The adjacent land elevations typically range from 10 feet to 20 feet, with the lower elevations around the south half of the lake. When the lake waters exceed 12 feet, the Herbert Hoover Dike is designed to maintain the waters within its defined boundaries.

“Seepage” or the slow migration of water from the lakeside to the landside of an earthen impoundment like Herbert Hoover Dike is a naturally occurring process and does not normally pose a threat to the structure. “Piping” occurs when soil particles are transported by the action of the seeping water, creating cavities that can erode or undermine the dike. The incidence of piping is closely correlated with lake level. At lake levels above 18 feet, piping which could lead to a breach becomes more likely. The USACE, assisted by the SFWMD, monitors the conditions of the dike closely, particularly at high lake levels. Although a much more remote possibility, a second type of risk posed by the dike is failure due to overtopping. Overtopping of an earthen structure for an extended period of time could breach the structure and result in a sudden release of the lake waters into the surrounding communities.

Herbert Hoover Dike Emergency Evacuation Guidance Document

A technical review of the Herbert Hoover Dike, commissioned by the South Florida Water Management District, detailed in the Report of Independent Expert Review Panel Technical Evaluation of the Herbert Hoover Dike (BCI Project No. 2- 13294.1, dated April 27, 2006) indicated that the hurricanes of 2004 and 2005 increased the vulnerability of the HHD. Based upon this report and information provided by the USACE, the leadership of Palm Beach County, Belle Glade, Pahokee, and South Bay have cooperatively developed the Herbert Hoover Dike Emergency Evacuation Guidance Document to guide development of specific plans and procedures to ensure the safe evacuation of approximately 44,000 Glades area residents. In the

event of a breach at the dike or prior to a major hurricane impacting the Glades area, public officials agreed that an aggressive strategy to move residents to safety is essential. The guidance document summarizes the policy recommendations which were developed at the Glades area local summit on June 6, 2006, the regional summit on June 7, 2006, and through a series of individual workshops and community town meetings. The guidance document reviews the facts, defines the scope, scenario assumptions, existing operational strengths and weaknesses suggests future action items and resource needs required for implementation of a comprehensive evacuation and sheltering plan. The operational Herbert Hoover Dike Coordinating Procedure will be developed as the outstanding issues in the guidance document are resolved and coordinated with the local, state, and federal organizations supporting the plan.

On January 25, 2023 the USACE project to improve the resiliency of the Herbert Hoover Dike was completed and the certification was subsequently renewed.

Future Land Use Element Goals, Objectives, and Policies

GOAL 1.1: To ensure a high quality living environment through a mixture of new and redeveloped land uses that will maximize natural and manmade resources while minimizing any ~~thereat~~ threat to the health, safety, and welfare of the city's citizens that is caused by incompatible land uses and environmental degradation.

Objective 1.1.1 – Future growth and development will continue to be managed through the implementation, and enforcement of land development regulations adopted in accordance with section 163.3202. F.S.

Policy 1.1.1.1 - The City shall continue to implement land development regulations containing specific and detailed provisions intended to implement the adopted Comprehensive Plan, and which at a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;
- c. Regulate development which has a potential to contaminate water, soil, or crops.
- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management consistent with the Infrastructure and Conservation Elements;
- e. Protect potable water well fields and aquifer recharge areas if established;
- f. Regulate signage;
- g. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- h. Require landscape buffers using predominately native species and other appearance measures to maintain a high visual quality;
- i. Provide that development orders and permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this Comprehensive Plan;
- j. Provide for the assessment of impact fees or dedication of land and facilities to off-set costs assumed by the City or other governmental agencies for the provision of facilities or services required by new development; and
- k. Require preparation of a written environmental assessment for all proposed development, rezonings, and land use amendments considered by the City Commission and/or City development review boards which involve sites that are currently or were previously undeveloped with urban uses. The assessment shall include, at a minimum, impacts on flora, fauna, air quality, and water quantity and quality.

Policy 1.1.1.2 – The City shall regulate the density and intensity of land uses and shall only zone property with designations shown as “consistent” as follows:

Future Land Use Designation	Density (du/gross acre)	Intensity (floor area ratio)	Consistent Zoning Districts	Uses
Agriculture (Ag) (AGR)	1 du/20 acres		<u>AG</u>	Agricultural uses and schools. Uses associated with agricultural uses such as pump houses, areas for servicing farming equipment and worker's quarters may also be permitted.
Residential Low (RL)	5 7 du/acre		<u>SF 1, SF 5, and SF 7</u>	Single family residential uses, schools, parks, churches, synagogues, and other houses of worship.
Residential Low Transitional (RLT)	5 du/acre		<u>SF 1 and SF 5</u>	Single family residential uses, schools, parks, churches, synagogues, and other houses of worship. All proposed development shall be subject to review and approval under Planned Development (PD) regulations. Proposed development within Transition areas shall be adjacent to existing development or infrastructure. Development shall be in compact forms which do not create enclaves, pockets, or serpentine patterns of remaining Transition areas.
Residential Moderate (RMH)	7 du/acre			Single family residential including mobile home and manufactured housing, schools, parks, churches, synagogues, and other houses of worship.
Mobile Home Residential (MHR)	7 du/acre		<u>SFMH</u>	Single family residential uses including mobile home and manufactured housing, schools, parks, churches, synagogues, and other houses of worship.
Residential Low Medium (RLM)	10 du/acre			Single family and multifamily residential uses, schools, parks, churches, synagogues, and other houses of worship.
Residential Medium (RM)	12 du/acre		<u>SF 1, SF 5, SF 7, SFMH, and MF 12</u>	Single family and multifamily residential uses, schools, parks, churches, synagogues, and other houses of worship.
Residential Medium Transitional (RMT)	12 du/acre		<u>MF 12</u>	Single family and multifamily residential uses, schools, parks, churches, synagogues, and other houses of worship. All proposed development shall be subject to review and approval under Planned Development (PD) regulations. Proposed development within Transition areas shall be adjacent to existing development or infrastructure. Development shall be in compact forms which do not create enclaves, pockets, or serpentine patterns of remaining Transition areas.
Residential High (RH)	18 du/acre		<u>MF 18</u>	Single family and multifamily residential uses, townhomes, schools, parks, churches, synagogues, and other houses of worship.
Residential Mixed Use (RMU)	5 du/acre	0.5 for non-residential uses	<u>SFMU</u>	Single family and residential uses, schools, parks, churches, synagogues, and other houses of worship. Limited commercial uses approved as a conditional use s . Commercial uses shall occupy no more than 20% of the gross floor area of the structure. The remaining 80% of the structure shall be residential use.

Future Land Use Designation	Density (du/gross acre)	Intensity (floor area ratio)	Consistent Zoning District	Uses
Commercial Office Recreation and Entertainment (CORE)	18 du/acre	1.0	<u>CORE</u>	Multi-family residential uses, commercial uses uses, schools, parks, churches, synagogues, and other houses of worship. Ground floor residential uses prohibited. The CORE designation is intended to provide a compact, intensive area to serve as the primary center of commerce in the City.
Commercial (<u>COM</u>)		0.5	<u>GC, NC, and WOR</u>	Office, retail, and service uses. Schools, parks, churches, synagogues, and other houses of worship are allowed.
Light Industrial (LI) (<u>LI</u>)		1.0	<u>LI</u>	Light industrial uses including warehousing, storage, and light manufacturing. Churches, synagogues, and other houses of worship are allowed.
Industrial (<u>IND</u>)		1.0	<u>LI and HI</u>	Agricultural processing plants, assembly, manufacturing, warehouse uses. Churches, synagogues, and other houses of worship are allowed.
Water Oriented Recreation (WOR)		0.75	<u>WOR</u>	Water-related, water dependent, and recreational uses with the intent to promote and increase access to Lake Okeechobee.
Public Facilities (PF)		0.75	<u>PF</u>	Public facilities including hospitals, schools, government facilities, and utilities.
Park (<u>PARK</u>)		0.2	<u>ROS</u>	Parks, open space, and schools.
<u>Waterways (WAT)</u>			<u>n/a</u>	<u>Waterways</u>

Policy 1.1.1.3 - The City shall allow public schools in all future land use categories except, ~~Light Industrial, Industrial, and Water Oriented Recreation.~~

Policy 1.1.1.4 - To the extent possible, the City shall support the collocation of school sites with public facilities such as parks, libraries, and community centers.

Policy 1.1.1.5 - The City shall support development that promotes water-oriented activities, tourism, industrial and economic development.

Policy 1.1.1.6 - The City shall consider the financial feasibility of conducting a slum and blight study by ~~December 2010~~ to create a Community Redevelopment Area ~~in the CORE area.~~

Policy 1.1.1.7 - The City shall continue to create and implement marketing strategies for development in Pahokee.

Policy 1.1.1.8 - The City shall explore the financial feasibility of creating an industrial park and related marketing strategies ~~by December 2011.~~

Policy 1.1.1.9 - The City shall consider seeking funding for and conducting a feasibility study to add a lock on the Pelican River to increase navigability and water-oriented activities inland ~~by December 2011.~~

Objective 1.1.2 - Development orders and permits for development or redevelopment activities shall be issued only if the protection of natural and historic resources is ensured and consistent with the goals, objectives, and policies of the Conservation Element of this Comprehensive Plan.

Policy 1.1.2.1 - The City shall protect potable water wellfields and prime aquifer recharge areas that may be developed or annexed at a later date through the implementation of the Palm Beach County Wellfield Protection Ordinance.

Policy 1.1.2.2 - The developer/owner of any site shall be responsible for the management of run-off consistent with the goals, objectives, and policies of the Drainage Sub-Element of this Comprehensive Plan.

Policy 1.1.2.3 - Extraction of natural resources shall be permitted only where compatible with existing and proposed land uses and in a manner consistent with the goals, objectives, and policies of the Conservation Element of this Comprehensive Plan.

Policy 1.1.2.4 - ~~By December 31, 2014~~ ~~†~~The City shall consider the financial feasibility of the following actions to support historic preservation in the City:

- a. Adopt criteria for the identification of historic resources;
- b. Determine if any structures or sites meet the criteria for historic resources and so designate and map those that do;
- c. Submit a list of designated historic resources to the U.S. Department of Interior for inclusion on the National Register of Historic Places; and
- d. Continually update the list of historic resources as appropriate.

Policy 1.1.2.5 – Prior to the issuance of development permits, the City shall review the State of Florida Master Site File to evaluate impacts upon structures which may have potential historical significance, and if deemed appropriate by the City Commission, take action to protect such structures. The City shall create and annually update its inventory of historic sites within the State of Florida Master Site file.

Policy ~~1.1.2.5~~ 1.1.2.6 - The City shall coordinate land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects with Palm Beach County.

Policy ~~1.1.2.6~~ 1.1.2.7 - The City shall continue ongoing and meaningful coordination ~~through~~ with the ~~Glades Utility Authority~~ Palm Beach County Water Utilities Department to ensure adequate provision of potable water and conservation techniques.

Objective 1.1.3 - Development orders and permits for development and redevelopment activities shall be issued only in those areas where suitable topography and soil conditions exist to support such development.

Policy 1.1.3.1 - All proposed development, other than individual residences, shall include a soils analysis prepared by a professional licensed to prepare such an analysis which shall include the ability of the soil structure to support the proposed development and the mitigating measures needed to accommodate the development.

Policy 1.1.3.2 - All proposed development shall be located in a manner such that the natural

topographic features of a site are not adversely altered so as to negatively affect the drainage of neighboring properties or visual aesthetics of the area.

Objective 1.1.4 - Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this Comprehensive Plan) are available concurrent with the impacts of development.

Policy 1.1.4.1 - All development shall be timed and staged in conjunction with the provision of community facilities for which levels of service have been adopted by this Comprehensive Plan. Concurrency for all new development shall be monitored through the System for the Management of Concurrency (~~SYMCON~~) to ensure that issuance of a final development order will not result in a degradation of the adopted levels of service for specified public facilities and services.

Policy 1.1.4.2 - Public facilities and utilities shall be located to:

- a. Maximize the efficiency of services provided;
- b. Minimize their costs;
- c. Minimize their impacts on the natural environment; and
- d. Maximize consistency with the goals, objectives, and policies of this comprehensive plan.

Policy 1.1.4.3 - All development in areas not provided central water and sewer services shall be governed by the provisions of ~~S.381.272~~ Section 381.0065, F.S., regulating on-site sewage disposal systems; and, Chapter ~~10D-6~~ 62-6, FAC, which regulates the installation of individual sewage disposal facilities, and applicable SFWMD and Palm Beach County regulations for the installation of private wells.

Policy 1.1.4.4 - Prior to annexation, the City shall prepare and adopt a facilities and services extension plan for proposed annexation areas which shall:

- a. Establish the location, level of service standards, and phasing for each facility and service to be extended by the City;
- b. Require all development or redevelopment activities to be timed, staged and located in conjunction with the provision of the community facilities and services listed per the System for the Management of Concurrency (~~SYMCON~~) without exceeding their established level of service standards; and
- c. Reserve the right of the City, in order to encourage infill development and reduce urban sprawl, to discourage development and redevelopment activities within proposed future annexation areas until such time as facilities and services are extended in accordance with the plan regardless if facilities and services are offered by a developer in advance of the plan phasing.

Policy 1.1.4.5 - The ~~Future Land Use Infrastructure~~ Element shall include data and analysis demonstrating coordination with current and future water supply demands.

Policy 1.1.4.6 - The City's 10-Year Water Supply Facilities Work Plan shall contain projects and an implementation schedule as needed to meet the future population demand.

Policy 1.1.4.7 - Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy. Prior to approval of a building permit, the eCity shall ~~consult with the Lake Region Water Treatment Plant to determine whether receive confirmation from the Palm Beach County Water Utilities Department that~~ adequate water supplies and sanitary sewer treatment capacity to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

Policy 1.1.4.8 - Proposed Future Land Use Map amendments shall be supported with data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands.

Policy 1.1.4.9 – To the maximum extent feasible, all new development shall be connected to central public sanitary sewer service. Development activity shall be directed towards areas of the City which already have sanitary sewer infrastructure in place.

Objective 1.1.5 - Future growth, development and redevelopment shall be directed to appropriate areas as depicted on the Future Land Use Map, consistent with: the availability of suitable land for utility facilities necessary to support proposed development; sound planning principles; minimal natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; the desired community character; and in a manner based upon energy- efficient land use patterns, which limits urban sprawl and accounts for existing and future electric power generation and transmission systems.

Policy 1.1.5.1 - In accordance with ~~s~~Section 163.3202, F.S., the City shall continue to implement land development regulations that permit:

- a. Planned unit developments;
- b. Mixed-use developments; and
- c. Planned communities. ~~;~~and

Policy 1.1.5.2 - Residential neighborhoods shall be designed to include an efficient system of interconnected internal and external circulation, including the provision of collector streets to feed traffic onto arterial roads and highways.

Policy 1.1.5.3 - Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

Policy 1.1.5.4 - In accordance with section 163.3202, F.S., land development regulations shall be adopted which require new development to reserve suitable land for utility facilities necessary to support the proposed development.

Policy 1.1.5.5 - The City shall ensure the Comprehensive Plan and land development code does not prevent the construction of electric substations within the ~~Town~~ City.

Policy 1.1.5.6 - The land development code shall allow for use of alternate, renewable sources of

energy including the use of solar panels.

Policy 1.1.5.7 - The City shall continue to encourage development of CORE land uses to provide a center of accessible shopping, recreation, and employment opportunities for Pahokee residents and shall focus redevelopment activities and City investments in infrastructure in this area.

Policy 1.1.5.8 - The City shall continue to allow home based businesses to the extent that impacts are compatible with residential areas.

Policy 1.1.5.9 - The City will strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution. The City will promote alternative forms of transportation by maintaining its extensive sidewalk system, seeking new bicycle pathways and cooperating with Palm Beach County for new and improved transit.

Policy 1.1.5.10 - The City shall ensure development and redevelopment is transit-ready along major transportation corridors.

Policy 1.1.5.11 – In order to ensure an interconnected network of streets and efficient vehicular and pedestrian movement, the City shall encourage the provision of cross-connections between commercial properties which allow movement among properties without having to access external roadways. New development projects which abut more than one public road shall provide access points onto each public road where feasible.

Objective 1.1.6 - Pahokee’s economic base shall be expanded through planning and development activities which encourage the expansion of existing businesses and the attraction of new business in appropriate areas as depicted on the Future Land Use Map and the annexation of new areas for future residential, commercial and industrial development.

Policy 1.1.6.1 - Development orders, and permits for future development and redevelopment activities shall be issued only in areas possessing the appropriate future land use designation and that are consistent with the goals, objectives, and policies of this Comprehensive Plan.

Policy 1.1.6.2 - The City shall develop and implement a fiscal impact analysis model to determine the economic feasibility and fiscal impacts of all proposed residential, commercial and industrial development requiring a change on the Future Land Use Map.

Policy 1.1.6.3 - The City shall designate future annexation areas and coordinate with the affected land owners, governments and agencies for the future annexation and land uses of these areas.

Objective 1.1.7 - The Commercial Office Recreation and Entertainment (CORE) area shall be considered the City’s center for urban development and redevelopment activities.

Policy 1.1.7.1 - The City shall continue to apply for redevelopment and historic preservation funds, if warranted, for all or a portion of the CORE area.

~~Policy 1.1.7.2 – Prior to the issuance of development permits the City shall review the State of Florida Master Site File to evaluate impacts upon structures which may have potential historical significance, and if deemed appropriate by the City Commission, take action to protect such~~

~~structures. The City shall create and annually update its inventory of historic sites with the State of Florida Master Site File.~~

Policy ~~1.1.7.3~~ 1.1.7.2 - The City shall permit the development of offices, retail establishments, hotels, and restaurants in the CORE area at the levels of intensity established in this Comprehensive Plan.

Policy ~~1.1.7.4~~ 1.1.7.3 - The City shall discourage automobile dominance and through traffic within the CORE area through requirements for the development of centralized parking, pedestrian pathways, and the separation of service activities from the pedestrian circulation pattern both visually and functionally.

Policy ~~1.1.7.5~~ 1.1.7.4 - The City shall require direct pedestrian linkages between retailing/office concentrations and functionally related residential and recreation and open space areas.

Policy ~~1.1.7.6~~ 1.1.7.5 - Parking capacity adequate to meet the future demand of high intensity activity centers in the CORE area shall be provided.

Policy ~~1.1.7.7~~ 1.1.7.6 - The City shall continue to maintain existing pedestrian facilities throughout the City as needed.

Objective 1.1.8 - Areas designated Water-Oriented Recreation (WOR) shall be recognized as the focal point for the City's recreation segment of the local economy.

Policy 1.1.8.1 - The City shall maintain a waterfront destination with recreational uses for residents and tourists in areas designated as Water-Oriented Recreation (WOR).

Objective 1.1.9 - Industrial (~~HND~~) and Light Industrial (IL) land uses and development shall be implemented through zoning districts, be compatible with surrounding land uses, and be environmentally safe.

Policy 1.1.9.1 - Incompatible land uses (e.g., residential, neighborhood commercial) shall not be located adjacent to existing or proposed industrial areas without proper buffering including, but not limited to, fences, walls, berms, vegetation screens, and increased setbacks. Such buffering requirements shall be established in the land development code and reviewed periodically to ensure their applicability.

Policy 1.1.9.2 - ~~IND~~ and IL sites should be easily accessible to the form(s) of transportation most efficient for their product types.

- a. Easy access to principal arterials is necessary for all industry.
- b. Trucking and distribution uses should have access to expressways and interstate highways.
- c. Rail-oriented uses should be located near main rail lines and rail spurs for maximum loading efficiency.
- d. Industries with low bulk, high value products requiring quick shipment should be located near airports.

Policy 1.1.9.3 - Development within the areas designated IND and IL shall meet the following criteria:

- a. The facility should be designed to ~~maximize available open space~~ facilitate development of adjacent industrial areas;
- b. Landscaped screening should be used around buildings, storage, and parking facilities;
- c. Traffic to and from the facility should not place an undue burden on the local or collector streets;
- d. Heavy traffic from the facility should not be permitted through adjoining residential or institutional areas; and,
- e. The operations should not produce off-site noxious effects and all hazardous wastes shall be properly managed.

Objective 1.1.10 - Areas identified as entranceways to Pahokee shall be aesthetically pleasing through an appropriate mix of signage and landscaping.

Policy 1.1.10.1 - Signage within entranceways shall continue to be regulated to ensure compatibility with surrounding land uses and be aesthetically pleasing.

Objective 1.1.11 - Existing land uses which are incompatible or inconsistent with the Future Land Use Element and Map shall continue to be eliminated.

Policy 1.1.11.1 - Expansion or replacement of land uses which are incompatible with the Future Land Use Element and Map shall be prohibited.

Policy 1.1.11.2 - Regulations for buffering incompatible land uses shall be set forth in the City's land development regulations which are to be adopted in accordance with Section 163.3202, F.S.

Objective 1.1.12 - The City shall improve coordination with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities.

Policy 1.1.12.1 - The City shall cooperate with the Palm Beach County Multi-jurisdictional Issues Coordination Forum and Intergovernmental Plan Amendment Review Committee (IPARC) to settle land use disputes between the City and adjacent municipalities or unincorporated areas. Notification of all comprehensive plan amendments shall be provided to IPARC for distribution.

Policy 1.1.12.2 - Requests for development orders or permits shall be coordinated, as required, with Palm Beach County, adjacent municipalities, the Palm Beach County Multi-jurisdictional Issues Coordination Forum, Regional Planning Council, Water Management District and State and federal agencies.

Policy 1.1.12.3 - The City shall coordinate water supply planning activities with the South Florida Water Management District, and the Palm Beach County Water Utilities Department, ~~the cities of Belle Glade and South Bay and the Lake Region Water Treatment Plant.~~

Policy 1.1.12.4 - The City shall ensure coordination between land use and future water supply planning with the adoption or update of its minimum 10-Year Water Supply Facilities Work Plan, within 18 months of the adoption of the Lower East Coast Water Supply Plan, as required by Chapter 163, Florida Statutes.

Objective 1.1.13 - Annex appropriate adjacent unincorporated areas into the City provided the residents ~~and~~ or landowners of such areas generally favor incorporation into Pahokee, the areas can be better served by the City, and the ~~revenues and~~ net costs of annexation will not burden existing residents.

Policy 1.1.13.1 - Annexation proposals will be evaluated to determine their immediate and long-term costs to existing and future residents as compared to the revenues expected to be generated from property taxes and other sources.

Policy 1.1.13.2 – Annexation proposals shall comply with Policy 1.1.4.4 concerning extension of services to the area to be annexed.

Policy ~~1.1.13.2~~ 1.1.13.3 - Annexation of proposed areas should be considered and planned in light of how they complement and enhance the goals of the City as expressed in the City's Comprehensive Plan.

Objective 1.1.14 - Reduce the loss of life, property, and repetitive damage from the effects of natural, societal and technological hazards from all sources but especially, hurricanes, tornados, major rainfall and other severe weather events.

Policy 1.1.14.1 - All areas identified in the Herbert Hoover Dike Emergency Evacuation Guidance Document shall conform to the evacuation plans as set forth in said document. The City of Pahokee shall continue to work with the Palm Beach County Division of Emergency Management as required to update and implement emergency response actions as recommended in the document.

Policy 1.1.14.2 - The City shall create ~~and~~ an educational program on the benefits of hazard mitigation and planning in order to build support for local mitigation initiatives.

Policy 1.1.14.3 - The City shall complete ~~and~~ an inventory of existing mitigation practices for the purpose of documenting in-kind match opportunities.

Policy 1.1.14.4 - The City shall develop a public awareness program concerning wildfire and home ignition as it relates to the specific problems faced by the Glades ~~e~~Communities.

Policy 1.1.14.5 - Review land development regulations to ensure setbacks and defensible space buffers are utilized to further mitigate the impacts of wildfire/sugarcane and muck fire on homes that may be adjacent to fields subject to planned seasonal burnings.

Policy 1.1.14.6 - The City shall coordinate with the National Flood Insurance Program to determine how often the city should be mapped for flood prone areas due to the land subsidence and changing topography of the Glades Community.

Policy 1.1.14.7 - The City shall explore the possibility of retrofitting structures to create shelter locations in the Glades Communities.

Policy 1.1.14.8 - The City shall conduct an analysis of local and regional clearance and evacuation times in conjunction with Herbert Hoover Dike Emergency Evacuation Guidance Document and use this information to direct development and population growth.

~~Policy 1.1.14.9 - The City shall identify critical infrastructure and roadway segments where monitoring equipment and modified traffic signal timings could reduce the need for physical presence to conduct traffic control.~~

Objective 1.1.15 - The City shall implement greenhouse gas reduction strategies.

Policy 1.1.15.1 - The City shall educate residents on home energy reduction strategies.

Policy 1.1.15.2 - The City shall educate residents, business owners and farm workers on the cost and environmental effects of automobile idling.

Policy 1.1.15.3 - The City shall encourage and educate the public in the planting and maintenance of trees and provide public education on the placement of canopy trees and other landscape materials to strategically provide shade and reduce energy consumption.

Policy 1.1.15.4 - The City shall continue to reduce the heat island effect by supporting sustainable agricultural uses and practices within the ~~Town~~ City such as Department of Agriculture Best Management Practices.

Policy 1.1.15.5 - The City shall continue to require open space and pervious surface areas in development and redevelopment.

Appendix 1A has been moved to a new Appendix Section of Comprehensive Plan.