

3.0 FUTURE LAND USE

3.1 INTRODUCTION

The FUTURE LAND USE element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177 (6) (a), Florida Statutes establishes the future land use plan requirement and Chapter 9J5.006, Florida Administrative Code establishes minimum criteria to guide its preparation.

This element contains a summary of data, analyses and support documentation necessary to form the basis for future land use Goal, Objective and Policies.

In keeping with the requirements of Chapter 9J5.005 and 9J5.006 Florida Administrative Code, the FUTURE LAND USE element is structured according to the following format:

- Land Use Data
- Land Use Analysis; and
- ~~Land Use Goal, Objectives and Policies.~~

3.2 LAND USE DATA SUMMARY

An overview of conditions pertinent to the preparation of Future Land Use goal, objectives and policies are presented in the sections that follow.

3.2.1 Topography

The City is situated within the Everglades area of Palm Beach County (Ref. FIGURE 3-1). Elevations throughout the City generally range between 10 and 14 feet above mean sea level (msl), although elevations of up to 21 feet occur along the crests of major roads and levees paralleling canals. Topographic data is summarized on FIGURE 3-2.

3.2.2 Soil Conditions and Mineral Resources

A majority of the natural soils underlying the City are organic with drainage characteristics ranging from poor to very poor. The distribution of generalized soil types within the City is exhibited on FIGURE 3-3, while soil characteristics and limitations to development are presented on TABLES 3-1 and 3-2. Low strength (i.e. load bearing capabilities) wetness and corrosiveness are characteristics limiting development, both urban and agricultural.

PHYSIOGRAPHIC AREAS

(To Be Inserted)

FIGURE 3-1

TOPOGRAPHIC MAP

(To Be Inserted)

FIGURE 3-2

GENERALIZED SOILS MAP

(To Be Inserted)

FIGURE 3-3

TABLE 3-1
SOIL TYPES – CHARACTERISTICS

TABLE 3-2
SOIL LIMITATIONS FOR DEVELOPMENT

The natural soil formations within the City have been significantly modified by urban development. In some areas, the impact of urban development has been minimal consisting of the deposition of several inches of fill over natural soils; however, natural soils along U.S. Highway 27 have been radically altered as a result of construction activities. Altered soil types are referred to as “Urban Land Complexes”. Although the natural characteristics of soils are limiting to agricultural growth, water management systems and the use of fertilizers have led to the development of an active agricultural industry within the City. There are no known, commercially exploitable mineral resources within the Town.

3.2.3 Flooding Potential

FEMA has not prepared a FIRM map for the City because it was determined that there is no special flood hazard areas within the City’s corporate limits. Therefore,, at this time, there is no map or data available indicating special flood hazard areas.

3.2.4 Native Vegetation

The predominant natural soil types within the City are: Dania Muck; Pahokee Muck; and Torrey Muck. Native vegetative species associated with these soil types are: sawgrass, willow, elderberry, scattered cypress, undergrowth of ferns, pickerelweed, maidencane and other water-tolerant plants, and a few native grasses. However, due to extensive drainage, urban development and cultivation of cash crops, few examples of native species remain.

3.2.5 Surface Water Bodies, Beaches and Shores

There are no naturally occurring surface water bodies in South Bay. The North New River Canal, controlled by the South Florida Water Management District (SFWMD), and a series of drainage canals under the control of South Shore Drainage District are the only surface waters within the City. The South Florida Conservancy operates a series of canals on the eastern limits of the City. All surface waters are classified by the State as Class III waters. Surface waters within the City are illustrated on FIGURE 3-4.

3.2.6 Existing Land Use Inventory

South Bay, incorporated in 1963, is essentially a rural residential and agricultural community with scattered commercial and industrial areas along U.S. Highway 27 and State Road No. 80. ~~As of July 1997, t~~There remains large agricultural areas located in the northern and southern areas of the City. As a result, Agriculture constitutes the largest land use activity within the City limits. Existing land use data is indicative of how the land and water areas in South Bay have developed. The location, type and distribution of land use patterns and activities are described in this section. There are approximately ~~1182.63~~ 1282 total acres, or ~~1.75~~ 2.0 square miles contained within the corporate limits.

SURFACE WATER FEATURES

(To Be Inserted)

FIGURE 3-4

The classification system used to inventory existing land use patterns within the City is displayed on TABLE 3-4 while the application of the system to the incorporated area of the City is presented in TABLE 3-5. The conservation land use category is excluded from the classification system since it does not occur within the City limits. Also, education land use is included with the “Other Public Facilities” category. Existing land use patterns within and immediately abutting the City identified in the survey are shown on FIGURE 3-6. There are no sites within the City listed on the Florida Master File or the National Register of Historic Places, nor are there any that have been so designated locally.

The City is built-out to ~~89.8%~~ 91.5% of the corporate area. Only ~~10.2%~~ 8.5% (i.e. ~~120.82 acres~~ 117.02 acres) of the total area is vacant and potentially available for future development (i.e. assuming the maintenance of agricultural land use activities). Of this total, ~~50.7~~ 232.72 acres (i.e. ~~50.1% of the total vacant area~~ 18.4% of the developed area and 16.8% of the total area) is designated and zoned for future residential development. Water areas constitute a minor portion (i.e. ~~3.02%~~ 2.6%) of the total area of the City.

3.2.6.1 Residential Land Use

Of the total residential area in South Bay, single family residential development is the most predominant. Approximately 137 acres, or nearly 59% of all residential development is in low density single family units. Greater than sixty one (61) acres, or 26.5% of the residential area, are consumed by medium density residential units. Approximately twenty three (23) acres are developed as high density residential (10% of all residential development) while eleven (11) acres are used for mobile home units; or 4.7% of the residential mix.

3.2.6.2 Commercial Land Use

Most commercial development in the City is located along the major arterials of U.S. Highway 27 and S.R. 80, accommodating a mixture of business service and professional tenants. Commercial land use presently accounts for 36.53 acres of the City area; or 2.9% of the developed area and 2.6% of the total area in the City. Under the current zoning, a variety of personal, professional and business uses allowed in South Bay.

3.2.6.3 Industrial

Approximately forty six (46) acres in the City are currently developed as industrial uses. Similar to Commercial use, the light industrial uses are generally confined to areas accessed by the major arterials. Only 3.6% of the presently developed land area and 3.3% of the total land area in South Bay is developed in these uses.

TABLE 3-3

SOUTH BAY PLANNING AREAS

To facilitate the inventory and understanding of land use and other distribution patterns, the City of South Bay is divided into eight planning areas. These areas are illustrated on FIGURE 3-5 and are described as follows:

3. Crossroads Corridor — that area generally abutting and affected by the two arterial corridors running through the City, U.S. 27 and S.R. 80.
3. Central Residential Area — that area near the City center and Northeast of the inter-section of U.S. 27 and S.R. 80.
3. Northeast Agricultural Area — that area North of S.R. 80 and East of the North New River Canal consisting entirely of agricultural development.
3. Southeast Residential Area — the residential area to the South of S.R. 80 and East of U.S. 27.
3. South Agricultural Area — that area in the southern end of the City consisting entirely of agricultural development.
3. West Residential Area — the residential area West of U.S. 27.
3. Villa Lago Area — the non-contiguous area lying to the North consisting of the Villa Lago residential community, the Allied Helicopter Company, and the City sewage Treatment plant.
3. North Agricultural Area — that area annexed by the City in Ordinances 2-85 and 3-85.

~~SOUTH BAY PLANNING AREAS~~

~~(Delete in Update)~~

FIGURE 3-5

TABLE 3-4

LAND USE CLASSIFICATION SYSTEM

For purposes of the Comprehensive Plan, the following Land use classifications which are applicable to South Bay are used to described existing land uses in the City. The classifications are consistent with those defined in Chapter 9J5, F.A.C. and concurrent with the City's perception of use.

- Agriculture - All forms of commercial agricultural pursuits including the growing of crops and plants and the grazing of cattle. Excluded from this category are the various processing and packing plants and mills which are included in the industrial classification.
- Residential - Any land uses concerned with the provision of permanent housing and excluding all tourist accommodations (hotels, motels, apartment Hotels, etc.).
- Low Density - Residential uses on individual lots with a detached structure containing one dwelling unit. Maximum density in this land use classification should be no more than six (6) dwelling units per acre.
- Medium Density - Residential uses on individual lots with a detached structure containing two dwelling units. Maximum density in this land use classification should be no more than thirteen (13) units per acre.
- High Density - Residential uses on an individual lot with a structure or structures containing three or more units. Maximum density in this classification should be no more than nineteen (19) units per acre.
- Mobile Homes - Residential mobile home uses on individual lots as Defined in the City Zoning Ordinance.
- Commercial - All land uses related to buying, selling, amusement and provision of services, including hotels, motels and office buildings.
- Industrial - All land uses concerned with extraction, production, processing, fabrication or storage of goods and materials.
- Light Industry – Those industrial uses which do not emit excessive smoke, glare, dust, gas, odor or vibration.

Heavy Industry - Those industrial uses which exhibit a greater intensity from light industry and are of such a nature that they require isolation from many other kinds of land uses.

- Public Buildings - Land uses concerned with the provision of municipal, County;
And Grounds State or federal administrative, maintenance or distributional services.
- Other - Land use concerned with public or private institutions. For example:
Public schools, hospitals, churches, lodges, clubs, homes for the aged or
Buildings other public or private uses, including cemeteries.
- Open Space - Any land uses concerned with the active and/or passive recreational
Recreation of either public or privately owned land.
- Transportation - Any use devoted to the movement of people and goods, including stor-
& Utility Uses age of air, rail and land vehicles and street and rail rights-of-way.
Includes utility rights-of-way and facilities.
- Water - All areas covered by water or any right-of-way for the purpose of
conveying water (i.e. canals, waterways, etc.).
- Vacant - All undeveloped land urban and non-urban, which is not included in
any of the above categories.
- Historic Site - Any area or structure designated as an historic site or place and which
is listed on the Florida Master File or National Register of Historic
Places.

TABLE 3-5

EXISTING LAND USE

Land Use	Area in Acres	Total Acres	Percent (%) of Developed Area	Percent (%) of Total Area
Residential		152.1	14.9	13.5
—Low Density	100.2			
—Medium Density	26.0			
—High Density	18.5			
—Mobile Home Park	7.4			
Commercial	33.7	33.7	3.3	3.0
Industrial	34.5	34.5	3.4	3.1
Recreation/Open Space	3.5	3.5	0.3	0.3
Conservation	0	0	0	0
Public Buildings and Grounds	12.4	12.4	1.2	1
Educational	(included on other public facilities)			
Other Public Facilities	15.6	15.6	1.5	1.4
Transportation	101.8	101.8	10.0	9.0
Agriculture	638.8	638.8	62.5	56.9
Water	29.9	29.9	2.9	2.7
Total Developed	1022.3		100.0	
Vacant	101.1			9.0
Total	1123.4			100.0

SOURCE: Land Research Management, Inc., 10/88

TABLE 3-5

EXISTING LAND USE – 2011
-City of South Bay-

<u>Land Use</u>	<u>Acres</u>	<u>Percent (%) of Developed Area</u>	<u>Percent (%) of Total Area</u>
Residential	232.72	18.4	16.8
- Low Density (0.0-6.0 units./acre)	136.73		
- Medium Density (6.0-13.0 units/acre)	61.71		
- High Density (13.0-19.0 units/acre)	23.27		
- Mobile Home Park	11.01		
Commercial	36.53	2.9	2.6
Industrial	45.94	3.6	3.3
Agriculture	536.36	50.3	46.0
Recreation/Open Space	25.71	2.0	1.9
Public Buildings & Grounds	184.43	14.6	13.3
Other Public Facilities	15.65	1.3	1.2
Transportation	52.75	4.2	3.9
Water	35.76	2.8	2.6
Total Developed	1265.85	100.0	91.5
Vacant	117.02	-	8.5
Total	1382.87	-	100.0

Source: City of South Bay & JLH Associates, 7/11.

EXISTING LAND USE MAP

(To Be Inserted)

FIGURE 3-5

3.2.6.4 Agriculture

Agricultural uses currently consumes the largest area of land in South Bay. Over 500 acres (636.36 acres) are classified as Agriculture use representing just over 50% of the developed area and 46.0% of the total area in the City. It is expected that much of the Agricultural lands will be converted to other uses in the future. As a major example, the north area of South Bay east of U.S. Highway 27 is projected for a commerce park and/or a mixture of uses.

3.2.6.5 Recreation/Open Space Land Use

Recreation/open space land uses are represented by the City-owned Tanner and Cox neighborhood Parks and the South Bay Nature Park. These areas consist of 25.71 acres ; or, 2.0% of the developed area and 1.9% of the total area.

3.2.6.6 Public Buildings and Grounds Land Use

Public Buildings and Grounds land use is represented by the City Hall, Public Works Building, Library and any other government-owned and operated facilities (i.e. County Head Start, City-owned recreational vehicle park and wastewater treatment facility). Approximately 184 acres are currently used for these uses; representing 14.6% of the developed area and 13.3% of the total area of South Bay.

3.2.6.7 Other Public Facilities

Other Public Facilities are uses are represented by churches, clubs, schools, homes for the aged, lodges and other public/private institutions. Nearly sixteen (16) acres in the City are used for these purposes; representing 1.2% of the developed area and 1.1% of the total area of South Bay.

3.2.6.8 Transportation Land Use

Road rights-of-way comprise the majority of transportation uses in the City. Nearly fifty three (53) acres are used for these purposes; representing 4.2% of the developed area and 3.9% of the total area.

3.2.6.9 Water

Water use is represented by the surface water bodies within South Bay (canal rights-of-way and waterways). Water bodies consist of the New North Miami canal operated by the South Florida Water Management District, and the canal systems operated and maintained by the South Shore Drainage District and the South Florida Conservancy District. Approximately 36 acres of area are used for these purposes; representing 2.8% of the developed area and 2.6% of the total area.

3.2.6.10 Vacant Land

There are currently 117 acres classified as Vacant lands within the City. Vacant land represents only 8.5% of the total land area in South Bay. Future growth potential of lands currently designated as Vacant within the existing corporate limits are limited primarily to in-fill development and development of the business commerce park area when it comes to fruition.

3.2.6.1. Planning Area 1

~~Crossroads Corridor area (159.1 acres) is the most visible planning area and from the standpoint of mixed land use, the most complex. Every land use classification can be found in this planning area. Planning Area 1 is characterized primarily by commercial and industrial development. This highest concentration of these uses occurs along U.S. Highway 27 near the FEC Railroad and SR 80 intersections. The development of the U.S. 27/SR 80 Corridor will no doubt significantly influence the future of South Bay. Running along the borders of 6 of the other 7 municipal planning areas, the development of this corridor will also affect the future of adjacent land uses. Careful consideration must therefore be given to the interrelationships of surrounding uses when future development of the corridor is being planned. The potential for future development in this planning area is high. Almost 50% of the vacant land available for development in the City of South Bay is located within the corridor. Issues which need to be addressed when planning for the future of this corridor range from the determination of appropriate land use patterns to the development of regulations which will improve the quality of the area. A visual survey of the corridor suggests that industrial land uses within the planning area are thriving while some of the older commercial uses have been left abandoned. This may be the result of inappropriate land use patterns. The same observation certainly applies to the visual quality of the corridor. The City has recently amended the land use designations of some commercial properties along U.S. 27 and is currently in the process of rezoning the properties from Agricultural to Commercial.~~

3.2.6.2 Planning Area 2

~~The Central Residential Planning Area (25.3 acres) is the smallest planning area and consists almost entirely of single family dwelling units. This is the only planning area completely enclosed by and defined by other South Bay planning areas. As a result future planning will be generally limited to infill and improvement considerations.~~

~~The major problems identified in this area include the condition of housing which are in need of substantial repairs and should be included in any program providing for these improvements. Another major area of concern is land use planning for parcels along N.W. First Avenue. There signs of commercial encroachment in a single family neighborhood which must be evaluated with respect to the relationship to surrounding uses and the future use of N.W. First Avenue as a collector.~~

3.2.6.3 Planning Area 3

The Northeast Agricultural Area (72.1 acres) is one of two planning areas limited to agricultural development. The one exception in Area 3 is one single family residence. There is no vacant land in this planning area and development potential is limited as a result of the intense agricultural use of the area.

With the exception of right-of-ways, all of the land in the Northeast Agricultural Area is owned by two major land owners.

3.2.6.4 Planning Area 4

The Southeast Residential Area (61.9 acres) is predominantly single family. While the area has predominantly single family units throughout, it is divided into two smaller areas by the North New River Canal. These two small areas differ in that the westerly area is characterized by a finer grain of dwelling units on smaller lots, thereby creating a higher density environment. The area to the east is more "suburban" in character with larger lots and residences throughout.

3.2.6.5 Planning Area 5

The South Planning Area is the largest with 310.5 acres, 196.2 acres of which are agricultural. The remaining area is contained within water and road rights-of-way. Planning Area 5 includes 57.5% of all agricultural land in South Bay and like area 3 has only two land owners occupying the entire area. The Wackenhut Corporation constructed a 1300+/- person privately operated prison on a 100 acre site which opened in 1996. The remaining agricultural lands are located south of the prison to the existing City limits and along U.S. 27. No vacant (unused) land exists in the planning area.

3.2.6.6 Planning Area 6

The West Residential Area (235.3 acres) is the second largest planning area and is characterized by predominantly single family development and a hap-hazard mixture of other land uses. Almost all the multi family development in South Bay is located in this planning area. This includes a large Palm Beach County multi family public housing development constructed in 1976. There are 66 multi family dwelling units in the development and the project appears to be well planned and designed.

While the West Residential Area has the largest percent of non-agricultural developed land it also includes a substantial percentage of the vacant land remaining in South Bay.

3.2.6.7 Planning Area 7

~~The Villa Lago Area (36.5 acres) consists primarily of the Villa Lago duplex residential development, the Allied Helicopter Company and the South Bay sewage treatment plant.~~

~~The Villa Lago development of 200 duplex units was constructed in 1976 by the South Bay Growers, Inc. The duplex units were available to employees of South Bay Growers and help satisfy the need for agricultural worker housing in the area. The units appear to be attractive and well constructed and are laid out in a manner which creates a well planned residential environment. During the 1989-1995 planning period, the closing of South Bay Growers, Inc. had significant negative impacts upon the City of South Bay's economic employment, and housing conditions. Upon the closing of South Bay Growers, the Company prohibited occupancy within the "Villa Lago Development". This has reduced the City's available housing stock by approximately 200 units. The City should continue to pursue methods to allow for the occupancy of the Villa Lago Development during the 1996-2001 planning period.~~

~~The only land classified as vacant in this planning area consists of an area located south of the Sewage Treatment Plant Ponds. It is owned by the City and there are no current plans for development of this site.~~

~~This entire planning area was annexed to the City in 1972. Since that time the legislated criteria for annexations have changed and a non-contiguous annexation of the type would no longer be allowed.~~

3.2.6.8 Planning Area 8

~~The North Agricultural Area (223.65 acres) was annexed to the City in 1984 via two separate ordinances. The predominant use is agriculture, with 218.1 acres devoted to sugarcane production. The balance (5.4 acres) consists of the City's potable water treatment plant site and raw water intake (i.e. from the Lake Okeechobee Rim Canal) easement. Palm Beach County is currently planning to construct a 35 acre recreational vehicle park in the southwest portion of the area, along the north side of U.S. Highway 27.~~

3.2.6.9 Vacant Land

~~Approximately 10.2% of the developable land (i.e. total area less water areas) of the City is currently vacant and undeveloped at the present time, consisting primarily of platted parcels in existing developed areas. A detailed analysis of growth potential is presented in Section 3.3.~~

3.2.7 Historical Population Growth

Residential Population Growth

Past permanent resident population estimates for South Bay from ~~1960~~ 1990 through ~~1994~~ 2008 2010 (Year 2011 estimates are not available at this time) are presented on ~~TABLES 3-6 and 3-7~~. Data sources used are the U.S. Bureau of the Census (i.e. ~~1960~~, 1970, 1980 ~~and~~ 1990, and 2000) and the University of Florida, Bureau of Economic and Business Research (~~1981—1994~~ 2001 – 2008 2010 estimates). ~~Also presented on these TABLES are historical accounts of South Bay's: (1) share (i.e. percentage) of Countywide population; (2) growth during selected intervals of time; and (3) rate of growth during these same time intervals.~~

The City of South Bay Comprehensive Plan that preceded this Plan utilized 1995 as the baseline for estimating current population and making population projections. Since there was a limited amount of developable land vacant and available for future residential development, locally determined population estimates were accepted and used for projection purposes to the years 2000 and 2005, which represented the 5 and 10-year planning periods of the Comprehensive Plan. It concluded that the housing component of the Park of Commerce property comprising twenty three (23) acres would be substantially built-out by 2000. It was expected that development of the Park of Commerce would stimulate other development, including in-fill residential development within the long range planning period; however, it was not anticipated that total build-out would be accomplished during the 10-year timeframe of the Comprehensive Plan. It was also assumed that the rate of housing construction would be maintained throughout the 5 and 10-year timeframes of the Comprehensive Plan. On this basis, short-term and long-term resident population projections were established as follows: 1995 – 4119 and 1999 – 4650.

In 1995, the City calculated that there were sixteen (16) guest units defined as “seasonal” units. There were also 132 hotel/motel units; therefore, the total number of “seasonal” units was estimated at 148 units. It was estimated at that time these units would generate a seasonal population of 289 additional people (148 units X an estimated 1.89 persons/household), and that all of the seasonal units would be occupied in both the 5 and 10-year periods. It was also reported that Wackenhut Corporation operated a 1318 maximum bed prison facility within the City. While not “residents”, prisoners and prison employees do impact public facility services such as water, wastewater and other facilities. For planning purposes a worst case scenario was examined at that time expecting 100% occupancy and 100+/- employees at maximum shift. “Total” population projections represent the sum of resident, seasonal and prison facility projections for any given time period and represent the maximum population that will reside in the City on a peak day. A “total” population was estimated in 1995 at 4408 (4119 resident + 289 seasonal + 0 prison facility). “Total” population projections were determined as follows: 2000: 6268 (4650 resident + 300 seasonal + 1318 prison facility) and 2005: 6534 (4916 resident + 300 seasonal + 1318 prison facility).

Between 1990 and 2005 there was a recognized difference in the U.S. Census and University of Florida Bureau of Economic and Business Research (BEBR) estimates and City projections. For example, the 2000 U.S. Census estimated South Bay’s resident population to be 3859 compared to the City’s 5-year planning projection estimate of 4650. Likewise, in 2005, BEBR estimated the resident population in South Bay at 4092 while the City projected a resident population of 4916. U.S. Census and BEBR estimates indicated a slight decline in resident population between 2000 and 2001; however, moderate increases were consistent between 2001 and 2005 (except for 2003-2004). BEBR’s 2006 indicated a significant increase (14%) from the 2005 estimate. This was attributed to an increase in the prison population and increased electric customers reported. Between ~~Since~~ 2006 and 2008, there were very modest increases estimated for South Bay by BEBR. The growth rate decreased slightly in 2009; however in 2010, the Census showed a 5.4% increase from 2009. The following TABLE shows resident population estimates provided by the U.S. Census and BEBR since 1990.

TABLE 3-6
RESIDENT POPULATION ESTIMATES
-City of South Bay-

<u>Year</u>	<u>U.S Census Estimate</u>	<u>BEBR Estimate</u>	<u>Percentage Change</u>
1990	3558		-
2000	3859		+8.5%
2001		3827	-0.8%
2002		3934	+2.8%
2003		4087	+3.9%
2004		4079	-0.2%
2005		4092	+0.3%
2006		4666	+14.0%
2007		4698	+0.7%
2008		4702	+0.1%
2009		4626	-1.6%
2010	4876		+5.4%
2011		(Not Available at this time)	

Source: U.S. Census and University of Florida Bureau of Economic and Business Research (BEBR)

BEBR has applied a 90% occupancy rate, which means a seasonal rate of only 10%. The seasonal rate is higher than the City was estimating in its population projections in its current Plan (approximately 6%). This seasonal factor is used by BEBR and seems reasonable at the current time. The prison population has increased significantly from that reported in the current Plan; however, the long range prison population estimate (1318)

was basically the same as reported by BEBR (1315) for 2005. Since 2005, however, there has been a significant increase to the prison population due to expansion to the prison facility and other related factors. The average household size in South Bay has changed insignificantly between 2000 (3.391 persons per household) and 2010 (3.395 3.403 persons per household). The 2008 2010 resident population estimate of 4702 4876 as estimated by the Census for the City of South Bay is used in this Comprehensive Plan as the current resident population baseline for population projection purposes for the 5-Year (FY 2013 2016) and 10-Year (FY 2018-2021) planning

The City of South Bay contributes a minor share of the overall Palm Beach County population. The City's share of Countywide population in 2008 2010 was is currently 0.42% 0.36% declining in a slow but steady manner from 0.7% in 1980 to 0.5% in 1990 to the present .42% 0.36%. Approximately 81.4% of the population growth in the City occurred during the 1960-1970 period, due primarily to the fact that a majority of buildable land was utilized during that time. Since 1990 2000, population has increased by 469 731 residents, an average annual increase of 117.25 105.38 73.1 residents per year (or 12.5% 7.3% annual increase). during the 1990 1994 period.

Demographic Characteristics

Various demographic and household characteristics of the City's population are discussed in the HOUSING element of this Support Documentation.

Demographic characteristics for the City of South Bay, in comparison to those of Palm Beach County as a whole, are exhibited on TABLES 3-8 and 3-9. Comparative figures for 1990, based upon Census Data are presented on TABLE 3-5.

Median household incomes in the City are substantially lower than Palm Beach County as a whole. In 1990, average household income was 63.2% of that exhibited Countywide. In keeping with this observation, the City has a smaller percentage of households within the higher income brackets and a greater percentage in the lower income brackets than Palm Beach County as a whole.

Median age in the City is substantially lower than the County as a whole. Differences in age distribution are evident within the younger age groups (i.e. 0-20) where the City has a higher percentage than Palm Beach County, and elderly age groups (i.e. 65+) where the City has a lower percentage. Working age groups (i.e. 21-64) comprise approximately a 50% share of the population in the City and the County.

South Bay currently evidences a minority population (i.e. black and "other" races) at five times the level of the County as a whole.

Housing units in the Town are predominantly owner-occupied, with the proportion of owner-occupied housing similar to the County as a whole.

TABLE 3-6

PERMANENT RESIDENT POPULATION ESTIMATES

<u>YEAR</u>	<u>PALM BEACH COUNTY TOTAL</u>	<u>TOTAL</u>	<u>SOUTH BAY COUNTY SHARE (%)</u>
1960	238,106	1631	0.7
1970	348,993	2958	0.8
1980	576,758	3886	0.7
1981	615,165	3780	0.6
1982	637,940	3702	0.6
1983	652,562	3675	0.6
1984	682,638	3633	0.5
1985	713,253	3644	0.5
1986	752,115	3631	0.5
1987	789,533	3666	0.5

1. U.S. Bureau of the Census. (1960, 1970, 1980)

2. University of Florida, Bureau of Economic and Business Research; April 1st of each year (1981-1987)

TABLE 3-7

HISTORICAL RESIDENT POPULATION GROWTH RATES

GROWTH PERIOD	PALM BEACH COUNTY		SOUTH BAY	
	GROWTH	RATE (%)	GROWTH	RATE (%)
1960-1970	110,887	46.8	1327	81.4
1970-1980	227,756	65.3	928	31.4
1980-1981	38,407	6.7	(106)	(2.7)
1981-1982	22,775	3.7	(78)	(2.1)
1982-1983	14,622	2.3	(27)	(0.7)
1983-1984	30,076	4.6	(42)	(1.1)
1984-1985	30,615	4.5	11	0.3
1985-1986	38,862	5.5	(13)	(0.4)
1986-1987	37,418	5.0	35	1.0
1980-1987	212,775	36.9	(220)	(5.7)

SOURCE: Land Research Management, Inc.; 6/88

TABLE 3-8

POPULATION AND HOUSING CHARACTERISTICS (Revised 1995)
PALM BEACH COUNTY, SOUTH BAY

	<u>PALM BEACH</u> <u>COUNTY</u>	<u>SOUTH BAY</u>
Population (1994 est.)	937,190	4027
Per Capita Income (\$)	30,425	6572
Households	366,131	985
<u>Household Income</u>		
— % less than \$5000	4.6	15.5
— % \$5000 — \$9999	7.3	9.4
— % \$10,000 — \$14,999	8.2	14.0
— % \$15,000 — \$24,999	17.2	23.1
— % \$25,000 — \$34,999	16.1	18.9
— % \$35,000 — \$49,999	18.1	11.4
— % \$50,000 — \$74,999	15.4	4.9
— % \$75,000 — \$99,999	5.9	1.1
— % \$100,000 — \$149,999	3.9	1.7
— % \$150,000 and over	3.3	0.0
— Median	32,524	20,561
<u>Age</u>		
— % 0-20	22.7	44.0
— % 21-64	52.9	50.4
— % 65+	24.4	5.6
— Median	39.9	24.0
<u>Occupied Units</u>		
— % Renter	28.1	45.4
— % Owner	71.9	54.6
<u>Households</u>		
— Average Size	2.32	3.55
<u>Race</u>		
— % White	84.8	22.8
— % Black	12.5	60.5
— % Asian/Pacific Islander	1.0	0.1
— % American Indian/ Eskimo/Aleut	0.2	0.0
— % Other	1.5	16.5
— % Hispanic Origin	7.7	29.8

Sources: 1990 U.S. Census

1994 Florida Estimates of Population BEBR.

TABLE 3-9

POPULATION AND HOUSING CHARACTERISTICS — 1987
PALM BEACH COUNTY, SOUTH BAY

	<u>Palm Beach County</u>	<u>South Bay</u>
Population	783,824	3666
Per Capita Income (\$)	14,629	6281
Households	324,715	1164
Household Income		
— % less than \$5000	5.4	14.4
— % \$5000 — \$9999	10.9	17.3
— % \$10,000 — \$14,999	11.9	14.3
— % \$15,000 — \$19,999	11.5	14.2
— % \$20,000 — \$24,999	10.4	11.7
— % \$25,000 and over	49.9	28.1
— Median (\$)	24,955	16,426
— Average (\$)	35,157	19,924
Age		
— % 0 — 20	19.3	43.9
— % 21 — 64	54.7	48.2
— % 65+	25.9	7.9
— Median	42.4	24.6
Occupied Units		
— % Renter	25.4	48.8
— % Owner	74.6	51.2
Households		
— % 1 person	25.2	22.0
— % 2 persons	41.9	23.7
— % 3 or more persons	32.9	54.3
— Average Size	2.38	3.15
Race		
— % White	87.0	39.6
— % Black	12.0	59.6
— % Other	1.0	0.8

1987 Census Tract Data Extrapolated by Urban Decisions Systems, Inc., and LRM, Inc.

Impact of Seasonal Residents

BEBR estimates that 10% occupancy of the population in South Bay is comprised of seasonal and vacant units. Therefore, in 2008 2010, it is estimated that there are approximately 470-487 seasonal and vacant units in the City. It is not expected that this rate will change during either the short or long term planning periods of the Comprehensive Plan.

~~It is the intent of this discussion to define the maximum number of seasonal residents residing in the City at any given time during the year, as opposed to the total number that will temporarily reside over the course of the year. Maximum day statistics can be used to define peak demands upon infrastructure services, which can be used as a basis for defining related service capabilities.~~

~~A Special Census conducted in 1992 identified 1194 total units and 1101 occupied units, but did not offer a unit type breakdown.~~

~~The data reveals a reduction of 33 units or 81 units during the planning period (1990 Census vs. 1992 Special Census)~~

~~In addition, the current vacancy rate for the City in 1995 is estimated to have decreased from 1990. Further analysis of the City's housing stock and vacancy rates is provided in the Housing element of this Plan.~~

~~The calculation of seasonal residents in the City of South Bay is based upon three factors. The first is the number of housing units held for seasonal occasional use. The 1990 U.S. Census reported that there were sixteen (16) housing units held for seasonal/occasional use in the City of South Bay. The second factor is the number of hotel/motel units within the City providing quarters for seasonal visitors. The City's 1990 adopted Comprehensive Plan reported approximately 132 hotel/motel units. The number of hotel/motel units has remained constant since the Plan adoption. Therefore, the total number of seasonal units within the City is estimated to be approximately 148 units (seasonal residential units plus hotel/motel units). The third and final factor is an assumed average number of persons per unit for seasonal units. The 1990 adopted Comprehensive Plan estimated occupancy of seasonal units as approximately 1.89 person per seasonal unit. Therefore, it is estimated that the maximum total amount of seasonal visitors that will visit the City of South Bay during peak shall be 284 total seasonal units.~~

TABLE 3-10

CALCULATION OF 1987 MAXIMUM DAY SEASONAL POPULATION LEVELS

<u>Type</u>	<u>Existing Residential Units</u>
Single Family (low density)	486
Multi Family	
— Medium Density (Duplexes, Triplex and Quadplex)	428
— High Density (5 or more units)	189
Mobile Homes	139
Hotel/Motel	132
Total	1374

Analysis

Less 1990 Resident Households
 Residential Units Available for Seasonal Occupancy ————— 16

Source: Craig A. Smith & Associates 1997
 ————— 1990 U.S. Census

3.3 LAND USE ANALYSIS

3.3.1 Availability of Facilities and Services

The SANITARY SEWER, SOLID WASTE, DRAINAGE STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE element describes current infrastructure systems serving the City and assesses the availability of those facilities and services.

~~Central potable water and wastewater service are provided by South Bay. These systems are adequately serving existing development in the City.~~

The City of South Bay continues to operate and maintain its central potable water distribution lines; however, potable water supply and treatment is provided by the regional water treatment facility in Belle Glade. The City still owns, operates and maintains the system's water lines while Palm Beach County Utilities is the provider of potable water supplies to the City. South Bay's raw water supply is withdrawn from the Rim Canal situated within the Herbert Hoover dike which forms the perimeter of Lake Okeechobee. There are no public wellfields or water wells located within the corporate limits of South Bay.

The Glades Utility Authority (GUA) was recently established to regionalize the entire water system. The GUA is represented by Palm /Beach County , South Bay, Belle Glade and Pahokee. Eventually, it is expected that the City of South Bay’s entire water distribution system will be turned over to the GUA and operated by Palm Beach County.

The City of South Bay continues to operate and maintain its sanitary sewer collection and transmission system, but wastewater treatment is provided by Belle Glade at its wastewater treatment facility. The City still owns and maintains the sanitary sewer lines and lift stations. There are still a few properties in South Bay that continue to be served by individual septic tank systems.

Solid waste collection services are provided by a private hauler under an contractual arrangement. Services expand to accommodate growth on an “as needed” basis. Solid waste disposal service is provided by the Palm Beach County Solid Waste Authority (PBCSWA) at their facilities. The collected solid waste material (i.e. garbage, trash and other wastes) is transported to the PBCSWA transfer station in Belle Glade and then transported to the North County Resource Recovery and Solid Waste Disposal Facility for disposal.

Drainage and transportation facilities (roads and streets) are in place and adequately serving existing development. ~~Large scale improvements have recently been implemented using Community Development Block Grant Funds.~~ Drainage/stormwater management facilities serving the City include a combination of underground piping, roadside swales, culverts and surface water bodies of the South Shore Drainage District, Florida Conservancy District and the SFWMD. As indicated in the ~~TRAFFIC CIRCULATION~~ TRANSPORTATION element, no roads within the City are defined to have a current level of service problem. Further detail regarding each of these systems, including capacities and levels of service, is provided in each element referenced above.

3.3.2 Population Projections

Resident Population Projections

Population projections must be prepared for 5 and 10 year increments from the date of adoption of the local government Comprehensive Plan. ~~Also, two (2) basic population methodologies have been defined by the Department of Community Affairs (DCA) as being most appropriate for use by small municipal governments: “mathematical extrapolation”; and “ratio”.~~

Realistically, population growth is a function of available, developable land and the construction and occupancy of residential units. ~~Due to the limited amount of developable land remaining and the substantial remaining growth potential of most parent populations which would be utilized in ratio methods, it is concluded that projections based upon the application of this technique would result in inflated figures for the City~~

over the course of the next 5 and 10 years. Therefore, the “mathematical extrapolation” technique is utilized.

~~The first step in preparing projections is to determine remaining residential buildout potential as a means of estimating the maximum population that the City can sustain. Calculations determining residential build-out population are presented on TABLE 3-11A. Acreage data and density factors used are extracted from vacant land analyses and a review of Census data. From TABLE 3-11B, it is concluded that if all remaining residential properties are totally developed and occupied, an estimated residential population of 11,559 would result. This number far exceeds any total gain by projecting historical trends. Therefore, it is concluded that South Bay will not attain a build-out situation during the 1995-2000 period.~~

Utilizing TABLE 3-6, it is observed that the City grew at an average rate of 2.3% per year during the 1990-1994 period. Assuming that this rate is maintained throughout the 5 and 10 year planning periods, short term and long range population projections for the City are established as follows: 2000 — 4650 residents (i.e. base year 1995 — 4119 plus 1995 — 2000 growth of 531); and 2005 — 4916 (i.e. base year 1995 — 4119 plus 1995-2000 growth of 631; and 2005 — 4916 (i.e. base year 195 — 4119 plus 1995 — 2005 growth of 797). Resident population growth projections are graphically displayed on FIGURE 3-7.

The following assumptions are used as a basis for preparing future population projections:

1. Although the City of South Bay is significantly developed at the present time, significant changes from currently designated agriculture areas to other commercial, industrial and residential uses are anticipated in the future.
2. Residential land development will occur in a manner consistent with and proportionate to current land use intensities as allowed by the Comprehensive Plan and zoning.
3. The average household size of ~~3.395~~ 3.403 as utilized by BEBR should not change significantly in the future.
4. These population projections are based on future development within the existing corporate limits of South Bay and do not factor in potential future annexation.

The initial step in preparing future population projections is to determine the future development potential of the remaining residential areas in South Bay for both the short term (5-Year) and long term (10-Year) planning periods of the Comprehensive Plan. Due to the current slow-down in the economy and a depressed housing market, future residential growth for the short term is projected to be more modest than in the long term

planning period of the Plan. During the 5-Year planning period, therefore, it is expected that some residential growth will result from in-fill development of existing areas and some limited conversions of agricultural use to low density residential use. An analysis of TABLE 3-6 reveals that during the time period between 2000 and 2008 2010 the City witnessed a very modest 1% average annual increase to the resident population (with exception between 2005 and 2006 when the prison population increased significantly due to expansion). This average annual increase of 1% to the resident population is used for the short term (5-Year) planning period due to the limited growth potential described above. Therefore, the City's resident population projection for 2013 2016 is estimated at 4892-5020 based on the assumption of a 1% average annual increase during the short term planning period (5-Year of the Comprehensive Plan). It is noted that BEBR's resident population estimates for South Bay include the prison population. The prison population averaged 30% - 32% of the resident population from 2000-2006 and 40% since 2007. As the economy rebounds from current conditions and the housing market improves, more residential development is expected in the long term planning timeframe of the Plan; however, the rate of growth is difficult to project. The annual average growth rate of the resident population between 1990 and 1994, after the last recessionary period of the economy, averaged 2.3% in South Bay. Using this as an historical guide, 2% average annual rate of increase to the South Bay resident population is used as a reasonable estimate to project the long range resident population of the City. Therefore, the City's resident population projection for 2018-2021 is estimated at 5402-5707 based on the assumption of a 2% average annual increase during the second 5-Year planning period of the Comprehensive Plan.

Seasonal Population

~~Two factors will affect the growth in the peak day seasonal resident population in the City: (1) construction of additional hotel/motel units; and (2) additional occasional-use occupancy of "year-round" residences resulting from projected development activity. There is no expected growth in hotel/motel units at this time. The estimated current seasonal household size of 1.89 persons per unit is assumed to remain unchanged throughout the planning Period.~~

~~Due to the relatively stagnant growth the City has experienced during the 1990-1995 planning period, the City is not anticipated to experience significant residential growth within the upcoming 1995-2000 planning period. Therefore, the total population is projected to increase by 4.1% by 2000 resulting in a projected seasonal population is expected to remain constant at 300 persons by the year 2005.~~

Resident Population Projections

(DELETE in Update)

FIGURE 3-7

Correctional Facility

Wackenhut Corporation operates a 1318 maximum bed prison within the southern area of the City. While not “Residents”, prisoners and prison employees do impact City services such as water, wastewater and other facilities. For planning purposes, a worst case scenario is examined with a 100% +/- employees at maximum shift.

Total Population Projections

The total population is determined by adding seasonal population and vacancies, as well as the prisoner population, to the resident population. BEBR estimates that approximately 10% of the total population in South Bay is comprised of seasonal and vacant units. It is not expected that this rate will change significantly during either the short or long term planning period of the Comprehensive Plan. Therefore, the total population projected for South Bay is as follows: 2013 – 5381 (4892 resident population + 489 seasonal and vacant units = 5381); 2016: 5522 (5020 resident population + 502 seasonal and vacant units = 5522 total population); 2018 – 5942 (5402 resident population + 540 seasonal and vacant); 2021: 6278 (5707 resident population + 571 seasonal and vacant units = 5915 total population).

Total population projections are the sum of resident and seasonal and prisoners projections for any given time period and represent the maximum population that will reside in the City on a peak day. On this basis, total population projections are determined using the following calculations:

Projected Population:

<u>Year</u>	<u>Resident</u>	<u>Seasonal Visitors</u>	<u>Prisoners</u>	<u>Total</u>
1990	3558	287	0	3845
1995	4119	288	0	4408
2000	4650	300	1318	6268
2005	4916	300	1318	6534

3.3.3 Vacant Land Analysis

There are only 117 acres currently classified as Vacant within the Existing corporate limits of South Bay (See TABLE 3-5, EXISTING LAND USE). It is noted, though, that currently designated Agricultural lands could be dedicated to other uses in the future; and, this represents a significant amount of land area. As previously stated, until the future status of the agricultural lands is determined by the State buy-out, the future availability of these lands for future development, conservation or other use is undeterminable at this time.

~~Statistical data regarding vacant land are presented on TABLE 3-5. A more detailed summary of residential vacant land is presented on TABLES 3-11A and 3-13B. Residential, commercial, public buildings and grounds and industrial lands (i.e. based upon current zoning, ownership or approved plans currently defined as vacant) are defined as vacant.~~

~~In terms of limitations to development (i.e. soils, topography, natural resources and historic resources, etc.) all vacant land within Planning Areas 1,2,4 and 6 are determined to be suitable for development. There are no defined vacant land parcels on Planning Areas 3 and 5 which are currently used for agricultural purposes. All future development is essentially infill within currently developed areas or extension of current development patterns along major arterials.~~

~~Vacant land within Planning Area 1 (52 acres) consists of 0.6 acres of low density and 3.1 acres of medium residential, with the balance commercial and industrial zoned land along State Road 80 (State Road 25 and U.S. Highway 27).~~

~~Vacant land in Planning Area 2 consists of 2.8 acres of medium density residential lots on scattered lots at scattered locations.~~

~~Vacant land in Planning Area 4 consists of 11.0 acres of scattered low and medium density residential lots.~~

~~Vacant land in Planning Area 6 consists of 37.7 acres consisting primarily of low density (21.3 acres) and medium density (8.0 acres) and high density (3.8 acres) residential lots, with the balance consisting of commercial lots (3.5 acres) located along Palm Beach Road and a City owned parcel (1.1 acres).~~

3.3.4 Redevelopment Needs

The City is an established low to lower income community consisting of clearly delineated residential neighborhoods with commercial and industrial strips along major roads.. ~~Field surveys undertaken by the Palm Beach County Housing and Community Development and further reported in~~ The HOUSING element indicates that the housing stock is in poor condition and in need of rehabilitation or replacement during the 5 and 10 year planning periods. ~~All commercial properties appear viable and in good condition.~~ A visual inspection of the City reveals that there are a number of commercial developments within the City that are in need of redevelopment. Future incompatibilities between commercial and residential properties have been created by allowing strip commercial development along major roads.

3.3.5 Future Land Use Projections

Due to the relatively ~~stagnant~~ limited growth and development over the past five (5) years, the projected land use totals for anticipated growth are not only based on historical trends but ~~anticipated~~ proposed developments on two (2) factors: (1) anticipated proposed developments; and, (2) proposed future land use that emerged from the City's "visioning" meetings in 2006, but were never officially adopted by the City. ~~In 1996, the City adopted the following land use amendments~~

The major anticipated future development is expected to emanate from the development of the Park of Commerce area that was acquired by the City. This business commerce park is currently vacant or in agricultural holdings. The area was planned for a 123 acre Park of Commerce between Rock Road and the North New River Canal, a twenty three (23) acre housing parcel, an extension of commercial land along U.S. Highway 27 and a 19.5 acre nature center. The South Bay Nature Park is the only area of significance that has been developed to date. It was proposed in the "visioning" meetings that the housing parcel be developed at medium density residential (6.0-13.0 units/acre). A mix of light industrial, commercial fronting U.S. Highway 27 and a new fire station are all projected for future development in this area. The "visioning" process anticipated that the two (2) annexation areas (100 acres total) would develop as low density residential (0-6 units/acre). However, based on past historical growth trends and the current slowdown in the economy, much of the anticipated future growth and development will likely occur beyond the long range planning period of the updated Comprehensive Plan.

There is relatively few land areas that are currently categorized as Vacant lands within the existing corporate limits of South Bay which are available for future development in the short term. The future allocation of land area for Recreation/Open Space, Public Buildings and Grounds, Other Public Facilities, Transportation (roads and streets) and Water (canals) will remain relatively the same as it is today. The remaining Residential, Commercial and Light Industrial development, not already discussed, will be limited to in-fill development. With the anticipated development of the business commerce park and the annexation areas, Agricultural use will be greatly decreased in the future. Depending on what the use of Agricultural lands will eventually be as a result of the State purchase of some of these lands, in combination with other areas in the City that may be converted to other uses, Agriculture use will probably be decreased even more. It is not anticipated that substantial change will occur during the 5 or 10-Year planning periods of the Plan. The "visioning" process foresaw substantial conversions of Agriculture lands to Residential Low Density in the southeast quadrant (east of the North New River Canal) and in western part of the City north of State Road 80 and west of U.S. Highway 27 behind Commercial frontage properties on that roadway. However, the uncertainty of the future status of these properties would seem to indicate that the Agriculture use will continue in these areas until the State purchase issue is resolved. Therefore, any development of these areas is deferred to the long range, planning timeframe of the proposed Plan, and beyond. This is, likewise, the circumstance with development of the

business commerce park, with the exception of the housing parcel which is projected for the long term planning period. A new fire station facility is expected to be located within this area in the short term. It is expected that growth and development in the City will be gradual and at a modest rate as identified in the Population Estimates and Projections section of this Report. Based on these expectations, the following Future Land Use Projections for the 5-Year and 10-Year planning periods are presented in TABLE 3-7.

~~1. Park of Commerce and Vicinity Amendments—The City is acquiring the land through the RICO Act. A conceptual master plan was developed upon which the FLUM amendments were based. The plan is to designate an approximate 123+/- acre Park of Commerce between Rock Road and the North New River Canal, a 23+/- acre housing parcel, a 19.5+/- acre passive park area for the proposed Everglades Nature Center and an extension of commercial land use along U.S. 27. A corrective land use change from commercial to industrial was also made for an existing industrial use at the northwest corner of Rock Road and U.S. 27. This was adopted on June 18, 1996 by Ordinance No. 8-95~~

~~2. Rogers Truck Stop Amendment—This amendment was made at the request of the property owner to allow for a large scale Truck Stop Oasis. A 17.7 acre parcel adjoining existing commercial land use on U.S. 27 was amended from RLD to commercial. This was adopted on June 18, 1996 by Ordinance No. 9-95.~~

~~It is anticipated that the above referenced proposed projects (as well as subsequent spin-off developments) will represent the primary growth within the City. Also, it is anticipated that the 23+/- acre housing parcel as well as the 17.7 acre “Rogers Truck Stop” will be developed during the 1995-2000 planning period. The City anticipated that the development of the above referenced projects will have a positive effect on the local economy and most likely will inspire infill development and redevelopment of the existing vacant commercial properties and buildings within the City. The land use projections for the City are based upon the above mentioned projects and can be found in TABLE 3-13 (Also TABLE 3-12 provides a detailed land use projection for residential within the City). The majority of the proposed development of the projects referenced in this diction is anticipated between 1995 and 2005. During the 2000-2005 planning period, it is anticipated that the majority of development will be in the Park of Commerce or infill development of existing dilapidated or vacant commercial or residential property. Therefore, the total acreage of individual land use categories is not expected to change significantly (see TABLE 3-13).~~

TABLE 3-7
FUTURE LAND USE PROJECTIONS
-City of South Bay-

<u>Land Use</u>	<u>2011</u> <u>Acres</u>	<u>2016</u> <u>Acres</u>	<u>2021</u> <u>Acres</u>
<u>Residential</u>	<u>232.72</u>	<u>257.27</u>	<u>312.34</u>
- <u>Low Density</u> <u>(0-6.0 units./acre)</u>	<u>136.73</u>	<u>161.28</u>	<u>193.35</u>
- <u>Medium Density</u> <u>(6.0-13.0 units/acre)</u>	<u>61.71</u>	<u>61.71</u>	<u>84.71</u>
- <u>High Density</u> <u>(13.0-19.0 units/acre)</u>	<u>23.27</u>	<u>23.27</u>	<u>23.27</u>
- <u>Mobile Home Park</u>	<u>11.01</u>	<u>11.01</u>	<u>11.01</u>
<u>Commercial</u>	<u>36.53</u>	<u>51.34</u>	<u>61.40</u>
<u>Light Industrial</u>	<u>45.94</u>	<u>45.94</u>	<u>45.94</u>
<u>Agriculture</u>	<u>636.36</u>	<u>609.57</u>	<u>580.56</u>
<u>Recreation/Open Space</u>	<u>25.71</u>	<u>25.71</u>	<u>25.71</u>
<u>Public Buildings & Grounds</u>	<u>184.43</u>	<u>184.43</u>	<u>184.43</u>
<u>Other Public Facilities</u>	<u>15.65</u>	<u>18.55</u>	<u>18.55</u>
<u>Transportation</u>	<u>52.75</u>	<u>52.75</u>	<u>52.75</u>
<u>Water</u>	<u>35.76</u>	<u>35.76</u>	<u>35.76</u>
<u>Total Developed</u>	<u>1265.85</u>	<u>1281.32</u>	<u>1317.44</u>
<u>Vacant</u>	<u>117.02</u>	<u>101.55</u>	<u>65.43</u>
<u>Total</u>	<u>1382.87</u>	<u>1382.87</u>	<u>1382.87</u>

SOURCE: City of South Bay & JLH Associates, 7/11.

TABLE 3-12

RESIDENTIAL LAND USE PROJECTIONS

	1995-2000	2000-2005
Residential Population Growth	531	210
Residential Dwelling Unit Growth	93	67
(Resident Growth)		
(Average H/H Growth)		
Total Year Round Dwelling Unit Growth	103	73
(Resident Unit Growth)		
(Resident Unit Occ. Rate)		

Distribution of Units by Density Category

Type	Growth Share	1995-2000 Growth (Units)	2000-2015 Growth (Units)
Low	.402	100	99
Medium	.461	0	296
High	.137	0	68
Total	1.00	100	495

Distribution of Land Use by Density Type

Type	1995-2000 Units	Intensity Factor (Units/Acre)	Acres
Low	100	5.0	20.0
Medium	0	10.9	0
High	0	17.68	0
Totals	100	5.0	20.0

Type	2001-2015 Units	Intensity Factor (Units/Acre)	Acres
Low	0	5.0	0
Medium	296	10.9	27.1
High	68	17.8	4.0
Totals	364	12.5	31.1

TABLE 3-13

LAND USE PROJECTIONS (REVISED 1997)

	1995		2000	2015
<u>LAND USE</u>	<u>AREA IN</u>	<u>TOTAL</u>	<u>AREA IN</u>	<u>AREA IN</u>
	<u>ACRES</u>	<u>ACRES</u>	<u>ACRES</u>	<u>ACRES</u>
Residential		229.84		
— Low Density	132.87		152.87	152.87
— Medium Density	62.15		62.15	89.25
— High Density	23.81		23.81	27.81
— Mobile Home Park	11.01		11.01	11.01
Commercial	37.11	37.11	54.81	54.81
Industrial	45.94	45.94	45.94	45.94
Recreation/Open Space	6.36	6.36	25.86	25.86
Public Buildings/Grounds	178.50	178.50	178.50	178.50
Other Public Facilities	14.09	14.09	14.09	14.09
Transportation	52.75	52.75	52.75	52.75
Agriculture	461.40	461.40	461.40	461.40
Water	35.76	35.76	35.76	35.76
Total Development	1061.75		1118.95	1115.08
Vacant	120.88	120.88	63.68	32.58
TOTAL		1182.63	1182.63	1183.63

SOURCE: Craig A. Smith and Associates, Inc., 1995

NOTE: Acreages do not reflect 992-acre annexation of 1996 (H.B. 1843).

3.3.6 Development of Flood Prone Areas

There are no special flood prone areas identified within South Bay. According to the National Flood Insurance Program, the flood insurance rate maps for South Bay have been rescinded. Therefore, there continues to be no map or data available at this time indicating special flood prone or hazard areas.

~~The Federal Insurance Administration has determined that there are no special flood hazard areas in South Bay and therefore did not prepare a Flood Insurance Rate Map (FIRM) for the City. On this basis, it is concluded that development of flood prone areas is not an issue in South Bay.~~

3.3.7 Meaningful and Predictable Standards

The current City of South Bay Comprehensive Plan sets forth residential land use intensity standards for Residential Low Density (0-6.0 units/acre), Residential Medium Density (6.0-13.0 units/acre) and Residential High Density (13.0-19.0 units/acre). Policy 1.3 of the Future land Use element of the current Comprehensive Plan establishes these standards for residential land use.

Policy 1.4 of the Future Land Use element in the current Plan establishes intensity standards for Commercial and Industrial development:

Policy 1.4: Land development regulations shall continue to implement this Comprehensive Plan consistent with the following standards for commercial and industrial land use intensities as indicated below:

- a. Location shall be in accordance with the Future Land Use Map. Commercial or industrial uses shall not be permitted within areas designated for residential development on the Future Land Use Map.
- b. Promote the location of commercial “centers” on major arterial roads, where feasible, in order to discourage traditional “strip” commercial development.
- c. Maximum lot coverage ratio shall be governed by District regulations in the City Zoning Code.
- d. Maximum building height shall be governed by district regulations in the City Zoning Code and be based upon consistency with development trends in the vicinity and compatibility with neighboring non-commercial land uses; and,

- e. Adequate off-street parking and loading facilities shall be provided.

These intensity standards have been adopted as part of the City Zoning Ordinance, the Future Land Use Map and in the Off-Street Parking Requirements of the City Zoning Ordinance.

There continues to be County-owned and private recreation facilities and open space areas within close proximity of the City to satisfy the residents needs. The City owns, operates and maintains two (2) parks and the South Bay Nature Park. A recreation and open/space land use intensity standard of for neighborhood and community parks of 2.5 acres per 1000 residents. The City also operates a boat ramp on property owned by the U.S. Army Corps. of Engineers on Lake Okeechobee. Since the population projections for the 5-Year and 10-Year planning periods are not expected to exceed the established LOS Standard of 2.5 acres per 1000 population, this Recreation and Open Space LOS Standard should continue to meet future needs of the projected South Bay population.

The conservation of the surface water bodies (canals) for drainage and stormwater management purposes is stressed.. A Policy should be established in the updated Plan that stresses the importance of these water bodies for stormwater management purposes. Also, a stormwater management standard(s) should be established in the updated Comprehensive Plan that assures that the canals will be conserved and protected for stormwater manage purposes, flood control and floodplain management, and that the quality of these surface waters will meet State Water Quality Standards.

Public Buildings and Grounds is established as a land use classification in the updated Existing Land Use analysis and the Future Land Use projections of this Future Land Use element section of this Report. Land use intensity standards for a City Hall, Public Works building and other public buildings (e.g. lot area, lot coverage, setbacks and building height) are established in the zoning district where these facilities are allowed which translates to a F.A.R. of 1.20.

The Transportation land use in the Comprehensive Plan represents the roads and streets within South Bay. The majority of the City's roadway network consists of local streets and roads. South Bay does, however, have approximately three (3) miles of State and federal highways traversing the City; State Road 80 and U.S. Highway 27. These roadways are classified as arterials. LOS Standards are not required for local roads.