

# CITY OF POMPANO BEACH - BUILDING DOWNTOWN POMPANO BEACH MASTER DEVELOPER FOR THE DOWNTOWN

*ITN # C-18-22, MAY 3, 2023*



**RELATED**





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## POMPANO BEACH INNOVATION DISTRICT MASTER PLAN

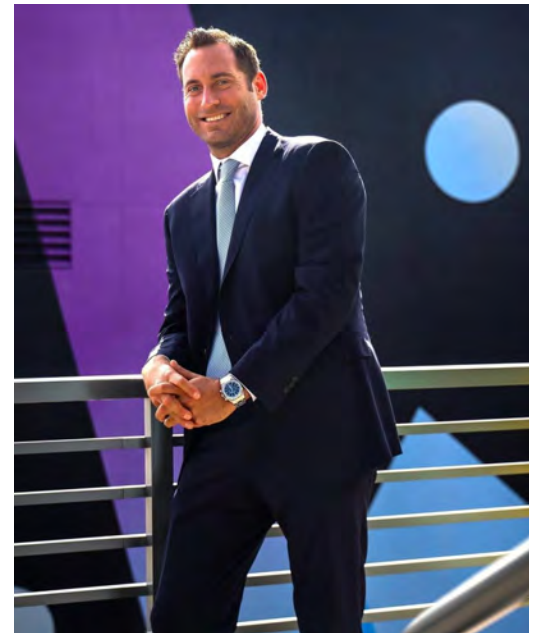
**RELATED GROUP: REDEFINING CITIES SINCE 1979**



**NICK PEREZ**



**JORGE M. PEREZ**



**JON PAUL PEREZ**





**RELATED WYNWOOD EXPERIENCE:  
ARTS-ANCHORED DEVELOPMENT**







**RELATED WYNWOOD EXPERIENCE:  
PIONEERING DINING & RETAIL**





**RELATED GROUP: PIONEERING LUXURY DEVELOPMENT IN POMPANO BEACH**



**CASAMAR**



**SOLEMAR**

**IDENTITY AND BRANDING: AUTHENTIC, MIXED-USE NEIGHBORHOOD**



**“24 / 7” ACTIVATED DOWNTOWN**

**LIVE / WORK / PLAY NEIGHBORHOOD**

**RESIDENTIAL, OFFICE, HOTEL, RETAIL**

**TRANSIT-ORIENTED AND WALKABLE**



**OPPORTUNITIES: GENERATIONAL OPPORTUNITY FOR SMART GROWTH**



**ARTS-ANCHORED DESTINATION**

**HUB FOR YOUNG PROFESSIONALS**

**ATTRACT MAJOR EMPLOYERS  
TO POMPANO BEACH**

**MARKET RATE & WORKFORCE  
HOUSING**

**MAXIMIZING OPPORTUNITIES**



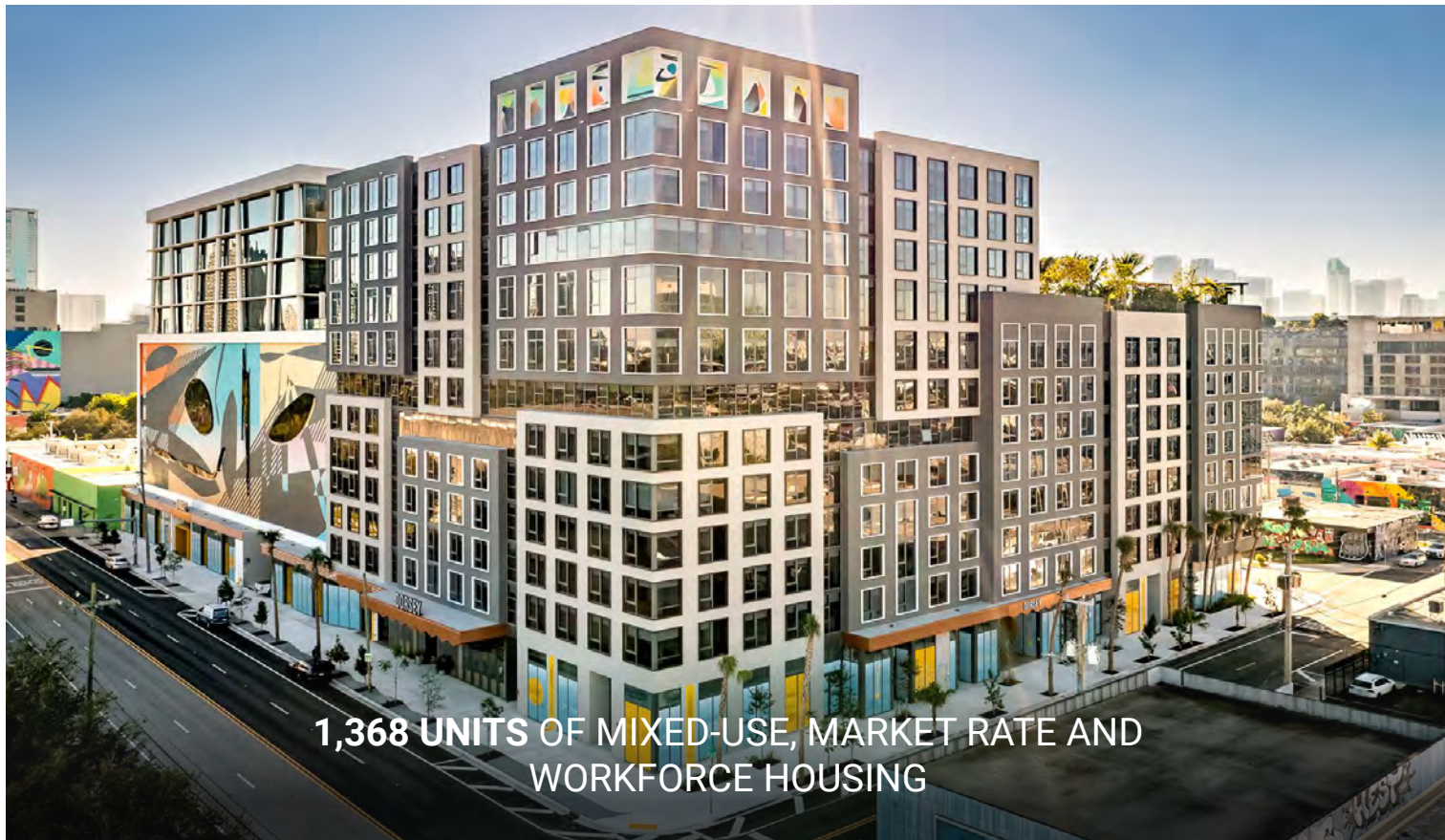
**CREATE MIXED-USE DISTRICTS**

**ENHANCE CITY HALL WITH NEW SPACE**

**COLLABORATE ON INFRASTRUCTURE**

**DESIGN ADEQUATE PUBLIC PARKING**







138,092 SF OF NEIGHBORHOOD RETAIL SPACE





**RELATED**

**POMPANO BEACH INNOVATION DISTRICT MASTER PLAN**







**RELATED**

**POMPANO BEACH INNOVATION DISTRICT MASTER PLAN**







**6.87 ACRES OF NEW GREEN SPACE, PUBLIC PARKS, AND TRAILS**







**RELATED**

**POMPANO BEACH INNOVATION DISTRICT MASTER PLAN**



**REVITALIZED “CIVIC CAMPUS” WITH MIXED-USE ELEMENTS**



**POMPANO BEACH INNOVATION DISTRICT DEVELOPMENT TEAM**





# *RELATED INNOVATION DISTRICT MASTERPLAN*





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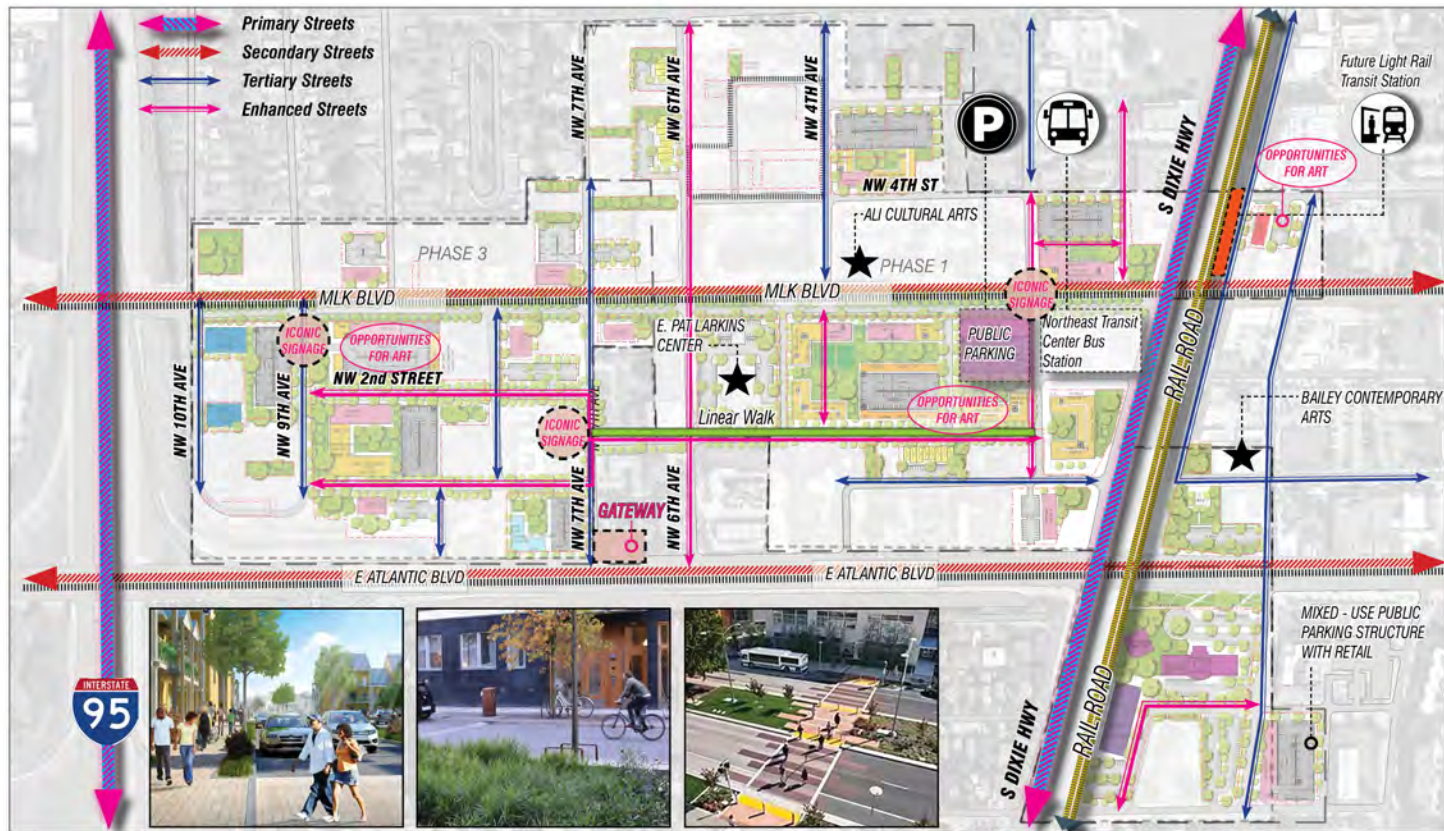
○ MULTIMODAL | Connectivity

○ CIVIC AND SOCIAL IMPACT | Quality of Open Spaces

○ ZYSCOVICH EXPERIENCE | Pompano Beach and Light Rail



# COMPLETE STREET CONCEPT | Reconnected Grid



RELATED INNOVATION DISTRICT MASTER PLAN

Pompano Beach, Florida

URBAN STREET GRID

May 3, 2023

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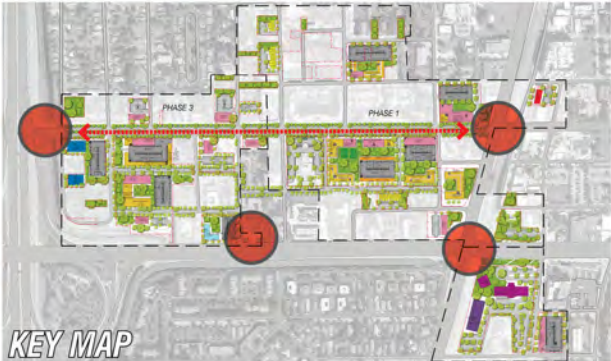
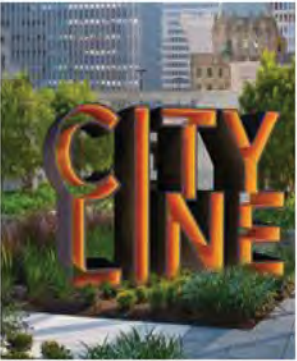
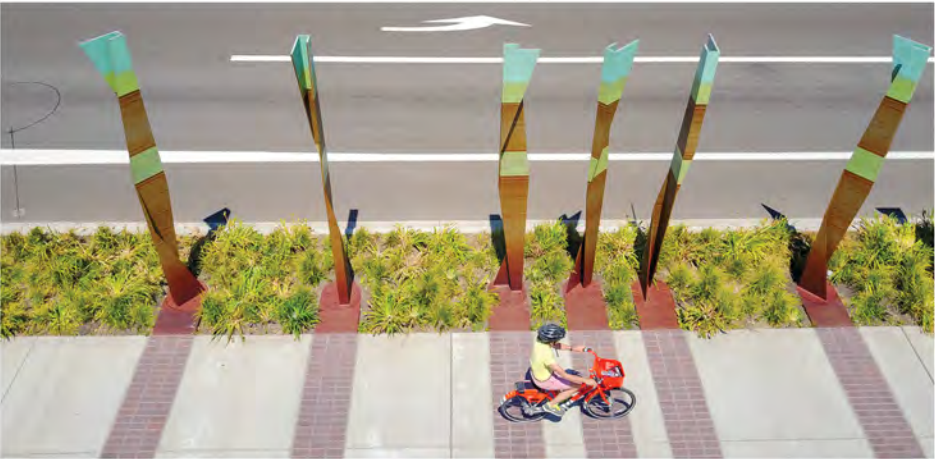
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# PLACEMAKING | Iconic Gateways



## RELATED INNOVATION DISTRICT MASTER PLAN

Pompano Beach, Florida

May 3, 2023

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# PLACEMAKING | Opportunities for Murals & World-Class Public Art



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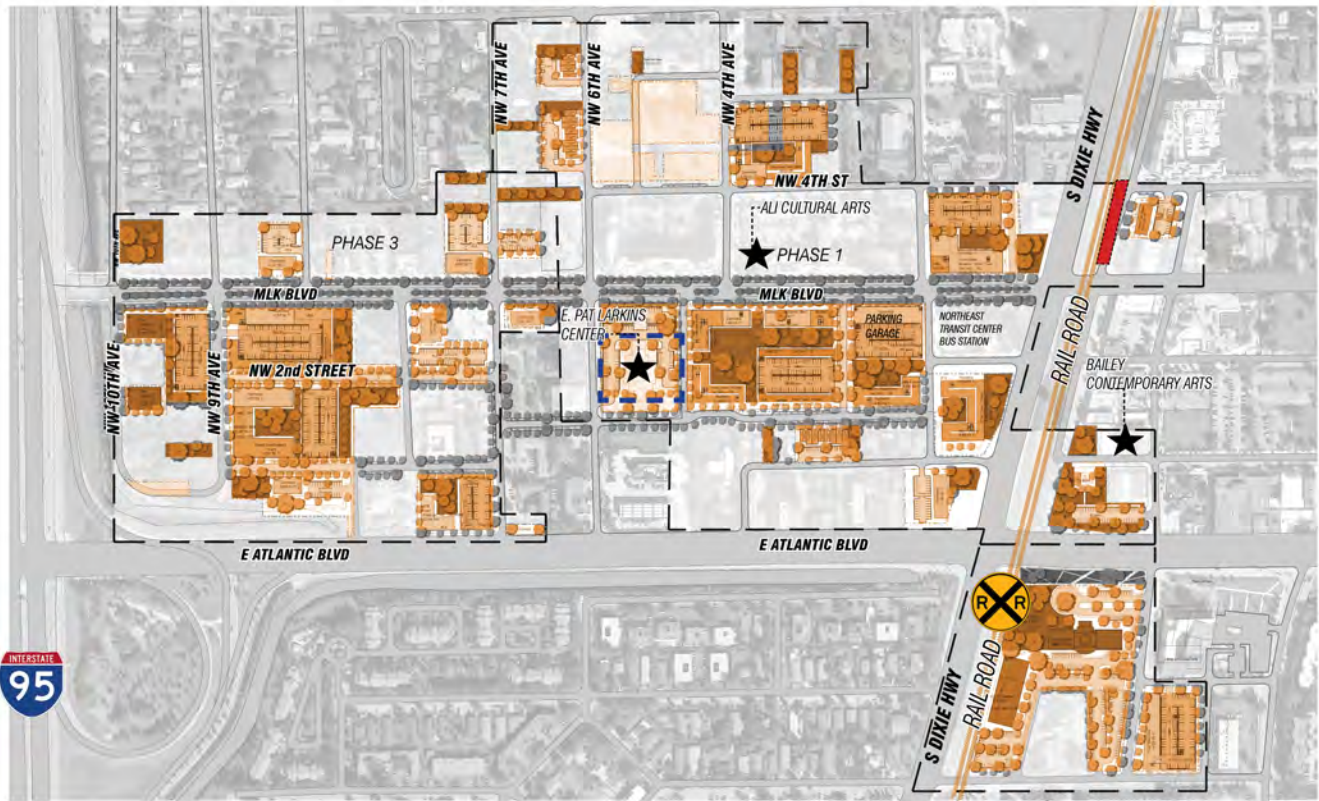
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t. 305.372.5222

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w www.zyscovich.com

# CRA-OWNED AND CITY-OWNED PARCELS WITHIN MASTER PLAN SCOPE



**TOTAL LOTS SIZE**  
approx. 1,936,581 SF (44.5 Ac.)

**RELATED INNOVATION DISTRICT MASTER PLAN**

**Pompano Beach, Florida**

**May 3, 2023**

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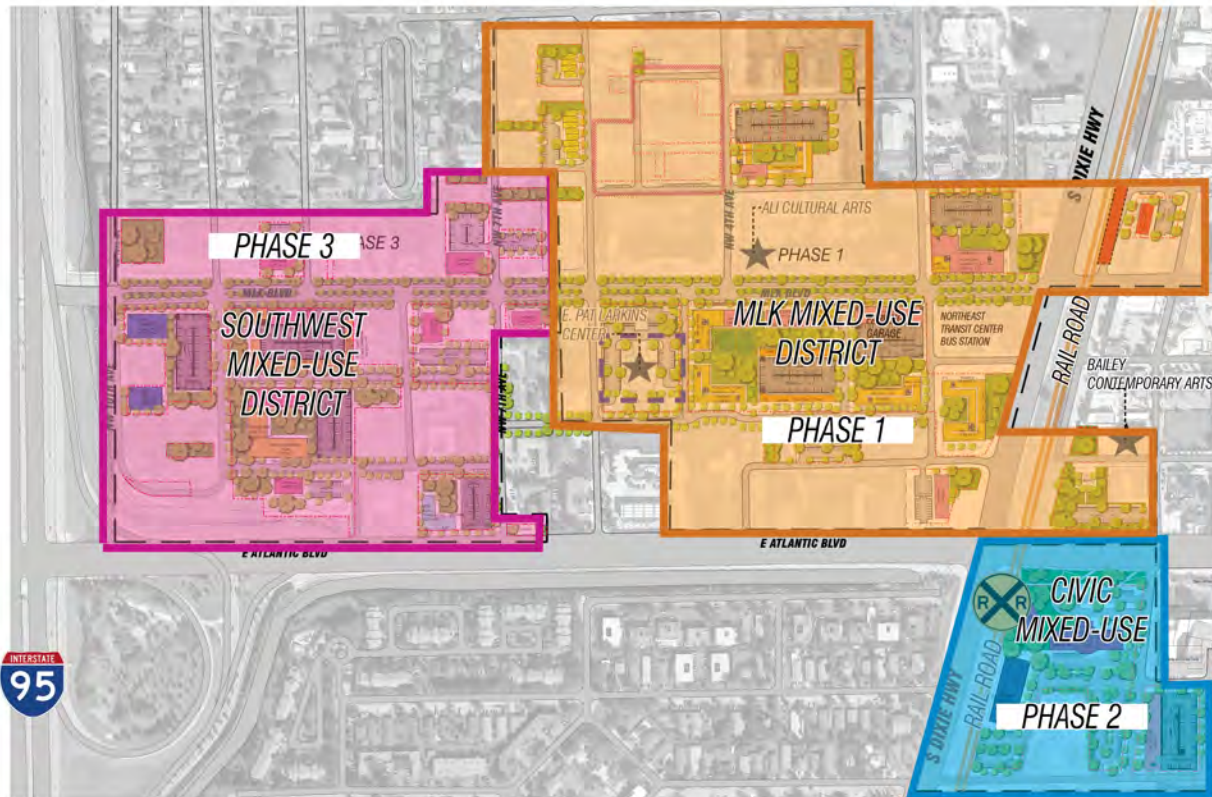
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# PHASING PLAN | Distinct Mixed-Use Districts



**TOTAL LOTS SIZE 1,936,581 SF (44.5 Ac.)**

	<b>Parking</b>	<b>3,554 Spaces</b>
	Street Parking	388 Spaces
	Surface Parking	350 Spaces
	Garage Parking	2,816 Spaces
	<b>Green Space</b>	<b>299,483 SF (6.87ac.)</b>
	<b>Commercial</b>	<b>138,092 SF</b>
	<b>Residential</b>	<b>1,284 Units</b>
	<b>Townhomes</b>	<b>20 Units</b>
	<b>Live/Work</b>	<b>64 Units</b>
	<b>Office Space</b>	<b>168,800 SF</b>
	<b>Hotel</b>	<b>152 Keys</b>
	<b>City Hall Expansion</b>	<b>108,395 SF</b>
	<b>Rail Road</b>	
	<b>New Light Rail Train Station</b>	
	<b>Preservation of E. Pat Larkins Center</b>	
	<b>Pompano Beach-CRA/ Related Urban Ely Development</b>	

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**Pompano Beach, Florida**

**May 3, 2023**

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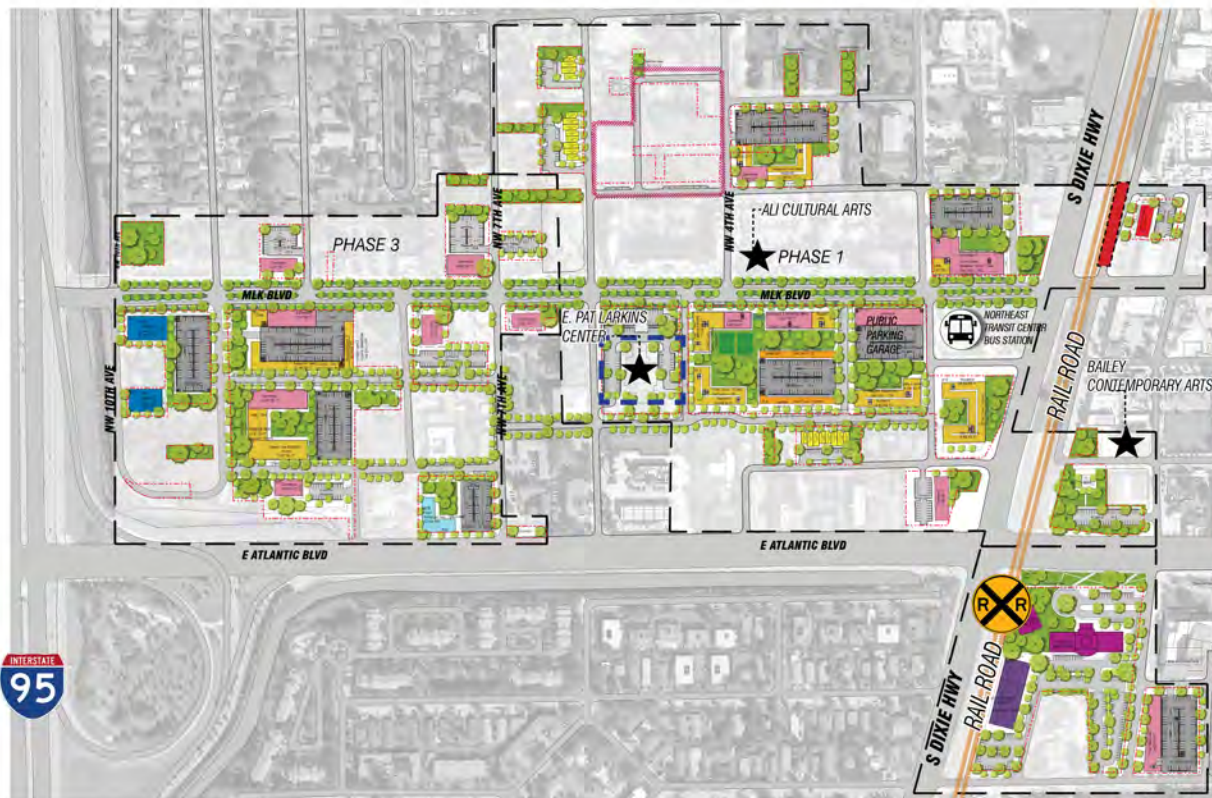
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# CONCEPTUAL SITE PLAN



TOTAL LOTS SIZE 1,936,581 SF (44.5 Ac.)

<b>Parking</b>	<b>3,554 Spaces</b>
Street Parking	388 Spaces
Surface Parking	350 Spaces
Garage Parking	2,816 Spaces
<b>Green Space</b>	<b>299,483 SF (6.87ac.)</b>
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<b>Rail Road</b>	
<b>New Light Rail Train Station</b>	
<b>Preservation of E. Pat Larkins Center</b>	
<b>Pompano Beach-CRA/ Related Urban Ely Development</b>	

RELATED INNOVATION DISTRICT MASTER PLAN

Pompano Beach, Florida

May 3, 2023

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# PHASE 1. MLK GATEWAY DISTRICT | Activating MLK Boulevard



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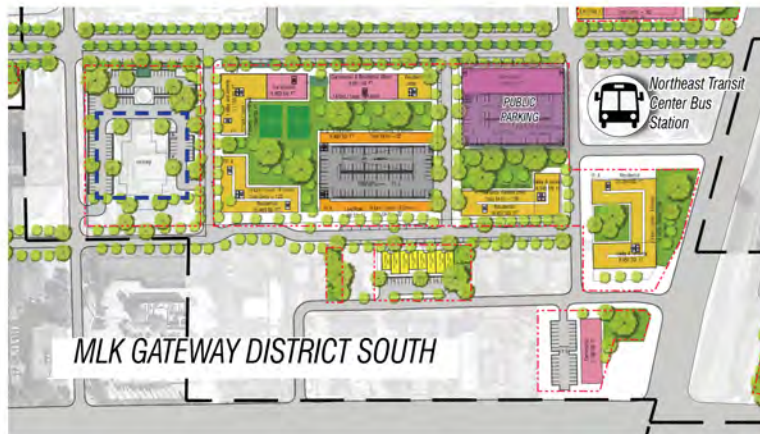
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T. 305.372.5222

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# PHASE 1. MLK GATEWAY DISTRICT| Mixed-Use Residential



**Preservation of E. Pat Larkins Center**



**Public Garage\***  
**355 Total Parking Spaces**  
**(297 Public Spaces + 58 Spaces For Retail Liner)**  
**14,500 SF Ground Floor Retail**  
 Proposed on Broward County Parcel, Assumes Acquisition by CRA / City

TOTAL LOTS SIZE 900,652 SF - 20.7ACRES

Commercial: 65,216 SF    Residential: 1,120 Units    Green Space: 200,942 SF

Parking Required: 1,259 Spaces    Parking Provided\*: 1,283 Spaces  
 Street Parking: 147 Spaces  
**TOTAL PARKING: 1,430**

Surface Parking: 84 Spaces  
 Structured Parking: 1,199 Spaces

\*Public Parking Garage is provided as a separate data and not included in Parking Provided Total



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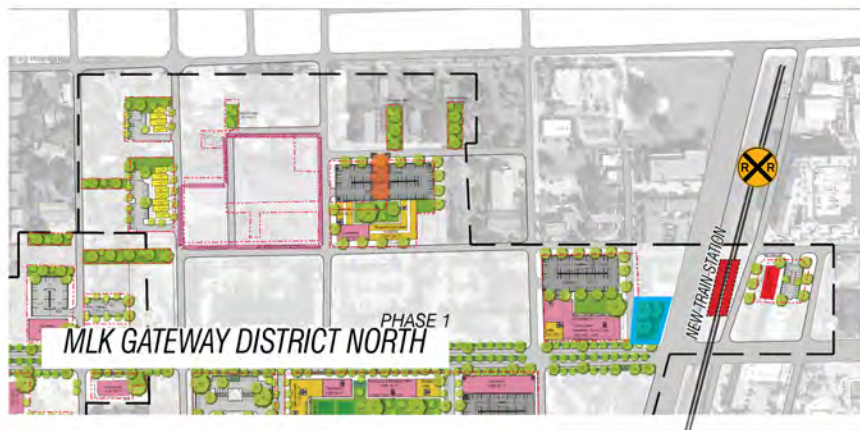
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 T. 305.372.5222


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# PHASE 1. MLK GATEWAY DISTRICT| Mixed-Use Residential



 Pompano Beach-CRA/ Related Urban Ely Development

 Assumes future acquisition of one private parcel with CRA

 Iconic Art/Sculpture Plaza

 New Light Rail Station

TOTAL LOTS SIZE 900,652 SF - 20.7ACRES

Commercial:	Residential:	Green Space:
65,216 SF	1,120 Units	200,942 SF

Parking Required:	Parking Provided*:
1,259 Spaces	1,283 Spaces
	Street Parking:
	147 Spaces
	TOTAL PARKING: 1,430

Surface Parking: 84 Spaces  
Structured Parking: 1,199 Spaces

\*Public Parking Garage is provided as a separate data and not included in Parking Provided Total



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## PHASE 1. MLK GATEWAY DISTRICT| Mixed-Use Residential



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Pompano Beach, Florida

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## PHASE 2. MIXED-USE CIVIC CAMPUS



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## PHASE 2. MIXED-USE CIVIC CAMPUS



- Iconic Art/Sculpture Plaza** ★ **Iconic Signage**
- Mixed-Use Public Garage**  
723 Total Parking Spaces  
(287 Public Spaces + 436 Spaces For City Hall)

**City Hall  
Space Provided**  
**177,484 SF**

61,456 SF Existing City Hall  
7,633 SF Existing chambers  
108,395 SF City Hall Expansion

**City Hall  
Space Requested**  
**150,000 SF**

128,000 SF City Hall  
22,000 SF of Ancillary Space

TOTAL LOTS SIZE 317,189 SF - 7.28 ACRES

Commercial: 14,026 SF  
Residential: 0 Units  
Green Space: 30,604 SF

City Hall Expansion:  
108,395 SF

Parking Required: 606 Spaces  
Parking Provided: 893 Spaces  
Street Parking (existing): 38 Spaces  
TOTAL PARKING: 931

Existing Surface Parking: 126 Spaces (to remain)  
New Surface Parking: 44 Spaces  
Structured Parking: 723 Spaces



Existing Site Total Parking: Approx. 404 Spaces | Proposed Site Total Parking: 705 Spaces

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PHASE 3. SOUTHWEST MIXED-USE DISTRICT | Town Center



# PHASE 3. SOUTHWEST MIXED-USE DISTRICT | Town Center



-  **Iconic Green Space**
-  **Iconic Art/Sculpture Plaza**
-  **Iconic Signage**

TOTAL LOTS SIZE 718,740 SF - 16.5 ACRES		
Commercial: 58,850 SF	Residential: 248 Units	Green Space: 67,937 SF
Office: 168,800 SF	Hotel: 152 Keys	
Parking Required: 897 Spaces	Parking Provided: 990 Spaces	
	Street Parking: 203 Spaces	
	TOTAL PARKING: 1,193	
Surface Parking: 96		
Structured Parking: 894		



RELATED INNOVATION DISTRICT MASTER PLAN

Pompano Beach, Florida

May 3, 2023

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## PHASE 3. SOUTHWEST MIXED-USE DISTRICT | Town Center



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**Pompano Beach, Florida**

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MULTIMODAL | Connectivity





# RETENTION AREAS | Bioswales



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## CIVIC AND SOCIAL IMPACT | Quality of Open Spaces



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RENDERING

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## CIVIC AND SOCIAL IMPACT | Quality of Open Spaces



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**Pompano Beach, Florida**

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## CIVIC AND SOCIAL IMPACT | Quality of Open Spaces



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Pompano Beach, Florida

RENDERING

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# ZYSCOVICH CITY HALL & CIVIC BUILDING EXPERIENCE

## OAKLAND PARK CITY HALL



## VILLAGE OF BAL HARBOUR | VILLAGE HALL



## WESTCHESTER CULTURAL ARTS CENTER



## LITTLE HAITI CULTURAL CENTER



RELATED INNOVATION DISTRICT MASTER PLAN

Pompano Beach, Florida

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# ZYSCOVICH POMPANO BEACH EXPERIENCE: TRI-RAIL STATION & POMPANO BEACH HIGH SCHOOL

POMPANO TRI-RAIL



POMPANO TRI-RAIL



POMPANO BEACH HS



POMPANO BEACH HS



POMPANO BEACH HS



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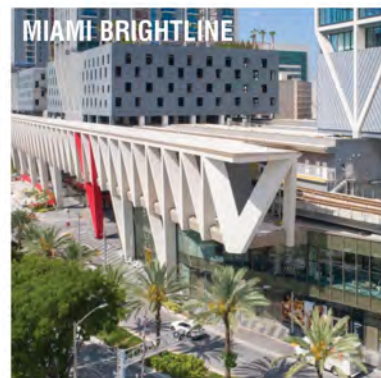
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# ZYSCOVICH TRANSIT ORIENTED REGIONAL EXPERIENCE BRIGHTLINE MIAMI, FORT LAUDERDALE AND WEST PALM BEACH



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## **STAKEHOLDER INVOLVEMENT: CRA / CITY & COMMUNITY**

- CROCKETT DEVELOPMENT: LOCAL PARTNER**
- COMMITMENT TO COMMUNITY ENGAGEMENT**
- CRA / CITY ASSIST WITH INFRASTRUCTURE**

## **GOVERNMENT FACILITIES: PRESERVATION OF COMMUNITY ASSETS**

- PRESERVING E. PAT LARKINS CENTER**
- ENHANCE CITY HALL WITH NEW FACILITIES**
- CITY HALL BECOMES “CIVIC CAMPUS”**





## FINANCING STRUCTURES

- PRIVATE EQUITY
- CONSTRUCTION LOAN
- QOZ EQUITY INVESTMENT
- PERMANENT LOAN

**MINIMIZE THE OUTLAY  
OF CRA / CITY FUNDS**





# RELATED

## POMPANO BEACH INNOVATION DISTRICT MASTER PLAN

**100,000+ UNITS**  
BUILT & MANAGED

**\$50 BILLION+**  
CAPITAL RAISED

**REVITALIZING**  
URBAN NEIGHBORHOODS

### EQUITY PARTNERS

### LENDERS



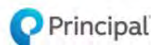
HUDSON  
HOUSING CAPITAL



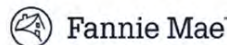
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ROCKPOINT  
GROUP

THE CARLYLE GROUP



ALDEN  
TORCH  
FINANCIAL



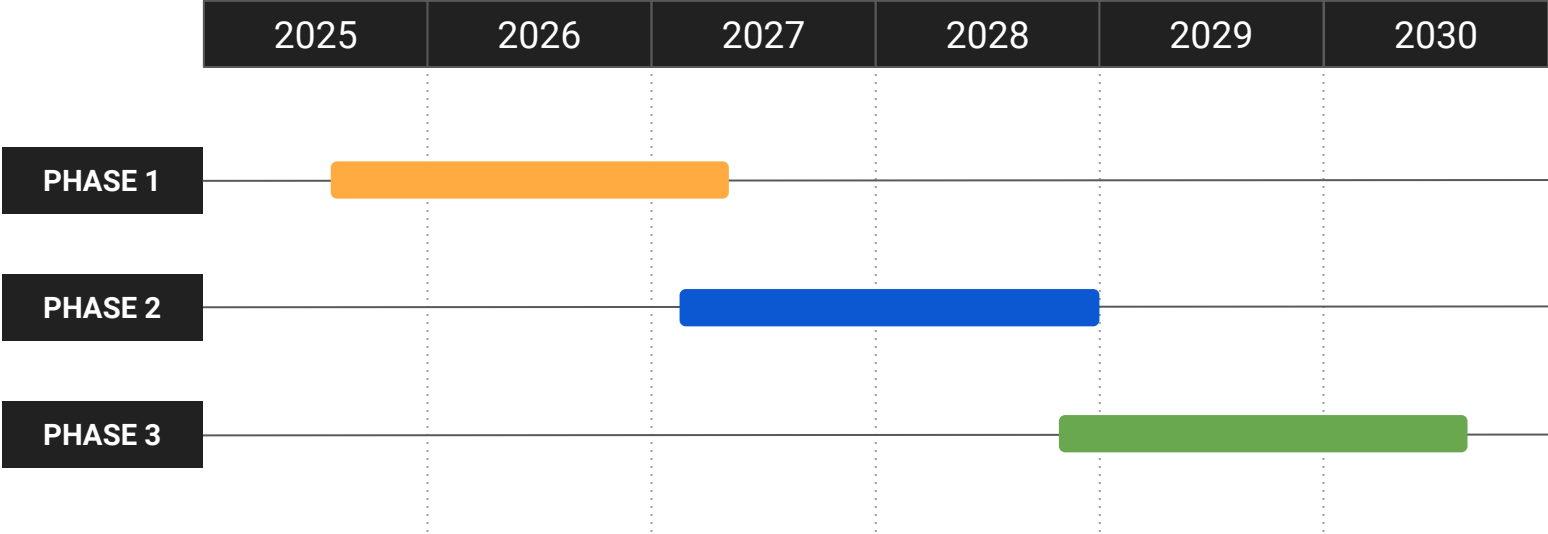
JPMORGAN CHASE & Co.







POMPANO BEACH INNOVATION DISTRICT MASTER PLAN



TIMELINE	PHASE 1	PHASE 2	PHASE 3
Begin Construction	Jul-25	Feb-27	Sep-28
Complete Construction	May-27	Dec-28	Jul-30

