

DECOMAP



Collier City Neighborhood Development Plan

City of Pompano Beach, Florida
Northwest Community Redevelopment Agency



May 2012

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I. Introduction	Page
A. Master Plan Approach	1
B. Master Plan Report Organization	2
C. Community Survey	3-5
D. Neighborhood Involvement	6
E. Study Area Demographics	7-8
F. On-Going and Proposed Projects	9-14
 II. Existing Conditions	
A. Neighborhood Priority Intervention Areas/functional Areas Description	15-21
B. Collier City Commercial Corridors	21-27
 III. Issues and Opportunities	
A. Vacant Lands	28-34
B. Substandard Housing/Blight Intervention Areas	35
C. Substandard Neighborhood Street Lighting	35-36
D. Roadway Improvements and Traffic Issues	36-38
E. Parks and Recreation Improvements	38
F. Retail Development	39
G. Neighborhood Aesthetic Improvements/Beautification	40
 IV. Neighborhood Development Plan	
A. Development Priorities	41-42
B. Development Plan	43
C. Early Action Plan One (1) to Three (3) years' Time Horizon	43-57
D. Mid-Term Action Plan Three (3) to Three (5) years' Time Horizon	58-61
E. Long-Term Action Plan Five (5) to Eight (8) years' Time Horizon	61
 Appendix 1: Public Sector Improvements Cost Opinion	
 Appendix 2: Community Survey	
 Appendix 3: Adaptive Re-Use Evaluation and Reconstruction, Building at NW 27th Ave. and NW 4th Court	

List of Figures	Page
Figure 1 Study Area Aerial Photo	3
Figure 2 US Census Block Groups	7
Figure 3 Recent Street Improvements /Roadway Repaving	12
Figure 4 Existing Paved Streets and Sidewalks	13
Figure 5 Major Sewer and Storm Drainage Trunk Lines	14
Figure 6 View of Vacant Land NW 27th Avenue	15
Figure 7 Priority Investment Areas	17
Figure 8 Residential Example Priority Investment Area 2	18
Figure 9 Residential Example Priority Investment Area 2	18
Figure 10 Residential Example Priority Investment Area 2	18
Figure 11 Multi-Family Residential Example Priority Investment Area 4	19
Figure 12 Multi-Family Residential Example Priority Investment Area 4	19
Figure 13 Single Family Residential Example Priority Investment Area 4	19
Figure 14 Single Family Residential Example Priority Investment Area 4	20
Figure 15 Multi-Family Residential Example Priority Investment Area 4	20
Figure 16 Aerial View Vacant Sites on NW 31st Avenue	21
Figure 17 "Flex" Retail/Office/Warehouse Space, West Side of NW 31st Avenue	22
Figure 18 Pompano Beach Zoning Code Project/Commercial Zoning Code Update, "Areas of Zoning Mismatch"; (Cut-Out of Collier City Area by B&A)	23
Figure 19 NW 27th Avenue Retail, the Glass Key Restaurant	24
Figure 20 NW 27th Avenue Typical "Bodega"	24
Figure 21 NW 27th Avenue, Example of Land Assembly and Small Retail Infill	25
Figure 22 NW 27th Avenue, Single Retail Building/Residential on 2nd Story	25
Figure 23 New "Flex" Space Example	26
Figure 24 New "Flex" Space Example, Aerial Photo	26
Figure 25 Present Zoning	27
Figure 26 Vacant Sites	29
Figure 27 NW 27th Avenue Vacant Sites	30
Figure 28 NW 27th Avenue, the Glass Key Restaurant Frontage	31
Figure 29 City of Pompano Beach & Pompano Beach CRA Owned Properties/ Vacant Sites	33
Figure 30 New Residential Developments, NW 2nd Street and NW 28th Avenue	34
Figure 31 Broward County Tax Appraiser's Office, Racetrack Property on W. Atlantic Boulevard	36
Figure 32 Broward County Tax Appraiser's Office, Habitat for Humanity Property, NW 28th Avenue	37

List of Figures	Page	
Figure 33	1 Mile Walking Radius form McNair Park	38
Figure 34	Early Action Plan Projects	42
Figure 35	Gateway Feature Concept Idea	44
Figure 36	NW 27th Avenue New Street Trees	46
Figure 37	Neighborhood Street Trees Improvements	47
Figure 38	Single Family Infill Housing NW 27th Avenue	49
Figure 39	Traffic Calming Proposed Locations	51
Figure 40	Traffic Calming Option Example	52
Figure 41	McNair Park Expansion and Improvements	55
Figure 42	Mini Parks/Tot Lots Potential Locations NW 30th Avenue	56
Figure 43	Aerial Photo Mini Parks/Tot Lots Potential Locations NW 30th Avenue	56
Figure 44	Mini Parks/ Tot Lots Site Design Example	57
Figure 45	NW 31st Avenue Garden Apartments Option Aerial View	58
Figure 46	NW 31st Avenue Garden Apartments Option Plan View	59
Figure 47	NW 31st Avenue Town Homes Option Plan View	59
Figure 48	NW 31st Avenue “Flex Space” Option Plan View	60
Figure 49	Long-Term Development Plan	61

List of Tables		
Table 1	Neighborhood Improvements Preferences /Percentage of Respondents	4
Table 2	Percentage of Respondents to Questions	4
Table 3	Racial Composition	8
Table 4	Age Cohorts	8
Table 5	Broward County Population Projections	8
Table 6	City of Pompano Beach Investments in Collier City 1980-2004	9
Table 7	Collier City Proposed Capital Improvements Plan Investments	10
Table 8	NW 27th Avenue North, Vacant Sites Data, From NW 6th Street to NW 13th Street	30
Table 9	NW 27th Avenue South, NW 6th Street to W. Atlantic Boulevard	31
Table 10	NW 27th Avenue North, Vacant Sites Data, From NW 2nd Street to NW 9th Street	32
Table 11	McNair Building Park Expansion Program Outline	53

Collier City Neighborhood is clearly delimited by major thoroughfares that surround it. Martin Luther King Boulevard defines the north boundary of the neighborhood; West Atlantic Boulevard defines the South Boundary ; Power Line Road the east boundary; and NW 31st Avenue the west edge of the neighborhood (see Figure 1). The neighborhood comprises approximately 450 acres of lands.

Collier City is a bedroom community composed predominantly of single family homes; a district of town homes and apartments. Neighborhood areas are delimited by major streets with NW 27th Avenue providing the central access to the community. 27th Avenue is the major gateway into the community both from Dr. Martin Luther King Boulevard and West Atlantic Boulevard.

The areas of the periphery of Collier City, the areas facing the major thoroughfares that surround the neighborhood are commercial on Dr. Martin Luther King Boulevard (MLK); on the south on West Atlantic Boulevard; and NW 31st Avenue on the west.

Collier City has experienced a increase in population since the year 2000. A total of 5, 032 persons are assumed living in the neighborhood in the year 2010. Collier City is a young community. Approximately 42% of the population is below 21 years of age; approximately 9% of the population is 65 years or older. It is a predominantly African-American community (95% of the total population).

Collier City is fully served by municipal water and sewer and all areas of Collier City are provided with paved street. There are sidewalks in all areas of Collier City except for the sites facing NW 31st Avenue and the segments of side streets fronting these vacant sites. Collier City is served by Charles Drew Elementary School. Cross Creek (SED) a K-12 special education school is located immediately north of Charles Drew Elementary. Both of these schools are contiguous or directly across McNair Park, Collier City's neighborhood park.

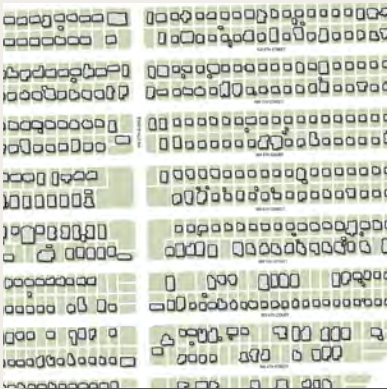
Collier City is also served by Broward County's Collier City Branch Public Library which is located on NW 13th Street, west of NW 27th Avenue and directly across McNair Park.

A. Master Plan Approach

Master Plan approach was carried out in five steps that are:

1. Develop a clear understanding of existing conditions in order to identify major issues and target areas of intervention
2. Identify community residents' preferences and priorities as expressed in the Community Survey
3. Propose early action projects -
4. Explore site design options for key sites and properties
5. Identify long term projects

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I. INTRODUCTION

B. Master Plan Report Organization

The Master Plan report following sections is organized into three sections of which the first section is a continuation of the Introduction part of the Master Plan and includes the Community Survey carried out as part of the project; a summary of previous investments by the City of Pompano Beach and the Pompano Beach Community Redevelopment Agency; the identified Collier City Capital Improvements project of the City of Pompano Beach; as well as drawing that identify infrastructure conditions in the neighborhood. Section II defines Existing Conditions and Issues and Opportunities for actions; and the proposed Neighborhood Development Plan. Section III includes the proposed Master Plan improvements.

The Existing Conditions and Issues and Opportunities summarize the neighborhood existing conditions, neighborhood issues and the opportunities present for improvements. This section addresses: vacant lands and their blighting influences; public sectors owned lands; housing and blight intervention areas; neighborhood street lighting; roadway improvements and traffic issues; park and recreation conditions and improvements; retail development and neighborhood aesthetic improvements.

The Neighborhood Development Plan outlines the proposed potential improvements that are divided into three phases that are an Early Action Plan, a Mid-term Plan, and a Long-term plan. An Early Action Plan with a one (1) to three (3) years' time horizon and includes proposed housing initiatives; street lighting improvements; roadway and traffic improvements; and park and recreation improvements.

The Mid-term Plan with a three (3) to five (5) years' time horizon includes additional development initiatives for 31st Avenue CRA owned sites; NW 27th Avenue infill site improvements and further retail development on the periphery of the neighborhood. Finally the Long-term Plan proposes improvements and investments that may extend beyond the five year horizon; from five (5) to eight (8) years' timeframe.



Figure 1: Study Area Aerial Photo

C. Community Survey

Numbers are reported as percentage of total survey population	%	Yes	No	Undecided
Neighborhood Improvements				
Question 3: Need for landscaping/streetscape		81%	13%	5%
Question 4: Need for residential rehab		87%	7%	5%
Question 5: Need for commercial rehab		82%	8%	8%
Question 7: Want commercial development along NW 27 Ave		59%	31%	10%
Question 8: Want other public facilities along NW 27 Ave		75%	11%	11%
Question 10: View speeding as an issue		65%	24%	6%

Table 1: Neighborhood Improvements Preferences / Percentage of Respondents.

A community survey was conducted by DCS Inc. over a four week period which incorporated a two week face-to face method to maximize citizen participation. A visual count of all properties in neighborhood performed and all occupied residences and businesses identified. A total of 1,008 residences and businesses were counted and visited. Every occupied business and residence was visited. A total of 731 persons responded to the survey. This represents approximately 72.5 of households and businesses within Collier City providing a low margin of error for survey results.

Question	Yes	No	Undecided
A. Attractive Welcome appearance	90.10%	5.30%	3.80%
B. Landmarks and Features	81.40%	10.70%	6.80%
C. Places to sit and relax	87.30%	7.90%	3.40%
D. Variety of housing types	66.20%	27.10%	5.50%
E. Nighttime illumination (lighting)	90.60%	5.80%	2.20%
F. Mini parks/tot-lots	85.50%	8.60%	4.80%
G. Trees for shade	83.50%	11.40%	4.10%
H. Fountain/water feature	79.20%	13.80%	5.60%

Table 2: Percentage of Respondents to Questions.

A questionnaire comprised of closed and open ended questions was utilized. The close ended questions provided specific response to questions regarding specific traditional neighborhood features such as streetscape improvements, lighting and others. The open ended questions allowed the respondents to express their desires. A priority rating was provided for each of the close-ended questions.

Respondents Demographic Make-Up: Of the total respondents 58% were female and 48 % were male. A total of 70% of the respondents were property owners and 30% were renters. Only 1% of the respondents were businesses.

1. Summary of community survey findings

The Community Survey findings were tabulated. The principal neighborhood concerns were:

Provide better enforcement to include:

1. Crime prevention and control;
2. Code enforcement

Improve Community Design to include:

1. Improved street lighting;
2. Increased landscape in community;
3. Creation of Collier City Community Gateways

Residential Street landscape/Shade trees

Provide Mini parks/ tot lots

Community Fountain/Water Feature

Variety of housing types

Traffic calming on major streets (NW 27th and NW 30th Avenues)

Residential rehabilitation

Increased retail opportunities

The Community Survey and its evaluation are included in the Appendix of this Master Plan report.

D. Neighborhood Public Involvement

Pompano Beach NW CRA held a public meeting on existing conditions issues and potential design alternatives for the Collier City neighborhood on Thursday, February 24, 2011, at the McNair Community Center. The meeting was a follow-up to a community-wide survey conducted by DCS, Inc. in October and November of 2010. The meeting presented the survey results, existing conditions analysis, and alternative design solutions to address some of the community concerns and desires gathered through the survey process and its evaluation. The public meeting was attended by 50 community participants.

The public outreach effort for the meeting included the development and distribution of a public meeting notice, email blast, direct mail, and telephone calls. The public notice was dropped off on February 8, 2011, to public places including the Jan Moran Collier City Learning Library, McNair Community Center and several businesses along the north side of Atlantic Boulevard and within the Collier City neighborhood boundary. An email announcement was sent on February 7, 2011, to survey participants who provided email addresses for follow-up communication. On February 4 and February 7, 2011, a direct mailer was sent to each property listed in the database provided by Pompano Beach CRA; the U.S. Postal Service returned five of them. Finally, DCS made last minute reminder calls on February 24, 2011, to people who provided their telephone numbers at the two public meetings held March 2010 in Collier City.

Subsequent to the public meeting a series of presentations were made to the North West CRA Advisory Committee of the preliminary Master Plan. The first presentation was made on the 6th of June, 2011. At which time a number of comments, concerns, and recommendations were gathered. A final NW CRA Advisory Committee presentation and discussion of the Master Plan was made on October 18, 2011.

In January 10, 2012 the preliminary plan was presented to the City of Pompano Beach Community Redevelopment Agency Board. A number of comments, questions and requests for clarifications on the preliminary report were made during the presentation.

E. Study Area Demographics

1. Study Area Demographic Characteristics

The specific Study Area focused on the area between Martin Luther King, Jr. Blvd. and Atlantic Blvd. (north-south) and between NW 31 Ave and Powerline Rd./Pompano Pkwy (west-east). This boundary corresponds with the Broward County Traffic Analysis Zone (TAZ) number 191. TAZ are used by the Broward County Planning department to derive population projections for small geographies based on major roadways and other natural boundaries. However, certain demographic data for such a specific area is difficult to obtain through reliable public sources; therefore, US Census data at the block group level needed to be utilized to represent certain demographic characteristics of the Study Area. Therefore, for total population and population projections, Broward County TAZ estimates and projections were used to provide the most accurate depiction of population trends for the Study Area boundary. For other demographic characteristics, US Census Block Groups 1 and 2 of US Census Tract 306.00 were utilized to represent the Study Area.

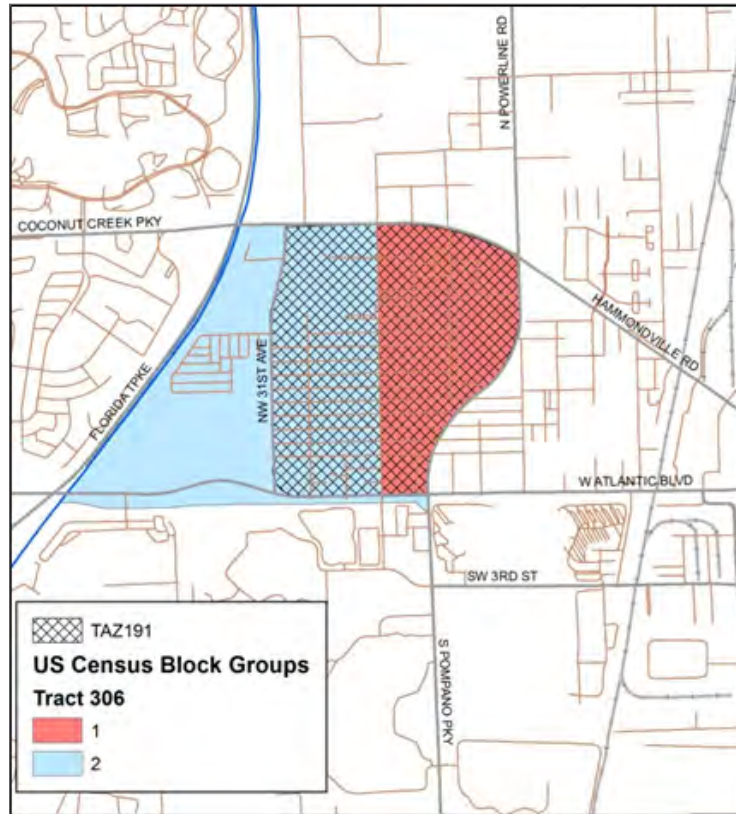


Figure 2: U.S. Census Block Groups

According to the Broward County Planning Department, the 2010 population of TAZ 191 (Study Area) was 5,032, up 26 percent total from 2000, or 2.6 percent annually. Although data for race, income, and age are not available at the TAZ level through Broward County, 2000 US Census data for the two block groups mentioned were applied to the 2010 population estimate for TAZ 191. For racial composition, data was aggregated for both block groups; however, it is important to note that Block Group 2 has a significantly higher proportion of white residents than Block Group 1. While aggregated the Block Groups

are 16.9% white, Block Group 1 is less than 4 percent white, oppose to Block Group 2, which is almost 28 percent white. Although these racial categories differ, other racial cohorts are relatively similar. The same methodology was used to represent age cohorts, but there were no major discrepancies.

When calculating median household income levels, 2000 US Census figures were used for the individual Block Groups then averaged, which

equaled \$29,117 in 1999 US Dollars. Block Group 1 reported an income of \$27,708 and Block Group 2 had a median household income of \$30,525. Adjusted for inflation through 2010 at 2.5% annually, the average median household income for the two Block Groups was \$37,124. Following are supporting tables.

Racial Composition	
White	16.9%
Black	80.3%
Mixed	1.5%
Other	1.3%
Hispanic	4.8%

Table 3: Racial Composition

Age Cohorts	
Under 5	7.6%
5 to 17	22.5%
18 to 21	6.3%
22 to 29	12.2%
30 to 39	15.1%
40 to 49	11.7%
50 to 65	14.4%
65 +	10.2%

Table 4: Age Cohorts

Broward County Population Projections						
	2000	2005	2010	2015	2020	2025
TAZ 192	3,992	4,421	5,032	6,679	7,261	7,336

Table 5: Broward County Population Projections.

F. On-Going and Proposed Projects

1. Previous Public Sector Investments and Infrastructure Conditions

The City of Pompano Beach has made substantial investments in Collier City in the past thirty years. The greatest bulk of these investments have been done to improve and update Collier City's infrastructure, and improve the Neighborhood's housing conditions. Table 6 shows the amounts of monies invested in the neighborhood by the City of Pompano Beach in the period from Fiscal Year 1980 to Fiscal Year 2004.

2. Infrastructure Conditions

The Neighborhood is fully served by sanitary sewer (see Figure 5); fully served by the City's potable water system supply lines (see Figure 5); and fully served by a storm drainage system to address proper disposal of storm water (see Figure 5); every street is provided of sidewalks except the short segments near NW 31st Avenue and facing vacant land (see Figures 2 and 3).

In summary Collier City's utilities and infrastructure are in good condition and will not require substantial investment for a number of years into the future, except for limited improvements needed in specific sectors such as: NW 31st Avenue, an FDOT roadway that needs sidewalks and roadway improvements; NW 1st Street, a City of Pompano Beach street in Collier City that needs unfinished in segments and needs to be reconstructed; short segments of sidewalks on east-west streets from NW 2nd Street to NW 8th Street; and Dr. Martin Luther King Boulevard that is slated for reconstruction in 2012 (see Table 7).

Collier City Improvements FY 1980 to FY 2004	
Prior Expenditure	Amount
INFRASTRUCTURE	
Street Construction	\$650,260
NW 27th Avenue Improvement	\$2,500,000
Collier City Sanitary Sewer Phase II	\$835,370
Collier City Sanitary Sewer Phase III	\$2,042,420
Collier City Water main	\$333,150
Acquisition of Margate Utility Service Area	\$1,500,000
Safety Sidewalks	\$87,600
PARKS AND RECREATION	
McNair Community Center Design	\$41,400
McNair Athletic Field Improvements	\$135,680
Mini-Multi Purpose Center	\$28,000
HOUSING PROGRAMS	
Housing Rehabilitation	\$2,110,820
Single Family Home/New Construction	\$239,000
Self Help Housing Paint Program	\$10,675
COMMUNITY ASSISTANCE PROGRAMS	
Save Our Youth Program/McNair	\$432,190
Substance Abuse & Treatment (FLICER)	\$66,320
NEIGHBORHOOD IMPROVEMENTS/BEAUTIFICATION	
Collier City Phase I & II Beautification	\$237,970
Lot Clearing/Bulk Trash Pick Up	\$84,210
Total 1980- 2004	\$11,012,885

Table 6: City of Pompano Beach Investments in Collier City, 1980-2004

NW 27th Avenue was reconstructed at a cost of \$2.5 million. NW 27th Avenue is provided of street curbs, drainage, has adequate sidewalks and was initially provided with shade trees. These trees have died and are in need of replacement.

The City has invested in upgrading the Neighborhood's housing stock with over \$2 million invested in the last thirty years in housing rehabilitation and over \$240,000 in new home construction.

The NW CRA recently completed the installation of bus shelters on NW 27th Avenue at a cost of more than \$80,000. Both the City and the NW CRA have acquired numerous land parcels within the Collier Neighborhood in an effort to remove bight and blighting conditions and improve living conditions of the neighborhoods. Some of these sites have been developed through third parties such as Habitat for Humanity. The availability of vacant land while creating a sense of emptiness, is also an opportunity to provide land parcels for infill housing development.

3. City of Pompano Beach Capital Improvements Plan (CIP) Identified Investments

A number of capital investments are scheduled for Collier City within the next three years' time frame. The City of Pompano Beach and the NW CRA have allocated \$3.4 million to improve MLK Boulevard from Dixie Highway to the Florida Turnpike. The segment from Powerline Road to the Florida Turnpike will receive \$2million of those funds. MLK will be totally reconstructed, provided of new sidewalks on each side of the street, adequate landscape, median and turning lanes and code compliant street lighting.

Collier City Proposed Capital Improvement Plan Investments FY 2011 to FY 2015*		
Prior Expenditure	Amount	Fiscal Year Implementation
INFRASTRUCTURE		
Education Corridor	\$300,000	FY 2011
NW 31st Avenue North of Atlantic Blvd. Improvements (FDOT)	\$1,462,000	FY 2011
MLK Boulevard Improvements	\$3,400,000	FY 2013-15
Total Infrastructure Major Roadways	\$5,162,000	
PARKS AND RECREATION		
McNair Water Recreation and Press Box	\$630,000	FY 2015
McNair Concessions Building	\$135,680	FY 2015
Total Parks and Recreation FY 2011-2015	\$765,680	
Total FY 2011-2015	\$5,927,680	

*Does not include additional projects identified in DECOMAP Development

Table 7: Collier City Proposed Capital Improvements Plan Investments

The Education Corridor comprises improvements to Dr. Martin

Luther King Boulevard/Hammondville Road from the Florida Turnpike to Dixie Highway. Improvements will take place in three phases with funding provided by the Pompano

Beach Community Redevelopment Agency (CRA) and the City of Pompano Beach. It is based on the "Sawgrass to Seagrass" concept seeking to connect participating municipalities using a common roadway theme and a common bus line.

The Education Corridor is a multi-city/multi-agency initiative that will create an activity and public transportation corridor from Coral Spring to Pompano Beach's waterfront. It is based on the "Sawgrass to Seagrass" concept seeking to connect participating municipalities using a common roadway theme and a common bus line. It will improve MLK Boulevard and provide indirect benefits to Collier City through potential future investments in this commercial corridor.

The Florida Department of Transportation (FDOT) has slated improvements to NW 31st Avenue in the amount of \$1.46 million. This new investment will provide roadway improvements, sidewalk reconstruction and other infrastructure roadway related requirements.

The City of Pompano Beach Park and Recreation Department indicates an unfunded investment of \$765,000 slated for McNair Park improvements for the year 2015. These improvements include an interactive water feature at McNair Park and a new press box for the football field.

An additional number of projects will be added to the City's Capital Improvement Plan that results from the work on the Collier City Neighborhood planning process.

In the following pages we present a series of maps with information received from the City of Pompano Beach Engineering Department that outlines: the recent roadway improvements that have been implemented in Collier City in the period from 2008 to 2009 for roadway resurfacing. Please note that streets in Collier City are in good condition; a map outlining the present sidewalk system in Collier City where the neighborhood is provided of sidewalks except for some segments of east-west streets towards NW 31st Avenue where there are substantial areas of vacant land; Major Utility Trunk lines and note that the totality of the neighborhood is provided with potable water and sanitary sewer system as well as storm drainage system.



Figure 3: Recent Street Improvements / Roadway Repaving

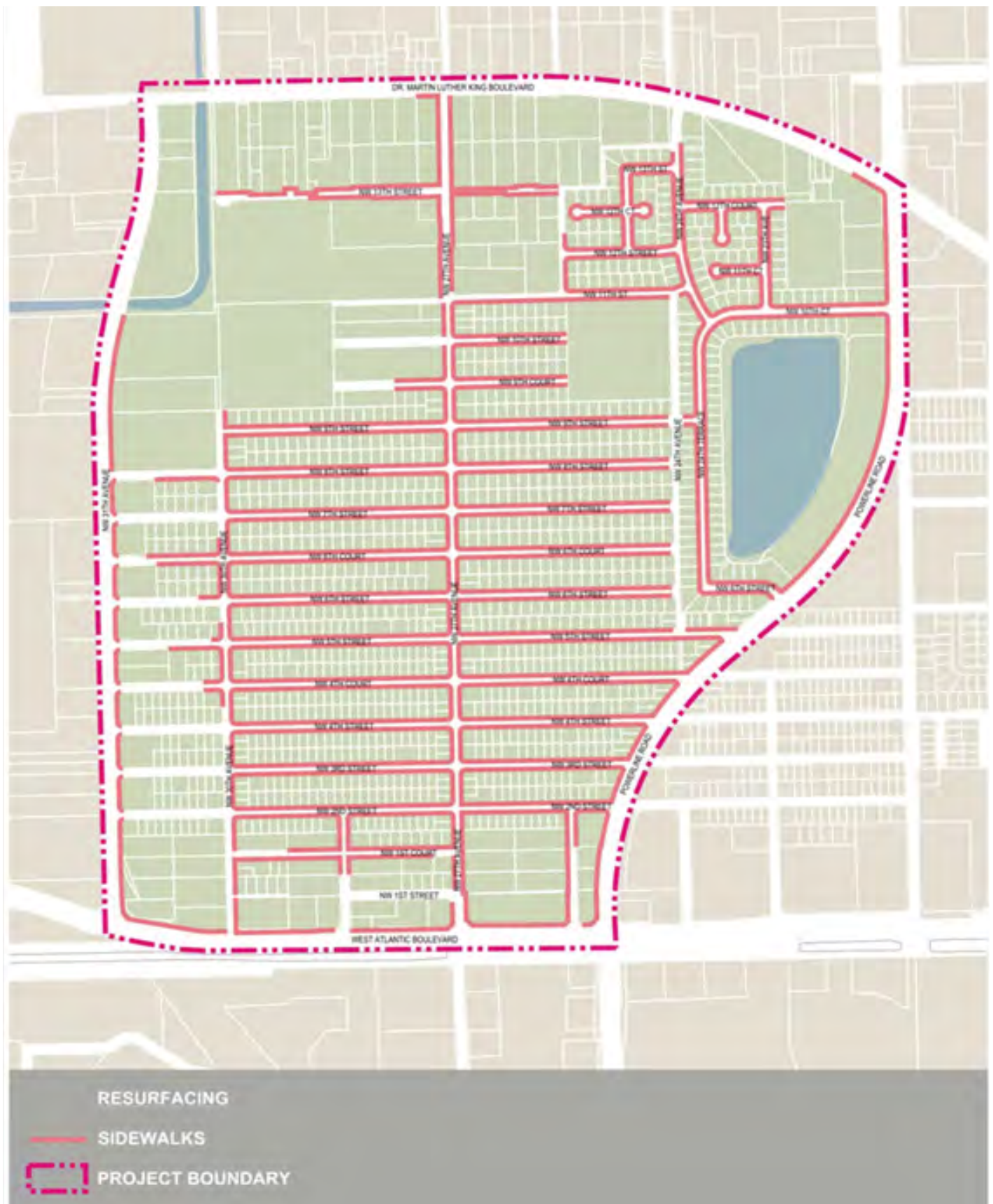
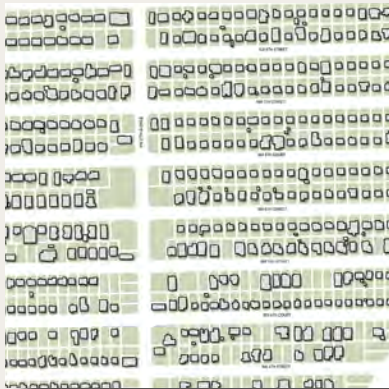


Figure 4: Existing Paved Streets and Sidewalks



Figure 5: Major Sewer and Storm Drainage Trunk Lines



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II. EXISTING CONDITIONS

A. Neighborhood Priority Intervention Areas/Functional Areas Description

Collier City is a large neighborhood area of approximately 450 acres that, as any large area such as this, is composed of a number of sub-areas that present varying land uses; housing types; housing conditions; and specific issues and opportunities.

Figure 7 indicates a series of identified “Priority Investment Areas” that interestingly, also coincide with major functional areas for the neighborhood and housing sectors of similar characteristics. These Priority Investment Areas indicate an investment priority for neighborhood improvement to address the most pressing issues.

Priority Investment Area 1

As indicated in Figure 7, Priority Area 1 comprises the 27th Avenue Corridor from West Atlantic Boulevard to NW 10th Street and the sites immediately facing this major neighborhood spine. Under Priority Investment Area 1 is also the land area comprised by the NW 30th Avenue on the East to the east side of NW 31st Avenue. These two Priority Intervention Areas are quite different in character and intervention needs and are further subdivided as follows:

Priority Investment Area 1-A - 27th Avenue North NW 5th Street to NW 11th Street

This is an area comprised mostly of single family zoned sites that requires residential infill. The presence of substantial amounts of vacant land create a sense of emptiness and does not contribute to the improvement of the neighborhood. Numerous vacant sites within this area are owned by either the City of Pompano Beach or the Community Redevelopment Agency (CRA).



Figure 6: View of Vacant Land on NW 27th. Avenue

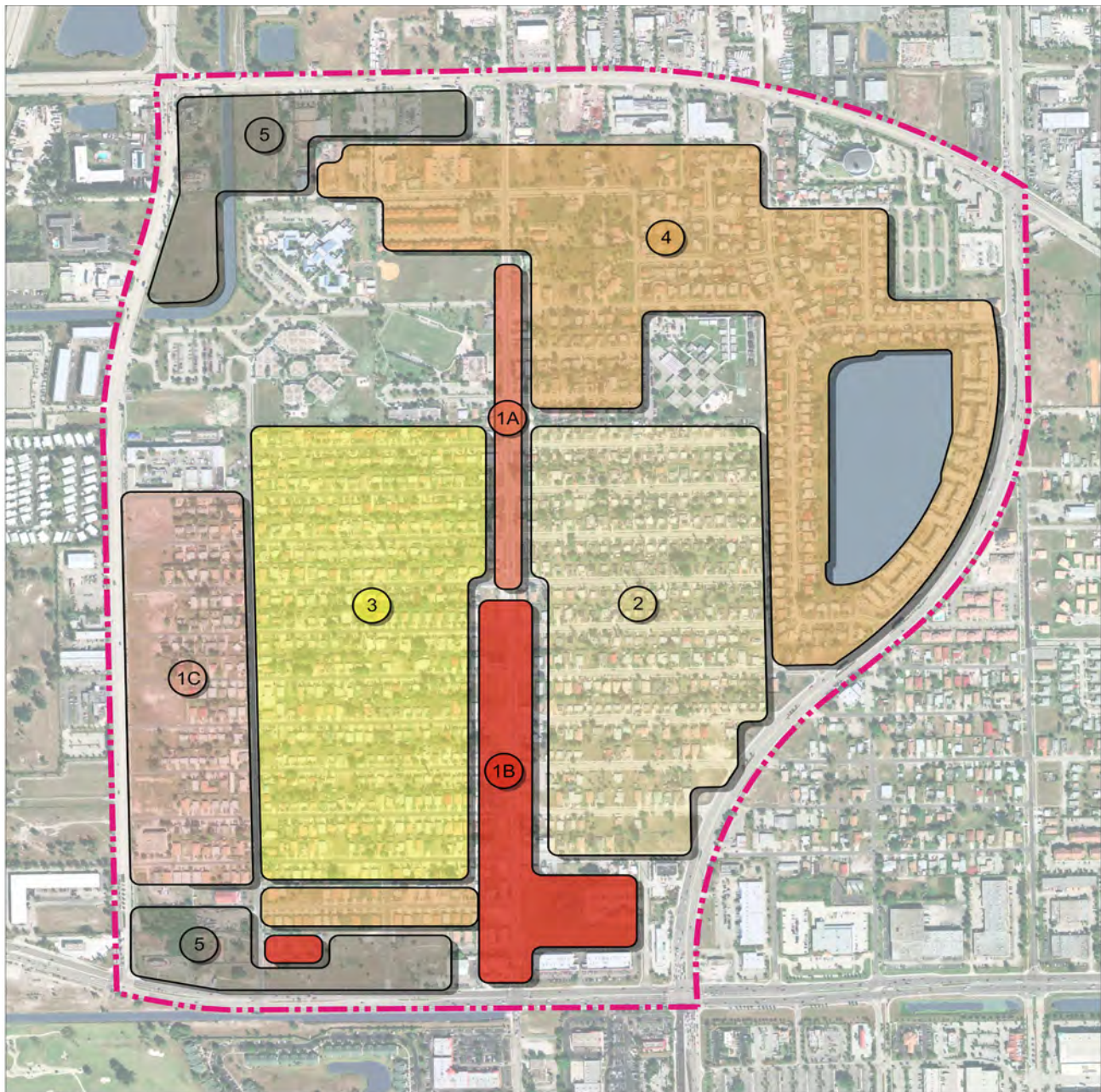
This sector of NW 27th Avenue is in need of street trees to improve the aesthetic appearance and livability of the neighborhood. Traffic calming has also been identified as a concern.

Priority Investment Area 1-B – NW 27th Avenue W. Atlantic Boulevard to NW 5th Street

The neighborhood area that requires the greatest amount of investment and attention. This commercially zoned sector of the neighborhood presents the greatest challenge for redevelopment. It contains one of the largest number of vacant sites, has a number of closed and boarded buildings. The commercial uses in this commercially zoned area are not thriving. This is further discussed in the “Collier City Commercial Corridors” section of this Master Plan report .

Priority Investment Area 1-C – 31st and 30th Avenue Corridor From NW 2nd Street to NW 8th Street

The NW 31st Avenue Corridor is composed of large commercially zoned vacant tracts of land that create a blighting influence on this section of Collier City. The substantial amounts of vacant land do not provide a terminus for the community. The residential sectors immediately adjacent have a mix of single family and small multifamily units. Most of the multifamily units need improvement, and they are in stark contrast to the good housing stock that is found in most of Collier City. Housing conditions in the sector from NW 30th Avenue to NW 31st Avenue are the worse in Collier City. This sector both housing improvements and the inclusion of development.



PRIORITY INVESTMENT AREAS

- | | |
|--|---|
| <p>1A Priority Investment Area 27th Ave. North
NW 5th St. to NW 11th St.</p> | <p>2 East of NW 27th Ave. to Powerline Road
from NW 2nd St. to NW 9th St.</p> |
| <p>1B Priority Investment Area NW 27th Ave.
W. Atlantic Blvd. to NW 5th St.</p> | <p>3 West of NW 27th Ave. to 30th Ave. and
from NW 2nd St. to NW 9th St.</p> |
| <p>1C 31st and 30th Ave. Corridor
From NW 2nd St. to NW 8th St.</p> | <p>4 Irregular Shape. In General: North Residential Sectors NW 27th Ave.
North of NW 9th to Power Line Road on East and NW 13th St. on North.</p> |
| | <p>5 Retail Areas W. Atlantic Blvd, NW 27th Ave. to NW 31st Ave.;
Retail area NW 31st Ave. from NW 11th St. to/and sectors of
Dr. Martin Luther King Blvd.</p> |

Figure 7: Priority Investment Areas

Priority Investment Area 2 - East of NW 27th Avenue to Powerline Road from NW 2nd Street to NW 9th Street

Priority Investment Area 2 A – Area East of NW 27th Avenue to Powerline Road and from NW 2nd Street to NW 9th Street. This sector of Collier City, while having a numerous quality homes, requires special emphasis in housing rehabilitation and upkeep. Housing conditions are in general good, however the presence of some homes that appear to need improvements makes this area a target for continued housing rehabilitation emphasis. In our observations and neighborhood site visits this area appears to have the greatest number of homes that may be in need of housing improvements and rehabilitation.

As with the other areas of Collier City improved landscape with the inclusion of street trees is a short and long term need.

Priority Investment Area 3 - West of NW 27th Avenue to 30th Avenue and from NW 2nd Street to NW 9th Street

Priority investment Area 3 comprises an area that is west of NW 27th Avenue to NW 30th Avenue and from NW 2nd Street to NW 9th Street. It is totally comprised of single family homes. Housing conditions in this area are in general stable, but still requiring the improvement of some individual residential sites.

Issues identified

Continued residential maintenance and investment in this area is recommended. Neighborhood lighting has been identified as a



Figure 8: Residential Example - Priority Investment Area 2



Figure 9: Residential Example - Priority Investment Area 2



Figure 10: Residential Example - Priority Investment Area 2

concern and lighting improvements are recommended. These will be further discussed in the following sections.

Street landscape is an important need in this section. Issues with on-street parking will need to be resolved on a case by case analysis; as well as the location of street trees on one side of the street given the presence of underground potable water and sewer infrastructure lines on the swales.

Priority Investment Area 4 - Irregular Shape. In General: North Residential Sectors NW 27th Avenue North of NW 9th to Power Line Road on East and NW 13th Street on North.

This area of Collier City is a very stable residential area with most, if not all homes, in good to excellent condition. The drawing identifies the general boundaries established for this area. This investment area has been configured as a function of the housing quality as indicated by its irregular shape and its crossing of NW 27th Avenue.

Priority Investment Area 4 includes an area of condominium and town home apartments that are recent constructions and in excellent condition. These are shown in the accompanying photographs of this section. The area east of NW 27th Avenue contains a number of estate homes on the north edge and immediately to the south or the back side of commercial uses on Dr. Martin Luther King Boulevard. Various vacant sites are located in this section; however, these are expected to be developed on a market demand basis and in complement to the existing estate homes.



Figure 11: Multi-Family Residential Example - Priority Investment Area 2



Figure 12: Multi-Family Residential Example - Priority Investment Area 2



Figure 13: Single Family Residential Example - Priority Investment Area 2



Figure 14: Single Family Residential Example - Priority Investment Area 2



Figure 15: Multi-Family Residential Example - Priority Investment Area 2

An apartment complex, Pinnacle Village is located on the periphery of the neighborhood bordering Powerline Road and facing the lake. It is a well-kept apartment complex, gated, and with substantial amenities.

The other areas of this Priority Investment Area east of NW 27th Avenue have good housing stock and are stable residential areas. The pictures illustrate some of the salient examples of residential homes and street scene in this sector of Collier City.

Issues identified

This section of Collier City, as mentioned, is in good to excellent condition and requires continued neighborhood maintenance to ascertain that the quality of life and property conditions are maintained. Improvements include additional public right-of-way landscape, and continued code enforcement to maintain neighborhood quality conditions. There are no identified infrastructure issues with this section of Collier City.

Priority Investment Area 5 - Retail Areas W. Atlantic Boulevard, NW 27th Avenue to NW 31st Avenue; Retail area NW 31st Avenue from NW 11th Street to/and sectors of Dr. Martin Luther King Boulevard

This area comprises the commercial vacant sites on West Atlantic Boulevard to NW 31st Avenue and the vacant commercial sites on Dr. Martin Luther King Boulevard and that span around to NW 31st Avenue. West Atlantic Boulevard has a stable strip commercial development composed of local stores and national chains. Traffic levels on West Atlantic Boulevard are high and support

commercial development. These sites, while in the Master Plan area and within the boundaries of what is defined as Collier City, are not part of the residential fabric and are expected to develop in consonance with market demand and forces. The sites area zoned B-3 General Business.

Issues Identified

Market demand will drive the development of these sites. The sites have adequate infrastructure. The City of Pompano Beach CRA owns a number of parcels NW 31st Avenue near the corner of West Atlantic Boulevard. Land assembly for the development of larger commercial parcels will be a major determinant along with market demand to the development of these sites. Land assembly on West Atlantic Boulevard will need to be monitored in the context of improvements on NW 1st Street.

B. Collier City Commercial Corridors

Both the NW 31st Avenue edge of Collier City and the NW 27th Avenue corridor within the neighborhood of Collier City present the greatest challenges for redevelopment and hold one of the keys to the overall improvement of the neighborhood.



Figure 16: Aerial View of Vacant Sites on NW 31st. Avenue

These corridors have totally different characteristics. The NW 27th Avenue corridor is internal to the neighborhood and an offshoot of residential lots that appear were subsequently converted as retail; and lacking access to sufficient levels of traffic. The NW 27th Avenue corridor is not a strong retail area. For one, it is isolated from the main thoroughfare, West Atlantic Boulevard; and it directly competes with the larger critical mass of retail on this major east-west thoroughfare where major national and local retail chain stores are located.

The other corridor, the NW 31st Avenue corridor provides access to the Florida Turnpike from West Atlantic Boulevard as well as serves as a connector from Martin Luther King Boulevard to West Atlantic Boulevard. While NW 31st Avenue is a wide road with four lanes of traffic, traffic levels on NW 31st Avenue are limited and the corridor is not, and will not be a magnet for strict retail development.

The NW 27th Avenue corridor is zoned B-2 Neighborhood Commercial and the NW 31st Avenue Corridor is zoned B-3 General Business



Figure 17: "Flex" Retail/Office/Warehouse Space, West Side of NW 31st. Avenue

B-3 Zoning allows the inclusion of multi-family residential apartments with up to 46 units per net acre density as part of a commercial structure but not to exceeding 50% of the ground floor area; or a free standing multi-family residential with the same net unit density. In both cases residential uses are subject to the allocation of flex or reserve units by City Commission.

While there is a self-storage enterprise north of NW 9th Street on the Collier City side of NW 31st Avenue, B-3 Zoning does not allow the inclusion of flexible commercial space that being a combination of potential retail, and warehouse space.

The NW 31st Avenue corridor is mostly zoned B-4 for the properties facing on the west side of the street; except the site that contains a major adult use that is zoned B-3. The area zoned B-4 contains a small office building, a small industrial/warehouse development containing small shops that are predominantly auto repair and an adjacent construction rental equipment establishment.

The Economic Development Strategies Final Report of August 31, 2009 prepared by Lambert Advisory for the City of Pompano Beach indicates that Pompano Beach has over 30 million square feet of industrial/warehouse space. It identifies industrial/distribution as one of the three targeted industries for the recommended economic development strategy; Class A office space and

tourism being the other two.

The report also identifies Pompano Beach as being one of the largest industrial submarkets in Broward County and that industrial development will continue to serve as a critical component of job creation and economic stabilization in the City of Pompano Beach.

The Pompano Beach Zoning Code Project (Not yet adopted), part of the Comprehensive Zoning Code Update, presents an interesting evaluation of the commercial corridors in and surrounding Collier City. It calls out within the City of Pompano Beach a number of areas and corridors that it identifies with the title of “Market/Zoning Mismatch”. There are two areas/corridors identified of which NW 31st Avenue on the Collier City side is one, and the other is the NW 27th Avenue corridor that is the central spine of Collier City.

Definitely there is a mismatch between the realities of the market and the geography of each of these corridors with the designated zoning category present for each of these corridors. Improving the NW 31st Avenue corridor, attracting development to this area, will require a creative approach to the regulatory controls for site development in the context of the potential inclusion of new uses to address the bareness and the emptiness that creates a negative impact on the western edge of the Collier City neighborhood.

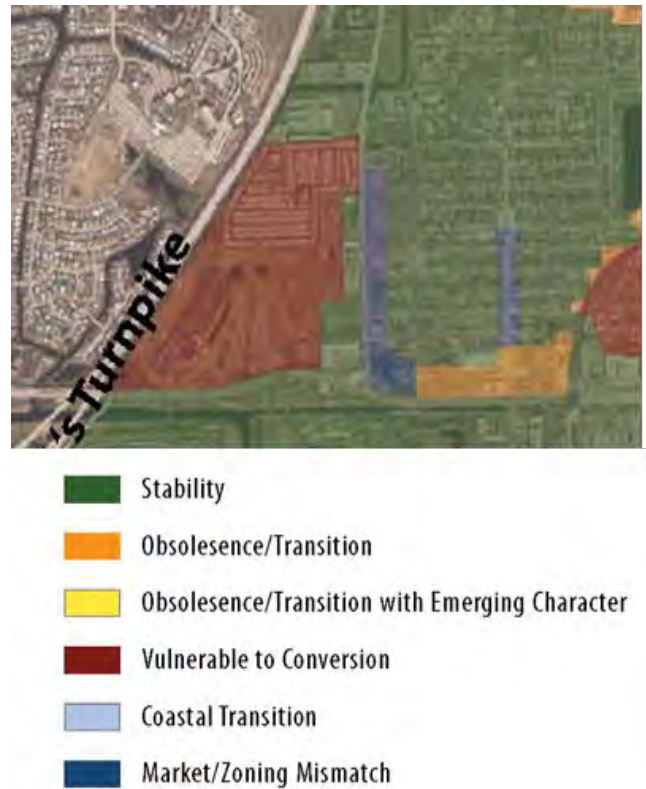


Figure 18: Pompano Beach Zoning Code Project/ Commercial Zoning Code Update, “Areas of Zoning Mismatch”; (cut-out of Collier City Area by B&A).

NW 27th Avenue Commercial Area

Commercial Area of NW 27th Avenue - A commercial area zoned B-2 Neighborhood Business and occupying 100 feet on either side of NW 27th Avenue runs from NW 1st Street to NW 5th Street. This commercially zoned sector seems to have been originally platted as single family residential lots with dimensions of 50 feet by 100 feet. The zoning envelope was extended to occupy these lots providing a commercial zone 100 feet deep on either side of NW 27th Avenue.

The sites are zoned B-2 Community Business. B-2 allows multi-family residential contingent on Flex Units being obtained from City Commission. Interestingly, a maximum height of 105 feet, approximately 9 stories is allowed, however given the dimensions of the sites it would be impossible to construct to any height above one story without having either to violate the open space, setback and site cover required; or the need for a parking structure; both an impossibility for these sites facing on NW 27th Avenue. On larger sites the inclusion of a high rise building is a possibility.



Figure 19: NW 27th. Avenue Retail, the Glass Key Restaurant



Figure 20: NW 27th. Avenue Typical "Bodega"

The very limited retail area on NW 27th Avenue is not commercially competitive and is constrained by a number of factors. First is the lack of substantial vehicular traffic. NW 27th Avenue is not a heavily travelled street and does not provide the type of business exposure needed in today's retail environment; the traffic counts are not there.

Second, the surrounding population is not of sufficient numbers to support a modern day healthy commercial area of any size; particularly given today's operational costs of running a retail business. Third, the "gravity pull" of the major strip commercial on West Atlantic Boulevard captures a substantial amount of retail sales originating from the neighborhood. Theory says that once a shopper makes a decision to get in his vehicle to go shopping, it is the same to drive ½ or a mile than it is to drive a couple of blocks. Shopping comfort, supply and other factors take over.

Fourth and last, the size and depth of the lots are not convenient to create a shopping environment. Yes, you may create stores and you will need approximately the whole block frontage to provide parking to support around 2,400 square feet; but it will need to be heavily subsidized for it to function and including doing substantial land assembly to make it happen.

Finally, there is no retail critical mass on NW 27th Avenue and it is the consultant's opinion that there will never be because of the factors previously outlined. The potential rent structure cannot support new construction or substantial improvements to existing construction unless not only construction is subsidized but also operations costs in the form of rent offsets.



Figure 21: NW 27th. Avenue, Example of Land Assembly and Small Retail Infill.



Figure 22: NW 27th. Avenue, Single Retail Building / Residential on 2nd. Story.

NW 31st Avenue Commercial Corridor

Vacant sites on NW 31st Avenue represent a blighting influence to Collier City. The emptiness of the area contrasts starkly with the single family and multifamily housing units that immediately border the vacant lands along NW 31st Avenue. As mentioned earlier the site is zoned B-3 Heavy Commercial. Traffic volumes on NW 31st Avenue are low, approximately 16,000 average daily traffic of which approximately 771 are trucks.

While a retail market study was not part of this Plan, it is apparent that retail demand in this area is limited and has not resulted in the development of the vacant sites. Commercial models that have had a relative success on NW 31st Avenue include a small office building and what appears to be a “flex space” development on the sites zoned B-4 Heavy Business which allows light industrial, retail, and warehouse distribution. The present zoning classification does not allow the inclusion of this type of uses. A number of these successful models can be found throughout South Florida.



Figure 23: New “Flex” Space Example



Figure 24: New “Flex” Space Example, Aerial Photo

The present vacant sites dimensions are such that “flex space”, retail/office or small warehouses could be a viable use for these sites. The depth of the site which varies between 200 and 290 feet allow the inclusion of this type of use if allowed by the regulations. Changes to the present allowed uses and zoning envelope will be required.

Present east-west streets of Collier City empty directly into NW 31st Avenue. Street closures have been mentioned as a way to further stabilize the area west of NW 30th Avenue so as to limit traffic from going directly from Collier City to NW 31st Avenue. To accomplish such closures will need to be evaluated in the context of traffic patterns within the neighborhood.

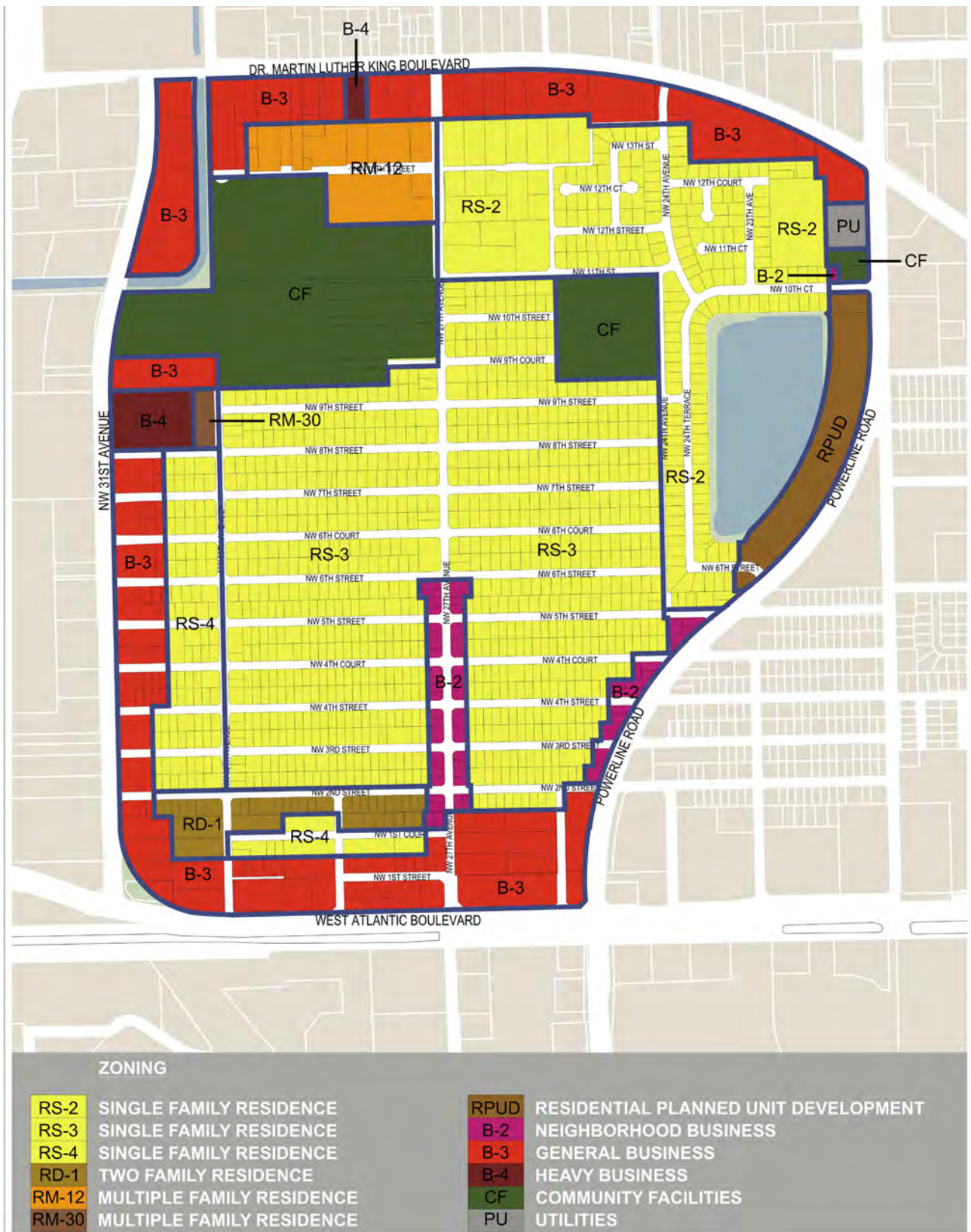
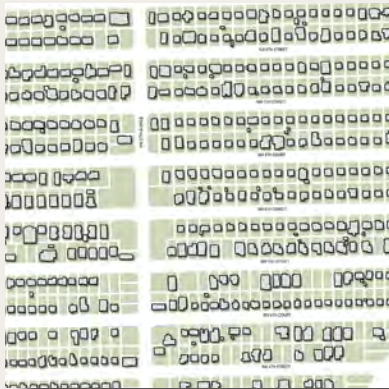


Figure 25: Present Zoning



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III. ISSUES AND OPPORTUNITIES

An analysis of existing conditions in Collier City identified a series of issues and opportunities. The Community Survey carried out identified a series of community concerns. In most cases these concerns coincided with those identified by the Consultant.

These issues are presented in an order that identifies the most salient issues and implies priority. The resolution of some issues, although of grave need, will require substantial time; while others that may seem less important, requiring less investment and simpler decisions may be more readily implemented. As mentioned, some issues are the result of community preferences identified in the Community Survey carried out as part of the planning process. Others are the professional observation and recommendation of the Consultant.

A. Vacant Lands

1. Substantial presence of vacant land Creates Blighting Influence

Vacant land is one of the principal issues affecting Collier City. The presence of vacant land portrays a sense of emptiness and abandonment. While a substantial number of housing stock and sub-neighborhood housing sectors are in good to excellent condition within Collier City, four sectors have the most vacant land and should have the highest priority of intervention. These sectors are.

- NW 27th Avenue Corridor
- NW 31st Avenue Corridor
- Powerline Road From 2nd Street to 5th Street
- Major Site on NW 27th Avenue
- NW 1st Street Corridor

a. NW 27th Avenue Corridor

Single Family Zoned Sites North of NW 6th Street

Figure __ indicates in yellow the City of Pompano Beach owned sites in the NW 27th Avenue Corridor north of NW 6th Street to NW 13th Street. In red are indicated the CRA owned sites and in blue sites that are vacant and under private ownership.

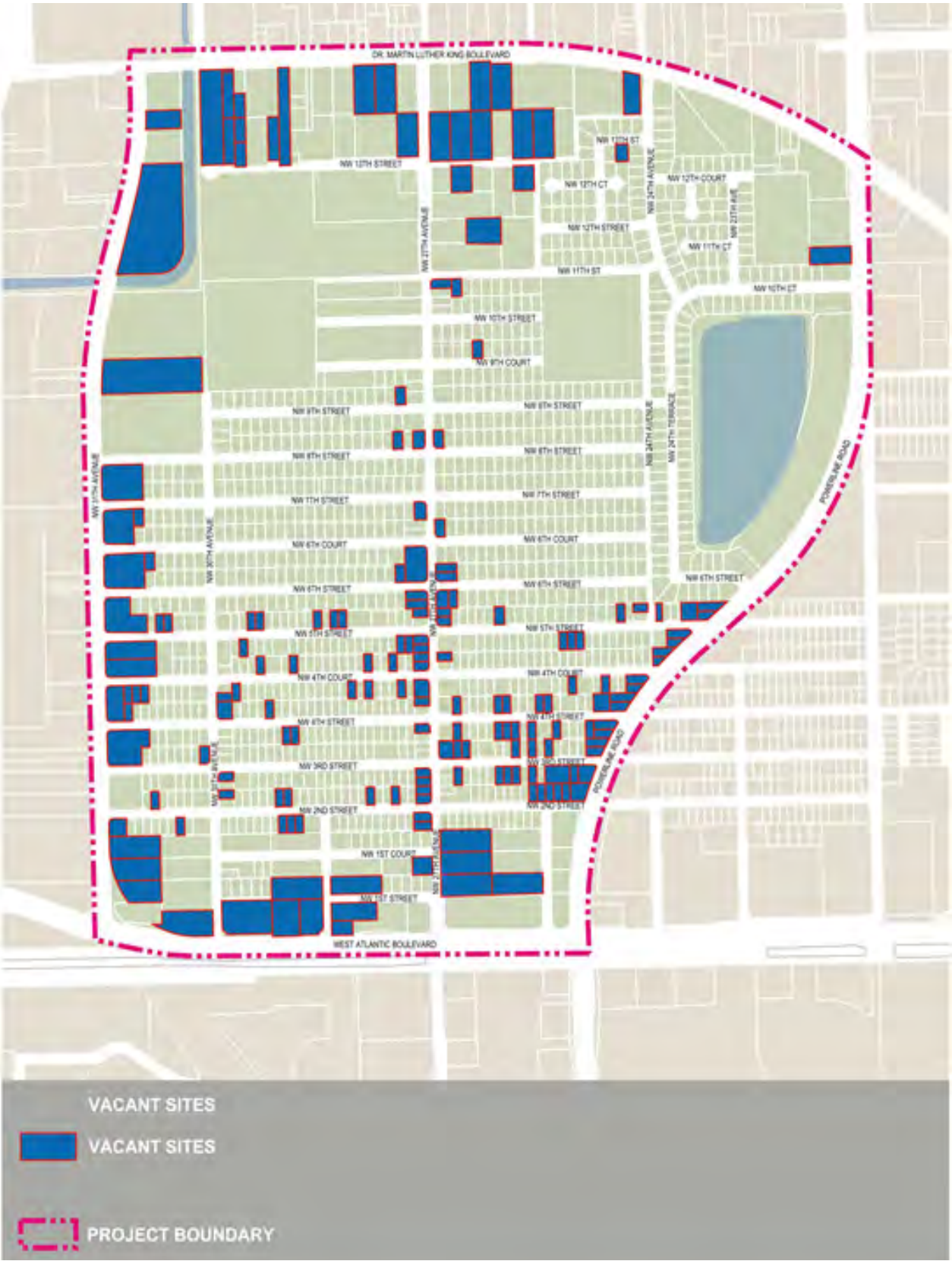


Figure 26: Vacant Sites

The sites are all zoned single family homes with the RS-2 and RS-3 zoning designation. Most sites are fifty and sixty by one hundred feet and all are provided with the full urban infrastructure service array.

A number of new homes have been constructed on NW 27th Avenue in the single family residential zoned areas. There is an urgent need to provide infill development in this section of NW 27th Avenue and a priority to infill should be part of the initial investment for improving the area.

An inventory of occupied and vacant sites on NW 27th Avenue indicates that there are a total of 21 single family sites north of NW 6th Street. Of these, twelve (12) or nearly sixty percent are vacant sites with no structures. This land represents over sixty thousand square feet of vacant land area or almost 1.5 acres. Of these vacant sites eight (8) are owned by either the City of Pompano Beach or the Community Redevelopment Agency (CRA).

The vacant sites, while a blighting factor for the neighborhood represent an opportunity for the CRA and the City to create infill housing to stabilize this sector of the neighborhood. The insertion of new eyes on the street on this section of NW 27th Avenue will help stabilize the area and provide a sense of completeness and stability that is now lacking. There is no need to provide any zoning change in this area for the inclusion of single family homes.



Figure 27: NW 27th. Avenue Vacant Sites

NW 27th Avenue North Sites NW 6th. street to NW 13th. Street	
RS-2 and RS-3 Single Family Sites	
Total Number of Single Family Sites	21
Approximate Total Land Area (Sq. Ft.)	105,000
Vacant Sites	12
Approximate Total Vacant Sites Land Area	60,000
Percent Vacant Sites	57.143%
Percent of Vacant Land	57.143%
CRA-owned Vacant Sites	1
City of Pompano Beach Owned Sites	7
Total Publicly-owned Sites	8

Table 8: NW 27th. Avenue North, Vacant Sites Data, From NW 6th. Street to NW 13th. Street

**b. 27th Avenue Corridor Commercially
Zoned Sites Atlantic Boulevard to NW
6th Street**

The avenue that is the gateway to the community of Collier City, NW 27th Avenue from NW 2nd Street to NW 6th Street is one of the areas that have the most vacant sites as indicated in Figure 26.

The south end of the NW 27th Avenue corridor is zoned B-2 Neighborhood Business. In this section of the 27th Avenue corridor are 44 lots of which 29 are vacant sites comprising an area of nearly one hundred and forty seven thousand square feet for a total of 47% of the total land area. This represents a total of over 147,000 square feet or approximately 3.7 acres of vacant land.

Present zoning allows the inclusion of multifamily residential but does not allow the inclusion of single family residential. The inclusion of multifamily residential is based on the availability of "Flex Units" which the City of Pompano Beach does not have presently available to distribute.

The commercial uses in the sector comprise a number of "bodegas" or small convenience stores that are a blighting influence on the community because of their condition and marginal retail activity. Only a small restaurant (Glass Key) operates in the corridor.



Figure 28: NW 27th. Avenue, the Glass Key Restaurant Frontage

NW 27th Avenue South Sites NW 6th Street to W. Atlantic Blvd.	
B-2 Commercial Sites	
Total Single Family Sites	44
Approximate Total Land Area	312,000
Vacant Sites	29
Total Vacant Sites Approximate Land Area	147,000
Percent Vacant Sites	65.909%
Percent of Vacant Land	47.115%
CRA Owned Vacant Sites	16
City of Pompano Beach Owned Sites	0
Total Publicly Owned Sites	16
Percent of Total Vacant Land Publicly Owned	55.172%

Table 9: NW 27th. Avenue South, NW 6th. Street to W. Atlantic Boulevard

NW 31st Avenue Corridor Sites

Nearly 90% of the sites facing NW 31st Avenue on the Collier City Neighborhood side, the east side is presently vacant. Of nine (9) commercial sites, eight (8) are vacant land without structures. These vacant sites are a blighting influence on the west edge of Collier City.

The CRA is a major property owner on NW 31st Avenue as indicated by Figure 29. Of the eight (8) vacant sites the City of Pompano Beach CRA owns five (5) of these sites.

The sites are presently zoned B-3 General Business which allows the inclusion of retail and multi-family residential.

NW 31st. Avenue Vacant Sites NW 2nd. Street to NW 9th. Street	
B-3 Commercial Sites	
Total Commercial Sites	9
Approximate Total Land Area (Sq. Ft.)	458,017
Vacant Sites	8
Total Vacant Sites' Approx. Land Area	308,234
Percent Vacant Sites	88.889%
Percent of Vacant Land	67.298%
CRA-owned Vacant Sites	5
City of Pompano Beach Owned Sites	0
Total Publicly-owned Sites	5
Percent of Total Vacant Land Publicly-owned	62.500%

Table 10: NW 27th. Avenue North, Vacant Sites Data, from NW 2nd. Street to NW 9th. Street

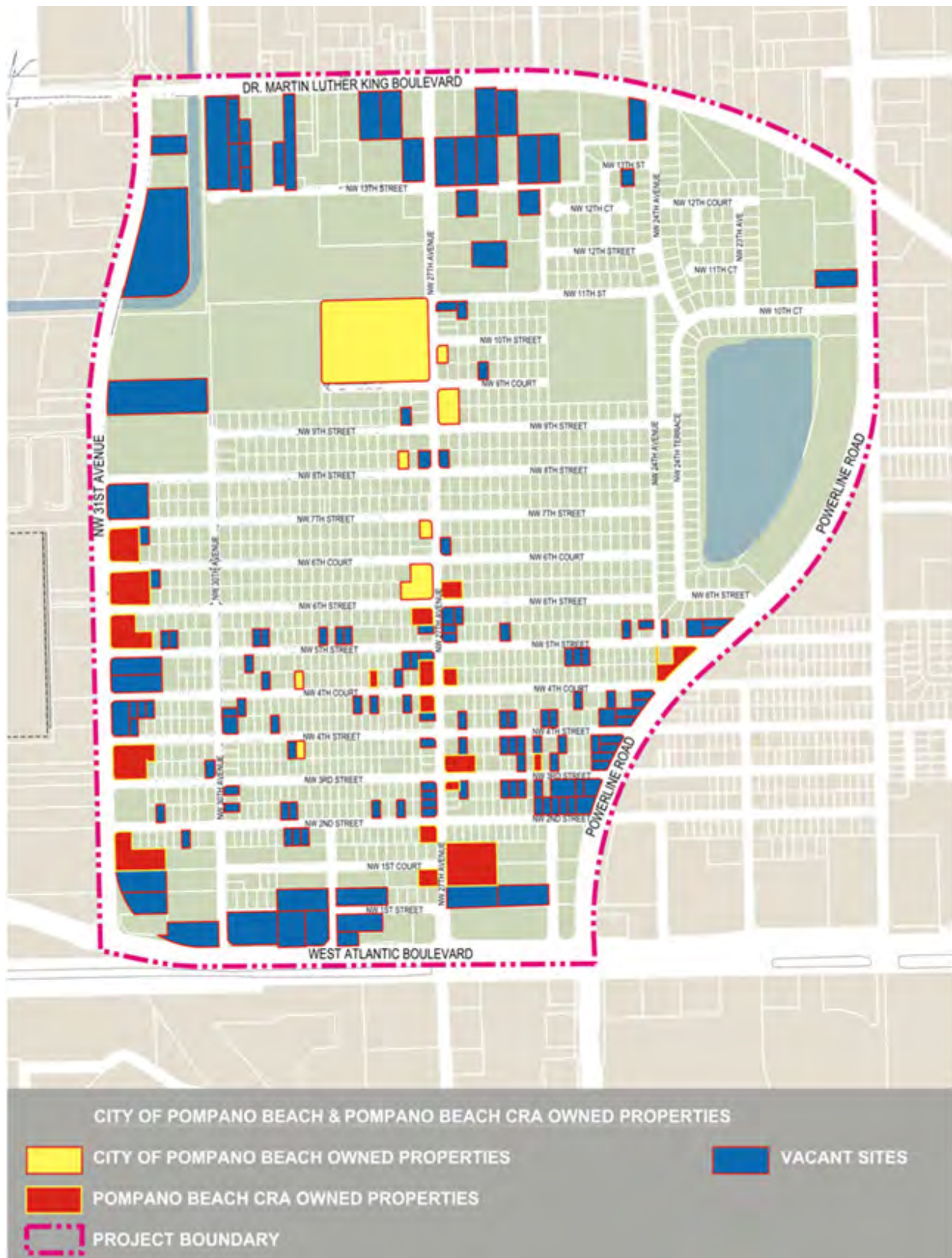


Figure 29: City of Pompano Beach & Pompano Beach CRA-owned Properties / Vacant Sites

c. Substantial Amount of NW CRA/City of Pompano Beach Owned Lands Creates Opportunity for Redevelopment

The drawing Property Ownership identifies sites that are presently owned by the City of Pompano Beach and the NW Community Redevelopment Agency (CRA). These publicly owned vacant lands need to be placed in the market and developed as residential to eliminate the blighting influence of emptiness. This bank of ready to build lands is a redevelopment opportunity that needs to be managed.



Figure 30: New Residential Developments, NW 2nd. Street and NW 28th. Avenue

Finding a development entity is recommended as an important priority of the redevelopment plan, in particular those sites that are publicly owned. Where substantial single family homes have been introduced the immediate block and area has experienced stability and resurgence such as is the case with the NW 1st Court corridor from NW 28th Avenue to near NW 27th Avenue.

The community has experienced substantial investments in single family homes and while a very few unfinished building shells can be seen in the area; once the housing market recuperates there will be additional single family home market rate development.

B. Substandard Housing / Blight Intervention Areas

Corridor between NW 30th Avenue and 31st Avenue – One of the areas with the worse housing conditions is the sector defined by NW 30th Avenue on the east, NW 31st Avenue on the West and from NW 2nd Street to NW 8th Street. As previously mentioned there are substantial amounts of vacant land on the NW 31st Avenue side of this sector. The emptiness of this area contributes to the lack of investment in the residential stock. Here we find a number of one story apartment buildings not well maintained. This is an area that needs to be managed and intervention carried out to improve the housing stock.

Corridor of NW 1st Street - NW 1st Street is not continuously paved; there are numerous vacant lots and substandard housing units. The area immediately to the north on NW 2nd Street is in good condition and is where Habitat for Humanity constructed a complete block of houses that are attractive and well maintained. The presence of vacant commercial land between NW 1st Street and facing West Atlantic Boulevard create a blighting influence on the residential sites fronting on NW 1st Street. The construction of commercial on West Atlantic Boulevard and the total reconstruction of NW 1st Street is a first step in the improvement of this sub-standard area. Both major single family zoned vacant sites on the north side of NW 1st Street are listed as being owned by Habitat for Humanity who have been one of the principal single family home builders in Collier City; and who also built most of the housing on NW 2nd Street immediately to the north.

C. Neighborhood Street Lighting

Lighting improvements were mentioned as a need in Community Survey. The City can request for Florida Power and Light (FPL) to install streetlights and the location of said streetlights. In some cases the street lights are too far apart and will require the introduction of new poles and lights. In other instances the street lights do not provide enough illumination. There is no analysis needed to justify the installation of said streetlights. FPL will install the lights in wood poles (new or existing) and overhead wiring at no cost to the City of Pompano Beach. The City will incur a monthly utility tariff billing for each light.

The overhead electric lines and their easements run behind the homes in Collier City. The City will need to obtain the adjoining residents to any new street light to authorize a 6' wide utility easement between their properties to allow the overhead electric to be run from the distribution line in back of the home to the streetlights. This means between the homes, on the block.

The City of Pompano Beach's Public Works Department went through a similar exercise

for the communities of Cresthaven and Highland. The residents complained about wanting more streetlights. After mailing to 800+ letters (see example package included in Appendix) to each resident (on 2 separate occasions) the City only received 3 easements approved to install a light. The situation could potentially be the same in Collier City, particularly if a large majority of these residents are renters as property owners typically do not have interest in authorizing the easement. Obtaining the easements may be an issue and will have to be investigated further. Otherwise a different lighting option may be proposed for the community.

Regarding those streetlights that need repair the Public Works Department has expressed that Building Maintenance will drive entire area and annotate which street lights are out and submit summary list to FPL for repair.

D. Roadway Improvements and Traffic Issues

The City of Pompano Beach has invested substantial amounts of money improving Collier City's Infrastructure. The totality of Collier City is served by municipal water, sewer and storm drainage. All streets are paved and all areas have sidewalks; except for a small section on the area of NW 31st Avenue and following the vacant lots that are in the east direction on the side streets. There is however, one street that needs to be reconstructed and completed, NW 1st Street.

NW 1st Street - All the sites from West Atlantic Boulevard to the rear of the houses that face on NW 2nd Avenue are zoned B-3 General Business. One of these sites is owned by the Racetrack, the gasoline service station chain that successfully operates numerous gas stations/convenience stores in South Florida and where they have a store at West Atlantic Boulevard and NW 6th Avenue. We could expect this site to be developed as a gas/station/convenience store. The present residential sites immediately to the north, while with single family residential use, are also zoned B-3 Commercial, and are owned by multiple owners.



Figure 31: Broward County Tax Appraiser's Office; Racetrack Property on W. Atlantic Boulevard

A stub of NW 1st Avenue right-of-way, in bad condition, runs from NW 30th Avenue east and dead ends. It leads nowhere, the right-of-way ends. Another site immediately to the west of this dead-end right-of-way is owned by Habitat for Humanity and zoned B-3 also. It has only frontage on NW 28th Avenue. The sites facing W. Atlantic Boulevard are owned by others.



Figure 32: Broward County Tax Appraiser's Office; Habitat for Humanity Property, NW 28th. Avenue

Given these conditions, if a gas station is developed on the West Atlantic Boulevard frontage, the rear sites in this area may become difficult to develop and will require land assembly to make these sites part of a larger commercial parcel with frontage on W. Atlantic Boulevard. Their isolated location and small size seems totally inadequate for development as commercial sites.

Given their size and geometry it is most likely that commercial uses will not develop here. An evaluation of these sites and their development potential given their zoning and location should be carried out. In any case NW 1st Street should be improved from NW 27th Avenue to NW 28th Avenue.

NW 27th Avenue High Speed Traffic - The need to slow down traffic on the major through neighborhood streets was expressed by the residents through the Community Survey. Making NW 27th Avenue more pedestrian friendly and slowing down traffic is an issue that can be easily addressed. Additionally truck traffic should be curtailed from NW 27th Avenue. The inclusion of a "No Through Truck" signs is recommended.

NW 30th Avenue High Speed Traffic – The other major north-south corridor in Collier City is NW 30th Street. Traffic through this corridor needs to be slowed down to provide a more attractive residential environment.

Dr. Martin Luther King Boulevard improvements – There are no sidewalks, limited landscape and no bus shelters on Dr. Martin Luther King (MLK) Boulevard from Powerline Road to

NW 31st Avenue. A proposed project in the City's Capital Improvement Plan has funds allocated for the reconstruction and improvements of MLK's pedestrian areas, landscape, and roadway.

E. Parks and Recreation Improvements

McNair Park Community Center Expansion and Improvements - Collier City's neighborhood park, McNair Park provides a football field, children's playground, basketball courts and a community center building. Meetings with McNair Park's Director and personnel identified the need for a tennis court, expanded children's play area and an expanded community center to include senior activity center (see table 11).

There is the opportunity to expand the community center building to the north; and the relocation and expansion of the children's play area as well as the inclusion of a tennis court and reconfigured basketball courts; as expressed by the Director of McNair and staff. To be able to accomplish this, the site must be expanded. The parcel immediately to the north and on NW 27th Avenue will need to be acquired and incorporated into the park to provide the required additional land area. Presently a small convenience store is located on the site to the north.



Figure 33: 1-mile Walking Radius from McNair Park.

Lack of easily accessible tot- lots mini parks on southern sector (NW 30th Avenue) - While McNair Park provides 6.4 acres of recreation and open space area for Collier City, a substantial sector of the community is quite distant from any open space or recreation activity. The southern sector of the community is more than ½ mile from McNair Park. There is an identified need to provide mini-park with tot-lots for the southern section of the neighborhood. This tot-lot should be located in an easily accessible area, preferably a corner lot with good visibility and control. Vacant sites have been identified as part of the plan.

F. Retail Development

Expanded retail development on West Atlantic Boulevard – The Community Survey expressed a desire for more neighborhood retail development. West Atlantic Boulevard has at present a number of neighborhood retail uses such as barber shops, beauty shops, food stores and other retail uses that not only serve Collier City but also benefit from the accessibility and levels of vehicular traffic on West Atlantic Boulevard; as well as the traffic generated from the residential areas south of West Atlantic Boulevard.

There are various large vacant sites on West Atlantic Boulevard. These sites will develop as a function of market demand. Intervention in these areas should be limited to long term actions once the neighborhood areas that need intervention have been stabilized.

The parcels on the corner of NW 31st Avenue and West Atlantic Boulevard, on the Collier City side provide an opportunity to create a new retail center. The NW CRA owns a site in this area and could become a factor in land assembly for the development of a major shopping area.

Commercial /Other Development on NW 31st Avenue Sites - Sites on NW 31st Avenue not owned by the CRA will/could eventually be developed for residential or for commercial uses as allowed under the B-3 zoning. It is imperative that a use for these sites be identified and implemented. Residential development on these sites should not be eliminated from consideration. Retail uses on NW 31st Avenue also do not appear to be that attractive to XXXXX given the low levels of traffic which is usually from Atlantic Boulevard to access the Florida Turnpike from the MLK Boulevard ramps.

NW 31st Avenue Overlay District

Other uses should be explored including the construction of small “flex” space that will allow for business incubator and other uses to be included on these sites. “Flex” space development may require some either use variances under B-3 zoning; or the creation of an overlay district to allow this type of development. As the present zoning limits the inclusion of flex space or incubator spaces that could be provided in this sector of NW 31st Avenue.

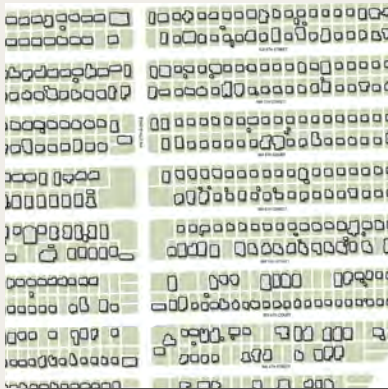
G. Neighborhood Aesthetic Improvements / Beautification

The Community Survey identified a series of neighborhood aesthetic needs. These aesthetic improvements received high marks in the survey. These are:

Community Identification/Gateways – The Community Survey identified a desire on the part of neighborhood residents to create community gateways to identify Collier City. The present community gateways are simple signs that identify the neighborhood.

NW 27th Avenue Street Trees Replanting and Beautification – NW 27th Avenue's roadway, curbs and sidewalks are in generally good condition. In recent years past nearly \$2.5 million was invested in the reconstruction of NW 27th Avenue. However, the landscape that was installed has died and there is need to provide new shade trees and improve the landscape environment of the avenue. Given utility conditions trees can only be located on one side of the roadway.

Overall Community Landscape Improvements Needs - The neighborhood will benefit from an increase in tree cover throughout. Landscape improvements were identified by the Community Survey as a desired priority by the respondents. There are few street trees within most of Collier City. New areas that have been developed as those on NW 2nd Street between NW 28th and 30th Avenues have been provided with new, but very small caliper street trees.



DECOMAP

IV. NEIGHBORHOOD DEVELOPMENT PLAN

A. Development Priorities

The community survey identified a series of prioritized community desires and concerns that have been incorporated into the Neighborhood Development Plan. The recommended actions reflect the consultant's evaluations and professional recommendations to address identified issues and take advantage of opportunities present. The overarching development policies include the following:

- Continue housing assistance programs in Collier City. The great majority of the housing stock in Collier City is in good to excellent condition. There numerous are cases of properties in need of upgrade and repair. Defined residential pockets that require monitoring and intervention can be addressed through targeted loan programs as has been previously carried out by the City of Pompano Beach Office of Housing and Urban Improvements.
- Eliminate vacant land blighting influences. The excessive amounts of vacant land are a major issue in Collier City. The most pressing need in Collier City is the elimination through infill of the extensive number of vacant sites that are located in the major corridors of NW 27th Avenue and NW 31st Avenue; and partially on the south end of the neighborhood at Powerline Road. This concern has also been echoed by the community and has been a shared concern expressed by the members of the Northwest CRA Advisory Board during the presentations made to them.
- Address required regulatory changes on the major Collier City commercial corridors. Provide the necessary zoning changes to help attract development to the NW 31st Avenue Corridor and the commercially zoned sector of NW 27th Avenue. Two options are presented for NW 31st Avenue: the inclusion of "flex" commercial space to allow retail, office and business incubator space; the potential to include multi-family housing.
- Provide public investment to show immediate action and improvements in Collier City. The investments should include funds to:
 - » Improve the public realm in the NW 1st Street area, the NW 27th Avenue corridor, and the NW 30th Avenue residential corridor through the inclusion of traffic calming devices and improvements to the streetscape aesthetic environment through the inclusion of street trees.
 - » Improve the streetscape environment of Collier City through the inclusion of landscape in all residential streets, and improved street lighting,
- Improve park and recreation facilities in Collier City. Expand and improve McNair Park and provide for the inclusion of mini-parks/tot-lots in Collier City to address neighborhood required recreational needs. Include activities for all age groups and in particular address needed elderly recreational facility needs.

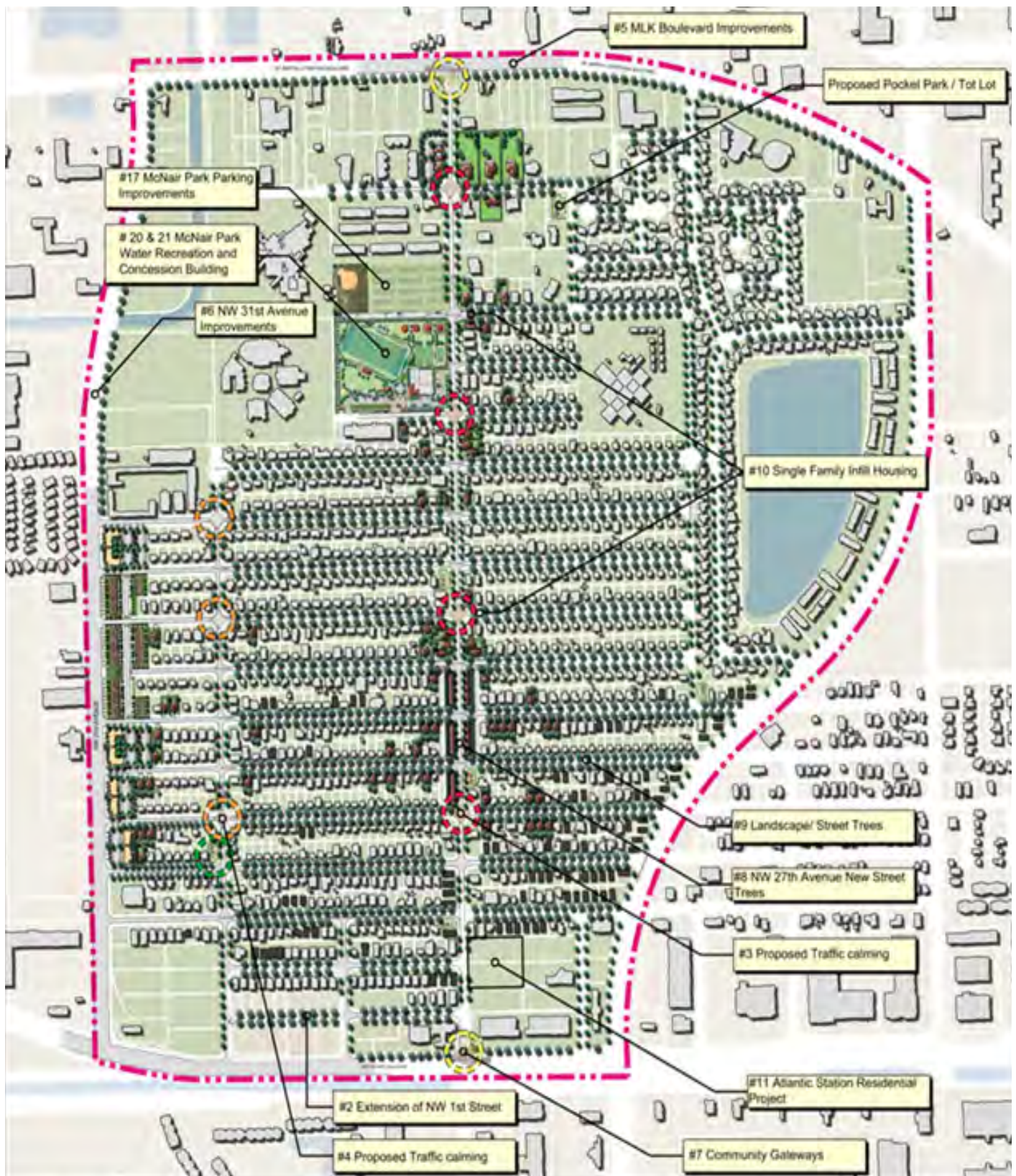


Figure 34: Early Action Plan Projects

B. DEVELOPMENT PLAN

The DECOMAP Neighborhood Development Plan has been divided into three phases for implementation: an Early Action Plan, a Mid-Term Plan, and a Long-Term Plan. Investments identified in a specific phase may carry over into following phases and identified project investments will depend on funding availability. However, the project phasing does not imply that any proposed project may occur earlier should the funding be available or conditions propitious. Following is a list of the proposed investments and a description of each as well as concept drawings illustrating the proposed projects.

C. EARLY ACTION PLAN One (1) to Three (3) Years' Time Horizon

The Early Action Plan time frame is defined to take place in the first to three years of project implementation. This time frame includes the required additional planning and design for those projects that form part of neighborhood improvements and beautification; or housing projects that will require the design of the homes, permitting and obtaining the required financing.

The drawing Early Action Plan illustrates in a single map all the proposed early action projects.

- NEIGHBORHOOD IMPROVEMENTS/ BEAUTIFICATION

NW 27th Avenue Community Gateways:

Construction of two community gateways at NW 27th Avenue to clearly identify Collier City at the two major entry points: at West Atlantic Boulevard and NW 27th Avenue; and at Dr. Martin Luther King Boulevard and NW 27th Avenue.

A preliminary concept design idea was prepared. The community gateway will need to be located on public property, not visually block the retail stores in the background and be an icon that will identify the community. At 27th Avenue and West Atlantic Boulevard the right of way opens to allow a publicly owned area north of the sidewalk and with what appears to be sufficient space to locate an entry feature.

The entry features should be illuminated at night, be provided with landscape, and be the similar at both NW 27th Avenue and West Atlantic Boulevard and at NW 27th Avenue and Martin Luther King Boulevard.

The pedestrian crossing at the two intersections should be highlighted through the inclusion of pavers or stamped concrete as illustrated in the concept plan. A more detailed design that will evaluate specific conditions at each of the gateways will be carried out to ascertain that the design goals are met. Figure 35 shows a potential concept for a community gateway.

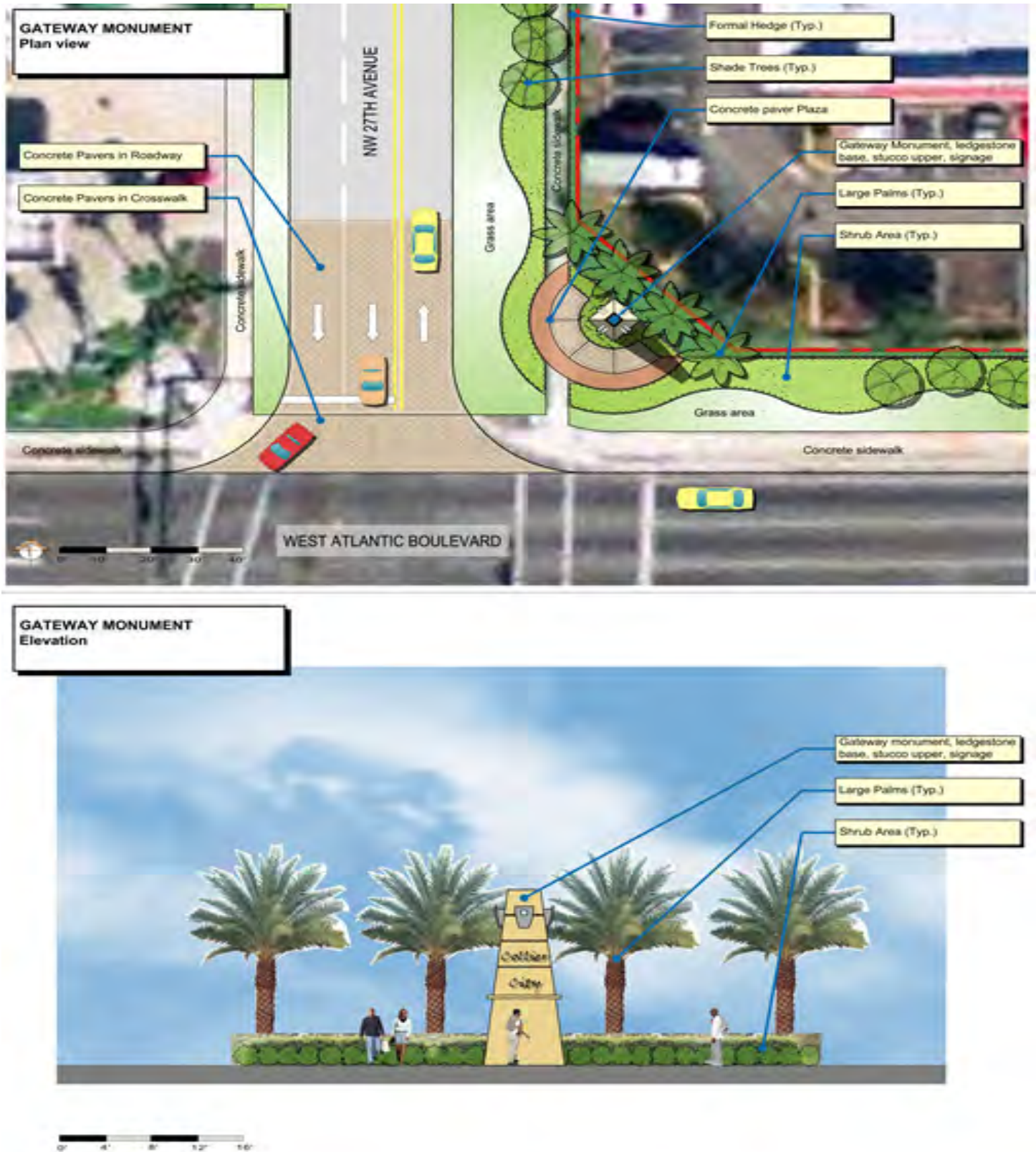


Figure 35: Gateway Feature Concept Idea

NW 27th Avenue Streetscape Improvements; Planting of Street Trees:

The Community Survey identified a desire to improve the aesthetics of NW 27th Avenue. The roadway is in excellent condition as the City of Pompano Beach carried out previous investments in providing curb and gutter, sidewalks and roadway. The trees that were planted have died and there is a need to provide replacement trees or new trees where there were none before.

The street affords no pedestrian shade protection and there is a need to regularize the landscape material in the roadway. Landscape improvements to NW 27th Avenue will also improve the appearance of the residential areas immediately to the east and west. Information collected from the City of Pompano Beach Engineering Department indicates that there are underground utilities in the swale on one side of the street. This may limit the potential to place street trees on both sides of the street.

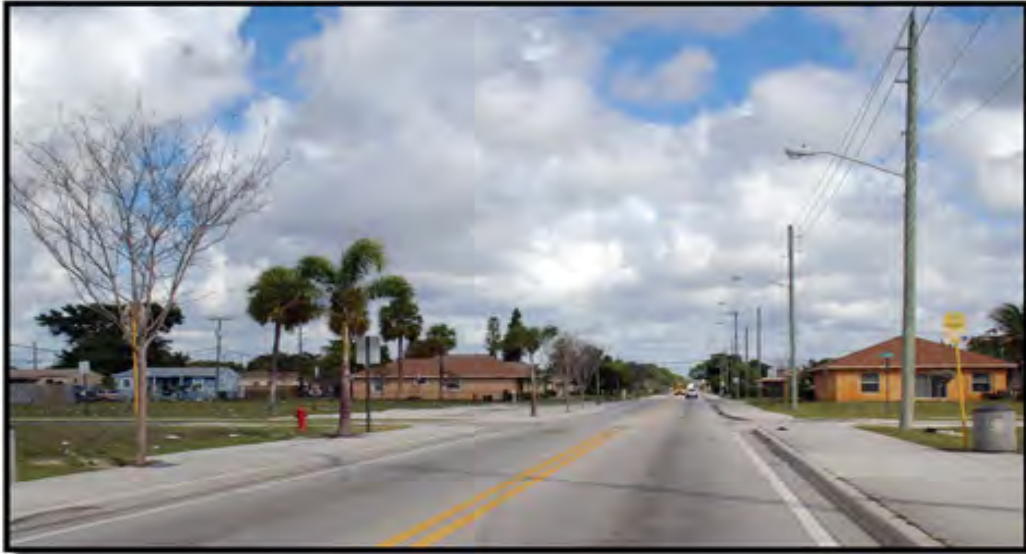
Figure 36 indicates the appearance of NW 27th Avenue before and after the installation of street trees in the right of way. The streets and their maturing will provide a more aesthetic environment and create shade protection for pedestrians.

Collier City Community Wide Landscape/ Street Trees:

As mentioned earlier the housing areas of Collier City are mostly stable. The inclusion of street trees will help create a more aesthetically pleasing environment in the community. Aesthetic improvements were identified by the Community Survey as a principal desire of respondents.

A detailed block by block analysis of the required street trees will need to be carried out, as well as a detailed block by block community participation to clearly define the desires of the residents. Impacts to the residents may include loss of on-street parking.

Underground utilities on the swales may limit the planting of trees on both sides of the street as identified for NW 27th Avenue. Funding for the planting of trees may require a phasing plan to gradually plant trees in all of the community. A cost opinion on the cost of planting these trees is provided in this report.



EXISTING CONDITIONS

- NO PLANTING LOCATED IN STREETSCAPE SWALES
- NO SHADE FOR PEDESTRIAN TRAFFIC
- NO DEFINING NEIGHBORHOOD CHARACTER
- NO TRAFFIC CALMING STREETSCAPE FEATURES
- UTILITY LINES LOCATED ON EASTERN SIDE OF 27TH AVE.
- DEAD OR DECLINING TREES LOCATED ON THE WESTERN SIDE OF 27TH AVE
- HIGH TO MODERATE TRAFFIC PATTERNS
- RANDOM LANDSCAPE MATERIAL EXISTING IN STREETSCAPE
- NO RECOGNIZABLE AESTHETICS CONNECTION BETWEEN NW 27 AVE. AND NEIGHBORING CROSS STREET STREETSCAPES

PROPOSED IMPROVEMENTS

- LARGE SHADE TREES PLANTING LOCATED IN STREETSCAPE SWALES
- SHADE FOR PEDESTRIAN TRAFFIC
- RECOGNIZABLE NEIGHBORHOOD CHARACTER
- TREES SERVE AS A TRAFFIC CALMING ELEMENT
- NEW PLANTING LOCATED ONLY ON THE WESTERN SIDE OF THE STREET, AVOID ANY UTILITY LINE CONFLICTS
- HARDY DROUGHT TOLERATE SHADE TREES TO BE PLANTED, AVOIDING MOST ISSUES WITH TREE DIEBACK.
- UNIFORM PLANTING PALETTE USED ALONG NW 27TH AVE.
- CREATION OF AN AESTHETIC CONNECTION BETWEEN NW 27 AVE AND NEIGHBORING CROSS STREET STREETSCAPES



Figure 36: NW 27th. Avenue New Street Trees



Figure 37: Neighborhood Street Trees Improvements

- **NEIGHBORHOOD CRIME PREVENTION**

Crime prevention was indicated as a community priority. Of major concern is the NW 27th Avenue corridor in the areas that are zoned commercial, south of NW 5th Street. Providing increased bicycle patrols or a police sub-station in this area will help control the situation and address community concerns.

- **HOUSING INITIATIVES**

NW 27th Avenue - Single Family Infill Housing. Vacant land is a major blight contributor in Collier City. The NW 27th Avenue corridor has one of the greatest concentrations of vacant land in Collier City. There are numerous sites that are City of Pompano Beach CRA Owned Sites) and zoned single family from NW 6th Street to NW 11th Street as indicated in the previously presented drawings in this report.

Given these sites are already zoned single families they can be readily developed and provide the housing infill needed in the community.

Demolition of NW 4th Court Building (CRA owned) Replacement with housing. As part of the master Plan an evaluation of the reuse potential of a boarded retail building in NW 27th Avenue and NW 4th Court that is property of the Pompano Beach CRA was evaluated. The evaluation included in the appendix section of this Master Plan report, recommended that the building be demolished as it was determined that its reuse would be more costly than the construction of a new structure. It was determined that the building was not apt to locate a senior facility; that a retail facility would not work on the site as it would be an isolated store; that remodeling the building for residential is not functionally practical nor economically viable. The project was presented to the Northwest CRA Advisory Committee who accepted the concept of demolishing the building but asked that no demolition be carried until such time a new structure can be constructed. The analysis that forms part of the recommendations is included in the appendix of this report.

Development of Major Site on NW 27th Avenue and NW 1st Street (Former Atlantic Station): Multi-Family Option /Limited Senior Housing Units.

Begin the evaluation and implementation of Land Use and Zoning Changes to 27th Avenue B-2 General Business Corridor. As previously mentioned in the Existing Conditions section and analysis, there is a disconnect between present zoning, market demand for commercial in the NW 27th Avenue corridor and the single family character of Collier City. While C-2 Commercial allows the inclusion of residential, this residential must be multi-family. This zoning condition will require the use of "Flex units". These units are not available in the City of Pompano Beach at present; nor is there the site configuration for the inclusion of multi-family as the lots are basically single family 50' X 100' lots converted to commercial zoning and use. Rezoning the corridor to single family will require thorough zoning analysis.

City of Pompano Beach Office of Housing and Urban Improvements. Provide continued Emphasis and Cooperation with the City of Pompano Beach Office of Housing and Urban Improvements to address individual substandard housing within Collier City. A number of housing upgrade programs have helped residents of Collier city and residential conditions. Continue to implement the Housing Rehabilitation Program; the First Time Homebuyer Program; the Home Emergency Repair Program; the at Home Investment Partnership Program.



Figure 38: Single Family Infill Housing NW 27th. Avenue

- **STREET LIGHTING IMPROVEMENTS**

Collier City-Wide Street Lighting Improvements Community Lighting Plan: Since the last presentation the City of Pompano Beach Public Works Department has done an evaluation of the present lighting conditions and will provide FPL with a list of street-light replacements.

- **ROADWAY AND TRAFFIC IMPROVEMENTS**

NW 27th Avenue Intersection Improvements/Traffic Calming, NW 30th Avenue Intersection Improvements/Traffic Calming: Traffic calming in the principal access roads of the neighborhood was indicated as a principal concern by respondents to the Community Survey. Two options were presented at the Community Workshop of February 24th, 2011 and subsequently at the Northwest CRA Advisory Committee: 1) a traffic circle with mountable curbs and landscape in the center; and a 4-Way Stop with stamped asphalt or concrete pavers as may be decided during final design. There was community concern regarding the traffic circles and there was a clear preference for the four-way stop. The four-way stop potential design options drawing is presented in Figure 40. A map illustrating the location of the proposed four-way stops is shown in Figure 39.

Two avenues are proposed for traffic-calming devices, NW 27th Avenue and NW 40th Avenue. In NW 27th Avenue the location of these traffic calming devices is proposed at the following intersections: 1) NW 4th Street Intersection; NW 7th Street Intersection; NW 10th Street Intersection; NW 13th Street Intersection.

On NW 30th Avenue the following intersection for the location of traffic calming devices is proposed for: NW 4th Street Intersection; NW 6th Street Intersection; NW 8th Street Intersection.

A recommendation to include "No Through Truck" signs on NW 27th Avenue and NW 30th Avenue was also made. A detailed traffic analysis will need to be prepared prior to the design of the traffic calming devices and will need to be approved the respective City of Pompano Beach and Broward County Traffic Engineering and other approving authorities.

Traffic Control at NW 27th Avenue and Dr. Martin Luther King (MLK) Boulevard: The placement of a traffic light at NW 27th Avenue and MLK Boulevard requires traffic counts by Broward County Traffic Engineering that are not presently reached by the volume of traffic turning on MLK Blvd. A number of other options were explored during meetings with CRA officials and Broward County Traffic.

Reconfiguration of the intersection seems to be the most appropriate measure at the moment. Further traffic studies by a qualified traffic engineer will need to be carried out in order to implement the most appropriate measure to facilitate vehicle turning movements at this intersection.



Figure 39: Traffic Calming Proposed Locations



Figure 40: Traffic Calming Option Examples

- **OTHER PROPOSED ROADWAY PROJECTS 2012-2015**

A number of on-going capital improvement projects are slated for the roadways bordering Collier City. These are:

City of Pompano Beach MLK Boulevard Improvements project (2011 CIP) and the Education Corridor Improvements project (2011 CIP), both on-going projects that were previously described in the Existing Conditions section.

FDOT Funded Improvements - NW 31st Avenue Improvements (2011-2014). This encompasses the resurfacing of NW 31st Avenue from West Atlantic Boulevard to Dr. Martin Luther King Boulevard.

- **PARKS AND RECREATION**

PROPOSED MCNAIR PARK IMPROVEMENTS

At present the City of Pompano Beach has embarked on the preparation of a City-Wide Parks Master Plan to establish recreational demand for the City of Pompano Beach and address any identified recreational deficiencies. This City-Wide Parks and Recreation Master Plan will provide recommendations for improvements to recreation facilities for the totality of the City of Pompano Beach. Any proposed McNair Park improvements will become part of the City of Pompano Beach Capital Improvements Projects and will be funded by the City of Pompano Beach.

During the DECOMAP community involvement process residents expressed the need to have improved recreational facilities at Collier City's neighborhood park, McNair Park or at another facility within easy neighborhood access. Additionally there is the expressed need to provide a Senior Center for use by the Collier City neighborhood residents.

Recreation Building Expansion/Senior Center Expansion: During the process of Master Plan development the Master Plan design team met with the Director of McNair Park to review space needs for the existing building facility. The requested spaces included an additional 4,700 square feet of new construction to include an additional meeting rooms, space for a Senior Center and storage space.

Additionally the requested additional recreational uses included a new tennis court, new basketball court and an expanded playground.

McNair Park Building Expansion	
Function Requested	Area in Square Feet
Meeting Room for 75 persons	1,750
Meeting Room for 50 persons	750
Small Meeting Rooms (2)	450
Storage	800
Additional Men's & Wms. Restrooms	500
Office	200
Sub Total	4,450
Circulation	534
Total	4,984

Table 11: McNair Building Park Expansion Program Outline

Water Feature: The Community Survey identified the desire of the residents to have water features within the community. The City of Pompano Beach Capital Improvements Plan has a line item for the construction of a "McNair Park Water Recreation and Press Box (CIP 2015)".

Expanded Parking for McNair Park: The availability of parking for major weekend event days was identified as an existing issue. At present during major football event days Broward County Sheriff's Office (BSO) police officers direct traffic and provide security during these weekend football events. The open space to the north of McNair Park that is part of the lands of Broward County's Cross Creek School (SED) is used for parking. It has an approximate capacity of 300 vehicles if parking is organized adequately.

As part of a parallel study (see NW 31st Avenue 10 Acre Park Site Evaluation and Concept Design, Bermello Ajamil & Partners, Inc., December 28, 2011) the issue of parking at McNair Park during major event days was investigated. No formal parking study was conducted on either the previous report prepared for the 10 Acre Site and where McNair Park was also analyzed, or this Master Plan study. Preliminary investigation indicates that there are only major parking issues during one or two event days during the year as expressed in the interviews carried out with BSO officers during a McNair Park event. A more formal parking study will be required to fully address the issue.

McNair Park On-Site Parking: Presently there are approximately 74 parking spaces on the building grounds of McNair Park. This does not include the additional parking on the library site or that is informally used on the grass area of the boulevard in front of the Broward County Public Library site.

There are no established standards for the number of parking spaces required for parks and recreation facilities. The amount of parking provided is a function of the specific facility need. On a daily basis and outside the event days there is sufficient parking at McNair Park and the new building spaces and recreation uses should not require additional parking to carry on everyday activities.

Additional Land Acquisition: In order to expand McNair Park land acquisition will be required to consolidate a single parcel of land to allow the expansion of the recreational activities. At present there is a small convenience store directly north of McNair Park, on the same block and facing NW 27th Street. This is a non-conforming land-use as well as a non-conforming zoning use within the overall block that is zoned for Parks and Open Space and where the convenience store is sited. The building and land parcel will need to be acquired in order to be able to expand McNair Park.

Project Development Cost Opinion: The cost opinion for the construction of the expanded recreation facilities has been estimated at \$2,512,000 and the cost opinion for the construction of the additional 4,950 square feet building space has been estimated at \$950,000; independent of the additional cost of acquiring the adjacent small commercial property. This is a total of approximately \$3.5 million of new improvements. A copy of the cost opinion analysis is included in the Appendix section of this report.

City Of Pompano Beach Proposed Capital Improvements Plan (CIP) Projects: There is funding for McNair Park improvements indicated in the City of Pompano Beach CIP for the year 2014 and 2015. These include improvements to the Concession Building (CIP 2014) and McNair Park Water Recreation and Press Box (CIP 2015). These improvements will need to be coordinated with any future McNair Park improvements that may form part of a larger Master Plan for the facility



Figure 41: McNair Park Expansion and Improvements

New Mini-Parks, Tot Lots in Collier City: McNair Park is a neighborhood park that serves the totality of Collier City. Its service radius of 1 mile does not cover the total land area of the community. There was an expressed desire identified in the Community Survey to have more mini-parks/tot-lots within the community.

The area on the southwest end of Collier City is quite distant from McNair Park and may be provided with additional mini-park space.

As part of the Master Plan the potential to include a mini-park was explored. The analysis included the identification of potential sites and their present ownership. Two vacant sites were identified in this section of Collier City: at NW 4th Street and NW 30th Avenue; at NW 3rd Street and NW 30th Avenue. Both sites are corner sites and a corner site will be the better solution for the location of a mini-park as it will be easier to visually supervise and have better security and would be more accessible to the public.

A final decision on which site was not reached and in any case site acquisition will be required as neither of the sites is owned by the CRA or the City of Pompano Beach.

A preliminary concept design was prepared for this mini-park and is included in the report. A cost-opinion of \$185,000 is assumed for the construction of the mini-park independent of land acquisition costs. The cost-opinion worksheet is included as part of the Appendix of this report.

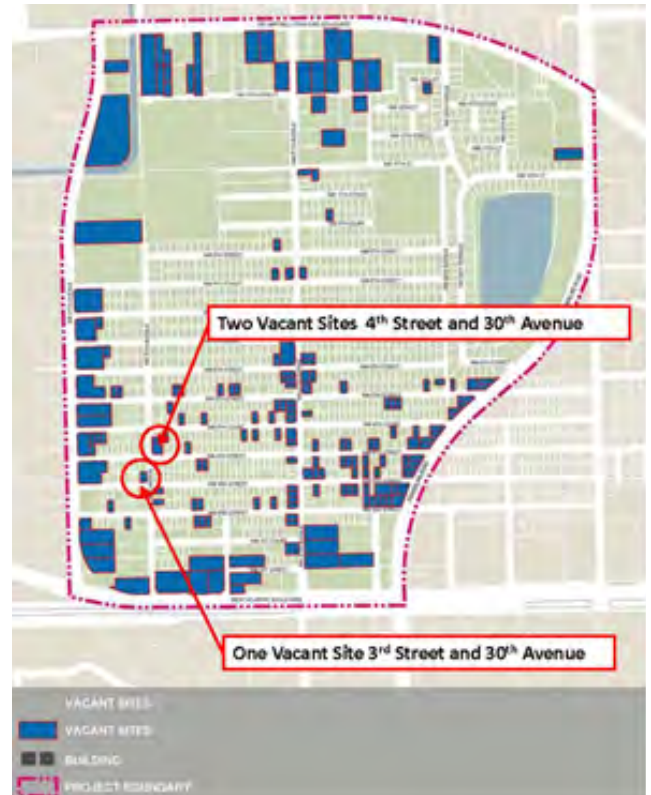


Figure 42: Mini Parks / Tot-Lots Potential Location NW 30th. Avenue



Figure 43: Aerial Photo of Mini Parks / Tot-Lots Potential Locations NW 30th. Avenue



Figure 44: Mini Parks / Tot-Lots Site Design Example

D. MID-TERM PLAN 3 to 5 Years' Time Horizon

The Mid-Term Plan will address improvements to the NW 31st Avenue corridor where a substantial amount of vacant sites are located. While the regulatory conditions and promotion of the sites may occur at a much earlier phase, we have assumed that the sites will not develop within the next three (3) to (5) years' time horizon.

Two options are presented for the redevelopment of NW 31st Avenue vacant sites: a residential development option on CRA owned sites; and a "flexspace" development option that includes retail and flexible commercial/office/warehouse space. Selection of the preferred option will depend on market conditions and the identification of a potential developer.



Figure 45: NW 31st. Avenue Garden Apartments Option
Aerial View

Both options propose the potential closure of some east-west street in Collier City. East-West traffic is proposed to be closed on NW 7th Street allowing for the insertion of open green space in the closed right-of-way. A green space on this closed right-of-way can provide additional green space and serve to maintain access to the underground infrastructure and allow for access of emergency vehicles as may be needed in the future.

As identified previously in the Existing Conditions of this report, the Pompano Beach Zoning Code Project, not yet adopted and part of the Comprehensive Zoning Code Update identified the a "Market/Zoning Mismatch" for the sectors of both NW 31st Avenue and NW 27th Avenue. Zoning updates for both of these corridors will need to be further addressed as part of the redevelopment process and the selection of a potential option/developer for the sites in mention.

Following is a description of the two development options.

- **NW 31st Avenue Vacant Sites Redevelopment**

Option 1: NW 31st Avenue CRA Owned Sites Residential Development/ NW 31st Avenue CRA Owned Sites Land Use Changes to Multi-Family Residential: This option assumes that the sites on NW 31st Avenue can be best developed as residential to support the existing residential areas east of NW 31st Avenue. Two options are presented as part of this overall option: the development of a town home product; the development of garden apartment product. In both cases the density of the neighborhood would be increased.

Town Home Option: A total of 40 townhomes would be constructed on the sites. Given the cost of the land the density provided by the town homes may be an issue.

Construction of NW 30th Court /Vehicular Access within CRA Owned Sites: The Townhome Option proposed the inclusion of a new street, NW 30th Court running north-south from NW 6th Street to NW 9th Street. Two rows of town homes would face this new street and east-west street closures would provide additional green space. The townhomes facing east on the proposed NW 30th Court would have a rear wall towards NW 31st Avenue. In effect the totality of the new development would turn its back on NW 31st Avenue making the new town home area a total part of Collier City.

A linear open space of approximately 20 feet would be provided as an additional buffer between the town home rears to NW 31st Avenue and the roadway proper. Figures 45 and 47 illustrate this option.

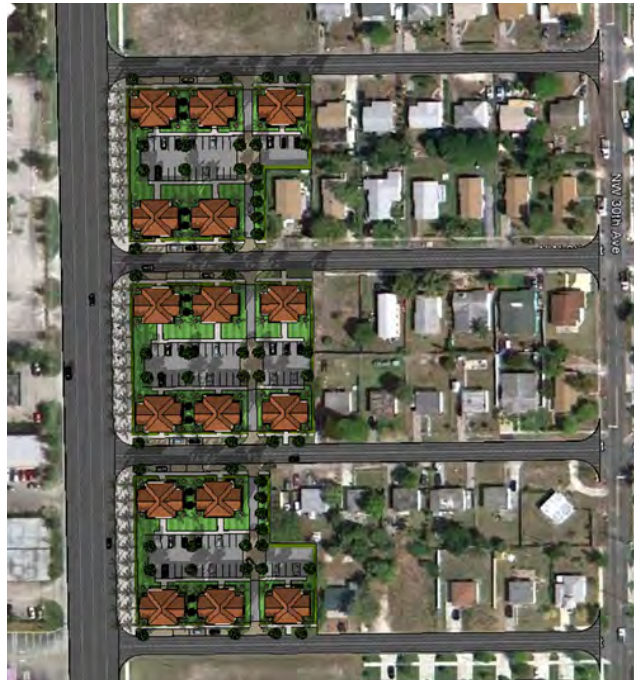


Figure 46: NW 31st. Avenue Garden Apartments Option Plan View



Figure 47: NW 31st. Avenue Town Homes Option Plan View

East-West Street Closure, NW 7th Street Traffic Closure: The project concept proposes the closure of NW 7th Street to create additional green space as previously mentioned.

Infrastructure Costs

Development costs for this option include the construction of NW 30th Court at a cost of approximately \$150,000 per block and three blocks for a total of \$450,000.

Garden Apartment Option: A second option of providing garden apartments within the vacant CRA sites on NW 31st Avenue was also prepared. This options provides for the inclusion of approximately 60 residential units. This is well within the maximum density of 46 units/acre allowed under B-3 Zoning. Figure 46 illustrates this option.

Option 2: NW 31st Avenue Overlay District “Flex Space” Commercial: As illustrated in Figure 48 a development option is to provide flexible space that can be used for office/ retail commercial/ or small warehouses within the CRA owned properties. A total of ___ square feet or flexible space could be constructed on CRA owned sites.



Figure 48: NW 31st. Avenue “Flex Space” Option Plan View

This option will require a new zoning overlay district. Under the present B-3 zoning storage uses are not allowed. Under B-4 the higher commercial zoning category which is what is across the street on the other side of NW 31st Avenue, industrial could be constructed and this is not the intent for this side of the street.

E. LONG TERM PLAN 5 to 8 Years' Time Horizon

- HOUSING INITIATIVES

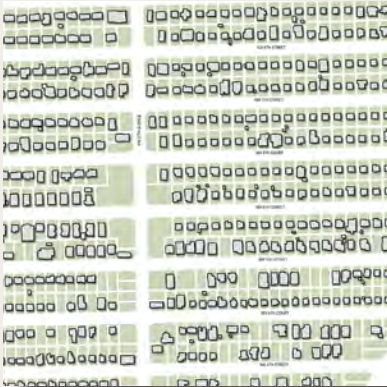
Continuation of housing initiatives carried out in the earlier phases of the project.

- Retail Development

West Atlantic Boulevard Retail Development: Monitor property acquisition and assist with land assembly to help create land parcels that are suitable for retail development and



Figure 49: Long-Term Development Plan



DECOMAP

APPENDIX 1

Collier City - Neighborhood Development

Project Name :

Concept

Date:

6-May-11

Estimate for Probable Cost (Landscape & Hardscape)

QTY.	UNIT	ITEM	UNIT COST	PRICE
Traffic Calming (Small Roundabout (45' Radius) with Pedestrian Crossing)				
15,200	S.F.	Site earthwork	\$0.42	\$6,384.00
2,712	S.F.	6" thick unreinforced concrete paving surface (including joints, finishing and curing) - Sidewalks	\$4.80	\$13,017.60
800	L.F.	12" thick unreinforced concrete paving surface (including joints, finishing and curing) - 12" concrete frame	\$7.00	\$5,600.00
3,212	S.F.	Precast concrete Vehicular blocks 2-3/8" thick, color, mortar 2" thick	\$10.42	\$33,469.04
2,560	S.F.	Asphaltic concrete paving (parking lots & driveways) 6" stone base, 2" binder course,	\$2.82	\$7,219.20
536	L.F.	Radius regular concrete curb & gutter	\$17.85	\$9,567.60
786	S.F.	6" thick unreinforced colored concrete paving surface (including joints, finishing and curing) - Apron	\$8.00	\$6,288.00
3,886	S.F.	Sprinkler irrigation system, 1" supply	\$0.96	\$3,730.56
2,850	S.F.	Mulching, aged barks, 3" deep, hand spread	\$0.75	\$2,137.50
376	S.F.	landscaped splitter island (Ground covers 18" O.C. / 3 Gal)	\$5.55	\$2,086.80
1,440	S.F.	Landscape buffer (Shrubs 36" O.C. / 3 Gal)	\$2.20	\$3,168.00
555	S.F.	Shrubs 36" O.C. / 3 Gal - Center island	\$2.50	\$1,387.50
1,035	S.F.	Stenotaphrum secundatum 'Floritam' - St. Augustine Grass - Center island	\$0.50	\$517.50
3	Ea	Palms - 26'-30' OA. HT. / Cocos nucifera - Coconut Palm - Center island	\$1,000.00	\$3,000.00
			TOTAL	\$97,573.30
Architecture and Engineering (10%)				\$9,757.33
Contingency 25%				\$24,393.33
			GRAND TOTAL	\$131,723.96

QTY.	UNIT	ITEM	UNIT COST	PRICE
Traffic Calming (Raised Platform Intersection with Pedestrian Crossing)				
7,542	S.F.	Site earthwork	\$0.42	\$3,167.64
1,744	S.F.	6" thick unreinforced concrete paving surface (including joints, finishing and curing) - Sidewalks	\$4.80	\$8,371.20
812	L.F.	12" thick unreinforced concrete paving surface (including joints, finishing and curing) - 12" concrete frame	\$7.00	\$5,684.00
3,795	S.F.	Precast concrete Vehicular blocks 2-3/8" thick, color, mortar 2" thick	\$10.42	\$39,543.90
228	L.F.	Radius regular concrete curb & gutter	\$17.85	\$4,069.80
720	S.F.	Sprinkler irrigation system, 1" supply	\$0.96	\$691.20
720	S.F.	Mulching, aged barks, 3" deep, hand spread	\$0.75	\$540.00
720	S.F.	Landscape buffer (Shrubs 36" O.C. / 3 Gal)	\$2.20	\$1,584.00
			TOTAL	\$63,651.74
Architecture and Engineering (10%)				\$6,365.17
Contingency 25%				\$15,912.94
			GRAND TOTAL	\$85,929.85

Collier City - Neighborhood Development

Project Name :

Concept

Date:

6-May-11

Estimate for Probable Cost (Landscape & Hardscape)

QTY.	UNIT	ITEM	UNIT COST	PRICE
Gateway Monument				
7,250	S.F.	Site earthwork	\$0.42	\$3,045.00
1,369	S.F.	6" thick unreinforced concrete paving surface (including joints, finishing and curing) - Sidewalks	\$4.80	\$6,571.20
530	L.F.	12" thick unreinforced concrete paving surface (including joints, finishing and curing) - 12" concrete frame	\$7.00	\$3,710.00
2,040	S.F.	Precast concrete Vehicular blocks 2-3/8" thick, color, mortar 2" thick	\$10.42	\$21,256.80
96	L.F.	Radius regular concrete curb & gutter	\$17.85	\$1,713.60
114	L.F.	Straight regular concrete curb & gutter	\$9.55	\$1,088.70
250	S.F.	6" thick unreinforced colored concrete paving surface (including joints, finishing and curing) - Plaza	\$8.00	\$2,000.00
220	S.F.	Precast concrete pedestrian blocks 2-3/8" thick, color, coarse washed sand bed 1" thick - Plaza	\$5.32	\$1,170.40
2,360	S.F.	Sprinkler irrigation system, 1" supply	\$0.96	\$2,265.60
955	S.F.	Mulching, aged barks, 3" deep, hand spread	\$0.75	\$716.25
535	S.F.	Ground covers 18" O.C. / 3 Gal	\$5.55	\$2,969.25
160	S.F.	Shrubs 36" O.C. / 3 Gal	\$2.20	\$352.00
415	S.F.	Shrubs 48" O.C. / 5 Gal	\$2.50	\$1,037.50
4	Ea	Palms - 26'-30' OA. HT. / Phoenix dactylifera 'Medjool'	\$5,000.00	\$20,000.00
1,405	S.F.	Stenotaphrum secundatum 'Floritam' - St. Augustine Grass - Center island	\$0.50	\$702.50
1	Ea	Gateway monument, ledgerstone base, stucco upper, signage (64 S.F. Base / 36'	\$40,000.00	\$40,000.00
			TOTAL	\$108,598.80
Architecture and Engineering (10%)				\$10,859.88
Contingency 25%				\$27,149.70
			GRAND TOTAL	\$146,608.38

QTY.	UNIT	ITEM	UNIT COST	PRICE
Mini Park / Tot Lots				
6,200	S.F.	Site earthwork	\$0.42	\$2,604.00
1,660	S.F.	6" thick unreinforced concrete paving surface (including joints, finishing and curing) - Sidewalks	\$4.80	\$7,968.00
3,077	S.F.	Sprinkler irrigation system, 1" supply	\$0.96	\$2,953.92
1,324	S.F.	Mulching, aged barks, 3" deep, hand spread	\$0.75	\$993.00
1,753	S.F.	Stenotaphrum secundatum 'Floritam' - St. Augustine Grass - Center island	\$0.50	\$876.50
515	S.F.	Ground covers 18" O.C. / 3 Gal	\$5.55	\$2,858.25
810	S.F.	Shrubs 48" O.C. / 5 Gal	\$2.50	\$2,025.00
8	Ea	Palms - 26'-30' OA. HT. / Wodyetia bifurcata - Foxtail Palm	\$650.00	\$5,200.00
3	Ea	Palms - 26'-30' OA. HT. / Cocos nucifera - Coconut Palm	\$1,000.00	\$3,000.00
9	Ea	Small Trees - 10 -12' OA. HT. / Conocarpus erectus 'sericeus' - Silver Buttonwood	\$350.00	\$3,150.00
2	Ea	Shade Trees - 14 -16' OA. HT. / Quercus virginiana - Live Oak	\$500.00	\$1,000.00
3	Ea	6' bench with arm rest	\$1,085.00	\$3,255.00
1	Ea	Sierra stone pedestal (refrigerated)	\$3,500.00	\$3,500.00
3	Ea	Receptacle with concrete pad included	\$600.00	\$1,800.00
1	Ea	Entry Sign	\$2,500.00	\$2,500.00
1	Ea	Regulatory Signs	\$1,500.00	\$1,500.00
1,400	S.F.	Rubberized Play Surface (\$15.00 SF) + Concrete Subbase (\$5.00 SF)	\$20.00	\$28,000.00
1	Ea	Playground Structures / Installation / with Shade Canopies	\$65,000.00	\$65,000.00
			TOTAL	\$138,183.67
Architecture and Engineering (10%)				\$13,818.37
Contingency 25%				\$34,545.92
			GRAND TOTAL	\$186,547.95

Project Name : **Collier City - Neighborhood Development**
Concept **Date:** **6-May-11**
Estimate for Probable Cost (Landscape & Hardscape)

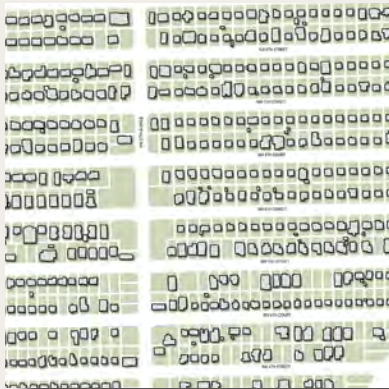
<u>QTY.</u>	<u>UNIT</u>	<u>ITEM</u>	<u>UNIT COST</u>	<u>PRICE</u>
Fountain / Water Feature				
1	LS	Aquatic Playground / Splash Pad	\$300,000.00	\$300,000.00
			TOTAL	\$300,000.00
		Architecture and Engineering (10%)		\$30,000.00
		Contingency 25%		\$75,000.00
			GRAND TOTAL	\$405,000.00

<u>QTY.</u>	<u>UNIT</u>	<u>ITEM</u>	<u>UNIT COST</u>	<u>PRICE</u>
Shade Trees per Block Internal Streets (1,225' Typ. Length x 1 Sides)				
24	Ea	Shade Trees - 14'-16' OA. HT. / Quercus virginiana - Live Oak - 1 Shade tree per lot	\$500.00	\$12,000.00
			TOTAL	\$12,000.00
		Architecture and Engineering (10%)		\$1,200.00
		Contingency 25%		\$3,000.00
			GRAND TOTAL	\$16,200.00

<u>QTY.</u>	<u>UNIT</u>	<u>ITEM</u>	<u>UNIT COST</u>	<u>PRICE</u>
Palms NW 27 Avenue (5,000 Length x 2 Sides)				
124	Ea	Palms - 16'-18' OA. HT. / Wodyetia bifurcata - Foxtail Palm	\$650.00	\$80,600.00
124	Ea	48" x 48" cast iron tree grate	\$250.00	\$31,000.00
			TOTAL	\$111,600.00
		Architecture and Engineering (10%)		\$11,160.00
		Contingency 25%		\$27,900.00
			GRAND TOTAL	\$150,660.00

MCNAIR PARK
Estimate for Probable Cost (Landscape & Hardscape)
23-Feb-11

QTY.	UNIT	ITEM	UNIT COST	PRICE
SITE PREPARATION (per s.f.)				
103,000	SF	Earthwork	\$0.42	\$43,260.00
		SUBTOTAL		\$43,260.00
SITE IMPROVEMENTS: CONCRETE, SURFACING, PAVING, AND LIGHTING (per s.f.)				
12,883	SF	Walkway - Concrete surface	5.00	\$64,415.00
9,755	SF	Entrance Plaza and walks with pavers (includes base, drainage components and installatio	5.50	\$53,652.50
		SUBTOTAL		\$118,067.50
LANDSCAPE STRUCTURES & FURNISHINGS				
		Basketball Court		
2	EA	Asphalt surface (painted surface, not cushioned, w/standard fencing and two goles)	\$18,000.00	\$36,000.00
		Benches		
8	EA	6' bench	\$965.00	\$7,720.00
		Bleachers		
4	EA	Aluminum, 8 rows, ADA seating, concrete anchors	\$7,500.00	\$30,000.00
		Building		
4,700	SF	New Addition to ex. Building (4,700 sq.ft.)	\$180.00	\$846,000.00
1,125	SF	Restroom/Concession Building (1,125 sq. ft.)	\$100.00	\$112,500.00
1,125	SF	Storage Room (1,125 sq.ft.)	\$100.00	\$112,500.00
		Drinking Fountain		
2	EA	Sierra stone pedestal (refrigerated)	\$3,500.00	\$7,000.00
		Interactive Water Feature		
1	LS	Splash Deck	\$375,000.00	\$375,000.00
		Playgrounds		
1	EA	Playground Structures / Installation (per 'GameTime' Quote) note: with Shade Canopies	\$65,000.00	\$65,000.00
1	LS	Relocate existing Playground	\$30,000.00	\$30,000.00
3,320	SF	Rubberized Play Surface (\$15.00 SF)	\$15.00	\$49,800.00
		Signs		
2	EA	Regulatory Signs	\$1,500.00	\$3,000.00
		Tennis Court		
1	EA	Standard hard court (with standard fencing)	\$35,000.00	\$35,000.00
		Trash Receptacle		
6	EA	Receptacle with concrete pad included	\$600.00	\$3,600.00
		SUBTOTAL		\$1,677,120.00
LANDSCAPE PLANTING				
		Palms		
68	EA	Sabal palmetto - Sabal Palm (@20' oa. Ht.)	\$250.00	\$17,000.00
		Shade Trees		
4	EA	Quercus virginiana - Live Oak (14' height, 3" caliper)	\$500.00	\$2,000.00
		Shrubs		
6,660	SF	Cocoplum, Silver Buttonwood, Clusia guttifera, Dwarf Fakahatchee, Wax Jasmine, etc. (includes top soil and plantings spaced 30" o.c.)	\$3.10	\$20,646.00
		Groundcovers		
6,660	SF	Green Island Ficus, Liriope, Duranta, etc. (includes top soil and plantings spaced 24" o.c.)	\$3.22	\$21,445.20
		Sod		
19,750	SF	Stenotaphrum secundatum 'Floritam' - St. Augustine Grass (includes 2" of top soil)	\$0.82	\$16,195.00
		SUBTOTAL		\$77,286.20
LANDSCAPE IRRIGATION				
33,100	SF	Installation of new irrigation system	\$0.50	\$16,550.00
		SUBTOTAL		\$16,550.00
			TOTAL	\$1,932,283.70
Architecture and Engineering (10%)				\$193,228.37
Contingency 20%				\$386,456.74
			GRAND TOTAL	\$2,511,968.81



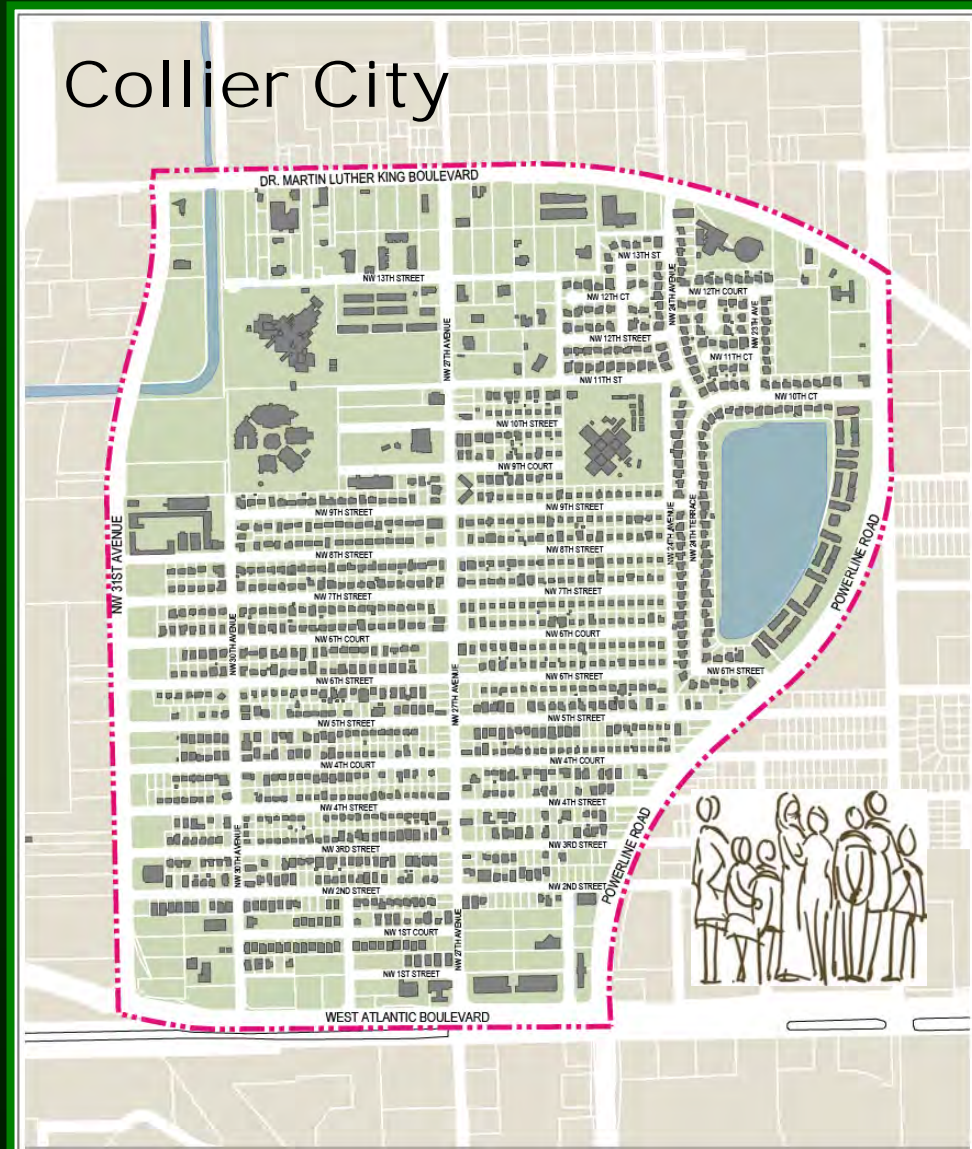
DECOMAP

APPENDIX 2



Collier City Neighborhood Survey Report

Presented by DCS, Inc.



Pompano Beach CRA
NW District
Pompano Beach, Florida

December, 2010

Table of Contents

Executive Summary _____	P3
Methods _____	P4
Results _____	P5
Conclusion _____	P10
Appendix _____	P11



DCS, Inc.
P.O. Box 892
Fort Lauderdale, FL 33302
www.dickeyinc.com
sdickey@dickeyinc.com

Executive Summary

The Pompano Beach CRA retained DCS, Inc. to conduct a community-wide survey to gauge the opinion of residents within the Collier City neighborhood regarding streetscape improvements. Collier City is a predominately African-American community with a population of 5,032. Its boundary within the City of Pompano Beach include NW 31 Ave on the west; West Atlantic Blvd on the south; Powerline Rd on the east; and Dr. Martin Luther King Blvd on the north.

The Pompano Beach CRA decided to reach out to individual residents and businesses in the community to provide individuals with an opportunity to provide their opinion about the type of improvements they would like to see in Collier City. The CRA decided to incorporate a 'go to the people' approach as a precursor to asking the people to 'come to them' in the form of a public meeting. The results of the survey will provide the CRA with local insight beneficial to generating preliminary improvement plans and designs based on this 'bottom-up' approach.

Database Development: DCS primarily used the face-to-face survey method to gather the data. A key benefit of using such a method was the development of a Collier City email database of respondents as a vehicle for maintaining a flow of communication with the residents and businesses about the Collier City Development Master Plan. As a result of the survey project, DCS collected 145 email addresses of people who indicated on the questionnaire that they desired more information about the master plan. This email database will allow for more efficient and instantaneous communication with 20 percent of the community. This captive audience is the largest identifiable group in Collier City with interest in the neighborhood master plan. To communicate to this group via email creates very little cost in information dissemination but generate substantial reward in stimulating citizen participation and gathering feedback on various stages of the master planning process.

Survey Notification:

DCS mailed each property within the neighborhood a post card alerting the community of the start of the survey project. DCS also placed posters at the public library, youth center and a local restaurant. If someone was not present during the initial contact to complete the survey, a surveyor placed a notice at the property notifying them of the follow-up date of return. Further, DCS left a second notice at those properties who did not respond by the end of the face-to-face survey period. Those persons were given an opportunity to return the survey to DCS by November 5, 2010. Finally, DCS left a final notice/poster in public places extending the deadline until November 19, 2010.

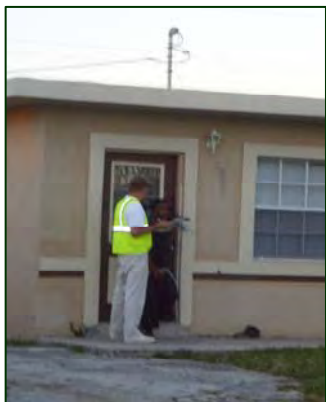


About the Surveyors:

DCS utilized eight surveyors within a ten-person survey team to administer the questionnaire door-to-door. Three of them were from the City of Pompano Beach NW district with one of the three surveyors residing in Collier City. The Collier City resident indicated that because of the opportunity to serve as a surveyor she developed an interest in citizen participation and plans to maintain public involvement.

The Method

DCS conducted the survey over a four-week period which incorporated a two-week face-to-face method to maximize the level of citizen participation. The face-to-face approach allowed the firm to make personal contact with occupied homes/businesses and in some instances convince persons to take time to complete the survey for the greater good of the community. It also allowed DCS to build public awareness about the Pompano Beach CRA and make an attempt to dispel misinformation associated with the entity. There were several cases where surveyors served as a sounding board for residents who had previous contact with the Pompano Beach CRA and were not pleased with what was considered broken promises. Others simply used the survey as an opportunity to share neighborhood-related frustrations associated with crime, vagrancy or general apathy. No minors were allowed to complete the survey. In the case of residential properties where adults were not at home, a surveyor returned to the property a minimum of two times to make a successful contact with an adult.



Surveyors walked the entire community and visited each occupied property the week of October 25, 2010, and the week of November 1, 2010. After the completion of the initial two-week period, self-administered survey boxes were left for the remaining two weeks at public places including the Jan Moran Collier City Learning Library, the youth center and Glass Key Restaurant in Collier City. Others took the opportunity to call in their survey responses (three responses); fax it (one response); and email them (four responses).

DCS interviewed a broad base of people by contacting every occupied residency and business within the Collier City boundary. As a result, data collected was from a cross section of the Collier City population. Survey participants included property owners, renters, and the business community. Based on in-field observation from the survey team the ethnic groups represented included but were not limited to African-American, Arabian-American, Haitian-American, Hispanic-American, and White Americans.

Racial Composition		
	West of NW 27 Ave	East of NW 27 Ave
Black	88.9%	94.8%
White	8.6%	3.7%
Mix	0.9%	0.7%
Other	1.6%	0.9%
Hispanic	4.2%	3.6%

Provided by Bermello Ajamil & Partners, Inc.

Survey Tool: The questionnaire comprised of both close-ended and open-ended questions. The close-ended questions allowed the respondents to choose which streetscape elements they would like to see in the area such as trees, lighting, and other features that create a sense of place. The open-ended questions provided respondents with an opportunity to provide input regarding the type of commercial (i.e. retail) activity they would like to see along NW 27 Avenue, and the type of public facilities (i.e. non-retail, social services) they would like to see along NW 27 Ave. They were also given an opportunity to provide their opinion about “any” changes they would like to see occur in the Collier City neighborhood and locations they viewed attracted the most speeding activity.

The Results

DCS performed a visual count of properties in August 2010 to determine the number of occupied residences and businesses – generating the sample population. The number identified was 1056. The sample population was later reduced to 1008 when each property was contacted during the face-to-face survey period in October 2010. The sample population – established by the property count -- takes into consideration any errors associated with misidentified properties due to vacancies resulting from ‘for sale’ properties, rental properties, condemned properties and vacant lots. Of the sample population of 1008, 731 persons responded to the survey or 72.5 percent. The response rate includes the one percent response rate from surveys left in public places during the second two-week period of the survey project.



Responses: Many residents took the opportunity to share their issues and concerns about the community with the survey team. They discussed crime, leadership and police relations. They also discussed a need for neighborhood-wide improvements as a means to reduce the presence of loitering and drug trafficking in the community, specifically along NW 27 Avenue.

The following is a snapshot of the survey results.

Highlights

Figure I

Numbers are reported as percentages of total survey population	%	Yes	No	Undecided
DEMOGRAPHICS				
Question 1: Respondents: Males	42%			
Question 1: Respondents: Females	58%			
Question 2: Respondents: Owners	70%			
Question 2: Respondents: Renters	30%			
Question 2: Respondents: Businesses	>1%			
NEIGHBORHOOD IMPROVEMENTS				
Question 3: Need for Landscaping/streetscape		81%	13%	5%
Question 4: Need for residential rehab		87%	7%	5%
Question 5: Need for commercial rehab		82%	8%	8%
Question 7: Want commercial development along NW 27 Ave		59%	31%	10%
Question 8: Want other public facilities along NW 27 Ave		75%	11%	11%
Question 10: View speeding as an issue		65%	24%	6%

Individual Questions/Responses

Question 6

Respondents were asked if the neighborhood needed the incorporation of several streetscape elements in Collier City. The majority of the respondents were in favor of the elements listed: These elements were the following:

Figure II

- A. Attractive welcome appearance
- B. Landmarks and features
- C. Places to sit and relax
- D. Variety of housing types
- E. Nighttime illumination (lighting)
- F. Mini parks/tot lots
- G. Trees for shade
- H. Fountain/water feature

Question	Yes	No	Undecided
A	90.1%	5.3%	3.8%
B	81.4%	10.7%	6.8%
C	87.3%	7.9%	3.4%
D	66.2%	27.1%	5.5%
E	90.6%	5.8%	2.2%
F	85.5%	8.6%	4.8%
G	83.5%	11.4%	4.1%
H	79.2%	13.8%	5.6%

Question 7

Fifty-nine percent (59%) of the respondents indicated that they wanted commercial development along NW 27 Avenue. Of those who wanted to see more commercial development, they were asked to provide up to five types of desirable businesses. These selections were placed in 21 major categories with a category **OTHER** to include businesses with a less than one percent selection rate. The **OTHER** category included residential/commercial cleaning services, book stores including Christian book stores, computer repair, law offices, hardware stores, ice cream parlors, insurance company, fax services, arts and crafts store, appliance repair shop, jewelry store, museum, flower shop, security service and businesses owned by Blacks.

Other categories to highlight include the **APPAREL** category. This category identifies selections for clothing stores, children clothing stores and shoe stores. The **AUTO** category comprises of car detailing services and auto parts stores. The **BEAUTY** category encompasses hair salons, barber shops, beauty supply stores, nail shops and massage services. The **BIG BOX** category includes such selections as Walmart, Target and JC Penny. The **ENTERTAINMENT** category contains a broad range of selections including movie theater, bowling alley, skating rink, music store, video store, arcade, pool hall, night club, water park, and performing arts center. The final category **RESTAURANT** includes ethnic food like Creole, Hispanic, and Soul Food as well as national chains like Chuck E Cheese's.

The top three categories selected were, **RESTAURANTS** (40.7%), **LAUNDRY SERVICES** (34.8 %) including coin laundries and dry cleaning establishments, and **GROCERY STORES** (31.8%). Percentages of all categories are noted in Figure III.

Figure III

No.	Retail Stores	Total Percent of Selections
01	Apparel	16.3%
02	Auto	2.8%
03	Bank	1.6%
04	Beauty	24.3%
05	Big Box	2.3%
06	Coffee Shops: i.e. Star Bucks, café	1.4%
07	Convenient: i.e. Walgreen's, drug stores	11.2%
08	Daycare	2.3%
09	Discount: i.e. dollar stores	7.2%
10	Entertainment	12.3%
11	Fast Food: i.e. KFC, Chick-fil-A	6%
12	Fitness	1.1%
13	Furniture	1.2%
14	Gas Stations	2.6%
15	Grocery Store: i.e. Publix, Winn Dixie	31.8%
16	Laundry Services	34.8%
17	Market: i.e. fish, vegetable, fruit	22%
18	Medical: i.e. physician office, dental office	7%
19	Plaza: i.e. malls, shopping centers	21.3%
20	Restaurant	40.7%
21	OTHER	8.9%

Question 8

Seventy-five percent (75%) of the respondents indicated that they wanted public facilities (non-retail) along NW 27 Avenue. The types of facilities identified in the open-ended section of the two-part question are contained in Figure IV. The top three noted in the survey are facilities for **RECREATIONAL SERVICES** (65.9%), **SENIOR CENTER** (30.1%), and a **POLICE SUBSTATION** (24.8%). **RECREATIONAL SERVICES** includes the establishment of the Boys and Girls Clubs (21 percent of the selection), YMCA, and the Girls Scouts; after school service with secure child/infant care; and classes such as dance and computer. The **SENIOR CENTER** category captured all responses related to senior activities, elder care, and shelter (i.e. apartments) for the aging population of Collier City.

As noted in the responses, survey participants focused heavily on the type of services and less on the type of facility. For example, many respondents noted such 'facilities' as basket ball court; baseball, soccer, or football field; running or skating track as well as dog park and a park for the children. These services are categorized under **PARK**. Such responses indicate a need for enhancing existing public services instead of building new public facilities currently not located in the Collier City community. Nonetheless, facilities were more identifiable in the **GOVERNMENT SERVICES** and the **SOCIAL SERVICES** categories. **GOVERNMENT SERVICES** include job placement center and public aide centers for Medicaid and Medicare. The **SOCIAL SERVICES** category on the other hand encompasses services as drug rehabilitation centers, teen centers, counseling services, and an office for the Florida Department of Children and Families.

Figure IV

	Category	Total Percent of Selection
01	Clinic – medical facilities	8.6%
02	Daycare	2.4%
03	Government Services (i.e. employment, Medicaid, grants)	1.8%
04	Hall (i.e. public halls for meetings and events)	3.5%
05	Library	4.0%
06	Park (i.e. sports activities and tracks)	10.4%
07	Police Substation	24.8%
08	Pool	18.1%
09	Recreational Services	65.9%
10	Senior Center	30.1%
11	Shelters (i.e. homeless, women's, soup kitchen)	2.7%
12	Social Services (i.e. rehab centers, teen centers, counseling)	5.8%
13	Transit Terminals (i.e. additional bus stops, shelters)	6.0%
14	Other (i.e. parking lots, churches, fire stations)	2.0%

Question 9

When asked to list the primary change they wanted to see take place in the area, 89 percent of the respondents provided multiple answers. The top three responses were **Appearance** (14.5%), **Crime** (14.5%), and **Loitering** (8.9%). The **Appearance** category included all responses associated with sanitation (trash/garbage), rehabilitation of housing, demolition of dilapidated housing, grants for property owners to improve private residencies, free paint programs, and code enforcement/liens for such situations as junk cars. The results from the open-ended question included:

Figure IV

No.	Category	Percentage
01	Activities: social activities for adults and youth	2.5%
02	Appearance:	14.5%
03	Center: i.e. elderly and youth services, homeless, adult education	2.3%
04	Crime	14.5%
05	Drugs	20.5%
06	Environmental: i.e. lakes restoration, security	>1%
07	Housing: i.e. new construction, and expansion	4.5%
08	Jobs	2.3%
09	Leadership: i.e. City Hall, HOAs, community relations	1.2%
10	Lighting	3%
11	Loitering	8.9%
12	No Stores	3%
13	Park	4.3%
14	Recycle	>1%
15	Roads: i.e. widening, overall condition, type of construction	1.3%
16	Safety	5%
17	Sidewalks	3.7%
18	Signs	2.2%
19	Speeding	17.2%
20	Traffic: i.e. traffic lights, congestion,	1.5%
21	Transportation	2.3%
22	Other: i.e. laws for sagging pants, loud noises and youth curfews; also includes zoning, library, commercial parking, school size, Black-owned businesses	8.3%
23	No Changes	>1%
24	No response	10.7%

Question 10

Sixty-five percent of respondents noted that speeding was an issue in the community. The following streets were identified in the opened-ended section of the two-part question: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 23, 24, 26, 27, 30, and 31; other streets noted include 10 ST/Powerline RD; NW 27 Avenue/Atlantic Blvd; and Atlantic Blvd and Hammondville RD exiting from NW 27 Avenue.

Figure V

Roads Identified	Percentage of selection
All roads	6.5%
1	2.7%
2	7.4%
3	5.5%
4	13.3%
5	6.5%
6	13.1%
7	4.0%
8	5.5%
9	5.3%
10	3.6%
11	>1%
12	1.5%
23	2.7%
24	3.8%
26	>1%
27	43.5%
30	5.3%
31	1.5%
NW 10 ST/Powerline RD	2.3%
NW 27 Avenue/Atlantic Blvd	>1%
Atlantic Blvd/Hammondville RD exiting from NW 27 Avenue (3)	>1%

Optional Questions:

DCS decided to provide respondents with an option to answer questions regarding public communication and feedback. Twenty percent (20%) of the residents/businesses who participated in the survey provided their email address for updates regarding the master planning process. This percentage equated to 145 email addresses.

The optional questions asked respondents about how they learn of meetings and events; meeting attendance; providing opinion about issues of interest; and meeting notification. Of those who responded to the questions (65%), 61.1% indicated that they want notification of public meetings associated with the master plan; however, only 28 percent of those who responded indicated that they actually attend public meetings. Reasons for not attending public meetings include family obligation (8.3%), work schedule conflict (21.4%), and disinterest in public meetings (5.5%).

Conclusion and Recommendation

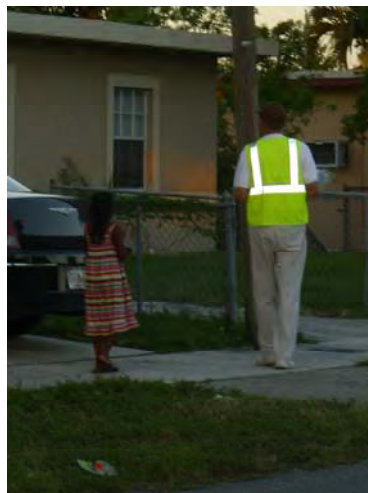
More than 70 percent of the Collier City neighborhood provided their opinion and views during the month-long survey. Homeowners, renters and even businesses alike communicated similar concerns as residents in any other community. As noted by the data, these residents and businesses want to exist in a safe, secure, family-oriented environment -- an environment filled aesthetically pleasing elements and the types of retail and public services that encourage a heightened sense of place and belonging. Based on the findings, DCS presents the following recommendations.

Recommendations:

1. Implement aggressive crime prevention and loitering reduction programs in collaboration with residents and local businesses.
2. Increase code enforcement to address code violations that adversely impact the property value in the community.
3. Develop an attractive corridor along NW 27 Avenue with ample nighttime illumination and traffic calming elements throughout the community.
4. Implement alternate citizen participation methods to ensure the master plan reflects the diversity of opinion as representative of the total Collier City population. Such methods that would appeal to this target market include:
 - a. An online comment section on the CRA's website that illustrates the different design renderings at various stages of the planning process;
 - b. A design display at the public library for a designated period of time (i.e. two weeks) with comment cards for recording public responses; and
 - c. Attendance at a local Collier City event to display design options at a booth as well as gather citizen feedback.



Surveyor, Jack Sipula, is stopped by an inquisitive child inquiring about his purpose in the neighborhood.



Nearly 73%
Surveyed!


Appendix

Illustration I:

The lead card mailed to residents and businesses in Collier City prior to the start of the survey project.

Collier City **DECOMAP**
Neighborhood Survey

Coming Soon!



For more information regarding Collier City Development Concept Master Plan, please contact DCS, Inc. at 954-467-6822 or visit www.mypompanobeach.org/cra

NW CRA
POMPAÑO BEACH

Help to Improve Our Community!

Dear Collier City Community,

Over the next couple of weeks the City of Pompano Beach CRA will seek your input regarding improvements you want to see in the Collier City neighborhood. A team of surveyors with identification from DCS, Inc. will visit your home to encourage you to take a brief 5-8 minute survey. If you are not home during the first visit, a surveyor will return on Saturday, October 30, 2010, to seek your input. If you are not available during these visits and would like to participate in the survey you may contact DCS, Inc. at 954-467-6822 or email typollock@dickeyinc.com.

The Collier City Neighborhood Survey is an effort of the City of Pompano Beach CRA to ensure you are involved in the future improvement plans for your community.

Thank you and we look forward to your participation!

Illustration III:

One of two posters created for the survey project.

NW CRA
POMPAÑO BEACH

Collier City **DECOMAP**
Neighborhood Survey

Help to Improve Our Community!



Dear Collier City Community,

Starting the week of October 25, 2010, the City of Pompano Beach CRA will seek your input regarding improvements you want to see in the Collier City neighborhood. A team of surveyors with identification from DCS, Inc. will visit your home to encourage you to take a brief 5-8 minute survey. If you are not home during the first visit, a surveyor will return on Saturday, October 30, 2010, to seek your input. If you are not available during these visits and would like to participate in the survey you may contact DCS, Inc. at 954-467-6822 or email typollock@dickeyinc.com.

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Thank you and we look forward to your participation!

For more information regarding Collier City Development Concept Master Plan, please contact DCS, Inc. at 954-467-6822 or visit www.mypompanobeach.org/cra.

Dear Collier City Community,

Starting the week of October 25, 2010, the City of Pompano Beach CRA will seek your input regarding improvements you want to see in the Collier City neighborhood. A team of surveyors with identification from DCS, Inc. will visit your home to encourage you to take a brief 5-8 minute survey. If you are not home during the first visit, a surveyor will return on Saturday, October 30, 2010, to seek your input. If you are not available during these visits and would like to participate in the survey you may contact DCS, Inc. at 954-467-6822 or email typollock@dickeyinc.com.

The Collier City Neighborhood Survey is an effort of the City of Pompano Beach CRA to ensure you are involved in the future improvement plans for your community.

Thank you and we look forward to your participation!

Illustration II:

The survey tool created to capture feedback from the participants.

DECOMAP Collier City Neighborhood Survey

Thank you for participating in the Collier City Neighborhood Improvement Survey. The questionnaire is being administered by DCS, Inc., a private consulting firm retained by the City of Pompano Beach NW CRA District. The NW CRA will use the data collected from the questionnaire to help develop a neighborhood design plan to further enhance the quality of life within the Collier City neighborhood. Please take a few moments to answer the following questions and again thank you for your participation.

NW CRA
POMPAÑO BEACH

- Please indicate gender: ☐ Male ☐ Female
- Do you own or rent your residence? ☐ Own ☐ Rent
- Is there a need for more landscaping/streetscape? ☐ Yes ☐ No ☐ Undecided
- Does the housing stock need rehabilitation (fix-up)? ☐ Yes ☐ No ☐ Undecided
- Do commercial buildings need rehabilitation (fix-up)? ☐ Yes ☐ No ☐ Undecided
- In your opinion, does the Collier City neighborhood need:
 - Attractive welcome appearance (i.e. signage/landscaping)? ☐ Yes ☐ No ☐ Undecided
 - Landmarks and features (i.e. historic structures)? ☐ Yes ☐ No ☐ Undecided
 - Places to sit and relax? ☐ Yes ☐ No ☐ Undecided
 - Variety of housing types (i.e. single family, multi-unit, apartments)? ☐ Yes ☐ No ☐ Undecided
 - Nighttime illumination (lighting)? ☐ Yes ☐ No ☐ Undecided
 - More public lot lot? ☐ Yes ☐ No ☐ Undecided
 - Trees for shade? ☐ Yes ☐ No ☐ Undecided
 - Footcandle/water feature? ☐ Yes ☐ No ☐ Undecided
- Would you like to see new retail/commercial development along NW 27 Ave? ☐ Yes ☐ No ☐ Undecided

A) If so, list five types of new commercial development/businesses you would like to see in order of preference with one (1) being the most preferred and five (5) the least.

1) _____ 2) _____ 3) _____

4) _____ 5) _____
- Would you like to see other facilities in the area? ☐ Yes ☐ No ☐ Undecided

A) If so, list three types of other facilities you would like to see in order of preference with one (1) being the most preferred and three (3) the least.

1) _____ 2) _____ 3) _____

Illustration IV:

One of two notices left at the property of people who surveyors were not able to contact.

Deadline to give you opinion is Friday, November 12, 2010!

DECOMAP

Sorry We Missed You AGAIN!

However, your opinion about neighborhood improvements in **Collier City** REALLY matters to us. Please complete the enclosed survey and send it back to us.

You can
email it to typollock@dickeyinc.com
fax it to 954.467.7033
mail it to DCS, Inc. P.O. Box 892, Fort Lauderdale, FL 33302.

OR call us at **954-467-6822** and we will take your responses over the phone!

Thank you
and we look forward to your participation.

DCS, Inc. 4700 Blue Hill • Fort Lauderdale, FL 33309 • 954-467-6822 • typollock@dickeyinc.com



DCS, Inc. is a local consulting firm providing services in the areas of construction/project management, public relations, marketing communications, government relations, strategic planning, economic development and community-based research.

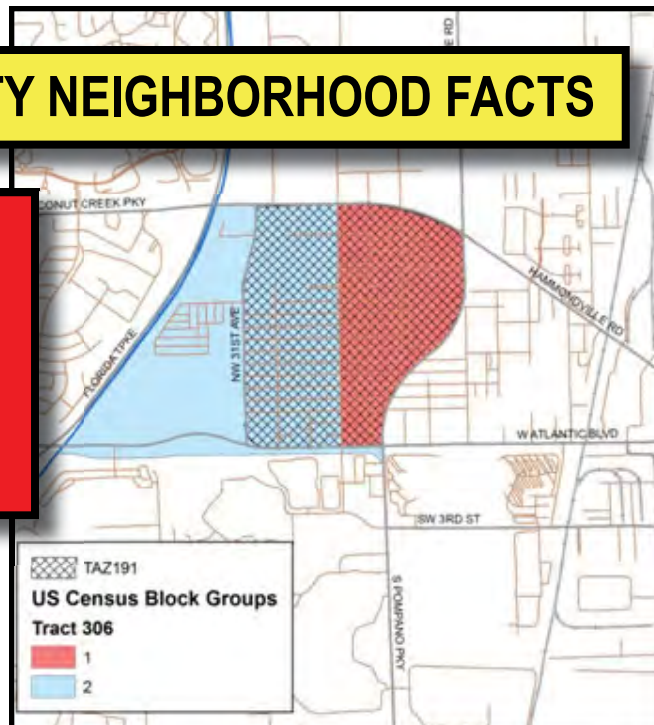
For more information about DCS, Inc. contact 954.467.6822 or visit us online at www.dickeyinc.com.

Helping Sustain Communities

DCS, Inc.
P.O. Box 892
Fort Lauderdale, FL 33301

**Includes area west of N. W. 31st Avenue as included in the US Census Block Groups

Racial Composition		
	West of NW 27 Ave	East of NW 27 Ave
Black	88.9%	94.8%
White	8.6%	3.7%
Mix.	0.9%	0.7%
Other	1.6%	0.8%
Hispanic	4.2%	3.6%



Age Cohorts		
	West of NW 27 Ave	East of NW 27 Ave
Under 5	8.0%	8.6%
5 to 17	24.4%	26.5%
18 to 21	7.1%	6.4%
22 to 29	11.5%	10.5%
30 to 39	17.6%	12.3%
40 to 49	12.3%	11.5%
50 to 65	12.2%	15.2%
65 +	6.9%	9.0%



- Approximately 42% of the population is below 21 years of age
- Approximately 9% is over 65 years of age
- A predominantly African-American community
 - o Approximately 91% of the population is African - American

- **Charles Drew Elementary School**
- **Cross Creek Middle School**
- **Drew School**

- Fully served by municipal water and sewer
- All areas are provided of sidewalks and paved streets

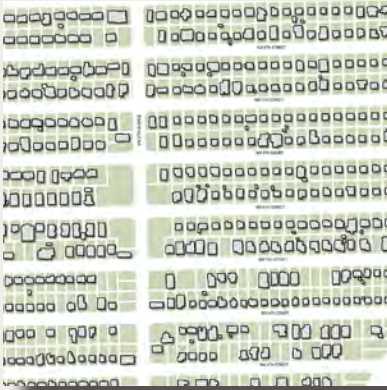
This is your neighborhood



This is your neighborhood

COLLIER CITY NEIGHBORHOOD AERIAL MAP

AERIAL PHOTO
PROJECT BOUNDARY



DECOMAP

APPENDIX 3



Bermello Ajamil & Partners, Inc.

Architecture
Engineering
Planning
Interior Design
Landscape Architecture
Public Information

Mr. Floyd Johnson
N.W. CRA Director
Community Redevelopment Agency
100 W. Atlantic Blvd. Room 276
Pompano Beach, Florida 33060

RE: Adaptive Re-Use Evaluation and Reconstruction of N.W. CRA Owned Building at N.W. 27th Avenue and N.W. 4th Court – Re-use Potential Evaluation

Dear Mr. Johnson:

Pursuant to the CRA's request to evaluate the reuse potential of the building at the above referenced location, I am happy to present our findings and recommendations for said structure.

Please find attached our report outlining our evaluation and cost opinion on the renovation of the structure and its potential for re-use.

In summary it is B&A's evaluation that the structure has the following characteristics that limit its potential reuse:

- The building is in extremely dilapidated condition and will require total gutting and complete renovation of all building systems. All the building systems, electrical, plumbing, air conditioning, insulation and interior finishes will need to be redesigned and reconstructed. Only the concrete and masonry shell of the building may be reusable.
- The building has no architectural or historic value; nor does it have community significance.
- The structure was originally designed as a retail building with two retail stores on the ground floor separated by a concrete block central structural bearing wall that supports the second floor concrete slab. This condition will make the adaptive reuse of the ground floor for anything other than retail expensive to remodel, as there are major structural changes that must be implemented to create a single space on the lower floor.
- While there is an economic value to the building shell, rehabilitating this shell will be more costly than constructing a totally new building either for residential or other use. Total remodeling costs are estimated at \$541,000 in 2011 dollars (see attached opinion of cost). It is my professional opinion that the value of the existing building concrete block shell is approximately +/- \$75,000.
- Direct costs associated with its adaptive reuse, independent of the remodeling costs, are in the neighborhood of \$122,000. This includes structural changes to the ground floor, the inclusion of an elevator for ADA purposes, and unforeseen additional structural changes and reinforcements that may need to be incorporated to the structure. These funds could be saved if one were to construct a specifically tailored new building /structure, as opposed to rehabilitating the existing building shell that was designed as retail stores with apartments on the second floor.

- Retail is not a viable use for this site. From my observations and evaluation of Collier City's N.W. 27th Avenue retail, it appears that the economic structure/patronage to sustain any kind of retail is not present in this immediate area. The NW 27th Avenue retail area competes with stores located on W. Atlantic Boulevard where the larger critical mass and more varied retail offerings of retail draw most neighborhood shoppers. Additionally, there is not enough vehicular traffic volume or critical retail mass to make this section of N.W. 27th Avenue attractive to viable retail development.
- The building cannot be adapted for residential use given the design and layout of the structure. It is not cost effective to adapt this building for residential use. Independent of the cost to rehabilitate, residential above retail has failed at this location. The building would have to be converted to a town home design to make it viable as a residential use. Again the cost of this adaptation is not cost effective given the structure layout (note that there are land use restrictions that will make residential not viable; a land use change will be required).

Given the above mentioned factors, it is B&A's professional recommendation that this structure be demolished to make way for new construction specifically designed to any required future program for this site.

Long term we also recommend that a residential use be planned for this site and that the required land use and zoning be changed to residential use. This property would be better served with a totally new structure tailored to residential use, preferably a townhome design. Given that the CRA has ownership of the sites to the north, a re-platting the sites to provide lots fronting on N.W. 4th Court and N.W. 5th Street respectively is recommended. The residential development would provide sites back-to-back and would face north and south. With a site depth of 100' for both sites facing on N.W. 4th Court and N.W. 5th Street, these sites will be appropriate for residential development.

I am attaching B&A's evaluation of the existing structure, the opinion of cost to renovate, as well as an estimate of cost for the total demolition and clearing of the site. .

Please do not hesitate to contact me if you need any clarification or additional information.

Sincerely,



Alfredo C. Sanchez AIA AICP
Partner
Architect
Bermello Ajamil & Partners, Inc.

EVALUATION OF EXISTING BUILDING AT NW 27TH AVENUE AND NW 4TH COURT, COLLIER CITY NEIGHBORHOOD, POMPANO BEACH, FLORIDA CITY OF POMPANO BEACH N.W. COMMUNITY REDEVELOPMENT AREA

SITE VISIT DATE

Carried out on Wednesday the 24th of August at 10:00 AM

PROPERTY LOCATION

The building is located at the north-east corner of N.W. 27th Avenue and N.W. 4th Court.

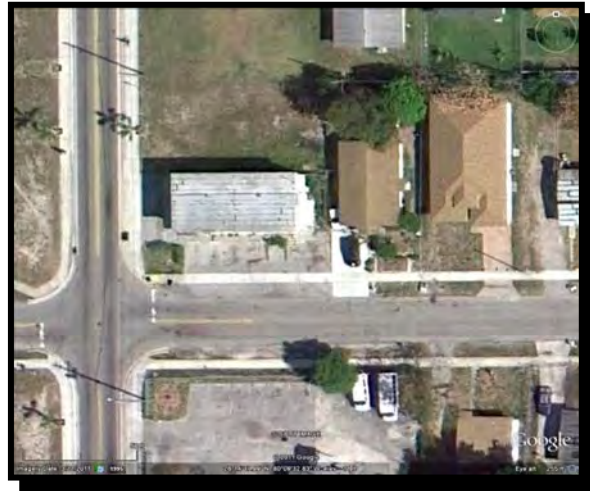


Figure 1 Bldg. Location at NW 27th Ave. and 4th Ct.

BUILDING TYPE

Commercial structure designed with two independent retail stores on the ground floor and either residential or office on the upper level.

PRESENT USE

The building is presently vacant and boarded. It appears it was once two retail stores on the ground floor and residential or other use on the upper level.



Figure 2 View of Building from South

URBAN CONTEXT AND SURROUNDING USES

The building surroundings are vacant land to the north, a boarded and vacant single family home to the east, vacant land to the west, a church property to the south.

CONSTRUCTION YEAR

Not available

BUILDING CONSTRUCTION SYSTEM

Concrete foundation, masonry bearing walls, concrete structural slab for the second floor, flat roofs with wood rafter and plywood decking roofing system. Second floor partitions are wood studs and dry wall.

SITE AREA

The site is 50 feet by 100 feet in depth for a total area of approximately 5,000 square feet.



Figure 3 View of Building Front

The N.W. CRA owns the adjacent site to the north (see the attached Property Ownership map).

CONSTRUCTION AREA

There are no construction documents or any other type of drawings available for the building. The building area was calculated from an aerial photo and as such may have some minor discrepancies from calculations from actual plans or building survey. However these minor discrepancies will not have a significant impact on this evaluation.

The approximate internal roofed area of the building is:

Ground Floor 1,800 square feet
Second Floor 1,800 square feet
Total Construction Area:
(+/-) 3,600 square feet.

INTERNAL DISTRIBUTION/LAYOUT

The original building use was as a commercial retail structure with two retail stores on the ground floor and what appears to have been a residential use on the second level.

The ground floor is divided into two spaces by a load bearing masonry wall that creates the two individual retail spaces. The load bearing wall supports the second floor concrete slab. An internal partition creates the bathroom on the ground floor. The second floor rooms are subdivided by wood stud walls with drywall and in a highly dilapidated and dangerous condition. Substantial amounts of debris litter the upper level and make it difficult to access. The drywall on the ceiling is collapsing.

BUILDING CONDITION

The building is in Dilapidated Condition. While the building grounds are clean the internal areas of the building are covered with detritus, collapsed building material and strong decay odors. The entry doors to the ground floor space and the stair are closed with metal doors to keep the building from being used for illegal purposes. Entering the building should be considered a health hazard.



Figure 4 Ground Floor Retail Store Internal Dividing Wall



Figure 5 Retail Store Bathroom Area Condition

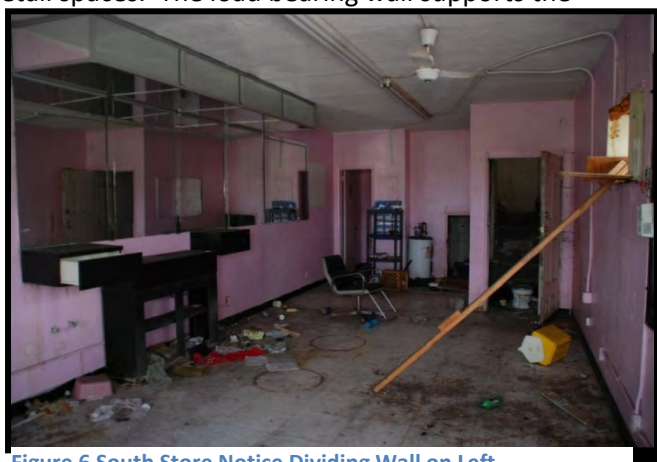


Figure 6 South Store Notice Dividing Wall on Left

The table titled "Building Components Conditions Evaluation" indicates an evaluation of the building component conditions. Except for the concrete block and the structural slab of the second floor, all of the building component systems are either in dilapidated condition or non-existent.

BUILDING STRUCTURAL CONDITION

The concrete and masonry elements of the structure do not show signs of substantial cracking, subsidence or structural damage. The roof structure will need to be totally replaced.

BUILDING AESTHETIC VALUE/ COMMUNITY CONTRIBUTION

The building was designed and constructed as a very utilitarian structure with no architectural design features or detailing of any significance. It is my professional opinion that the building does not contribute in any way to the aesthetic or cultural character of the Collier City Neighborhood.

BUILDING HISTORICAL SIGNIFICANCE

The building appears to be over 50 years old. As such the evaluation of its historical value and any potential need to preserve it should be part of any building analysis. The historic value of a building can be established through three simple criteria:

- Does the building have an architectural value that makes it representative of its time?
The building is a utilitarian structure of plain design, minimal detail and no architectural design value.
- Did an historic event or other community significant event occur in the structure?
No documented historic event or any other community significant event has ever occurred in the structure.
- Does the building contribute to the urban and aesthetic value of an ensemble of buildings of historic or architectural character?
The building is an isolated structure that makes no contribution to any building ensemble; it does not have any architectural aesthetic value.



Figure 7 View of East Side and Boarded Home



Figure 8 View of South Side of Building

Given the negative response to these questions, it is my professional opinion that the building has no historical significance to the Collier City Community or to the City of Pompano Beach.

URBAN CONTEXT DETERMINANTS

The site is zoned B-2, Neighborhood Commercial. The adjacent sites are vacant sites. Community retail has gravitated towards Atlantic Boulevard away from the commercially limited spot retail areas of N.W. 27th Avenue. Use of this building for retail purposes is not viable.

The building is in close proximity to McNair Park. Any future public use facility in the area must evaluate the economies of scale that will be created through the location of these facilities at McNair Park. The distance between the building and McNair Park is approximately 1/3 mile.



Figure 9 View of North Side of Building

BUILDING ADAPTIVE REUSE POTENTIAL

As part of the evaluation, the adaptive reuse of the structure was analyzed. This is my professional opinion regarding the potential adaptive reuse of the structure:

Commercial Adaptive Re-Use – There is little retail demand for a building of this nature on N.W. 27th Avenue. Rehabilitating this building for retail use is not cost effective or conducive to adequate community development as it will either need to be heavily subsidized to sustain it as a retail use, or be closed and potentially fall into disrepair again as it would not be a viable commercial venture.

Residential Adaptive Reuse – It is my professional opinion that the adaptive reuse potential of the building for residential is non-existent as the structure cannot be easily converted to a viable residential use without making it cost prohibitive or cost effective. The previous residential use above retail was a failure.

It is my professional opinion that this building has no reuse potential as a residential structure.



Figure 10 View of Boarded Doors on South Side

Public Use Adaptive Reuse- The building was designed as a two space commercial structure with a central load bearing wall that creates two individual stores on the ground floor. Uniting these two spaces as a single space will require substantial structural changes to the building. These structural changes will require the inclusion of new columns, beams and an involved construction process that will include shoring of the structure, etc. Minor openings could be done in the wall to unite the two spaces; however, this will maintain the individual use function of the two spaces on the ground floor.

American Disability Act (ADA)

Compliance - The building will have to meet ADA should it be used for a public function. This will imply the inclusion of an elevator to allow access to the second floor.

Given the required structural changes to the building and the high costs associated with adapting the structure to any type of public use, it is my professional opinion that the building shell does not merit being reused for any type of public facility.



Figure 11 View of Adjacent Boarded Home

BUILDING REQUIRED INVESTMENT FOR RENOVATION AND ADAPTIVE REUSE

The building will need to be remodeled over 100% of its construction area. All buildings remodeled over 50% must be brought up to present construction codes.

An order-of-magnitude cost opinion was prepared for a potential renovation of the building. The adaptive reuse assumption for the structure is that it will have some commercial/public use. Cost opinion was developed from a general conceptual idea for building reuse and the building construction area previously mentioned.

The Table titled "Order of Magnitude Cost Analysis" indicates the opinion of cost. The rehabilitation costs for the building are calculated at an approximate amount of \$541,000 in 2011 construction costs. The cost opinion is based on the assumption that the building will have a public use and has been prepared in the absence of any design drawings; the opinion of cost has been prepared from a general conceptual idea. Building component costs were calculated from the Means Building Construction Cost Data, 2011. Average per square foot cost will be in the range of \$150.00. This seems as a reasonable cost if one includes elevators, etc.

FINAL RECOMMENDATION

It is my professional opinion that it will be more economical to demolish the existing structure and construct a totally new building than it will be to renovate the existing shell of this building for a new appropriate use.





Additionally a new structure will be designed specifically for the new use, preferably, residential.

TOTAL BUILDING DEMOLITION COSTS -

The total demolition of the building is estimated at approximately \$18,000, or approximately \$5.00 per square feet.



CITY OF POMPANO BEACH & POMPANO BEACH CRA OWNED PROPERTIES

-  CITY OF POMPANO BEACH OWNED PROPERTIES
-  POMPANO BEACH CRA OWNED PROPERTIES
-  VACANT SITES
-  PROJECT BOUNDARY

Evaluation of Existing Building at NW 27th Avenue and NW 4th Court

Table: Building System Evaluation

Item	Material and Type	Condition	Replacement Percent	Comments
Site Construction				
Parking Area	Asphalt	Fair, parking areas back into street	100%	About 14 parking spaces, sufficient to meet building demand
Landscaping	Minimal	Dilapidated	100%	
Structural Components				
Exterior Walls	Masonry with plaster	Minimal surface cracks, acceptable condition	20%	Patch plaster where needed, waterproof
Roof Structure	Flat wood roof	Upper level is collapsing, Overhangs not anchored	100%	Roof structure would have to be brought up to present code
Concrete Slab	Poured concrete	Appears to be structurally sound	0%	Structural engineering review and recommendations required for final design
2nd Floor Concrete Slab	Poured Concrete	Appears to be structurally sound	0%	Structural engineering review and recommendations required for final design
Exterior and Interior Walls				
Exterior Walls	Masonry with plaster	Appears to be structurally sound	20%	
Ground Floor Interior Walls	Downstairs central wall made of solid masonry, Upper level walls of dry wall	Lower level masonry wall will need to be adapted to new use	50%	
Interior Walls / Studs and Drywall	Plastered masonry on ground floor with some drywall partitions, drywall over studs upper level	Dilapidated will need total replacement	100%	
Roofing Membrane/Roofing System				
Roof Membrane / Waterproofing	Built up roof, flat roof. Numerous leaks, water infiltration	Dilapidated	100%	Provide new to present code
Doors, Windows/Fenestration				
Doors				
Exterior	Glass store front, hollow core metal on sides and upper level access	Dilapidated will need total replacement	100%	
Interior	Non existent	Non existent	100%	
Windows				
Exterior Windows	Plywood covers openings and some remanants of windows	Dilapidated will need total replacement	100%	
Ceilings				
Lower Level	Plaster over concrete slab	Needs to be refinished and made usable	100%	
Upper level	Drywall	Collapsing, water damaged, water infiltration	100%	

Evaluation of Existing Building at NW 27th Avenue and NW 4th Court

Table: Building System Evaluation

Item	Material and Type	Condition	Replacement Percent	Comments
Building Insulation	Non existent			
Walls	Non existent	Non existent/collapsed	100%	
Ceiling	Non existent	Non existent/collapsed	100%	
Finishes				
Plaster (Exterior Walls)	Stucco over concrete block	Will need to be patched and reworked as a function of remodeling intent	40%	
Paint				
Exterior	Single color over plaster and wood fascia	Dilapidated will need total replacement	100%	
Interior	Non existent	Non existent	100%	
Flooring	Substantial amount of debris, seems to be exposed slab	Non existent	100%	
Curtains,	Non existent	Non existent	100%	
Bathrooms				
Tile	Non existent	Non existent	100%	
Electrical System				
Wiring and Panels	Typical for this type of building	Dilapidated will need to be installed to code	100%	
Fixtures Lighting	Typical for this type of building	Mostly dilapidated and useless	100%	
Telecommunications System	Non Existent	Non Existent	100%	
Plumbing System				
Potable Water Supply Piping	Not Visible	Not visible, system will need to be totally replaced	100%	
Waste water system	Not Visible	Not visible, system will need to be totally replaced	100%	
Bathroom Fixtures	Typical for commercial building of the period	Dilapidated and missing, will need to be replaced	100%	
Water Heater	Non-existent	Non-existent	100%	
HVAC System				
Ducts	Non-existent	Non-existent	100%	
HVAC Unit(s)	Non Existent	Non-existent	100%	

BERMELLO, AJAMIL & PARTNERS, INC.

ORDER OF MAGNITUDE TYPE BUDGET

City of Pompano Beach N.W. CRA

Based on General Concept Idea

Building at NW 27th Ave. & NW 4th CT.

DESCRIPTION : Gutting and Adaptive Re-Use of CBS structure at the Northeast corner of NW 27th Ave and NW 4th Court, City of Pompano Beach NW CRA jurisdictional area.

BUDGET: TBD
New Sq Ft: 0
Existing Sq Ft: 3,600

PROJECT No. :

Total Sq Ft: 3,600

DATE: August 31, 2011

DIVISIONS	Description	Quantity	Unit	Unit Cost	Total Cost
Division No. 1	GENERAL CONDITIONS				
	Mobilization / Demobilization	1.0	LS	\$ 1,500.00	\$ 1,500.00
	Office Expenses	1.0	MO	\$ 600.00	\$ 600.00
	Field Personnel	1.0	MO	\$ 3,000.00	\$ 3,000.00
	Schedule (Initial)	1.0	MO	\$ 300.00	\$ 300.00
	Schedule (Periodic)	3.0	MO	\$ 300.00	\$ 900.00
	Shop Drwgs, RFI, RFC, Etc	1.0	MO	\$ 1,500.00	\$ 1,500.00
	Quality Control	2.0	MO	\$ 850.00	\$ 1,700.00
	Temporary Power	1.0	MO	\$ 250.00	\$ 250.00
	Toilet	1.0	MO	\$ 125.00	\$ 125.00
	Temporary Fencing & Protection Panels	1.0	LS	\$ 1,000.00	\$ 1,000.00
	Disposal of Construction Debris	4.0	MO	\$ 850.00	\$ 3,400.00
	First Aids	1.0	MO	\$ 75.00	\$ 75.00
	Protective Equipment	1.0	MO	\$ 150.00	\$ 150.00
	Tool Crib	1.0	MO	\$ 125.00	\$ 125.00
	Janitorial Cleaning	2.0	MO	\$ 300.00	\$ 600.00
	Surveying and Testing	1.0	LS	\$ 800.00	\$ 800.00
				\$	-
	Performance Bond	3.00%	LS	\$ 380,000.00	\$ 11,400.00
	Permits	1.00%	LS	\$ 380,000.00	\$ 3,800.00
	Insurance	1.00%	LS	\$ 380,000.00	\$ 3,800.00
				\$	35,025.00
Division No. 2	DEMOLITION				
	Clean Up of Existing Debris	1.0	SF	\$ 2,300.00	\$ 2,300.00
	Demolition and Removal of Existing Roof	1,680.0	SF	\$ 2.50	\$ 4,200.00
	Demolition of Interior Partitions	3,600.0	SF	\$ 1.50	\$ 5,400.00
	Excavation for New Elevator Foundation	1.0	UN	\$ 2,000.00	\$ 2,000.00
	Removal of Existing Asphalt Parking	600.0	SF	\$ 1.50	\$ 900.00
	Electrical Gen. Demo.	3,600.0	SF	\$ 0.50	\$ 1,800.00
				\$	16,600.00
	NEW SITEWORK				
	New Parking Areas	1,200.0	UN	\$ 12.00	\$ 14,400.00
	New Sewer and Water Service	1.0	UN	\$ 4,000.00	\$ 4,000.00
				\$	18,400.00
Division No. 3	CONCRETE				
	Rework of Exterior Concrete Sidewalks	1.0	UN	\$ 20,000.00	\$ 20,000.00
	Opening of Central Wall on Ground Floor	500.0	SF	\$ 30.00	\$ 15,000.00
	Elevator Pit	1.0	UN	\$ 8,000.00	\$ 8,000.00
	Minor Repairs to Concrete Beams and Cols.	1.0	UN	\$ 5,000.00	\$ 5,000.00
				\$	48,000.00
Division No. 4	MASONRY				
	New CMU Wall	600.0	SF	\$ 12.00	\$ 7,200.00
				\$	7,200.00
Division No. 5	METALS				
Division No. 6	WOOD				
	Rough Carpentry - General	3,600.0	SF	\$ 1.50	\$ 5,400.00
	Finish Carpentry - General	3,600.0	SF	\$ 1.00	\$ 3,600.00
	New Roof Trusses	1,800.0	SF	\$ 7.00	\$ 12,600.00
	Miscellaneous Wood Blocking - General	3,600.0	SF	\$ 0.50	\$ 1,800.00
				\$	23,400.00

Division No. 7	THERMAL AND MOISTURE				
	New Sloped Roof with Roof Tiles	1,800.0	SF	\$ 6.00	\$ 10,800.00
	New Insulation on Roof and Walls	3,600.0	SF	\$ 1.75	\$ 6,300.00
	Caulking and Sealants	1.0	UN	\$ 20,000.00	\$ 20,000.00
					\$ 37,100.00
DIVISIONS	Description	Quantity	Unit	Unit Cost	Total Cost
Division No. 8	DOORS AND WINDOWS				
	New Entrance Doors	1.0	UN	\$ 1,500.00	\$ 1,500.00
	Exterior Double Doors including Frames and Hardware	2.0	UN	\$ 1,050.00	\$ 2,100.00
	Interior Doors including Frames and Hardware	10.0	UN	\$ 300.00	\$ 3,000.00
	New Windows	400.0	SF	\$ 40.00	\$ 16,000.00
					\$ 22,600.00
Division No. 9	FINISHES				
	Stucco - Skim Coat	3,600.0	SF	\$ 3.00	\$ 10,800.00
	Drywall Partitions	3,600.0	SF	\$ 4.00	\$ 14,400.00
	Drywall Ceilings	3,600.0	SF	\$ 4.75	\$ 17,100.00
	Ceramic Tile Floor	3,600.0	SF	\$ 5.00	\$ 18,000.00
	Ceramic Tile Floors and Walls - Restrooms	800.0	SF	\$ 6.00	\$ 4,800.00
	Millwork - Counters	15.0	LF	\$ 300.00	\$ 4,500.00
	Painting - Interior Walls and Ceilings	3,600.0	SF	\$ 0.75	\$ 2,700.00
	Painting - Perimeter Wall and Beams	3,600.0	SF	\$ 0.95	\$ 3,420.00
					\$ 75,720.00
Division No. 10	SPECIALTIES				
	Toilet Accessories	4.0	UN	\$ 250.00	\$ 1,000.00
	Mirrors - Above Counters	50.0	SF	\$ 15.00	\$ 750.00
	Toilet Compartments	4.0	UN	\$ 1,000.00	\$ 4,000.00
	Fire Extinguishers	4.0	UN	\$ 300.00	\$ 1,200.00
	Drinking Fountains	2.0	UN	\$ 650.00	\$ 1,300.00
	Signage Package	1.0	UN	\$ 300.00	\$ 300.00
	Stair Railings	1.0	UN	\$ 1,500.00	\$ 1,500.00
					\$ 10,050.00
Division No. 14	CONVEYING SYSTEMS				
	Elevator - Small Cab	1.0	UN	\$ 50,000.00	\$ 50,000.00
					\$ 50,000.00
Division No. 15	PLUMBING AND HVAC				
	Plumbing - General	8.0	UN	\$ 2,000.00	\$ 16,000.00
	Ventilation for Public Restrooms	1.0	UN	\$ 1,000.00	\$ 1,000.00
	Fire Sprinklers at New Areas	3,600.0	SF	\$ 3.00	\$ 10,800.00
	HVAC - Chiller System and Ductwork	3,600.0	SF	\$ 6.00	\$ 21,600.00
					\$ 49,400.00
Division No. 16	ELECTRICAL				
	Additional Panels and Switchgear - General	1.0	UN	\$ 4,000.00	\$ 4,000.00
	Power - General	3,600.0	SF	\$ 4.00	\$ 14,400.00
	Lighting - General	3,600.0	SF	\$ 1.00	\$ 3,600.00
	Fire Alarm System / New & Modifications	3,600.0	SF	\$ 0.24	\$ 864.00
					\$ 22,864.00
	Subtotal				\$ 416,359.00
	Contingency @ 15%				\$ 74,944.62
	General Contractor's Fee @ 12%				\$ 49,963.08
	GRAND TOTAL				\$ 541,266.70

Notes:

This is a cost opinion of order-of-magnitude based on concept ideas for the existing building shell. Costs may decrease or increase once a real program and actual drawings are prepared.

Building at NW 27th Avenue and 4th Court (450 NW 27th Ave.)
Re-Use Potential Options Evaluation

Potential Reuse Option	Program		Cost	Evaluation
	Ground	Second		
Retail Commercial	Two Retail Stores	Office	\$500,000	Sales would have to be substantial to sustain the rent level required to carry the investment. Retail failed on this property before
Community Use	Community Use	Community Use	\$541,000	City of Pompano Beach policy decision. Consideration of remodeling costs plus long term Operations and Maintenance costs for facility
Residential				
Town Home	One Unit at 1,800 s.f	One Unit at 1,800 s.f.	\$541,000	Total 2 units. Costs per unit will be approximately \$275,000 per unit; exclusive of land. Will be substandard towhome unit with parking on side
Apartments	Two Apartments at 900 s.f. each	Two Apartments at 900 s.f. each	\$541,000	Total 4 units. Costs per unit will be approximately \$135,000 per unit; exclusive of land. Parking for units on side.

Architecture
Engineering
Planning
Interior Design
Landscape Architecture

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