

DATE: November 5, 2025

TO: Mayor, Vice Mayor, Commissioners

FROM: Suzette Sibble, Assistant City Manager 
Jeff Lantz, Parking Manager
Allison Feurtado, Finance Director

RE: Parking Fund Update - Approval of New Barrier Island Garage Finance Plan

Background: Establishment of Parking Enterprise Fund

In 2013, the City of Pompano Beach established a Parking Enterprise Fund ("Fund") to consolidate parking revenues and support:

- Development of new parking facilities via debt financing
- Leasing of private property for short-term parking
- Acquisition of land for long-term parking
- Operations and maintenance
- A reserve for operational disruptions due to severe weather/force majeure events

Shortly thereafter, the City and CRA invested over \$15 million to modernize the beachfront from Atlantic Blvd. to NE 5th Street. Improvements included expanded sidewalks, new lighting, added on-street parking, playground upgrades, exercise equipment, dune restoration, and new public gathering spaces.

Pier Garage & Redevelopment Impact

In 2016, the City opened the Pier Garage—a five-level, 625-space structure west of the fishing pier. It quickly became vital to beach access and was instrumental in attracting high-quality tenants to the now-thriving Pompano Beach Fishing Village, including Beach House, Oceanic, Lucky Fish, Baresco, Kilwins, How Ya Brewin, Burger Fi, Alvin's, Island Water Sports and the Hilton Hotel. The area is now a regional destination with robust amenities, vibrant events, attracting continued private investment. In April 2026 the Sandbar at Pompano Beach is expected to open and the W Pompano Beach Hotel and Residences by fall 2029.

New Barrier Island Garage: 109 N. Ocean Boulevard

Establishing A Need

Due to continued parking demand and the planned development of the Related Group's parcel (20 N. Ocean – aka Parcel A), which will eliminate a "net" 150 public parking spaces, a permanent parking solution is required for the barrier island to provide for stability in the long-term. However, given the high cost of parking structures (plus the cost of financing) and limited land controlled by the city on the barrier island, the reality is that the long-term strategy for the barrier island has to also include expansion of micro-transit options (discussed below). See **Attachment 2** for garage sizing.

Past Solicitation Efforts for a New Public Parking Garage – 109 N. Ocean Blvd.

- **2022:** Initial solicitation for a mixed-use public-private project was terminated due to COVID-19 impacts and rising construction costs since the initial solicitation had been issued.

- **2024:** The City received a responsible and responsive bid for a mixed-use public-private project. Unfortunately, the proposer withdrew their proposal.

Market conditions, combined with the City’s charter restriction prohibiting lease appropriations longer than five years, also hindered the private sector’s ability to construct or finance the garage with spaces leased back to the City. Under this model, the private sector would have been responsible for financing the garage, which would require a lease term from the City that aligns with their financing period to borrow funds needed to construct the garage.

Public Garage Development – 109 N. Ocean Blvd.

In order to avoid further delays, the City opted to proceed with issuing RFP #25-001 in fall 2024 just for the construction of a minimum 700 space parking garage, and Whiting-Turner (WT) was selected as the top-ranked firm in May 2025, with a proposal to construct a 715-space garage with a contract price of \$32,876,690. WT proposed a beautiful coral wrap design for the garage with artistic elements which will be done by local artist Dennis Friel, responsible for the artwork on the 5th Avenue and Atlantic Boulevard Bridges (see **Attachment 1**). WT has committed to over 25% local participation for the contract. The garage will be sited on the southwest corner of the site, along Riverside Drive. The negotiated contract is scheduled for City Commission approval on November 13, 2025.

Construction Timeline & Interim Parking

- **Anticipated Design Completion/Begin Construction:** Summer 2026
- **Anticipated Construction Completion:** Fall 2027

New Parking Garage Funding Plan

- **Total Cost:** \$32,876,690
 - Design/Soft Costs: \$3,037,041 (paid from Parking Fund CIP/reserves)
 - Construction: \$29,839,649 (to be financed) – see **Attachment 3** for preliminary debt repayment schedule
- **Proposed Debt Issuance:** ~\$31M – includes costs of issuance and premium
 - Term: 30 years
 - Estimated maximum annual debt service: \$2.3M – subject to market conditions at time of issuance
 - Rate expectation: 5.5%
 - Anticipated debt issuance – summer 2026

The Parking Fund’s pro forma (See **Attachment 4**) confirms capacity to support this debt, maintain operations, and fund future mobility initiatives (e.g., micro-transit). All debt financing documents will be presented to the City Commission for approval at a future date. Contract with Whiting Turner stipulates that the construction component cost is contingent upon approval of the debt financing documents and successful issuance of the debt.

Managing Parking Disruption and Public Outreach Pre/During Construction

During construction of the new City parking garage, there will be an overlap with the project at 20 N. Ocean of about 1 year. While the new City garage is under construction, WT has determined that a total of 40 parking spaces out of the 278 spaces on the site would continue to be accessible by the public. Below is the City’s plan of action to manage disruption:

- Ramp up the Circuit program to reduce inconvenience to residents and patrons of businesses in the area
 - add additional golf carts during construction focused on golf cart on-demand pick up destinations such as the Fishing Village area and neighboring businesses east of A1A, businesses west of A1A (fishing charters, South Florida Diving, Scuba Time) and Harbor Village shops (included as this area might see an increase in parkers to walk to establishments on the barrier island)
 - potential connection of on demand carts to free community shuttle green route
- Utilize the 200 recently added City parking spaces on the St. Martin's site for additional parking
- Drive public to privately managed public parking at the southwest corner of A1A and Atlantic Blvd.
- Incentivize barrier island employees of businesses to park at the St. Martin's lot freeing up premium parking east of the intracoastal
- Communicate with area businesses ahead of construction as to the plan and work with area businesses to encourage
- One month pre-construction, launch a robust public outreach campaign with residents and visitors (social media, flyers, condos, hotels, water bills etc.)

Micro-Transit Expansion – Circuit Ride Share

Launched in 2021, the **Circuit** on-demand ride-share service has reduced traffic and emissions, with a reduction of ~6.4 metric tons of GHG emissions monthly. Circuit also averages 10,000 riders monthly. Destinations include the Fishing Village, Harbor Village and Publix. The Program has been and will continue to be instrumental in reducing parking demands for the City.

- **Long-term Planning:** Micro Transit is part of the City's Strategic Plan
- **Recent Expansion:** Recently extended to Harbor Village neighborhood
- **July 2025:** RFP #2025-015 issued for five more years of service
- **Upcoming Action:** Staff recommendation to award contract to Circuit Transit Inc. in November 2025, with optional future pricing to expand services
- **Future Expansion & Strategy:**
 - ✓ Golf carts west of federal highway to service Old Town within next year
 - ✓ Adding larger capacity vehicles to service longer routes for east-west connectivity (FDOT grant application pending)
 - ✓ Pursue additional FDOT grants
 - ✓ Provide for free service as long as Parking Fund can sustain

Old Town Parking Expansion

Revitalization efforts in Old Town have successfully attracted new businesses such as South Bar & Kitchen, The Vault, and Soulful Steep as well as residential development.

Recent and Planned Parking Investments

- **Past Investments:**
 - \$7M in streetscape improvements adding on-street parking (2015)
 - 49-space and 19-space lots added in 2015–2016
- **Current 2025 Investments, Terminated Arrangements and Future Planned Investment:**
 - City contemplated a lease with the First Baptist Church to allow for the construction of a public parking garage on a portion of their lot. However, due to a failed ballot initiative in November 2024, which would have allowed for leases longer than 5 years (necessary to

allow the City to finance the construction of the parking garage over a 30-year term) discussions had to be terminated. In addition, the City and First Baptist were unable to come to terms for the continued leasing of their surface lot for five (5) years

- Acquired and cleared the Pompano Pharmacy site; now a 39-space temporary lot
- Converted CRA lot north of Pompano Supermarket into a 35-space lot
- Exploring acquisition of private lot at NE 3rd St & NE 2nd Ave for short term plans for an 80-space temporary lot with potential for a new parking garage (size TBD) with retail liner.
- The City/CRA plans to develop 200–300 public parking spaces on the pharmacy/plaza site, as part of a mixed-use project in conjunction with RocaPoint Partners, master developers for the Downtown.

Proposed Parking Ordinance Updates

Staff will present proposed ordinance changes to the City Commission in December 2025, including, but not limited to:

1. **Hourly Rate Increase:** 20% increase to ensure long-term sustainability – effective upon ordinance approval. Proposed rates would remain competitive with neighboring communities – see **Attachment 5** for rate survey. Note Harbor Village rates will remain unchanged.
 2. **Residential Discount Increase:** From 20% to 50% via Pay By Phone app (including Pier Garage) – Effective upon ordinance approval.
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Conclusion

The City's Parking Enterprise Fund continues to play a critical role in supporting economic growth, mobility, and sustainability. Through strategic investments in parking infrastructure and alternative transportation, the City is ensuring long-term access and convenience for residents, visitors, and businesses.