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Amended and Restated East CRA Plan
for the
Pompano Beach Community
Redevelopment Agency

Adoption Date: November 13, 2001

Amended Date: May 21, 2024



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I. SECTION ONE – EXECUTIVE SUMMARY

A. Introduction

This amendment to the East CRA Plan (the Plan) for the East CRA District of Pompano Beach (East CRA) serves to revise the Plan for the East CRA to reflect current priorities, market conditions and extends the term of the East CRA.

On September 12, 2000, the City Commission of Pompano Beach determined the existence of slum or blighted conditions and designated a certain area appropriate for community redevelopment by Resolution No. 2000-285. Broward County passed a resolution delegating and conferring certain powers to the City for the CRA on July 10, 2001. By Ordinance No. 2002-11, the East CRA was created by the City on October 9, 2001.

Much has changed since the 2001 Plan. Previous priorities and projects are underway or have been completed. Existing programs have been reviewed for continuing relevance and new programs have been added to the task of addressing the conditions of slum or blight. This amended Plan will serve to consolidate and document the cumulative changes in programs and priorities for the East CRA.

The current boundaries of the East CRA are shown in Figure 1.1. The total area included is 158 acres, representing roughly 1% of the land area of the City. Various economic indicators, such as median household income or median property values, are generally similar to the county or the statewide medians. This is due to the primary housing type in the East CRA being mid and high-rise condominiums on the barrier island, not typical for the rest of the county.

The East CRA is a mature area, largely developed in the 1950s and 1960s. Despite an advantageous location on the Atlantic Ocean, with Atlantic Boulevard serving as a major connector to the waterfront, it has only started attracting new investment in recent years. The goals of the East CRA are to leverage this prime location and foster the incremental redevelopment of the aging properties into a vibrant, mixed-use neighborhood with high quality amenities.

The economics and market of the East CRA are trending upward and the District has been able to make substantial progress in the past decade. Numerous projects in the original Plan have been completed, resulting in new interest in investing in the East CRA and furthering the goal of establishing a secure base for future growth.



Figure 1.1 - East CRA Boundaries

B. Background

Originally formed in 2001, the East CRA is now over twenty years old. Its initial focus was the improvement of the beach and commercial properties. The strong real estate market of the early 2000s contributed to tax increment growth, so that the East CRA is able to fund a wide variety of programs discussed in this Plan. Although the East CRA has not been immune to the real estate downturn that affected the rest of Florida, it has been able to plan and fund substantial improvements to the area. Thus, it has a fairly secure financial base despite a short term drop in tax increment revenues.

Much still remains to be done, however. The accomplishments of the East CRA are notable, particularly in planning for streetscape improvements, revising the land development regulations, and completing the major elements of the Pier Development. New investment is starting to occur in the East CRA. The East CRA still has some significant redevelopment opportunities. There is a need for additional public parking. There are infill opportunities west of the Intracoastal, particularly in the commercial areas, for hotels and restaurants, mixed-use developments and residential projects.

C. The Future

The objective for the next several years is to continue to build on the private investment attracted to the East CRA through land assemblage for public parking and mixed-use development, public transit opportunities, enhancing the public realm by encouraging public art, and creating public open space. Ongoing initiatives include attracting and retaining hotel, residential and commercial

mixed-use developments, maintain a façade improvement program, attract new businesses through redevelopment efforts and disseminating information about the East CRA area. A portion of tax increment revenues may be dedicated to future debt service through issuance of Tax Increment Revenue Bonds.

In March 2020, the CRA relocated the historic McNab House and Garage from 1750 East Atlantic Boulevard to McNab Park (Park) located directly on the commercial corridor at 2250 E. Atlantic Boulevard. The intent was not only to save the home from demolition but to repurpose it into a restaurant to activate the Park which has fallen victim to vagrancy and loitering over the years. Referred to as The McNab House and Botanical Gardens, the project will help transform the area from an outdated park into a unique destination. Plans call for renovation of the McNab House and Garage into a restaurant and transform the Park into an open space botanical garden with public amenities and educational opportunities.



Figure 1.2 – McNab Park Conceptual Plan

The CRA has acquired properties on 22nd Avenue next to the McNab House and Botanical Garden site which in the interim will provide temporary parking for the restaurant. Long term plans call for a parking garage with a retail liner that will service the restaurant, residents and visitors of the garden and facilities onsite. Additional property acquisition will be needed.



Figure 1.3 – City and CRA-Owned Property

The City issued a Request For Proposal for development on the City owned parcel referred to as Oceanside, located on the barrier island. Currently a surface parking lot, the intent is to enter into public/private development agreement for construction of a hotel, parking garage, ground floor commercial with a driveway connecting N. Ocean Boulevard to Riverside Drive. The development of this site will lead to the continued success of the beach area.



Figure 1.4 – City owned parcel - 109 Riverside Drive (Oceanside)

Funding projections for the next five years are included in Section VI of this Plan. It should be noted that these projections are conservative, which is to say that they assume no increase in millage rates and a modest increase in taxable value due to new development.

D. Organization of the Plan

This redevelopment plan is organized into several sections, as follows:

- Section I, this Section, provides an executive summary of the Plan.
- Section II provides background information and a summary of certain statutory requirements of the Community Redevelopment Act, as provided for in Florida Statutes, Section 163, Part III (the Act).
- Section III provides a summary of the existing conditions in the East CRA. It provides a physical assessment as well as economic and demographic information.
- Section IV provides an analysis of the needs and opportunities in the East CRA
- Section V itemizes and documents all of the East CRA programs and initiatives.
- Section VI contains the financial analysis and projections.
- Appendices provide supporting data and documentation, including a boundary description and copies of relevant resolutions and ordinances pertaining to the formation and operation of the East CRA.

II. SECTION TWO – BACKGROUND

A. Introduction

The City of Pompano Beach is located in Broward County, Florida; more specifically in the eastern part of the county along the shores of the Atlantic Ocean. The population of the City within the incorporated area is estimated at 112,308 in 2022. Broward County grew from 1,752,800 in 2010 to an estimated 1,946,889 in 2022, an increase of 11.09%. The establishment of the Pompano Beach Community Redevelopment Agency (NW CRA) in 1989 and a new district (East CRA) in 2001 was intended to help address the slum and blighted conditions of two blighted areas of the City.

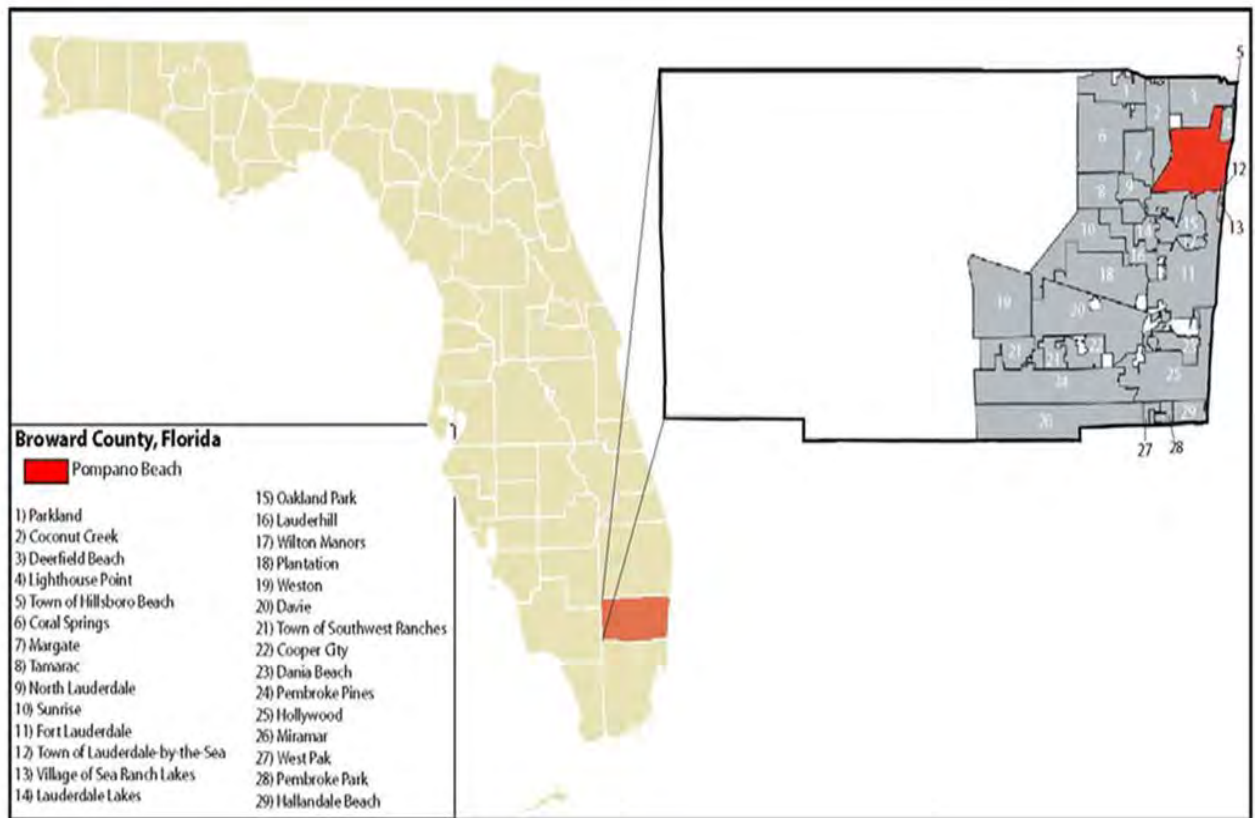


Figure 2.1 – Map of Broward County

The purpose of the East CRA is to revitalize both the physical and economic environment of the area, which contains 158 acres. The redevelopment area is depicted graphically in Figure 2.2. Appendix A provides a legal description of the boundaries of the East CRA area.



Figure 2.2 – Pompano Beach East CRA Area Boundary

The East CRA Plan, established in 2001, provides the framework for redevelopment activities within the East CRA. Because it is not practical for the CRA to fund and implement all redevelopment projects within the CRA at one time, the Plan sets forth a series of implementation steps and specific projects intended to leverage or stimulate the type of public interest and private investment necessary to achieve the revitalization. The City Commission, by Ordinance No. 2002-58 formally adopted the original version of the Plan on November 13, 2001. The Plan was amended by Resolution No. 2011-60 on May 17, 2011 by the CRA Board and formally adopted by the City Commission on May 21, 2013 by Resolution No. 2013-219.

This amended and restated plan, when duly adopted by the City Commission, will serve as the Community Redevelopment Plan for the East CRA.

B. Authority to Undertake Community Redevelopment

This document has been prepared under the direction of the CRA in accordance with the Community Redevelopment Act of 1969 (The Act”), F. S. 163, Part III, as amended. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Act confers upon counties and municipalities the authority and powers to carry out “Community Redevelopment.” For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida State Statutes, Section 163.340, shall apply:

“Community redevelopment” or “redevelopment” means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community

redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.”

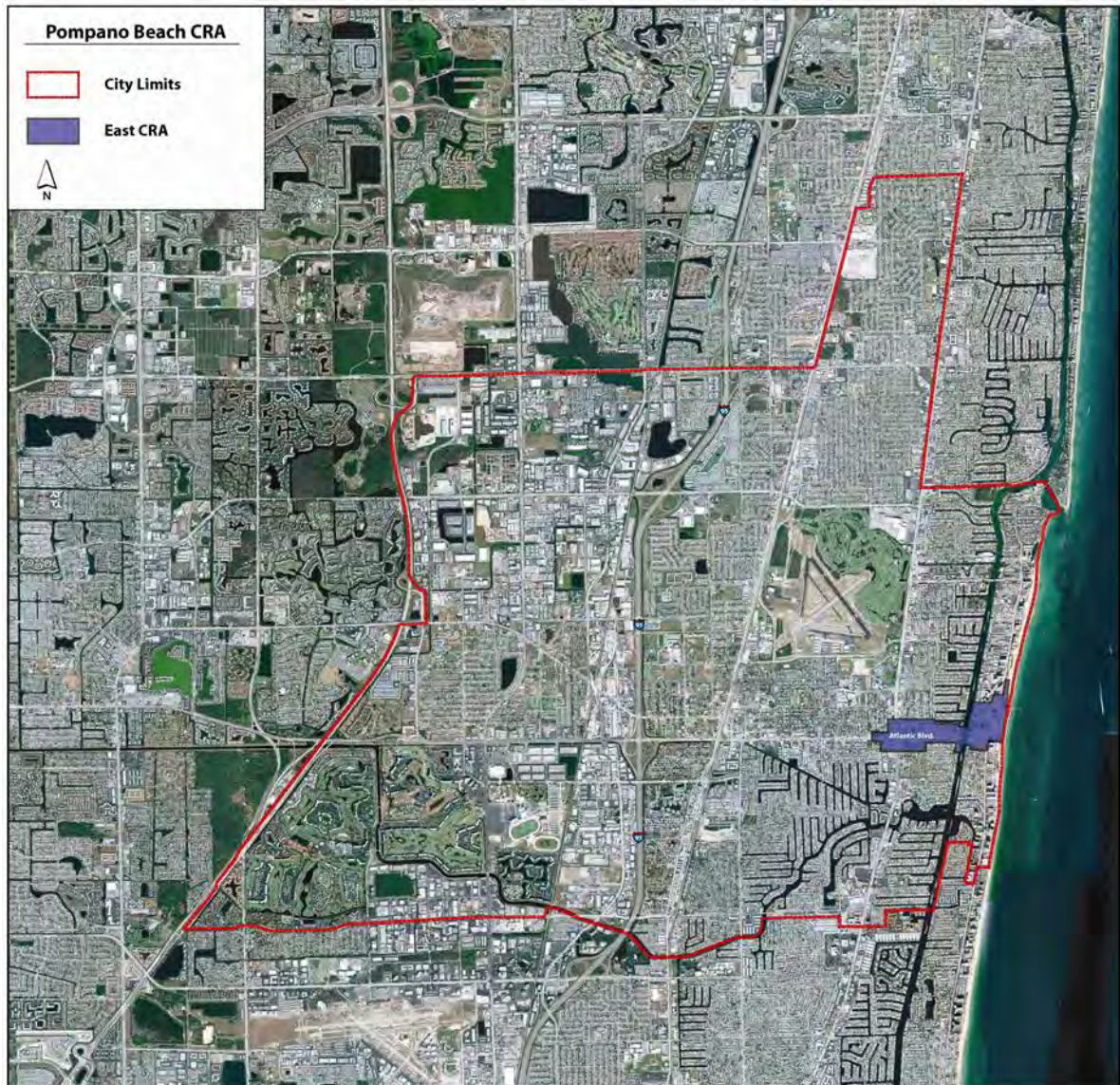


Figure 2.3 – Pompano Beach city limits and East CRA Boundary

The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a “Finding of Necessity” by the governing body. This finding, as stated in FS 163.355, must demonstrate that:

- (1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and,
- (2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the county or municipality.

C. Creation of the Community Redevelopment Agency

Upon the adoption of a “Finding of Necessity” by the governing body and upon further finding that there is a need for a community redevelopment agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as a “Community Redevelopment Agency.” The Agency shall be constituted as a public instrumentality, and the exercise by the Agency of the powers conferred by Florida Statute Chapter 163, Part III, shall be deemed and held to be the performance of an essential public function. (Section 163.356(1)).

The City Commission of Pompano Beach on September 12, 2000, determined the existence of slum or blighted conditions and designated a certain area appropriate for community redevelopment by Resolution 2000-285. Broward County passed a resolution delegating and conferring certain powers to the City for the East CRA on July 10, 2001, by Resolution 2001-758.

The specific powers conferred to the City were:

1. to make a finding that there is a need for a community redevelopment agency to function in the City;
2. to adopt a resolution declaring the need for an agency in the City;
3. to create an agency;
4. to appoint a Board of Commissioners of the agency;
5. to designate a chair and vice chair from among the commissioners appointed by the agency;
6. to employ an executive director, technical experts, and such other agents and employees it deems necessary for the agency;
7. to employ or retain legal counsel and staff;
8. to appropriate to the agency, from City funds, such amounts as the City deems necessary for the administrative expenses and overhead of the agency as those terms are further defined in the Agreement of Understanding;
9. to remove a commissioner from the agency;
10. to prepare a community redevelopment plan.

11. The County Resolution also required the City and County enter into an Agreement of Understanding which outlines a number of issues in connection with the proposed CRA's obligations and responsibilities to each taxing authority, including:

1. limiting the size of the proposed East CRA to the area defined in the East Pompano Beach District Study Area comprised of approximately 158 acres;
2. agreeing that the County's share of tax increment from the proposed CRA shall not be used for administrative purposes;
3. using tax increment from the East CRA for those projects within the Community Redevelopment Plan;
4. establish a "Critical Path Timeline" for the East CRA project(s);
5. agreeing to provide a financial plan within the Community Redevelopment Plan to include making CRA financing and/or investment available only after firm financial commitments are in place for any project(s) as provided in the Agreement of Understanding.

The County Resolution further requires the City to minimize the new fiscal impact from the proposed CRA by including the following restrictions and covenants in the Agreement of Understanding:

1. limit the County's contributions via tax increment revenues to an amount and term that are mutually agreed to in order to meet the minimum requirements of the adopted development and financial plans;
2. any and all tax increment revenues generated in excess of minimum revenue coverage of debt service requirement, if such requirements exist, will be returned to each taxing authority annually or utilized to accelerate the repayment of outstanding principal.

The East CRA was created by the City by Ordinance 2002-11.

D. Amendment to the Community Redevelopment Plan

Amendment to the Plan is allowed by the Act. This amended and reinstated plan was approved by the CRA Board by Resolution No. 2011-60 and by the City Commission via Resolution No. 2013-219. This amended and restated plan will replace in their entirety the prior versions of the Plan.

E. Powers of the Community Redevelopment Agency

As authorized by the Act, a wide variety of powers are available to the City to carry out redevelopment activities. These powers were delegated to the City by Broward County pursuant to Resolutions No. 80-534 and 2001-758. By the adoption of Ordinance No. 2002-11, the City Commission of Pompano Beach declared itself to be the Community

Redevelopment Agency for the East CRA District, and may exercise the following powers conferred upon it by the Act, Section 163.370:

- a. To make and execute contracts and other instruments.
- b. To disseminate slum clearance and community redevelopment information.
- c. To undertake and carry out community redevelopment projects and activities including acquisition of a slum or blighted area, the demolition and removal of buildings, installation of streets, utilities, parks, playgrounds and other improvements, disposition of acquired property at its fair market value, carrying out plans for a program of repair and rehabilitation in accordance with the Community Redevelopment Plan, acquisition of real property in the Community Redevelopment Project area (under the Community Redevelopment Plan) is to be repaired or rehabilitated for dwelling use, acquisition of real property when necessary to eliminate unsafe conditions or eliminate obsolete uses detrimental to the public welfare, and the acquisition of air rights in an area consisting principally of land in highways, railway tracks, bridge entrances or other similar facilities which have a blighted influence on the surrounding area.
- d. Construction of foundations and platforms necessary for the provisions of air rights in an area consisting principally of land in highways, railway, bridge or tunnel entrances or other similar facilities for the provision of housing for low and moderate income persons.
- e. To provide for streets, roads, public utilities or other facilities.
- f. To acquire, lease or option any real property to hold, improve or prepare for redevelopment.
- g. To mortgage, pledge, hypothecate or otherwise encumber to dispose of any real property.
- h. To insure or provide for insurance of any real property against risks or hazards.
- i. To invest Community Redevelopment Funds held in reserve.
- j. To borrow money and to apply for and accept advances, loans, grants, contributions and any other form of financial assistance from the Federal Government, the State, County or other public body or from any sources, public or private and to give security as may be required.
- k. To make surveys and plans necessary to carry out the purposes of the agency.
- l. To develop and demonstrate new or improved means of providing housing for families and persons of low income.
- m. To prepare plans for and assist in the relocation of persons displaced from a Community Redevelopment Area and to make relocation payments for moving expenses and losses of property.
- n. To develop and implement community policing innovations.

F. The Community Redevelopment Area

Pursuant to the Act, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. The East CRA generally consists of the commercial corridor of Atlantic Boulevard from Northeast 18th Avenue to the Atlantic

Ocean. While the City's beachfront has been largely redeveloped since the inception of the East CRA, the commercial areas of the East CRA, as well as the public open spaces, still need redevelopment attention.

G. The Community Redevelopment Plan

All public redevelopment activities expressly authorized by the Act and funded by tax increment financing must be in accordance with a redevelopment plan approved by the City Commission. Like the City's Comprehensive Plan, the community redevelopment plan is an evolving document, which is evaluated and amended on a regular basis in order to accurately reflect changing conditions and community objectives. City Ordinance No. 2002-58 adopted the original Plan on November 13, 2001. As indicated above, the Plan was amended and restated in 2013.

In accordance with FS 163.362, the Community Redevelopment Plan must include the elements enumerated below. In the following discussion, the language from the statute is shown in italic type, and a brief response to each point follows in normal type.

- 1) *Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.*

A description of the boundaries of the East CRA is included in Appendix A. The area within these boundaries was found to contain slum and blight in Resolution 2000-285, adopted by the City Commission. This Resolution is included in Appendix B.

- (2) *Show by diagram and in general terms:*

- a. *The approximate amount of open space to be provided and the street layout.*
- b. *Limitations on the type, size, height, number, and proposed use of buildings.*
- c. *The approximate number of dwelling units.*
- d. *Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.*

Maps of the East CRA and a general description of the existing physical and regulatory conditions are included in Section 3. The area within the East CRA remains subject to the City's Comprehensive Plan and zoning regulations, which stipulate limits on locations, sizes, height, etc. of dwelling units, streets, and park and recreations areas, among other things. Recommendations and programs to correct specific deficiencies in any of these elements are detailed in the Plan.

(3) If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

Neighborhood impacts of the redevelopment plan are addressed in Section 4.D of the Plan.

(4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.

Section 6 of the Plan describes the process for revenue and expense projections over time. A strategic finance plan is adopted for a five-year period and adjusted as needed. Specific public capital projects are identified in the strategic finance plan.(5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

(5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

The Plan requires only CRA-eligible activities shall be performed to achieve the CRA's redevelopment objectives. At the time of creation of the East CRA, the City and the County entered into an Interlocal Agreement dated November 27, 2001 (the "Interlocal Agreement") which provides certain safeguards for redevelopment activities. The strategic finance plan, as prepared for each five-year period also identifies specific redevelopment activities which provides the necessary safeguards for ensuring that redevelopment will be carried out pursuant to the Plan.

(6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

Regulatory and zoning authority over any parcel in the CRA is reserved to the City. The CRA may recommend, draft, and administer certain regulatory amendments and design guidelines to assist with redevelopment efforts, which amendments will be implemented by City ordinance. Most redevelopment projects will be the subject of a development agreement that will provide necessary restrictions and covenants that may run with the land or provide a period of restriction that protects the redevelopment objective of the project.

(7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

Due to the predominant uses in the East CRA the need for replacement housing for the relocation of persons temporarily or permanently displaced is highly unlikely. The CRA has, however, provided for relocation incentives contained in the East CRA Relocation and Development Incentive Program.

(8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.

Portions of the East CRA consist of residential uses. The Plan encourages private sector development of mixed use that incorporates residential, recognizing that the market rate residential should include an affordable component whenever possible pursuant to the City's affordable housing policies.

(9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

Detailed financial projections are established in five-year increments, in the form of a strategic finance plan, as described in Section 6 of the Plan. These financial projections are reviewed and updated at least annually, so that the CRA is always able to look ahead and plan for adequate financial resources to undertake its activities.

(10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to Section 163.361(1).

The current expiration date for completing all redevelopment is December 31, 2031 (the Expiration Date). Because the remaining objectives of the Plan will require the issuance of bonds as one of the available funding sources, this amendment to the Plan will extend the life of the East CRA for a period of thirty years from the Expiration Date on December 31, 2061. (the Extension). Moreover, this amendment acknowledges that the Extension will not involve any of the taxing authorities, whose statutory obligations regarding the East CRA will expire on the Expiration Date.

(11) Subsections (1), (3), (4), and (8), as amended by s. 10, chapter 84-356, Laws of Florida, and subsections (9) and (10) do not apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body has approved and adopted a community redevelopment plan pursuant to s. 163.360 before chapter 84-356 became a law; nor do they apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body or agency

has adopted an ordinance or resolution authorizing the issuance of any bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a community redevelopment plan as approved and adopted before chapter 84-356 became a law.

III. SECTION THREE – EXISTING CONDITIONS

A. General Description of the Community Redevelopment Area

1. Existing Land Use

The East CRA contains approximately 158 gross acres, including the Intracoastal Waterway, generally located along Atlantic Boulevard, extending from East 18th Avenue eastward to the Atlantic Ocean. Part of the area is on the mainland, and part is on the barrier island. It generally includes the blocks immediately north and south of Atlantic Boulevard, although it widens to include several blocks north and south of Atlantic Boulevard on the barrier island. A map of the East CRA boundaries and future land uses is depicted in Figure 3.1.

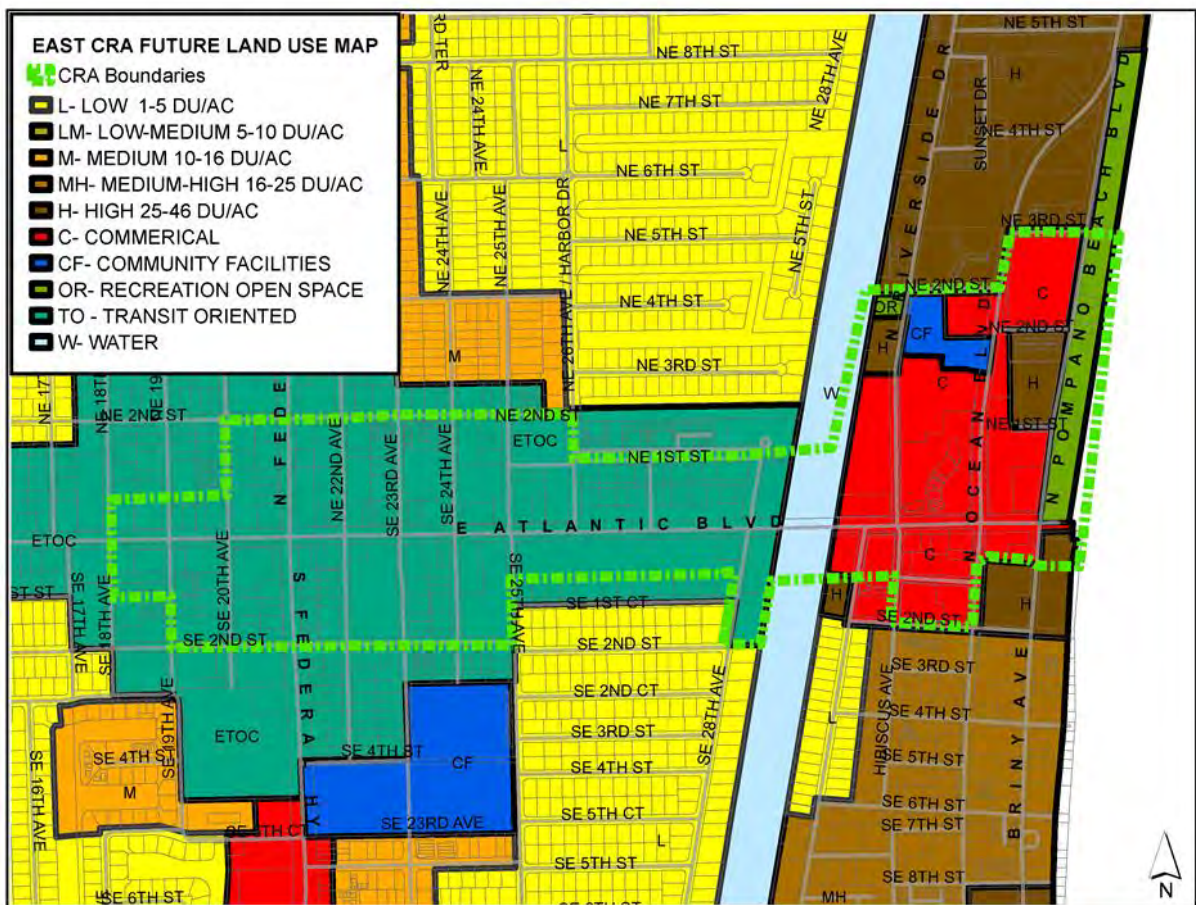


Figure 3.1 The East CRA future land uses

The land uses in the East CRA are predominantly commercial along Atlantic Boulevard, consisting mostly of street level retail, mostly in one-story buildings on the mainland, although there are two to five-story buildings scattered throughout the area. The upper stories are typically occupied by office space. Residential uses are concentrated on the barrier island, in several mid to high-rise condominium developments. Two large surface parking lots on the barrier island have been redeveloped into the Great Lawn and the Pier Development. There remains a surface parking lot on the mainland along the north side of Atlantic Boulevard which

was redeveloped in conjunction with the Harbor Village project, figures 3.2-3.3. The CRA has recently leased the City-owned McNab Park, a full block fronting on the south side of Atlantic Boulevard, one block east of US 1 to facilitate the McNab Park and Botanical Gardens redevelopment project. Currently under construction is the Mayla Pompano, a mixed use project of 355-residential units scheduled to be completed mid-2024.



Figure 3.2- 3.3 - Harbor Village Surface Parking Lot Improvements

Most of the building stock located on East Atlantic Blvd. appear outdated and could use façade upgrades. Notable changes have occurred with the Plaza at Oceanside condominium development located at Atlantic Boulevard and A-1-A on the barrier island.



Figures 3.4-3.5 – Oceanside Plaza of Pompano Beach Condominiums

Most of the existing commercial space is occupied, with tenants that are primarily small, local businesses, with relatively few nationally branded retailers. Figure 3.6 shows the vacant land in the East CRA.

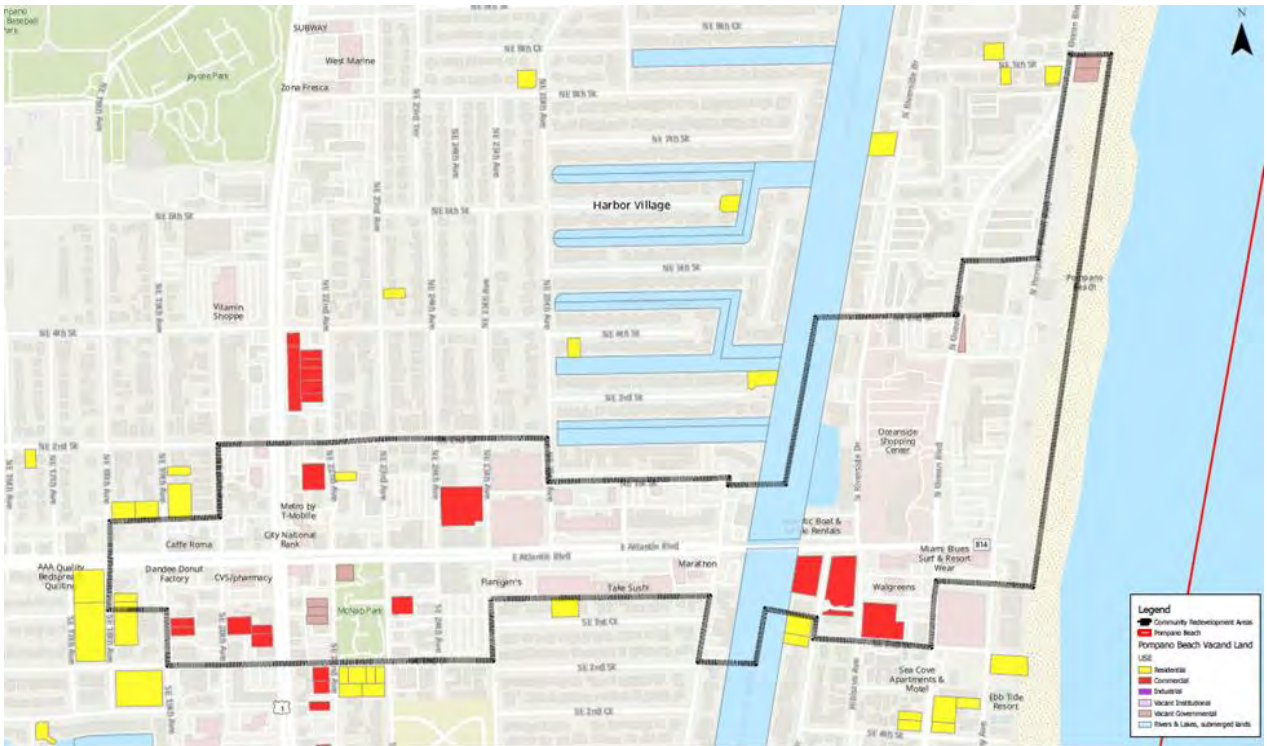


Figure 3.6 – Vacant Land in the East CRA

2. Population and Housing Characteristics

According to the 2020 U.S. Census, the population of Pompano Beach was 112,046, which represents an increase of 30% over the 2000 population of 85,932. This compares to a 19.5% growth for Broward County over the same period. The East CRA Area has been substantially built out for some time and has not experienced much growth in the past several decades.

The population and demographic information presented below is based on the 2020 US Decennial Census. Figure 3.7 shows the representative Census Tracts for the East CRA Area.

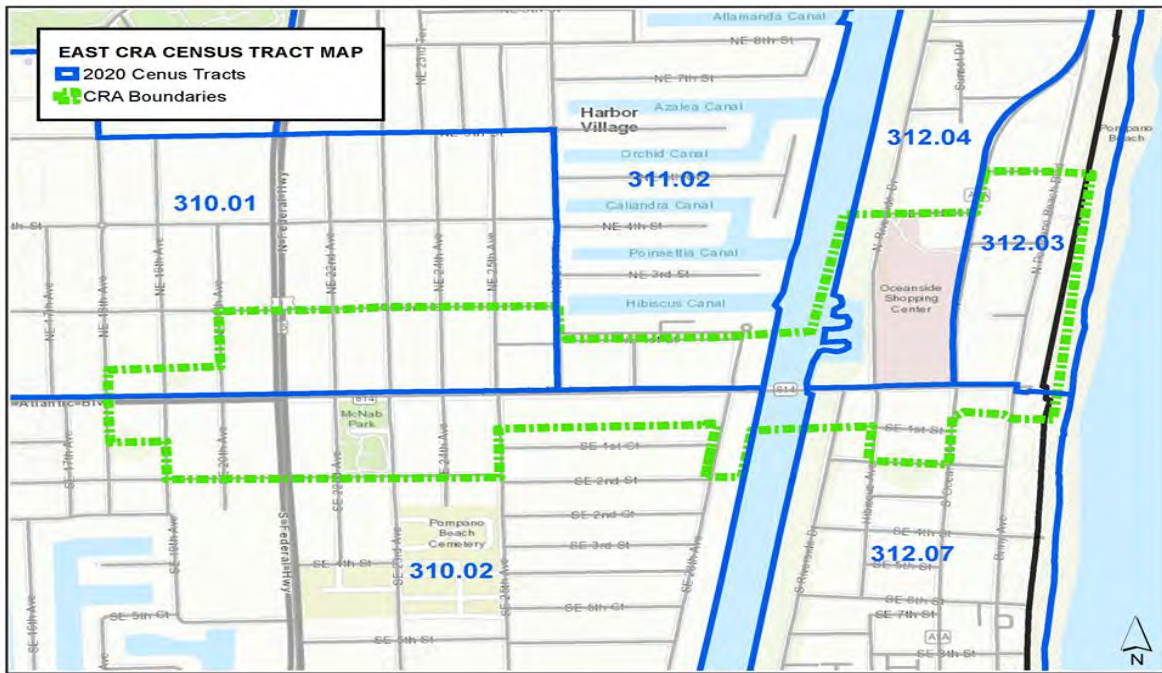


Figure 3.7 – East CRA Census Tracts

A breakdown of the city’s population by race is provided in Tables 3.1. The overall racial composition of the East CRA Area, based on the 2020 Census, is approximately 78% White, 6% Black, 1% Asian, and 15% Other or Two or More Races. The breakdown by census tract blocks is shown in Table 3.2.

Table 3.1
2020 Population and Race by Census Tract
Pompano Beach East CRA

Race	Number	Percent
White	50,859	45%
Black	31,994	29%
Asian	1,839	2%
Other	10,899	10%
Two or More Races	16,455	15%
Total	112,046	100%

The 2020 Census of Population and Housing indicates the Pompano Beach East CRA Area contains approximately 15,629 households, with a resident population of approximately 19,108 persons, as indicated in Table 3.2 and 3.3. Thus, the East CRA contains about 17% of the city's population.

Table 3.2
2020 Population and Race by Census Tract
Pompano Beach East CRA

Census Tract	White	Black	Asian	Other	Two or More Races	TOTAL
310.01	1793	437	33	152	389	2804
310.02	2990	444	56	241	560	4291
311.02	2934	195	27	186	427	3769
312.03	1296	20	19	14	110	1459
312.04	2524	52	75	75	194	2920
312.07	3305	69	58	82	351	3865
TOTAL	14842	1217	268	750	2031	19108
Percentage (%)	78%	6%	1%	4%	11%	100%

Table 3.3
2020 Households by Census Tract
Pompano Beach East CRA

Census Tract	Total Households	
	Occupied	Vacant
310.01	1,272	172
310.02	2,255	553
311.02	1,981	638
312.03	896	568
312.04	1,858	1,348
312.07	2,311	1,777
Total	10,573	5,056
Combined Total	15,629	

Age Characteristics

The age groups of the East CRA are largely unbalanced, with the predominant age group being older aged adults (55 and over), representing close to 55% of the total population of the CRA Area. Middle aged adults (35-54), and young adults (20-34), comprise the other dominant sectors of the CRA population, 23% and 11% respectively. Of the entire East CRA population, approximately 10% of the population consists of pre-school and school aged children (ages 0-19). In this regard, the CRA appears to be dominated by older and middle aged adults. The age of the population residing within the East CRA Area is characterized in Table 3.4.

Table 3.4

2020 Age Distribution by Census Tract Pompano Beach East CRA						
Census Tract	Ages 0-4	Ages 5-19	Ages 20-34	Ages 35-54	Ages 55+	Total
310.01	36	286	329	808	1026	2485
310.02	223	458	616	1164	1962	4423
311.02	145	431	368	660	1598	3202
312.03	-	51	33	247	939	1270
312.04	95	41	404	745	1836	3121
312.07	143	45	266	627	2594	3675
Total	642	1,312	2,016	4,251	9,955	18,176
Percent	4%	7%	11%	23%	55%	100%

Household Income Characteristics

In reviewing the 2020 Census data, the relevant Census Tracts have poverty rates that range from 15% to 25%. Table 3.5 describes the percentage of households that are estimated to earn less than \$15,000 annually in 2020, which approximates 50% of the median income for the city.

Table 3.5

2020 Household Income Distribution Below \$15,000 by Census Tract Pompano Beach East CRA				
Census Tract	Total Households	No. Earn < \$15,000	% of Total	Median
310.01	1,081	189	17.5%	\$ 37,746
310.02	2,323	256	11.0%	\$ 61,484
311.02	1,590	254	16.0%	\$ 62,394
312.03	769	113	14.7%	\$ 60,234
312.04	1,824	97	5.3%	\$ 51,685
312.07	2,118	214	10.1%	\$ 91,450
Total	9,705	1,123	11.6%	\$ 60,832

In reviewing the 2020 U. S. Census, particularly the tracts that encompass the CRA Redevelopment Area, several important demographic characteristics of the residents are described. The median income for each tract varies dramatically and the average median income is \$60,832. As a group, 70% of the CRA population earned more than \$35,000 annually, while 30% earned less than \$35,000. Refer to Table 3.6 for a description of the distribution of household income.

Table 3.6

2020 Household Income Distribution by Census Tract Pompano Beach East CRA							
Census Tract	0.00-14,999	15,000-34,999	35,000-74,999	75,000-149,999	150,000-Above	Total	Median
310.01	189	323	305	165	99	1,081	\$37,746
310.02	256	421	1090	407	149	2,323	\$61,484
311.02	254	192	499	332	313	1,590	\$62,394
312.03	113	118	251	153	134	769	\$60,234
312.04	97	409	761	398	159	1,824	\$51,685
312.07	214	297	263	996	348	2,118	\$91,450
Total	1,123	1,760	3,169	2,451	1,202	9,705	\$60,832
Percent	12%	18%	33%	25%	12%	100%	

3. Existing Traffic Circulation

Since the East CRA Area is relatively small, there are only three arterial streets that traverse the area: US 1 and A-1-A run north-south, and Atlantic Boulevard runs east west. Atlantic Boulevard terminates at the Atlantic Ocean, so it really just provides connectivity to the west, although it does provide access to the principal regional highways, Interstate 95 and the Florida Turnpike. It is the only road in the vicinity that allows a crossing of the Intracoastal Waterway, via a four-lane drawbridge.

Other streets within the East CRA are low volume local streets, typically only two lane roads. While they are generally laid out in a fairly regular rectilinear grid pattern, many of the streets are interrupted by waterways. At some point, most traffic that wants to travel beyond the East CRA boundaries has to use one of the three major arterials.

North-South Roadways

Major north and south arterial roadways include SR A-1-A and US 1. SR A-1-A is two lanes along its entire length within the redevelopment area with occasional turn lanes at selected points. The Average Daily Traffic volume (ADT) in 2022 was 13,457 vehicles. It is on the barrier island, with crossings to the mainland occurring at limited intervals, usually several miles apart. Atlantic Boulevard provides the only crossing point within the East CRA. For this reason, traffic on A-1-A is largely limited to local traffic. Although it is possible to travel on A-1-A along most of the Florida East Coast, in practice, very few people travel along it for more than a few miles. State Road A-1-A was designated a National Scenic Highway in 2009.

US 1 has three lanes each way with medians and turning lanes along the center of the road between the two sets of lanes. There is no on-street parallel parking on either side. The ADT volume in 2022 was 45,500 vehicles. This is a busy arterial, providing access to other cities to the north and south, as well as to the numerous commercial establishments that occur more or less continuously along its length.

The remaining north and south roadway network is composed of small two lane collector streets with some parallel on-street parking available near the major commercial centers along Atlantic Boulevard.

East-West Roadways

Atlantic Boulevard serves as the sole connection between the beachfront that is located on the barrier island and the rest of the East CRA Area located on the mainland. From the west boundary of the East CRA at East 18th Avenue to its termination at Pompano Beach Boulevard, Atlantic Boulevard is an improved four lane divided roadway with curb and gutters and a landscaped median. It occasionally appears wider due to the occurrence of dedicated right turn lanes at some cross streets. Left turn lanes exist at most intersections and parallel on-street parking is available intermittently. Where Atlantic Boulevard crosses the Intracoastal Waterway, a drawbridge allows

for the safe passage of watercraft. Atlantic Boulevard serves as the “Main Street” for Pompano Beach, and is lined with a variety of uses, predominantly commercial. Since it terminates at the beachfront, the traffic volume diminishes noticeably as vehicles move from west to east. The ADT volume just West of US -1 for 2022 was 38,000 vehicles; at a point just west of the Intracoastal Waterway Bridge, the ADT was 26,000 vehicles.

4. General Housing and Building Conditions

The part of Pompano Beach included within the East CRA was originally developed in the 1950s and 1960s, and much of the building stock existing today dates from that era. Thus, the great majority of buildings are around fifty years old or more. They are typically of solid construction, with concrete and concrete masonry being quite common, so they are in reasonable condition if they have been properly maintained.

As noted before, there is a marked difference in development patterns east and west of the Intracoastal Waterway. West of the Intracoastal, most residential development is low density, with few structures exceeding one or two stories, although this trend is starting to change. The uses lining Atlantic Boulevard are predominantly commercial, although the uses transition to low density residential to the north and south. East of the Intracoastal Waterway, mid and high rise construction is more prevalent, with the uses being predominantly residential. Although there is some small scale commercial, most of it lining Atlantic Boulevard, large residential condominium complexes are more evident here.

Many of the older condominium buildings have undergone repairs and renovations. In general, these buildings continue to be well-maintained. Because there is more new condominium construction underway, these older buildings will be forced to update in order to compete with the newer, modern construction.

5. Geographic Sub-Areas

In order to develop an effective redevelopment plan, the East CRA has been divided into two distinct geographic sub-areas, depicted in Figure 3.8, each requiring a different redevelopment strategy. In addition to addressing underlying problems and capitalizing on area opportunities, associated redevelopment strategies focus on maintaining and enhancing major assets that provide positive contributions to the redevelopment effort. Physical features such as landmarks, barriers, and many others within each sub-area are also considered, since they have a significant influence upon specific urban design decisions that impact the redevelopment strategy for the area.

Another significant factor in the development of effective sub-area redevelopment strategies is the participation of community members including businesses, residents, elected officials and others. The success or failure of stabilization and redevelopment efforts is dependent upon the level of public support.

The two geographic sub-areas are shown in the Table 3.7, which describes in general their major characteristics

Table 3.7
General Land Use in the East CRA Sub-Areas

	Residential Units	Hotel Units	Retail/Restaurant/Bar	Office/Financial	Civic
Beach Sub-Area	2051	208	327,566 sq ft.	19,414 sq ft.	22,268 sq ft.
Atlantic Commercial Sub-Area	135	0	410,017 sq ft.	116,093 sq ft.	0 sq ft.

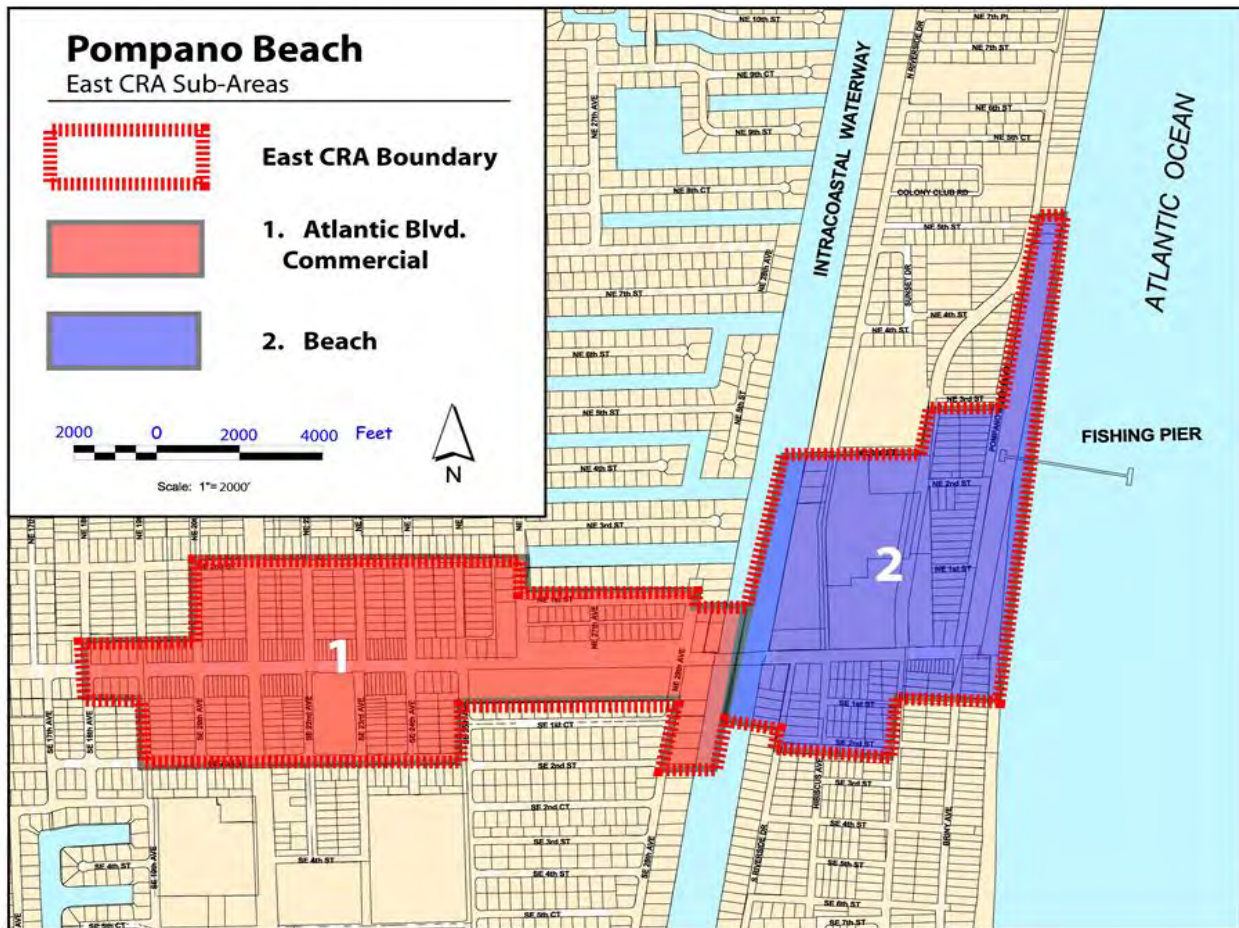


Figure 3.8 – East CRA Sub-Areas

A detailed description of each of the two geographic sub-areas of the East CRA is provided below. Each description provides an overview of existing conditions, including a list of major physical features and key agencies and special interest groups operating within the sub-area.

Sub-Area No. 1 – Atlantic Boulevard Commercial

The sub-area, containing approximately 86 acres of land, consists of one of the City’s primary commercial corridors, Atlantic Boulevard. Most of the building stock located on East Atlantic Blvd. appears outdated and could use façade upgrades. Other viable commercial areas in Pompano Beach are located along US 1 and in large commercial centers like the Pompano Citi Centre

Within the East CRA, the Atlantic Boulevard corridor begins at E 18th Avenue, two blocks west of US 1, and proceeds east from there. The area immediately north of Atlantic Blvd. on US 1 is undergoing a transformation with new residential buildings that have been and are planned to be constructed over the next few years.. Near US 1, there are several nationally branded retailers, further east, the tenants are mostly small, local “mom and pop” establishments. Since the redevelopment of Harbor Village, the plaza has seen a lower vacancy rate and has attracted new restaurants and businesses and retained existing viable tenants.



Figures 3.9-3.10 – Sub Area No. 1 – Atlantic Boulevard Commercial

Sub-Area No. 2 – The Beach

This sub-area, consisting of 72 acres of land, is located on the barrier island. Although the most prominent uses are mid and high-rise residential condominiums, this sub-area is actually quite diverse. There are a number of small commercial strip centers along Atlantic Boulevard and A-1-A, several civic uses and facilities, including a fire station, library and lift station, and several large public parking lots.

The Beach has undergone a massive transformation in recent years. The East CRA invested in infrastructure and public areas to lay the groundwork for private development. Through a public-private partnership, the Pompano Beach Fishing Village was constructed and includes 60,000 square feet of restaurant and retail space, an iconic 620-car parking structure and a new 150 room dual-branded hotel. This redevelopment has transformed this once outdated and underutilized public area into a thriving destination that is driving further investment, improving quality of life, attracting visitors and creating jobs.

The barrier island was first developed in the 1950s and 1960s, and most of the existing buildings date from that time. Because of the redevelopment of the beach area, the barrier island is seeing a resurgence of private residential development. There still remain some vacant tracts of land, including a large parcel just east of the Plaza at Oceanside Condominium that the city leases for public parking. Some of these properties are intended and will undergo future redevelopment.



Figure 3.11-3.12 – Sub-Area No.2 - Beach Commercial

6. Regulatory Framework

The East CRA contains a fairly rigid set of land uses and zoning districts within its boundaries. Generally, these districts are defined by the overriding Atlantic Overlay District (AOD), and East Overlay District (EOD). Both of which were established to incentivize development of an urban and walkable environment.

A review of the zoning regulations for the various districts in the CRA does not reveal any serious issues, at least not within the district regulations. These all seem to adhere to conventional norms of redevelopment areas. Figure 3.13 shows the various zoning districts of the East CRA Area. Some comments regarding specific provisions of the various district regulations follow:

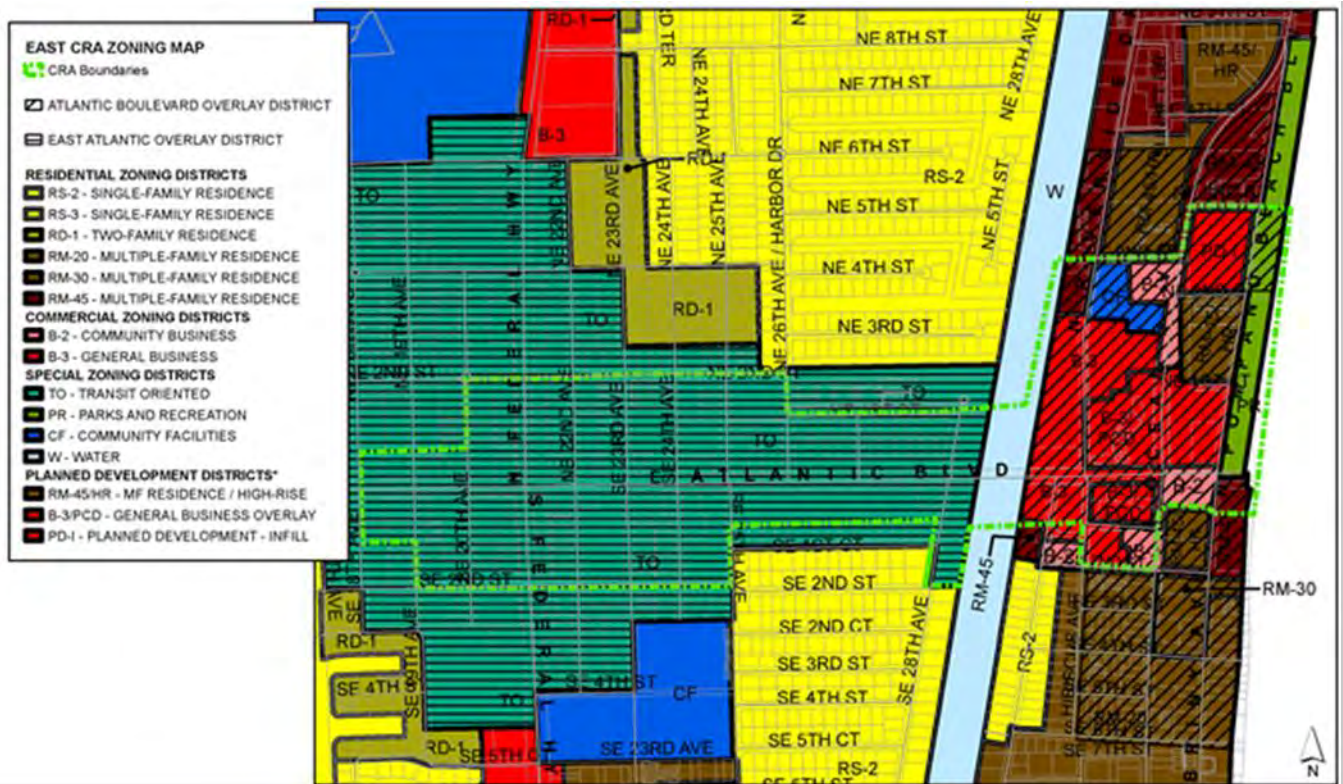


Figure 3.13 – Zoning in the East CRA Area

As the overriding zoning district for the AOD and EOD allows for a wide range and mix of commercial entertainment, office, hotel, and residential uses. It is directed at local residents and tourists alike in trying to create a safe pedestrian-oriented area through the implementation of stringent design standards, landscaping regulations, public art, and property owner incentives.

Setback requirements for the AOD/EOD are as follows:

- Front setback of zero feet from the right-of-way, which conforms to current development standards near US 1, although the commercial development further east tends to be set back behind parking.
- Street side setback of zero feet if a sidewalk exists. When appropriate a sidewalk or walkway shall be required on or off site and should be dedicated to the public.
- Street side setback if providing pedestrian walkways, plazas or courtyards to provide access to rear parking areas, side setback shall be a minimum of ten feet from the property line.

Table 3.8

City of Pompano Beach Zoning Regulations									
East CRA Area Zoning Designations									
Zoning District	Min. Lot Area (sf)	Min. Lot Width (ft)	Max. Lot Coverage	Min. Pervious Area	Max. Height (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Setback from waterway (ft)
RM-45	8,800*	75*	60%	25%	105	25	10	10	25
B-2	10,000	100	45%	20%	105	0	0	30	15
B-3	10,000	100	60%	20%	105	0	0	30	15
* Minimum Lot Area/Width varies according to number of dwelling units, verify with section 155.3212 of zoning code for applicable standards.									

The Atlantic Overlay District (AOD) and East Overlay District (EOD) are intended to foster a denser, mixed-use, and more pedestrian friendly character, as evidenced by several newer buildings near the intersection of US-1 and Atlantic Blvd.

IV. SECTION FOUR – ANALYSIS

A. Problems, Needs and Opportunities within Geographic Sub-Areas

The purpose of this section of the Plan is to provide a list of problems, needs and opportunities identified within each of the geographic sub-areas of the community redevelopment area. These items are addressed through sub-area redevelopment strategies, which include the implementation of specific programs and projects of the CRA, the City, and other governmental agencies operating within the community redevelopment area.

As discussed in Section III of this Plan, the East CRA was divided into two sub-areas of differing character: the Atlantic Boulevard commercial corridor located on the mainland, and the beach/barrier island area characterized by a high incidence of mid- and high-rise residential buildings. The differing issues and opportunities for each sub-area are described below.

1. Sub-Area 1: Atlantic Boulevard Commercial

This sub-area, containing approximately 86 acres of land, consists of the City’s primary commercial artery. At one time, Atlantic Boulevard was considered the primary commercial center for Pompano Beach but the focus of commercial activity has generally shifted to US 1 and into large commercial centers like the Pompano Citi Centre. Many of the buildings along Atlantic are old and outdated, although there has been recent development activity, such as the Mayla, Harbor Village, and business façade improvements, in this sub-area.

Near the US 1 intersection, the commercial buildings are smaller and are mainly stand-alone structures that abut the sidewalks. Further east along Atlantic Blvd., the commercial buildings tend to be more of a suburban model, strip shopping centers that are set back with parking in the front.



Figures 4.1-4.2 – Views of the Atlantic Boulevard Commercial Sub-Area

Problems

- A surplus of older, obsolete buildings.
- Lack of public parking.
- Property assembly for redevelopment continues to be difficult, particularly in the areas near US 1.
- Outdated facades contribute to poor visual impression
- McNab Park suffers from outdated amenities, high vagrancy and drug activity
- Other areas along the corridor suffer from high vagrancy and drug activity
- Lack of balanced mix of retail uses

Needs

- Consistent approach to redevelopment that will rebrand the area as a destination and improve the visual impression
- A better mix of uses with more coordination and synergy between uses.
- Implementation of the strategy for beach and public parking.
- Redevelopment of McNab Park

Opportunities

- Atlantic Boulevard is the most prominent access point to the beach for several miles.
- This could be a walkable, mixed use service center for local residents, as well as a regional draw for beach-goers and tourists.
- The US-1 intersection could be the gateway and transition to the Atlantic Boulevard district and beach access.
- McNab Park could be redeveloped as a destination and event venue.
- Public parking could be developed on CRA-owned parcels.
- Recent redevelopment activity encourages more private investment in the area and public/private partnership (P-3) development.

2. Sub-Area 2: The Beach

This sub-area, consisting of 72 acres of land, is located on the barrier island. Although the most prominent uses are mid and high-rise residential condominiums, this sub-area is actually quite diverse. The Beach has undergone a major transformation in recent years. The *Pompano Beach Fishing Village* was completed and includes hotel, retail and restaurant uses and a 620-space parking garage.

There still remains some blighted properties that are in need of redevelopment either through incentives or new development. The Oceanside parcel is one of the last remaining undeveloped parcels in this sub-area and is a prime location for commercial development and additional parking opportunities.



Figures 4.3-4.4 – The Beach Sub-Area

Problems

- Limited public parking to support commercial uses.
- Area has limited access; only one crossing to mainland.
- Some commercial centers are old and need updating.
- Stalled large scale or high profile development projects by the private sector.
- The Library is the only cultural amenity in the East CRA (and along a 7.5 mile stretch of the scenic A-1-A corridor).

Needs

- Atlantic Boulevard and A1A frontage still needs further development.
- Implementation of area-wide strategy for public parking.

Opportunities

- Substantial amounts of city owned land could be used to better advantage.
- A deep beach and fishing pier make this one of the more attractive public beaches in the area.
- Large vacant redevelopment tracts could have a significant impact on the character of the area when developed.
- Beach parking lots could be consolidated and the land used to greater advantage for public amenities.
- Lighthouse Preservation Society could display a collection of artifacts at the Civic Complex.

B. Functional Needs of the East CRA

As opposed to specific needs identified within the various sub-areas of the East CRA, these functional needs are area-wide in scope and encompass some of the more serious problems remaining to be addressed in the East CRA.

1. Removal of Slum and Blight

While the CRA has been largely successful in achieving the removal of slum and blight in the overall East CRA, particularly with the redevelopment of the Beach, as described above, there are still numerous redevelopment objectives that need to be completed, including updating a substantial number of outdated structures that negatively impact the perception of the East CRA. The remaining major charge of the CRA is to complete the redevelopment projects outlined in the Plan, including removal of any conditions that indicate slum and blight. Updating the outdated structures, coupled with improved public parking in the East CRA, and completion of the McNab House and Botanical Gardens redevelopment project will assist the CRA in achieving this goal.

2. Land Use Patterns

Land uses in Pompano Beach include substantial industrial, scattered commercial and substantial residential. The City and the CRA will continue to encourage mixed-use development through land use districts that will support and enhance walking, biking and transit use opportunities. Such uses within the city should be balanced so that the commercial, recreational and public service needs of all its residents can be conveniently provided within the community. The CRA will ensure that adequate facilities remain available to meet the needs of area residents when implementing its redevelopment programs and will ensure that residents who are relocated will find adequate replacement facilities.

3. Economic Development

The City's ability to meet the service needs of its residents is dependent upon the generation of adequate tax revenues. Projects that increase the overall marketability of the City as a commercial, recreational and residential area will ultimately increase the tax base.

The improvements made to the beachfront including streetscape improvements, sidewalks, parking garage and added public amenities helped to stimulate over \$80 million in new development. The Pompano Beach Fishing Village transformed this once outdated and underutilized public area into a thriving destination that is driving further investment, improving quality of life, attracting visitors and creating jobs. This project has contributed to a significant increase in the tax base in the East CRA.

Additional projects along the Atlantic Boulevard Commercial Corridor, are currently under construction which will provide additional housing, employment opportunities and further increase the tax base for the East CRA.



Figures 4.5-4.6 – The Fishing Village located on the barrier island and Mayla mixed-use project located on Atlantic Boulevard

4. Housing

The provision of adequate housing is one of the key determinants of a community's success. One area where the City has seen some recent activity has been in multi-family housing. Most of the housing in the East CRA is multi-family, however, little of it could be considered affordable. Since the East CRA serves a large seasonal and tourist population, workforce housing should be a key part of a strategy for reinforcing the commercial and retail services in the area.

For the most part, housing delivery systems are driven by the private sector, which depends upon certain local economic and market conditions, including the price of land, the availability of capital, cost of labor and materials, and demand for housing. Local government, particularly redevelopment agencies, can have an effect on the process through maintaining an adequate supply of buildable land and an adequate infrastructure to serve the future development.



Figures 4.7-4.8 – Streets are generally in good condition, although some utilities may need improvement.

5. Infrastructure

The provision of infrastructure support and community services will be the responsibility of the City in most cases; however, the East CRA will participate when needed and in association with specific redevelopment projects, such as the East Atlantic and Pompano Beach Boulevards streetscape beautification. On and off-site infrastructure improvements, such as parking, roadways, utility upgrades, drainage and other improvements may be used by the East CRA as incentives to secure private sector redevelopment.



Figure 4.9 – Harbor Village Improvements

6. Recreational Facilities



Figures 4.10-4.11 – There are a number of parks throughout the East CRA

As with infrastructure, the City, the County, and others will be responsible for the provision of recreational facilities for the residents, except in cases where the CRA develops a project that incorporates a recreational facility. For example, the CRA will play a vital role in the redevelopment of McNab Park. The vision for the park is to convert the McNab House currently onsite into a unique restaurant venue, together with a kitchen annex; create a botanical garden with Floridian, tropical landscaping, plants, and water features; a children's garden area with classroom/community facility, an open-air event lawn; and construct a separate event

facility/building for indoor and/or covered events. The redeveloped McNab House and Botanical Gardens will accommodate casual and fine dining and the garden will host art exhibits, educational seminars, small music concerts, and much more. While the concept calls for private operators for the restaurant the Botanical Garden will remain open to the public.



Figure 4.12 – McNab Park

Other City recreational facilities are varied and play an important part of the economic development of the East CRA.

C. Market Conditions and Development Potential

The revitalization of the beach area with the completion of the Fishing Village and Fisher Pier has energized development on the barrier island, mainly outside of the East CRA area. Future development includes the luxury condominium resort, the Ritz-Carlton Residences, the Solemar and its sister property, the Waldorf Astoria Residences. Atlantic Boulevard and US 1 are experiencing redevelopment activity with new construction and planned mixed use developments such as Mayla Pompano, Soleste and Saba. The strip shopping center, Atlantic Square and the vacant Wells Fargo Bank property on the south side of Atlantic Boulevard are prime locations for mixed-use redevelopment.

1. Retail Market



Figure 4.13 – Atlantic Boulevard retail



Figure 4.14 – Auto oriented strip retail

Retail within the East CRA today generally takes two forms: auto-oriented strip retail, and to a lesser degree, traditional neighborhood retail and service type uses. The auto-oriented strips are generally viable, and serve a wider market, based on the traffic volumes on their respective streets. Atlantic Boulevard, for example, has larger uses that draw their market area from the entire city. Some of the retail, particularly on the barrier island, caters to the beach visitor trade. Much of this consists of small food and beverage vendors, restaurants, and recreational products. This niche is fairly stable, although it has some seasonal variation. The Harbor Village businesses and Houston's restaurant, does a very strong business. It does indicate, that this location north of Atlantic Boulevard and next the Intracoastal Waterway is fairly stable.



Figure 4.15 – Beach access improvements

The successful reprogramming and merchandising of the retail environment in the East CRA should also be mindful of certain trends and characteristics in traditional, pedestrian oriented retail districts. A few of them are noted below:

- The clustering of similar uses to promote synergy and pedestrian flow. This is important for uses such as art and antiques, where shoppers like to browse a number of similar stores to comparison shop.
- A comprehensive, area-wide approach to parking that relies on the users parking once and then walking. Indeed, the streets should be thought of primarily as pedestrian streets with traffic calmed and routed to consolidated parking facilities as soon as possible.
- Continuity of the pedestrian experience. Dead storefronts, vacant lots, blank walls, and large parking lots all serve to diminish the interest of the pedestrian. In contrast, active, permeable and accessible storefronts directly on the sidewalk serve to engage the pedestrian.

Because a CRA is typically dealing with a multitude of different property owners and development conditions, accomplishing this becomes challenging.

A good retail environment can also tap underserved markets that are typically not targeted by the typical consumer establishment. Full-time retirees, seasonal residents, students, and business commuters are all potential markets.

The uses best suited to this kind of an environment include:

- Art, antiques, local crafts, and specialty gifts.
- Dining and food specialties such as ice cream, bakeries, cafes, etc., especially those that can offer indoor and outdoor facilities.
- Entertainment, music, bars, and games.
- Specialty apparel and accessories.
- Tourist oriented items such as souvenirs, maritime themed goods, etc.

The Atlantic Boulevard corridor should also be managed as a coordinated retail environment. A consistent image campaign, marketing programs, and area-wide promotions are essential. A central business directory and wayfinding system would also serve to unify the area.

2. Office Market

The demand for office space is related to the creation of new businesses as well as to the desire among existing businesses to move up to newer or better office space. While the East CRA does have some office uses, it lacks Class A office space. As redevelopment occurs along Atlantic Boulevard into a vibrant, pedestrian friendly mixed-use district office uses will have a definite role to play.

Much like the retail market, the office market is a niche market. Pompano Beach's new downtown will become the central business district as found in larger cities. The downtown is likely to attract the kind of larger tenants that would occupy multiple floors of a traditional office building. The East CRA , serves a variety of smaller professional businesses that generally only require a few thousand square feet of space.

Office space is a good use for the upper floors of a commercial building with ground level retail. Ideally, the ground floor space should be reserved for retail or civic uses. Away from the retail core, a small stand-alone office building could also do well.

3. Industrial Market

Pompano Beach has traditionally been associated with a strong industrial market. Indeed, the City of Pompano Beach captures about 25% of the market for all of Broward County for industrial space. Much of this however, occurs outside of the East CRA boundary, in the more westerly areas of the city. The potential for industrial uses is very limited within the East CRA.

4. Hotel and Tourism Market

Pompano Beach's future as an economically viable community is clearly linked to one of Florida's strongest industries, the tourism market. Pompano Beach is beginning to build a hotel market with the new dual branded hotel at The Fishing Village and planned development of additional hotels on the barrier island. With all of the competition from other coastal communities to the north and south, it is difficult to stand out but if Pompano Beach can continue to position itself as a destination, it will enable the City to continue to capitalize on its hotel and tourism market.

A full service resort hotel could do well on a waterfront location, but this would be contingent on the overall revitalization of the surrounding area. Good hotels should be close to good restaurants, retail, and recreational amenities.

5. Housing Market

Ultimately, the success of the redevelopment plan will be determined by the amount of residential development within the East CRA. Residential uses drive demand for all other uses, especially retail and other commercial uses. As noted earlier in this plan, population growth in this area has lagged well behind the pace in the rest of the city and county. Indeed, this was one of the principal drivers behind the formation of the East CRA. As a mature, largely built out community, the housing stock was old and slowly deteriorating, with little potential for new development.

The housing market in the East CRA is not typical compared to other parts of the city. The predominant housing typology is high density, multi-family buildings catering primarily to older, empty nest couples and seasonal residents. Although the units are relatively small and some are aging, they are relatively expensive compared to other neighborhoods in the city. On the other hand, they serve a broad market, attracting buyers from many other states, particularly those with severe winter climates.

Yet this unusual housing situation is not necessarily healthy. It is concentrated on the barrier island, and relatively isolated from the more commercial mainland area. There is very little housing on the mainland portion of the CRA, although the areas immediately north and south of the Atlantic Boulevard corridor are predominantly residential. Much of this is low density, and being near water and a network of inland canals, much of it is relatively expensive. There is a definite lack of workforce housing, both on the mainland and the barrier island. If the East CRA is to become a vibrant, mixed use area with a number of commercial establishments, quality nearby housing will be in demand.

D. Neighborhood Impacts of Redevelopment Efforts

The following section describes the potential impacts of redevelopment efforts on the residential neighborhoods of the East CRA. While neighborhood impacts have been considered for the specific redevelopment actions recommended in the Plan, it should be noted that many of these projects are in the early stages of planning. Therefore, some impacts resulting from their

implementation may be determined at a later date, particularly as projects become more clearly defined.

1. Relocation of Displaced Residents and Businesses

The Plan contemplates the relocation of residents and businesses in connection with redevelopment projects. While very limited relocations are anticipated, it is important to note that changing conditions and modifications to planned projects may result in some residential and/or business displacement. In the event that existing or future CRA projects do require the relocation of residents or businesses, a relocation plan will be submitted as a component of the project as part of the official action by the Board of Commissioners on the project.

It is also important to note that through the combined efforts of the East CRA, the City, and private development, the neighborhood housing stock will be expanded and thereby provide opportunities for the relocation of residents elsewhere in the area.

To protect the residents and businesses within the East CRA, , the CRA may adopt a relocation policy containing procedures for relocation. When required by redevelopment actions, the relocation of residents and businesses within the Community Redevelopment Area will follow the officially adopted procedures. Expenses and financial assistance required by these procedures will become the responsibility of the East CRA.

2. Traffic

Although redevelopment actions will tend to increase overall traffic, the Community Redevelopment Area has an existing roadway network that serves the entire city. The City and the CRA have made substantial investments over the past ten years in improving the roadways, including street reconstructions, lighting, beautification, landscaping, traffic calming, and pedestrian walkway enhancement. These improvements will result in better traffic flow and, for smaller neighborhood streets, enhanced mobility for pedestrians and non-motorized transport.

It should be noted that continued development and redevelopment of this relatively compact area should also encourage alternate means of transportation, particularly where employment and housing are within walking distance of each other. A component of the redevelopment effort is the provision of mixed-use development in concentrated areas so that the residents of these new housing units will be able to walk or bicycle to shopping or to work.



Figure 4.16 – Infrastructure improvements on Atlantic Blvd

Although implementation of individual redevelopment projects may require improvements or modifications to the existing roadway network, these localized impacts will be reviewed when specific project designs are undertaken. It is also recommended that architectural and site-specific design solutions be considered to mitigate potential traffic and parking impacts of certain projects on adjacent residential neighborhoods.

3. Environmental Quality

The redevelopment actions proposed in the Plan are intended to improve the environmental quality within the East CRA. Several incentive programs, established by the CRA allow businesses in the area to make exterior improvements to their properties which they could not otherwise fully afford. It is expected that improvements associated with these programs will foster a new sense of community pride and spur additional revitalization efforts throughout the area, thus reducing slum and blighted conditions.

Streetscape and landscape improvements associated with many of the redevelopment projects will, when completed, upgrade the overall appearance of the area. Several projects, involving removal of existing uses, followed by full-scale redevelopment, will improve the appearance of several blocks within the downtown area.

4. Demand for Community Facilities and Services

Since the East CRA contain some older sections of the city, it has the availability of a full range of community services and facilities usually associated with urban areas. However, due to the age of some of these facilities, there is a potential problem with their conditions and obsolete design. Implementation of individual redevelopment projects and streetscape beautification projects may require improvements or modifications to existing systems. In recent years, the City has expended considerable funds on infrastructure improvements and beautification efforts

The East CRA is reasonably well supplied with park facilities, mostly in good condition. Opportunities to augment this with smaller pocket parks could present themselves as residential infill moves forward. Recreational projects have been funded and will continue to be funded by the City, County and the CRA.

At the present time there are no public school facilities within the East CRA. As noted before, the resident profile is older and does not contribute many school age children. The residential programs identified within the Plan will likely represent only a small percentage of the overall County population growth and therefore will not have an effect on school population.

The CRA programs in this Plan will supplement those infrastructure projects of the City and County that it feels are important to fund in order to encourage private development in the area.

One important City building, leased by the County, is the beach branch neighborhood library, may be relocated or removed from its current location across from The Fishing Village and City Pier. The CRA, City and County will work together to preserve the facility in an alternative location.

E. Consistency with the City's Comprehensive Plan

Section 163.360 of the Act requires that the Plan be consistent with the City's Comprehensive Plan. Projects and proposed redevelopment initiatives within the East CRA are continually evaluated for such consistency. The CRA will continue to coordinate with the City on amendments to the Plan that are required to maintain the Plan's consistency with the City's Comprehensive Plan.

V. SECTION FIVE – THE REDEVELOPMENT PROGRAM

A. Community Redevelopment Agency Projects and Programs

The projects and programs of the CRA in the East CRA are designed to solve underlying problems that have a blighting influence on the redevelopment area, satisfy basic needs of the populace or take advantage of opportunities for economic, social or aesthetic improvement. Overall redevelopment strategies of both the CRA and the City are embodied within these projects and programs undertaken by the CRA.

The following sections provide a description of current and proposed projects and programs for which funding is provided or may be provided for the East CRA. For organizational purposes, these projects and programs have been divided into three sections: 1) Planning; 2) Redevelopment; and 3) Community Improvements. This organizational structure is not, however, meant to be mutually exclusive, since many projects contain components that fit into more than one category.

1. Planning

1.1 Community Redevelopment Area Planning

Background

The City and the CRA together with many other organizations, businesses and individuals completed a series of charrettes and studies for areas in the redevelopment area. In 2001 the City conducted, as part of the preparation of writing the area's first CRA Redevelopment Plan, a week-long charrette which was attended by hundreds of residents. In 2008 and 2009 the City conducted another study of the beach area with a great deal of public input, including meaningful participation by the East CRA Advisory Committee which laid the groundwork for many of the programs that the CRA and City have implemented over the years.

The general planning program discussed below intends to provide the framework for future studies and evaluations of specific issues in the East CRA Area.

Project Objectives

- Update the CRA Plan as necessary to incorporate new information and changed conditions.
- Update any Sub-Area or neighborhood plans as necessary to incorporate new information or changed conditions.
- Continue the planning process to improve long range strategies.
- Support the City's planning and housing efforts.
- Provide a basis for new ideas and research for grants.
- Identify new issues, which may arise which meet the objectives of the East CRA.
- Support the arts and cultural activities in Pompano Beach.
- Encourage market rate and workforce housing where appropriate in the district

- Study the opportunities for the creation of public open spaces.
- Study infrastructure needs.
- Encourage the construction of parking, both public and private, to meet the current and future demand.
- Rehabilitate historic structures such as the McNab House to encourage economic redevelopment in the area.
- Increase business opportunities in the area.
- Improve street appearance by beautification.
- Improve building conditions and appearance.
- Improve street conditions and pedestrian activity through traffic calming.

Project Description

- Continue to study parking needs, issues, and requirements in each sub-area, including retaining parking consultants as needed.
- Study the feasibility of creating parking assessment districts to improve the parking in a specific area.
- Evaluate automobile and pedestrian traffic patterns and make recommendations for improving roadways and pedestrian walkways.
- Evaluate and implement the way-finding needs of the East CRA.
- Study building codes, zoning regulations and land development regulations in order to improve the redevelopment process and implementation, particularly housing, commercial and office.
- Identify important structures and properties for acquisition and redevelopment.
- Identify funding sources for housing, commercial, public infrastructure and office development.
- Evaluate foreclosed, tax delinquent and underutilized properties for reuse and redevelopment.
- Identify infrastructure improvements needed to facilitate all redevelopment projects.
- Increase housing opportunities in the commercial areas.
- Recommend revisions to current zoning regulations and the City's Comprehensive Plan when needed to accommodate redevelopment.
- Encourage restaurant and retail development on East Atlantic Boulevard, A1A, along the Intracoastal, at the Pier and at other areas deemed appropriate.
- Identify opportunities for "green" infrastructure for existing and future public and private structures and facilities.
- Encourage hotel development east of the Intracoastal Waterway.
- Encourage tourism services in the beach area, i.e., diving, fishing charters, beach concessions, etc.

2. Redevelopment

2.1: East Atlantic Boulevard

Background

East Atlantic Boulevard, stretching from SE/NE 18th Avenue (the western boundary of the East CRA) to the Atlantic Ocean (the eastern boundary of the East CRA), is an important commercial roadway in the CRA. It has historically been an economically vibrant commercial area, lined with banks, restaurants, offices and other retail serving the nearby residents. However, the advent of suburban shopping malls in the 1960's had an adverse impact on the continued commercial viability of the boulevard. Redevelopment efforts by the CRA have resulted in substantial improvements to East Atlantic Boulevard, although some areas of the Boulevard have continued redevelopment needs.

The City and CRA completed several important public improvements on the Boulevard including the beautification of the roadway from US 1 to A1A, a project managed by the Florida Department of Transportation ("FDOT") and was completed in 2011. The roadway improvements included traffic calming measures narrowing the automobile lanes, installing wider sidewalks, undergrounding the utilities and adding landscaping. In 2010, FDOT refurbished the Atlantic Boulevard Intracoastal Waterway bridge. Recognizing this as the entranceway to the barrier island, the CRA enhanced the character of the bridge in 2019, by adding iconic elements including tensioned sails, decorative lighting and a waterfront pedestrian promenade under the bridge connecting the north to the south walkways with artist murals and decorative lighting. Harbor Village improvements including the parking lot, building facades and the addition of arcade connecting the storefronts were completed in 2012.

McNab House and Botanical Garden

Consistent with section 163.370 (10d), the CRA determined McNab Park ("Park") is in need of redevelopment. The passive Park located directly on Atlantic Boulevard, is seldomly used by the general public and suffers from high vagrancy use. To redevelop the Park, the CRA relocated the McNab House and garage, which were slated for demolition, to its namesake Park for adaptive reuse as a restaurant and café. A conceptual master plan was approved by the CRA Board on May 17, 2022 to transform the Park into a restaurant and botanical garden open space.

The Plan is to create a state-of-the-art botanical garden with Floridian, tropical landscaping, plants, a water feature, an open-air event lawn; a separate event facility/building for indoor and/or covered weddings, public and private events; a commercial kitchen annex building to serve the historic home-turned-restaurant. While the concept calls for private operators for the restaurant, café, and potential wine bar in the basement, the Garden itself will remain open to the public during business hours and be operated by a professional park operator in cooperation with a master restaurant operator.

The McNab House and Botanical Gardens will include, at a minimum, the following uses:

- Restaurant
- Alfresco dining space between house and garage
- Kitchen annex
- Restroom facilities
- Event pavilion
- Maintenance building
- Hardscape and specialty paving
- Site furniture
- Multi-purpose/classroom Facility
- Great lawn
- Water feature
- Tropical landscaping and irrigation
- Children's garden/playground area
- Wayfinding signage
- Lighting

Although there is enough surface parking for the restaurant and garden use, additional parking to accommodate the event pavilion will be needed.



Figure 5.1 – McNab House & Botanical Gardens Conceptual Master Plan

Project Objectives

- Provide economic stimulation and increase investment on the Boulevard.
- Eliminate blighted conditions along the Boulevard.
- Acquire land over a long term in order to aggregate sufficiently large enough sites to encourage redevelopment.
- Support programs, events, and projects which will attract new consumers to the Boulevard..
- Improve visual appearance of existing structures.
- Improve pedestrian areas.
- Improve parking for consumers and tenants.
- Improve perceptions of nighttime safety for visitors by community policing innovation strategies.
- Enhance the pedestrian nature of streets leading into the Boulevard.
- Redevelop public open space to enhance redevelopment in the area as well as reduce drug and criminal activities in the area.
- Assist in promoting Atlantic Boulevard as a shopping and restaurant destination by dissemination of information about community redevelopment activities.

Project Description

- Continue the street beautification of the Boulevard from the west to the east. Design the thoroughfare to be more pedestrian friendly and to encourage outdoor cafes. Provide crosswalks, which are important to provide a sense of place for pedestrians crossing Atlantic Boulevard.
- Provide for reimbursable grants for building façade improvements.
- Work with the sheriff's department for to establish community policing innovation strategies
- Work with the City to establish uniform sign and design guidelines for the Boulevard.
- Work with the City to establish a street banner program.
- Research and recommend that the City implement a business improvement district for the Boulevard if feasible.
- Provide assistance for infill projects as authorized by the Act.
- Provide assistance for rehabilitating existing structures as authorized by the Act.
- Encourage public/private (P-3) development projects
- Provide assistance for businesses that want to relocate to the Boulevard through various incentive programs established by the CRA from time to time.
- Joint venture with the City on the improvement of City owned parking lots and for use as redevelopment sites.
- Construct structured and surface parking facilities wherever possible to meet parking demands not met by City facilities.
- Redevelop McNab Park into the McNab House and Botanical Gardens.

A major component of the program will be site acquisition, assembly and resale for redevelopment. The CRA may also acquire property for construction of centralized parking facilities to service the

surrounding areas. The parking lots constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both. Private users located in the surrounding areas may make arrangements to pay the CRA or other public or private entities a fee to lease or purchase enough parking spaces to meet city parking requirements for their use.

2.2: The Beach

Background

The Beach has undergone a massive transformation in recent years. The Pompano Beach Fishing Village improvements were completed and includes hotel, retail and restaurant uses and a 620-space parking garage. Although the majority of the Beach has been redeveloped, the Oceanside parcel is the last remaining undeveloped parcel in this sub-area and is a prime location for commercial development and additional parking opportunities.

Project Objectives

- Provide economic stimulation and increase investment at the Beach.
- Eliminate blighted conditions at the Beach.
- Identify redevelopment projects which will attract new consumers to the Beach and encourage businesses to relocate to the area.
- Improve visual appearance of existing structures.
- Improve pedestrian areas.
- Improve parking for consumers and tenants.
- Improve perceptions of nighttime safety for visitors by community policing innovation strategies.
- Redevelop public open space to enhance redevelopment in the area as well as reduce drug and criminal activities in the area.

Project Description

- Provide for reimbursable grants for building façade improvements.
- Work with the sheriff's department to establish community policing innovation Strategies
- Provide assistance for infill projects as authorized by the Act.
- Provide assistance for rehabilitating existing structures as authorized by the Act.
- Encourage public/private (P-3) development projects
- Provide assistance for businesses that want to relocate to the Beach through various incentive programs established by the CRA from time to time.
- Joint venture with the City on the improvement of City owned parking lots and for use as redevelopment sites, such as the Oceanside parcel.
- Construct structured and surface parking facilities wherever possible to meet parking demands not met by City facilities.

2.3: Commercial Corridors

Background

The East CRA Area contains several important commercial corridors including East Atlantic Boulevard (discussed in a specific program above), US 1 Highway, A1A (North Ocean Boulevard), several smaller side streets with very limited commercial activity that connect to the major streets. This program is designed to build upon previous redevelopment efforts and set the stage for future initiatives to improve the commercial corridors for business, retail and office.

Project Objectives

- Provide economic stimulation and increase investment along the corridors.
- Increase nighttime activity.
- Improve visual appearance of existing structures.
- Improve pedestrian areas in front of commercial land and buildings.
- Strengthen the relationship between parking areas and destinations for workers and visitors in the East CRA.
- Improve perceptions of nighttime safety for residents and visitors.
- Attract tourists to the East CRA Area.
- Improve the Scenic A-1-A Corridor.

Project Description

- Recommend sign programs, including regulations, and design guidelines to the City.
- Continue the improvement of streets, alleys, and other right-of-way improvements.
- Provide reimbursable grants for façade improvements and interior improvements to properties.
- Provide financial incentives for redevelopment activities outlined in other programs of the Plan.
- To the extent allowed by the Act, provide funds for dissemination of information about slum clearance and community redevelopment.
- Joint venture with the City on the improvement of city/CRA owned parking lots and for use as mixed-use parking garage in the East CRA, primarily the parcels to the west of McNab Park and at Oceanside.
- Redevelopment projects may be joint public/private ventures between the CRA and private developers.
- Cooperate with the City to establish trolley service and water taxi service pursuant to the Scenic A1A Plan of the Broward Metropolitan Planning Organization.

2.4: Mixed-Use Commercial and Residential Redevelopment

Background

The City and CRA, as part of their long range strategy for redevelopment, wish to encourage private development on infill sites in all of the sub-areas of the East CRA. The CRA and City improved the infrastructure and the appearance of many parts of the East CRA already. A substantial amount of groundwork has been established and the private sector appears to be ready to invest its capital in response to the public investment. Redevelopment sites can be as small as a single lot for a small commercial building or as large as a distressed shopping center on Atlantic Boulevard for mixed-use development.

Project Objectives

- Provide economic stimulation and private investment in the sub-areas of the East CRA.
- Encourage mixed-use development.
- Assemble sites sufficiently large for small, medium and large-scale projects.
- Encourage uses that result in increased day and nighttime activity in the commercial areas.
- Encourage workforce housing opportunities.
- Discourage blighting influences by use of innovative community policing, street lighting, etc.

Project Description

- Identify mixed-use redevelopment opportunities and encourage public/private investment for such projects.
- Acquire blighted buildings for rehabilitation and redevelopment.
- Acquire property for public or private parking and construct or reconstruct public and private lots.
- Review parking and other zoning and use standards in the land development regulations and suggest changes to encourage redevelopment.

2.5: Housing

Background

The City and the CRA have a goal of improving the East CRA Redevelopment Area and creating a balance between commercial and residential uses. The East CRA Area has many positive attributes including a stock of housing in the eastern section (beach area) that contains older condominiums and aging single family north and south of Atlantic Boulevard.

In 2008-2009 a large luxury high rise residential structure, The Oceanside Plaza, was completed. Another mixed-use residential project, Mayla Pompano, consist of commercial frontage on Atlantic Boulevard with market rate and workforce residential units, will be completed in 2024.

The overall objective is to complement the commercial redevelopment with new urban housing that reflects a more updated aesthetic for the area.

Project Objectives

- Encourage market rate housing and workforce housing where appropriate.

Project Description

- When appropriate, encourage mixed use and residential projects to include workforce housing together with any market rate housing in the project.
- Continue to improve public open space to support residential development in the area.

3. Group 3: Community Improvement Programs

3.1: Private Sector Redevelopment Efforts

Background

To assist private sector redevelopment efforts, the CRA, through an annual allocation of funds, may provide assistance for private sector projects on a case-by case basis. CRA assistance may include programs such as the Real Estate Development Accelerator Program (REDA), the Strategic Investment Program (SIP), and the Facade and Business Site Improvement Program. The existing programs may be modified or substituted from time to time to accommodate changing circumstances.

Project Objectives

- Encourage private redevelopment initiatives by providing assistance to overcome technical, administrative and economic obstacles to the development of selected projects within the East CRA.
- Increase private investment through current East CRA projects and Programs.

Project Description

- Use of the allocated funds for individual projects shall be solely at the discretion of the CRA, and the CRA may adopt from time to time a series of policies and guidelines for the programs.
- Use of loans, grants and direct contracting of work by the CRA for development purposes.
- To assist larger redevelopment projects, the CRA may also provide financing assistance to developers which may include, grants (such as tenant improvement allowance), reimbursable grants, and in certain specific circumstances, gap financing utilizing project Tax Increment Financing (TIF). Such assistance may be paid in annual installments, percentage of the TIF received by the East CRA due to the increased assessment on the property.

- Provide parking and traffic analysis of selected projects. The CRA may also provide financial assistance for construction and maintenance of parking, provided such parking includes shared use of the parking by the public.
- Provide utility relocation if the relocation is deemed critical to the economic feasibility of the project and if the relocation results in an enhanced site design.
- Provide environmental clean-up assistance for selected projects that include CRA or City owned properties.

The CRA will maintain policy guidelines regarding program requirements, financing assistance types and limits, annual payment amounts (based on percentage of TIF revenue), and time frame over which financing assistance will be provided by the CRA.

3.2: Marketing and Special Events

Background

Sec. 163.387, F.S. restricts the expenditures of redevelopment trust funds to only those activities listed in Sec. 163.387(3)(c) and that are identified in the CRA's annual budget. While marketing and special events are not expressly listed as permitted activities, dissemination of slum clearance and community redevelopment information is a permitted activity. Accordingly, the East CRA will only expend redevelopment trust funds on dissemination of information relating to specific projects identified in the Plan from time to time as identified in the CRA's annual budget. Such dissemination may include marketing, branding, logo design, banners, newsletters, web site design, advertising, use of social media platforms and any other tools available to disseminate slum clearance and community redevelopment information.

Certain special events may also appropriately disseminate slum clearance and community redevelopment information, such as ground breakings, ribbon cuttings, promotional gatherings targeted for redevelopment opportunities relating to specific projects identified in the Plan and other events designed solely for eligible redevelopment activities identified in the Plan and contained in an annual budget of the East CRA.

Program Objectives

- Disseminate information about community redevelopment activities to the East CRA area residents, commercial interests and the surrounding regional market.
- Disseminate information about the East CRA that will attract consumers to the businesses in the East CRA.
- Disseminate information about the East CRA that encourages new entrepreneurs to locate in the East CRA.
- Further the goals of the East CRA through participation in community events that provide the opportunity to disseminate information about community redevelopment activities in the East CRA.

- Improve the image of the East CRA in the eyes of the consumer by timely disseminating information about current and future community redevelopment activities in the East CRA.
- Brand the East CRA and its sub-areas, as a means to disseminate information regarding community redevelopment activities in order to attract consumers.

Program Description

- Promote and sponsor targeted CRA-eligible special events that promote new businesses locating in the East CRA and stabilizing existing businesses. Such events are intended to be temporary in nature for the specific targeted areas in the East CRA.
- Design and implement new marketing tools for the East CRA for the purpose of disseminating community redevelopment information to residents, consumers, and the business community.
- Marketing tools may include tools such as branding, logo design, banners, newsletters, web site design and advertising.
- Joint venture with the City, Chamber of Commerce, and other public and private entities in the promotion of and dissemination of information regarding community redevelopment activities in the East CRA.

3.3: Business Development

Background

Increasing economic activity within the CRA is a major objective of the overall community redevelopment program. Investments by the CRA that result in increased business opportunities have positive impacts on employment, the tax base, and the physical environment, all of which are positive steps toward the elimination of slum and blighted conditions. Many other CRA programs are aimed at increasing economic activity within the East CRA District. The purpose of this "Business Development Program" is to provide a means to focus the effort. The primary goal of the program is to facilitate small business development within the Community Redevelopment Area. Types of businesses to be encouraged include arts retail, specialty retail shops, apparel shops, neighborhood retail, restaurants, and other unique businesses that add vitality, attract visitors, and help Pompano Beach to find its niche in the market.

The program will encourage and assist businesses by providing assistance during the crucial first years of operation or expansion. The program will provide additional benefits to the local economy by helping to eliminate some of the vacant commercial space within the area. This not only improves the overall appearance of the area, but also contributes toward the development of a critical mass of activity, whereby individual businesses draw additional customers for each other.

Program Objectives

- Provide economic stimulation to the area.

- Increase business opportunities.
- Increase employment opportunities.
- Decrease unoccupied commercial space within the area.
- Prevent the spread of slum and blighted conditions.

Program Description

- The CRA Board shall maintain policy guidelines regarding types of assistance, funding limits and eligibility requirements.
- Although the CRA shall make its decision on a case-by-case basis, generally assistance shall not be given for uses that do not reinforce and further the redevelopment strategy and goals for the geographic sub-area in which they are located or are non-conforming with regard to the City's Land Development Regulations.

3.4: Grant Administration

Background

The CRA will apply for and administer grants which complement the redevelopment efforts of the East CRA and the goals of the Community Redevelopment Plan. It is anticipated that this additional investment within the East CRA Area will result in increased opportunities for residents and have positive impacts on employment, housing, the tax base, and the physical environment, all of which are positive steps toward the elimination of slum and blighted conditions.

Program Objectives

- Provide economic stimulation to the area.
- Increase business opportunities.
- Increase employment opportunities.
- Enhance the beauty of the beachfront and McNab House and Botanical Gardens.
- Increase housing and commercial opportunities.

Program Description

- The East CRA may apply for, accept, and administer grants from Federal, State, and local governmental entities, charitable foundations and entities, and such other organizations as may offer grant funds for the planning and carrying out of redevelopment efforts in pursuit of the purposes of the Community Redevelopment Plan.
- The CRA may create a non-profit entity to serve as a grant receiving organization for dispersing funds to the East CRA Area or directly to a project.
- Hire grant consultants to assist in securing grants for the redevelopment area.
- Provide matching funds for securing grants.
- Joint venture with the City and County in securing grants

3.5: Public Space Improvement

Background

The CRA and City have a strong desire to improve the public spaces within the East CRA Area. The areas include streets, utilities, parks, playgrounds, parking lots, garages, and other improvements necessary for carrying out the objectives of this part of the Plan . Of particular priority is the McNab House and Botanical Gardens redevelopment project to improve McNab Park. The CRA desires to enhance the public spaces created on public property but also to encourage private developers to create public spaces on their projects as well.

Project Objectives

- Enlarge the public open space for residents of Pompano Beach and complete the McNab House and Botanical Gardens park redevelopment project.
- Improve the quality of life for the residents.
- Provide recreation in open spaces.
- Encourage art in public spaces.
- Provide improved public facilities for the residents.

Project Description

- Provide reimbursable grants for public space improvement on both public land and private land. These improvements may include but are not limited to design, parking, lighting, landscaping, signage, access road improvements, utilities, restroom facilities, plazas, bicycle pathways, and park furniture.
- Acquire land for public open space for use as recreation and environmental preserves.
- Enhance public parks and open spaces with signage, lighting, markers, and sound systems.
- Assist the City in expanding open space in the East CRA Area from existing facilities.
- Acquire and implement neighborhood gardens as small open space facilities.
- Acquire land for open space.
- Joint venture with the private sector for the creation of open space and parking.

3.6: Community Policing Innovation Strategies

Background

F.S.163.370(o) encourages the development and implementation of community policing innovations.

Project Objectives

- Prevent and reduce crime within the redevelopment area.
- Encourage the improvement of police and community relationships.

- Create confidence in the private sector to make investments in the redevelopments area by the prevention and reduction of criminal activity.
- Reinforce other redevelopment activities such as infrastructure improvements, beautification, , street lighting, parking, and pedestrian friendly sidewalks
- Eliminate the blighting influence of crime.

Project Description

- Work with the sheriffs' department and the City to identify and fund community policing innovations.
- Fund equipment innovations.
- Fund landscaping and other infrastructure improvements, employing such practices as CPTED .
- Use the program to attract other funding sources, such as community policing innovation grants.
- Joint venture with other City and County departments as well as state law enforcement agencies on community policing innovations.
- Use private security for community policing innovations, such as roving ambassadors, to improve the overall perspective regarding reduction of crime in the East CRA.

3.7: Retail and Commercial Incentives

Background

Incentives to stimulate economic activity are an important tool for the CRA to exercise. This program provides for the creation of incentives that the CRA Board would approve and amend from time to time. The incentives are primarily targeted to retail and office uses but may also be used for mixed-use buildings, particularly when residential is situated within the same building as the commercial uses.

The following is a discussion of current incentives but it is not the intention of this program to limit those listed but only to serve as examples of the kind of incentives that may be developed. The CRA during the process of encouraging new business development will invent new incentives depending upon economic conditions and opportunities.

Program Objectives

- Provide economic stimulation to the area.
- Increase business opportunities.
- Decrease unoccupied commercial and retail space within the area.
- Prevent the spread of slum and blighted conditions.

Program Description

- Fund façade and exterior improvements, including but not limited to signage, new windows, parapets, new entrances, canopies, exterior lighting, outdoor café dining facilities and other exterior improvements.
- Fund relocation expenses and tenant assistance for occupied properties acquired by the CRA.
- Fund infrastructure improvements in CRA-acquired properties.
- Provide funds to new development or the expansion of existing space based upon the projected tax increment that will be generated. The amount of funding would be determined by the CRA.
- Fund an interior improvement incentive program for leasehold improvements that remain with the building.
- Fund other incentive programs that may be developed by the CRA from time to time.
- Uses of funds for incentive programs will be decided and approved by the CRA. The CRA Board shall maintain policy guidelines regarding types of assistance, funding limits and eligibility requirements.

B. Programs of Regulatory Actions

The following section describes the changes to existing City regulations that will be required to implement the Community Redevelopment Plan.

1. Comprehensive Plan Amendments

The City will endeavor to amend its comprehensive plan to reflect the CRA Plan, as amended from time to time.

2. Amendments to the Land Development Regulations

The City will endeavor to amend its Land Development Regulations to reflect the CRA Plan, as amended from time to time.

C. Sources of Redevelopment Funding and Financing

The following section provides a general review of potential sources of funding for redevelopment programs, and a description of the funding sources applicable to each of the improvements or projects identified in the plan. In general, a variety of financing options are presently available to the CRA and the City. Among these are the following:

1. Tax Increment Revenues

Tax Increment Revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act. This increment, which is determined annually, is equal to 95% of the difference between the amount of ad valorem taxes levied each year by each applicable taxing authority on taxable real property within the Community

Redevelopment Area and the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishment of the Redevelopment Trust Fund. Both of these amounts are exclusive of debt service millage of the taxing authorities.

The ability of the Community Redevelopment Agency to utilize this funding method requires two key actions:

- a. The establishment of a redevelopment trust fund as required by FS 163.387 as the repository for increment tax funds, and;
- b. The provision, by ordinance of the City, for the funding of the redevelopment trust fund for the duration of the Community Redevelopment Plan.

2. Redevelopment Revenue Bonds

The provisions of F.S.163.385 allow the CRA to issue "Revenue Bonds" to finance redevelopment actions, with the security for such bonds being based on the "anticipated assessed valuation of the completed community redevelopment." In this way, the additional annual taxes generated within the community redevelopment area, the "tax increment", is used to finance the long-term bond debt. Prior to the issuance of long- term revenue bonds, the City or CRA may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

3. General Obligation Bonds or Other Means of Financing

For the purposes of financing redevelopment actions, t the City may also issue General Obligation Bonds. These bonds are secured by debt service millage on the real property within the City and must receive voter approval. The City may also utilize other financing mechanisms to support redevelopment activities, including, but not limited to Certificates of Participation or Parking Revenue Bonds.

4. Parking Revenue Bonds

The City may issue Parking Revenue Bonds to finance the construction of parking facilities within the East CRA District. Revenue sources to pay the debt bond may be derived from parking fees and fines and parking license or lease agreements with private sector enterprises utilizing public parking facilities.

5. Special Assessment Districts

The City could also establish special assessment districts, Municipal Service Benefit Units (MSBU), for the purpose of funding various neighborhood improvements within an area or for the construction of a particular project. Typically, the assessment appears on the tax bill of each property owner and it can be amortized over a short or long period of time, a decision that the City would make. In addition, the City may consider charging interest on the assessment equal to or less than the cost of funds the City is charged.

6. Historic Rehabilitation Grants

The Department of State (Florida) offers several categories of grants for the restoration and renovation of historic structures. The grants are competitive and they are available to non-profit organizations and to government agencies such as a CRA. Also, the Department offers planning grants for projects that are in the planning phase or pre-construction phase.

7. Florida Recreation Development Assistance Program (FRDAP)

The annual State of Florida recreation assistance program may be used for recreational land acquisition, park design, and park construction. Active park amenities are normally afforded a higher priority than passive parks. With a \$200,000 award limit, project may be phased over several years. Matching funds are required for projects exceeding \$50,000.

8. Florida Inland Navigation District (FIND) Grants

The FIND grants may be applied to several categories of improvements that relate to the Florida Intracoastal Waterway. Funding from this program does not have an annual limit and projects can be phased over more than one year. FIND grants could be used for improvements to boardwalks, shoreline erosion control, channel dredging and marina development.

9. Florida Boating Improvement Program (FBIP)

The FBIP grant is formulated on a pro-rata share of annual proceeds from boater licensing in each county. Funding may be used for shoreline protection, boat ramps, parks and other boating related facilities.

10. Land and Water Conservation Fund Grant Program

The annual State of Florida Recreation Assistance Program may be used for recreational land acquisition, park design, and park construction. Active park amenities are normally afforded a higher priority than passive parks. This program also has a \$1,500,000 award limit; a project may be phased over several years. In addition, grants require a local match of one to one

11. Congestion Mitigation Air Quality (CMAQ) Grants

This is a Department of Transportation grant program for improvements of State and Federal highways that have air quality issues. Typical improvements may include bicycle paths, paving improvements, traffic signal standards, and other improvements. The program is administered by the FDOT.

12. 319 Non-Source Point Pollution Grant

This grant program also known as the State Water-quality Assistance Grants (“SWAG”) is administered through the US Department of Environmental Protection, and can be used to reduce nonpoint source pollution from land use activities including stormwater runoff.

13. Keep America Beautiful Grant (KAB)

The KAB grants is an annual program that helps to build clean, green and beautiful places for all to enjoy. The program is administered through the national non-profit, Keep America Beautiful.

14. Industrial Revenue Bonds (IRB)

Industrial revenue bonds may be used to finance industrial, and some commercial projects. The primary emphasis on such projects is the creation of jobs, and as consequence speculative ventures are not normally financed by this means. The County typically issues such bonds, with repayment pledged against the revenues of the private enterprise being funded. IRB's are tax exempt and consequently are typically 3 percentage points below prevailing interest rates. Such financing has been used effectively in Florida.

15. Land Sales / Leases

Acquisition of property and its preparation for development are powers available to the CRA under provisions of F.S. 163. Part III. The resale or leasing of such land to private developers can provide another source of income within the East CRA.

16. Contributions and Grants

Voluntary contributions by private companies, foundations and individuals are a potential source of income to the CRA. Although such contributions may only account for a small portion of redevelopment costs, they do provide opportunities for community participation with positive promotional benefits.

17. Safe Neighborhoods Act - Chapter 163.502 FS

Neighborhood Improvement Districts created pursuant to the Act may request technical assistance to promote the goals of the Safe Neighborhoods Act and apply for planning grants from the state's Safe Neighborhood Trust Fund on a matching basis. The District may also be authorized to levy an ad valorem tax of up to mills limit provided in the program .

18. Department of Transportation Transit Grants

Transit grants can be used for construction of infrastructure in support of mass transit objectives including public transportation, multi-modal and passenger rail. Some flexibility exists in the

guidelines for this grant program, including funds for multi-story parking facilities if the facility is part of a distribution plan for other means of mass transit, such as a rail system.

19. Florida Communities Trust (FTC) Fund Grant

The grant program was established for environmental land acquisition. Ten percent of the grant proceeds are distributed from the Preservation 2000 program.

20. Environmental Protection Agency (EPA)

EPA's Recreational Trails Program provides funding for the construction of nature trails.

21. Florida Main Street Program

Florida Main Street is a technical assistance program of the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, which encourages the revitalization of traditional, historic downtown and neighborhood commercial districts through a community-based comprehensive approach. Florida communities are eligible. Assistance available: Training, technical assistance and a network of participating communities, both statewide and national

22. Direct Borrowing from Commercial Lenders

The East CRA is also authorized to fund redevelopment projects and programs through direct borrowing of funds. Depending on the particular project(s) funding requirements, the East CRA may utilize both short and long-term borrowing. Although terms and conditions may have a direct bearing on use of a particular commercial lending institution, the East CRA will generally attempt to attain the lowest available interest rate.

VI. SECTION SIX – FINANCIAL PROJECTIONS

Implementation Plan

The implementation plan is required to prioritize the actions and efforts of the East CRA, and to allocate appropriate funding to accomplish them. Accordingly, the CRA prepares a five-year strategic finance plan that identifies projects and sources of funding. The strategic finance plan can be amended by the CRA from time-to-time due to changed circumstances and project priorities. This Section of the Plan will provide a specific list of priorities and actions, and will match them with funding resources as documented in the financial plan.

Various redevelopment initiatives will be funded on a recurring basis:

- Incentive program grants will be made on a reimbursable basis to various businesses and commercial establishments that meet the program criteria established from time to time.
- A strategic incentive program to help offset development costs for projects that meet the program criteria established from time to time.
- Business attraction and development. This will primarily be focused on recruiting businesses that are compatible with the area and will provide needed neighborhood-oriented services.
- Dissemination of Information. To the extent permitted by the Act, the CRA will support and continue to actively promote redevelopment opportunities in the area.
- Housing and neighborhood stabilization, including supporting the development of mixed-use, residential development.

5-Year Revenue & Expense Projections

The CRA strategic finance plan can be translated into a budget that anticipates revenues and expenditures over time and seeks to program all the desired improvements, as funding is available. The priority of the various projects is established by the CRA. The strategic finance plan is updated annually to reflect the priority of projects and funding availability.

VII. SECTION SEVEN – APPENDICES

Appendix “A”
“East CRA Boundary Description”

A portion of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 36, Township 48 South, Range 42 East; a portion of Section 31, Township 48 South, Range 43 East; and a portion of the N $\frac{1}{2}$ of Sections 5 and 6, Township 49 South, Range 43 East more particularly described as follows:

Beginning at the intersection of the centerline of N.E. 20th Avenue and the centerline of N.E. 2nd Street; thence easterly along said centerline of N.E. 2nd Street to the centerline of N.E. 26th Avenue; thence southerly along said centerline of N.E. 26th Avenue to the westerly projection of the north right of way line of N.E. 1st Street; thence easterly along said westerly projection and said north right of way line to the centerline of N.E. 28th Avenue; thence southerly along said centerline to the westerly projection of the south line of Lot 3, Block 3, Harbor Village Section A, as recorded in Plat Book 28, Page 34, Broward County Records; thence easterly along said westerly projection and said south line to the centerline of the Intracoastal Waterway; thence northerly along said centerline to the westerly projection of the south line of Seville House Condominium; thence easterly along said westerly projection and said south line to the southeast corner of Seville House Condominium; thence continue easterly to the intersection of the centerline of Riverside Drive and the centerline of N.E. 2nd Street; thence continue easterly along said centerline of N.E. 2nd Street to the centerline of North Ocean Boulevard (S.R. A1A); thence northerly along said centerline of North Ocean Boulevard (S.R. A1A) to the centerline of N.E. 3rd Street; thence easterly along said centerline of N.E. 3rd Street to the centerline of Pompano Beach Boulevard; thence northerly along said centerline of Pompano Beach Boulevard to the westerly projection of the north line of Lot 3, Silver Beach, as recorded in Plat Book 22, Page 32, Broward County Records; thence easterly along said westerly projection and said north line to the west line of the Atlantic Ocean; thence southerly along said west line to the easterly projection of the north line of Lot 5, Block 1, Pompano Beach Blount Brothers Subdivision, as recorded in Plat Book 2, Page 43, Broward County Records; thence west along said easterly projection and said north line to the northwest corner of said Lot 5; thence continue westerly to the northeast corner of Pompano Beach Club North Condominium; thence continue westerly along the north line of said Pompano Beach Club North Condominium to the centerline of South Ocean Boulevard (S.R. A1A); thence southerly along said centerline to the centerline of S.E. 2nd Street; thence westerly along said centerline of S.E. 2nd Street to the centerline of South Riverside Drive; thence northerly along said centerline of South Riverside Drive to the easterly projection of the north line of Lot 6, Block 5, Pompano Beach Park, as recorded in Plat Book 21, Page 20, Broward County Records; thence westerly along said easterly projection and said north line to the centerline of the Intracoastal Waterway; thence southerly along said centerline to the easterly projection of the north line of Lot 4, Block 5, Pompano Beach Estates, as recorded in Plat Book 29, Page 34, Broward County Records; thence westerly along said easterly projection and said north line to the centerline of S.E. 28th Avenue; thence northerly along said centerline to the easterly projection of the north line of Block 1, Pompano Beach Estates; thence west along said easterly projection and said north line to the centerline of S.E. 25th Avenue; thence southerly along said centerline to the centerline of S.E. 2nd Street; thence westerly along said centerline of S.E. 2nd Street to the centerline of S.E. 19th Avenue; thence northerly along said centerline of S.E. 19th Avenue to the easterly projection of the north line of Lots 10 and 11, Block 25, Pinehurst, as recorded in Plat Book 5, Page 13, Broward County Records; thence westerly along said easterly projection and said north line to the centerline of S.E. 18th Avenue; thence northerly along said centerline to the centerline of Atlantic Boulevard (S.R. 814); thence continue northerly along the centerline of N.E. 18th Avenue to the westerly projection of the north line of Lots 17 and 18, Block 11, Pinehurst; thence easterly along said westerly projection and said north line to the northeast corner of said Lot 17; thence continue easterly to the northwest corner of Lot 18, Block 12, Pinehurst; thence continue easterly along the north line of Lots 17 and 18, Block 12, Pinehurst, to the centerline of N.E. 20th Avenue; thence northerly along said centerline to the centerline of N.E. 2nd Street and Point of Beginning.

Said lands situate in the City of Pompano Beach, Broward County, Florida.



CRA
Master Plan
Redevelopment
Area

Prepared By



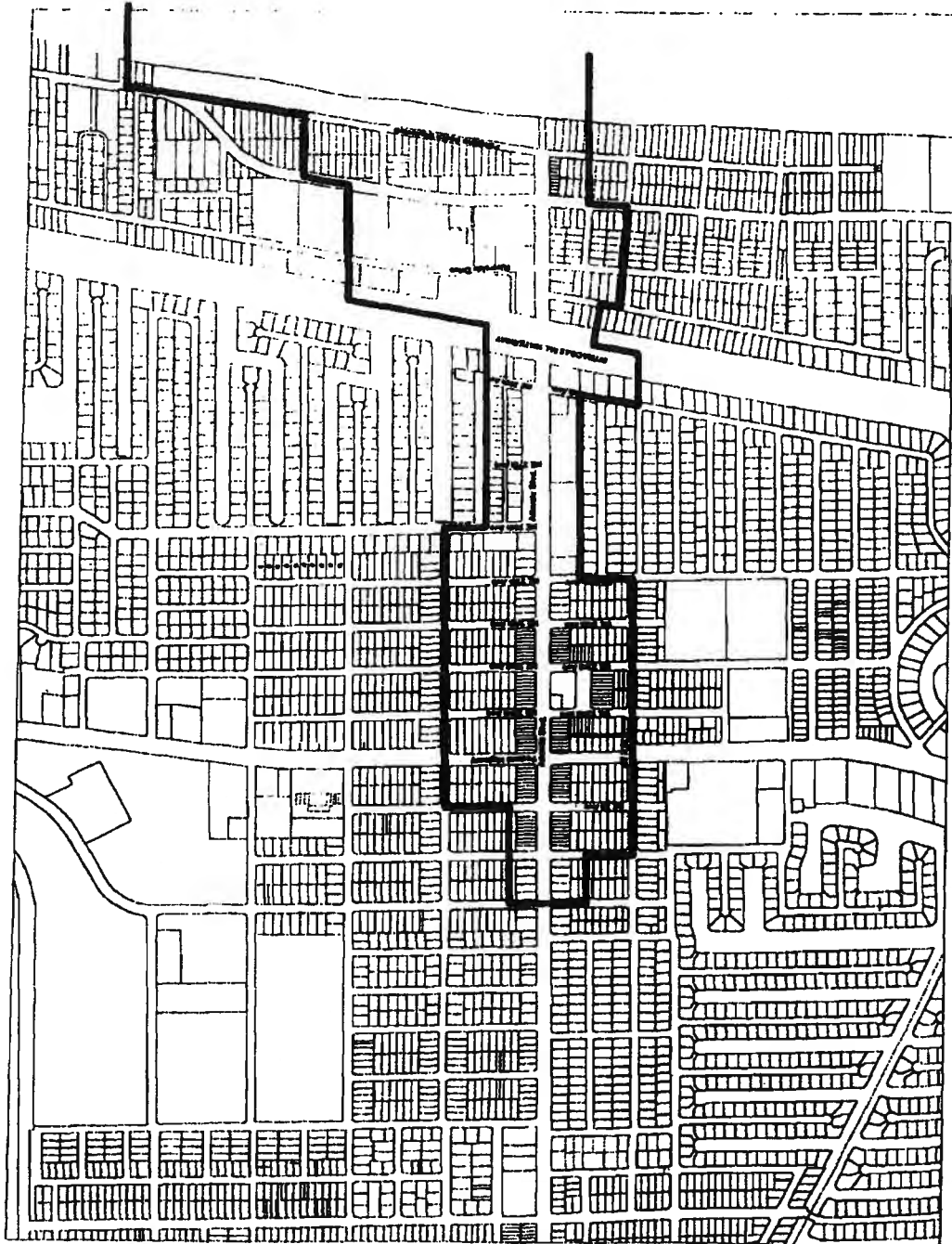
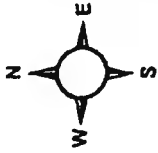
KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS



Civic Design

— CRA Boundary Line

Exhibit A, page 2 of 2



Appendix “B”
“Resolution No. 2000-285, Creation of Community Redevelopment Agency

RESOLUTION NO. 2000- 285

**CITY OF POMPANO BEACH
Broward County, Florida**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO BROWARD COUNTY FOR THE CREATION OF A SECOND COMMUNITY REDEVELOPMENT AGENCY AREA AT AND NEAR EAST ATLANTIC BOULEVARD; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission has caused a study to be prepared to determine whether or not that area at and near East Atlantic Boulevard meets the criteria necessary for the creation of a Community Redevelopment Agency area; and

WHEREAS, the prepared study supports the creation of a new Community Redevelopment Agency area;

WHEREAS, by state statute the power to create a new Community Redevelopment Agency area is vested exclusively in Broward County; and

WHEREAS, the City Commission of the City of Pompano Beach desires to proceed with the creation of a second Community Redevelopment Agency area; now, therefore,

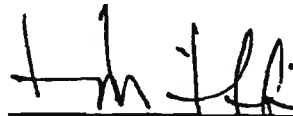
BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1: That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution.

SECTION 2: That the City Manager or his designee is hereby authorized to make application to Broward County for the creation of a second Community Redevelopment Agency area at and near East Atlantic Boulevard.

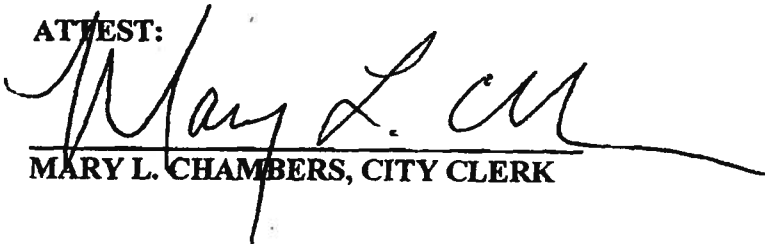
SECTION 3: That this Resolution shall become effective upon passage.

PASSED AND ADOPTED this 12th day of September, 2000.



WILLIAM F. GRIFFIN, MAYOR

ATTEST:



MARY L. CHAMBERS, CITY CLERK

GBL/jrm
9/5/00
l:reso/2000-424

Appendix “C”
“ Ordinance No. 2002-12, Establishment of Redevelopment Trust Fund”

LIBRARY 11 9:07
CITY OF POMPANO BEACH

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY OF POMPANO BEACH, FLORIDA, ESTABLISHING AND PROVIDING FOR THE FUNDING OF A REDEVELOPMENT TRUST FUND PURSUANT TO SECTION 163.387, FLORIDA STATUTES, TO FINANCE OR REFINANCE COMMUNITY REDEVELOPMENT WITHIN THE COMMUNITY REDEVELOPMENT AREA KNOWN AS THE EAST POMPANO BEACH DISTRICT AREA; PROVIDING FOR ADMINISTRATION OF THE REDEVELOPMENT TRUST FUND; DETERMINING THE TAX INCREMENT TO BE DEPOSITED IN THE REDEVELOPMENT TRUST FUND; ESTABLISHING THE BASE YEAR FOR DETERMINING ASSESSED VALUES OF PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA FOR TAX INCREMENT PURPOSES; PROVIDING FOR THE ANNUAL APPROPRIATION OF THE TAX INCREMENT BY ALL TAXING AUTHORITIES IN THE COMMUNITY REDEVELOPMENT AREA; APPOINTING THE GOVERNING BODY OF THE COMMUNITY REDEVELOPMENT AGENCY AS THE TRUSTEE OF THE REDEVELOPMENT TRUST FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended (the "Act"), the City of Pompano Beach may be empowered to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the spread of slum and urban blight, to encourage needed community rehabilitation and to provide for the redevelopment of slum and blighted areas in accordance with such provisions; and

WHEREAS, pursuant to Resolution No. 80-534 and 2001-758 adopted by the Broward County Commission, Broward County delegated to the City Commission of the City of Pompano

1

Beach, Florida, the authority to create a Community Redevelopment Agency to operate within the jurisdiction of the City, and the authority to exercise all powers conferred upon local governments by the Act subject to the review and approval of a Community Redevelopment Plan by the Board of County Commissioners of Broward County, Florida, within the municipal boundaries of the City of Pompano Beach.

WHEREAS, pursuant to Resolution No. 2002-11 adopted by the City Commission of the City of Pompano Beach, the City declared an area existing within the City as blighted, which area is lying along Atlantic Boulevard between NE 18th Avenue and the Beach and along State Road A1A between SE 2nd Street and NE 3rd Street (hereinafter referred to as the "East Pompano Beach District Area Community Redevelopment Area").

WHEREAS, pursuant to Ordinance No. 2002-06 , the City Commission of the City of Pompano Beach, Florida, as the Pompano Beach Community Redevelopment Agency declared itself to be the Community Redevelopment Agency ("Agency") for the East Pompano Beach District Area; and

WHEREAS, pursuant to Resolution No. 2002-58 , the City Commission of the City of Pompano Beach approved a Community Redevelopment Plan ("Plan") for the East Pompano Beach District Area; and

WHEREAS, in order to plan and implement community redevelopment within the East Pompano Beach District Area, it is necessary that a Redevelopment Trust Fund ("Trust Fund") be established and created for said area as provided in the Act; and

WHEREAS, notice of the intended creation of a Trust Fund has been given to all taxing authorities in accordance with the Act; and

WHEREAS, pursuant to law, ten (10) day' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach; and

WHEREAS, a public hearing before the City Commission was held pursuant to the published notice described above, at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1: That the above recitals are true, correct and incorporated into this Ordinance by this reference.

SECTION 2: That there is hereby established and created in accordance with the provisions of the Act, a Redevelopment Trust Fund for the East Pompano Beach District Area, which Trust Fund shall be utilized and expended for the purposes of and in accordance with the Plan, including any amendments or modifications thereto approved by the City Commission including any community redevelopment under the Plan.

SECTION 3: That the monies to be allocated to and deposited into the Trust Fund shall be used to finance community redevelopment within the East Pompano Beach District Area, which shall be appropriated by the Agency. The Agency shall utilize the funds and revenues paid into and earned by the Trust Fund for community redevelopment purposes as provided in the Plan and as permitted by law. The Trust Fund shall exist for the duration of the community redevelopment undertaken by the Agency pursuant to the Plan to the extent permitted by the Act. Monies shall be held in the Trust Fund by the City for and on behalf of the Agency, and disbursed from the Trust Fund as provided by the Act, this Ordinance or by the Agency.

SECTION 4: That there shall be paid into the Fund each year by each taxing authority levying ad valorem taxes within the East Pompano Beach District Area, a sum equal to ninety-five percent (95%) of the incremental increase in ad valorem taxes levied each year by that taxing authority, as calculated in accordance with Section 6 of this Ordinance and the Act, based on the base tax year established in Section 5 of this Ordinance (such annual sum being hereinafter referred to as the "tax increment").

SECTION 5: That the most recently approved tax roll prior to the effective date of this Ordinance used in connection with the taxation of real property in the East Pompano Beach District Area as provided for in Section 163.387, Florida Statutes, shall be the interim ad valorem tax roll of Broward County, Florida, filed by the Property Appraiser of Broward County, Florida, with the State Department of Revenue on or before July 1, 2001, pursuant to Section 193.1142, Florida Statutes, reflecting valuation of real property for purposes of ad valorem taxation as of January 1, 2001 (the "base year value"), and all deposits into the Trust Fund shall be the amount of tax increment calculated as provided in Section 6 herein based upon increases in valuation of taxable real property from the base year value.

SECTION 6: That the tax increment shall be determined and appropriated annually by each taxing authority as provided in the Act, and shall be an amount equal to ninety-five percent (95%) of the difference between:

A. The amount of ad valorem taxes levied each year by each taxing authority on taxable real property contained within the geographic boundaries of the East Pompano Beach District Area; and

B. The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority upon the total of the

assessed value of the taxable real property in the East Pompano Beach District Area as shown on the assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of this Ordinance.

SECTION 7: That pursuant to Section 163.387 (2), Florida Statutes, each taxing authority shall annually appropriate and pay by January 1 of each year a sum which is no less than the tax increment as defined and determined as provided in the Act and Section 6 of this Ordinance. The obligation of each taxing authority to annually appropriate the tax increment for deposit in the Trust Fund shall commence on the effective date of this Ordinance and continue to an extent permitted by the Act until all loans, advances and indebtedness, if any, and interest thereon, incurred by the Agency as a result of community redevelopment in the East Pompano Beach District Area have been paid.

SECTION 8: That the Trust Fund shall be established and maintained as a separate Trust Fund by the Agency pursuant to the Act and this Ordinance, and other directives of the governing body of the Agency as the trustee of the Trust Fund as may be adopted from time to time, whereby the Trust Fund may be promptly and effectively administered and utilized by the Agency expeditiously and without undue delay for its statutory purpose pursuant to the Plan. The Agency may authorize and direct the City to establish and administer the Trust Fund on behalf of the Agency in accordance with this Ordinance and the Act.

SECTION 9: That the obligation of the City Commission of the City of Pompano Beach to fund the Trust Fund annually shall continue until all loans, advances and indebtedness, if any and interest thereon, of the Agency incurred as a result of community redevelopment have been paid, but only to the extent that the tax increment described in Section 5 of this Ordinance accrues. The obligation of the City Commission to fund the Trust Fund shall not be construed to

make the City a guarantor of the obligations of other taxing authorities under this ordinance or the Act nor shall it be construed to require the exercise of the taxing power of the City or the payment to the Trust Fund from any other funds of the City except the incremental revenue provided for in Section 5.

SECTION 10: That it may, in its discretion, authorize the deposit of such other legally available funds into the Trust Fund as may be described by resolution adopted on or after the effective date of this Ordinance.

SECTION 11: That the governing body of the Agency shall be the trustee of the Trust Fund and shall be responsible for the receipt, custody, disbursement, accountability, management, investments, and property application of all monies paid into the Fund.

SECTION 12: That the funds of the Trust Fund shall be utilized in accordance with the provisions of the Act, this Ordinance and the Community Redevelopment Plan for the East Pompano Beach District Area as approved by the City Commissioner of the City of Pompano Beach as the same may be amended.

SECTION 13: That the terms contained in this Ordinance shall have the meanings as set forth in the Act.

SECTION 14: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 15: All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 16: This Ordinance shall become effective upon passage.

PASSED FIRST READING this 27th day of November, 2001.

PASSED SECOND READING this 11th day of December, 2001.



WILLIAM F. GRIFFIN, MAYOR

ATTEST:



MARY L. CHAMBERS, CITY CLERK

GBL/jrm
10/26/01
L:ord/2002-42

**Appendix “D”
“Interlocal Cooperation Agreement”**

Item 58 - 12/4/01
Reso. 2001-1190

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT (the "Agreement"), made this 27th day of November, 2001, by and between Broward County, Florida, a political subdivision of the State of Florida (the "County"), the City of Pompano Beach, Florida, a municipal corporation under the laws of the State of Florida (the "City") and the Pompano Beach CRA, or its successor, a public body corporate and politic (the "CRA").

WHEREAS, the Board of County Commissioners of Broward County, Florida (the "Board") adopted Resolution No. 2001-754 on July 10, 2001, which, among other things, declared that a slum or blighted area existed in a geographic area, described in Resolution No. 2002-58 of the City, attached hereto and made a part hereof as Exhibit "A" (The "Redevelopment Area"), the criteria of which presented by the City, in the aggregate, demonstrated that it is necessary to redevelop such Redevelopment Area in accordance with the provisions of Part III of Chapter 163, Florida Statutes (the "Act"); and

WHEREAS, the Board delegated to the City Commission of the City of Pompano Beach, Florida (the "City Commission") the authority to exercise the redevelopment powers conferred upon the Board within the Redevelopment Area in accordance with the Act to enable the City Commission to declare the need for, create and delegate power to a community redevelopment CRA and to initiate, prepare and adopt a plan of redevelopment for final approval by the Board; and

WHEREAS, the City commission, pursuant to Resolution No. 2002-11 enacted on October 9, 2001, accepted a delegation of powers from the Board, found a need for and created the CRA, granted the CRA the power to exercise those powers permitted by the

Act which were delegated by the Board to the CRA and directed the initiation, preparation and adoption of a community redevelopment plan by the CRA; and

WHEREAS, pursuant to agenda item E-1 enacted by the Board of the Pompano Beach Community Redevelopment Agency on October 23, 2001, the Board has approved the Community Redevelopment Plan (the "Plan") to enable the City to undertake redevelopment of the Redevelopment Area; and

WHEREAS, there shall be established for the CRA created under the Act, a redevelopment trust fund (the "Fund"); and

WHEREAS, the boundaries identified for the Redevelopment Area are within the corporate limits of the City; and

WHEREAS, the City played the major role in the preparation of the Plan; and

WHEREAS, the County, the City and the CRA desire to enter into an agreement of understanding to delineate their areas of responsibility with respect to the redevelopment of the Redevelopment Area, exclusively known as the "East Pompano Beach District Area," and the proposed CRA's obligations and responsibilities to each taxing authority.

WITNESSETH, that for and in consideration of the mutual covenants and agreements contained herein, the County, the City and the CRA agree as follows:

Implementation of the Plan

A. The City and the CRA hereby expressly agree that the Plan as approved by the Board pursuant to Resolution No. ____ is for a thirty (30) year period for purposes of completing the project as outlined in the Plan. The City and the CRA agree that within sixty (60) days of the first anniversary of the establishment of the CRA, based on the fiscal year end, and thereafter, within sixty (60) days of every anniversary following, based on the

fiscal year end, the City and the CRA shall submit to the County, in addition to the requirements of Chap. 163.356(3)(c), Fla. Stat., a detailed report of the progress made in carrying out the Redevelopment Plan.

The detailed report of the progress made in carrying out the Redevelopment Plan is to include time frames and benchmarks, including, but not limited to, changes in tax increment payments, enhancements to the tax base, any leverage of private or non-ad valorem funds, costs and revenues, growth in new business, reduction of incompatible land uses or code violations, improvements to infrastructure, and ongoing benefits to the larger Community.

The County shall review the progress report and determine if the Redevelopment Plan has progressed in a satisfactory manner. At the request of the County, the City and/or the CRA shall submit additional progress reports on the Plan and Redevelopment area activities. If the County determines, based on submissions and performance by the City and/or CRA that progress is unsatisfactory, the City and the CRA and the County shall work jointly to provide a corrective plan of action. If the corrective plan of action and/or performance by the City and the CRA has not improved to a satisfactory level, within a defined time frame, the City and the CRA agree to not issue additional debt or restructure debt, without the expressed approval of the County. Further, the City and/or CRA shall be required to provide the County with quarterly reports on corrective actions taken until the CRA's performance has improved to a satisfactory level, as determined by the County Administrator. The City and/or the CRA, without expressed approval of the County, shall not have the right to replace any cash in debt service reserve with a debt service reserve

surety during the period in which the CRA is deemed by the County to have unsatisfactory performance levels.

Should an amendment to this Agreement be required, the CRA and the City, as the case may be, may only continue to exercise the powers as amended and conferred by the Board to such entity pursuant to this Agreement, as amended, and the amended Plan, and in strict conformity with the requirements of Chap. 163, Fla. Stat.

The CRA and the City shall be responsible solely for the negligence of the CRA and the City's agents, servants and employees. County shall be responsible solely for the negligence of County's agents, servants and employees.

The size of the proposed CRA shall be limited to 158 acres, which is less than one point one percent (1.1%) of the City's land area.

B. Project Financing

The City and the CRA expressly agree that County tax increments from the CRA shall not be used for administrative purposes. It is further agreed, subject to the terms and conditions contained herein, to use County tax increments from the Pompano Beach CRA only for construction of public improvements which are necessary to the successful development of the Project and contained in the Community Redevelopment Plan. The City and CRA also agree to comply with all the terms and conditions of Broward County Resolution No. 2001-754, which is attached hereto and incorporated by reference

The City is willing to cooperate with the County to maximize the net fiscal impact from the proposed CRA by limiting the County's contributions via tax increment revenues to an amount and term that are mutually agreed to in order to meet the minimum requirements of the adopted development and financial plans.

The City, either directly or through the CRA, shall establish and maintain the Fund, as required by applicable law. Both the City and the County shall deposit annually into the Fund an amount equal to ninety-five percent (95%) of the increment from ad valorem taxes collected with the Redevelopment Area pursuant to Section 163.387, Florida Statutes, and other provisions of applicable law.

The City, either directly or through the CRA, shall develop and promulgate rules, regulations and criteria whereby the Fund may be promptly and effectively administered, including the establishment and the maintenance of books and records and adoption of procedures whereby the City may, either directly or through the CRA, expeditiously and without undue delay, utilize such funds in accordance with the approved budget for the Redevelopment Area.

The City, either directly or through the CRA, shall select financial and legal consultants as necessary to assist in the preparation of the tax increment financing plans. The City and the CRA shall encourage the participation of and utilization of small and minority businesses, specifically with respect to financial advisor, bond counsel, underwriters' counsel and underwriting services in the development of the Redevelopment Area.

The City, either directly or through the CRA, may sell bonds and execute notes and other forms of indebtedness, as well as collateral documents, to finance capital improvements deemed necessary for the Redevelopment Area. The City or CRA will advise the County as to amount, duration and purpose of such bonds, notes or other indebtedness, including advances pledging or obligating tax increment revenues. However, in furtherance of Resolution No. 99-1398, duly adopted by the Board on

October 5, 1999, County approval is required in the event that any changes to the Redevelopment Plan would result in a boundary change, an extension of the term of the Redevelopment Plan or a change to the Redevelopment Plan of such magnitude as would require a County or municipal land use plan amendment, prior to issuance of any such bond, note or other form of indebtedness including advances pledging or obligating tax increment revenue.

The County's obligation to annually appropriate to the Fund shall continue until all loans, advances and indebtedness, if any, and interest thereon, of the CRA incurred as a result of redevelopment in the CRA, have been paid, or for as long as required by applicable law, whichever is later. (In no year shall the County's obligation to the Fund exceed the amount of that year's tax increment as determined pursuant to Resolution No. _____.) On the last day of the fiscal year of the CRA, any money which remains in the Fund after payment of expenses pursuant to Section 163.387(6), Florida Statutes, for such year shall be: (1) returned to each taxing authority which paid any tax increment revenues generated in excess of minimum revenue coverage of debt service requirements or utilized to accelerate the repayment of outstanding principal in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the Fund by all taxing authorities within the Redevelopment Area for that year; (2) used to reduce the amount of any indebtedness to which increment revenues are pledged; (3) deposited into a CRA Trust account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or (4) appropriated to a specific redevelopment project pursuant to the approved Plan which project will be completed within three (3) years from the date of such appropriation.

City/County Coordination

The County Administrator, or designee, shall designate a Redevelopment Area Coordinator (the "Redevelopment Area Coordinator") and/or designee. The Redevelopment Area Coordinator or designee, shall serve as the County's liaison to the City and the CRA for the Redevelopment Area. The Redevelopment Area Coordinator or designee, shall carry out the day-to-day County responsibilities for the Redevelopment Area and shall be the designated person to receive all data and reports pertaining to the Plan.

The City, either directly or through the CRA, shall be responsible for implementing and conforming to the Plan, including developing and implementing proposals for indebtedness and bond financing, acquisition, disposition and relocation activities, eminent domain activities (subject to the limitations contained herein), coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment area, and such other projects and activities as are contemplated by the Plan. The City and the CRA shall establish a "critical path time line" for the Project. The City and the CRA shall further agree to institute tax increment financing only after firm financial commitments are in place. A "firm financial commitment" as defined herein shall include a legal commitment approved by the CRA Board for the purchase or transfer of CRA owned land for the purpose of economic development. The City, either directly or through the CRA, shall deliver copies of all accepted proposals for the Redevelopment Area to the Redevelopment Area Coordinator or designee.

The Redevelopment Area Coordinator or designee shall submit all proposals related to amendments to the Plan and proposals for indebtedness and bond financing to the County Administrator, or designee, and the County shall review and make recommendations on modifications and amendments to the Plan and all proposals for indebtedness and bond financing for the Redevelopment Area or designee.

The annual budget shall be submitted to the County not later than seventy-five (75) days prior to the beginning of each County fiscal year in a format approved by the County. The annual budget for the CRA and the Redevelopment Area shall be subject to full review by the County.

With respect to any substantial amendments and modifications to the Plan, such amendments and modifications shall become a part of the Plan and the powers delegated to the City commission pursuant to this Agreement, shall be exercisable either directly or through the CRA, with respect to such amendments and modifications only after said changes have been duly approved by the Board. Amendments and modifications are defined in accordance with Resolution No. 99-1398 duly adopted by the Board on October 5, 1999, to include boundary changes, an extension to the term of the Redevelopment Plan involving the continuing contribution by the taxing authorities beyond the original plan adoption and a change to the Redevelopment Plan of such magnitude as would require a county or municipal land use plan amendment.

Other Redevelopment Area Activities

The City, either directly or through the CRA, shall be responsible for the administration and funding of all relocation activities. Six months prior to the

commencement of redevelopment activities which may result in the displacement of persons, the City, either directly or through the CRA, shall establish residential relocation procedures for the relocation of such persons (the "Local Relocation Procedures") and shall submit such Local Relocation Procedures to the Board for review. In addition to any applicable federal, State or local laws, the Local Relocation Procedures shall apply in all relocation cases within the Redevelopment Area; provided, however, if federal funds are received by the City, either directly or through the CRA, for the project which requires residential relocation, the City, either directly or through the CRA, shall follow the relocation procedures set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 United States Code, Chapter 61, Section 4601, et seq. The City may contract with County agencies to assist in residential relocation.

The City, either directly or through the CRA, shall construct multi-unit residential projects within the Redevelopment Area and replace unit for unit any housing stock removed from the Redevelopment Area for development other than residential.

The City, either directly or through the CRA, shall cause an independent audit by a Certified Public Accounting firm to be performed on an annual basis, in compliance with 163.356, Florida Statutes, to be forwarded to the Board within thirty (30) days of completion.

All redevelopment activities conducted with respect to the Redevelopment Area shall be in conformance with the Plan as the same may be amended. Any amendments to the Plan as required by Section 163.361, Florida Statutes, must have prior approval of the Board before the City, either directly or through the CRA, may implement the changes

contemplated by the amendments. Once approved, however, the City, either directly or through the CRA, may implement the amendments thereto.

The City or the CRA, as the case may be, shall include language in any loan agreement, grant agreement or other agreements or contracts entered into between the City or the CRA and business involved in the redevelopment effort of the Redevelopment Area which states that, as a condition to the business' receipt of monies or incentives from the City or the CRA, any new jobs created as a result of the redevelopment shall be awarded so that such group of employees area a racially and ethnically-diverse group, all in accordance with applicable law.

Citizen Participation

To carry out the citizen participation process, the City, either directly or through the CRA, shall utilize community groups and seek community involvement and consider citizen input in the development of Redevelopment Area activities.

The City, either directly or through the CRA, shall create and establish an advisory board the composition of which shall be racially and ethnically diverse and shall include citizens who reside and/or work in the City or are other professionals who may give technical advice to the CRA, in accordance with applicable law. The advisory board shall be charged with monitoring the CRA for compliance with the objectives enumerated in the Plan. The advisory board shall conduct a comprehensive review of the CRA and the City's accomplishments with respect to the Plan. This review shall be done at least every three (3) years and its finding shall be forwarded to the Board for review.

Project Management, Administration and Coordination

The City and/or the CRA shall consider any reasonable request of the County with respect to implementing any plan of action related to the Plan. The City and/or the CRA shall develop implementation schedules and timetables for all significant Redevelopment Area activities as determined by the City and/or the CRA, copies of which shall be delivered to the Redevelopment Area Coordinator or designee beginning one year from the implementation of this Agreement.

The Redevelopment Area Coordinator or designee shall receive from the City and/or the CRA advance notice of all public meetings related to development of projects pursuant to this Agreement and on a regular basis, information regarding the progress of all such development through the design and construction of such projects.

During construction, the County shall have the right to attend all such public meetings and inspect the projects being developed at all reasonable times, at the expense of the CRA, subject to reasonable restrictions imposed by the contractor.

The City and/or the CRA shall consult regularly with the Redevelopment Area Coordinator or designee in order to keep the County reasonably informed throughout the duration of the planning, design and construction of such redevelopment projects. The City, either directly or through the CRA, shall be required to have an outside independent audit on the annual basis, at their expense, to monitor and investigate compliance with the terms of this Agreement. The right of the auditor to investigate, monitor, inspect, copy, review, verify and check operations and records of the City and the CRA shall include, but not be limited to, all of the records of its employees, consultants, agents or authorized contractors and subcontractors, as well as, all administrative and operational facilities used by the City, the CRA and the County in connection with all matters arising under this

Agreement. Records include, but are not limited to, construction, financial, correspondence, instructions, memoranda, bids and contract documents, as well as all other records pertaining to the planning, development and construction of projects pursuant to this Agreement. Any rights that the County has under this provision shall not be the basis for any liability to accrue to the County from the City, the CRA or third parties for such investigation or for the failure to have conducted such investigation.

City Assurances Regarding Affirmative Action

As part of this Agreement, the City and the CRA, as the case may be, shall follow applicable federal, State and County laws and regulations concerning affirmative action and race/ethnic/gender conscious concerns all in accordance with applicable law. The City and CRA shall take affirmative action to include small and minority businesses, where possible, in the CRA's contracting of goods and services including construction activity.

Amendments

This Agreement may be amended only by a written agreement signed by the City, the CRA and the County.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Chair or Vice Chair, authorized to execute same by Board action on the _____ day of _____, 20____; and the CITY OF POMPANO BEACH, signing by and through its MAYOR, duly authorized to execute same.

COUNTY

ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

County Administrator and Ex-
Officio Clerk of the Board of
County Commissioners of Broward
County, Florida

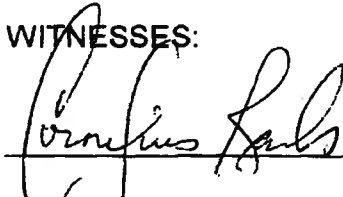
By _____
Chair
____ day of _____, 20__

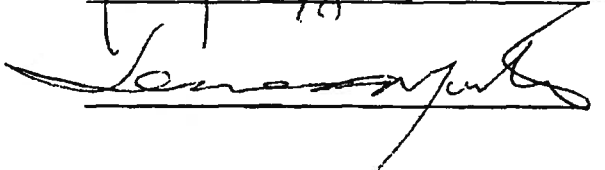
Approved as to form
Office of County Attorney
Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____
Assistant County Attorney
____ day of _____, 20__

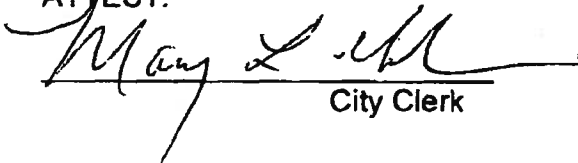
CITY

WITNESSES:





ATTEST:



City Clerk

CITY OF POMPANO BEACH

By 

Mayor/Commissioner

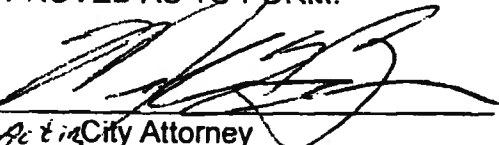
28th day of November, 2001

By 

City Manager

28 day of November, 2001

APPROVED AS TO FORM:

By 

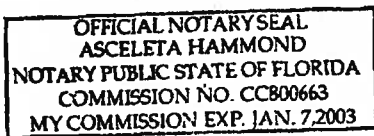
As Acting City Attorney


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11/28/01
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STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day of
November, 2001 by **WILLIAM F. GRIFFIN**, as Mayor of the City of
Pompano Beach, Florida, a municipal corporation, on behalf of the municipal
corporation, who is personally known to me.

NOTARY'S SEAL:





NOTARY PUBLIC, STATE OF FLORIDA

Asceleta Hammond

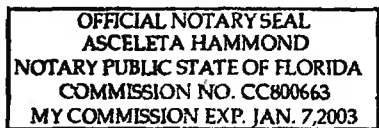
(Name of Acknowledger Typed, Printed or Stamped)


Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day of
November, 2001 by C. **WILLIAM HARGETT, JR.**, as City Manager of the
City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal
corporation, who is personally known to me.

NOTARY'S SEAL:





NOTARY PUBLIC, STATE OF FLORIDA

Asceleta Hammond

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day of November, 2001 by **MARY L. CHAMBERS** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL:



NOTARY PUBLIC, STATE OF FLORIDA

Asceleta Hammond

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

RESOLUTION NO. 2002-58 _____

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY OF POMPANO BEACH PROVIDING FOR FINDINGS OF FACT RELATING TO A COMMUNITY REDEVELOPMENT PLAN; ADOPTING A COMMUNITY REDEVELOPMENT PLAN FOR THE ADDITIONAL COMMUNITY REDEVELOPMENT AREA KNOWN AS THE EAST POMPANO BEACH DISTRICT AREA; PROVIDING AN EFFECTIVE DATE.

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WHEREAS, pursuant to Resolution Nos. 80-534 and 2001-758 adopted by the Broward county Commission, Broward County delegated to the City Commission of the City of Pompano Beach, Florida, the authority to create a Community Redevelopment Agency, the "Act", to operate within the jurisdiction of the city, and the authority to exercise all powers conferred upon local governments by the Community Redevelopment Act of 1969, Florida Statutes, as amended within the municipal boundaries of the City of Pompano Beach subject to the review and approval by the Board of County Commissioners of Broward County, Florida, of a Community Redevelopment Plan; and

WHEREAS, the City Commission of the City of Pompano Beach, Florida, has made certain findings and declarations as set forth in Resolution 2002-11 the "Resolution of Necessity", as required by Section 163.335, Florida Statutes; for the area known as the East Pompano Beach District Area.

WHEREAS, the City Commission of the City of Pompano Beach, Florida, by the adoption of this resolution reaffirms such findings and declarations; and

WHEREAS, the City Commission of the City of Pompano Beach, Florida, established by the adoption of Ordinance No. 89-27, the "Pompano Beach Community Redevelopment

Agency" to, among other things, prepare or cause to be prepared a community redevelopment plan; and

WHEREAS, a plan for the redevelopment of the East Pompano Beach District Area in accordance with the Act has been undertaken and completed, the "Plan", and is attached hereto and made a party hereof; and

WHEREAS, the Pompano Beach Planning and Zoning Board, the local planning agency for the City of Pompano Beach, has found the Community Redevelopment Plan, the "Plan" for the additional area to be in conformity with the Pompano Beach Comprehensive Plan; and

WHEREAS, the Pompano Beach Community Redevelopment Agency has approved the Community Redevelopment Plan and submitted said plan to the City Commission recommending that the City Commission approve the Community Redevelopment Plan; and

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed resolution and of a public hearing in the City Commission Chambers of the City of Pompano Beach; and

WHEREAS, the City has at least fifteen (15) days before the public hearing, mailed by registered mail, a notice to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area, notifying said taxing agencies of the public hearing to consider this resolution; and

WHEREAS, a public hearing before the City Commission was held pursuant to the published notice and mailed notice described above, at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were, in fact, heard; now, therefore,

BE IT RESOLVED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1: That the above recitals are true, correct and incorporated into this Resolution by this reference.

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SECTION 2: That the finding in its Resolution No. 2002-11 adopted on October 9, 2001, that one or more slum or blighted areas, as those terms are defined in Section 163.340, Florida Statutes, exist within the City of Pompano Beach is hereby reaffirmed.

SECTION 3: That the area designated in Resolution No. 2002-11, finding one or more slum or blighted areas to exist in the City, as described in that resolution, which area is more particularly described in Exhibit "A" attached hereto, is the Community Redevelopment Area for the purpose of this Resolution and the Community Redevelopment Plan approved hereby.

SECTION 4: The City Commission of the City of Pompano Beach, Florida, finds that the Plan provides for the following:

A. Even though no families are anticipated to be displaced, a feasible method for the location of families who will be displaced from the Community Redevelopment Area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

B. The Community Redevelopment Plan conforms to the Pompano Beach Comprehensive Plan;

C. The Community Redevelopment Plan gives due consideration to the utilization of community policing innovations, and to the provisions of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;

D. The Community Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and

E. The Community Redevelopment Plan and resulting revitalization and redevelopment for the coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate and ensure protection for property against exposure to natural disasters.

SECTION 5: That it is hereby expressly determined that it is appropriate, proper and timely that a Community Redevelopment Plan be approved at this time, and other resolutions, ordinances and laws may be utilized to further redevelopment within the East Pompano Beach District Area. Therefore, the City Commission does hereby approve as the Community Redevelopment Plan, the "Plan", for the East Pompano Beach District Area pursuant to Section 163.360 (6), Florida Statutes, the document entitled, "Community Redevelopment Plan", attached hereto.

SECTION 6: That this resolution shall take effect immediately upon action taken by the Board of County Commissioners of Broward County, Florida, as contemplated by Resolution No. 2001-758 adopted by the Broward county Commission on July 10, 2001.

PASSED AND ADOPTED this 13th day of November, 2001.



WILLIAM F. GRIFFIN, MAYOR

ATTEST



MARY D. CHAMBERS, CITY CLERK

GBU/jrm
9/18/01
L:reso/2001-425