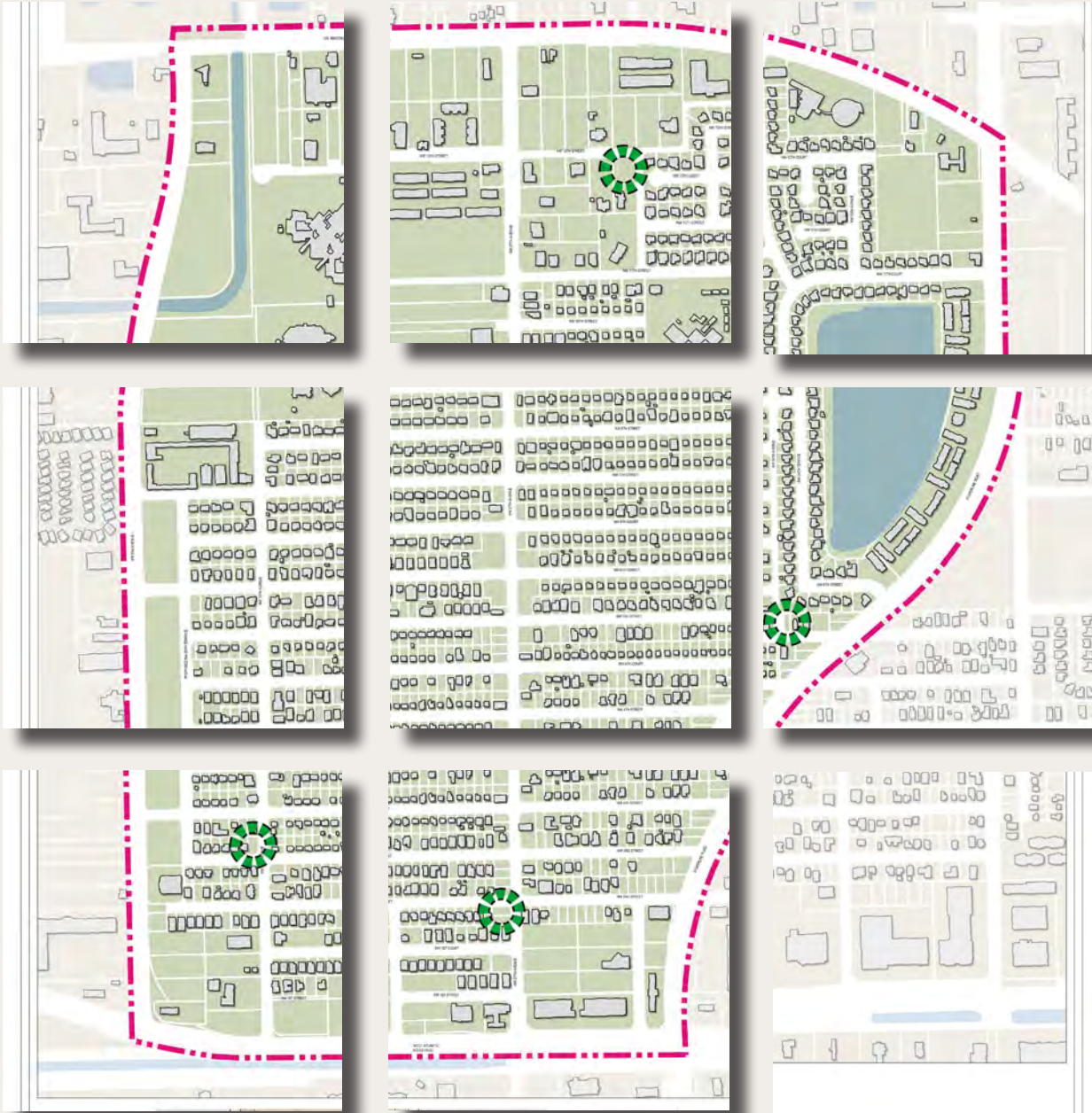


Exhibit 3



DECOMAP



Collier City Neighborhood Development Plan

City of Pompano Beach, Florida
Northwest Community Redevelopment Agency



May 2012

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

E. Parks and Recreation Improvements

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

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



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

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

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

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

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

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

- **PARKS AND RECREATION**

PROPOSED MCNAIR PARK IMPROVEMENTS

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

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

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

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

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

Table 11: McNair Building Park Expansion Program Outline

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

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

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

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

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

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

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