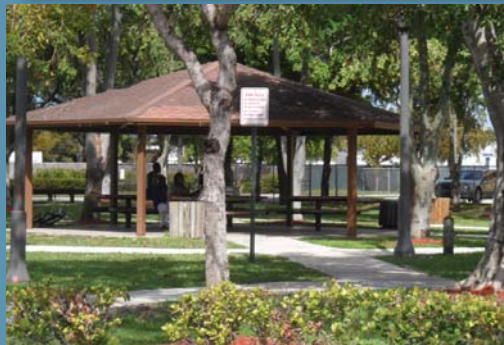


Exhibit 4



7.6. DISTRICT 5 PROPOSED PARK IMPROVEMENT

The population of District 5 is expected to increase from 24,209 in 2010 to 27,449 by the year 2030 (see Chapter 2 City Parks). This represents an increase of approximately 3,205 persons. Most of the growth is expected to occur in the area of Collier City and in the residential redevelopment of the Palm Aire North golf course property north of West Atlantic Boulevard and immediately west of NW 31st Avenue.

The present park inventory of District 5 includes McNair Park which is a neighborhood park of 6.4 acres: George Brummer Park with 5 acres of land area; and Herb Skolnik Community Center with a land area of 1.0 acre. The present total neighborhood acreage is 12.4 acres.

The City of Pompano Beach's Comprehensive Plan standards of 2 acre per 1,000 populations for neighborhood parks requires a total of 48.4 acres to serve the present population and will require nearly 55 acres by 2030 to meet level of service standards. With a total of 11.4 acres District 5 is presently underserved with neighborhood parks. The Master Plan proposes the expansion of McNair Park to from the present 6.4 acres to 11.61 acres and the potential addition of a future 10 acre recreational parcel on the west side of NW 31st Avenue; as well as the inclusion of a mini-park in Collier City with a land area of .6 acres. Total actual City owned neighborhood park acreage would be increased to 28.21 acres.

7.6.1. MCNAIR PARK

McNair Park is centrally located in the neighborhood of Collier City. Present Level of Services (LOS) for Neighborhood Parks for the City of Pompano Beach is 2 acres per 1,000 populations. According to this standard Collier City is presently underserved with neighborhood park space. With a population of over 5,600 and according to said City adopted LOS standards, Collier City requires 11 acres of neighborhood parks. At present McNair Park's total site area is approximately 6.4 acres.

Existing recreation facilities at McNair Park include:

- Football field; lighted, with spectator bleachers, and an aluminum portable press box. The football field is located at a northwest / southeast angle

in an attempt to correctly orient the football field within the limited space available. The correct orientation is north-south;

- Community Center with a building area of 14,000 sq. ft. and containing: an indoor basketball court with bleacher, two meeting rooms for approximately 30 persons each, one kitchen facility, administrative offices, a small storage space, lobby, and required bathrooms.

As part of the City Wide Master Plan process only the overall City Wide public workshop meetings were held, during the preparation of the Collier City Neighborhood Development Plan (DECOMAP) of 2011 to 2012, the consultant team of Bermello Ajamil & Partners, Inc. made one community presentation workshop and two presentations to the NW CRA Board Advisory Committee. The DECOMAP included proposed improvements to McNair Park. These improvements addressed the expansion of the community center building, the inclusion of a water feature, improvements to parking areas, and

During the process of DECOMAP Master Plan development the Master Plan design team also met on two occasions with the Director of McNair Park to review space needs for the existing building facility. The requested spaces included an additional 4,984 square feet of new construction to include two additional meeting rooms (75 person and 50 person capacity), space for a Senior Center and storage space. Requested additional recreational uses include a new tennis court, new basketball court and an expanded playground. A community Survey carried out as part of the DECOMAP process 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 2016)".

A parallel project evaluated the construction of a new park on a 10 acre parcel west of NW 31st Avenue. (See City of Pompano, NW 31st Avenue 10 Acre Park Site Evaluation and Concept Design, December 28, 2011 and prepared by Bermello Ajamil & Partners, Inc.). The report evaluated alternative options to meet recreational needs of Collier City. A number of vacant sites in close proximity to Collier City neighborhood were also evaluated for the inclusion of additional football/soccer fields. The NW 31st Avenue 10 Acre Park Site project was not approved at the time by the City Commission and alternate options to expand McNair Park were suggested.

Additional Land Acquisition Convenience Store/Broward County School Board Negotiations: 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.

At present, a non-regulation informal baseball field that is part of Cross Creek SED (Broward County School System) is across the north boundary of McNair Park. This open land parcel will need to be incorporated to the site in order to expand the park as intended. The open field is also presently used for overflow parking at McNair during high attendance sports event days. A service road separates the open field for McNair Park. City of Pompano Beach staff has contacted Cross Creek SED and the Broward County School Board and have received favorable response to incorporating the open land into McNair Park. Further negotiations are required. The program proposes the creation of an Elderly Center in McNair Community Center, an additional two meeting rooms with a capacity for 50 and 75 persons respectively; storage area; additional bathrooms and an office. The playgrounds would be reconstructed and relocated according to the selected design.

A new multi-use football/soccer lighted field would be constructed. The field will be oriented north-south, provided with bleachers for up to 1,850 spectators, and with adjacent restroom facilities. This field will be able to be used for football and soccer regulations.

There is no City of Pompano Beach owned and operated running track west of Dixie Highway or west of I-95. The construction of a multi-use football/soccer field will allow the inclusion of a 10-lane running track within the project. The construction of the track wraps around the multi-use football/soccer field. There would be limited use for the land area of the track if not constructed.

A water feature to serve the children of Collier City will be part of the park program. Support bathroom facilities will be provided for the water feature as required by code.

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 the parking that informally happens on the grass area of the 9th Court 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. For event days there is a need to have substantial additional parking. The parking areas are expanded in the proposed options as well as a structural grass parking area is provided for event day use. The grass cover will allow limited play for children within the parking area.

A total of 340 parking spaces are provided in Option 1; and a total of 390 spaces are provided in Option 2. In both options there are 200 spaces in the structured grass parking area. Option 1 has 140 on-asphalt spaces for everyday use and Option 2 has 190 on-asphalt spaces for everyday use.

Two Alternative Plans were prepared for McNair Park. Both alternatives include the same program elements. The two Options address different location of the main parking area, the location of the playgrounds, the water feature and the basketball courts. Both options keep the location of the overflow parking on the north side of the park and on NW 27th Avenue. The Overflow Parking Area is proposed to have space for 200 vehicles and be able to be used for play during non-event days.

Organizing Elements Difference

Major Organizing elements of the two options are:

- Programmatic Difference – Both options have the same program but different locations for part of the uses proposed. The program proposes an expanded community center building; interactive water feature, covered playground; basketball courts (2); multi-use football/soccer field; running track (10 lanes); long jump; high jump; bleachers with 1,850 seats; restrooms in field; press box; parking on structural grass for 200 vehicles; parking on asphalt for 190 vehicles; new service access road to Cross Creek SED; sound wall on north side;
- Organizing Differences - The organizing difference between the two options is the location of the parking area. In Option 1 the parking area is located off NW 9th Court, on the south side and running from east to

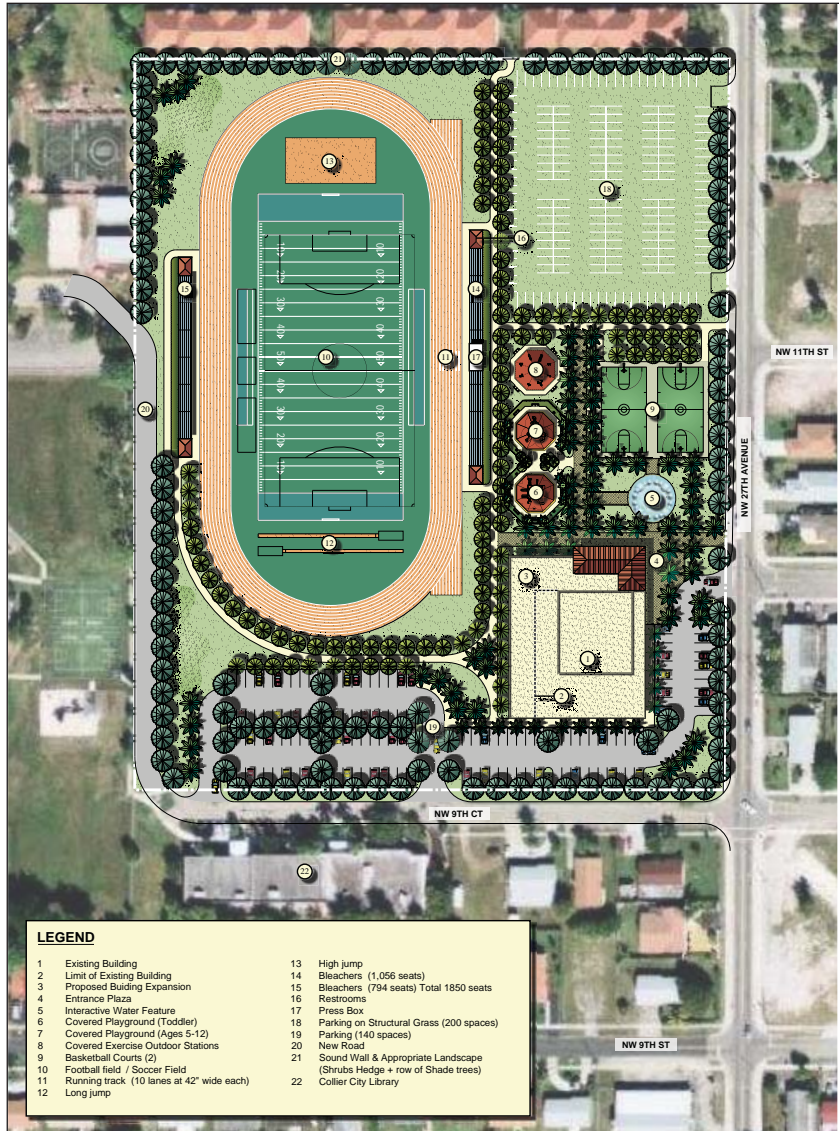


Figure 7.W - McNair Park Expansion Option 1

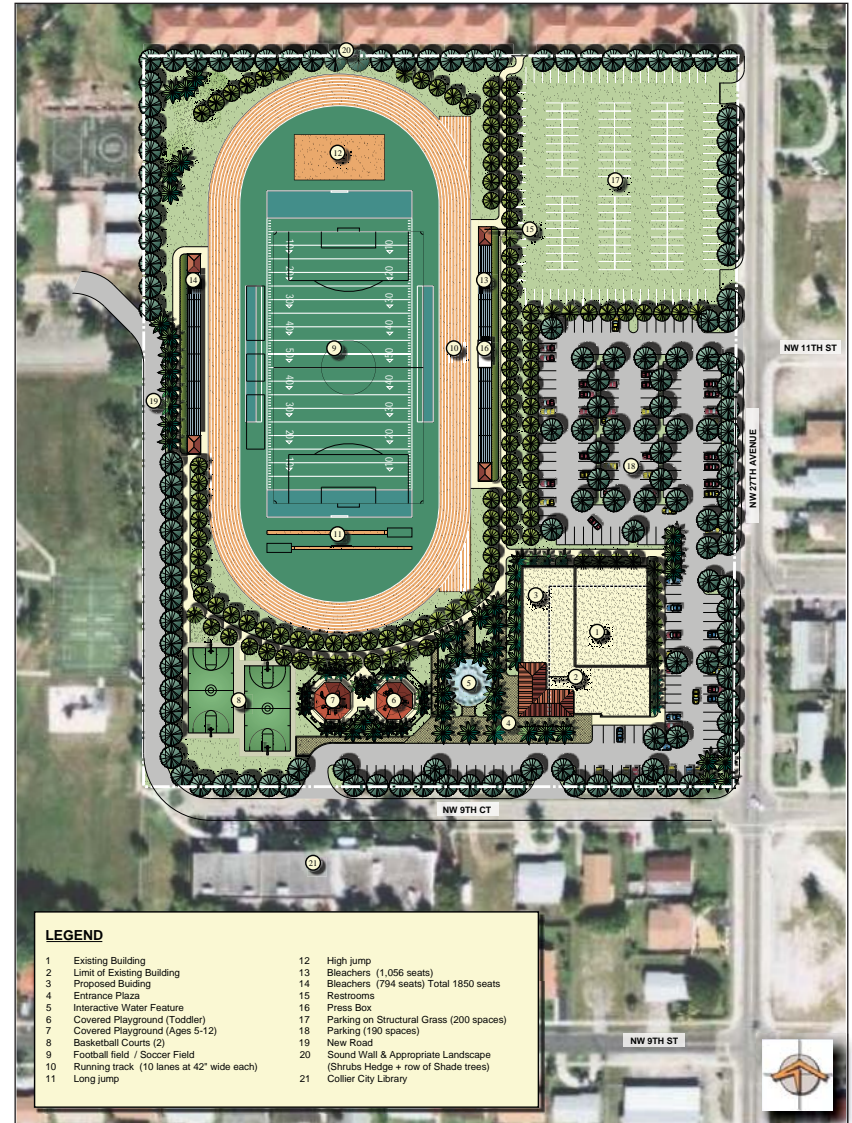


Figure 7.X - McNair Park Expansion Option 2

west. In Option 2, the parking area is located on 27th Avenue and access both from NW 9th Court and from NW 27th Avenue. Parking capacity is similar for both options with Alternative 1 providing 140 parking spaces on site and Alternative 2 providing 190. Both options have parking on the north field that will be constructed with structural grass.

Option 1 places the parking with access from NW 9th Court and locates all the major activities on the NW 27th Avenue side of the park. Children's playground, basketball court, and water feature are located on the NW 27th Avenue side. This will require that the building entrance be reconfigured. Additionally, an adult exercise area will be included in the park.

Option 2 places all these uses facing the NW 9th Court street side. The building will maintain its present entrance orientation with expansion to the west to accommodate bathrooms for the water feature, reconfigured entrance, etc. Building design plans will address these issues at the time of park expansion. Option 2 places the playground and the other children oriented uses in a more protected area while at the same time isolating the basketball courts at the west end of the park. As in Option 1, an adult exercise area will be included in the park.

7.6.2. NEW MINI-PARK, TOT LOT IN COLLIER CITY

McNair Park is a neighborhood park that serves the totality of Collier City. Its service radius of 1 mile does not cover the total land area of the community. The area on the southwest end of Collier City is over ½ mile distant from McNair Park and may be provided with additional mini-park space to serve the recreation needs of children.

As mentioned earlier in this report, the DECOMAP process contained a community survey to identify needs that the community perceived. There was an expressed desire identified in the Community Survey to have more mini-parks/tot-lot within Collier City.

During the Collier City DECOMAP plan a number of vacant single family lots were identified as potential sites where to include a mini-park. The sites identified will allow a mini-park of approximately 1/6th of an acre in size. This assumes one single family lot with dimensions of 60' X 10'.

A concept site design was prepared for the mini-park. It contains a fenced

covered playground structure, rubberized flooring for the playground, sitting area for parents and landscape. The design of the mini-park should follow Crime Prevention through Environmental Design (CPTED) accepted design practices. There are a number of vacant sites in this area of Collier City that could be suitable for a mini-park. During the DECOMAP process a number of potential sites and their present ownership were identified. Two vacant sites were identified: 1) at NW 4th Street and NW30th Avenue; 2) at NW 3rd Street and NW 30th Avenue. Both sites are corner sites and a corner site will be a better solution for the location of a mini-park. A corner location will be more accessible to the public, be easier to visually supervise, and therefore be more secure. Site acquisition will be required.



Figure 7.Y - Collier City Tot Lot Design