

Appendix 'B'

City of Pompano Beach

Historic Pompano Beach Business District

Top Ten Issues

Opinion Robin Bird, Planner

1. Sidewalks are uneven and vary from property to property. Sidewalks should be a **minimum** of 8' to 10' wide, smooth and decorative.
2. The district is geographically alienated from commercial traffic. 1st Street historically delivered people to the area and crossed the tracks. Traffic now bypasses the area via Dixie Highway with the railroad tracks acting as a barrier, and as Atlantic Blvd. which crosses the tracks going east with the vacant lots and the Gas station fails to be enticing enough to divert or attract any traffic.
3. The lack of landscape nodes and street trees in the on-street parking areas, no shade provided makes for an uninviting corridor for pedestrian use.
4. Light poles and fixtures are not of pedestrian scale.
5. Properties have insufficient area to provide their own parking. No land available for public parking lots.
6. Majority of adjacent land is owned by churches. The churches do not generate traffic during the business week.
7. The City's criteria for Alcoholic Beverage Establishment prohibit anything more than beer and wine eating establishment from locating into the district.
8. No incentives for development through regulations such as relief for parking requirements, density, green space. An historic design criteria which includes canopies and incentives to encourage redevelopment needs to be adopted
9. Utility lines should be placed underground.
10. Many businesses have bars on the windows and/or keep the shutters up, sending a message the area is unsafe. Also very few businesses are open on the weekends or after 5:00pm.

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Old Downtown Revitalization Top 10 Issues – Chris Clemens

1. Zoning: New mixed use overlay district needs to be created.
2. What will infrastructure support?
3. Opportunities for residential development. Which blocks?
4. Parcel assemblage. Strategy... plan of attack.
5. Historic Preservation: Which specific structures/buildings do we want to save? These should be selected NOW so there's not a fight later over every single redevelopment project. Also, which buildings can be 'modernized' yet retain historic appeal?
6. Façade program.
7. Roadway Reconfiguration: we need to improve or redirect traffic flow in, around and through OD. We also need to consider pedestrian flow to and thru and also between the other parts of the downtown, south to City Hall and west to the new downtown.
8. FEC: Commuter rail line: Station location.
9. Church(es) involvement: 5 churches own much of the land in the Old Downtown area (63%). Much of that is vacant and only used for parking on weekends/holidays for services... this needs to be shared to some respect.
10. Future parking needs.

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"Historic Downtown Pompano Beach"

Staff "Top Ten List" of issues
Bernard Jones

1. Establishing a "true destination" in historic downtown Pompano Beach
2. Define "theme"- design of historic downtown Pompano Beach
3. Define use of area and its uses~ mixed use – commercial, residential, etc.
4. Road improvements/ signage/ landscaping/ Transportation hub
5. Attraction of business into the district~ cluster marketing
6. Working with local businesses to develop business strategies
7. Assembling the parcels in the district
8. Financial assistance for local businesses
9. Façade program
10. Job training programs/ community development programs