

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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Director**

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**URBAN LAND INSTITUTE  
TECHNICAL ADVISORY PROGRAM  
POMPANO BEACH EAST CRA DISTRICT  
PROPERTY OWNER AND BUSINESS SURVEY**

- 1. What building forms and massing, mix use of uses and redevelopment site configurations would best encourage new capital investment and activities along Atlantic Boulevard.**
  - **10 Story Bldgs**
  - **Nothing over 2 stories**
  - **Mall structure – plaza**
  - **Office and more retail**
  - **Height not an issue**
  - **More high rise mixed**
  - **More business & residents**
  - **Mixed use is a great idea**
  - **Easier access**
  - **Less homeless**
  - **No high-rises**
  - **Not – tall 2 stories**
  - **Green – trees**
  - **Low density residential above retail, encouraging construction of buildings built closer to Atlantic Blvd, parking in rear, outdoor café's, landscape and canopy trees.**
  - **Spend lots of monies in landscaping of Atlantic Blvd, but do not block restaurants or businesses signage. Include all possible energy saving features – recycle water. Add some sort of Green Trolley to run US 1 to beach and back with its own dedicated roadway (?) and condos above business on low rise bldgs.**
  - **I think we should go for an “Old Fishing Village” theme, to capitalize on our history. We should have low – rise (L 5 stories mixed – use retail with residences above with pedestrian friendly sidewalks and streetscapes.**
  - **Family oriented, mix use: apartments retail shops, restaurants, dockage along intra-costal and a church.**
  - **Bldgs that do not require excessive parking space requirements (altering codes) or flexibility.**



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2. **What types of development on the streets immediately north and south of Atlantic Boulevard would best support and compliment Atlantic Boulevard uses?**
- **Balance of commercial and resident.**
  - **Mix of uses as it is now**
  - **No mix of uses but maybe**
  - **Retail**
  - **More apartment**
  - **Residential**
  - **Step down commercial to residential**
  - **More residential will help**
  - **Mixed use**
  - **Low density residential above retail, encouraging construction of buildings built closer to Atlantic Blvd. with parking in rear outdoor café's: Landscape and canopy trees.**
  - **Low rise parking garage (s) mid-price town homes – Walking park – green and free.**
  - **Pedestrian friendly businesses that is open at night. Small scale, we have too many banks and auto dealerships, we should encourage the retention growth of Waldenbooks.**
  - **Retail, antiques, restaurants, apartments – church.**
  - **City parking lots, open to all tenants, and customers (to use to satisfy the existing code requirements of tenets)**
3. **What types of public spaces and facilities – and their general locations, would enhance redevelopment in the study area?**
- **Parks are good.**
  - **Upgrading Libraries**
  - **Parking**
  - **Plaza or more green space**
  - **No**
  - **Make it easy pedestrian browsing**
  - **More green space**
  - **Pedestrian friendly**
  - **Meeting place – community center**
  - **Some type of gathering place**
  - **Green market space**
  - **Useable space – re-use of shuffle board**



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- **More green space**
- **Public Boardwalks along the intercostal with proper lighting; remodel the Bridge; make a boating community.**
- **Low rise parking garage mid – price town homes walking park smart parking spaces along Atlantic blvd large green space/ median with walking sidewalk though it**
- **Several locals have suggested a “Pompano Pizza” on NE 1<sup>st</sup> street East of Harbor drive – pedestrian friendly shops / restaurants.**
- **Library, church, park.**
- **Handicapped facilities – free parking and to tie into the requirements of existing building / for potential tenets**

**4. What commercial uses are most likely to be successful on Atlantic Boulevard?**

- **Not really.**
- **Good variety now**
- **Restaurants , clothing**
- **Dozen’ know**
- **Restaurants – night life**
- **Small shops**
- **Outdoor dining**
- **Outside seating areas for restaurants**
- **Bring back specialty shops – clothing, shoes jewelry**
- **Restaurant now**
- **Retail shops; public boat storage on ICW; outdoor seating; restaurants; walkways**
- **Restaurants - Souvenir shops – Art Galleries for local artists – smart design fast food chains.**
- **First, see if there is anyway to expedite the process of the Publix re-do, rather than waiting another year. We have a decently large well-off, young demographic shopping at places like, Hollister and Abercrombie; we should encourage such stores to come here. In addition we could use smaller sporting goods stores, perhaps a jewelry store, restaurants, clubs, specialty accessories and apparel.**
- **Retail stores, restaurants**
- **Small restaurants like DelRay Beach, Los olas**



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5. **What actions could the City or the CRA take to enhance redevelopment in the study area?**
- **Façade improvements.**
  - **Parking Codes more formalized – uniformity upgrade aesthetics**
  - **Parking**
  - **Don't know**
  - **Easier for occupancy permits**
  - **Easier to do business**
  - **Speak directly with property owners on Atlantic Blvd. encouraging redevelopment and economic incentives to revamp their properties. Fostering new ideas and aesthetics will follow.**
  - **Long term Tax break for new businesses – security cameras – good lighting – free or low cost parking**
  - **We need to hold more street fairs; this will bring people out and allow us to publicize the tremendous advantages of the area. We also need to engage residents – this survey and post card announcing the 5/3 meeting are good first steps, we could also consider conducting either primary or secondary research to determine how many discretionary dollars there really are in Pompano. I suspect there are a lot more than people realize. We also need to clean up the area and have a zero – tolerance policy for dirt, crime and vagrancy that seems to be growing.**
  - **Increase amount of residential units for the development of upscale condo dwellings.**
  - **Parking spaces, or lenience on potential tenants allowed to occupy spaces e.g. type, parking spaces, and facilities.**
6. **What factors can be identified that are discouraging redevelopment of the corridor?**
- **Publicity – Promotion**
  - **Homeless**
  - **Signage – way finding**
  - **Homeless**
  - **Doesn't really**
  - **Easier for occupancy permits**
  - **Easier to do business**
  - **Empty buildings**
  - **Homeless**



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- **Economy is a big factor**
- **Width of Atlantic**
- **Cost of development for individual building owners**
- **Homeless**
- **Lack of shade**
- **City trash pick up is slow and dumpsters ugly**
- **Deal with homeless**
- **Signage – way finding for businesses**
- **Parking in front of business; poor lighting; not enough canopy trees**
- **“Girly” shows – Tattoo shops – No public parking, lack of pleasant walking areas - Large complex (Movie Theater).**
- **Many longtime Pompano residents are against growth and change. This is not a welcoming city, in addition, the current businesses seem, at best content with the status quo and at worst are subversive in terms of any additional growth.**
- **A larger Bridge.**
- **Because of the requirement for the property renter to supply potential tenets with so many parking spots, the owner is limited to who he can rent.**

**7. Would you (property owner/business operator) be interested in participating in a Wi-Fi network (Wireless Internet Network)?**

- **Yes**
- **Don't know**
- **Don't think so**
- **Yes**
- **In general good**
- **But his business has security issues**
- **Maybe**
- **Yes**
- **Yes**
- **Yes**
- **Yes**
- **Great idea but I can not participate.**
- **Yes.**
- **Yes.**



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- 
- **Matching grants to building owners to improve the Atlantic blvd appearance.**
  - **Widen bridge to three lanes each way.**

