

THE FOUNDATION

- # City's historical workforce corridor
- # Adjacent to FEC railroad
- # Skilled workers / craftspeople that use their hands and machines to create goods and services
- # Affordable and flexible industrial and commercial spaces
- # Convenient and easy access to goods, services, civic and entertainment prospects for residents and workers of the district
- # Economic opportunities for service uses due to the proximity to John Knox Village and City Hall
- # Successful and established restaurants focused on Mexican/Central American cuisine



A BENEFICIAL PARTNERSHIP.

- # City is a partner in redevelopment efforts
- # Reduced parking and landscaping requirements for targeted uses, including restaurants, breweries, manufacturers, and artist studios:
 - o Property can be marketed to a wider range of tenants
 - o Incentivizes new businesses to relocate to South Dixie Highway
 - o Less land is needed for parking and landscaping
 - o More land is available for buildings, sidewalk cafes, and other financially beneficial uses
 - o Reduced construction costs
- # Added to City's Unified Flex Zone:
 - o Residential development is available without the need to undertake a Land Use Plan amendment

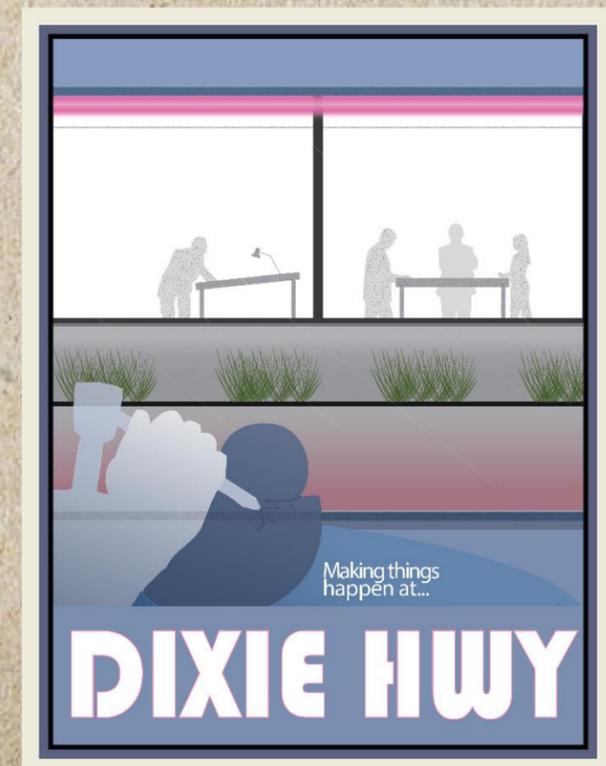


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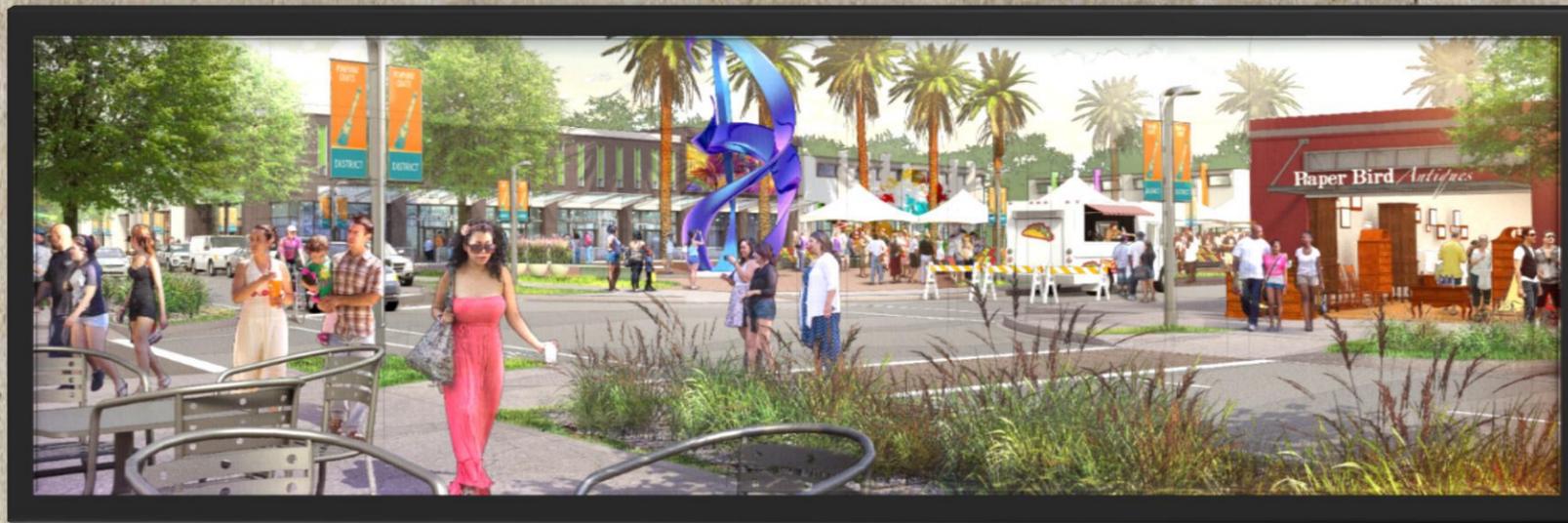
SOUTH DIXIE HIGHWAY

Pompano Beach's INDUSTRIAL CRAFTS DISTRICT





•Adaptive re-use of garage as restaurant and winery
•Façade treatments



•Repurposed materials



•Adaptive re-use •Creative façade treatments



•Adaptive re-use of garage as art studio



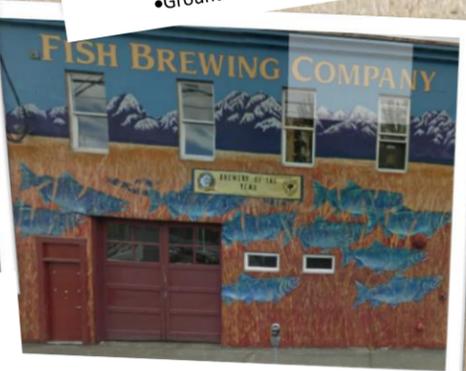
•Adaptive re-use •Planters



•Ground level retail with loft apartments



•Adaptive re-use •Ground level retail with loft apartments



•Adaptive re-use

THE VISION. INDUSTRIAL CRAFTS DISTRICT

- # Jumpstart redevelopment that embraces railroad and industrial history
- # A "Maker Incubator" offering affordable, flexible spaces for emerging businesses and entrepreneurs
- # Existing structures adapted for new uses that complement the existing uses (brewpubs, restaurants, retail, and art studios)
- # Art, benches, signage, lighting, landscaping, and facades designed to evoke a feeling of creative energy
- # A place where locally made products and unique services and experiences await the visitor
- # Live-Work Spaces
- # Pedestrian friendly site design
- # Zoning Incentives 
- # Increased visibility of businesses
- # Roadway improvements 



•Outdoor seating •Creative planters



•Industrial Signage



•Bicycle parking •Public art



•Repurposed automotive parts



•Repurposed tires



•Creative signage



•Outdoor bench from repurposed materials