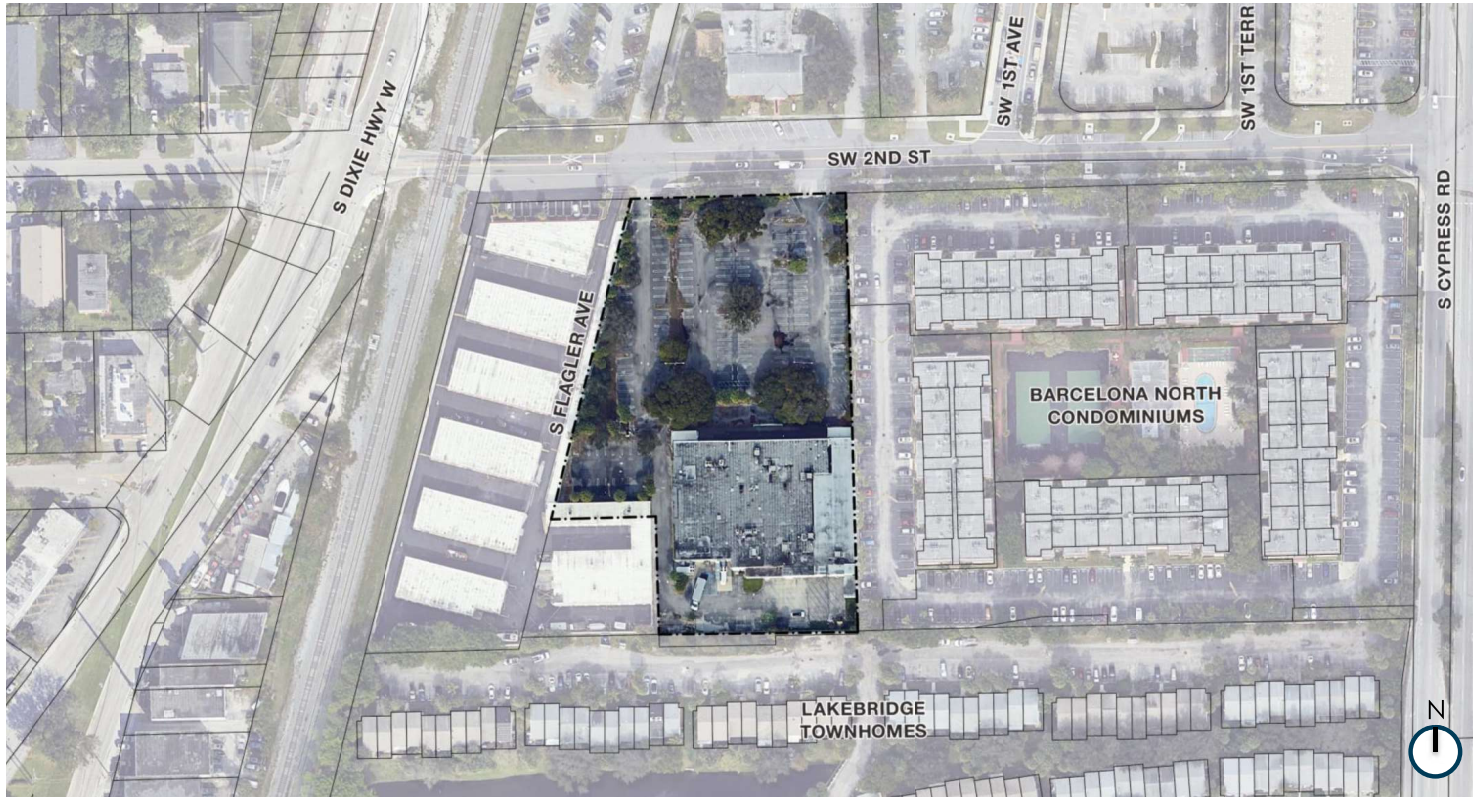


DAVE THOMAS EAST EDUCATION CENTER – CONCEPTUAL LAYOUT



DAVE THOMAS EAST EDUCATION CENTER – CONCEPTUAL LAYOUT

The master plan for the Dave Thomas East Education Center presents three options for housing development. The urban design creates a walkable, connected, multi-generational community that respects the surrounding context. Compact-scale arrangements in small blocks establish a distinct sense of place. Buildings range from one to three stories, offering diverse dwelling choices. Narrow driveways provide both parking access and emergency vehicle routes, connecting northward to SW 2nd Street and the city's urban grid.

The scale of all three master plan options aligns with adjacent developments. Barcelona North Condos to the east rise three stories with 38 units per acre, while Lakebridge Townhomes to the south stand two stories tall at 14 units per acre. The site's proximity to the

future Downtown Pompano Beach Plan with its high-density mixed-use environment and public transportation options makes this location ideal for mid-range density housing with human-scale, pedestrian-friendly design. The three plans offer varying densities: 34 units per acre (96 total units), 20 units per acre (57 total units), and 15 units per acre (44 total units).

Throughout the development, streets and buildings will comply with flooding and accessibility requirements. Green spaces facilitate stormwater management, complemented by permeable pavement in parking courts and streets surrounding green areas. Additional features include rainwater collection and under-building storage systems that can serve landscape irrigation needs.



Checkerboard Building Type Plan



Patio House Building Type Plan



Dovetail and Courtyard Cottage Type Plan

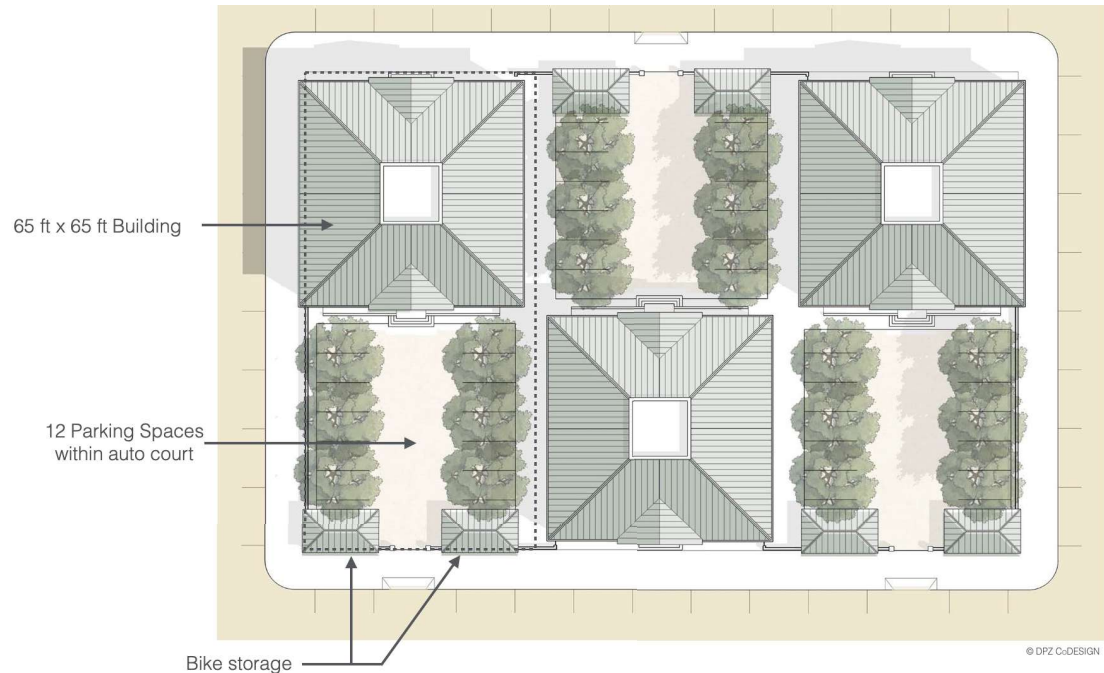


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DAVE THOMAS EAST EDUCATION CENTER – CONCEPTUAL LAYOUT

- Checkerboard pattern
 - Separates the buildings
 - Breaks up parking into parking courts
- Small, tree-shaded parking lots distributed across site
- Small buildings for additional parking, bikes, or utilities screen the parking lot from the street
- Parking court is available for other uses such as outdoor gatherings and activities
- Additional head-in parking is provided along ring road



Per Lot	
Units	12 Total
Density	39 Units per Acre
Parking	12 cars - 1/ per Unit



DAVE THOMAS EAST EDUCATION CENTER – CONCEPTUAL LAYOUT



KEY



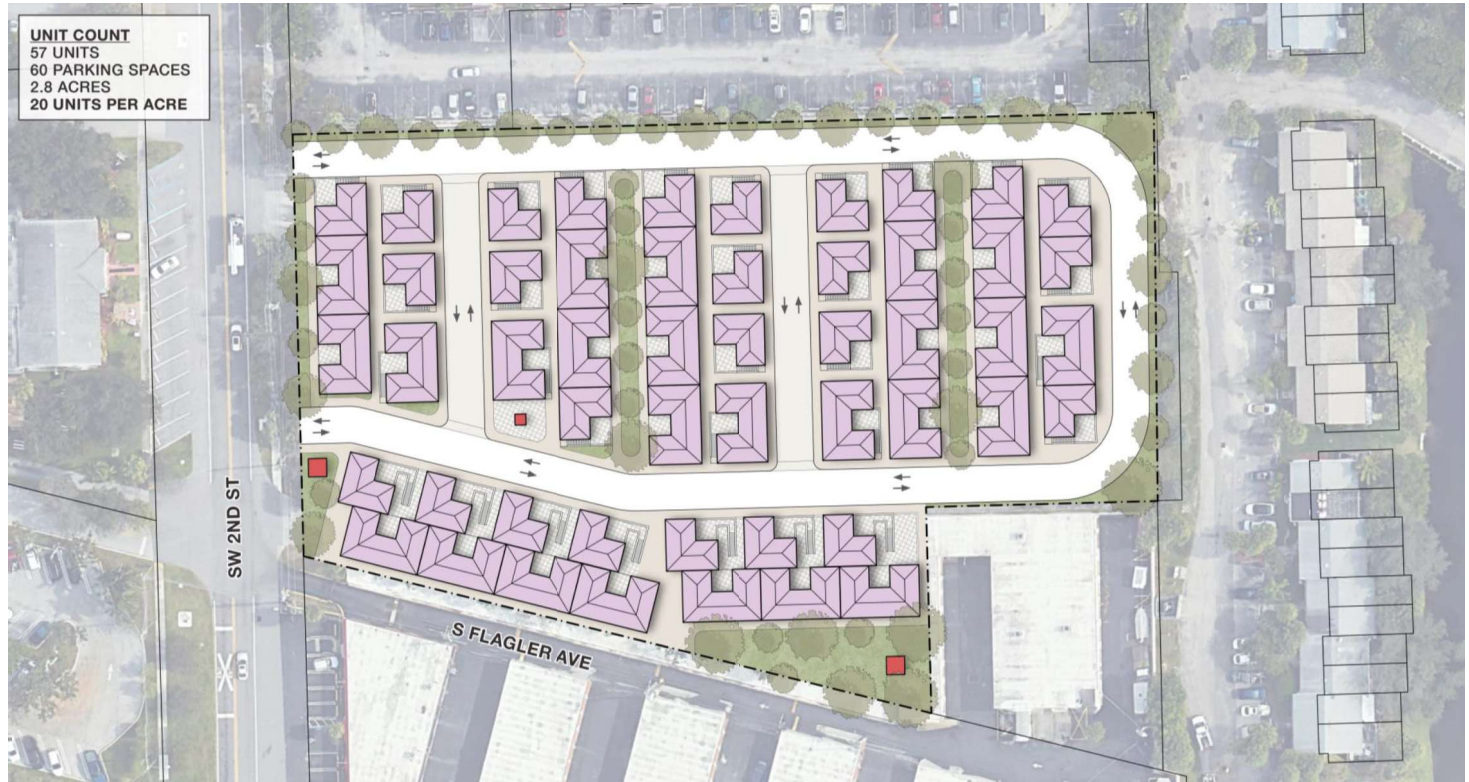
DAVE THOMAS EAST EDUCATION CENTER – CONCEPTUAL LAYOUT

The master plan consists of four blocks, each composed of a variety of unit configurations belonging to the same family. This modular approach allows for adaptability in density and unit mix, making the typology highly suitable for diverse urban contexts and phased development strategies.

All units consist of standardized door, window, and washroom dimensions, enabling the potential for off-site mass manufacturing, which can significantly reduce construction time and cost. All units have a dedicated parking space in a garage.

Each block features units arranged adjacently, with their front facades oriented toward greenways and pedestrian paths. Units include private ground-level patios that seamlessly connect to the pedestrian network and shared green spaces, encouraging social interaction and outdoor living. A second tier of units is elevated above integrated garages facing the alley, offering private upper-level patios that maintain access to light, air, and privacy.

On the west side of the main street, units include front-facing garages with units on top and units positioned deeper within the lot. This spatial arrangement provides private patios for the residents.



DAVE THOMAS EAST EDUCATION CENTER – CONCEPTUAL LAYOUT



KEY

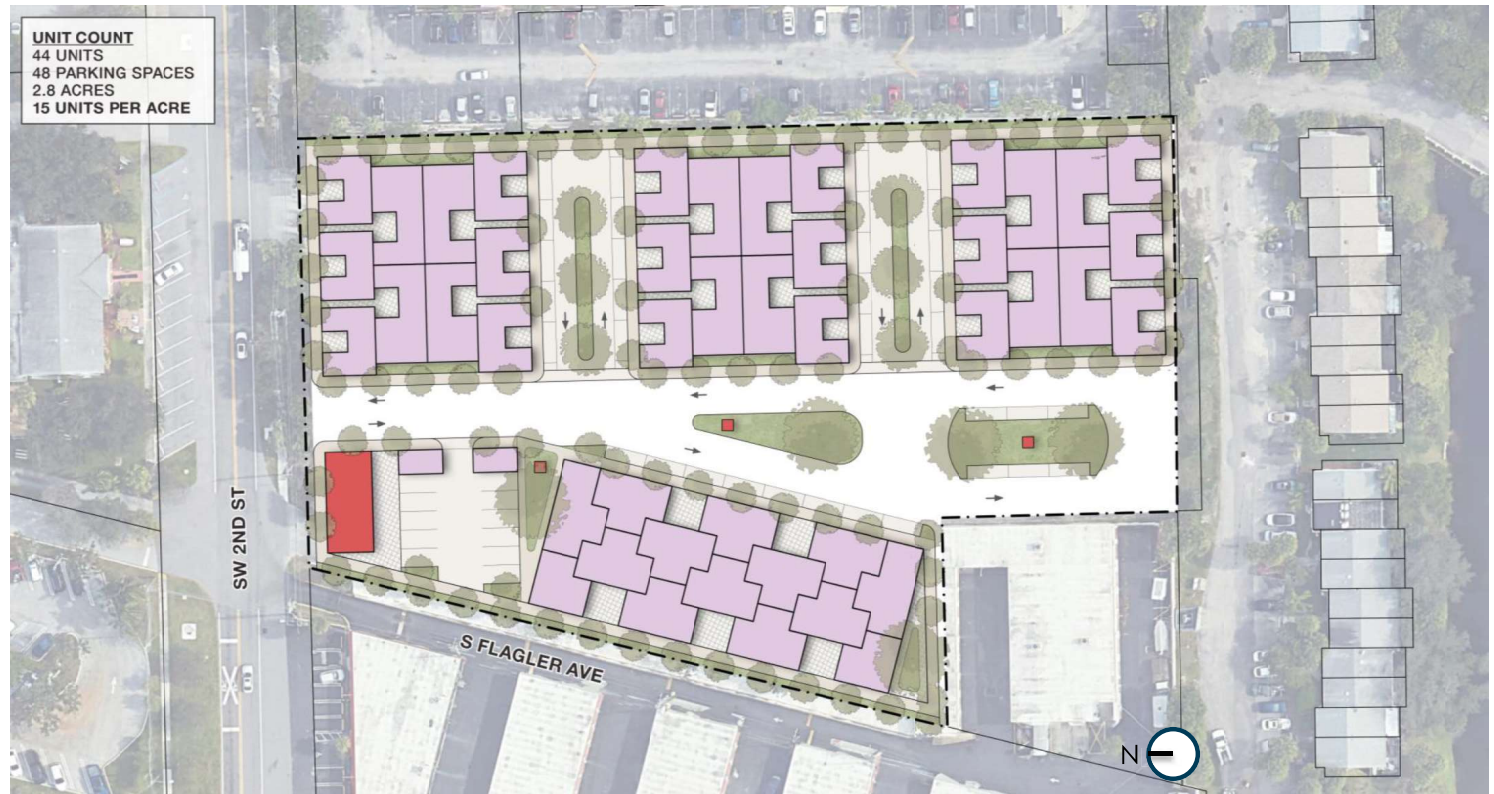


DAVE THOMAS EAST EDUCATION CENTER – CONCEPTUAL LAYOUT

The development consists of four blocks: a larger block with interlocking T-shaped cottages arranged in two rows, and three smaller blocks with courtyard units. Each unit is organized around a private courtyard or patio, with carefully placed windows and skylights to enhance daylight and ventilation.

Ground-floor units have direct street access, and gabled entrances with porches and built-in benches promote walkability and neighborhood character. Though attached, each unit maintains a distinct identity, avoiding the uniform appearance of older affordable housing models.

The Dovetail and Courtyard Cottage layouts offer a variety of configurations—1 Bed/1 Bath, 2 Bed/2 Bath, and 4 Bed/2 Bath—designed for a range of households, including multigenerational families. All 44 units meet FHA visitability standards and are easily adaptable for full accessibility. The site includes 48 accessible parking spaces along neighborhood-scale streets, providing convenience and visibility.



DAVE THOMAS EAST EDUCATION CENTER – CONCEPTUAL LAYOUT



KEY



DAVE THOMAS EAST EDUCATION CENTER – PROJECT BID TYPE AND AGREEMENT

❖ Bid Type - Request for Proposals (RFP)

- RFP will include scope, deliverables, and timeline
- RFP will include general design guidelines requiring development be constructed similar to:
 - ✓ Site layout, Illustrations, and housing type(s) depicted in conceptual layout
 - ✓ Design guidelines will allow some flexibility

❖ P3 Agreement Type – Comprehensive Agreement



BENEFITS OF DEVELOPING DAVE THOMAS EAST EDUCATION CENTER

- ❖ Benefits to **SBBC** include but are not limited to the following:
 - Provides SBBC the opportunity to make quality workforce housing units available to its qualified employees
 - Receives annual base rent (**New revenue**) through term of ground lease from developer
 - After expiration of ground lease, owns constructed development
 - May choose to renew ground lease with initial developer or another entity after expiration of ground lease
 - Repurposing and utilizing existing SBBC facility entails prudence in asset utilization, allows for long-term solution and sustainability of SBBC asset



ADDITIONAL BENEFITS OF DEVELOPING DAVE THOMAS EAST EDUCATION CENTER

- ❖ Additional benefits to **SBBC** include but are not limited to the following:
 - The Center is in proximity to I-95
 - Brightline is on the verge of constructing a hub within proximity to the Center
 - Location of the Center provides resident employees with proximity access to public transportation and major transportation corridor
 - **(See Slide No. 17)** The Center is in proximity to Pompano Beach City Hall area, which area is currently undergoing redevelopment into a mixed use and walkable community
 - Resident employees will benefit from proximity to a mixed use and walkable community

NOTE: The proposed P3 approach and site development align with enacted Florida House Bill 781 and aspects of Enrolled SB 1730



BENEFITS TO DEVELOPER

- ❖ Benefits to Developer, include but are not limited to the following:
 - Access to readily available land to construct housing development
 - Owns completed workforce housing units' development through term of ground lease
 - Receives rent from the workforce housing units through term of ground lease
 - Manages and maintains development through term of ground lease
 - Better positioned to continue ground lease with SBBC, if SBBC so desires upon expiration of the ground lease





ADDITIONAL POTENTIAL SITES – WELLEBY ELEMENTARY SCHOOL SITE



Welleby Elementary School

Aerial View Legend

-  - Potential Site for Workforce Housing
-  - Welleby Elementary School Site

Approx. Measurements for Potential Site

- Acreage – 2.61
- Square Footage – 113,483



ADDITIONAL POTENTIAL SITES – WELLEBY ELEMENTARY SCHOOL SITE



↑
Angled View for Welleby Elementary
School Site with Three-Dimensional
Printed Models on Drawn Site Map

Elevation/Side View for Welleby Elementary
School Site with Three-Dimensional Printed
Models on Drawn Site Map





ADDITIONAL POTENTIAL SITES – MARGATE ELEMENTARY SCHOOL SITE



Margate Elementary School

Aerial View Legend

-  - Potential Site for Workforce Housing
-  - Margate Elementary School Site

Approx. Measurements for Potential Site

- Acreage – 1.91
- Square Footage – 83,040.6



RECOMMENDATION, NEXT STEPS, AND TIMELINE

❖ Recommendation

- Staff recommends that the Dave Thomas Education East Center be redeveloped as presented

❖ Next Steps

- SBBC Discussions
- Staff will proceed in accordance with SBBC's directive
- Timeline will be dictated by SBBC directive and necessary due diligence



DAVE THOMAS EAST EDUCATION CENTER



DAVE THOMAS EAST EDUCATION CENTER

Appendix:

Dave Thomas East Education Center Workforce Housing Report

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:8f14b0d9-05a2-4456-9ea5-a3259e74f80f>

Illustrative Design Concepts

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:d91b7370-bd53-4c20-a48a-c0c6e5553bff>

