

Exhibit "A"

POMPANO TECH Atlantic Boulevard and Powerline Road / Andrews Avenue



Pompano Tech is seen as becoming a major employment center for the City, with the development of Class A office space with an emphasis on green and clean technology uses, high-tech companies and research and development facilities. The areas proximity and visibility to I-95 and access to Florida's Turnpike is a draw for these types of industries. Additional community-level retail uses are envisioned, serving both surrounding neighborhoods as well as the influx of employees who will call this their workplace home in the future. The reconfiguration of Andrews Avenue offers additional redevelopment opportunities.



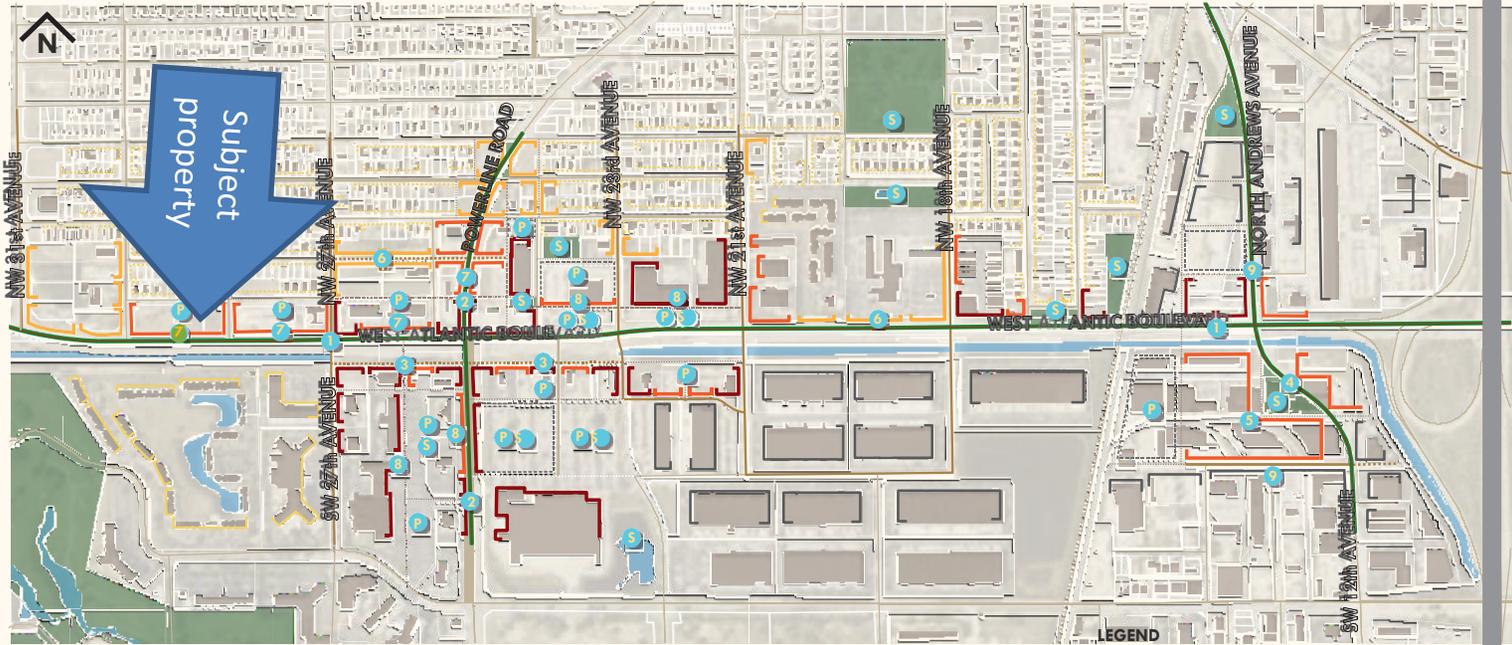
Pompano State Farmer's Market at Atlantic Boulevard and Andrews Avenue



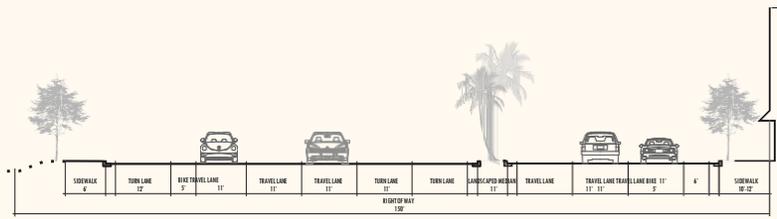
Atlantic Boulevard and Powerline Road Intersection



Isle of Capri Pompano Park Casino & Racing



The district's focus on creating a center of high tech and green technology office spaces and capitalizing on the existing warehouses, logistics, and manufacturing companies in the area will expand the economic opportunities for this district and the City as a whole. The additional office space also creates new economic energy that will spur additional development, such as new housing and services. All of these additions will be supported by infrastructure enhancements to the roadway and pedestrian networks and stormwater systems.



Typical Cross Section - NW 31st Avenue to CSX Railroad

- Framing Streets / Study Corridors
- Pedestrian Emphasis Streets
- Local / Access Streets
- Greenway
- Blueway
- Retail Frontage
- Commercial Mixed Use Frontage
- Residential Mixed Use Frontage
- Residential Frontage
- Industrial Frontage
- - - - - Parking Structure

ECONOMIC DEVELOPMENT GOAL

A major employment center that capitalizes on access and visibility to I-95 and Florida's Turnpike.

The area around Powerline Road contains a mix of corporate office space and community-level retail that is primarily auto-oriented.

The area around Andrews Avenue is a master planned business park that focuses on high-tech companies and R&D facilities that seek out high profile locations. Linked physically and thematically to Downtown Pompano amenities.

PROGRAMATIC TARGETS

RESIDENTIAL - 363,000 sq.ft. or 200 units (new)

Residential units are mostly located in town homes, garden apartments, and in mixed use residential buildings.

RETAIL - 380,000 sq.ft. (new)

Residential square footage is located in low scale retail buildings and mixed use buildings - commercial and residential.

OFFICE - 490,000 sq.ft. (new)

Majority of the office square footage is located in Class A office and partially in commercial mixed use buildings.

INDUSTRIAL - 218,000 sq.ft. (new)

Industrial square footage is located in the designated industrial zone along Andrews Avenue.

DESIRED BUILT FORM

1 West Atlantic Boulevard

Develop zoning code regulations to support 2 to 3 stories of retail and commercial mixed use frontage on West Atlantic Boulevard.

2 Powerline Road

Develop zoning code regulations to support 1 to 2 stories of retail and commercial mixed-use frontage on Powerline Road.

3 Access/Frontage Road

Designate street to emphasize pedestrian mobility and develop zoning code regulations to encourage low scale retail and commercial mixed use frontages that support the industrial park and proposed office building.

4 Andrews Avenue Realignment

FDOT project to realign Andrews Avenue.

5 Class A Office Building

Future land use/zoning changes to allow 8-10 story Class A office building(s) located in the area impacted by Andrews Avenue realignment.

6 Residential Development

Develop a zoning code overlay to support 2 to 3 stories of multifamily residential and/or residential mixed use development to increase housing choices.

7 Commercial Mixed Use

Develop zoning code regulations to support 2 to 3 stories of commercial mixed use including front offices for industrial uses.

8 Retrofit Strip Shopping

Develop zoning code regulations to encourage the lining of existing strip shopping centers with 1 to 2 stories of retail or commercial mixed uses along Atlantic Boulevard and Powerline Road.

9 Industrial Development

Establish zoning code regulations to support 1 to 2 stories of industrial frontage primarily focused on high tech or research and development (R&D) type uses.

P Parking

Potential location to develop shared surface and structured parking facilities.

S Stormwater Management Facilities

Potential location to develop shared stormwater management facilities including surface retention or detention basins, underground detention vaults and green infrastructure such as bioswales.



The concentration of Class A office space in Boca Raton, combined with its access and visibility from I-95, has created a regional center of employment for the Southeast Florida region.



Midrise office buildings in the Vista Center (West Palm Beach) has spurred additional economic development



New, modern office building that serves as a model of the type of Class A office space envisioned



Entrance to the Vista Center in West Palm Beach with Example of a shopping center water feature with seating appealing entrance features that addresses pedestrian that can enhance existing shopping centers and create access focal points