



Downtown Pompano Phase II Project Narrative

On behalf of Pompano Beach Community Redevelopment Agency (Property Owner), RP Pompano LLC (Agent) is pleased to submit this application for plat approval to Broward County. The project site is located south of Dr Martin Luther King Jr Blvd, west of NW 7th Ave and north of W. Atlantic Blvd. The 12.78 acre site has forty four (44) folio numbers 484235220020, 494235650021, 484235220010, 484235220240, 484235220230, 484235220220, 484235220210, 484235220200, 484235220190, 484235200190, 484235200180, 484235200170, 484235200160, 484235200150, 484235200140, 484235200130, 484235200120, 484235200110, 484235200100, 484235200090, 484235200080, 484235200070, 484235200050, 484235200051, 484235200010, 484235200020, 484235200030, 484235200042, 484235080310, 484235080312, 484235001160, 484235200207, 484235200211, 484235200220, 484235200210, 484235200200, 484235200206, 484235200205, 484235200204, 484235200203, 484235200201, 484235200202, 484235200191, 484235200208,. The owner(s) of the property are listed as Pompano Beach Community Redevelopment Agency (CRA).

The site is zoned TO-DPOD (Transit Oriented-Downtown Pompano Beach Overlay District) and has a land use designation DPTOC (Downtown Pompano Transit Oriented Corridor). The plat restriction is designed to provide maximum flexibility in the redevelopment of the property. The plat will be restricted to 600 mid-rise dwelling units, approximately 120,000 square feet of commercial use and 50,000 square feet of office space and/or governmental/ civic uses. Although platting is not required for portions of this application, all of the property is being platted to facilitate construction of the overall development. At this time, there have not been any submissions made for the site plan, it is anticipated that a site plan will be submitted early next year.

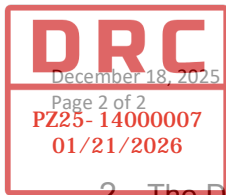
RP Pompano, LLC has contracted with the City of Pompano Beach and the Pompano Beach CRA to spearhead the redevelopment of approximately 43 acres within the City's Northwest CRA boundaries. The proposed plat application is a small part of a much more ambitious project to transform the area into a vibrant innovation district. The city has been preparing for this transformation for decades, assembling parcels of land along the Dr. Martin Luther King Blvd. corridor and engaging multiple stakeholders to ensure the innovation district's success. With an anticipated \$2 billion investment, the initiative aims to foster economic growth and create jobs for local residents.

Per Resolution 2018-47, the CRA entered into an Interlocal Agreement to coordinate efforts and establish a framework for redevelopment within the City. A key component of this agreement is the identification and prioritization of specific redevelopment initiatives. Notably, Approved Project A—outlined in Exhibit 1 of the Interlocal Agreement—serves as a cornerstone of the district's revitalization strategy. This project was revised most recently on April 3, 2025, to reflect updated goals and implementation timelines, reinforcing its importance in the broader redevelopment vision.

The proposed Plat complies with the applicable standards set forth in Part 7 (Lots) of Article 5 (Development Standards), of the City of Pompano Beach Zoning Code. On the following pages please find a point-by-point response to Plat Review Standards of Section 155.2410.D.

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards.

Response: The plat meets or exceeds all applicable standards in Article 5, Part 7 of the Pompano Beach Zoning Code as shown on the plat drawing.



2. The Development complies with all other applicable standards in this Code.

Response: The applicant believes the proposed plat is in compliance with all other applicable standards in the Pompano Beach Zoning Code.

3. The development complies with all requirements or conditions of any applicable development orders. (e.g., Planned Development).

Response: The development order for the plat will comply with all City requirements.

4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement.

Response: The Downtown Pompano Phase II project will be designed to provide safe, adequate, paved vehicular access between the building and Dr Martin Luther King Blvd. The County Trafficways Plan identifies Dr. Martin Luther Jr. Blvd as an 80-foot Context Sensitive Corridor.

5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance.

Response: The proposed plat application does not anticipate any hazardous material licensing required by Broward County and the City of Pompano Beach. There are no wellfields on-site.

6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

Response: No additional utility easements are being proposed or required by this Plat.

Respectfully Submitted,

Danielle Handy

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