

June 20, 2023

City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

RE: 2050 MLK Plat
2050 Dr. Martin Luther King Jr. Boulevard, Pompano Beach, FL 33069

Dear City of Pompano Beach Reviewers,

On behalf of Premium Development Inc. (applicant), KEITH is pleased to submit this application for a plat. The 3.79-acre (net) property is located at 2050 Dr. Martin Luther King Jr. Boulevard in the City of Pompano Beach. The gross acreage is 5.53 acres. The site's existing conditions include two (2) folio parcels that are both zoned B-3 General Business with an underlying land use designation of Commercial. Folio 4842-34-00-0271 has a convenient store and billboard sign. Folio 4842-34-00-0270 is vacant with an additional billboard sign. All structures will be demolished for the proposed project which consists of four (4) seven-story buildings totaling 261 mid-rise units, a parking garage, and green space.

The project is permitted as a "moderate density multifamily development" within the B-3 General Business district. The project directly abuts proposed multi-family to the south; a senior activity center to the east and south; commercial uses to the north; and commercial and FPL substation to the west. In connection with the Site Plan and Plat applications, the applicant has received flex allocation for the 261 mid-rise units (see attached Resolution No. 2023-130.) The applicant is using the Broward County Affordable Housing Bonus Density Policy 2.16.3 and is allocating 38 units to be moderate-income restricted for thirty (30) years.

The Project Design Team looks forward to discussing and presenting 2050 MLK Plat with the City of Pompano Beach.

Respectfully Submitted,



Tiffany Crump
Planner II, KEITH

CC: Javier Lorenzo, Premium Development Inc.
Austin Fox, Austin Fox Architecture LLC