

Memorandum

DATE: May 19, 2026

TO: CRA Board of Commissioners

FROM: Suzette Sibble, Assistant City Manager
Nguyen Tran, CRA Director

THROUGH: Gregory P. Harrison, Executive Director

RE: Downtown Pompano Project Update

City Hall

- Environmental Investigation: Consultants have prepared environmental studies to understand the soil and groundwater conditions.
- ACE Mentor Program (Blanche Ely High School): Several local students are gaining hands-on experience by working with HOK and other architects, contractors and engineers on a mock project. These students have already finalized the core architectural concept and the building's functional layout.
- Specialized Systems: Design work is in progress for the building's security, audiovisual (AV) infrastructure, and life safety/fire protection systems.
- Interior & Schematic Design: Floor plans and interior layouts are currently being refined.
- Design Development & Permitting: Detailed architectural drawings are being finalized by HOK and KEITH to secure the necessary construction permits.
- Leasing Progress: Lease drafts are moving forward.

Parking Deck

- Design Documents: Detailed architectural drawings are currently being drafted.
- Permitting: The team is progressing through the formal approval process to meet city building permit requirements.

E. Pat Larkins Community Center

- Architect Selection: A Request for Qualifications (RFQ) was broadly advertised on January 16, 2026, to solicit bids from design firms. Firms are in the process of being interviewed. Selection is complete and negotiating with highest ranked firm.
- Community Engagement Process: The architect selected to design the new E. Pat Larkins Community Center will be well-averse at holding community engagement meetings and gathering input on topics such as the location, amenities, and design of the building.
- Submission Deadline: All architectural proposals were due for review by February 27, 2026.

Survey

- Platting: Platting consolidates multiple small lots into a large development parcel. The plat was submitted to Broward County for review.



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- Easement/Rights-of-Way: The process to discontinue or relocate old utility paths and public access points is underway.
- Title Report: The official history of property ownership is being updated.

Engineering

- Site Planning: Comprehensive layouts showing internal roadway and reconfiguration of utilities is underway.
- Master Stormwater Design: Engineers are designing the drainage systems to manage rainwater runoff effectively. The Master Stormwater Permit will be submitted for review shortly.
- Utility Coordination: Formal planning is underway with service providers (including FPL, TECO, Comcast, and AT&T) to relocate water, sewer, power, gas, and data lines.
- Water & Wastewater Studies: A domestic water and sanitary sewer impact analysis is being prepared for City Utilities to review with the assistance of their consultant.
- Environmental & Floodplain Review: The ground conditions are being studied, and the site is being evaluated against FEMA flood zone standards to ensure proper elevation.
- Site Circulation: Consultants from Kimley-Horn are designing how vehicles and pedestrians will safely enter and move throughout the area.

City Commissioners/CRA Board members are provided with a monthly update on the Downtown Project. All members of both the City Commission and CRA Board are aware that all activities provided in monthly updates is in accordance with obligations of the City, CRA and Master Developer (RocaPoint Partners) as required under the New Downtown Master Development Agreement, as approved by the City Commission/CRA Board on June 24, 2024. All related expenditures of the City and CRA are in accordance with those approved obligations and all related expenditures are in accordance with approved contracts as have been shared with the members of the City Commission/CRA Board. In addition, there have been a total of seven (7) public Joint City Commission/CRA Board workshops and meetings held since June 2024 whereby New Downtown activities have been shared with both the Commission/CRA Board and members of the public. This is in addition to a total of at least eight (8) community meetings held on the New Downtown project since January 2025, sharing all obligations and upcoming activity.