



Downtown Pompano Phase I Project Narrative

On behalf of Pompano Beach Community Redevelopment Agency and Broward County Board of County Commissioners (Property Owners), RP Pompano LLC (Agent) is pleased to submit this application for plat approval to Broward County. The project site is located on the south side of Dr. Martin Luther King Jr. Blvd. between NW 5th Avenue and North Dixie Highway in Pompano Beach. The 3.8 acre vacant site has fourteen (14) folio numbers 484235001030, 484235001040, 484235001050, 484235001060, 484235050010, 484235050020, 484235050030, 484235050040, 484235050050, 484235050060, 484235050070, 484235050080, 484235050090 and a portion of 484235001090. The owner(s) of the property are listed as Pompano Beach Community Redevelopment Agency (CRA) and Broward County Board of County Commissioners.

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 proposed plat note includes 600 mid-rise units of which 100 units may be townhouse units, 60,000 square feet of commercial use, 150,000 square feet of office space and/or government use and 200 room hotel. The property is being platted to facilitate the construction of new principal buildings on the property.

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.

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 I 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.

The KEITH Team looks forward to working with the City of Pompano Beach and Broward County on the Downtown Phase I.

Respectfully Submitted,

Danielle Handy

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