



June 9, 2026

City of Pompano Beach
100 W Atlantic Boulevard
Pompano Beach, FL 33060

RE: **Minor Site Plan Application**
Pompano Citi Centre
1460 NE 23 Street & 2287 N Federal Highway
Pompano Beach, FL 33062

To whom it may concern,

Enclosed with this submittal letter we respectfully attached our application for a Minor Site Plan Modification in order to add a drop of area to the existing commercial development known as Pompano City Centre at 1460 NE 23 Street & 2287 N Federal Highway. The proposed modification includes a minor reconfiguration of the arrival area and the addition of a paved drop off area and a new landscaped island. The project is currently zoned B-3/PCD (Planned Commercial Development) under ordinance No. 2024-03.

The proposed modification will reduce the parking count by two parking spaces. This modification will not increase the construction area of the building. Additionally, the canopies on second floor will be replaced, hardscape and landscape in the small retail areas will be reconfigured, the light fixtures will be replaced, escalators awning roof will be replaced with a metal and glass structure and walls will be painted. For additional information pertaining to the existing and proposed conditions please see Minor site plan package included in this submittal.

We look forward to your review and working together with City staff to bring this minor modification and improvements to the property.

Should you have any questions or comments that you would like to discuss prior to the review, please feel free to contact me anytime at jovalle@urbndesigngroup.com or Ph. 954 612 4761.

Thank you,

Jorge Ovalle
Principal Architect