



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

**File #:** LN-874

### PLANNING AND ZONING BOARD

Meeting Date: MAY 27, 2026

### DOWNTOWN POMPANO CITY HALL

**Request:** Major Site Plan  
**P&Z#** 26-12000002  
**Owner:** Pompano Beach Community Redevelopment Agency & City of Pompano Beach  
**Project Location:** NW Corner of N. Dixie Hwy & W. Atlantic Blvd  
**Folio Number:** 484235200050, 484235200051, 484235200010, 484235200020, 484235200030, 484235200042, 484235200208, 484235080310, 484235080312, 484235001160, 484235200207, 484235200070  
**Land Use Designation:** DPTOC (Downtown Pompano Transit Oriented Corridor)  
**Zoning District:** TO-DPOD (Transit Oriented Downtown Pompano Beach Overlay District)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Joselyn Aldas, KEITH  
**Project Planner:** Max Wemyss (max.wemyss@copbfl.com / 954-786-4671)

### Summary:

The applicant, RocaPoint Partners, authorized by a Master Development Agreement with the City for the downtown development, represented by KEITH, is requesting Major Site Plan approval in order to construct a new City Hall Building for the City of Pompano Beach, as well as a free-standing parking garage to serve the new City Hall as well as the public. The property is located on the northwest corner of West Atlantic Boulevard and North Dixie Highway.

The two structures will be connected by a shade structure providing ground-floor pedestrian access across a through-block plaza, as well as a covered pedestrian bridge providing access between the second floor of the building and the third floor of the parking garage. Additional site improvements will include a new Commission Chambers and meeting room, outdoor amenity areas, new sidewalks, and substantial landscaping.

The new four-story City Hall and Chamber building is approximately 116,772 square feet, with a seven-story parking garage. The total building footprint is 78,951 square feet on a 149,664 square foot (3.44 acre) site (a lot coverage total of 52.8 %). This site plan was reviewed by the Development Review Committee on April 15, 2026 and by the Architectural Appearance Committee on May 5, 2026.

The applicant/City has concurrent applications for the Downtown Plats (PZ#25-14000016, PZ#25-14000017) and for the roadway and utility infrastructure (PZ#25-12000001).

**PZB**  
PZ26-12000002  
City of Pompano Beach  
05/27/2026

## SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

*The property has a land use designation of Downtown Pompano Transit Oriented Corridor (DPTOC). The proposed City of Pompano Beach City Hall building is a compatible use for this land use category. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:*

**Goal 01.00.00** *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

**Policy 01.14.01** *The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

**Policy 01.14.02** *The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled and sustainably sourced building materials.*

**Policy 01.14.07** *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

**Objection 01.16.00** *Facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the Pompano Beach Comprehensive Plan Transportation Element; the Broward County Transit Master Plan; the Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan; and the Broward County Transit Development Plan, through the establishment of a Transit Oriented Corridor (TOC) land use category.*

**Policy 01.16.07** *Public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a Transit Oriented Corridor.*

**Policy 01.16.09** *Development within the TOC land use designation must include internal pedestrian and transit amenities to serve the residents and employees within the area (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) and other amenities that can be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

*Article 3: Zoning Districts*

*The proposed development complies with the development standards of the DPOD (Downtown Pompano Overlay District) zoning district. To accommodate a Government Administration Building, a Public Purpose Adjustment has been authorized to address impractical aspects of the Zoning Code, per PPA PZ#25-02000215.*

*Article 4: Use Standards*

*The project proposes an institutional government use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4208.E Government Administrative Offices.*

*Article 5: Development Standards*

*See section 3 below.*

3. Complies with the applicable development standards of this Code (Article 5);

*The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with exception of the conditions listed for approval.*

*The project's Building Design was approved by the Architectural Appearance Committee (AAC) on May 5, 2026.*

*As part of the Major Site Plan and Building Design application, the applicant has provided a narrative addressing how the project will achieve the required sustainability points. The project has met the required 18 sustainability points for mixed-use developments.*

4. Complies with all other applicable standards in this Code;

*The proposed site plan is in compliance with all other applicable standards of this Code.*

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

*This application does not conflict with any prior development order or plan of record. Prior to building permit approval, roadway abandonment, new roadways, and infrastructure must all be in approved to accommodate this proposed development.*

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

*Based on the calculations below, the proposed project complies with concurrency requirements.*

**PZB**  
PZ26-12000002  
City of Pompano Beach  
05/27/2026

Wastewater Treatment Demand	1,176.73	gallons per day *
Water Treatment Demand	1,395.60	gallons per day *
Raw Water Demand	1,507.25	gallons per day *
Park Acreage Required	0	acres
School Impacts	N/A	
Transportation	Transit fees paid to Broward County to meet concurrency	
Solid Waste Generation	2,353.46 per meal (City has a contract with the Waste Management for disposal of all solid waste through 2033)	

\* The City has adequate capacity to serve the proposed project.

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

*The development is located N Dixie Hwy, a street identified on the Broward County Trafficways Plan. The project is designed to provide safe, adequate, and paved vehicular access from this street.*

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

*The property does not appear to be located within a wellfield protection area as identified on the Broward County Wellfield Protection Zones map nor does the project anticipate any need for hazardous material licensing.*

9. Complies with crime prevention, security strengthening, and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support;

*As part of the Major Site plan and Building Design application, the applicant has developed a separate CPTED security plan, which addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.*

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02.

*The proposed site plan was reviewed by a Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.*

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan.

*The proposed development is not within an area that will have impact on environmentally sensitive lands as defined in the Broward County Land Use Plan.*

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning code provision.

*The proposed development complies with the Transportation Corridor Study.*

**DEPARTMENT RECOMMENDATION:**

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. If required, a new Plat that is inclusive of this development site, permitting such development and access to the site, must be approved and recorded with Broward County Records, with all conditions of such application satisfied.
2. All existing roadways/easements that conflict with the development of this site must be abandoned and/or relocated as appropriate.
3. All new roadways required for off-site connection of the development site must be permitted and constructed prior to Certificate of Occupancy/Completion issuance for any new structure.
4. The property of the development site shall be unified as a singular development site through a Unity of Title, recorded with Broward County Records.
5. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
  - a. Satisfy the conditions of approval of the Architectural Appearance Committee for this Development Order.
  - b. The applicant shall provide evidence of compliance for the points used for the Sustainability Narrative as submitted to the DRC by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points.
  - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - d. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
  - e. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.





**Location Information:**

The property is located on the northwest corner of West Atlantic Boulevard and North Dixie Highway

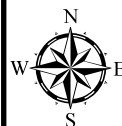
Default Folder: Z:\arcgis\Engineering\Branched\Pro Projects\Planning Division Location Map

**PZB**  
1 inch = 1 mile

PZ26-12000002  
Created by: Engineering Division  
05/27/2026  
GIS Department | B.C.

Scale: 1:63,500

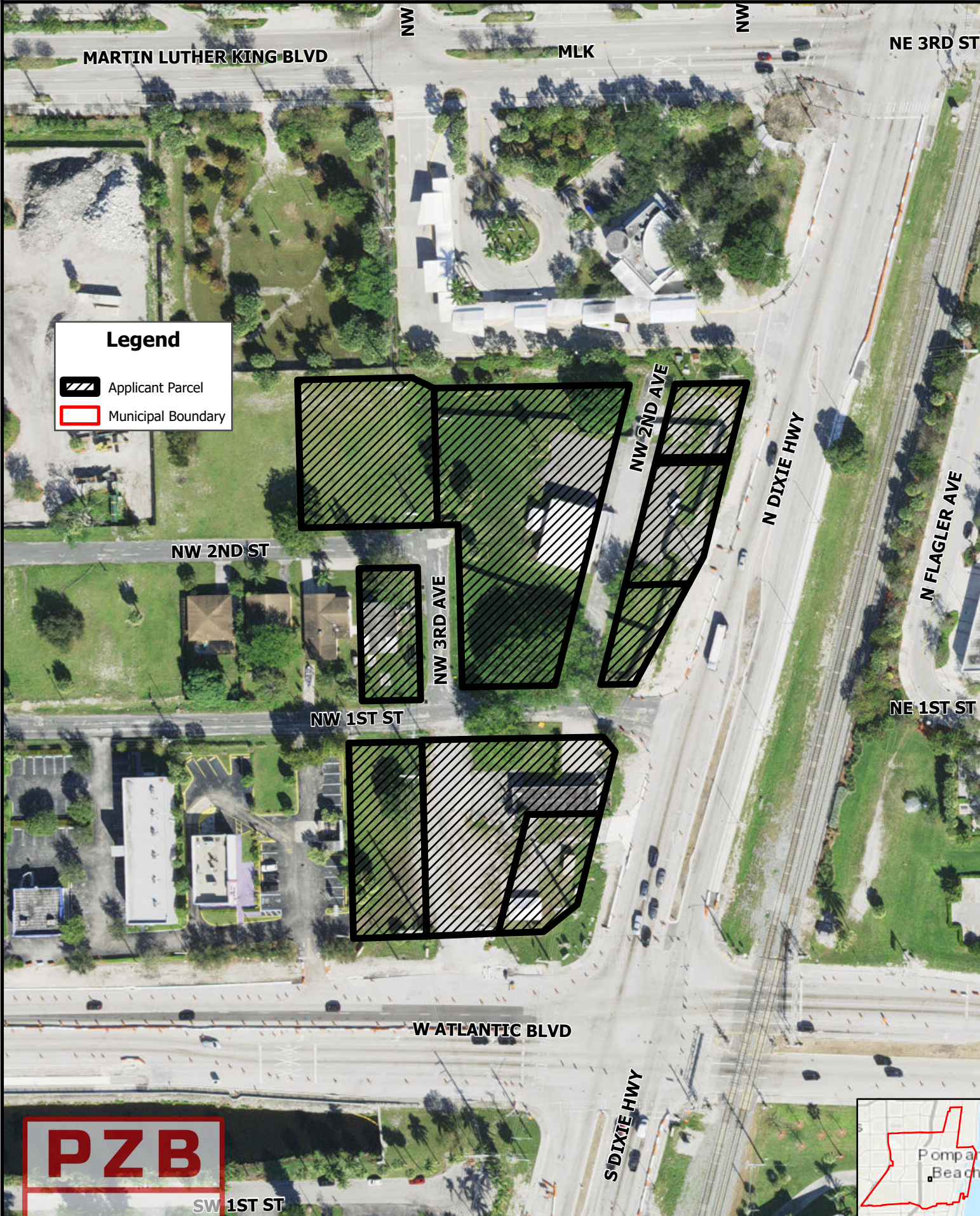
City of Pompano  
Beach







# CITY OF POMPANO BEACH

## AERIAL MAP



### Legend

-  Applicant Parcel
-  Municipal Boundary

**PZB**

Scale: **PZ26-12000002**  
1:1,400  
05/27/2026

Date Exported:  
5/7/2026

**NW Corner of N. Dixie Hwy & W. Atlantic Blvd**  
Pompano Beach Community Redevelopment Agency &  
City of Pompano Beach

**Major Site Plan**

Created by:  
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Development Services





# CITY OF POMPANO BEACH

## LAND USE MAP



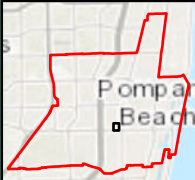
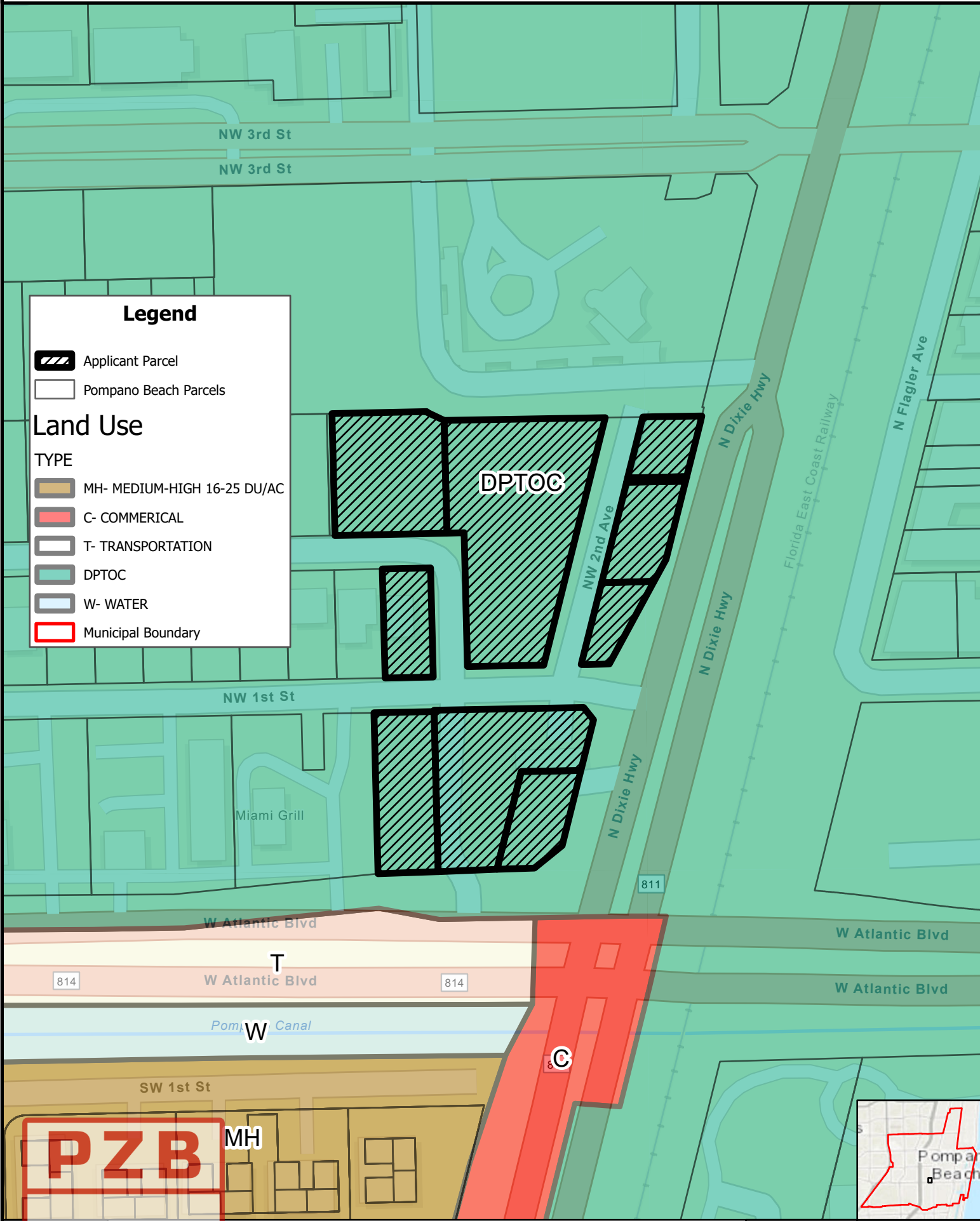
### Legend

- Applicant Parcel
- Pompano Beach Parcels

### Land Use

#### TYPE

- MH- MEDIUM-HIGH 16-25 DU/AC
- C- COMMERCIAL
- T- TRANSPORTATION
- DPTOC
- W- WATER
- Municipal Boundary



**PZB**  
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05/27/2026

Scale: 1:1,700  
Date Exported: 5/7/2026  
NW Corner of N. Dixie Hwy & W. Atlantic Blvd  
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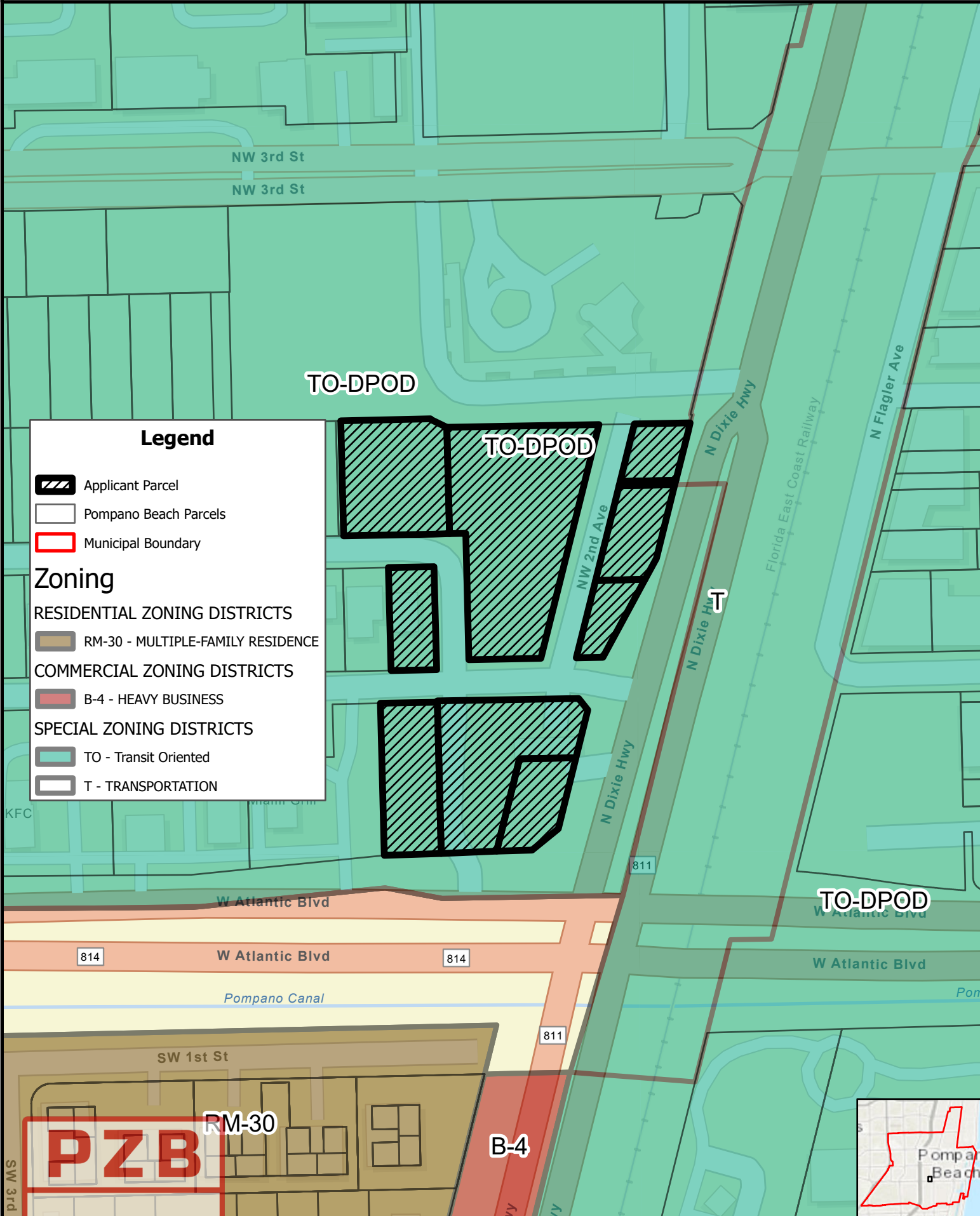
Major Site  
Plan  
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Department of  
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# CITY OF POMPANO BEACH

## ZONING MAP



### Legend

- Applicant Parcel
- Pompano Beach Parcels
- Municipal Boundary

### Zoning

#### RESIDENTIAL ZONING DISTRICTS

- RM-30 - MULTIPLE-FAMILY RESIDENCE

#### COMMERCIAL ZONING DISTRICTS

- B-4 - HEAVY BUSINESS

#### SPECIAL ZONING DISTRICTS

- TO - TRANSIT ORIENTED
- T - TRANSPORTATION

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**PZB** RM-30  
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