



March 11, 2026

City of Pompano Beach
100 W. Atlantic Blvd
Pompano Beach, FL 3300

RE: Downtown Pompano – City Hall
Project #: 26-1200002
KEITH Project No.: K15083.00

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments dated February 17, 2026, the following is the project team's building design narrative as requested by Zoning:

155.3501.O – Maximum Allowable Projections

- The project has no bay windows, awnings, stoops or porches.
- The upper floor balconies on the west elevation project over the lower building element of the Commissioner's Chamber and therefore do not encroach on any public right-of-way.

155.5602 – Institutional Design Standards

- Establishment of a strong sense of place.
 - o The new City Hall and Parking Deck is designed as a modern civic landmark that represents and celebrates the City of Pompano Beach. The site is strategically located to enhance accessibility and visibility, anchoring the New Downtown development that encourages community engagement. The site design layout emphasizes pedestrian-friendly pathways, green spaces, landscaped plazas and shaded walkways that celebrate public interaction and outdoor gatherings.
 - o The design of the City Hall embraces the notion of curves inspired by the local landscape; the curves found within a seashell found on the beach, the curves formed in the sand by the transition of tides.
 - o The building imagined the interaction of these elements by allowing the Chambers to influence the shape of the tower. The facades of the tower influenced by the interaction of the Chambers have the façade closest to the Chamber concave and causing the opposite façade flex outward in a convex shape.
 - o The curvilinear elements are further developed on the façade through a metal panel fin system that provide visual interest and function as a sun shading device, minimizing heat gain and reducing cooling loads on the large east and west exposures.
 - o The dramatic reaction of the tower façade to the placement of the chamber is further amplified by the façade treatment. While the main, largely rectilinear facades are treated with vertical fins, the concave part of the façade is not, appearing as a carve out of the more solid mass. The idea is that this glassier feature symbolizes the transparency of the government activities happening within the facility.



- Encourage a more pedestrian-friendly environment.
 - o The majority of the site is reserved for pedestrians. Shade canopies, landscape planting, seating, water features and art installations are all integrated into the site plan.
 - o The pre-cast concrete Parking Garage, oriented on the northern portion of the site, forms a large Plaza between the City Hall and the Parking Garage. The garage is connected to the City Hall with a canopy to protect from rain and a larger trellis to provide shade for pedestrians.
 - o This central plaza provides a main focal point and acts as an outdoor lobby or covered gathering space for the facility. This civic space, with plantings and shade and seating, adds to the welcoming nature of the development. A sculpture or a memorial may be considered for the Plaza space. The topography of the site, by raising it above the surrounding property, is used to enhance the Plaza design and provide interest and landscaping opportunities as the Plaza steps down to the West, towards the future development.
 - o The City Council Chambers, as its own distinct element, helps step down the mass of the four-story tower element, bringing the scale lower as it interacts with the future development. An opportunity to provide a roof top deck, a deck for public gatherings or private events, occurs on the roof of the Chambers. The roof top deck will be accessible from the street level and from within the building. A trellis element on the rooftop terrace is provided to provide shade. Views from this elevated outdoor space over the larger development, as well as breezes captured in this area, will make this roof terrace a comfortable and attractive space for both the public and the building's occupants.
- Foster greater compatibility between adjacent residential and nonresidential development.
 - o The site is the Eastern edge of a new overall masterplan for the revitalization of Pompano Beach and will serve as the first building of the new development.
 - o The design features a distinguishable City Council Chamber that interacts with the planned future development.
- Limit the impacts of automobile-oriented development.
 - o The design limits vehicles to the parking garage, which runs east/west on the northern side of the site. Cars enter from the northbound lanes of N Dixie Highway and exit, internal to the development, on the west façade. Drop off zone for vehicles is concealed at the ground level of the garage.
- Improve the appearance of gateways and entrances to the city.
 - o The Design Team was provided a roughly triangular site at the Northwest corner of N Dixie Highway and W Atlantic Boulevard. Both the adjacent roads are highly traveled, making this a significant intersection within the City of Pompano Beach. Client noted previous studies stated an average of 50,000 cars pass through this intersection a day.
 - o The placement of the garage on the north of the site allows the City Hall to be placed on the prominent southern corner, acting as a gateway to the new district. The design includes monumental signage on the corner and dynamic massing and facades of the building providing a welcoming hint at the spaces internal to the site.

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- The space between the 2 buildings, the City Hall and the Garage, frames a view into the upcoming development from N Dixie Highway and will function as a large-scale wayfinding element drawing visitors to the main entrance.

155.5605 - Garage Design Standards

- Establish a minimum level of design quality for parking decks and garages to foster acceptable aesthetic value.
 - Parking Deck Design - proposed seven-story precast structure with approximately 600 parking spaces. Exterior elevations will include decorative panels to complement the City Hall Design.
 - The parking deck is thoughtfully integrated into the overall design, using vertical elements on the facades similar to the building. Together, the buildings reflect a forward-thinking approach to civic architecture—prioritizing resiliency, safety, transparency, accessibility, and community identity in a modern, future-oriented facility.
- Limit the visual impacts of automobile-oriented development in residential, commercial, institutional, industrial, and mixed-use areas.
 - The Garage will have similar vertical perforated metal fin elements as the City Hall, but these will be used for screening the cars in the parking garage instead of controlling heat gain in the open-air building.

Refer to **"Appendix B - Conceptual Design Package"** for additional information on the building design.

Sincerely,
Catherine Goncalves
Project Manager

cc: Roger Schwabacher, Design Principal
Jonathan Rae, Sr. Project Manager

