

## City Hall Development Site Plan Narrative

KEITH, on behalf of Pompano Beach Community Redevelopment Agency and City of Pompano Beach, (Owner) and RP Pompano LLC (RocaPoint Partners, Applicant), is pleased to submit Pompano Beach's new City Hall for a major site plan and major building design approval. The project site carries a zoning of Transit Oriented-Downtown Pompano Beach Overlay District (TO-DPOD) and a land use designation as Downtown Pompano Transit Oriented Corridor (DPTOC).

### Project Background

The project is located within the Downtown Pompano Beach district, an area envisioned as a vibrant, pedestrian-friendly community that remains active throughout the day and seamlessly blends cultural destinations, recreational spaces, and mixed-use development. Within this evolving urban environment, the new City Hall is planned to serve as a prominent civic landmark and a driving force in the ongoing revitalization that is envisioned for the Downtown Pompano district. In addition to accommodating essential municipal operations, the new City Hall will serve as a symbol for community by providing a modern and welcoming setting where residents and visitors can engage with their local government. The facility is designed to strengthen the sense of community by improving access to public services and encouraging greater civic participation. Its highly visible location along key corridors further elevate its role, establishing the building as both a symbolic and functional gateway into the Downtown Pompano district and reinforcing its importance within the broader urban fabric.

The proposed City Hall project encompasses approximately 3.45 acres within the Downtown Pompano district. The site is bounded by Martin Luther King Boulevard to the north, Dixie Highway to the east, and W. Atlantic Boulevard to the south. The project area consists of 12 parcels. One parcel contains an existing commercial building, while the remaining parcels are vacant. The total gross site area is 150,141 square feet (3.45 acres).

### Proposed Project

The proposed development features a four-story City Hall building of approximately 116,772 square feet, accompanied by a seven-story structured parking garage. The parking deck will be connected to the City Hall building via a covered walkway at the ground level and will also provide direct access to an outdoor public plaza. The plaza is envisioned as an active public gathering space and will include a variety of landscaping, hardscape elements, benches, and public art installations. This space is designed to support community events, informal gatherings, and daily pedestrian activity, further enhancing the vibrancy of the downtown district.

The City Hall building will serve as a symbol gateway to Downtown Pompano. Architecturally, the City Hall building draws inspiration from contemporary civic design principles. The structure features a modern aesthetic with a full curtainwall system wrapping the building, allowing abundant natural light to permeate the interior. This design approach promotes transparency, openness, and accessibility. Metal panel accents complement the glazing, creating a clean, contemporary façade that reflects the forward-looking character of the district. The building's prominent corner location enhances its visibility and presence, establishing it as a recognizable civic landmark and an accessible point of entry into the surrounding downtown environment.

Below is a continuation of the project narrative which addresses each of the site plan review standards established by the City of Pompano Beach. The Design Team believes competent substantial evidence has

been provided to the City to support the major site plan as proposed.

**Per the City of Pompano Beach an application for a Major Site Plan must meet the site plan review standards. Below are the responses to the site plan review criteria established in Sec155.2407.E**

**1. Consistent with the land use designation in the comprehensive plan.**

***The Land Use Designation for this site is Downtown Pompano Transit Oriented Corridor (DPTOC). The proposed development is consistent with the 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 01.16.03** At least two non-residential uses must be permitted in the designated area as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional.

**Policy 01.16.04** Nonresidential intensities may vary along the corridor and will be specified as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. The application for a TOC land use designation will include a purpose statement for the nonresidential uses based on the scale and identity for the activity center district.

**Policy 01.16.06** Applications for the TOC land use designation must address the height transition to adjacent development, include a volumetric plan showing the building sizes necessary to accommodate the requested entitlements that reflect the design standards in the City's land development code to ensure the mixed use development is compatible with adjacent land uses and adjacent Future Land Use designations.

**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 01.16.08** Areas designated as Transit Oriented Corridors must include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics which are detailed further in the City's TOC Zoning District regulations:

- A. Integrated transit stop with shelter, or station (within the TOC area).
- B. Wide (the minimum shall be consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- C. Buildings should front the street (zero or minimal setbacks are encouraged).
- D. Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- E. Streets (internal and adjacent to the TOC) shall be designed to discourage isolation and provide connectivity (such as streets in the grid pattern)

**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.)

**Policy 01.16.10** Applications seeking a Transit Oriented Corridor land use designation will demonstrate consistency with the design elements described above and with the implementation strategies in the City's TOC zoning ordinance to ensure the proposal accomplishes the design objectives of the TOC.

**Objection 02.05.00-Transit Oriented Design** Encourage transit oriented and/or mixed land uses which promote and support public transportation in existing public transit corridors as allowed by the mixed use land use designations on the Future Land Use Map and the provisions in the Future Land Use Element consistent with the Broward County Land Use Plan which may allow mixed uses and residential uses in the Commerce land use category.

**Policy 02.05.01** The City shall continue implementing the Transit Oriented Corridor (TOC) land use category where appropriate as provided for in the Future Land Use Element Objective 01.16.00 and Policies 01.16.01 through 01.16.05

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

**The applicant has assembled a design team which is familiar with the City of Pompano Beach Zoning Code. The design team believes the proposed project meets or exceeds all requirements found in the applicable sections of the Pompano Beach Zoning Code.**

3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;

**The proposed site plan follows all other applicable standards of the Code, including parking, loading, access, circulation, landscape, lighting, and sustainability requirements.**

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

**All applicable development standards within the DPTOC—including building form, frontage requirements, pedestrian-oriented design elements, and multimodal connectivity—will be**

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**fully met as part of the project. The City Hall use is being incorporated in a manner that reinforces the district's goals for a vibrant, walkable, mixed-use urban environment.**

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

**There are no prior development orders that apply to this site. The development order associated with this project will serve as the governing approval moving forward and will replace and supersede any previously applicable development orders. This ensures that all future development activity on the property is regulated under the updated standards, conditions, and entitlements established through this new approval.**

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

**The proposed project anticipates receiving a concurrency certificate from the City of Pompano Beach as part of the major site plan and major building design application.**

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 project will be designed to provide safe, adequate, paved vehicular access to adjacent streets. The project is located along Atlantic Blvd and is identified on the Broward County Trafficways Plan as a 120-foot arterial roadway. Dixie Highway is identified on the Broward County Trafficways Plan as an 80-foot collector roadway.**

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

**The project site is located within a zone 3 wellfield protection zone. The project does not anticipate requiring any 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 a part of the major site plan and major building design application, the applicant has developed a separate CPTED security plan and CPTED security narrative which addresses all 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;

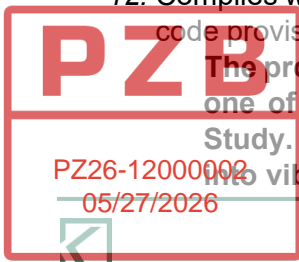
**The proposed project will comply with all adopted Fire Codes and Standards per the City Code. A fire access plan has been submitted with this application addressing the standards set forth in the fire department apparatus access site development guidelines.**

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

**The proposed project limits are not located within any protected lands, archaeological sites, environmentally sensitive lands, historic sites, or inactive burrow pits as identified by the City's Comprehensive Plan or Broward County's Land Use Plan. The site is located within a zone 3 wellfield protection zone.**

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

**The proposed project is located at the intersection of Atlantic Boulevard and Dixie Highway, one of the primary focus areas identified in the City's approved Transportation Corridor Study. This location is central to the Study's vision of transforming these major corridors into vibrant, multimodal streets that prioritize pedestrian comfort, transit accessibility, and**



**high-quality urban design.**

**Consistent with the Study's goals, the project strengthens the pedestrian realm along both Atlantic Boulevard and Dixie Highway by introducing enhanced sidewalks, improved connectivity, and publicly accessible open spaces. These improvements support the Study's emphasis on creating walkable, people-oriented corridors that encourage activity throughout the day.**

**The project also contributes to the Study's broader placemaking objectives by integrating civic architecture, landscaping, and gathering areas that help establish a cohesive urban identity along these key corridors. By activating the street edges and improving the public realm, the development reinforces the transformation of Atlantic Boulevard and Dixie Highway from auto-dominated roadways into balanced, multimodal corridors that better serve residents, businesses, and visitors.**

The Project Design Team looks forward to discussing and presenting this project with the City of Pompano Beach.

Respectfully Submitted,



Joselyn Aldas  
KEITH

