



Downtown Pompano Roadway and Infrastructure Minor 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 the Downtown Pompano Roadways and Infrastructure for minor site plan 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 roadway and infrastructure project is located within the larger development plan of Downtown Pompano. There are currently two plat applications in review with the City for Phase I (25-14000016) and Phase II (25-14000007) along with the site plan for City Hall (26-12000002)

Proposed Project

The proposed project serves as the foundational infrastructure for Phase 1 of the Downtown Pompano redevelopment, establishing a resilient subterranean and surface-level framework, along with streetscape elements designed to support a high-density, transit-oriented, and mixed-use urban core. This initial permit provides the baseline systems—including redundant water lines, modernized sewer infrastructure, re-routed stormwater management, and roadways and streetscape—necessary to catalyze a vibrant "live-work-play" environment. By prioritizing these essential elements at the outset, the project ensures long-term operational reliability, creating a urban canvas characterized by enhanced interconnectivity, expansive public green spaces, and a multi-modal transit focus.

The internal roadway network establishes a 50-foot right-of-way (RW) with 24-foot pavement widths meeting the Engineering Design Standards and Land Development Code. The majority of the network will consist of public RW dedicated to the City. However, a short section of roadway is contemplated as private to provide the technical flexibility required by the power company for undergrounding efforts. This approach facilitates the removal of overhead power and fiber infrastructure, significantly enhancing the district's aesthetic and functional quality.

Designed to maximize circulation and accessibility, the roadway begins at Dr. Martin Luther King Boulevard and extends south along NW 5th Avenue to a new thoroughfare located east of NW 6th Avenue. From there, the network extends east and turns south to connect with the existing NW 1st Street, continuing north to link with NW 3rd Avenue before returning to Dr. Martin Luther King Boulevard. These tertiary streets are essential to the Street Network Connectivity Regulating Plan of the Transit-Oriented (TO) District, fostering a compact, interconnected urban pattern that improves access to civic, residential, and commercial uses. By incorporating 5-foot sidewalks, 7.5-foot landscape buffers, and streetlight, these 81,850 square feet of improvements establish a premium pedestrian environment.



Per the City of Pompano Beach an application for a Minor Site Plan must meet the site plan review standards. Below are the responses to the site plan review criteria established in Sec 155.2407.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 01.08.03 Continue the construction of facilities such as roadway, drainage, water and sewer facilities and enhanced medians and other street section beautification efforts in the northwest Dr. Martin Luther King Jr. Blvd, NW 31st Avenue and Atlantic Boulevard corridors. Encourage auto-oriented and industrial development along these gateway corridors to provide enhanced roadway frontage for both the building facades and the landscaping visible from the roadway to beautify the corridor.

Policy 01.08.04 All streetscape design associated with the redevelopment efforts in the Northwest CRA area will be implemented consistent with city-wide design, construction and performance standards for street lighting, paved public roadways, sidewalks, landscaping and bus stop shelters.

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 02.01.04 The land development regulations will include provisions to control access points and minimize curb cuts on arterial and collector roadways, provide safe and convenient on-site traffic flow and provide sufficient on-site parking for motorized and non- motorized vehicles.

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 site plan generally aligns with the Code; however, it does not include a sidewalk along the south side of the roadway due to existing site conditions and the overall roadway configuration.

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, and lighting.

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

The proposed site plan follows all applicable standards of the Code and will comply with all Transit Oriented (TO) requirements applicable to the Downtown Pompano district. The project has been designed to support the intent of the Transit Oriented (TO) standards by promoting walkability, and reinforcing a compact, pedestrian-focused development.

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;

Not Applicable; however, the improvements associated with this site plan will support and enhance the concurrency capacity of future development along the adjacent roadway network. By introducing new roadway connections and pedestrian access the project contributes to the overall functionality and efficiency of the transportation system.

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.

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;

Not applicable. This site plan is only for roadways and sub-surface infrastructure. Redevelopment parcels abutting these roadways will comply with the CPTED principle. For this minor site plan application, a CPTED plan is not applicable.

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, 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.

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

The proposed project is located along the Atlantic Boulevard and Dixie Highway Corridor, as identified in the approved Transformation Corridor Study, and will comply with all applicable requirements. The project supports the Study's vision and goals by creating pedestrian-oriented streets with walkable connections and inviting gathering spaces for residents and visitors.

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

Respectfully Submitted,



Joselyn Aldas
Planner/ KEITH

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