



Staff Report

File #: LN-835

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JANUARY 21, 2026

DOWNTOWN POMPANO PHASE II PLAT

Request: PLAT
P&Z# 25-14000007
Owner: Pompano Beach Community Redevelopment Agency
Project Location: Dr Martin Luther King Jr Blvd
Folio Number: 484235200110 and adjacent lots
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
Project Planner: Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

Summary:

Pompano Beach Community Redevelopment Agency (Property Owner), RP Pompano LLC (Agent) is submitting this application for plat approval to Broward County. The project site is located south of Dr Martin Luther King Jr Blvd, west of NW 7th Ave and north of W. Atlantic Blvd. The 12.78-acre site has 44 folio numbers.

The site is zoned TO-DPOD (Transit Oriented-Downtown Pompano Beach Overlay District) and has a land use designation DPTOC (Downtown Pompano Transit Oriented Corridor). The plat restriction is designed to provide maximum flexibility in the redevelopment of the property. The plat will be restricted to 600 mid-rise dwelling units, approximately 120,000 square feet of commercial use and 50,000 square feet of office space and/or governmental/ civic uses. A Site Plan submittal is anticipated in 2027. This Plat is a small part of the CRA's Innovation District redevelopment project.

Staff Conditions:

PLANNING

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Review Complete - Pending Development Order

Comment:

- 1) Plat Sheet page 1 should have the cross-hatched dedication verbiage removed.
- 2) There is an FPL Easement missing: 10' FPL easement south of the Larkins Community Center (ORB 39840, Page 233). All recorded easements must be shown on the Plat.
- 3) The uses listed in the Plat Note Restriction section should be less specifically delineated, staff suggests that it should state as follows:

THIS PLAT IS RESTRICTED TO A MAXIMUM OF 600 MULTI-FAMILY RESIDENTIAL UNITS, 120,000 SQUARE FEET OF COMMERCIAL USES, 50,000 SQUARE FEET OF OFFICE ~~AND/OR GOVERNMENTAL OR CIVIC USES (INCLUDING BUT NOT LIMITED TO A PERFORMING ARTS CENTER, COMMUNITY CENTER, OR CITY HALL)~~, AND ASSOCIATED PARKING GARAGES TO SERVETHE PERMITTED USES.

- 4) Per Policy 01.17.11 of the Comprehensive Plan, the uses listed on this plat must be evaluated through the existing DPOD entitlements which are enumerated on the attached monitoring spreadsheet (Exhibit A of DRC Staff Report). Staff will work with the applicant to confirm the basket of rights (entitlements) of the Downtown Pompano Phase I and II project fit within the available entitlements (specifically as it relates to net change to civic use entitlements) and if some adjustments need to be made to how these entitlements were described back in 2012 when this “basket of rights” approach was adopted, Staff will need to be clear on if/how the entitlements may need to be amended for the entire Master Development Plan so it can be processed through the City and Broward County as a Comprehensive Plan text amendment.

- 5) Per Policy 01.17.06 of the Comprehensive Plan, one of the Transit Oriented design characteristics that should be followed concerning external connectivity of this boundary Plat is item F., which is as follows:

F. Streets (internal and adjacent to the TOD) shall be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

- 6) As noted in the above comment (even with boundary plats), the Transit Oriented Corridor Land Use designation of this Plat must be evaluated with consideration of the external connectivity. This Plat provides insufficient access widths, as well as too few access points to comply with the standards in 155.5101.G.3 for vehicular access management. There are only three points of access identified, two of which are only 33 feet in width and one is 30 feet wide. Such dimensions do not comply with the Code. To summarize Code Section 100.01(A)(1), the requirement for Commercial right-of-way is a 60-foot width and for a residential right-of-way it must be at least a 50-foot width. The streets regulating plan in the DPOD may modify those standards in some locations as anticipated in Chapter 100 (as shown below). The openings/circulation needs to be better understood to ensure the requirements of the Transit Oriented Corridor land use category are being met and to ensure changes that need to be made to the underlying zoning streets regulating plan are clear and can be processed by staff.

The Narrative includes the statement that “the Plat meets or exceeds all applicable standards in Part 7 of Article 5; however, that section requires the following:

155.5704. FRONTAGE AND ACCESS

* * * *

All local, collector, minor arterial and principal arterial streets, shall have a minimum width per § 100.01 (A) or (B), as applicable.

Section 100.01 Minimum Right of Way, subsection (A) states the following:

“The City Commission shall not accept any street right-of-way as a public street whether by dedication in a plat or by deed or other instrument unless it complies with the applicable following minimum width unless modified in any overlay district with a corresponding street regulating plan or diagrams for the streets within the overlay district, such as but not necessarily limited to the TO/EOD.”

In this case the overlay district is TO-DPOD, that has Regulating Plan requirements.

It is understandable that since this is a boundary plat, the street network will be evaluated through the Master Plan and site-planning review process; however, as noted previously, the access plan that was submitted with this boundary Plat identifies insufficient access widths, as well as too few access points to comply with the standards in 155.5101.G.3 for vehicular access management and to meet the intent of the Transit Oriented land use district.

7) In further consideration of Policy 01.17.06’s Transit Oriented design characteristic of discouraging isolation and promoting connectivity, this Plat’s NVAL appears to reduce existing and possible future access points. Please meet with the City Engineer to reduce possible unnecessary constraints.

8) In the Plat note restrictions there seems to be duplication and inconsistencies between this Phase & Phase I uses. Both phases list a City Hall; also, it was Staffs understanding that the new City Hall was being proposed in Phase II, where only 50,000 square feet of office is proposed. Since the existing City Hall is approximately 70,000 square feet, staff believes this should be reconsidered. Additionally, it seems unlikely that a performing arts center will be located within either of these Plats, since there is the Ali Cultural Arts facility across Dr. MLK Blvd., not to mention the Citys Cultural Arts Center located at 50 W. Atlantic Blvd. right across the street from these plats. Please ensure that the entitlements allocated to both plats are realistic and not duplicative.

9) Once the County DRR has been provided, the applicant must revise the Plat sheets to accommodate both the County DRR comments and this DRC Report to the satisfaction of the Development Services Department; and provide a DRC Comment Response Letter and the revised plat sheets to Maggie Barszewski at Maggie.barszewski@copbfl.com <<mailto:Maggie.barszewski@copbfl.com>>.

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ENGINEERING DEPARTMENT

Plan Reviewer: david.mcgirr@copbfl.com

Status: Review Complete - Pending Development Order

Comment:

1. Plats and Access Management plans to comply with minimum street right-of-way widths in accordance with Chapter 100.01 of Code of Ordinances (60-feet for Commercial streets and 50-feet for Residential streets), unless modified in any overlay district with a corresponding street regulating plan or diagrams for the streets within the overlay district that dictate otherwise, and should be reflected accordingly.

2. If ROWs located within a new plat are being vacated by that plat, they must be shown on the drawing and clearly labeled as to be vacated by this plat.

FIRE DEPARTMENT

Plan Reviewer: jim.galloway@copbfl.com

Status: Review Complete - Pending Development Order

Comment:

This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall follow All NFPA Standards prior to receiving Fire Department approval.

BSO

File #: LN-835

Plan Reviewer: David_Cappellazo@sheriff.org

Status: No Review Required

Comment:

BSO comments will be provided when a Security Strengthening & CPTED plan is submitted for review.

UTILITIES

Plan Reviewer: nathaniel.watson@copbfl.com

Status: Pending

Comment: Pending

LANDSCAPE REVIEW

Plan Reviewer: wade.collum@copbfl.com

Status: Review Complete - Pending Development Order

Comment:

At time of site plan(s) submittal; Provide landscape plans in accordance with 155.5203, 155.3501 (TO), and 155.3708 (DPOD), as applicable for the site.

ZONING

Plan Reviewer: Max.Wemyss@copbfl.com

Status: Review Complete - Pending Development Order

Comment:

Zoning District 155.3708.Downtown Pompano Overlay District.

Sub-Area Regulating Plan: The Plat is predominantly within the Core Sub-Area, with the exception of the site of the E. Pat Larkins Community Center. This property is within the Center Sub-Area.

Height Regulating Plan: Development is permitted a maximum building height of 105 feet, except that the center sub-area allows a maximum height of 80 feet.

Density Regulating Plan: Although there is no maximum unit per acre in the Core Sub-Area, there is a minimum unit per acre requirement of 36 units per acre for Parcel A within the Core. Residential is not required for the parcels that front on Atlantic Blvd but is required elsewhere (**disregard for parcel with Public Purpose Adjustment**). Within the Center, the portion that abuts the civic center residential is required to have a minimum density of 36 and a maximum density of 60 units per acre. There is no density permitted for the civic center site.

Use-Area Regulating Plan: Parcel A from west to east includes the following use-area designations: RO Park (Intersection of MLK and 6th), CF (site of civic center) MM1(balance of frontage along MLK), MUR (interior frontages), another RO Park (generally centered running n/s west of county drainage parcel), MO (frontage on Atlantic. See the table below for use area requirements. Permitted Uses are further described in the Zoning District Permitted Uses table, but are generally described below.

USE AREA

-RO: Recreation / Open Space

RESIDENTIAL: Not Permitted

NONRESIDENTIAL: Required on all Floors

-CF: Community Facilities

RESIDENTIAL: Not Permitted

NONRESIDENTIAL: Required on all Floors

-MM-1: Mixed Use Main Street 1

RESIDENTIAL: For properties abutting Dr. Martin Luther King, (MLK) Jr. Blvd., Not Permitted on the portion of the 1st Floor fronting MLK; For all properties, Optional on 2nd Floor; For all properties, Required on 3rd Floor and above

NONRESIDENTIAL: For properties abutting Dr. Martin Luther King, (MLK) Jr. Blvd.; Required on the portion of the 1st Floor fronting MLK; For all properties, Optional on 2nd Floor; For all properties, Not Permitted on 3rd Floor and above

-MO: Mixed Use Optional

RESIDENTIAL: For properties abutting Flagler Avenue, Not Permitted on 1st Floor; For properties not abutting Flagler Avenue, Optional on 1st Floor; For all properties, Optional on all other Floors

NONRESIDENTIAL: For properties abutting Flagler Avenue, Required on 1st Floor; For properties not abutting Flagler Avenue, Optional on 1st Floor; For all properties, Optional on all other Floors

Streets/Greenways Regulating Plan: The Plat abuts MLK (Existing Primary Street), NW 6th Ave (Existing Secondary Street), Atlantic Blvd (Existing Primary Street), and Dixie Highway (Existing Primary Street). The zoning includes New Tertiary Streets, Existing Tertiary Streets, and Existing Tertiary Streets to be Vacated. All

streets are to be consistent with the Street Development Regulating Diagrams provided in the Downtown Pompano Overlay District Zoning Ordinance.

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All of the above is provided for information only. Code revisions may be necessary to accommodate proposed development and/or development configurations. The proposed openings abutting the Civic Center do not appear to align with the locations of the proposed new streets of the zoning code. The proposed widths of the openings do not appear to meet the minimum standards for any of the streets provided within the Street Development Regulating Diagrams (assumption is that these openings are for private driveways and not dedicated streets).

The uses listed in the use restrictions of the plat are permitted uses within the use-areas of the zoning district and must also be consistent with the use area limitations listed above. For example, nonresidential uses (such as office or hotel) would not be permitted on the third floor or above within the MM1, the uses on the site of the civic center are limited to civic uses, and there are spaces designated for park spaces. Finally the area limitations proposed in the plat seem low, particularly for the office category. Please confirm.

Please provide direction for what is ultimately proposed so staff may address it accordingly. Should you have questions regarding the comments or any of the code sections referenced, please don't hesitate to contact Max.wemyss@copbfl.com or 954-786-4671.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

## EXHIBIT A

| CITY OF POMPAÑO BEACH DPTOC ENTITLEMENT MONITORING |                                            |                                               |               |                 |             |            |             | ENTITLEMENTS              |             |           |         |                    |                     |     |       |
|----------------------------------------------------|--------------------------------------------|-----------------------------------------------|---------------|-----------------|-------------|------------|-------------|---------------------------|-------------|-----------|---------|--------------------|---------------------|-----|-------|
|                                                    |                                            |                                               |               |                 |             |            |             | Commercial / Gen Business | Hotel Units | Office    | Utility | Community Facility | Residential Units** |     |       |
|                                                    |                                            |                                               |               |                 |             |            |             | 4,051,220                 | 420         | 2,835,557 | 95,832  | 1,459,260          | 143                 | 236 | 2,989 |
| 2013+ 2020 LUPA Entitlements                       |                                            |                                               |               |                 |             |            |             | 2,222,777                 | 0           | 0         | 85,159  | 1,459,118          | 143                 | 47  | 232   |
| Existing Developments as of 2013                   |                                            |                                               |               |                 |             |            |             | 1,828,443                 | 420         | 2,835,557 | 10,673  | 142                | 0                   | 189 | 2,757 |
| Remaining Capacity as of August 2013               |                                            |                                               |               |                 |             |            |             |                           |             |           |         |                    |                     |     |       |
| Property Address                                   | Plat/Site Plan                             |                                               |               |                 | Residential |            |             |                           |             |           |         |                    |                     |     |       |
|                                                    | Name                                       | Notes                                         | Approval Date | Expiration Date | Name        | Affordable | Market Rate |                           |             |           |         |                    |                     |     |       |
|                                                    |                                            |                                               |               |                 |             |            |             |                           |             |           |         |                    |                     |     |       |
|                                                    |                                            | 111 mid-rise units, 10,000 sq. ft. Commercial | 2/23/2016     |                 |             |            |             |                           |             |           |         |                    |                     |     |       |
| 312 NW 6 AV                                        | Blanche Ely Commercial Plat*               |                                               | 2/23/2016     |                 |             |            |             |                           |             |           |         |                    |                     |     |       |
| 731 Hammondville Rd                                | 731 Hammondville                           |                                               | 2/28/2012     | built           |             |            |             | 7,000                     |             |           |         |                    |                     |     |       |
| 501 Hammonville Rd                                 | City Vista                                 | Tax Credit                                    | 5/5/2016      | built           |             | 107        | 0           | 10,000                    |             |           |         |                    |                     |     | 107   |
| 400 North Flagler Ave                              | Heritage at Pompano station                | Tax Credit                                    | 6/30/2016     | built           |             | 116        | 0           |                           |             |           |         |                    |                     |     | 116   |
| 200 NE 1st Ave**                                   | Old Town Square                            | Market Rate                                   | 12/20/2017    | built           |             | 0          | 277         |                           |             |           |         |                    |                     |     | 277   |
| NE 1 Ave. Between NE 2 & 3 St.                     | Old Town II Site Plan 22-12000044          | Mixed Income                                  | 6/28/2023     | 5/30/2031       |             | 48         | 271         | 3,400                     |             |           |         |                    |                     |     | 0     |
| 30 NE 5 Avenue**                                   | Flagler Street Village Housing 20-12000003 | Market Rate                                   | 7/22/2020     | 3/3/2028        |             | 0          | 52          | 4,085                     |             |           |         |                    |                     |     | 52    |
|                                                    |                                            |                                               |               |                 |             |            |             |                           |             |           |         |                    |                     |     |       |
|                                                    |                                            |                                               |               |                 |             |            |             |                           |             |           |         |                    |                     |     |       |
|                                                    |                                            |                                               |               |                 |             |            |             |                           |             |           |         |                    |                     |     |       |
| TOTAL REMAINING CAPACITY                           |                                            |                                               |               |                 |             |            |             | 1,803,958                 | 420         | 2,835,557 | 10,673  | 142                | 0                   | 189 | 2,205 |

\*Plat notes are not subtracted from the available entitlements until placed on an approved site plan.

Per 2013 Entitlements\*\* 142 (15%) of the unbuilt residential entitlements (946 units) are required to be affordable. This requirement has been met with 81 more affordable than required.

Per 2020 Entitlements \*\*300 (15%) will be added to the 142 affordable units required for a total of 442 units. 271 of these units have been provided so the remaining required as of 2025 is 171 additional affordable units.

\*Approved prior to the 2020 entitlement increase when the required affordable had already been met.



### Phase I & II Plats Water & Sewer Lines

