

August 10, 2025

City of Pompano Beach
Planning and Zoning Division
100 West Atlantic, Blvd.
Pompano Beach, FL 33060

RE: Project: AAG Parking Lot

Location: 402 NW 7th Ave, 401 NW 6th Ave, 601 Martin Luther King Jr. Blvd, 302 NW 7th Ave, Pompano Beach, FL 33060

To Whom it May Concern,

On behalf of our client, City of Pompano Beach, please accept this letter and attachments as submittal for Minor Site Plan Modification for site plan BP21-00000360 and right-of-way dedication.

The subject property is located in Section 35, Township 48 South, Range 42 East, within the municipal boundaries of the City of Pompano Beach, Florida. The proposed project involves the dedication of two parcels, identified by folio numbers 4842-35-24-0790 and 4842-35-00-0010. Additionally, approximately 10 feet of right-of-way along the northern boundary of two adjacent parcels—folio numbers 4842-35-59-0010 and 4842-35-21-0010 —is proposed for dedication.

The overall +/-0.40-acre(+/-17,451 SF) project consists of a 60' right of way dedication that connects NW 7th Avenue and NW 6th Avenue and contains sidewalk and parking spaces that will service the Annie Adderly Gillis Park. There will be no proposed buildings, water, or sewer connections. There are 16 proposed parking spaces including 1 space that is ADA compliant. The project has also been designed to accommodate fire truck and refuse truck turning radius as well as required curbing. The site land use changes are as shown in the table below:

Address: 402 NW 7th Avenue, Pompano Beach, FL 33060

Folio: 4842-35-24-0790

Description: Entire parcel will be part of the right of way dedication.

Table 1: Land Use (4842-35-24-0790)			
Land Use	Pre (SF)	Post (SF)	Net
Building	0	0	0
Asphalt/Sidewalk	0	6,308	+6,308
Pervious	7,500	1,192	-6,308
Total	7,500	7,500	0



Address: 401 NW 6th Avenue, Pompano Beach, FL 33060

Folio: 4842-35-24-0010

Description: Entire parcel will be part of the right of way dedication.

Table 2: Land Use (4842-35-24-0010)			
Land Use	Pre (SF)	Post (SF)	Net
Building	0	0.00	0
Asphalt/Sidewalk	0	5,926	+5,926
Pervious	7,082	1,156	-5,926
Total	7,082	0	0

Address: 601 Martin Luther King Jr. Blvd, Pompano Beach, FL 33060 (BP21-00000360)

Folio: 4842-35-59-0110

Description: North 10' of the parcel will be part of the right of way dedication.

Table 3: Land Use (4842-35-59-0110) (Right of way dedication area only)			
Land Use	Pre (SF)	Post (SF)	Net
Building	0.	0	0
Asphalt/Sidewalk	0	533	+533
Pervious	1,358	825	-533
Total	1,358	1,358	0

Address: 302 NW 7th Ave, Pompano Beach, FL 33060

Folio: 4842-35-21-0110

Description: North 10' of the parcel will be part of the right of way dedication.

Table 4: Land Use (4842-35-21-0110) (Right of way dedication area only)			
Land Use	Pre (SF)	Post (SF)	Net
Building	36	0	-36
Asphalt/Sidewalk	0	1,247	+1,247
Pervious	1,474	263	-1,211
Total	1,510	1,510	0

Thank you for your assistance with this project. Please feel free to call me at (954) – 361 - 1487 or email me at teresa.villalon@kimley-horn.com with any questions or concerns you might have, or should you require additional information.

Sincerely,

Kimley-Horn and Associates, Inc.
Teresa Villalon Camacho, P.E.