

## Staff Report

**File #:** LN-802

### PLANNING AND ZONING BOARD

Meeting Date: JUNE 24, 2026

### VERA

**Request:** Major Site Plan  
**P&Z#** 24-12000027  
**Owner:** 1600 Federal LLC  
**Project Location:** 1600 S Federal Hwy  
**Folio Number:** 494212000070  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 1 (Audrey Fesik)  
**Agent:** Paola West  
**Project Planner:** Jonathan Cady (954-786-5578 / jonathan.cady@copbfl.com)

### Summary:

The applicant is requesting Major Site Plan approval to develop a mixed-use project in the B-3 zoning district, with a lot measuring 102,393 sq ft (2.35 acres). The plan involves constructing a new multifamily building with ground-floor retail on a site that will retain an existing office building but remove the existing drive-through. Currently, the property features a 63,347 sq ft office building, a bank drive-through, and a surface parking lot. The applicant aims to add 132 multi-family residential units, including studios, one-, two-, and three-bedroom units, along with 3,650 sq ft of retail space. Since the site borders RM-20 to the east, the project proposes a height transition: the building will decrease from 10 stories to 7, then 4 stories, with a setback of 24'-7" from the eastern property line to align with low-density residential homes. The development also includes structured parking and a rooftop deck amenity level in the proposed mixed-use building, as well as another parking structure south of the existing office building. The applicant seeks to apply for residential entitlements under Broward County's Affordable Housing Density Bonus Policy 2.16.4. This policy allows mixed-use developments on properties under 5 acres with at least 50% ground-floor commercial frontage, offering a density bonus of 6 market-rate units per moderate-income unit. Properties in the B-3 zoning district, utilizing Broward County's Affordable Housing Policies, are permitted a density of 69 dwelling units per acre.

Alongside the PZB review, the applicant has submitted a Major Administrative Adjustment to reduce the number of parking spaces, as permitted by Section 155.2421.B. The applicant is requesting a 12.54% reduction in parking through a Major Administrative Adjustment. The required number of parking spaces is 343, and the proposed number is 300.

A Major Administrative Adjustment is designed to allow variations or adjustments to certain dimensional or numerical standards of this Code based on specific criteria, aiming to provide relief when applying a standard causes practical difficulties in allowing development that otherwise supports the purposes of this Code and the

comprehensive plan, while remaining compatible with surrounding development. An Administrative Adjustment also provides limited flexibility in specific areas to permit an alternative design that is equal to or better than what would be achieved by strictly applying certain dimensional or numerical standards.

The project was most recently reviewed by the DRC on April 15, 2026. The AAC submittal was most recently reviewed and approved at the AAC meeting on June 2, 2026.

The project was on two PZB agendas but was postponed each time. The Planning and Zoning Board (PZB) meetings were on December 17, 2025, and February 25, 2026. During the December 17, 2025, PZB meeting, through conversations with staff, the applicant, and the public, the Board determined that the request to reducing the minimum number of required parking spaces from 405 to 243 was an excessive reduction. At the February meeting, concerns were raised about the parking reduction and the Major Administrative Adjustment request, which sought approval without the Site Plan item, and that it had not yet been approved by AAC. The Board decided to postpone the item to review the Major Administrative Adjustment together with the Site Plan, which led to another postponement and required DRC review due to the addition of parking structure to their proposal. Afterward, the item was scheduled for DRC review and underwent two reviews on March 4 and April 15, 2026. The item has been approved at the June 2<sup>nd</sup> AAC meeting.

The property is located south of E. McNab Road, north of NE 65th Street/Port Royale Boulevard, and east of Federal Highway.

## SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

*The property has a Commercial (C) land use designation and a Zoning designation of General Business (B-3), which permits the proposed multifamily residential units and commercial use, in coordination with Broward County Policy 2.16.4 for Residential Density with the provision of affordable housing. The Development is consistent with the City of 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.*

### **Objective 01.02.00.**

*Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.*



**Policy 01.02.01**

*Require a traffic impact analysis for development projects when necessary to determine post-development conditions of adjacent roadways and the local multimodal transportation system.*

**Policy 01.03.07**

*Require the provision of building height transitions and decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses.*

**Policy 01.04.01**

*The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and redevelopment units and approval of land use plan map amendments allowing for mixed use and residential developments.*

**Policy 01.05.01.**

*Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.*

**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.*

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

*Article 3: Zoning Districts*

*The subject property's zoning land use is General Business (B-3). The proposal is consistent with land use goals, objectives and policies.*

*Article 4: Use Standards*

*The development proposes multifamily residential units and commercial uses that comply with the use-specific standards in Article 4: Use Standards and are consistent with the uses as permitted by the B-3.*

*Article 5: Development Standards*

*See section 3 below.*

3. Complies with the applicable development standards of this Code (Article 5);

*The development generally complies with the requirements of Article 5, with the exception of the Access, Parking, and Loading Standards, specifically the parking requirements requirement for the proposed mixed-use and existing office building, for which the applicant is seeking a Major Administrative Adjustment.*

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

*The proposed site plan is in compliance with all other applicable standards of this Code.*

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

*There is no prior development order, commitments, or conflicting plans of record for the subject property.*

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

*Based on the calculations below, the proposed project complies with concurrency requirements*

*Wastewater Treatment Demand 41,238.40 gallons per day \* Water Treatment Demand 48,908.74 gallons per day \* Raw Water Demand 52,821.44 gallons per day \**

*Park Acreage Required: 0.90 acres*

*School Impacts: School impacts are evaluated by the Broward County School District. A Final SCAD letter to be provided.*

*Transportation: Transit fees paid to Broward County to meet concurrency*

*Solid Waste Generation: 4,470.16 lbs/day (City has a contract with the Waste Management for disposal of all solid waste through 2033)*

*\* The City has adequate capacity to serve the proposed project.*

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 development aims to provide safe, adequate, and paved vehicular access between the proposed building and the streets, although the project is located just outside the Federal Highway boundary associated with the Broward County Trafficways Plan.*

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

*The Property is not located within a wellfield protection area. The Development 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 part of the Major Site plan and Building Design application, the applicant has developed a separate CPTED security plan, which addresses 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 site plan was reviewed by a Fire Plans Examiner during DRC and must meet all applicable standards before building permits are approved.*

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

*The proposed development is not within an area that will have impact on environmentally sensitive lands as defined in the Broward County Land Use Plan.*

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

*The proposed development is not located within the areas proposed as part of the approved Transportation Corridor Study.*

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

### DEPARTMENT RECOMMENDATION

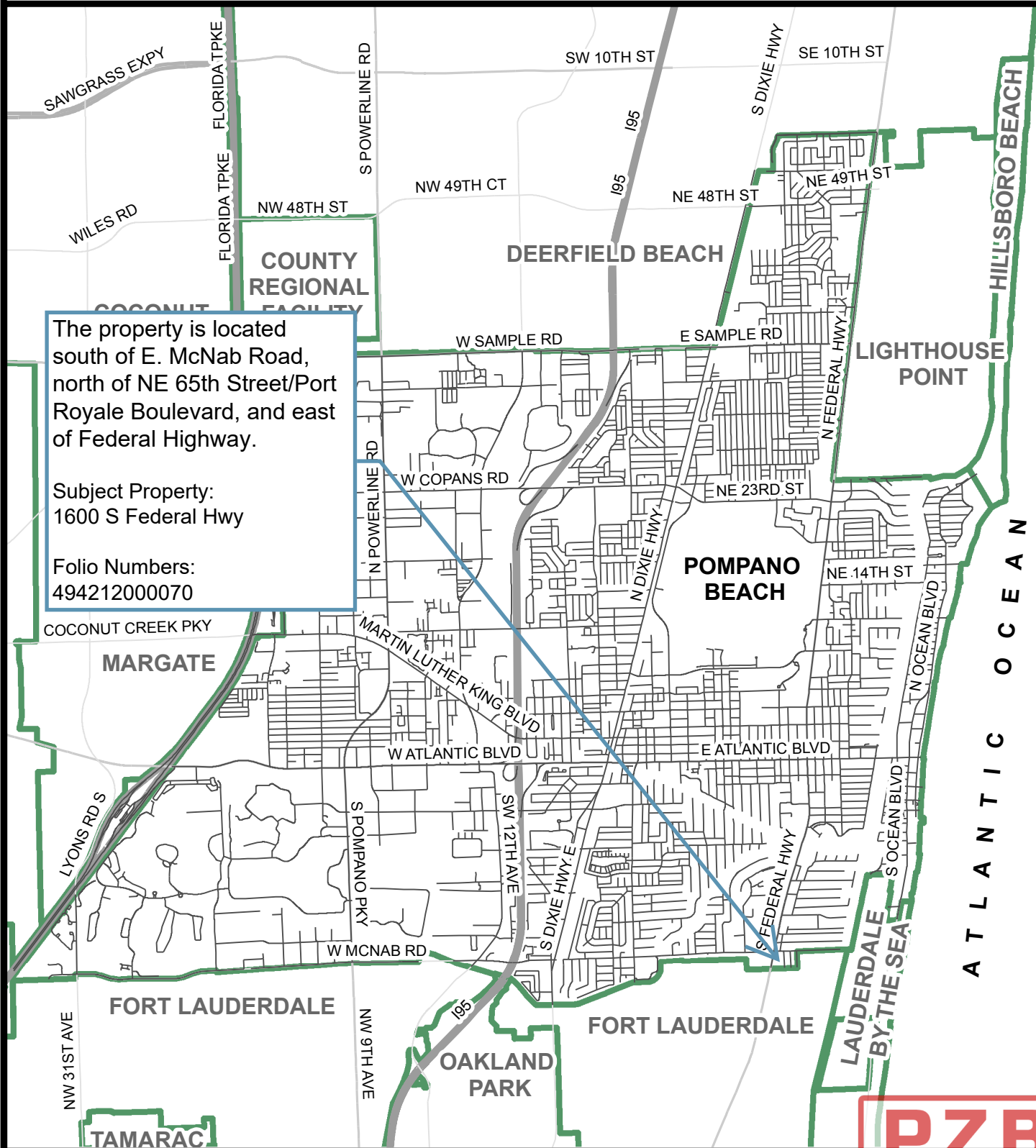
Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. The Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. The proposed configuration of the site is dependent upon successfully obtaining the Major Administrative Adjustment for the reduction in the minimum number of parking spaces required to permit 300 parking spaces for the redeveloped site. Obtain approval of Major Administrative Adjustment 25-16500003.
2. Provide the recorded Plat to accommodate the proposed development and satisfy all conditions/restrictions of the Plat prior to building permit issuance.
3. Submit a recorded Declaration of Restrictive Covenants specifying how the units, and with what unit mix, will be reserved for qualifying tenants as affordable housing, deed restricting the affordable units for a minimum of 30 years, for the minimum number of units necessary, consistent with Broward County Policy 2.16.4.
4. Existing office building size is 78,000 on the Site Plan, 63,000 on the Narrative, and 66,000 including the proposed retail in the Parking Program. Please clarify in the Narrative and the Parking Program that this area is based on leasable square footage, not building size.
5. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:

- a. Provide evidence that the development achieves at least 12 sustainable development points (TABLE 155.5802, Sustainable Development Options and Points) as described in the sustainability narrative submitted to the DRC by the time of building permit approval.
- b. Provide a Final SCAD approval Letter from the School Board of Broward County, prior to building permit approval.
- c. Plans are subject to compliance with all applicable Code requirements, included but not limited to DRC comments issued for this site plan.
- d. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
- e. A copy of the approved CPTED plan, approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
- f. Substantial compliance with the plans, as submitted with this application.



# CITY OF POMPANO BEACH LOCATION MAP



1 in = 1 miles

7/30/2017

KeeDan

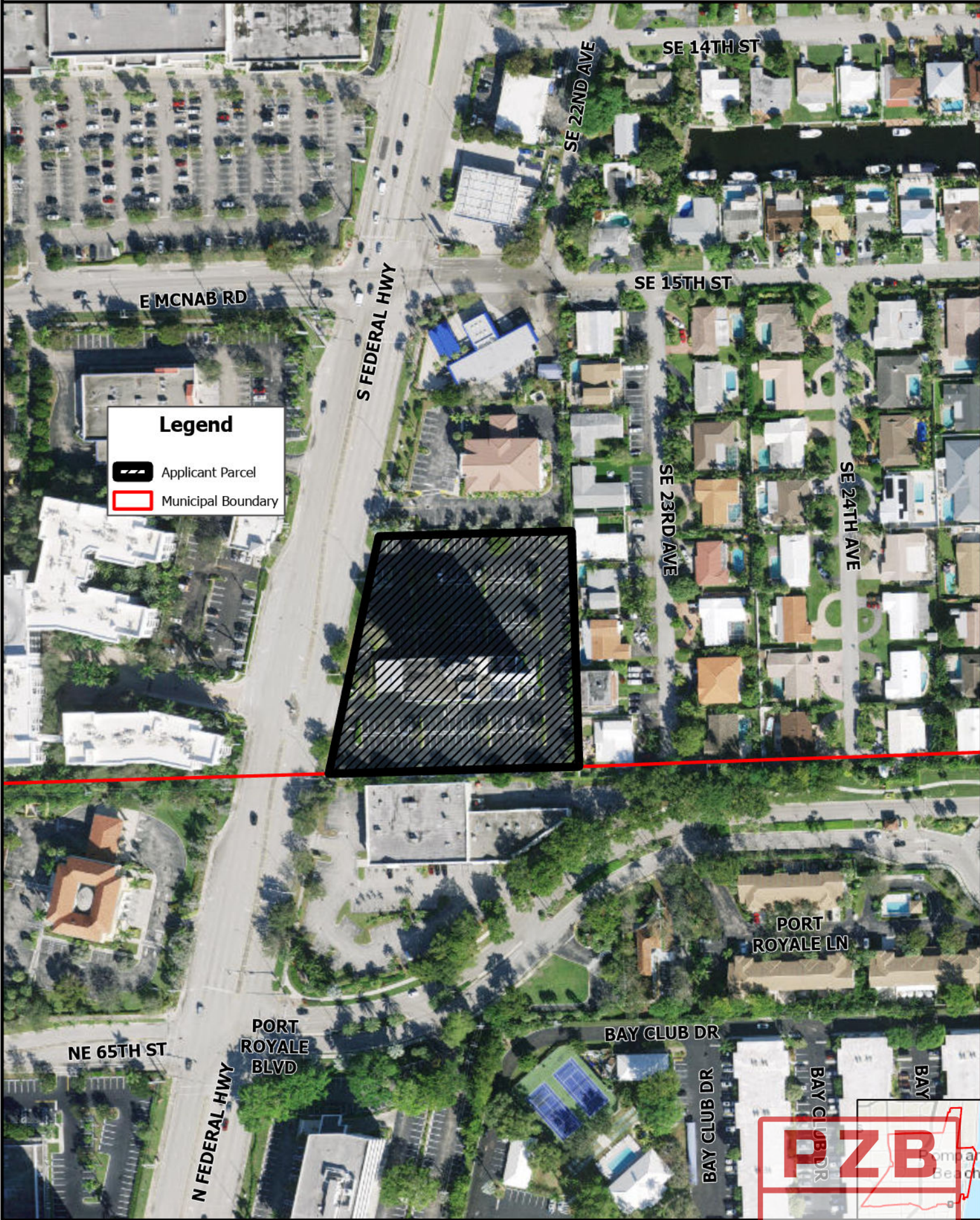
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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES  
PZ24-12000027  
06/24/2026



**PZB**

# CITY OF POMPANO BEACH

## AERIAL MAP



**Legend**

-  Applicant Parcel
-  Municipal Boundary

Scale:  
1:2,000

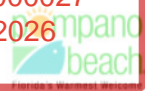
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11/10/2025

1600 S Federal Hwy  
1600 Federal LLC

**PZB**

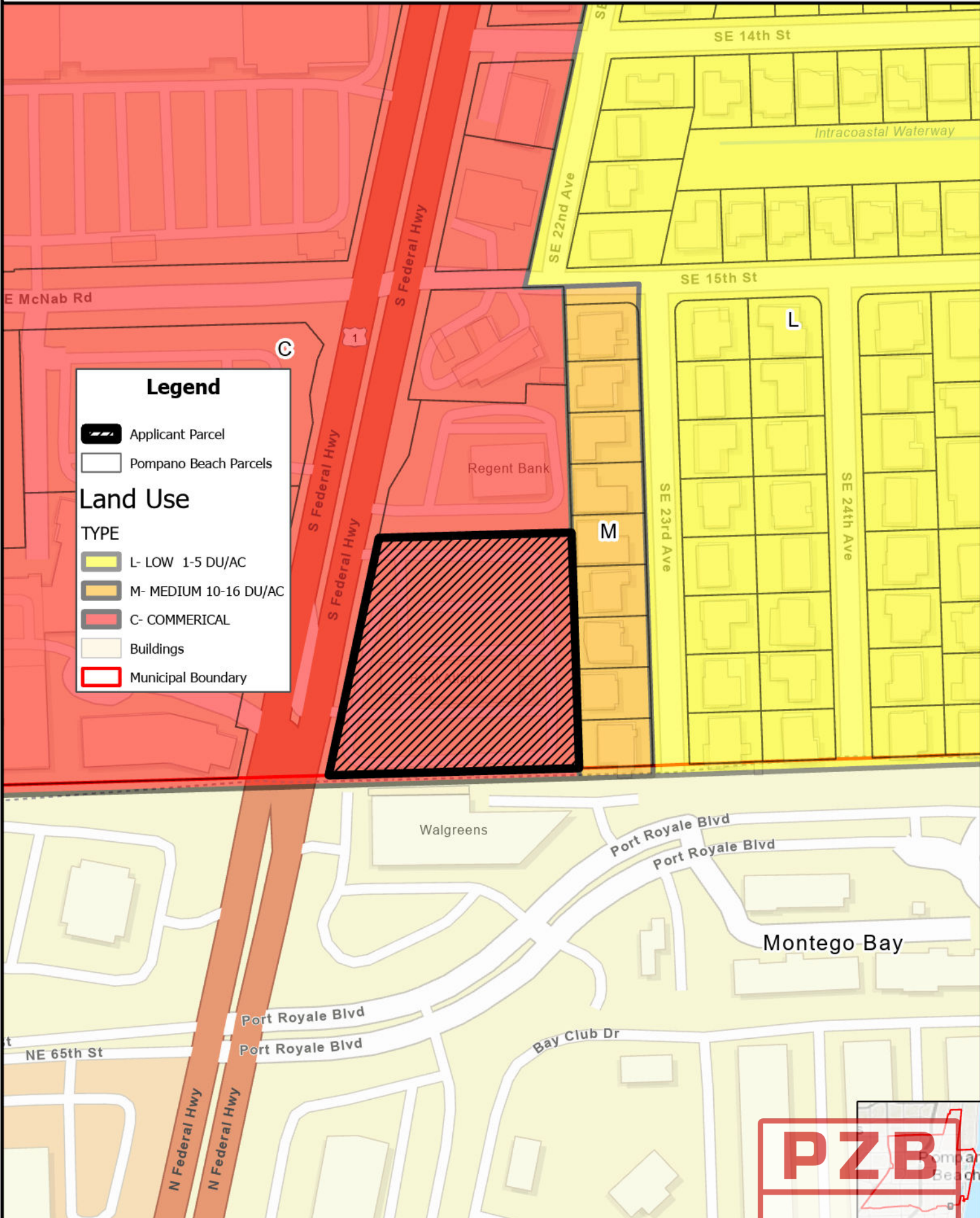
PZ24-12000027  
06/24/2026

Created by:  
Department of  
Development Services



# CITY OF POMPANO BEACH

## LAND USE MAP



**Legend**

Applicant Parcel

Pompano Beach Parcels

**Land Use**

**TYPE**

L- LOW 1-5 DU/AC

M- MEDIUM 10-16 DU/AC

C- COMMERCIAL

Buildings

Municipal Boundary

Default Folder: H:\A&B\Planning - Notice Map

# CITY OF POMPANO BEACH

## ZONING MAP



### Legend

- Applicant Parcel
- Pompano Beach Parcels
- Buildings
- Municipal Boundary

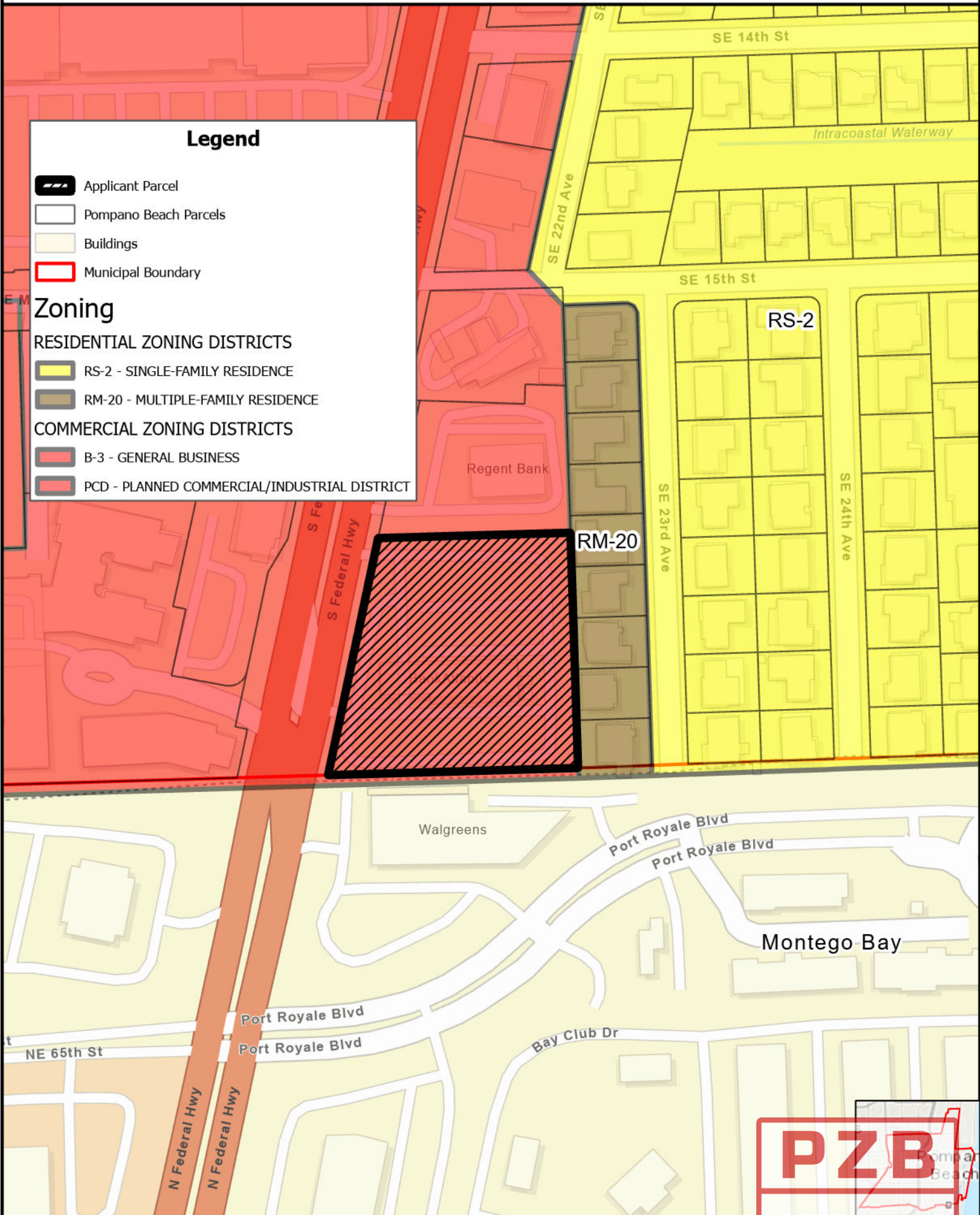
### Zoning

#### RESIDENTIAL ZONING DISTRICTS

- RS-2 - SINGLE-FAMILY RESIDENCE
- RM-20 - MULTIPLE-FAMILY RESIDENCE

#### COMMERCIAL ZONING DISTRICTS

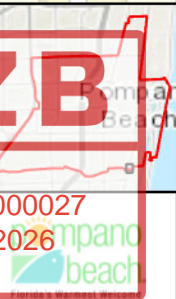
- B-3 - GENERAL BUSINESS
- PCD - PLANNED COMMERCIAL/INDUSTRIAL DISTRICT



1600 S Federal Hwy  
1600 Federal LLC

PZ24-12000027  
06/24/2026

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Development Services



Scale:  
1:2,000

Date Exported:  
11/10/2025

# LEGEND

FOR LAND USE PLAN			FOR ZONING MAP		
Symbol	Classification	Units/ Acre	Symbol	District	
L	Low	(1-5 DU/AC)	RS-1	Single-Family Residence 1	
LM	Low- Medium	(5-10 DU/AC)	RS-2	Single-Family Residence 2	
M	Medium	(10-16 DU/AC)	RS-3	Single-Family Residence 3	
MH	Medium-High	16-25 DU/AC)	RS-4	Single-Family Residence 4	
H	High	(25-46 DU/AC)	RS-L	Single-Family Residence Leisureville	
IRR	Irregular Density		RD-1	Two- Family Residence	
MUR-H	Mixed Use Residential (High)		RM-7	Multiple-Family Residence 7	
* C	Commercial		RM-12	Multiple-Family Residence 12	
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20	
I	Industrial		RM-30	Multiple-Family Residence 30	
T	Transportation		RM-45	Multiple-Family Residence 45	
U	Utilities		MH-12	Mobile Home Park	
CF	Community Facilities		B-1	Limited Business	
OR	Recreation & Open Space		B-2	Neighborhood Business	
W	Water		* B-3	General Business	
RAC	Regional Activity Center		B-4	Heavy Business	
LAC	Local Activity Center		M-1	Marina Business	
	Transit Oriented Corridors:		CR	Commercal Recreation	
DPTOC	Downtown Pompano		I-1	General Industrial	
ETOC	East Atlantic Blvd		I-1X	Special Industrial	
			O-IP	Office Industrial Park	
			M-2	Marina Industrial	
			TO	Transit Oriented	
			PR	Parks & Recreation	
			CF	Community Facilities	
			PU	Public Utility	
			T	Transportation	
			BP	Business Parking	
			LAC	Local Activity Center	
				<i>Planned Developments</i>	
			RPUD	Residential Planned Unit Development	
			PCD	Planned Commercial Development	
			PD-TO	Planned Development - Transit Oriented	
			PD-I	Planned Development - Infill	
				<i>Overlay Districts</i>	
			RM-45 HR	Multiple-Family Residence 45 High Rise	
			DPOD	Downtown Pompano Beach	
			EOD	East Atlantic Blvd.	
			AOD	Atlantic Boulevard	

**PZB**

PZ24-12000027  
06/24/2026