



April 13th, 2026

Development Review Committee
City of Pompano Beach
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: Vera Major Site Plan (1600 S FEDERAL HWY POMPANO BEACH FL 33062, folio 494212000070)

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing applicant 1600 FEDERAL LLC in pursuit of site plan approval for the above-referenced property. The property is 102,393.00 sq. ft. (2.35 acres), located on the east side of North Federal Highway, approximately 350 feet south of East McNab Road within the City of Pompano Beach (refer to **Exhibit "A"** included with this narrative). The property currently houses a 63,347 sq. ft. office & bank building. The applicant intends to redevelop the property into a mixed-use development with 132 multi-family residential units and 66,997 sq. ft. of commercial retail uses. The property is not platted, but is going through that process concurrently with this application. The Zoning Designation is B-3 General Business District, which allows multi-family and commercial uses, and the Land Use Designation is C Commercial, which allows both commercial uses and residential uses via City Commission allocation of "flexibility units". This project, located on a parcel on US-1, will be utilizing of Broward County Affordable Housing Density Bonus Policy 2.16.4. This policy permits mixed-use developments less than 5 acres with more than 50% ground floor commercial space, a density bonus of 6 units for every 1 moderate income unit. No allocation of "flexibility units" is required when utilizing policy 2.16.4.

Several changes have been made to the site plan since the initial DRC submittal due to input from the Planning & Zoning Board related to the provision of adequate parking, as well as input from staff related to pedestrian connections to the office buildings. The submittal we are providing includes changes to the parking adjustment number, a new parking garage is proposed on the south side of the site, and removal of the drive through in front of the credit union to provide for additional parking spaces.

We believe that we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that a Major 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 is located within the C Commercial Land Use designation of the City's adopted Future Land Use Map. According to the City's adopted Comprehensive Plan, retail and business uses are permitted in the C Commercial Land Use designation. Residential use is permitted via Broward County Policy 2.16.4.
2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

The proposed project is a mixed-use development with 132 multi-family residential units and 66,997 sq. ft. of commercial retail uses. Commercial principal uses will be limited to Eating or drinking establishments (including accessory outdoor seating areas); Professional/medical office; and Retail sales and service uses. The project complies with the use, intensity, and dimensional standards of the 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;

While the property is not vacant and will retain the office building and credit union, the project will be developed as new. The improvements proposed will be compliant with Article 5 of the Code of Ordinances, including sustainability minimums.

4. Complies with all other applicable standards in this Code;
It is the intent of the property owner to comply with code fully and submit for permit that meets all other building codes.
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 or prior approved plans on record that apply, as the property is being developed as new.
6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;
As part of site plan approval, the applicant seeks to obtain concurrency approval.
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 subject property is located abutting Federal Highway, a street that is identified on the Broward County Trafficways Plan. In accordance with the Broward County Trafficways Plan. Federal Highway requires a minimum of 120 feet in this area of the county, per the adopted Broward County Trafficways Plan. According to Zoning Code section 155.5704.C.2., all lots subject to a Plat, Rezoning, or Major Site Plan approval, as well as lots not subject to Major Site Plan approval but are developing a new structure or increasing an existing structure by 50% of the existing gross floor area, shall dedicate the required right-of-way. City of Pompano Beach code section 100.01(C), property owners required to dedicate right-of-way in accordance with the Zoning Code shall only be required to dedicate half of the applicable right-of-way width to the center line of the street. Federal Highway measures 60 feet to the centerline of the roadway; thus, no additional right-of-way dedication is needed from this property

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

The subject property is not located inside of a Wellfield Zone nor is it designated as a

contaminated site.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;

The site plan application includes a CPTED Security Plan and narrative for the City's review. The property will comply with 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;

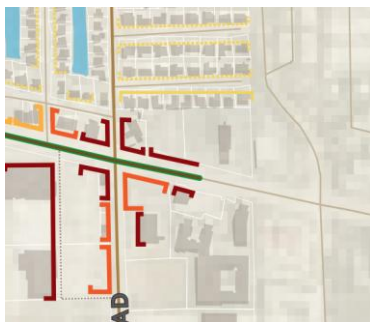
The site plan application will include a Life Safety Plan with fire apparatus turning radii. The property will comply with adopted Fire Codes and Standards.

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 subject property is not located in or near an Environmentally Sensitive Land identified by Broward County or the city.

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

The subject property is located in the Cypress Lake Center that is identified by the City's approved Transportation Corridor Study for Federal Highway. The vision identified in the Study calls for "retail frontage" at the northern portion of the site, which this proposal is consistent with. Street vegetation is part of the vision of this area, another element that this proposal is consistent with.



— Retail Frontage

Thank you for your consideration. We respectfully request your assistance in our Major Site Plan and Major Building Design application as justified above.

Please do not hesitate to contact me with any questions.

Paola A. West, AICP, ISA-CA
President, Land Planner



Exhibit “A”

Location Map



Parcel Id:	494212000070
Owner:	1600 FEDERAL LLC
Situs Address:	1600 S FEDERAL HWY POMPAÑO BEACH FL 330627500
Legal:	12-49-42 COMM AT NE COR OF SEC 12,SLY ALG E/L OF SEC 12 FOR 335.97 TO POB,CONT SLY FOR 335.97, WLY 347.09 TO E R/W/L OF US #1,ELY ALG SAME FOR 346.24,