

## DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 15, 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 in order to redevelop the property into a mixed-use development with 132 multi-family residential units and 82,384 sq. ft. of commercial retail uses, as well as a parking structure with 2 floors of parking. 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. The property currently houses a 78,734 sq. ft. office building and is intended to remain.

### Staff Conditions:

#### LANDSCAPE REVIEW

Mark Brumet | mark.brumet@copbfl.com

Status: Resubmittal Required

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Place note on the site plan and change proposed understory tree species to large canopy tree species.  
*Refer to 022 FPL LETTER and 023 FPL LETTER OF NO OBJECTION.*
2. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.  
*Refer to revised architectural site plan provided.*
3. Provide a suspended pavement plan and cross section detail for the proposed suspended pavement. Provide soil volume detail and complete cross section detail of suspended pavement system. Also show suspended pavement on the site/civil plans.  
*Refer to sheet L-208 and L-208b. Submittal File name to be updated too.*
4. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. Specifically where the proposed concrete area and bike racks are proposed.  
*Refer to revised site change. Planting provided as necessary within new proposed VUA.*
5. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

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- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

*Refer to revised site plan provided. A combination of iv, vi and vii are being proposed.*

- 6. Change proposed BUSI to QUVI at north side of south entrance.  
*Tree species changed to QUVI as requested.*
- 7. Provide pool deck landscape plan and plant list. In addition provide irrigation.  
*There will be no planting or irrigation on this level.*
- 8. Remove trees shown on site plan. Only show on landscape plan.  
*Architects to address on their site plan sheet.*
- 9. Change Structural Soil Plan file name to Suspended Pavement Plan.  
*This has been revised.*
- 10. Provide Pervious Plan.  
*Refer to Pervious plan sheet provided by architecture.*
- 11. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.  
*Understood, thank you.*
- 12. Additional comments may be rendered a time of resubmittal.  
*Understood, thank you.*

## ZONING

Jonathan Cady | Jonathan.Cady@copbfl.com

Status: Pending Development Order

- 1. Per Section 155.5605.C.1.b., No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and;
  - a. Please note that this standard is strictly reviewed by the AAC board to ensure compliance with this standard. Ensure that it is clearly demonstrated the no vehicles parked within or on the roof of the deck or garage will be visible from the street.  
*Acknowledged. Please see rendering on sheet A-010 and elevations on sheet A-505. All street facing openings are screened with two layers of garage screening. Vehicles parked on the roof of the deck will be hidden from the parapet wall and will not be visible from the street.*
- 2. According to the survey, a drainage easement exists within the proposed development area. As currently shown, the proposal appears to conflict with this easement. Please provide documentation demonstrating that the proposed improvements will not interfere with the drainage easement. If the development encroaches on the easement area, an easement abandonment or vacation may be required prior to approval.
  - a. According to the survey, there are two drainage issues in conflict with the proposed parking structure. Prior to the approval of the building permit, these issues must be abandoned. Documentation and an updated survey showing that the easements have been abandoned is required.  
*The 30 foot drainage easement will be abandoned, and documentation and updated survey will be provided prior to the approval of the building permit. The easement along the south*

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property line will not be abandoned. Only open-air grade parking is planned above the south property line easement; the parking structure stays clear from it; agreement will be provided demonstrating that the proposed improvements will not interfere with the drainage easement.

3. In addition to updating the plans to reflect the proposed new parking structure, please ensure that all supporting documents are also revised to reflect the updated proposal, including changes to the site such as the new parking count. For example, the Project Narrative and CPTED narrative must be updated to clearly and consistently describe the scope of work associated with the new parking structure and any related site modifications. All documents should align with the revised plans to avoid inconsistencies during review.
  - a. The comment remains unaddressed. Both the Project Narrative and the CPTED Narrative have not been revised to incorporate the updates made to the original plans since these narratives were drafted. Make sure to reference any major changes, such as the removal of the existing bank drive-through and the new parking structure, where appropriate.  
Project Narrative has been updated to reflect the updated proposal. CPTED narrative is included on architecture Sheet A-081.
4. Per Section 155.5203.D.5.a., The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area.
  - a. This comment has not been addressed. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area. Provide an updated elevation plan providing the height of the proposed parking structure so staff can properly review and ensure that the VUA landscape buffer provided is accurate. Zoning cannot approve this comment until Landscape has reviewed and approved it first.  
More than 8 feet landscape area (9'-4") is provided on the north side of the parking structure which is less than 15 feet in height. Please refer to elevations on sheet A-505 and revised site plan on sheet A-080.
5. Surface level parking shall not have wheel stops. In the area where the bank drive-thru is proposed to be removed, the parking spaces shown on the plans and renderings include a wheel stop. Remove the wheel stop and provide a continuous curb. Per Section 155.5102.C.9.a., except for off-street parking areas serving single-family dwellings, or off-street parking provided within a Parking Deck or Garage, each off-street parking space shall include a continuous curb. Ensure all plans and renderings are shown to be in compliance.  
Wheel stops have been replaced with continuous curbs. Please see change on sheet A-080.
6. An updated FDOT letter is required since the previous one has expired. Also, please note that the plan reviewed by FDOT at the time of the original review and signing of the FDOT letter is different from what is currently being submitted for review. As a result, some of the conditions no longer apply.  
Updated FDOT will be provided.
7. Please provide a pervious area plan demonstrating compliance with the minimum 20% pervious surface requirement. This will allow staff to verify that the pervious area percentage listed in the site data table (24.27%) is accurate.  
Please refer to Sheet A-085 for pervious area plan.

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8. Although a pedestrian circulation plan is provided, it appears unsafe how pedestrians will move within the site. Per Section 155.5105.I.b.i., except individual lot development of a single-family dwelling or two-family dwelling, all developments shall install sidewalks on both sides of all roadways within the development site and along the entire frontage of the development site with an existing street (unless an existing sidewalk meeting city standards is already in place). Per Section 155.5105.I.a., except individual lot development of a single-family dwelling or two-family dwelling, all developments shall be served by an internal pedestrian circulation system walkways (including sidewalks, pedestrian paths, and/or trails) that permits safe, convenient, efficient, and orderly movement of pedestrians among the following origin and destination points within the development, as well as between the internal pedestrian circulation system and adjoining parts of an existing or planned external, community-wide pedestrian circulation system and any adjoining public parks, greenways, schools, community centers, and shopping areas. Update plans to demonstrate pedestrian safety within the lot. Including pavement markings and signs would assist in ensuring the safety of pedestrians on site.

[Pedestrian connection between existing office building and the parking garage on the south has been provided. Please see updated pedestrian circulation on Sheet A-084.](#)

9. If the proposed new parking structure is denied, the requested Major Administrative Adjustments associated with this site plan may need to be revised and resubmitted to the Planning and Zoning Board (PZB) for re-evaluation to ensure continued compliance. (Info Only).

[Acknowledged.](#)

10. Please note that once your proposal receives DRC approval, it should be promptly submitted for AAC and PZB review so that the applications may proceed concurrently and be processed in a timely manner. (Info Only).

[Acknowledged.](#)

11. Please note that additional comments may be provided based on your next submittal, especially if revisions reveal items that were not previously reviewed or addressed. (Info Only).

[Acknowledged.](#)

12. Although the DRC review has been approved pending development order, the remaining unresolved comments must be approved prior to approval of AAC submittal. (Info Only).

[Acknowledged.](#)

