

## Staff Report

**File #:** LN-689

### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 2, 2026

### VERA

**Request:** Building Design  
**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:

This agenda item received Building Design approval from this Committee on November 19th, 2025. At this time, the applicant is proposing changes to the site layout and building design. Although the building footprint of the proposed mixed-use building remains the same, this proposal must be reviewed by AAC because it includes a new 1-story, partially enclosed parking structure with ground-level parking and a parking deck above, and the removal of the existing bank drive-through, to be replaced with surface-level parking. The project was on two PZB agendas and was postponed both times. The Planning and Zoning Board (PZB) meetings were on December 17, 2025, and February 25, 2026.

At the December 17, 2025 PZB meeting, through conversations with staff, the applicant, and the public, the Board determined that the request to reduce the minimum number of required parking spaces from 405 to 243 was an excessive reduction. At the February PZB meeting, the Board expressed concerns about the reduced parking request and the Major Administrative Adjustment item seeking approval without the Site Plan item, and that it had not yet been approved by AAC. The Board determined that it would properly review the Major Administrative Adjustment item in conjunction with the Site Plan, so the item was once again postponed and required DRC review. Subsequently, following the PZB meeting, the item was scheduled for DRC and underwent two reviews on March 4, 2026, and April 15, 2026.

The new parking structure proposal triggers an AAC review under one of the Design Standards regarding the visibility of vehicles parked within or on the parking structure from the street. Pursuant to 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.

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A Major Administrative Adjustment application and Site Plan are tentatively scheduled for the June PZB meeting to request a 12.54% parking reduction permitted by section 155.2421.B. The total number of required parking spaces is 343, and the total proposed parking spaces is 300. The Major Administrative Adjustment application will accompany the Site Plan to the PZB, tentatively scheduled for the June hearing.

The property is located south of East McNab Road, north of NE 65 Street/Port Royale Boulevard, on the east side of Federal Highway.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment, may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

**Zoning | Existing Uses**

- A. Subject property (Zoning | Existing Use): B-3 (General Business) | Office/Parking Areas
- B. Surrounding Properties (Zoning District | Existing Use):
  - North: B-3 (General Business) | Bank
  - South: B-1 (Limited Business) | Retail
  - East: RM-20 (Multiple-Family Residence 20) | Low-density Multi-family Residential
  - West: B-3 (General Business) | Multi-family / Urgent Care

**Staff Conditions:**

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Obtain approval for the Major Administrative Adjustment application (PZ#25-16500003) to decrease the minimum number of required parking spaces from 343 to 300.
2. The Conditions of approval of the Building Design Development Order remain in effect.





**City of Pompano Beach  
Architectural Appearance Committee  
Minutes**

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**Tuesday, November 4, 2025**

**4:00 PM**

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**A. CALL TO ORDER**

The meeting was called to order by Chair Zbikowski at 4:02 PM.

(0:01)

**B. ROLL CALL**

Tobi Aycock  
Joby L. Balint  
Brian Campbell  
Salah Elroweny  
John A. Pancoast, Vice Chair  
Robert H. Zbikowski, Chair

(0:16)

**C. APPROVAL OF THE MINUTES**

**MOTION** by Brian Campbell and seconded by John Pancoast to approve of the minutes from the meeting held on October 7, 2025. The **motion** passed (6-0).

(0:45)

**D. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

City staff and members of the public testifying before the Board at the meeting were placed under oath by Laura Bissessar, Planning Aide and State of Florida Notary Public.

**E. PUBLIC HEARING**

(1:10)

**1. LN-804 ASPIRE 16500**

<b>Request:</b>	Building Design
<b>P&amp;Z#</b>	25-12000022
<b>Owner:</b>	Broward Partnership for the Homeless, Inc.
<b>Project Location:</b>	NW 30 Ave (Blount Road)
<b>Folio Number:</b>	484228250051
<b>Land Use Designation:</b>	C (Commercial)
<b>Zoning District:</b>	B-3 (General Business)
<b>Commission District:</b>	4 (Beverly Perkins)

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**Agent:**  
**Project Planner:**

Joselyn Aldas  
Diego Guevara (954-786-4130)  
Diego.guevara@copbfl.com

The following persons were present to answer any questions regarding the project:

1. Dodie Keith, KEITH, representing Broward Partnership (301 E Atlantic Boulevard)
2. Andres Defelice, Green Mills Group (16091 Blatt Boulevard, Weston)
3. John Tice, GHA (1311 W Newport Drive, Newport Beach)

Ms. Pamela Stanton, Development Services, reviewed the staff report and the following five (5) staff conditions:

1. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Pursuant to Section 155.5509, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.
  - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - c. A copy of the CPTED plan, approved by the Broward Sheriff's Office (BSO), must be submitted for Zoning Compliance Permit approval.
  - d. Prior to Zoning Compliance Permit approval, a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.
  - e. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
2. The proposed drainage relocation to the south abutting property must be constructed and operating prior to building permit issuance.
3. In order to meet the affordable housing requirement pursuant to Broward County Policy 2.16.3, a Declaration of Restrictive Covenants must be recorded committing at least seven units to be very low-income housing for a minimum of 30 years.
4. Provide details of the operations and staging for the transportation service (similar to public transit and public school bus service) for the residents and school-age children, as required by the declaration.
5. The following Resolutions, Declarations, and Restrictions must remain active, with all conditions satisfied:
  - a. Resolution 2023-21 – Flex Unit Allocation

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- b. Instrument #118605618 – Declaration of Unity of Control
- c. Instrument #118611422 – Voluntary Declaration of Restrictions

Chair Zbikowski asked if there were any questions about staff comments. Ms. Keith had no questions.

Ms. Keith provided an overview of the Broward Partnership and explained the role of the Green Mills Group. Mr. Defelice provided an overview of the company.

Mr. Tice made his presentation, including the following: Site Plan, Outdoor Amenities, Floor Plans, Elevations, and Renderings.

Mr. Balint stated it was a nice building with pleasing colors and planes. He asked for clarification on future additions. Ms. Keith stated the property was zoned for more units than what was currently funded, and a smaller second phase is possible in the future.

Mr. Campbell commented that the developers had done a great job and he was glad the project was coming to Pompano Beach, as it looks great.

Mr. Pancoast, Mr. Elroweny, Ms. Aycock, and Chair Zbikowski agreed.

**MOTION** by Joby Balint, seconded by John Pancoast, to approve LN-804, subject to the five (5) staff conditions. The **motion** passed (6-0).

(15:20)

2. **LN-689** **VERA**
- |                              |  |
|------------------------------|--|
| <b>Request:</b>              | Building Design  |
| <b>P&amp;Z#</b>              | 25-12000027  |
| <b>Owner:</b>                | 1600 Federal LLC   |
| <b>Project Location:</b>     | 1600 S Federal Hwy                                       |
| <b>Folio Number:</b>         | 494212000070   |
| <b>Land Use Designation:</b> | C (Commercial  |
| <b>Zoning District:</b>      | B-3 (General Business                                    |
| <b>Commission District:</b>  | 1 (Audrey Fesik)   |
| <b>Agent:</b>                | Paola West   |
| <b>Project Planner:</b>      | Jonathan Cady (954-786-5578)<br>jonathan.cady@copbfl.com |

The following persons were present to answer any questions regarding the project:

- 1. Paola West (10152 Indian Town Road, Jupiter)
- 2. Jean Francois Gervais, Idea Architects (3223 NE 163<sup>rd</sup> St, North Miami Beach)
- 3. Ken Gardner, Landscape Architect (17670 NW 70<sup>th</sup>, Miami)
- 4. Nick Polyusmin, Real Estate Developer

Ms. Pamela Stanton, Development Services, reviewed the following four (4) staff conditions:

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1. The applicant's corresponding Major Administrative Adjustment application (PZ#25-16500003) to decrease the minimum number of required parking spaces from 405 to 243 shall be approved concurrently with the Site Plan Development Order.
2. Prior to building permit approval, demonstrate evidence that all easements have been abandoned and recorded.
3. Comply with the Affordable Housing requirements of Broward County Policy 2.16.4, by either setting aside a minimum required number of the proposed units as affordable housing or contributing the in-lieu-of fee, to be assessed at the time of Building Permit approval. The portion of affordable units will require a declaration of restrictive covenants.
4. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Provide evidence that the project achieves 12 Sustainable Development points.
  - b. Pursuant to Section 155.5509, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.
  - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - d. A copy of the CPTED plan, approved by the Broward Sheriff's Office (BSO), must be submitted for Zoning Compliance Permit approval.
  - e. Prior to Zoning Compliance Permit approval, a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.
  - f. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

Chair Zbikowski asked if there were any questions about staff comments. Ms. West had no questions.

Ms. West began the presentation, which included the following: Property Location, Historical Aerials, Project Statistics, and the Site Plan. Mr. Gervais continued the presentation, reviewing Materials, Floor Plans, Roof Plan, Elevations, and Renderings. Mr. Gardner reviewed the Planting Plan.

Ms. Aycock stated she liked the project and found the façade treatment to be interesting, as well as the incorporation of the additional building. Ms. West confirmed this was how the threshold of mixed use was being met.

Ms. Aycock noted that the bicycle changing area was positive and suggested bicycle parking such as a bike rack. Ms. West confirmed she would be amenable to this as a condition of approval. Discussion ensued regarding the language of a condition.

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Ms. Stanton read the added condition, as follows:

1. Add exterior bike racks in front of the proposed and existing buildings.

Mr. Pancoast commented that he liked the project and found it was an ingenious use of the site.

Mr. Campbell concurred. He stated that he liked the architectural features on the retail fronting Federal Highway, noting that it was creative and highlighted the use of colors and different forms.

Mr. Balint stated he liked to see the parking lot, landscaping, and the site getting improved. He pointed to the reconfiguration of the bank drive-through and asked what else was being done to clean up the old office building. Ms. West explained the area around the building would be improved to add more landscaping.

Mr. Elroweny stated he liked the new building but had an issue with the relationship between the two (2) buildings, as there was no connection whatsoever. Mr. Gervais commented that this was done intentionally because it was an office building, rather than a residential one, so it felt both appropriate and pleasing to the eye.

Mr. Elroweny asserted that it was one (1) campus and this could be shown through thematic elements. Ms. West suggested the darker part of the old building could be matched in the new building.

Ms. Aycock pointed out there used to be a mosaic on the building. Discussion ensued regarding language of a condition.

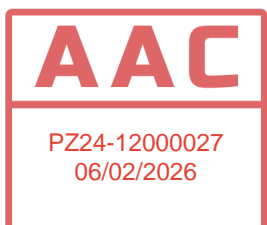
Ms. Stanton read the added condition, as follows:

2. Change the solid vertical element section of the east and west elevations of the existing building to Finesse 105ST Suede, the darker color at the top of the proposed building.

Chair Zbikowski stated he also liked the project. He requested clarification on the parking reduction request. Ms. West advised that the required parking for the full site was 405 spaces, and the request was for 259 parking spaces. Chair Zbikowski asked for an explanation on why the full parking was not needed. Ms. West referenced the traffic engineer's memo and reviewed the rationale.

Chair Zbikowski inquired as to where employees of a new tenant would park. Ms. West stated that stipulations would likely need to be included in the documents. She pointed out there were three (3) nearby bus stops. Discussion continued regarding parking requirements, evolution of parking trends, and hearing of the application by the Planning and Zoning Board (PZB).

Ms. Aycock referenced the plans and asked for clarification on why level 3A was not used for parking. Mr. Polyusmin advised that they are targeting those just out of college, and stated that people of that age utilize Uber, bicycles, and public transportation. Ms. West added that the adjustments were built into the Code because of changes in use similar to this.





Chair Zbikowski stated that approval was not in place, and the AAC was being asked to move the application forward when it was in contradiction to the Code. Ms. West requested contingent approval subject to the PZB. Discussion continued.

Ms. Stanton noted that the first staff condition was to obtain approval of the Major Administrative Adjustment to decrease the required number of parking spaces concurrently with this application. She read the added condition, as follows:

1. Add exterior bike racks in front of the proposed and existing buildings.
2. Change the solid vertical element section of the east and west elevations to Finesse 105ST Suede, the darker color at the top of the proposed building.

A brief discussion ensued regarding the process and available options for proceeding. Ms. Stanton commented on the established preferences for the order of review of applications and historic practice.

**MOTION** by Brian Campbell, seconded by Salah Elroweny, to approve LN-689, subject to the four (4) staff conditions and two (2) Committee conditions as amended. The **motion** passed (5-1). Chair Zbikowski was opposed.

Ms. West advised that the application was on the PZB agenda for November 19, 2025.

*Chair Zbikowski called for a recess from 5:11 p.m. to 5:16 p.m.*

(1:01:57)

3. **LN-730** **POMPANO PLAZA MASTER SIGN REVISION**
- |                              |  |
|------------------------------|--|
| <b>Request:</b>              | Master Sign Program (Revision)                           |
| <b>P&amp;Z#</b>              | 25-30000002  |
| <b>Owner:</b>                | Pompano Plaza LLC  |
| <b>Project Location:</b>     | 1401-1405 S Federal Highway                              |
| <b>Folio Number:</b>         | 494201000880   |
| <b>Land Use Designation:</b> | C (Commercial)   |
| <b>Zoning District:</b>      | B-3 (General Business)                                   |
| <b>Commission District:</b>  | 1 (Audrey Fesik)   |
| <b>Agent:</b>                | Joseph Tassone   |
| <b>Project Planner:</b>      | Diego Guevara (954-786-4310)<br>diego.guevara@copbfl.com |

The following persons were present to answer any questions regarding the project:

1. Joe Tassone, Echo Real Estate (560 Epsilon Drive, Pittsburgh, Pennsylvania)

Ms. Pamela Stanton, Development Services, reviewed the following three (3) staff conditions:

1. The approval of a Sign Code Compliance Permit must be obtained before or concurrently with a building permit for each sign.
2. In the event of a conflict between the Master Sign Program and the City of Pompano Beach Sign Code, the stricter of the two must prevail.

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3. The sign on the east elevation of building seven (7) may not exceed the maximum allowable area (200 square feet) by the Master Sign Program and the Sign Code.

Chair Zbikowski asked if there were any questions about staff comments. Mr. Tassone had none.

Mr. Tassone reviewed the proposed new sign and the criteria to be amended or removed from the Master Sign Program.

Chair Zbikowski asked if the changes were within the Code. Ms. Stanton confirmed.

Mr. Elroweny, Ms. Aycock, Mr. Campbell, Mr. Pancoast, and Mr. Balint had no comments.

**MOTION** by Joby Balint, seconded by John Pancoast, to approve the memo to amend LN-730, subject to three (3) staff conditions. The **motion** passed (6-0).

(1:07:50)

4.	<u><b>LN-786</b></u>	<b>1303 SW 1<sup>ST</sup> CT</b>	
	<b>Request:</b>		Master Sign Program
	<b>P&amp;Z#</b>		25-30000006
	<b>Owner:</b>		1303 SW 1st CT LLC
	<b>Project Location:</b>		1303-1315 SW 1 <sup>st</sup> CT
	<b>Folio Number:</b>		494203130020
	<b>Land Use Designation:</b>		I (Industrial)
	<b>Zoning District:</b>		I-1 (General Industrial)
	<b>Commission District:</b>		5 (Darlene Smith)
	<b>Agent:</b>		Sue Risley
	<b>Project Planner:</b>		Saul Umaña (954-786-4662) saul.umana@copbfl.com

The following persons were present to answer any questions regarding the project:

1. Clifford Risley (1460 SW 3<sup>rd</sup> Street, Pompano Beach)

Ms. Pamela Stanton, Development Services, reviewed the following five (5) staff conditions:

1. A Sign Code Compliance Permit must be approved before or concurrently with a building permit for each sign.
2. The proposed sign examples depicted in the submittal must obtain a building permit and will be considered approved and compliant once a Sign Code Compliance Permit is approved by Zoning.
3. In the event of a conflict between the Master Sign Program and Chapter 156 (Sign Code), the more stringent or stricter regulation applies.
4. The existing free-standing sign was previously approved under Permit No. 84-9897; however, to receive approval for any changes to signs on the property, the legal nonconforming sign must be brought into compliance with current standards as shown and approved by the Master Sign Program.

5. The free-standing sign materials shall be compatible with the architecture and façade

**AAC** 5.

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materials of the principal structure(s) so that the sign structure appears as an integral component to the overall development's architecture and design.

Chair Zbikowski asked if there were any questions about staff comments. Mr. Risley asked for clarification on condition four (4). Ms. Stanton advised that the sign was legally nonconforming and would need to be brought into compliance when making any future changes.

Mr. Risley made his presentation, including: Project Narrative, Survey Plan, Existing Building, Existing Signage, Existing Pylon Sign, Sign Criteria, Elevations, Channel Letter Specifications, Dimensional Letter Specifications, and Proposed Sign.

Mr. Pancoast asked if there was a landscape plan. Mr. Risley responded that a landscape plan would be provided if a monument sign was proposed.

Chair Zbikowski asked if the monument sign requirements were satisfied. Ms. Stanton clarified that if this Master Sign Program was approved, the replacement monument sign must look like the images and Green Island Ficus must be used around the base of the sign, or the plan would have to be modified. Mr. Risley confirmed this was understood.

Mr. Campbell had no comments.

Mr. Balint requested further clarification on the monument sign depicted in a document included in the backup materials. Mr. Risley explained. A brief discussion ensued regarding the documents presented.

Mr. Elroweny had no comments.

Ms. Aycock requested that the address numbers be included on the back doors. Mr. Risley stated the landlord would be required to put the addresses on the building.

Chair Zbikowski had no further comments.

**MOTION** by Joby Balint, seconded by Brian Campbell, to approve LN-786, subject to the five (5) staff conditions as presented. All voted in favor.

(1:26:00)

**F. AUDIENCE TO BE HEARD**

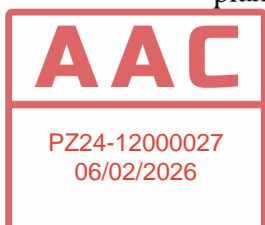
None.

(1:26:20)

**G. OTHER BUSINESS**

**1. APPROVAL OF THE 2026 BOARD DATES AND DEADLINES CALENDAR**

Ms. Stanton distributed the proposed calendar. She highlighted that there was no summer break planned. The Board agreed.



**MOTION** by Joby Balint, seconded by John Pancoast, to approve the 2026 dates and deadlines calendar. All voted in favor.

**2. REPORTS BY STAFF**

None.

**3. BOARD MEMBER DISCUSSION**

None.

(1:30:00)

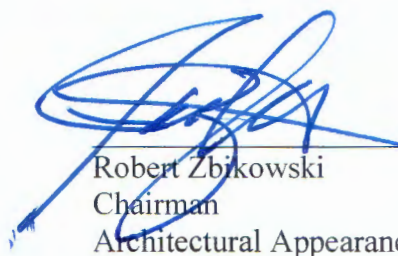
**H. ADJOURNMENT**

Chair Zbikowski reopened public comments.

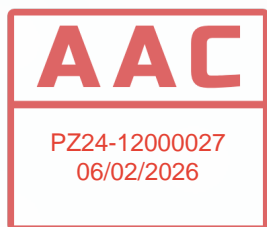
Thomas “Nature” Thebo Jr., Kansas City, Missouri, shared his views on religion and COVID-19.

There being no further business before the Committee, the meeting adjourned at 5:47 PM.

NOTE: Any person who decides to appeal any decision of this Committee with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



Robert Zbikowski  
Chairman  
Architectural Appearance Committee



***ARCHITECTURAL APPEARANCE COMMITTEE  
CITY OF POMPANO BEACH  
BROWARD COUNTY, FLORIDA***

***DEVELOPMENT ORDER***

***PLANNING AND ZONING NO. 24-12000027***

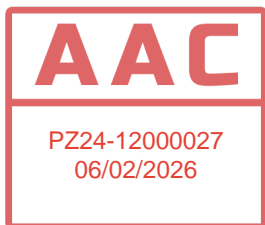
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AN ORDER ISSUED BY THE ARCHITECTURAL APPEARANCE COMMITTEE OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 98-57; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR 1600 FEDERAL LLC.

WHEREAS, Ordinance No. 98-57, authorizes the Architectural Appearance Committee (“Committee”) to review plans for this project which consists of the construction of a new multifamily building (with ground-floor retail) which will add 132 multi-family residential units (studio, one-, two-, and three-bedroom units) and 3,650 sq. ft. of commercial retail uses within the same property of an existing 78,734 sq. ft. commercial development, (“Project”). The Project encompasses the following property: 1600 South Federal Highway; which is more specifically described as follows:

A PARCEL OF LAND IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 01°49'29" EAST ALONG THE EAST LINE OF SAID SECTION 12 FOR 336.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID EAST LINE OF SECTION 12 FOR 335.95 FEET; THENCE SOUTH 88°17'53" WEST FOR 346.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. NO.1); THENCE NORTH 11°55'39" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 346.11 FEET; THENCE NORTH 88°23'14" EAST FOR 263.81 FEET TO THE POINT OF BEGINNING.





## DEVELOPMENT ORDER

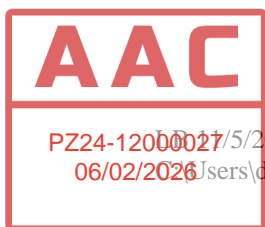
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SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 102,519 SQUARE FEET (2.354 ACRES) MORE OR LESS.  
; and

WHEREAS, the Committee has met and reviewed this Project and does not find the plans submitted for review in compliance with the criteria for approval as set forth in Ordinance 98-57 as follows, but the developer has agreed in writing that no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance is met; and

- a) The plan for the proposed structure or project is in conformity with good taste, good design and, in general, contributes to the image of Pompano Beach as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality;
- b) The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value;
- c) The proposed structure or project is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved;
- d) The proposed structure or project is in harmony with the proposed developments in the general area, with the Comprehensive Plan for the City and with the criteria set forth in the adopted "Supplemental Criteria of the Architectural Appearance Committee".

Upon further examination and participation of the Development Services Staff, the following conditions were offered to further comply with the City Code and offer further clarification for the building permitting process:



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## DEVELOPMENT ORDER

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1. The applicant's corresponding Major Administrative Adjustment application (PZ#25-16500003) to decrease the minimum number of required parking spaces from 405 to 243 shall be approved concurrently with the Site Plan Development Order.
2. Prior to building permit approval, demonstrate evidence that all easements have been abandoned and recorded.
3. Comply with the Affordable Housing requirements of Broward County Policy 2.16.4, by either setting aside a minimum required number of the proposed units as affordable housing or contributing the in-lieu-of fee, to be assessed at the time of Building Permit approval. The portion of affordable units will require a declaration of restrictive covenants.
4. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Provide evidence that the project achieves 12 Sustainable Development Points.
  - b. Pursuant to Section 155.5509, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.
  - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - d. A copy of the CPTED plan and narrative approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
  - e. Prior to Zoning Compliance Permit approval, a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.
  - f. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

**AAC**

PZ24-12000027/5/2025

06/02/2026 J:\Users\docusign\AppData\Local\Temp\ABCpdf\20cbe126-61e4-4fa8-a1d8-e9b3250095a0.doc


DEVELOPMENT ORDER

Architectural Appearance Committee  
Planning and Zoning #PZ24-12000027  
Page 4


After careful consideration of the Project and the recommendations of City staff, the Committee approves the plans, subject to the four (4) City staff conditions and two (2) additional Committee conditions below:

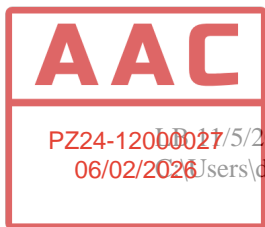
1. Provide exterior bike racks in front of both the proposed and existing buildings.
2. Change the color of the solid, vertical sections of the east and west elevations of the existing building to the darker color, also known as *Dryvit® – 105 Suede*, found at the top of the proposed building.

DONE AND ORDERED this 4<sup>th</sup> day of November, 2025.

DocuSigned by:  
  
6A9CA3F91D28445  
ROBERT H. ZBIKOWSKI  
Chairman  
Architectural Appearance Committee

Filed with the Advisory Board Secretary this 19th day of November, 2025.

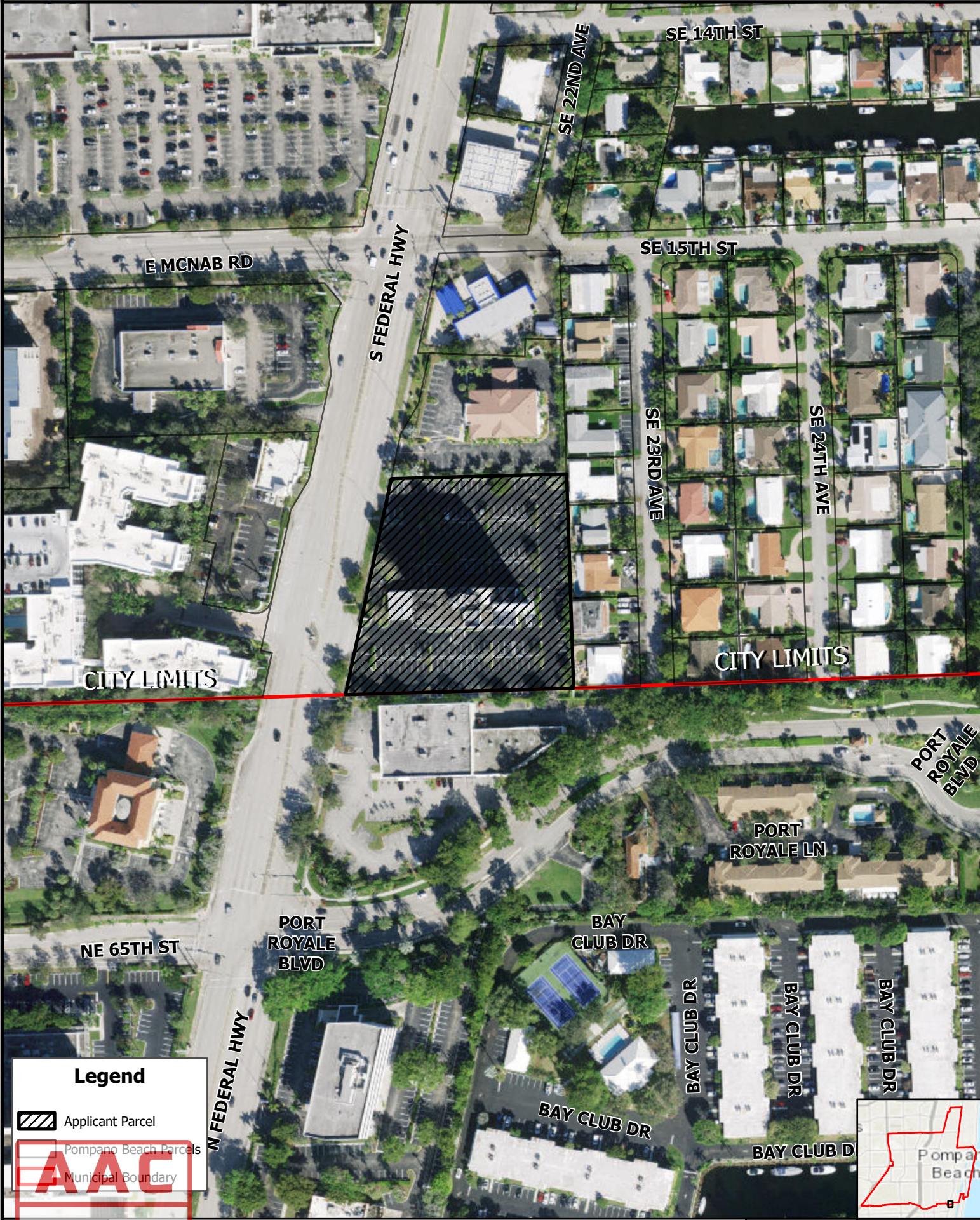
Signed by:  
  
33F20658E261421...  
Laura Bissessar  
Planning Aide





# CITY OF POMPANO BEACH

## AERIAL MAP



### Legend

- Applicant Parcel
- Pompano Beach Parcels
- Municipal Boundary

PZ24-12000027  
Scale:  
1:2,106/02/2026

Date Exported:  
10/14/2025

1600 S Federal Highway  
1600 FEDERAL LLC

Created by:  
Department of  
Development Services

