



Staff Report

File #: LN-689

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: NOVEMBER 4, 2025

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 Building Design application is for a mixed-use development in the B-3 zoning district, where the lot is 102,393 sq ft. (2.35 acres). The project proposes a new multifamily (with ground-floor retail) building within an existing commercial development. The property currently houses a 78,734 sq. ft. office building. The applicant intends to add 132 multi-family residential units (studio, one-, two-, and three-bedroom units), and 3,650 sq. ft. of commercial retail uses. Due to the site abutting RM-20 to the east of the site, the project is proposing a transition of height. The building is transitioning from 10 stories to 7 stories, then 4 stories, with a setback of 24'-7" from the property line to the east side of the block, adjacent to the low-density residential homes. The proposed development includes structured parking and a roof deck amenity level. The applicant is requesting density by utilizing the Broward County Affordable Housing Density Bonus Policy 2.16.4. This Density Bonus policy permits mixed-use developments on properties of less than 5 acres with a minimum of 50% ground floor frontage of commercial space, a density bonus of 6 market rate units for every 1 moderate income unit. Properties located in the B-3 zoning district using Broward County Affordable Housing Policies are permitted a zoning density of 69 dwelling units per acre.

A Major Administrative Adjustment application has been received for up to 40% parking reduction permitted by section 155.2421.B. The total number of required parking spaces is 405, and the total proposed parking spaces is 259. The applicant intends to decrease the minimum parking spaces required from 405 to 243. The application will accompany the Site Plan to the Planning and Zoning Board, tentatively scheduled for the November hearing.

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

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

Subject property: General Business (B-3) | Office / Parking Areas

Surrounding Properties:

North: B-3	Bank
South: B-1	Retail
East: RM-20	Low-density Multi-family Residential
West: B-3	Multi-family / Urgent Care

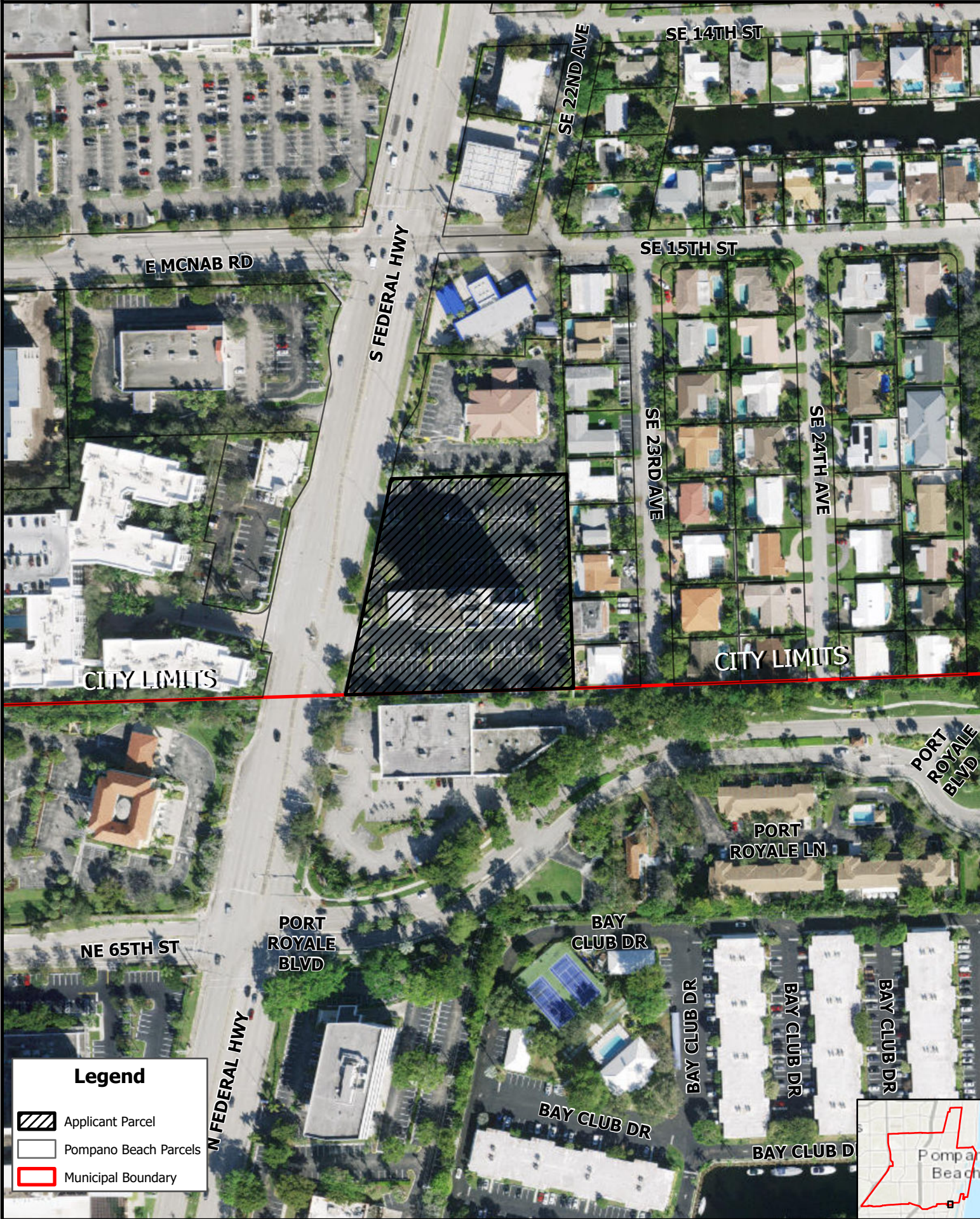
Staff Conditions:

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

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.

CITY OF POMPANO BEACH

AERIAL MAP



Legend

- Applicant Parcel
- Pompano Beach Parcels
- Municipal Boundary

Scale:
1:2,197

Date Exported:
10/14/2025

1600 S Federal Highway
1600 FEDERAL LLC

Created by:
Department of
Development Services

