



October 18, 2024

Development Review Committee  
City of Pompano Beach  
Development Services, Planning & Zoning Division  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: Plat Application for 1600 FEDERAL LLC (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 plat 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 78,734 sq. ft. office building. The applicant intends to redevelop the property into a mixed-use development with 132 multi-family residential units and 85,000 sq. ft. of commercial retail uses. The property is not platted. 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 commercial uses and residential uses via City Commission allocation of "flexibility units". The site plan is scheduled to be submitted for city review within the coming months.

We believe that we meet all review standards as specified in code section 155.2410 [Plat] and understand that a Plat shall be approved only on a finding that the proposed subdivision or development on the lot proposed to be platted meets all of the following standards:

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards;

*The lot being platted is existing and was previously created. According to the City of Pompano Beach Zoning Code, section 155.3304.C [GENERAL BUSINESS (B-3, INTENSITY AND DIMENSIONAL STANDARDS)], the minimum lot area is 10,000 sq. ft. and the minimum lot width is 100 feet. The subject property measures over 300 feet in width and is 78,734 sq. ft. The property meets the minimum lot area and lot width of the B-3 zoning district.*

2. The development complies with all other applicable standards in this Code;

*The subject property lies within the C Commercial Land Use designation of the City's Future Land Use Map. According to the City's adopted Comprehensive Plan, commercial uses are permitted in this designation. Residential uses, in accordance with Broward County Administrative Rule 3.5(A)(4), are permitted via City Commission allocation of "flexibility units". The proposed use includes multi-family residential and retail commercial uses, consistent with the land use designation in which it will be located. Additionally, the property is will be seeking Site Plan approval from the Planning & Zoning Board and*

**DRC**

*Building Design approval from the Architectural Appearance Committee for new major development. The site plan application will meet all other applicable standards in the Code when approved.*

3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);

*The development will comply with all requirements and conditions of the Site Plan approval development order when granted. There are no applicable development orders on this property.*

4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;

*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.*

5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

*The lot is not located within a Broward County Wellfield Protection Zone, nor is it designated as a contaminated site.*

6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground;

*All facilities for the distribution of electricity, telephone, cable television, and similar utilities, will be placed underground when the property is developed, unless deemed unsafe by FPL.*

Thank you for your consideration. We respectfully request Plat approval as justified above.

Please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA  
President

## Exhibit "A"

Location Map

Parcel Id:	<a href="#">494212000070</a>
Owner:	1600 FEDERAL LLC
Situs Address:	1600 S FEDERAL HWY POMPANO 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,