



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.

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

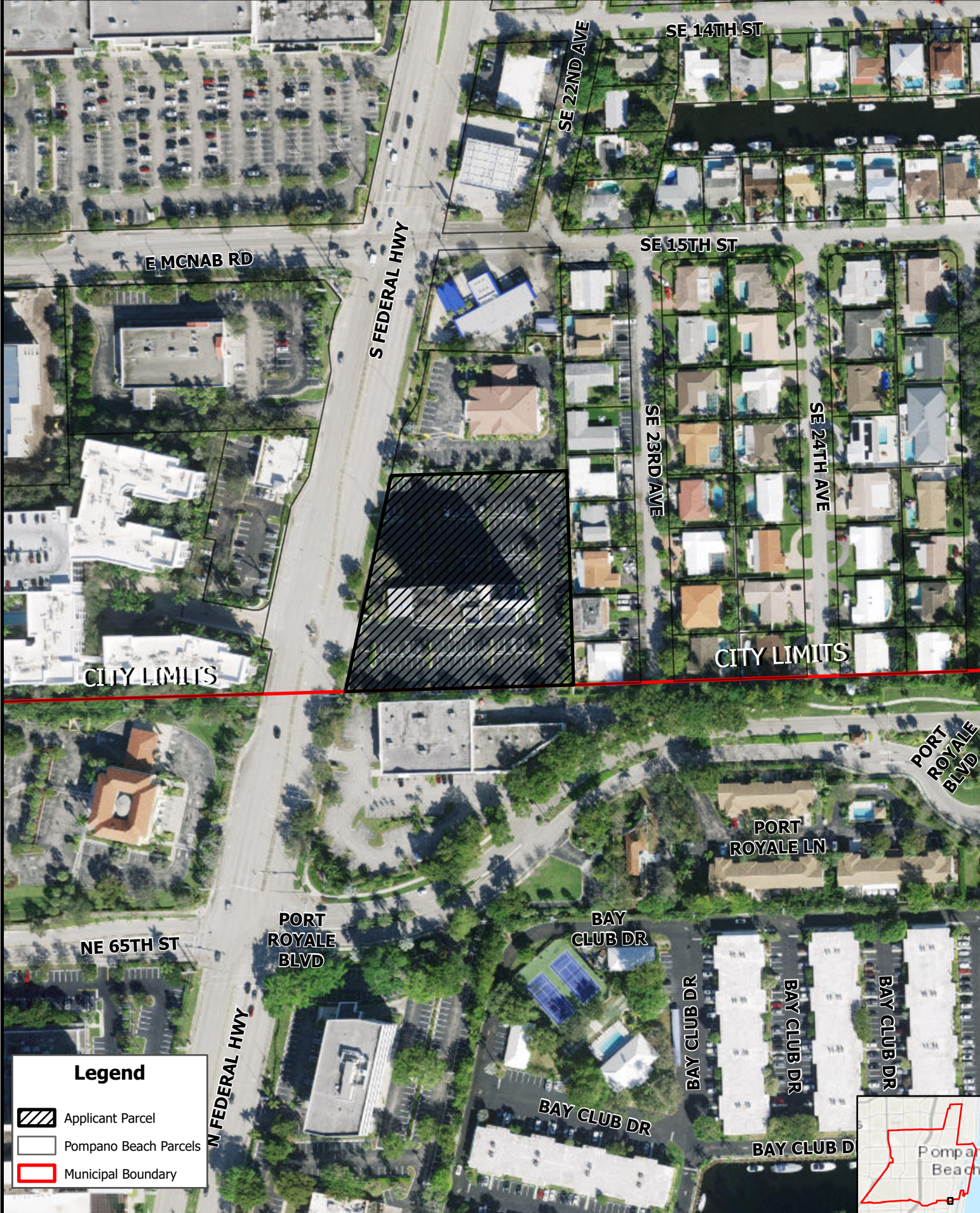
- A. Subject property (Zoning | Existing Use): B-3 (General Business) | Office/Parking Areas
- B. Surrounding Properties (Zoning District | Existing Use):
 - North: B-3 (General Business) | Bank
 - South: B-1 (Limited Business) | Retail
 - East: RM-20 (Multiple-Family Residence 20) | Low-density Multi-family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

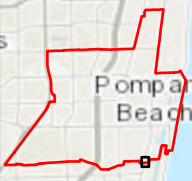
1. Obtain approval for the Major Administrative Adjustment application (PZ#25-16500003) to decrease the minimum number of required parking spaces from 343 to 300.
2. The Conditions of approval of the Building Design Development Order remain in effect.

CITY OF POMPANO BEACH 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

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Default Folder: H:\Bldg\GIS\Planning - Notices Map