



Staff Report

File #: LN-809

PLANNING AND ZONING BOARD

Meeting Date: NOVEMBER 19, 2025

VERA MAJOR ADMINISTRATIVE ADJUSTMENT

Request:	Major Administrative Adjustment
P&Z#	25-16500003
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 Administrative Adjustment approval for a 36.1% reduction of the required parking spaces. The request is based on the provision of § 155.5102.D.1: Minimum Number of Off-Street Parking Spaces, which requires a total of 405 off-street and structured parking spaces, rather than the 259 parking spaces the applicant is proposing, resulting in a reduction of 146 parking spaces. The maximum allowance for reducing the required parking spaces via a Major Administrative Adjustment is 40%. The applicant's justification narrative for the request is included within the submittal. This application is being submitted in conjunction with a Major Site Plan submittal, PZ# 24-12000027.

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

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ADMINISTRATIVE ADJUSTMENT REVIEW STANDARDS

A Major Administrative Adjustment shall be approved only on a finding that there is competent substantial evidence in the record that both the limitations in Table 155.2421.B.1, Allowable Administrative Adjustments, are met and that the Administrative Adjustment:

- a. Achieves the intent of the subject standard to the same or a higher degree than the subject standard;

The applicant states that, as outlined in the Parking Reduction Statement, office and guest parking demands are significantly lower than those required by the current Code Section 155.5102. Off-Street Parking and Loading. The ITE Parking Generation Manual acknowledges several pandemic-related shifts that have directly reduced parking demand, including the advancement of virtual communication technology, which has increased opportunities for remote work and decreased daily office occupancy. As a result, offices no longer generate the same level of parking demand that was typical in the past, especially when compared to conditions in 2013, when the City last amended its zoning Code related to parking. The applicant further notes that mid-morning weekday observations of the existing office space and bank showed parking utilization far below the total number of spaces provided, even with over 80% occupancy on the site. These observations, according to the applicant, support their request for a reduction in parking.

The intent of the current Code Section 155.5102. Off-Street Parking and Loading is to provide sufficient parking for residential use, including guest parking, as well as the commercial spaces, both existing and proposed. The applicant proposes a reduced parking rate, based on the ULI, as well as a reduced requirement for the reduced number of office spaces, in accordance with the ITE Parking Generation Manual. In terms of staff experience, guests often arrive by private automobile, and guest parking is consistently in high demand.

- b. Is consistent with the comprehensive plan and advances the goals of this Code to the same or a higher degree than the subject standard;

The applicant has provided competent and substantial evidence in support of the request; however, the information submitted is not entirely consistent. While portions of the documentation demonstrate alignment with the Comprehensive Plan and appear to advance the applicable goals and policies of the Code, the inconsistencies within the evidence limit staff's ability to fully validate the justification as presented. The applicant provides justification for the reduction of commercial and guest parking; however, no justification has been provided for the reduction of residential parking, despite its inclusion in the overall request.

Policy 01.04.02 The City of Pompano Beach shall amend its land development regulations to reduce parking requirements for residential and commercial uses along major corridors where it can be shown that pedestrian and transit amenities are provided, shared parking is provided, or sufficient public parking is nearby.

Policy 01.07.05 Through ongoing updates to the land development regulations, revise the existing off-street parking provisions of the zoning code, considering shared parking, parking space size, compact spaces, parking rates by uses, etc.

Policy 01.07.09 Through ongoing updates to the land development regulations, revise parking codes and design

criteria to include incentives for mass transit use and other transportation alternatives that don't require parking spaces.

Policy 01.07.10 *Through ongoing updates to the land development regulations, revise parking codes to allow for parking space credit for on-site accommodation for transportation options that do not require parking.*

- c. Imposes no greater impacts on adjacent lands than would occur through compliance with the specific requirements of this Code;

The applicant states that the requested adjustment does not create greater impacts on adjacent properties than full compliance with the parking code. According to both the traffic engineer's Parking Reduction Statement and the ITE Parking Generation Manual, parking demand has decreased significantly in the last five years due to hybrid and work-from-home employment. They also note that three bus stops are located within 500 feet of the property, further reducing the need for vehicle use and on-site parking.

Through staff's review, we found that the request would have a greater impact on nearby lands than would occur through compliance with the Code. The applicant is requesting a 36.1% parking reduction to construct a mixed-use building along S Federal Highway. A total of 405 parking spaces is required per Section 155.5102.D.1; however, the applicant is proposing 259 parking spaces, resulting in a deficit of 146 spaces. This reduction exceeds what the zoning regulations allow and would not meet the required parking standards.

- d. Provides one or more of the following public benefits to an extent sufficient to compensate for the requested modification of standards:

1. Deed-restricted workforce and/or affordable housing;
2. Permanent conservation of natural areas or lands;
3. Preservation of protected trees in addition to that required by this Code's tree preservation standards;
4. Protection against flood damage in addition to that required by the floodplain management requirements in Chapter 152 (Buildings) of the Code of Ordinances;
5. Permanent protection of scenic views;
6. Public parks and recreational facilities;
7. Public trails and trail linkages;
8. Public art;
9. Cultural or historic facilities deeded to the city or qualified not-for-profit agencies; or
10. Other benefits approved by the P&Z

The applicant's narrative, as well as information referenced in the KBP Parking Generation Statement, suggest that implementation of the requested parking reduction would be sufficient for the existing businesses and proposed mixed-use, the KBP Parking Generation Statement states that the required parking spaces for office use and guest parking for residential use totals 178 spaces (151 office spaces + 27 guest spaces) based on data from ITE and ULI, also that the projected parking demand is 137 spaces (117 office spaces + 20 guest spaces), representing a reduction of 41 spaces compared to the City's Code requirements. The applicant states that the request benefits will fall under option one, three, and four, "Deed-restricted workforce and/or affordable housing; Preservation of protected trees in addition to that required by this Code's tree preservation standards; Protection against flood damage in addition to

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that required by the floodplain management requirements in Chapter 152 (Buildings) of the Code of Ordinances”.

While the development will include affordable housing (as required by the use of policy 2.16.4 to obtain the residential entitlement), on-site trees may be preserved consistent with Chapter 155, and floodplain considerations have been made consistent with Chapter 152, it is not evident to staff that the provision of a parking reduction is compelling these contributions.

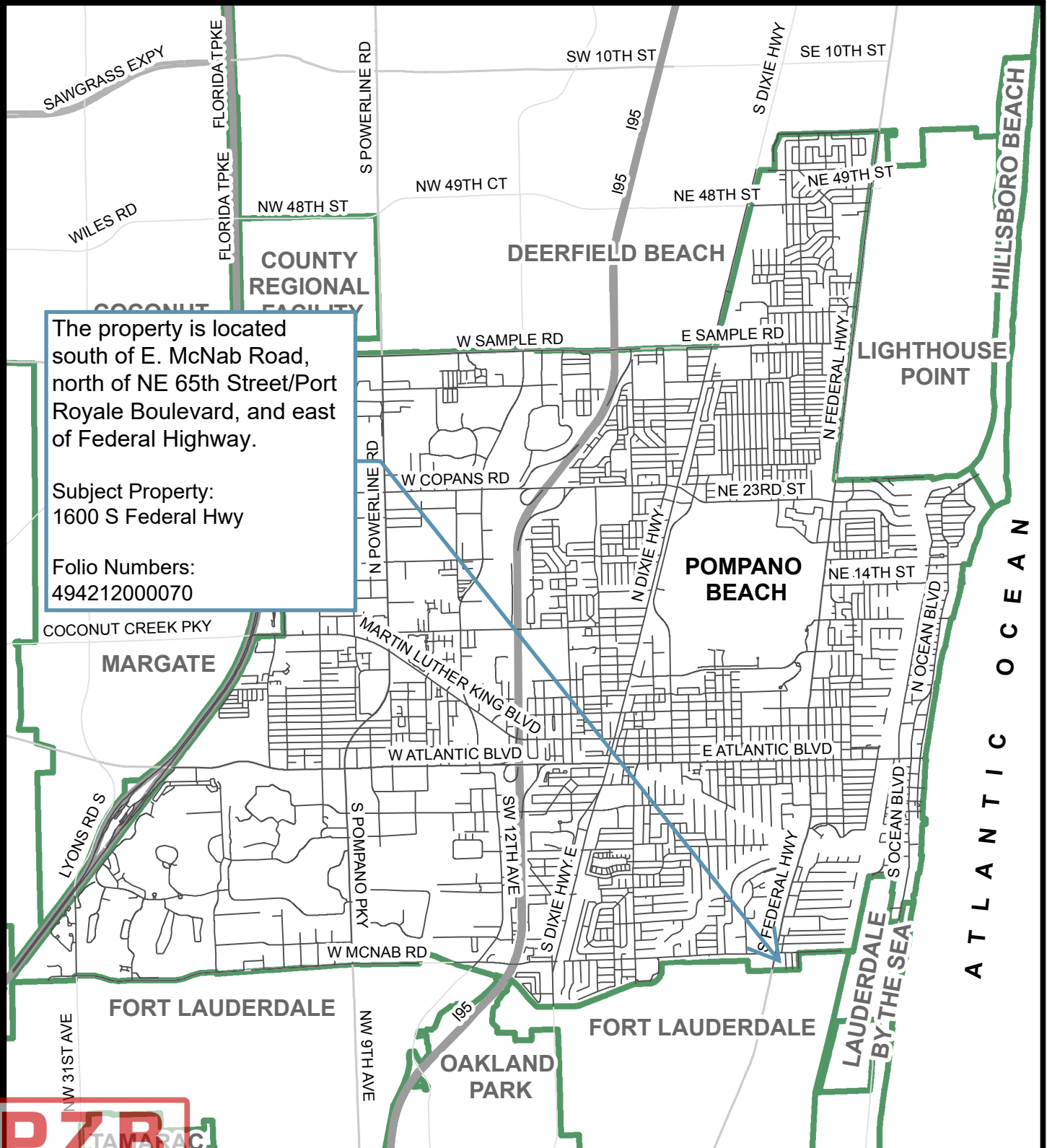
DEPARTMENT RECOMMENDATION

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Administrative Adjustment approval, the Development Services Department recommends approval of the Major Administrative Adjustment subject to the following conditions:

1. If this application is approved, the applicant shall record the Development Order and Administrative Adjustment document with Broward County. A copy of the recorded approval shall be submitted at time of building permit.
2. Provide designated parking spaces for all uses on the lot, clearly identifying which spaces correspond to each use.
3. Subject to substantial conformance to the Site Plan approved under PZ#24-12000027
4. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.



CITY OF POMPANO BEACH LOCATION MAP



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1 in = 1 miles

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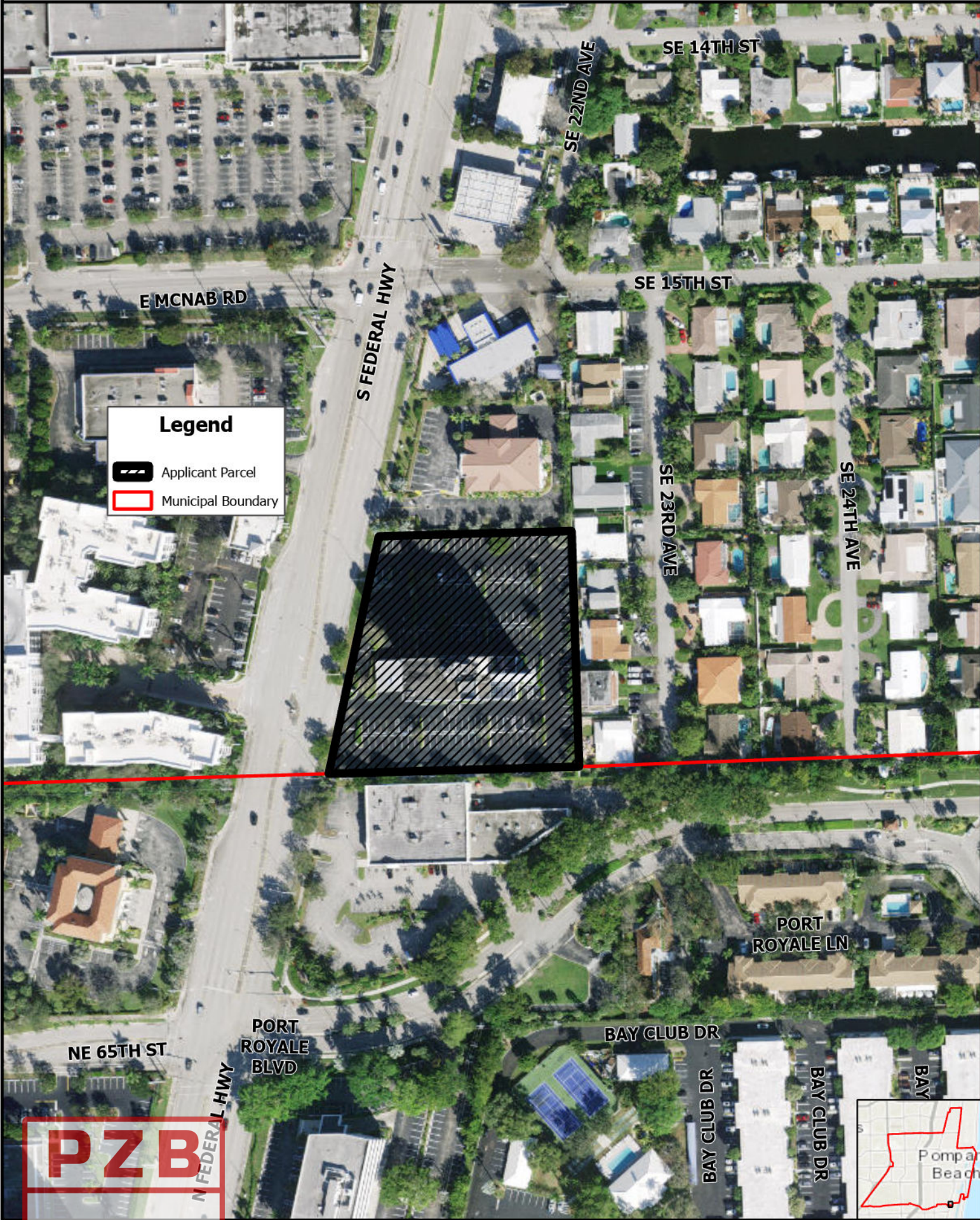
7/20/2025 KeeDar

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH

AERIAL MAP



Legend

- Applicant Parcel
- Municipal Boundary

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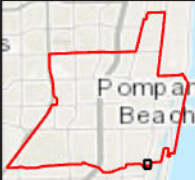
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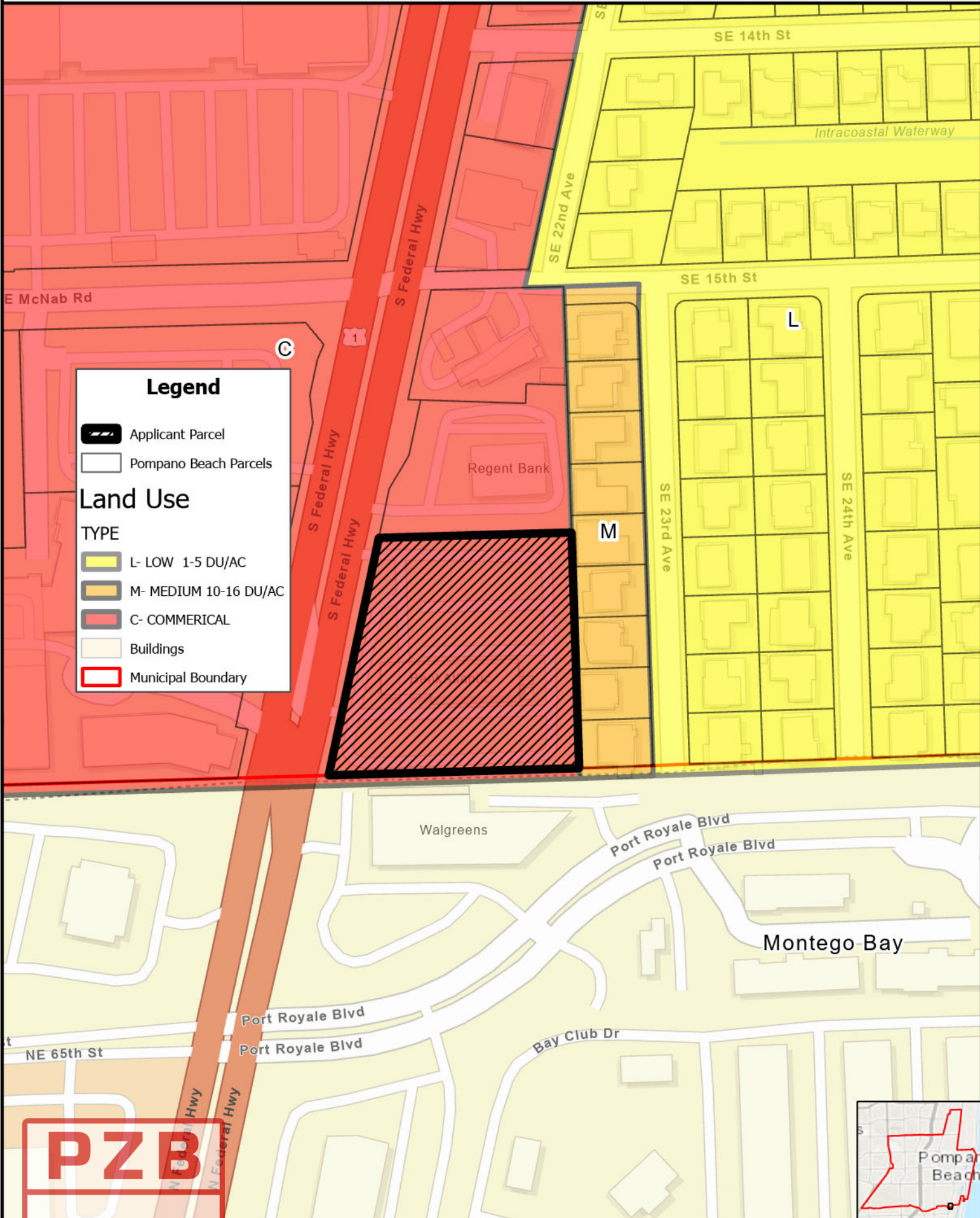
1600 S Federal Hwy
1600 Federal LLC

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CITY OF POMPANO BEACH

LAND USE MAP



Legend

- Applicant Parcel
 - Pompano Beach Parcels
- ### Land Use
- TYPE
- L- LOW 1-5 DU/AC
 - M- MEDIUM 10-16 DU/AC
 - C- COMMERCIAL
 - Buildings
 - Municipal Boundary

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CITY OF POMPANO BEACH

ZONING MAP



Legend

- Applicant Parcel
- Pompano Beach Parcels
- Buildings
- Municipal Boundary

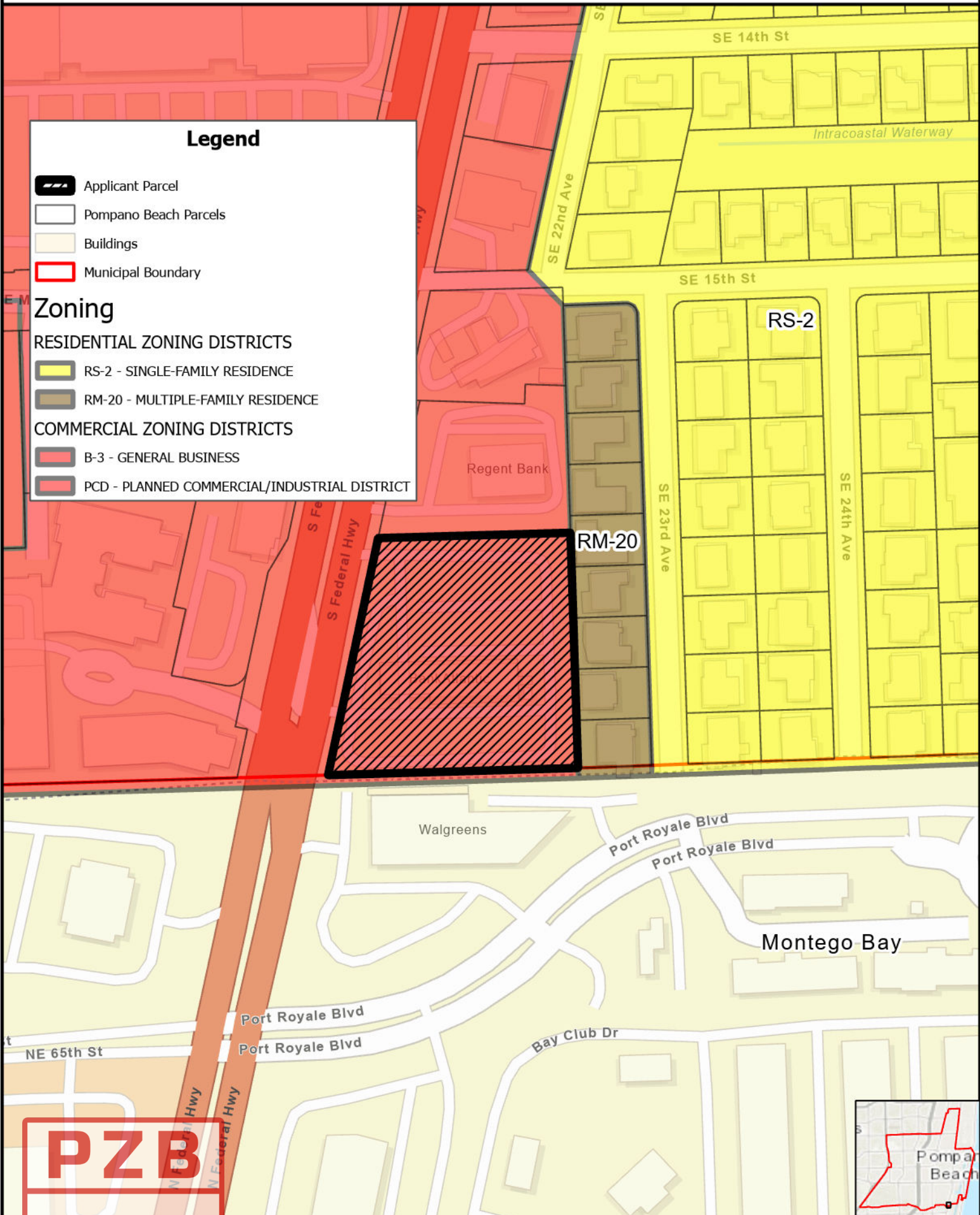
Zoning

RESIDENTIAL ZONING DISTRICTS

- RS-2 - SINGLE-FAMILY RESIDENCE
- RM-20 - MULTIPLE-FAMILY RESIDENCE

COMMERCIAL ZONING DISTRICTS

- B-3 - GENERAL BUSINESS
- PCD - PLANNED COMMERCIAL/INDUSTRIAL DISTRICT



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LEGEND

FOR LAND USE PLAN			FOR ZONING MAP		
Symbol	Classification	Units/ Acre	Symbol	District	
L	Low	(1-5 DU/AC)	RS-1	Single-Family Residence 1	
LM	Low- Medium	(5-10 DU/AC)	RS-2	Single-Family Residence 2	
M	Medium	(10-16 DU/AC)	RS-3	Single-Family Residence 3	
MH	Medium-High	16-25 DU/AC)	RS-4	Single-Family Residence 4	
H	High	(25-46 DU/AC)	RS-L	Single-Family Residence Leisureville	
IRR	Irregular Density		RD-1	Two- Family Residence	
MUR-H	Mixed Use Residential (High)		RM-7	Multiple-Family Residence 7	
* C	Commercial		RM-12	Multiple-Family Residence 12	
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20	
I	Industrial		RM-30	Multiple-Family Residence 30	
T	Transportation		RM-45	Multiple-Family Residence 45	
U	Utilities		MH-12	Mobile Home Park	
CF	Community Facilities		B-1	Limited Business	
OR	Recreation & Open Space		B-2	Neighborhood Business	
W	Water		* B-3	General Business	
RAC	Regional Activity Center		B-4	Heavy Business	
LAC	Local Activity Center		M-1	Marina Business	
DPTOC	Transit Oriented Corridors:		CR	Commerical Recreation	
ETOC	Downtown Pompano		I-1	General Industrial	
	East Atlantic Blvd		I-1X	Special Industrial	
			O-IP	Office Industrial Park	
			M-2	Marina Industrial	
			TO	Transit Oriented	
			PR	Parks & Recreation	
			CF	Community Facilities	
			PU	Public Utility	
			T	Transportation	
			BP	Business Parking	
			LAC	Local Activity Center	
				<i>Planned Developments</i>	
			RPUD	Residential Planned Unit Development	
			PCD	Planned Commercial Development	
			PD-TO	Planned Development - Transit Oriented	
			PD-I	Planned Development - Infill	
				<i>Overlay Districts</i>	
			RM-45 HR	Multiple-Family Residence 45 High Rise	
			DPOD	Downtown Pompano Beach	
			EOD	East Atlantic Blvd.	
			AOD	Atlantic Boulevard	

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11/19/2025 Site Plans\Templates\P&Z Report Legend