



## Staff Report

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**File #:** LN-567

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### PLANNING AND ZONING BOARD

Meeting Date: MARCH 27, 2024

### PARKING REDUCTION - FIBERBUILT UMBRELLAS

**Request:** Major Administrative Adjustment  
**P&Z#** 24-16500001  
**Owner:** 2201 LLC  
**Project Location:** 2201 W Atlantic Blvd  
**Folio Number:** 484233290010, 484233054280, 484233054282, 484233054285, 484233054284, 484233054281, 484233054283  
**Land Use Designation:** LM (Low-Medium 5-10 DU/AC)  
**Zoning District:** RM-12 (Multiple-Family Residence 12) & B-3 (General Business)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** John Tice (jtice@galloherbert.com / 954-703-8103)  
**Project Planner:** Lauren Gratzner (lauren.gratzner@copbfl.com / 954-545-7792)

### Summary:

The applicant is requesting Major Administrative Adjustment approval for a 40% reduction of the required parking spaces. The request is from the provision of § 155.5102.D.1: Minimum Number of Off-Street Parking Spaces, in order to provide a total of 144 off-street parking spaces rather than 240 parking spaces as required by code, a reduction of 96 parking spaces. The maximum allowance for a reduction to 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 Minor Site Plan submittal, PZ# 21-12000052. Being that the Site Plan is classified as a Minor, this application will not be brought in front of the Planning and Zoning Board.

The property is located on the northeast corner of NW 23<sup>rd</sup> Avenue and W Atlantic Boulevard.

# P&Z

## 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 purpose and intent of Code Section 155.5102.Off-Street Parking and Loading is to provide for adequate off-street parking and loading while allowing the flexibility needed to accommodate alternative solutions. The standards are also intended to achieve city policies of supporting development and redevelopment of transit-oriented development and commercial corridors, accommodating appropriate infill development, and encouraging pedestrian-oriented development while avoiding excessive paved surface areas, promoting low impact development, and safeguarding historic resources. The applicant's request achieves the intent of this Code section by nature of being in close proximity to several public bus stops and providing the number of spaces as deemed adequate by a transportation professional via a parking study.*

- 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 substantial evidence that supports the request and is consistent with the comprehensive plan and advances the goals and policies of this Code contained therein:*

**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 01.14.01** *The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

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

*The request imposes no greater impacts on adjacent lands than would occur through compliance with the specific code. The requested 40% parking reduction allows for the applicant to construct a retail building facing the northern residential properties rather than maintaining the existing conditions of the site which*

*has large truck loading areas directly abutting these homes.*

- 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 suggests implementation of the requested parking reduction would benefit both the adjacent property owners and be sufficient for the existing businesses by making various site improvements, preserving existing trees, and developing a vacant property for commercial use that otherwise would not be developable as residential. These benefits will fall under option ten, "other benefits approved by the Planning and Zoning Board".*

**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. The final site plan approval shall be approved via Site Plan PZ# 21-12000052. The attached site plan is for conceptual review only.
2. 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.
3. 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.

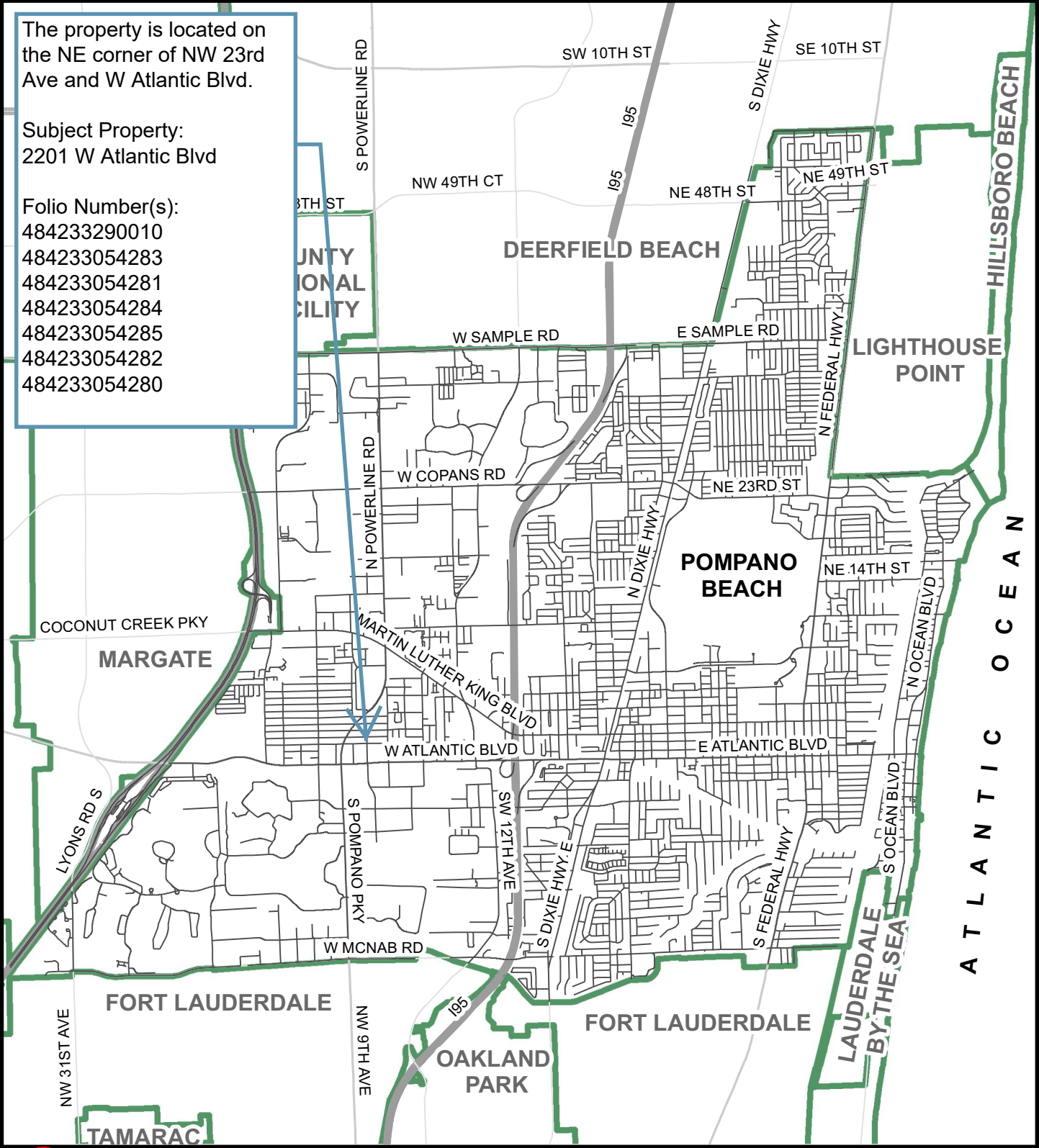
# CITY OF POMPANO BEACH LOCATION MAP



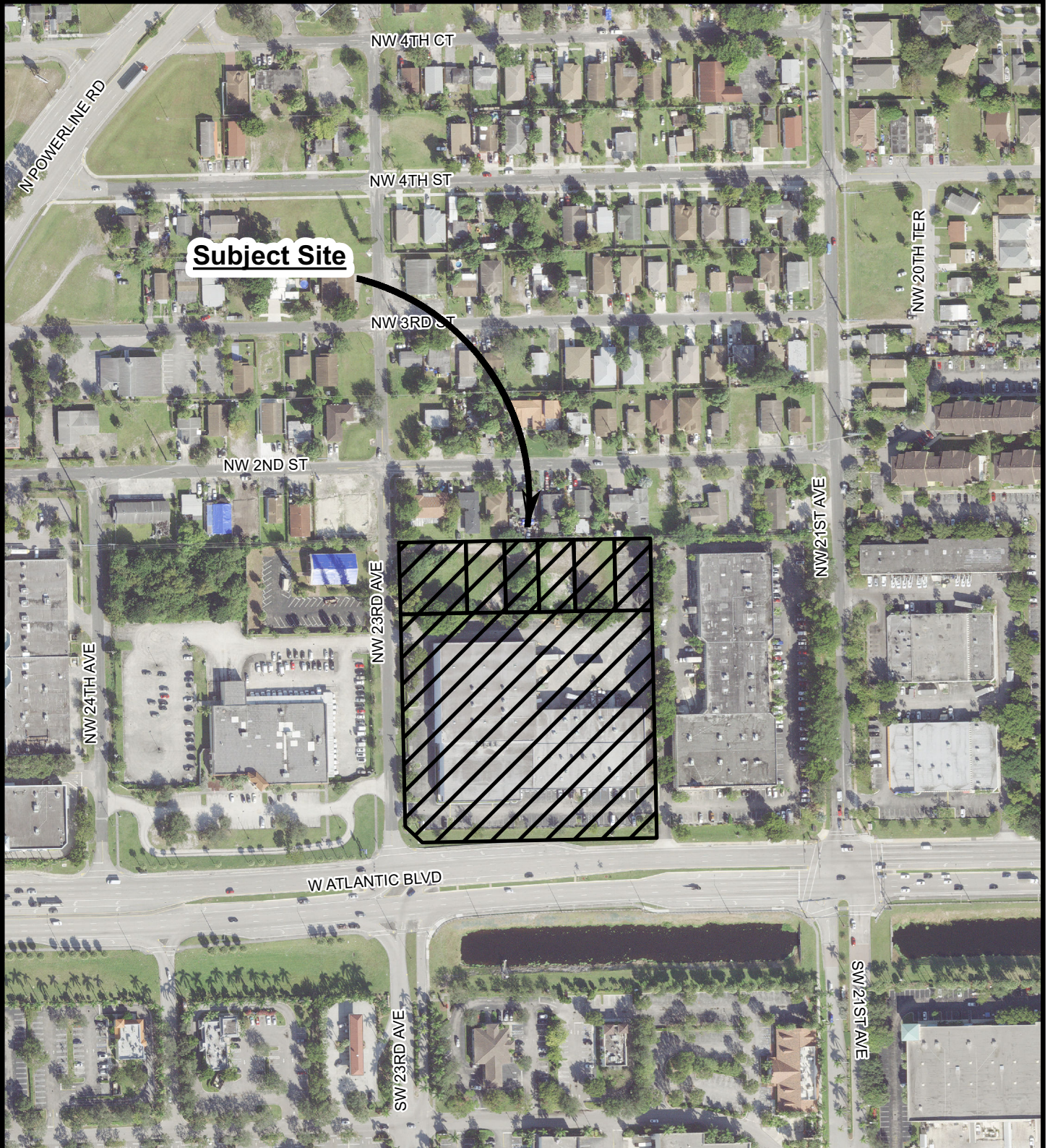
The property is located on  
the NE corner of NW 23rd  
Ave and W Atlantic Blvd.

Subject Property:  
2201 W Atlantic Blvd

Folio Number(s):  
484233290010  
484233054283  
484233054281  
484233054284  
484233054285  
484233054282  
484233054280



# CITY OF POMPANO BEACH AERIAL MAP



**Subject Site**

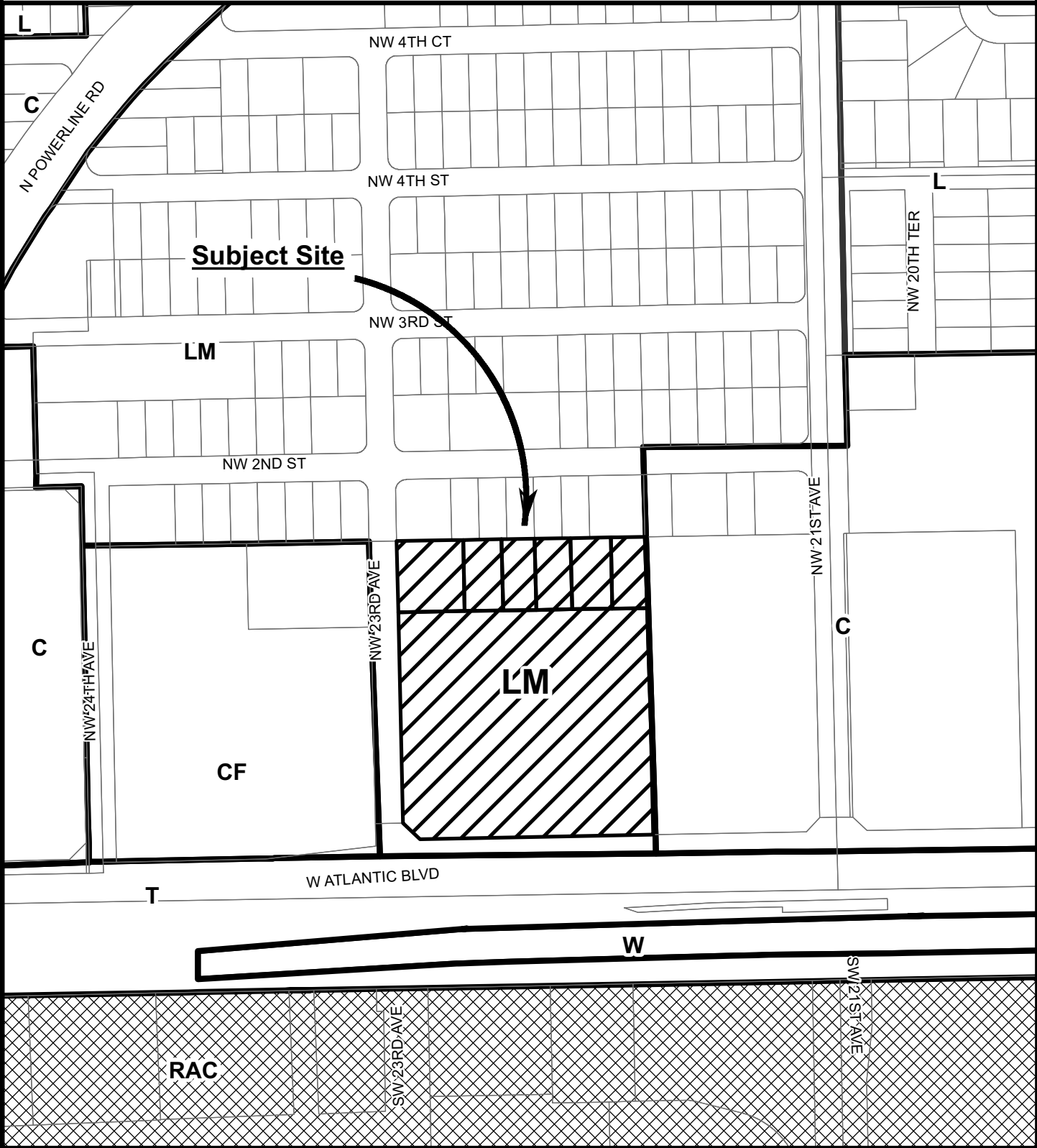
**P & Z**  
3/6/2024 AdkBob

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DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ24-16500001  
03/27/2024

CITY OF POMPANO BEACH  
OFFICIAL LAND USE MAP



3/6/2024

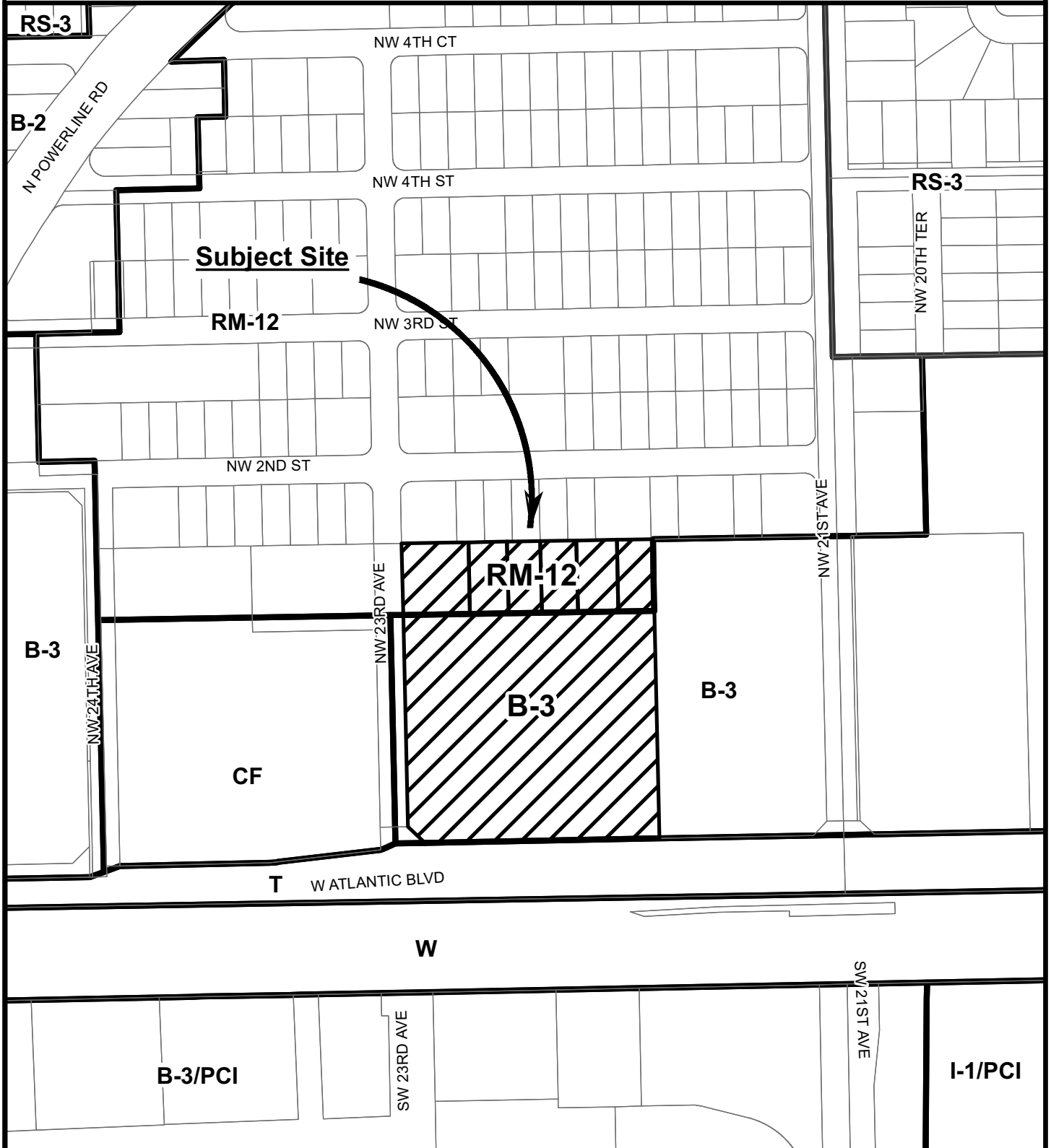
AdkBob

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# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



**P&Z**  
3/6/2024 AdkBob

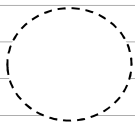
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PZ24-16500001  
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# LEGEND

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	
	Transit Oriented Corridors:		CR	Commerical Recreation	
DPTOC	Downtown Pompano		I-1	General Industrial	
ETOC	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	



Number

\*

Current Designation

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Proposed Designation

P&Z

G:\Zoning 2009\Site Plans\Templates\P&Z Report Legend

PZ24-16500001

03/27/2024