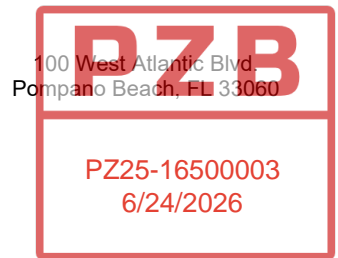




City of Pompano Beach



Staff Report

File #: LN-809

PLANNING AND ZONING BOARD

Meeting Date: JUNE 24, 2026

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 12.54% reduction of the number of required parking spaces. The request is based on the provisions of §155.5102.D.1: Minimum Number of Off-Street Parking Spaces and §155.4202.A.2.h.v.(A), which require a total of 343 off-street and structured parking spaces, rather than the 300 parking spaces the applicant proposes, resulting in a reduction of 43 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.

Although this is not stated in the applicant's narrative, at the December Planning and Zoning Board Meeting, the applicant stated on the record that the reduction was solely applied to the Office parking requirement. It is, however, demonstrated on the applicant's Site Plan and Parking Program (Sheets A-080 and A-005) that 100% of the required parking for the new Residential and Commercial, and the existing Bank is provided in the assigned parking spaces. These sheets also demonstrate that 106 parking spaces are assigned to the existing Office Building, where 151 would otherwise be required. This represents a 28.5% reduction in the Office requirement and a 12.54% reduction in the overall number of required parking spaces.

The property includes a 63,347 sq ft office building and a surface parking lot. The site plan application proposes adding a 132-unit multifamily building with 3,650 sq ft of ground-floor retail space and a new parking structure, and removing the existing bank drive-through for additional surface parking spaces, while the existing office building would remain.

The project was on two PZB agendas but was postponed both times. The Planning and Zoning Board (PZB)

meetings took place on December 17, 2025, and February 25, 2026. At the December 17, 2025 meeting, after discussions with staff, the applicant, and the public, the Board concluded that reducing the minimum parking spaces from 405 to 243 was an excessive cut. In the February meeting, concerns were raised regarding the parking reduction and the Major Administrative Adjustment request, which sought approval without the Site Plan, and had not yet been approved by AAC. The Board postponed the item to review the adjustment along with the Site Plan, leading to another delay and a DRC review due to the addition of a parking structure to the proposal. Subsequently, the item was scheduled for DRC review, which occurred on March 4 and April 15, 2026. It was approved at the June 2nd AAC meeting. The submission has been revised to remove the parking structure section that was to be above the existing drive-through, along with the drive-through itself. This area has been replaced with surface parking, landscape changes, and sidewalk connections to the building.

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

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, with the inclusion of bicycle facilities, EV charging spaces, access to three nearby bus stops, and a dedicated coworking space, the project can accommodate parking demand comparable to existing conditions. As further detailed in the Parking Reduction Statement by KBP Consulting, office and guest parking demands are significantly lower than what is required by Code Section 155.5102. Using the ITE Parking Generation Manual (6th Edition), office parking demand is calculated at 1.95 spaces per 1,000 square feet, and guest parking demand based on ULI's Shared Parking (Third Edition) is calculated at 0.15 spaces per dwelling unit. This results in projected demands of 117 office spaces and 20 guest spaces, representing 77% and 74% of the City's Code requirement.

The applicant notes that office parking demand has declined in recent years due to an increase in remote and hybrid work, a shift recognized by the ITE manual. KBP's on-site observations also found that mid-morning weekday parking utilization for the existing office and bank was well below available capacity, even with occupancy over 80%. Regarding guest parking, the ULI manual differentiates between peak and non-peak demand and confirms that bedroom count does not affect guest parking needs. According to the applicant, these factors support the request for a reduction in parking.

- 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 property is designated C Commercial on the City's adopted Future Land Use Map. Under the Comprehensive Plan, this designation permits retail and business uses, and residential uses are allowed in accordance with Broward County Policy 2.16.4. The proposed request is consistent with these allowances

and aligns with the following applicable policies of the adopted Comprehensive Plan:

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 parking adjustment will not have a greater impact on adjacent properties than full compliance with the parking code. According to the traffic engineer's Parking Reduction Statement and the ITE Parking Generation Manual, parking demand has decreased in recent years due to the rise of hybrid and work-from-home employment patterns. The applicant also notes that three bus stops are located within 500 feet of the property, and the applicant will propose special facilities for bicycle commuters, thereby reducing reliance on vehicle use and on-site parking.

The applicant is requesting a 12.54% Major Administrative Adjustment to the parking requirement for the proposed mixed-use development. A total of 343 parking spaces is required; however, the applicant proposes a reduced number of spaces through this request.

- 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 indicates that the requested parking reduction is supported by several benefits identified under the Code's parking reduction options. The applicant states that the mixed-income development qualifies under Option 1: Deed-restricted workforce and/or affordable housing, as the project will utilize Broward County Affordable Housing Density Bonus Policy 2.16.4. This policy permits mixed-use developments under five acres with more than 50% ground-floor commercial area to receive a density bonus of six units for every one moderate-income unit provided. The applicant notes that 20 moderate-income units will be incorporated into the building and deed-restricted accordingly.

Under Option 3, which preserves protected trees in addition to those required by the Code's tree preservation standards, the applicant states that the site design preserves approximately 28 existing trees and adds 33 mitigation trees. While the zoning district requires a minimum of 35 trees, the applicant proposes a total of 108 trees, including 93 native trees, which exceeds the required 17.

Under Option 4: Protection against flood damage in addition to Chapter 152 requirements, the applicant explains that the crown of the road is approximately +4.50 NAVD and the Base Flood Elevation (BFE) is 7. The new residential portion of the structure is proposed at +8.40 NAVD, exceeding BFE by 1.4 feet. The civil and architectural plans also specify that the commercial space will be floodproofed to +8.00 NAVD, while the finished floor elevation is proposed at +6.40 NAVD.

The information provided reflects the applicant's justification for the parking reduction request based on the available options outlined in the Code.

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 the time of the building permit.
2. Maintain parking space designations for all uses on the lot, for all levels of the parking structures, clearly identifying which spaces correspond to each use, or which spaces may be shared. Maintain the reduction in the number of required parking spaces for only the existing Office building and use, as shown on the Site Plan provided as backup for this adjustment.
3. The proposed surface parking spaces along Federal Highway are currently designated for residential. These spaces should be designated as Bank, Office, or Retail. Redesignate these spaces to the more appropriate use while maintaining the number of designated spaces for each as shown on the site plan.
4. Subject to substantial conformance to the Site Plan provided as backup for this adjustment. If major modifications to the Site Plan are required through the review of PZ24-12000027 and the revisions

result in changes to the terms of the approved Major Administrative Adjustment, the item will be required to return to the Planning and Zoning Board (PZB) for review and approval. Administrative Adjustment.

PZ25-16500003
6/24/2026

5. According to State Statute 366.94 (Electric Vehicle Charging), it is unlawful for a person to stop, stand, or park a vehicle that is not capable of using an electrical recharging station within any parking space specifically designated for charging an electric vehicle. Ensure that sufficient parking is available, excluding spaces designated for EV Charging only.
6. 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

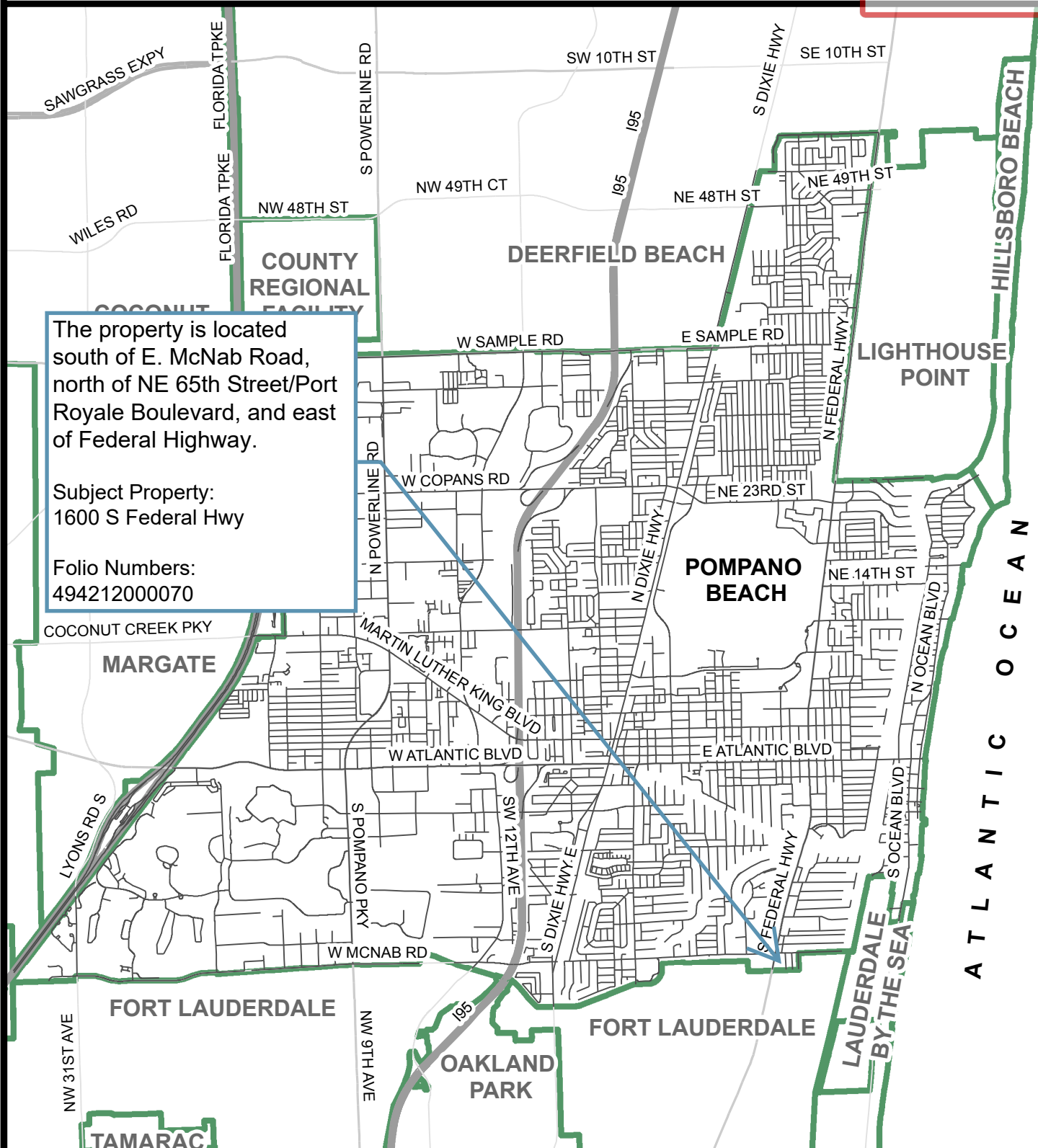
PZB

PZ25-16500003
6/24/2026

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

Subject Property:
1600 S Federal Hwy

Folio Numbers:
494212000070



1 in = 1 miles

7/30/2017

KeeDan

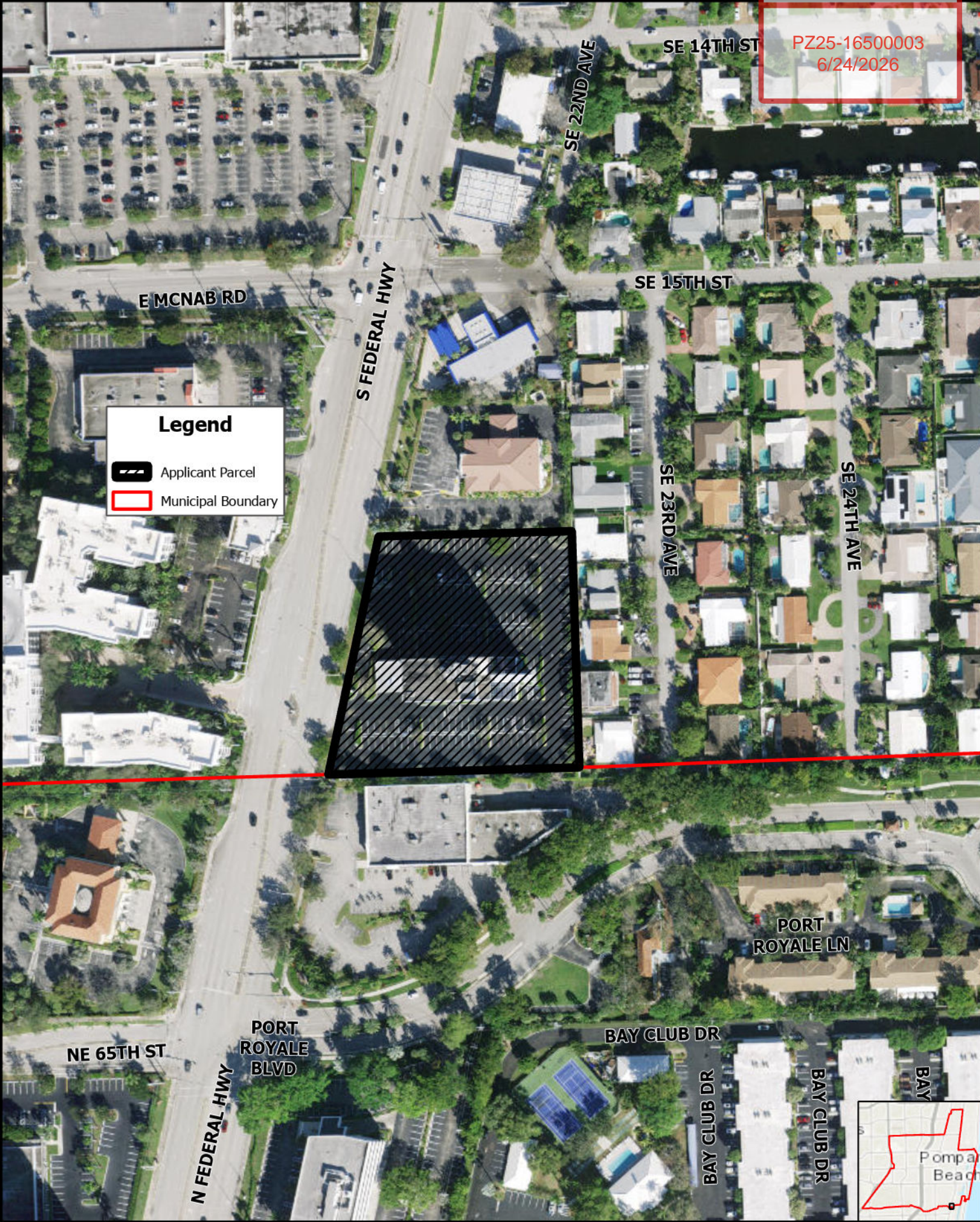
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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH
AERIAL MAP

PZB

PZ25-16500003
6/24/2026



Legend

Applicant Parcel

Municipal Boundary








CITY OF POMPANO BEACH

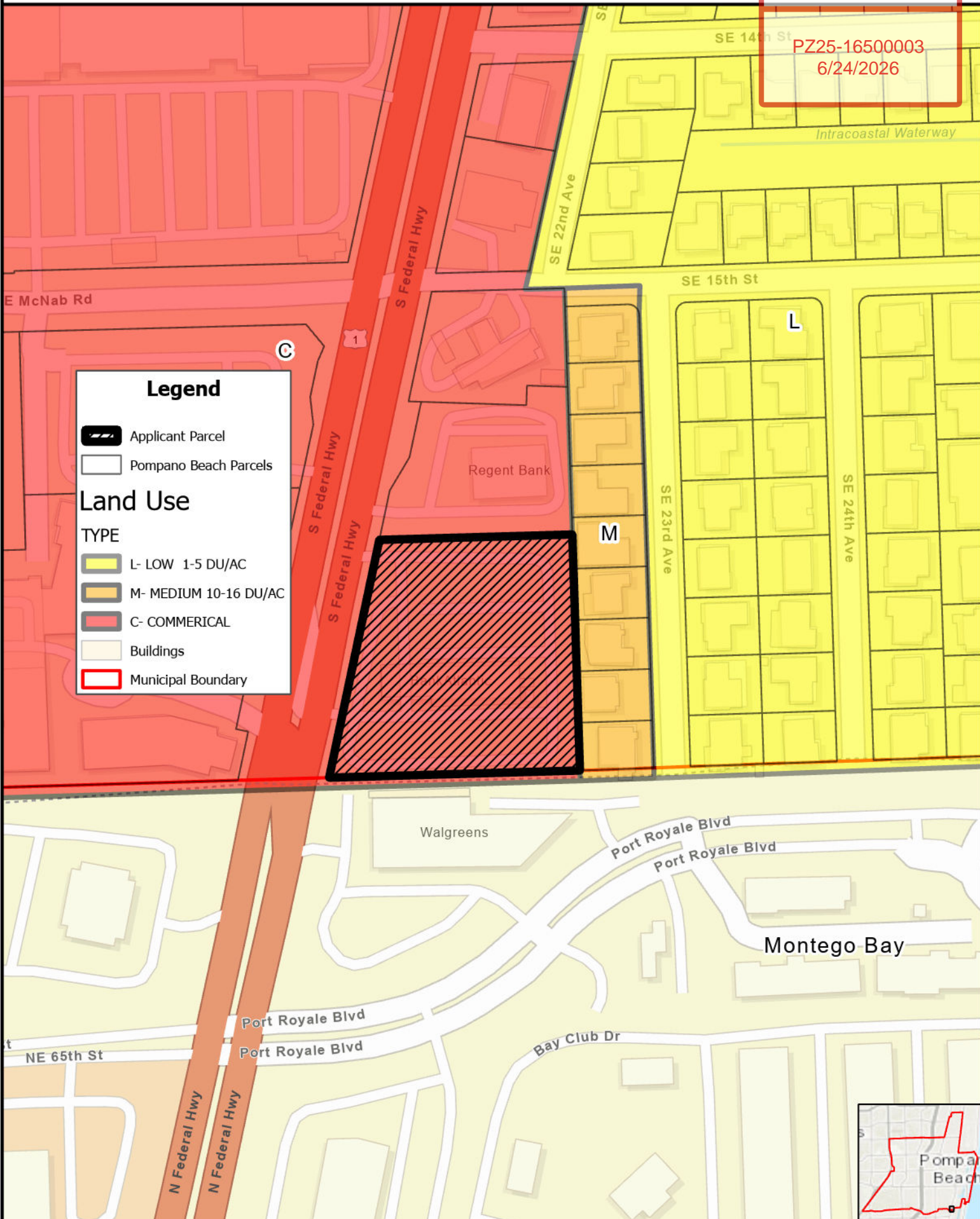
LAND USE MAP

PZB

PZ25-16500003
6/24/2026

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



Scale:
1:2,000

Date Exported:
11/10/2025

1600 S Federal Hwy
1600 Federal LLC

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Department of
Development Services



CITY OF POMPANO BEACH

ZONING MAP

PZB



PZ25-16500003
6/24/2026

Legend

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

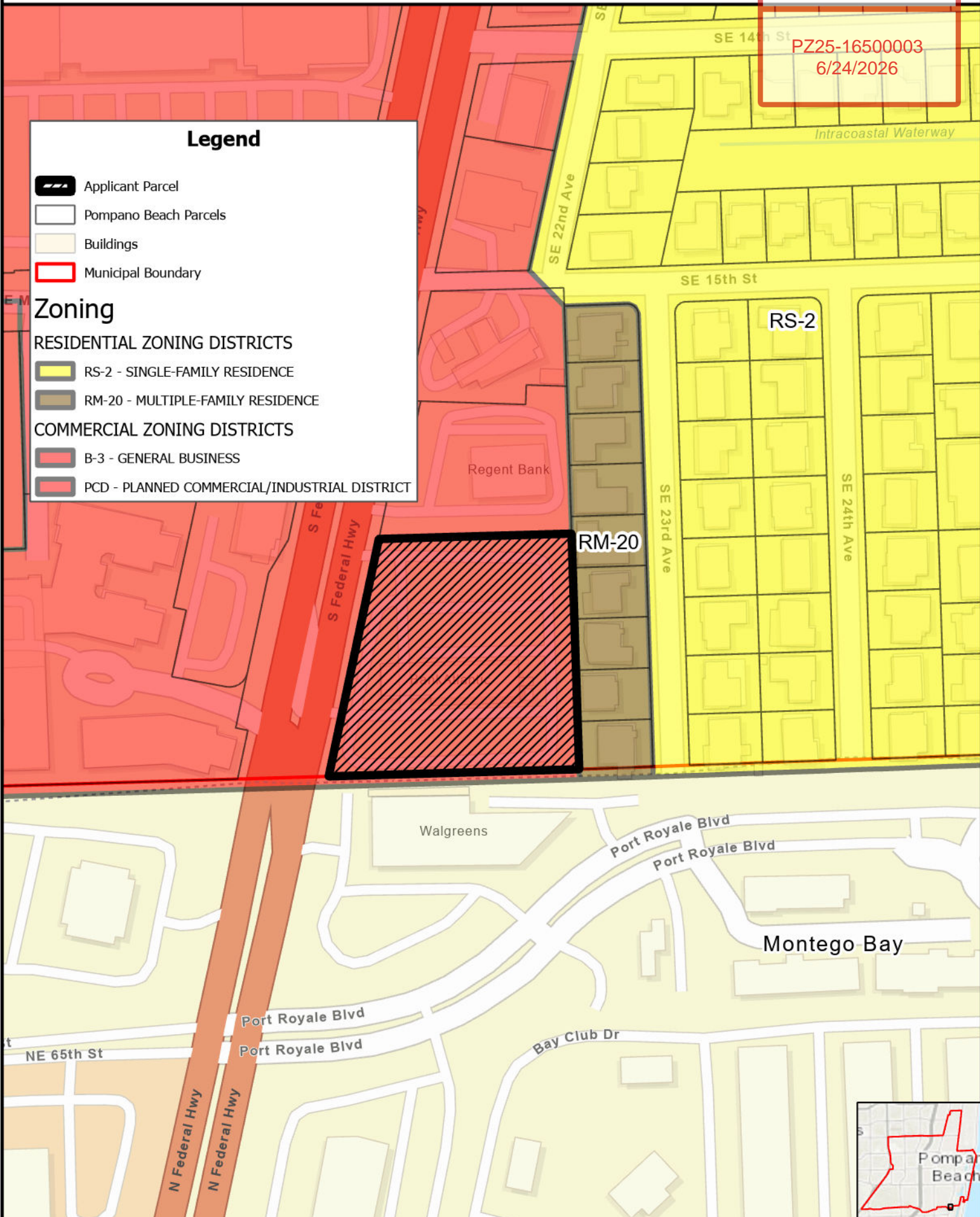
Zoning

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



Scale:
1:2,000

Date Exported:
11/10/2025

1600 S Federal Hwy
1600 Federal LLC

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Department of
Development Services



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	Commercal 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	