



January 16, 2024

City of Pompano Beach, City Hall  
100 W. Atlantic Boulevard  
Pompano Beach, FL 33060

Re: Administrative Adjustment for Minimum number of off-street parking  
Fiberbuilt  
2201 West Atlantic Blvd. Pompano Beach, FL 33060.

Applied via Camino- 1-16-23 **App number AADJ-2024-1**

DRC submittal Reference PZ21-12000052

Dear P and Z team,

The existing building is a two story commercial building with retail furniture sales, a design center, and a quartz and wall paper retail store. The existing building has 71,417 square feet at ground level and 18,739 square feet on the second level.

The new proposed addition to the north is planned as a single story, 21,492 SF structure connected to the existing building with a driveway spanning canopy. The addition is to be built on the existing vacant lots adjacent to the site to the north. These lots are all owned by 2201 LLC and will be unified.

All portions of the lots are zoned B-3 and commercial flex approved at first Public hearing. The entire site will be upgraded as much as feasible for drainage, landscape, parking etc. A new wall and landscape will buffer between the subject property and the residential properties to the north and to the east.

We currently are pursuing the Site Plan Approval and have submitted for DRC and have addressed the comments and have a final issue to resolve which is parking.

The site was originally developed in the 1980's as a Carl's Furniture store with the property in unincorporated Broward County. The use of the building has been essentially unchanged and the amount of parking has been more than sufficient for this successful site for all these years. Our client, Mr. Paul Knapp owns this building which houses his Fiberbuilt Umbrellas and outdoor furniture as well as a few tenants with similar business uses which are home design center type uses.

This project is intended to expand the building area to provide new space for the same type uses. We have a design which adds a 21,492 square foot building on the vacant lots to the north and provide new added parking in a similar amount as is currently available for the existing portions. There are several factors which require the ultimate site development to be a combination of compromises. Because we are upgrading the drainage, we are forced to give up considerable land area to dry retention. This land area reduces both our building area and parking area as well as some landscape. So we have designed

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the site with the number of parking spaces that meet the practical need for the development which makes the development viable. The project does so many good things for the city and this owner that we are certain we have designed the site and building absolutely correct. The property was land locked and could not be developed for residential use. This is why the Zoning was approved to be changed to the B-3 which matches the current site on Atlantic. The residential neighbors to the north will get the existing truck loading area completely screened with a new building which has a retail façade. All new buffers and landscaping throughout will improve the property in a significant way.

We have been on a path to resolve the parking issue with meetings with Staff and the P and Z Director. We have hired two separate consultants to assist with this. We have obtained from the city, a Non-Conforming certificate which vested the existing parking spaces for the existing building but did not help for the new building. We have increased the number of new parking spaces as much as possible for the new development and we still need an Administrative parking Adjustment to get approval for the project.

We have hired Karl B. Peterson of KBP Consulting, Inc to do an onsite parking analysis and provide a report which confirms the actual parking usage for typical weekday and weekend business operations at the existing building. This was completed October 2023. See attached.

This study proves that the parking that exists is more than adequate for the existing building and provides backup for the amount of parking for the new proposed building. Furniture stores with large inventory spaces such as this building and proposed addition are large spaces with very low occupant density and the parking codes do not address the reality of the actual parking needs.

We are seeking a 40% reduction in parking spaces required from 240 to 144. Our plan shows 145 spaces on the site plan.

#### Review Standards

- a. Achieves the intent of the subject standard to the same or a higher degree than the subject standard; **because the proposed design meets the actual need, we assert that it meets the subject standard.**
- 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; **This Administrative adjustment advances the goals of the Comp. plan as the continuation of the successful and continued use of the property.**
- c. Imposes no greater impacts on adjacent lands than would occur through compliance with specific requirements of this Code; and **Approval of this Adjustment would not impose any negative impact on adjacent lands and in fact, this project will only improve the views from the adjacent property and provide landscape and screening of the existing residential property to the north.**
- 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; **Not applicable.**
  2. Permanent conservation of natural areas or lands; **Not applicable.**
  3. Preservation of protected trees in addition to that required by this Code's tree preservation standards; **This development design does make very deliberate effort to preserve existing trees on site and on adjacent property trees to the east side where our new wall was jogged to reduce impact on roots of those trees.**
  4. Protection against flood damage in addition to that required by the floodplain management requirements in Chapter 152 (Buildings) of the Code of Ordinances; **This project exceeds**

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minimum flood elevation standards and is designed to contain storm water to today's code which far exceeds original development. This is a major factor in limiting our buildable area.

5. Permanent protection of scenic views; **Not applicable.**
6. Public parks and recreation facilities; **Not applicable.**
7. Public Trail linkages; **Not applicable.**
8. Public art; **Not applicable.**
9. Cultural or historic facilities deeded to the city or qualified not-for profit agencies; or **Not applicable.**
10. Other benefits approved by the P & Z. **This project provides benefit in several ways. It takes existing land which would not be developable for residential use and allows our commercial client to make use of it while providing new and replacement landscape and site improvements throughout and a substantial buffer at the north which faces residential. The handicap access is improved. The site drainage is all brought up to code. The lighting is improved. The new building itself blocks all view to the existing truck loading area which has served the building from the original construction. The current vacant land has had problems with vagrants, loitering, drug use and illegal dumping which has been a continual problem for our property owner. This project eliminates all these problems. The façade of the existing building is also planned for a remodel and refresh as well.**

We are certain that approval of this parking adjustment will result in a successful development which benefits both the city and our client. We respectfully ask for your vote for approval.

Should you have any questions or comments, feel free to contact me.

Sincerely,

John E. Tice  
Architect, AR 14771  
Vice President, G H A