



Staff Report

**File #:** LN-859

ZONING BOARD OF APPEALS

Meeting Date: MARCH 19, 2026

**VARIANCE - STRENGTH IN HIM LLC**

**Request:** Variance  
**P&Z#** 26-11000008  
**Owner:** Strength In Him LLC  
**Project Location:** 2314 E Atlantic Blvd  
**Folio Number:** 484236012300  
**Land Use Designation:** ETOC (East Transit Oriented Corridor)  
**Zoning District:** TO-EOD (Transit Oriented East Overlay District)  
**Commission District:** 1 (Audrey Fesik)  
**Agent:** Herbert Frogner  
**Project Planner:** Scott Reale

**Summary:**

The Applicant Landowner requests a Variance from Section §155.5102(D)(1) (Minimum Number of Off-Street Parking Spaces) of the Pompano Beach Zoning Code to permit a reduction in the required number of parking spaces from 11 to 2. The variance request is based on a proposed 2,179-square-foot medical office use, which requires 1 parking space per 200 square feet pursuant to Code.

The subject property is located along the south side of East Atlantic Boulevard between SE 23<sup>rd</sup> Avenue and SE 24<sup>th</sup> Avenue and within boundaries of the East CRA District.

**ZONING REGULATIONS**

Table 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES

...  
Use Type: Medical Office  
Required Parking: 1 per 200 sq ft

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**PROPERTY INFORMATION AND STAFF ANALYSIS**

1. The existing commercial building was constructed in 1961, historically developed as an office, and has remained vacant for an extended period. The last Business Tax Receipt (BTR) on file was for a real estate office, inactivated in 2007. The applicant purchased the property in 2025 and proposes to renovate it for medical office use.
2. The property currently contains three deeded parking spaces that are part of a parking area shared with adjacent commercial properties. Due to lot configuration, only these three spaces are associated with the parcel. The applicant proposes to reconfigure the existing spaces to provide two parking spaces, including one ADA-compliant accessible space.
3. The surrounding area contains several commercial office properties that share a common parking area; however, each property maintains its own deeded parking spaces. According to the applicant, attempts to secure a shared parking agreement with neighboring property owners were unsuccessful.
4. The property is located within the Transit-Oriented (TO) - East Overlay District (EOD), which encourages walkability and multimodal access. The TO-EOD allows on-street parking along adjacent street frontages to count toward a portion of required parking for non-residential uses. Off-site parking may also be permitted within a specified distance of the primary use.
5. The applicant identified on-street parking along SE 24<sup>th</sup> Avenue, with approximately 23 spaces within walking distance and connected to the site via sidewalks and marked street crossings.
6. The variance would facilitate the reuse and renovation of an existing commercial building constructed prior to the adoption of current parking standards. Redevelopment of the site for medical office use requires substantial investment to bring the structure up to modern building standards.
7. The applicant asserts that the narrow configuration of the parcel and the limited number of deeded parking spaces constitute extraordinary and exceptional conditions affecting the property. Staff notes that many properties developed prior to modern parking regulations may experience similar constraints.
8. The requested variance represents a significant reduction in off-street parking (from 11 spaces to 2). Staff notes that redevelopment of older structures often presents challenges in meeting current parking requirements. The property’s location in the TO-EOD, where reduced parking and alternative arrangements are encouraged, supports walkability and redevelopment along major corridors.

**PARKING IMPACT ANALYSIS**

While the reduction from 11 to 2 off-street spaces is substantial, the TO-EOD allows alternative parking arrangements. The site will provide one ADA-compliant space and one standard space. On-street parking along SE 24<sup>th</sup> Avenue provides approximately 23 public spaces within walking distance and connected via sidewalks and marked pedestrian crossings. Staff does not anticipate that this reduction will create unsafe conditions or adversely impact neighboring properties or pedestrian or vehicular circulation.

**LAND USE PATTERNS**

Subject property (Zoning District | Existing Use):

- TO-EOD | vacant commercial building

Surrounding Properties (Zoning District | Existing Use):

- North: TO-EOD | office building
- South: TO-EOD | parking lot
- West: TO-EOD | office and commercial building (no active BTRs)
- East: TO-EOD | Certified Public Accountant (CPA)

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**VARIANCE REVIEW STANDARDS**

A Variance application shall be approved only on a finding that there is competent substantial evidence in the record that all of the following standards are met:

- a) There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity;
- b) The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;
- c) Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship;
- d) The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.
- e) The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;
- f) The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;
- g) The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and
- h) The Variance is consistent with the comprehensive plan.

**Staff Conditions:**

Should the Board determine that the applicant has provided competent and substantial evidence to satisfy the eight Variance review standards, staff recommends the Board include the following conditions as part of the Order:

1. The variance approval shall be limited to the proposed 2,179-square-foot medical office use as described in the application materials. Any change in use or increase in floor area that results in a greater parking demand shall require review for compliance with the Zoning Code or additional approval by the appropriate review authority.
2. The site shall provide a minimum of two off-street parking spaces, including one ADA-compliant accessible parking space, in accordance with accessibility requirements.
3. The applicant shall obtain all required governmental permits and approvals, including but not limited to Building Permit and Zoning Compliance approvals, prior to occupancy of the structure.
4. All site improvements, including parking configuration, striping, and signage, shall be installed in accordance with the approved site plan submitted as part of the variance application.
5. If parking impacts associated with the use are determined by the City to create unsafe or obstructive conditions on adjacent streets, the property owner may be required to implement additional parking management measures.

# CITY OF POMPANO BEACH AERIAL MAP



NE 23RD AVE

NE 24TH AVE

E ATLANTIC BLVD

SE 23RD AVE

SE 24TH AVE



### Legend

-  Applicant Parcel
-  Pompano Beach Parcels



Scale:  
1:1,000  
02/25/2026

**2314 E ATLANTIC BLVD**  
STRENGTH IN HIM LLC

Variance  
Created by:  
Department of  
Development Services

