

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1, 2, 3, 7, 8, 11 THROUGH 21, INCLUSIVE, BLOCK 19, A RESUBDIVISION OF BLOCK 19, PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

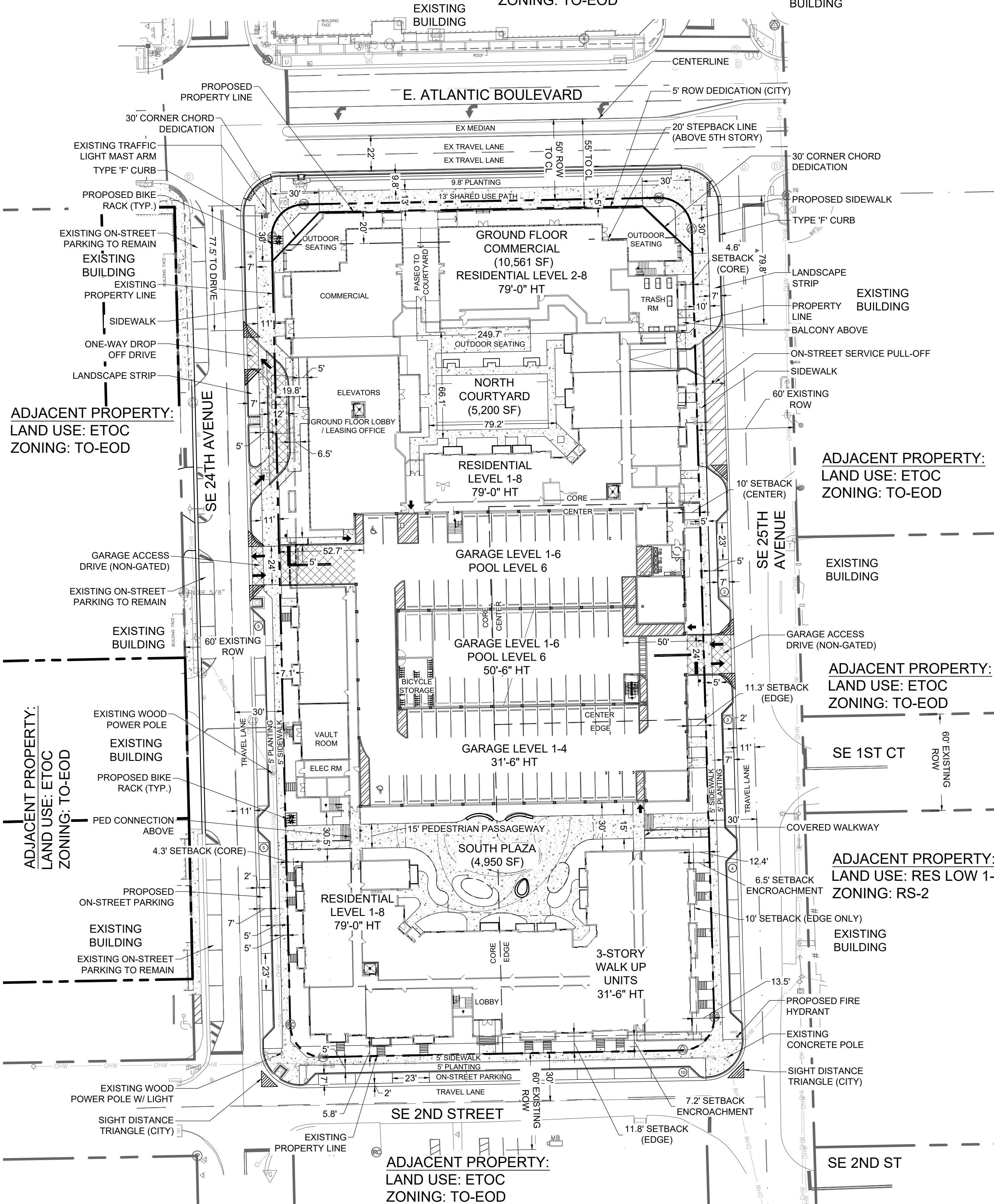
LOTS 4, 5, 6, 9 AND 10, IN BLOCK 19, OF A RESUBDIVISION OF BLOCK 19, PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SERVICE PROVIDERS:	POTABLE WATER SANITARY SEWER SOLID WASTE	CITY OF POMPANO BEACH CITY OF POMPANO BEACH COASTAL WASTE AND RECYCLING
TO-EOD BLOCK REQUIREMENTS:	ALLOWED	PROVIDED
BLOCK LENGTH (MAXIMUM)	500 FT	525.52 FT (EXISTING)
BLOCK PERIMETER (MAXIMUM)	1,560 FT	1,305.99 FT
OPEN SPACE CALCULATIONS	REQUIRED	PROVIDED (SF / %)
PUBLICLY ACCESSIBLE (SOUTH PLAZA)	4,800 SF	4,950 SF
SEMI-PUBLIC (NORTH COURTYARD)		5,200 SF
PUBLIC PEDESTRIAN PASSAGE		2,000 SF
PERIMETER BUFFER		11,287 SF
TOTAL OPEN SPACE (AT GRADE)		23,437 SF
PRIVATE OPEN SPACE (10% MINIMUM)	13,677 SF	13,813 SF
NORTH COURTYARD 6TH FLOOR POOL DECK		5,200 SF 8,613 SF

NOTES:

- REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
- AREAS INTENDED FOR COMMERCIAL USES ON THE GROUND FLOOR OF MIXED-USE BUILDINGS SHALL BE A MINIMUM OF 12 FEET IN HEIGHT.
- REFER TO FA-100 FOR FIRE ACCESS INFORMATION
- REFER TO SP-300 AND SP-301 FOR VEHICLE TURNING EXHIBITS

ADJACENT PROPERTY:
LAND USE: ETOC
ZONING: TO-EOD



SITE DATA TABLE			
1	PROJECT ADDRESS: 2400 E ATLANTIC BLVD, POMPANO BEACH FL 33062		
2	FOLIO No. 484331050040, 484331050100		
3	PROJECT INFORMATION:	EXISTING	PROPOSED
4	CURRENT USE:	COMMERCIAL	MIXED USE
5	LAND USE DESIGNATION:	TO - TRANSIT ORIENTED	NO CHANGE
6	ZONING DESIGNATION:	TO-EOD (E. OVERLAY DISTRICT) (WITHIN EAST CRA LIMITS)	NO CHANGE
7	USE AREA / SUB-AREA:	MIXED USE MAIN STREET / CORE, CENTER, EDGE	
8		SQ. FT.	ACREAGE
9	SITE AREA (SF) (PER SURVEY)	138,903	3.189
10	GROSS BUILDING AREA (SF)	613,559	
11	RESIDENTIAL (SF)	346,089	
12	COMMERCIAL (SF)	10,561	
13	NON-LEASABLE (INCLUDING GARAGE)	256,909	
14	UNIT MIX BREAKDOWN	STUDIO	51
15		ONE-BED	187
16		TWO-BED	145
17		THREE-BED	14
18	THREE-STORY WALK-UP UNITS		
19	TOTAL # OF RESIDENTIAL UNITS	397	
20	DENSITY	MAX ALLOWED	PROVIDED
21		477 UNITS (W/ DENSITY BONUS)	397 UNITS (W/ DENSITY BONUS)*
22			*IMPLEMENTS BONUS OPTION #1, #2, #3, #6 PER TABLE 155.3709.E.3
23	SERVICE PROVIDERS:	POTABLE WATER	CITY OF POMPANO BEACH
24		SANITARY SEWER	CITY OF POMPANO BEACH
25		SOLID WASTE	COASTAL WASTE AND RECYCLING
26	ZONING DISTRICT REQUIREMENTS: (TO-EOD)	REQUIRED	PROVIDED
27	BUILDING HEIGHT (MAXIMUM)	CORE: 80' CENTER: 55' EDGE: 35'	79'-0" 50'-6" 31'-6"
28	LOT COVERAGE	90% MAX	76.8%
29	PERVIOUS AREA	10% MIN	13.1%
30	SETBACK REQUIREMENTS:	REQUIRED (MIN-MAX)	PROVIDED
31	FRONT YARD (ATLANTIC BLVD) CORE	0' TO 20'	0'
32	STREET SIDE YARD (SE 24TH AVE) CORE	0' TO 20'	4.3'
33	STREET SIDE YARD (SE 25TH AVE) CORE	0' TO 20'	4.6'
34		CENTER	10'
35		EDGE	11.3'
36	SITE AREA CALCULATIONS:	SQ. FT.	%
37	NET SITE AREA: (POST ROW DEDICATION)	136,767	100%
38			ACREAGE
39	IMPERVIOUS AREA	SQ. FT.	%
40	BUILDING FOOTPRINT (INCL. OVERHANG)	105,080	76.8%
41	VEHICULAR USE AREA/PAVEMENT	1,150	0.8%
42	SIDEWALKS/CONCRETE	12,662	9.3%
43	PERVIOUS AREA (AT GRADE)	17,875	13.1%
44	TOTAL	136,767	100%
45	PARKING CALCULATIONS:	REQUIRED	PROVIDED
46	MULTI-FAMILY RESIDENTIAL		
47	1 SPACE PER UNIT (383 UNITS IN CORE/CENTER)	383	PER SECTION 155.3709.I.5.a.i.A
48	2 SPACES PER THREE-BED UNIT (14 UNITS IN EDGE)	28	PER TABLE 155.5102.D.1
49	GUEST PARKING: 1 PER 5 UNITS (EDGE ONLY)	3	PER TABLE 155.5102.D.1
50	COMMERCIAL RETAIL: 1 PER 300 SF (10,670 SF)	36	PER TABLE 155.5102.D.1
51	EATING / DRINKING ESTABLISHMENTS (1 PER 8 PERSONS OF MAX CAPACITY OF CUSTOMER SERVICE AREA) (500 MAX CAP) INCLUDES OUTDOOR SEATING	63	29 ON-STREET (9'X23') 391 GARAGE (9'X18') 100 GARAGE COMPACT (9'X16') 11 GARAGE (12'X18')
52	TOTAL PARKING	513	531
53	ADA SPACES (2% OF TOTAL PROVIDED)	11	11 ADA SPACES (12'X18')
54	NOTES: LOADING ZONE NOT REQUIRED FOR COMMERCIAL SF UNDER 20,000 SF PER TABLE 155.5102.M.1		
55	PER SECTION 155.5102.1.1(2). IN A PARKING GARAGE, UP TO 20% OF THE REQUIRED OFF-STREET PARKING SPACES CAN BE REDUCED TO 8' 6" X 16" AND MUST BE MARKED AS COMPACT PARKING SPACES		

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: 07/08/2025
DESIGNED BY: BB
DRAWN BY: BB/FA
CHECKED BY: NW
BID-CONTRACT:

NILES T. WARRICK, P.E.
FLORIDA REG. NO. 94320
(FOR THE FIRM)

CLIENT

PORTMAN HOLDINGS

PROJECT

2400 E ATLANTIC
2400 East Atlantic Blvd.
Pompano Beach, FL

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER SP-100

PROJECT NUMBER 14267.00

DRC KEITH

301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

08/06/2025
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS		
NO.	DESCRIPTION	DATE
1	DRC RESUBMITTAL	05/29/2025
2	AAC SUBMITTAL	07/08/2025

Drawing name: H:\14267.00 - 2400 E Atlantic - Portman Holdings\Engineering\Cadd\14267.00-SP-1XX-Site Plans.dwg

STATUS: DRC SET