



Staff Report

File #: LN-768

PLANNING AND ZONING BOARD

Meeting Date: AUGUST 27, 2025

2400 E ATLANTIC MIXED-USE DEVELOPMENT

Request: Major Site Plan
P&Z# 25-12000001
Owner: Gordon, Sharon S %Mac D1116-L10 & First Natl Bank of Pompano Bch % Thomson Reuter
Project Location: 2400 E Atlantic Blvd
Folio Number: 484331050040 & 484331050100
Land Use Designation: East Transit Overlay Corridor (ETOC)
Zoning District: Transit Oriented East Overlay District (TO-EOD)
Commission District: 1 (Audrey Fesik)
Agent: Mike Amodio
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

This Major Site Plan application is for a mixed-use development in the TO/EOD for a full-block development on 3.180 acres. The project proposes two buildings, transitioning from 8 stories on East Atlantic Blvd down to 5 stories, then 3 stories at the south end of the block adjacent to residential development and single-family homes. The project will have 397 dwelling units (51 studio, 187 one-bedroom, 145 two-bedroom, and 14 three-bedroom units), 10,591 square feet of commercial space on East Atlantic Blvd, structured parking, a roof deck amenity level, a cross-block pedestrian passage for the public to cross through near mid-block, and improvement in the Atlantic Blvd right-of-way to accommodate future roadway improvements such as a bike lane. The applicant is requesting additional density by utilizing four separate Density Bonus Options for 166 bonus units in addition to the 231 units by right, for a total of 397 units.

A Traffic Impact Study was conducted for this project, which was reviewed by the City's Traffic Engineering Services consultant. This resulted in a condition being added to this Staff Report, which is not anticipated to affect the site layout.

This agenda includes a Major Administrative Adjustment application accompanying this Major Site Plan application. The Administrative Adjustment proposes increasing the maximum allowable building length from 300 feet to 360 feet.

The project was reviewed by the DRC on April 2 and May 21, 2025, and was approved by the Architectural Appearance Committee on August 5, 2025.

The property is located on the south side of East Atlantic Blvd, between the North Federal Hwy and the Intracoastal Waterway.

P&Z

SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The land use designation for this property is TO (Transit Oriented). The proposal is for a mixed-use development. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Goal 01.00.00. *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

Objective 01.02.00. *Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.*

Policy 01.05.01. *Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.*

Policy 1.14.01. *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.*

Policy 1.14.02. *The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled and sustainably sourced building materials.*

Policy 01.14.07. *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

Section 3.02.N.2.a.iv. *Affordable Housing: The ETOC land use plan amendment created 2,399 new residential units and a minimum of 15% of those units (360 units) are required to be affordable or to contribute to the implementation of the City's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the City.*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

The project complies with the Intensity and Dimensional Standards of the TO/EOD Zoning District in Article 3, with the exception of the maximum building length. The applicant has submitted an application for a Major Administrative Adjustment for a 20% increase in the allowable building length, which is accompanying this Major Site Plan application on this meeting agenda.

Article 4: Use Standards

The proposed mixed-use development is allowed in the TO/EOD Zoning District, with a proposed mix of multi-family residential, commercial, and restaurant uses.

Article 5: Development Standards

See Section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The development complies with the requirements of Article 5, including Access, Parking and Loading; and Sustainable Development Standards. A Traffic Impact Study, submitted by the applicant, was reviewed by the City's Traffic Engineering Service consultant.

4. Complies with all other applicable standards in this Code;

The proposed site plan complies with the applicable standards in the Code, with the exception of the maximum allowable building length, pursuant to Section 155.3501.O.2.a. A Major Administrative Adjustment application is accompanying this Major Site Plan application on this agenda for consideration of adjusting the allowable building length.

5. Complies with all requirements or conditions of any prior applicable Development Orders;

No prior Development Orders for this property are on file.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand	100,450.00 gallons per day *
Water Treatment Demand	119,133.70 gallons per day *
Raw Water Demand	128,644.40 gallons per day *
Park Acreage Required	2.70
School Impacts	Final Broward County School Capacity Availability Determination (SCAD) must be provided.
Transportation	Transit fees are paid to Broward County to meet concurrency.
Solid Waste Generation	4,013.30 lbs. per day (City has a contract with Waste Management for disposal of all solid waste through 2033)

** The City has adequate capacity to serve the proposed project.*

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development

and streets as identified on the Broward County Trafficways Plan;

The project was designed to provide safe and adequate paved vehicular access between the proposed buildings and the adjacent streets as identified on the Broward County Trafficways Plan. The project does not have a direct vehicular driveway connection to East Atlantic Blvd, and is accessed via the secondary and tertiary streets. A Traffic Impact Study was submitted by the applicant and reviewed by the City's Traffic Engineering Services consultant.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The Property is not located within a wellfield protection area.

9. Complies with crime prevention, security strengthening, and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

As part of the Major Site Plan and Building Design application, the applicant's team has developed a separate CPTED security plan which addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

10. Complies with the adopted Fire Codes and Standards pursuant to City Code Section 95.02;

The proposed site plan was reviewed by Fire Plans Examiner during DRC.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan;

Not applicable.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning Code provision.

The Atlantic Boulevard Corridor Study from the City's "Transformation Plan" encourages mixed-use development and recognizes that the corridor is appropriate for such development.

Staff Conditions:

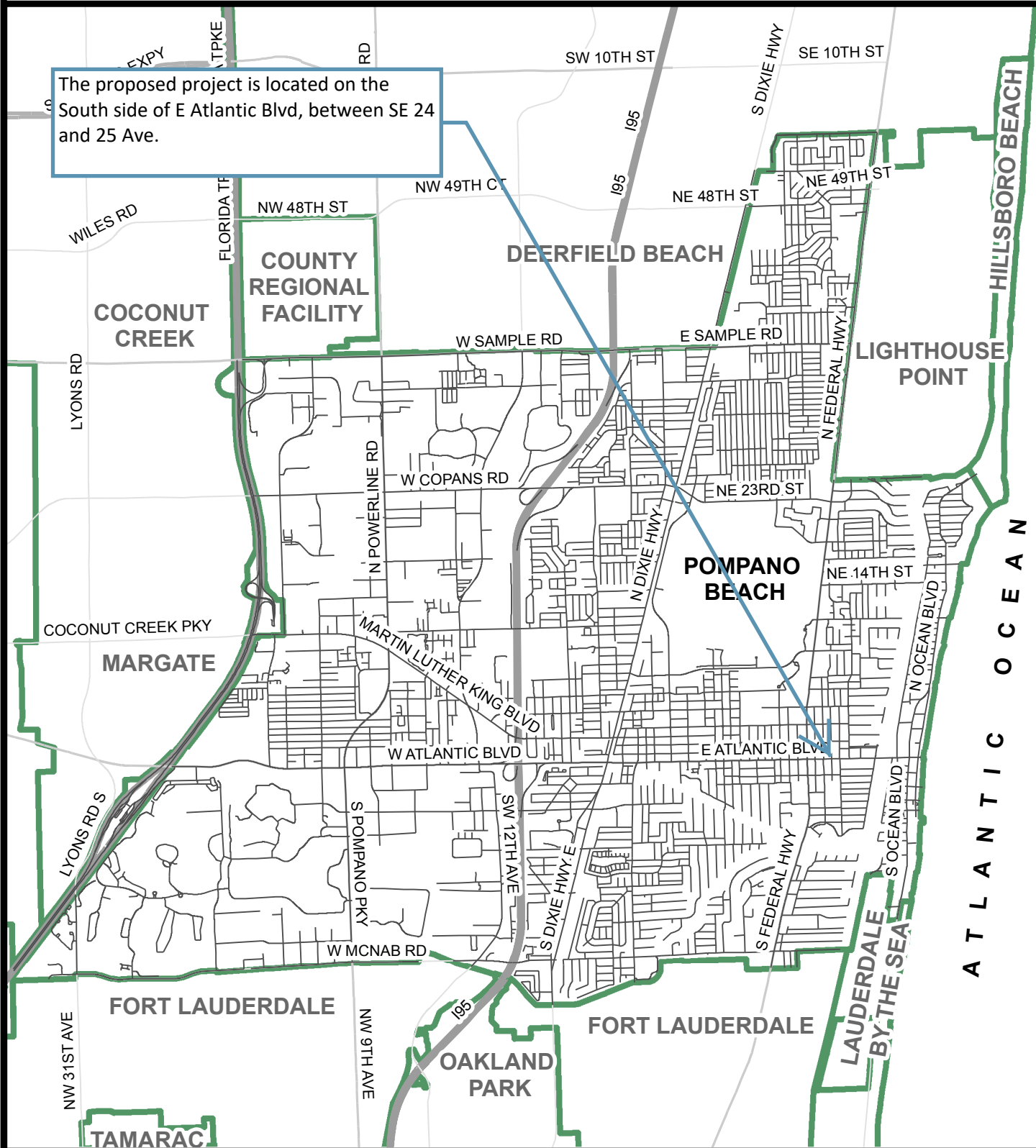
1. The ETOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit. Based on information provided in the application, the applicant intends to pay the in-lieu-of fee, acknowledging the current rate is \$10,609 per unit proposed. In accordance with Resolution 2022-185, the application must utilize Broward County Policy 2.16.4 for the residential entitlements.
2. A 5-foot right-of-way dedication along East Atlantic Blvd is required for compliance with the Broward County Trafficways Plan and must be completed prior to Building Permit approval.

3. Provide details and specifications for the required shade-producing structure on the exposed top level of parking, covering a minimum of 60% of the parking area. Show and label the structure on the roof plan.
4. Provide evidence that demonstrates how the North Courtyard, listed as required Private Open Space on sheet SP-100, will be sufficiently isolated from public use, or provide the minimum 10% required Private Open Space at a different location on site.
5. For Density Bonus Option #1, clarify which strategy will be provided: a piece of artwork valued at 1% of the project's construction costs or a maximum of \$250,000, whichever is less; or a fee equal to 1% of the project's construction costs or \$250,000, whichever is less. If providing the artwork, it must be displayed in public open spaces or areas along the street abutting the building. The art must receive a recommendation by the Public Art Committee and approval from the City Commission. Funds, or an appropriate bonding instrument, must be placed in escrow at the time of building permit and will be held until the art is approved after installation.
6. For Density Bonus Option #2, provide a note on the plans that the 4,950-square-foot South Plaza will remain open to the public as a Public Open Space in perpetuity.
7. For Density Bonus Option #3, provide evidence of compliance with each of the selected Sustainable Development Options. Provide evidence that the buildings are constructed to meet minimum 200 mph wind load; show overhangs on all south-facing windows; provide specifications for at least 75% percent of hot water on premises heated via tankless water heaters; provide specifications for all air conditions indicate they are Energy Star qualified; show the locations of skylights on the plans and provide evidence that demonstrates that the skylights provide at least 10% of the light necessary for daily use on the story on which the skylights are located; provide specifications for the white roof paint; provide specifications, details, and locations for the solar panels used to generate a minimum of 15% of the energy used by the buildings; provide details for the permeable sidewalk surfaces; NOTE: Solar Panels can be counted toward satisfying only one option, and cannot be counted toward satisfying both the Efficient Water Heating option and the Solar Panels option.
8. Show the locations of the suspended pavement system on the paving, grading, and drainage plans.
9. Existing easements that are in conflict with the proposed development must be abandoned or vacated.
10. All outstanding comments from the Traffic Impact Study Review Memorandum, dated August 12, 2025, must be addressed prior to Building Permit / Zoning Compliance Permit approval.
11. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Provide a Final School Capacity Availability Determination (SCAD) letter from the Broward County School Board prior to Building Permit approval.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning.

CITY OF POMPANO BEACH LOCATION MAP



The proposed project is located on the South side of E Atlantic Blvd, between SE 24 and 25 Ave.

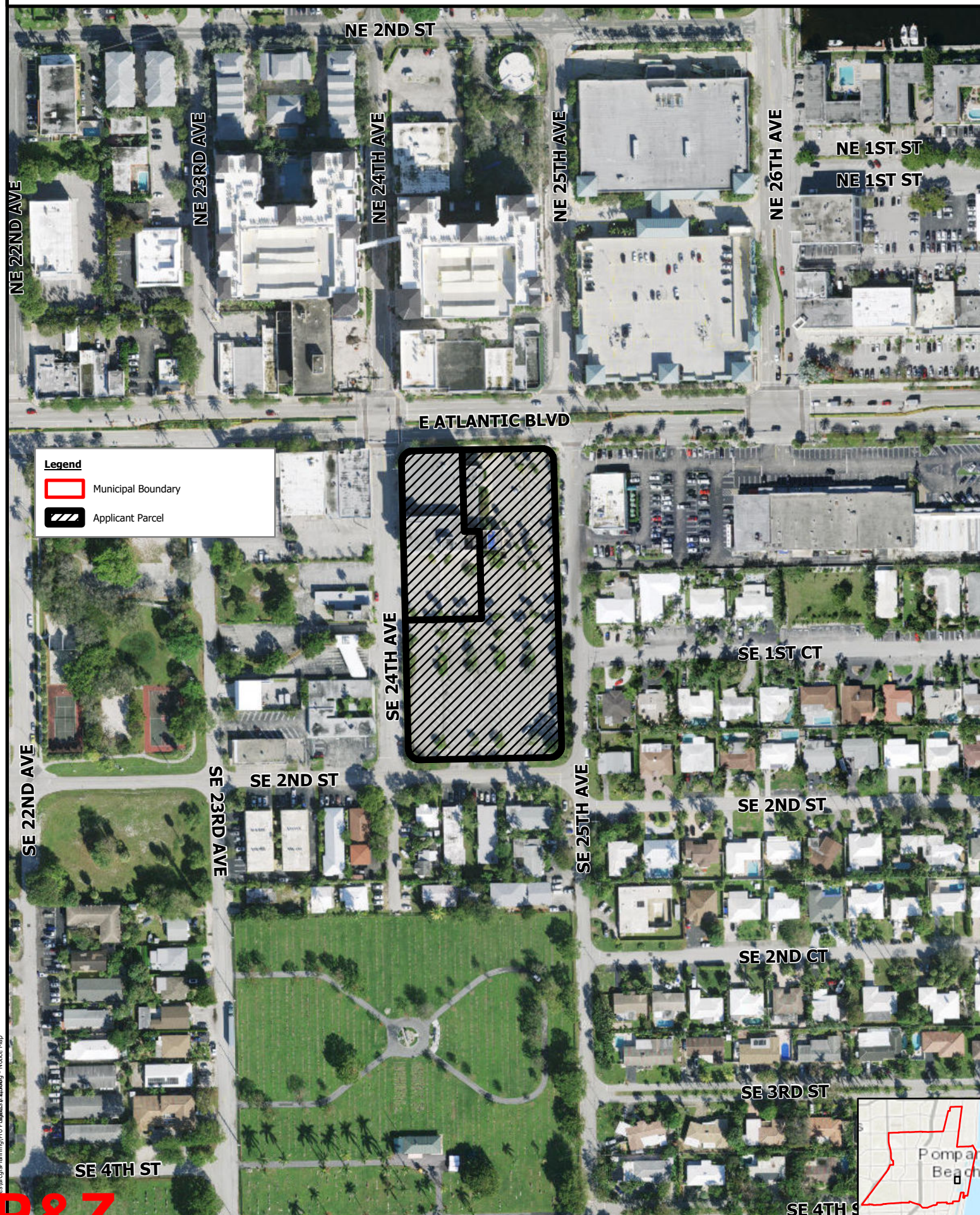


1 in = 1 miles

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DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH

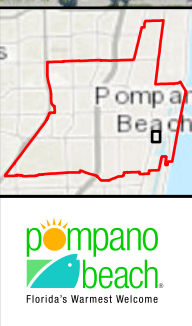
AERIAL MAP



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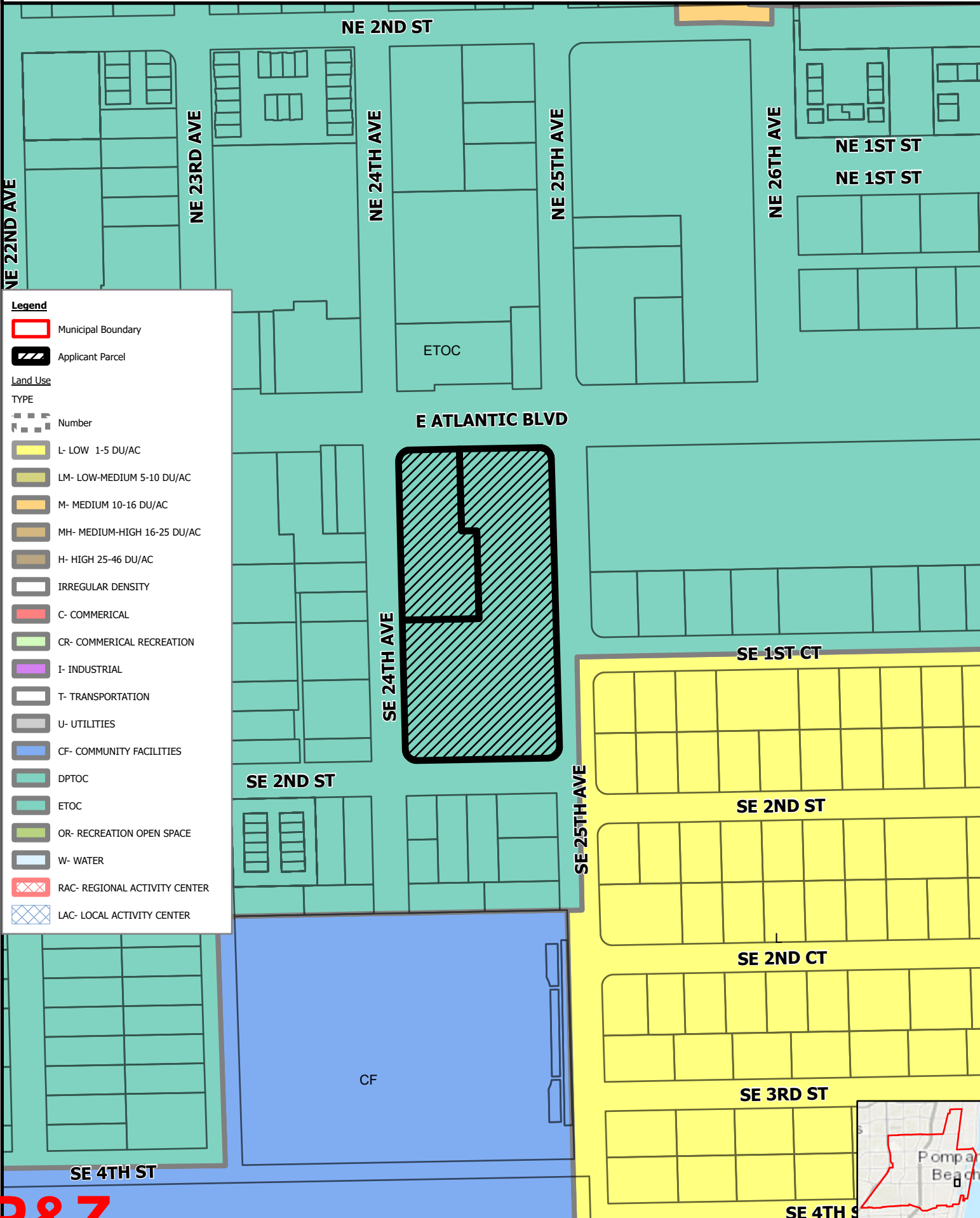
2400 E Atlantic Blvd
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












CITY OF POMPANO BEACH

LAND USE MAP

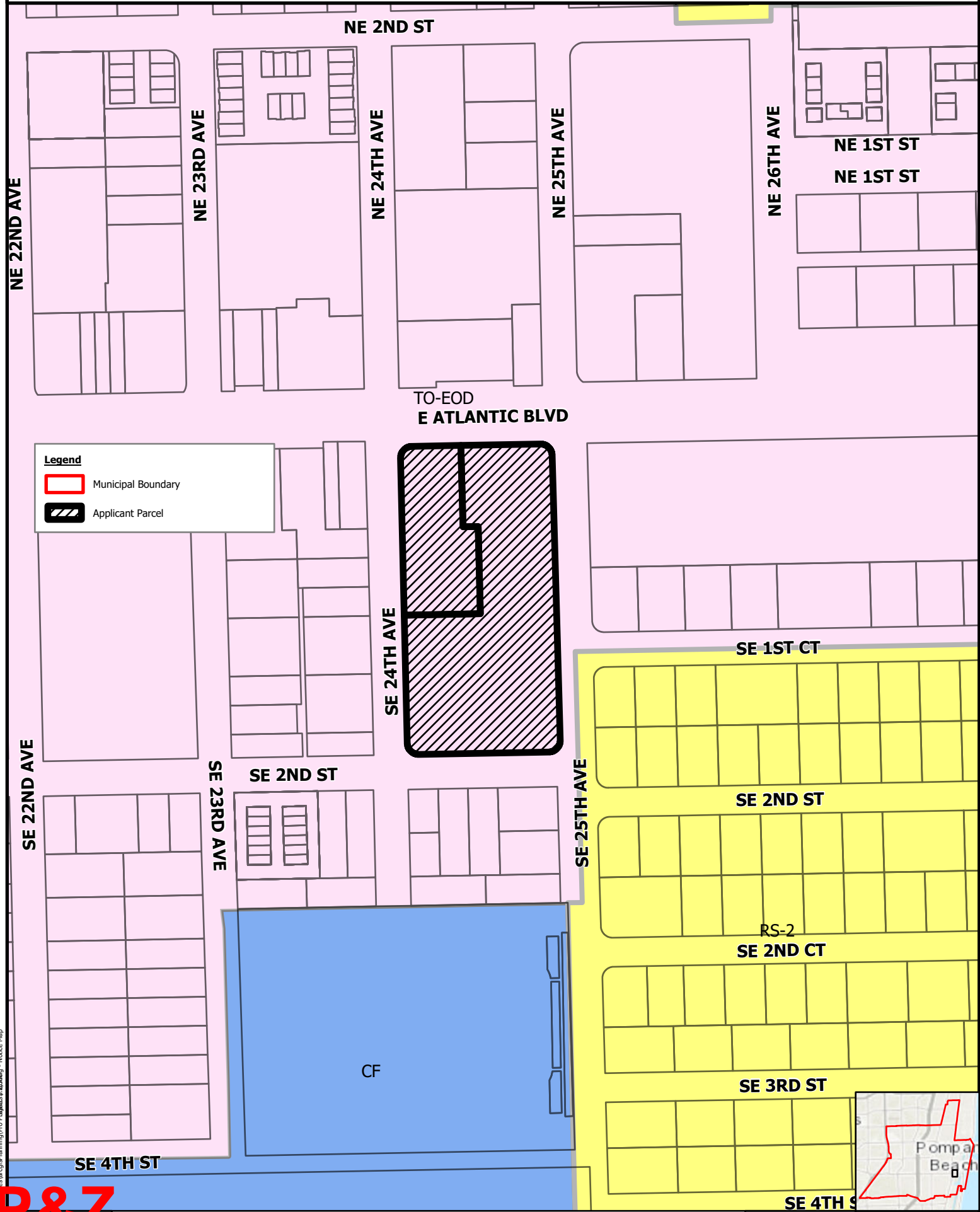


Legend

-  Municipal Boundary
-  Applicant Parcel
- Land Use**
- TYPE**
-  Number
-  L- LOW 1-5 DU/AC
-  LM- LOW-MEDIUM 5-10 DU/AC
-  M- MEDIUM 10-16 DU/AC
-  MH- MEDIUM-HIGH 16-25 DU/AC
-  H- HIGH 25-46 DU/AC
-  IRREGULAR DENSITY
-  C- COMMERCIAL
-  CR- COMMERCIAL RECREATION
-  I- INDUSTRIAL
-  T- TRANSPORTATION
-  U- UTILITIES
-  CF- COMMUNITY FACILITIES
-  DPTOC
-  ETOC
-  OR- RECREATION OPEN SPACE
-  W- WATER
-  RAC- REGIONAL ACTIVITY CENTER
-  LAC- LOCAL ACTIVITY CENTER

CITY OF POMPANO BEACH

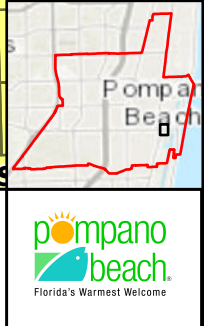
ZONING MAP

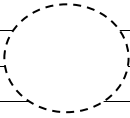


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LEGEND					
FOR LAND USE PLAN			FOR ZONING MAP		
Symbol	Classification	Units/ Acre	Symbol	District	
			RS-1	Single-Family Residence 1	
L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2	
LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3	
M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4	
MH	Medium-High 16-25 DU/AC)		RS-L	Single-Family Residence Leisureville	
H	High (25-46 DU/AC)				
12	Irregular Density		RD-1	Two- Family Residence	
36	Irregular Density				
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	
			RM-30	Multiple-Family Residence 30	
I	Industrial		RM-45	Multiple-Family Residence 45	
			MH-12	Mobile Home Park	
T	Transportation				
			B-1	Limited Business	
U	Utilities		B-2	Neighborhood Business	
			B-3	General Business	
CF	Community Facilities		B-4	Heavy Business	
			M-1	Marina Business	
OR	Recreation & Open Space		CR	Commerical Recreation	
W	Water		I-1	General Industrial	
			I-1X	Special Industrial	
RAC	Regional Activity Center		O-IP	Office Industrial Park	
			M-2	Marina Industrial	
LAC	Local Activity Center				
			*	TO	Transit Oriented
DPTOC	Downtown Pompano		PR	Parks & Recreation	
	Transit Oriented Corridor		CF	Community Facilities	
			PU	Public Utility	
*	ETOC	East Transit Oriented	T	Transportation	
		Corridor	BP	Business Parking	
		Number	LAC	Local Activity Center	
			RPUD	Residential Planned Unit Dev.	
			PCD	Planned Commercial Development	
			PD-TO	Planned Development - Transit Oriented	
			PD-I	Planned Development - Infill	
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay	
			AOD	Atlantic Boulevard Overlay District	
			CRAO	Community Redevelopment Area Overlay	
			NCO	Neighborhood Conservation Overlay	
			*	EOD	East Overlay District
			DPOD	Downtown Pompano Beach Overlay District	