



Staff Report

File #: LN-705

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JULY 1, 2025

2400 E ATLANTIC MIXED-USE DEVELOPMENT

Request: Building Design
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 (studio, one-, two-, and three-bedroom units), 10,591 square feet of commercial space on East Atlantic Blvd, structured parking, a roof deck amenity level, and a cross-block pedestrian passage for the public to cross through near mid-block. 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.

The applicant is pursuing Vernacular or Superior Design Alternative approval for relief from the regulation of Section 155.3501.O.2.h.ii.d, where active uses located along the ground floor of a building must have a transparent clear glazed area of not less than 70% of the façade area for nonresidential uses and not less than 30% for residential uses. The project includes spandrel glass in lieu of transparent windows on 7.4% of the ground-level windows on the west façade facing SE 24 Ave., and 7.9% of the ground-level windows on the east façade facing SE 25 Ave. The applicant has selected Option #3 from the AAC Supplemental Criteria for the Vernacular or Superior Design Alternative. Option #3 is: *Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.*

A Major Administrative Adjustment application has been received to increase the maximum allowable building length from 300 feet to 360 feet. The application will accompany the Site Plan to the Planning and Zoning Board (PZB), tentatively scheduled for the August PZB hearing.

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

Pursuant to Section 158.04, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment, may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning / Existing Uses

- A. Subject property (Zoning | Existing Use): TO/EOD (Transit Oriented/East Overlay District)
- B. Surrounding Properties (Zoning District | Existing Use):
 - North: TO/EOD (Transit Oriented/East Overlay District) | Bank, Office, Retail
 - South: TO/EOD (Transit Oriented/East Overlay District) | Single-family, Multi-family
 - East: TO/EOD (Transit Oriented/East Overlay District) and RS-2 (Single-Family Residence 2) | Restaurant, Multi-family, Single-family
 - West: TO/EOD (Transit Oriented/East Overlay District) | Office buildings

Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Obtain Vernacular or Superior Design Alternative approval for relief from the requirements of Section 155.3501.O.2.h.ii.d, for the use of spandrel glass in lieu of transparent glass for ground-level street-facing windows.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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

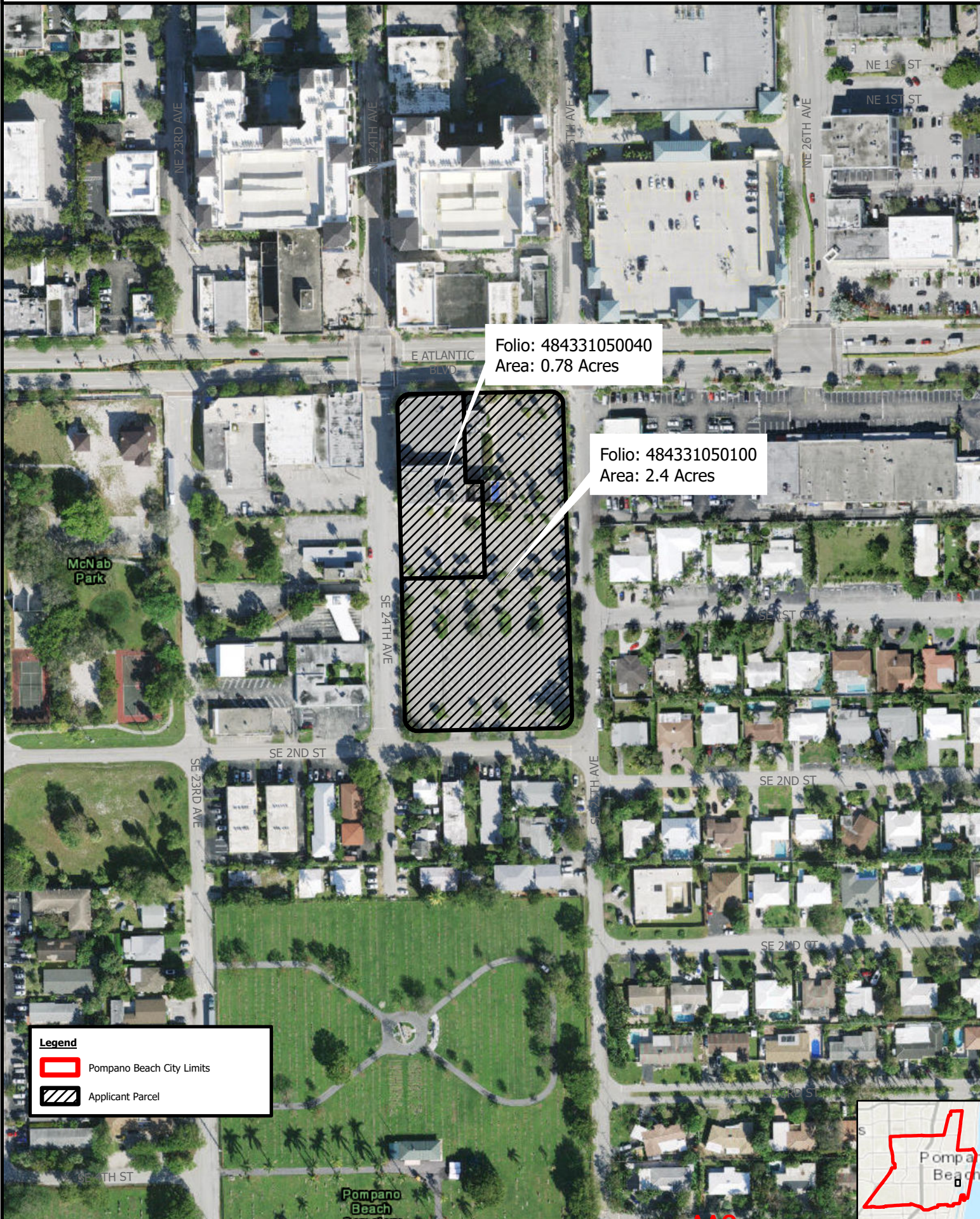
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demonstrates that the skylights provide at least 10% of the light necessary for daily use on the story on which the skylights are located; provide specifications for the white roof paint; provide specifications, details, and locations for the solar 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 on option, and cannot be counted toward satisfying both the Efficient Water Heating option and the Solar Panels option..

7. Provide specifications for the proposed ground-floor glazing, in compliance with Section 155.3501.O.2.h.ii.d, where active uses along the ground floor must have glazed areas with a minimum visible light transmittance of 75% and a minimum reflectance of 15%.
8. Show the parking garage ventilation system vents on the plans/elevations.
9. Show the locations of the suspended pavement system on the paving, grading, and drainage plans.
10. Provide the required 5-foot right-of-way dedication along East Atlantic Blvd, required for compliance with the Broward County Trafficways Plan.
11. Existing easements that are in conflict with the proposed development must be abandoned or vacated.
12. Provide the required affordable housing or in-lieu of fee. Pursuant to Section 155.3709.K, each residential development is required to set aside a minimum of 15% of its proposed units as affordable housing or contribute in-lieu-of fees of at least \$10,609 per unit in accordance with Chapter 154. Recently, the City adopted a policy to require the use of the County's mixed-income housing density bonus policies 2.16.3 or 2.16.4 for any project in the ETOC with 7 or more units.
13. 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, including comments from the Utilities Department.
 - c) Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d) Provide a copy of the CPTED plan approved by the Broward Sheriff's Office.

CITY OF POMPANO BEACH

AERIAL MAP



Folio: 484331050040
Area: 0.78 Acres

Folio: 484331050100
Area: 2.4 Acres

Legend



Pompano Beach City Limits



Applicant Parcel

Scale:
1:2,305

FIRST NATL BANK OF POMPANO BEACH & SHARON S GORDON
2400 E Atlantic Blvd

AAC

PZ25-12000001
Department of
Development Services
08/06/2025

