

Staff Report

File #: LN-755

PLANNING AND ZONING BOARD

Meeting Date: AUGUST 27, 2025

PORTMAN RESIDENTIAL LLC MAJOR ADMINISTRATIVE ADJUSTMENT

Request: Major Administrative Adjustment
P&Z# 25-16500002
Owner: First Natl Bank of Pompano Bch & Gordon, Sharon S Mac D1116-L10
Project Location: 2400 E Atlantic Blvd
Folio Number: 484331050100 & 484331050040
Land Use Designation: ETOC (East Transit Oriented Corridor)
Zoning District: TO-EOD (Transit Oriented East Overlay District)
Commission District: 1 (Audrey Fesik)
Agent: Arianna Samuel
Project Planner: Pamela Stanton (pamela.stanton@copbfl.com / 954-786-5561)

Summary:

This Major Administrative Adjustment accompanies the Major Site Plan PZ#25-12000001. The application proposes an adjustment of up to 20% of the maximum allowable building length of 300 feet for a building as part of a two-building, mixed-use development in the TO/EOD. The request is for relief from the provision of §155.2501.O.2.a, Building Length, where the maximum horizontal dimension of a building shall be 300 feet at any level. The site plan includes a dimension for one of the two buildings at 360' - 0" in length, an increase of 20% of the maximum allowable building length.

The project is located on the south side of East Atlantic Blvd and between SE 24 Ave and SE 25 Ave.

MAJOR ADMINISTRATIVE ADJUSTMENT REVIEW STANDARDS

A Major Administrative Adjustment shall be approved only on a finding that there is competent substantial evidence in the record that the limitations in [Table 155.2421.B.1](https://codebook.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-33316) [\(<https://codebook.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-33316>](https://codebook.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-33316)), Allowable Administrative Adjustments, are met and that the Administrative Adjustment:

- a. Achieves the intent of the subject standard to the same or a higher degree than the subject standard;

The purpose and intent of Code Section 155.3501.O.2.a, Building Length. The intent of the Transit Oriented District encourages full block development or redevelopment. The applicant's narrative states that increased building length associated with full block development will allow the continuation of the smart growth benefits for the project and the surrounding adjacent areas to utilize.

- 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;

P&Z

The applicant has provided competent substantial evidence that supports the request and is consistent with the comprehensive plan and advances the goals and policies of this Code 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.*

Policy 01.04.02 *The City of Pompano Beach shall amend its land development regulations to reduce parking requirements for residential and commercial uses along major corridors where it can be shown that pedestrian and transit amenities are provided, shared parking is provided, or sufficient public parking is nearby.*

Policy 01.14.01 *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 01.14.02 *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.*

- c. Imposes no greater impacts on adjacent lands than would occur through compliance with the specific requirements of this Code;

The request imposes no greater impacts on adjacent lands than would occur through compliance with the specific code. The requested 20% increase in building length will apply to the building that is across the street from existing development in the Core and Center Sub-Areas with more intense development, whereas, the smaller building is across from existing development in the Edge Sub-Areas.

- d. Provides one or more of the following public benefits to an extent sufficient to compensate for the requested modification of standards:

- i. Deed-restricted workforce and/or affordable housing;

The developer will contribute to the affordable housing trust fund for the required affordable housing component.

- ii. Permanent conservation of natural areas or lands;

Not applicable.

- iii. Preservation of protected trees in addition to that required by this Code's tree preservation standards;

Not applicable.

- iv. Protection against flood damage in addition to that required by the floodplain management requirements in Chapter 152 (Buildings) of the Code of Ordinances;

Not applicable.

- v. Permanent protection of scenic views;

Not applicable.

- vi. Public parks and recreational facilities;

The project will designate a Public Open Space plaza to comply with a Density Bonus requirement, and in conjunction with a cross-block passage for pedestrian connectivity as a requirement of the TO/EOD.

- vii. Public trails and trail linkages;

The developer will provide a pedestrian cross-block passage between the two buildings in the proposed project at approximately mid-block, connecting SE 24 Ave and a portion of SE 25 Ave, which are depicted as components of a newly designated publicly accessible greenway on Diagram 155.3709H, for the EOD Designated Publicly Accessible Open Space and Urban Greenway System.

- viii. Public art;

The applicant's narrative states that as part of the EOD Density Bonus provisions, the project will provide artwork that is accessible to the public and may be displayed in public open spaces or areas along the street abutting the building.

- ix. Cultural or historic facilities deeded to the city or qualified not-for-profit agencies;

Not applicable.

- x. Other benefits approved by the PZB.

Not applicable.

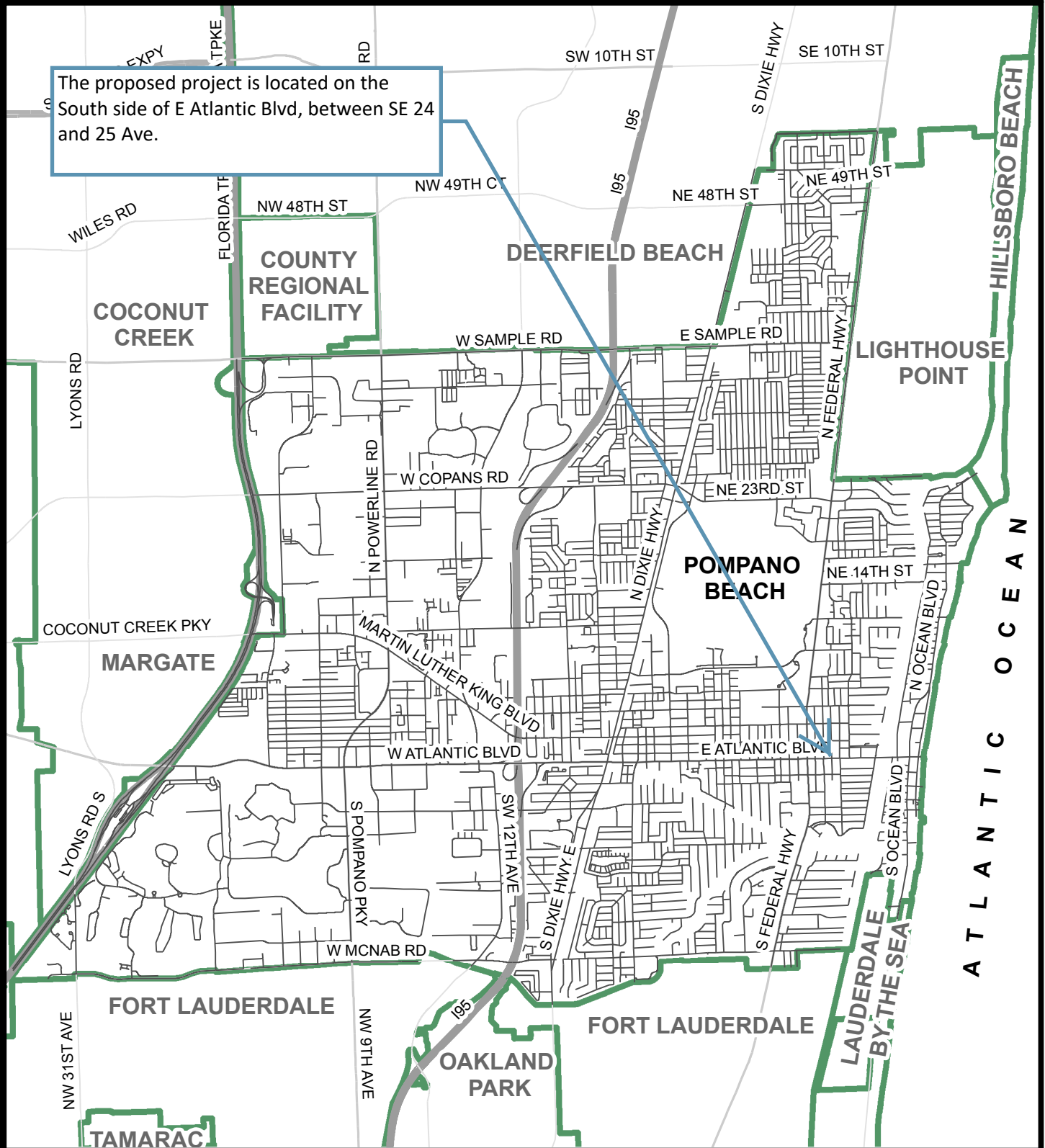
Staff Conditions:

1. The Development Order and Administrative Adjustment document must be recorded with Broward County. A copy of the recorded approval must be submitted at the time of building permit.
2. Obtain Major Site Plan approval for PZ# 21-12000052.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.

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.

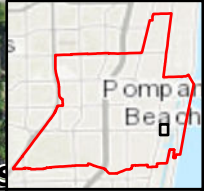
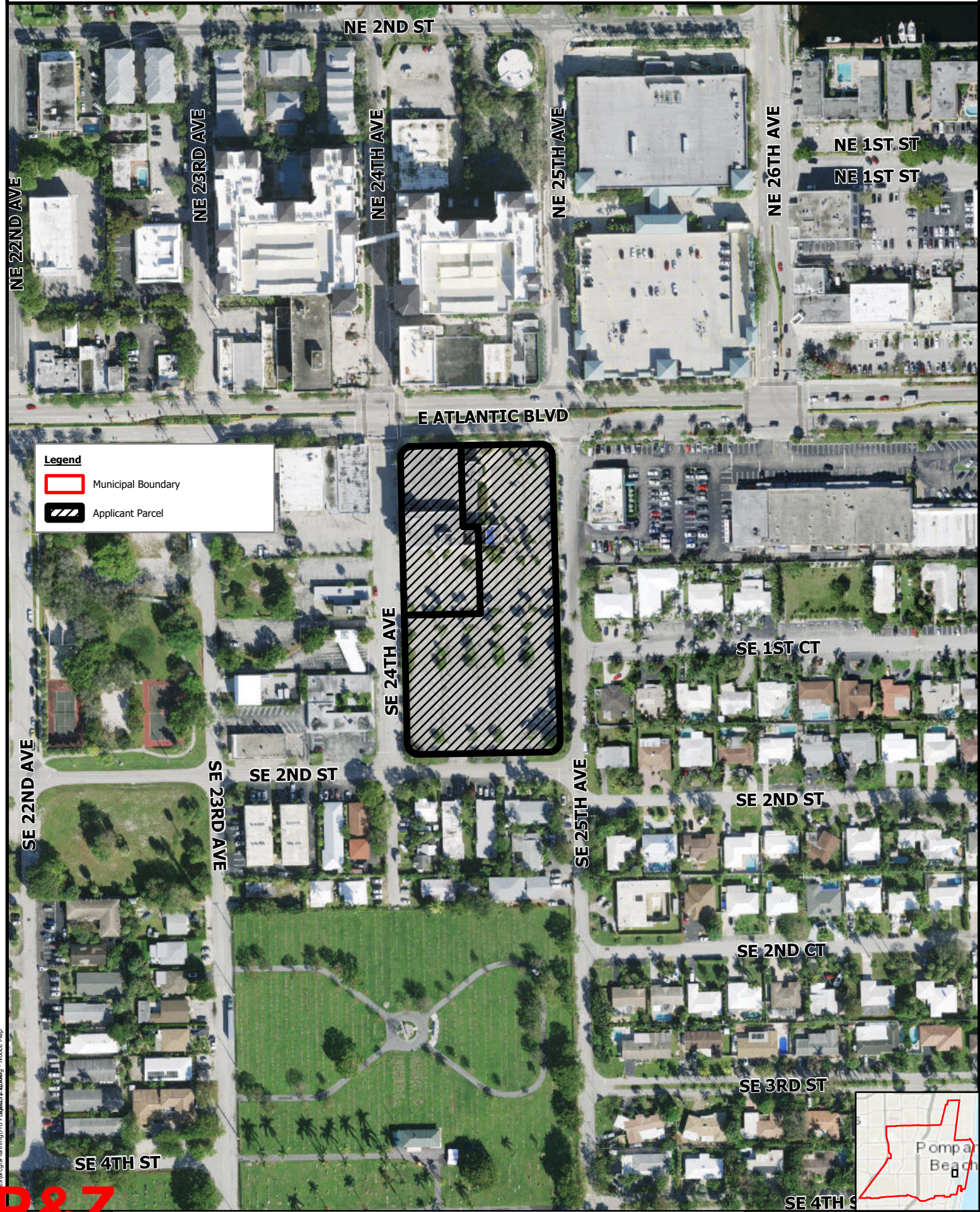


1 in = 1 miles

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DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH

AERIAL MAP



P&Z
Scale:
1:2,500
PZ25-16500002
08/27/2025

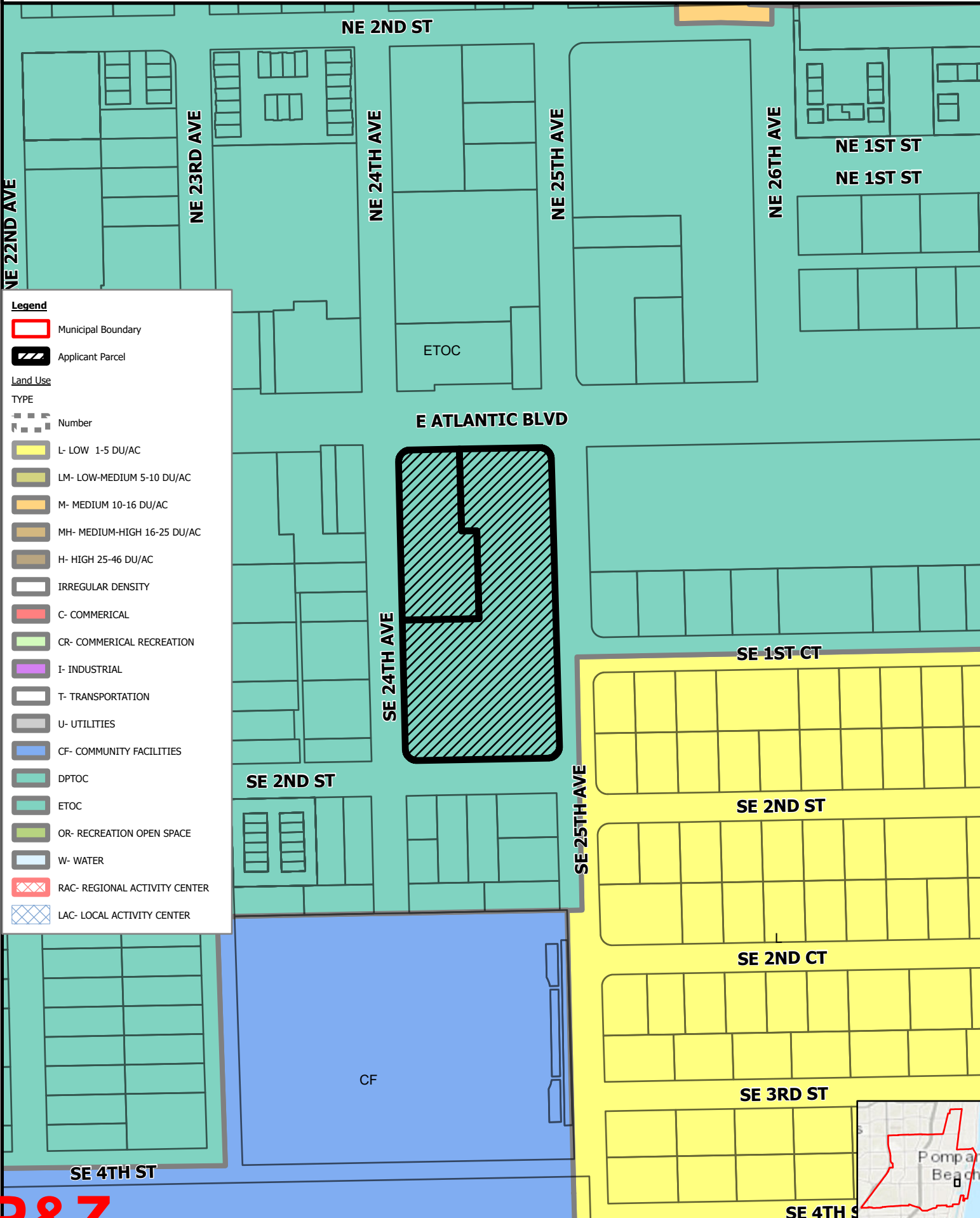
2400 E Atlantic Blvd
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


















CITY OF POMPANO BEACH

LAND USE MAP

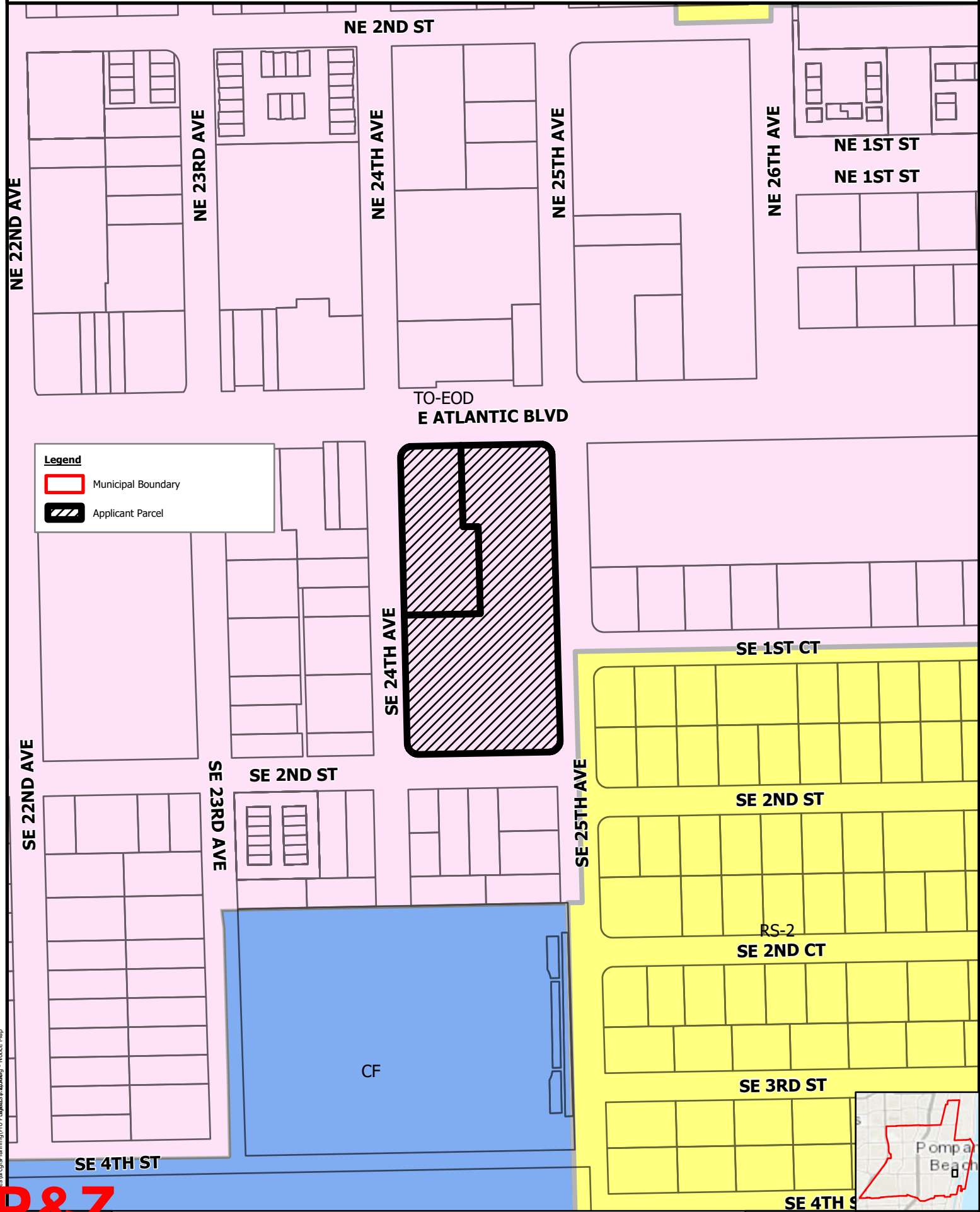


Legend

-  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



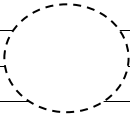
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Scale:
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PZ25-16500002
08/27/2025

2400 E Atlantic Blvd
7

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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