

May 22, 2025

David Recor, Director of Development Services  
City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE:** Major Administrative Adjustment for 20% increase of Building Length

**Location:** 2400 E Atlantic Blvd Pompano

**Parcel ID #:** 484331050040, 484331050100

Dear Mr. Recor,

On behalf of the property owner (Portman Residential, LLC), KEITH, is requesting a Major Administrative Adjustment (code section 155.2421.B.1) to allow a 20% increase in Building Length from the Standard Maximum building length of 300-feet to a maximum length of 360-feet.

Per code section 155.3501.O.2.a, the maximum horizontal dimension of a building shall be 300 feet at any level. The proposed project provides a 360-foot building length along the SE 24<sup>th</sup> and SE 25<sup>th</sup> Avenue frontages.

The project site is located within the Atlantic Boulevard Corridor, as defined in the City's 2013 Transformation Plan Corridor Study. This area is envisioned as a vibrant, walkable gateway connecting the heart of Pompano Beach to the Atlantic Ocean beaches. The Plan emphasizes the importance of pedestrian-friendly, active frontages to support a "main street" environment with destination retail and dining experiences.

The East Overlay District (EOD) is intended to promote an urban form that supports public transit and encourages pedestrian-oriented development. It serves as a critical link between the Downtown Pompano Beach Overlay District and the Atlantic Boulevard Overlay District. Key urban design strategies—such as buildings oriented closer to the street, wide sidewalks, on-street parking, outdoor seating, shared bike lanes, thoughtful streetscaping, and appropriate transitions in scale to adjacent residential areas—are central to realizing the goals of the Atlantic Boulevard Corridor Study.

The subject site occupies an entire block, offering a unique opportunity to advance the "live, work, play" vision for the Corridor. In order to meet the form-based requirements of the TO-EOD—including building frontage, maximum setbacks, and active-use liner elements—the building's length must be maximized. This design approach directly aligns with the smart growth principles outlined in the Transformation Plan, and supports the intended mixed-use, pedestrian-focused character of the Atlantic Boulevard Corridor

A Major Administrative Adjustment shall be approved only on a finding that there is competent substantial evidence in the record that both the limitations in Table 155.2421.B.1, Allowable Administrative Adjustments, and the following standards are met:

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

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**APPLICANT RESPONSE:** Few opportunities exist to redevelop a full block, which provides enough land to design a project that can provide building design concepts that smaller single lot development do not typically provide. Increased building lengths associated with full block development will allow the continuation of the many smart growth benefits for the project and 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;

**APPLICANT RESPONSE:** *The Land Use Designation for this site is Transit Oriented (TO). The proposed development is consistent with the 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.

**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.

**Policy 01.15.01** The Planned Development Land Development Regulations shall provide the zoning district that facilitates attractive and functional mixed living, working, shopping, education and recreational activities for application to Regional Activity Centers.

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

**APPLICANT RESPONSE:** Providing for the extension of the building to match the lot configuration will allow beneficial design elements to extend into other areas providing a benefit to surrounding properties and will increase the beneficial aspects that would not be provided by limiting the building.

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;

**APPLICANT RESPONSE:** The project will be contributing to the affordable housing trust fund for the required affordable housing component.

ii. Permanent conservation of natural areas or lands;

**APPLICANT RESPONSE:** Not Applicable.

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

**APPLICANT RESPONSE:** 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;

**APPLICANT RESPONSE:** Not Applicable.

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- v. Permanent protection of scenic views;  
**APPLICANT RESPONSE: Not Applicable.**
- vi. Public parks and recreational facilities;  
**APPLICANT RESPONSE: The project will designate a publicly accessible open space plaza as part of the requirements of the TO Zoning Code to provide public access in order to enhance the connectivity of the public realm.**
- vii. Public trails and trail linkages;  
**APPLICANT RESPONSE: As part of the EOD Density Bonus provisions, the project will provide a publicly accessible pedestrian passage through the full block to provide linkages throughout the publicly accessible greenway system of the TO district.**
- viii. Public art;  
**APPLICANT RESPONSE: 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;  
or  
**APPLICANT RESPONSE: Not Applicable.**
- x. Other benefits approved by the P&Z.  
**APPLICANT RESPONSE: Not applicable.**

Our office looks forward to discussing this Major Administrative Adjustment with the City of Pompano Beach.

Respectfully Submitted,

*Michael Amodio*

Michael Amodio, AICP  
Principal Planner I, KEITH

CC: Marc Brambrut, Portman Holdings  
Maddie Davis, Portman Holdings

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