

## 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
PRIVATE (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

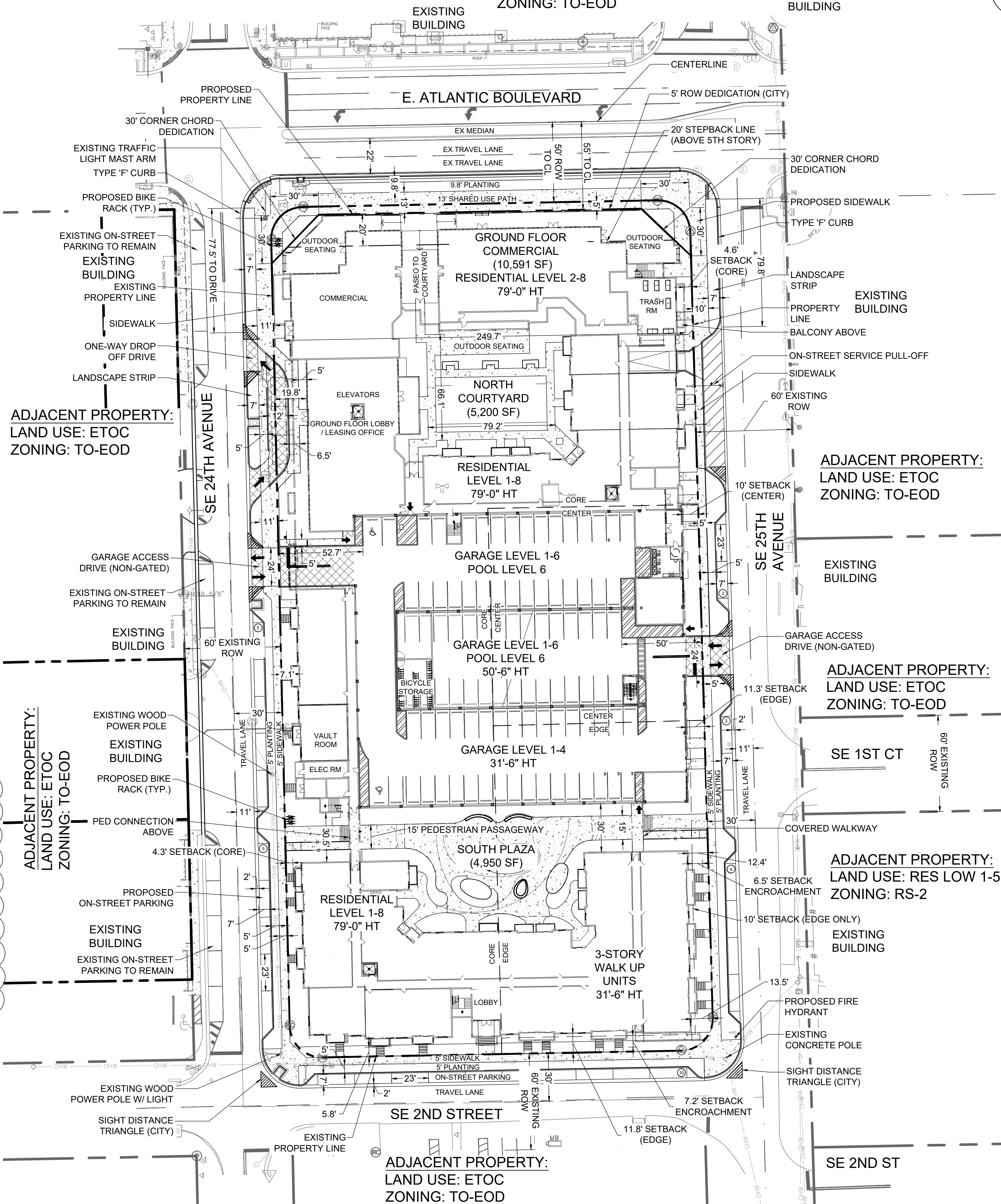
## NOTES:

- 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

Sub-Area	DU/Acre	Acreage	Units
Permitted Density			
Core	90	2.14	192.6
Center	60	0.40	24
Edge	24	0.64	15.36
SubTotal			231.96
Max Density Allowed with Max Bonus	150	3.18	477
Proposed Density w/ Bonus			
Sub-Area	DU/Acre	Acreage	Units
Option #1 Core + Center	20	2.54	50.8
Option #2 Core + Center	20	2.54	50.8
Option #3 Core + Center	20	2.54	50.8
Option #6 Core	20	2.14	42.8
Total Allowable Density w/ Options			427.16
Total Proposed Density			397

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

EXISTING BUILDING



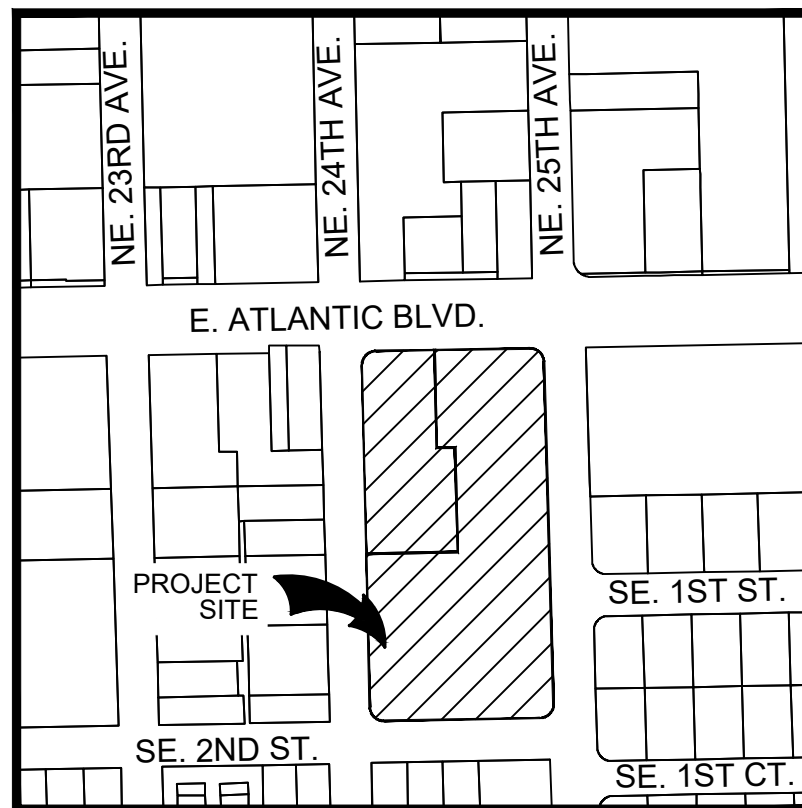
AAC

## GRAPHIC SCALE

0 40 80

SCALE: 1" = 40'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LOCATION SKETCH

(NOT TO SCALE)

## SITE DATA TABLE

PROJECT ADDRESS: 2400 E ATLANTIC BLVD, POMPANO BEACH FL 33062

FOLIO No. 484331050040, 484331050100

PROJECT INFORMATION:	EXISTING	PROPOSED
CURRENT USE:	COMMERCIAL	MIXED USE
LAND USE DESIGNATION:	TO - TRANSIT ORIENTED	NO CHANGE
ZONING DESIGNATION:	TO-EOD (E. OVERLAY DISTRICT) (WITHIN EAST CRA LIMITS)	NO CHANGE
USE AREA / SUB-AREA:	MIXED USE MAIN STREET / CORE, CENTER, EDGE	

	SQ. FT.	ACREAGE
SITE AREA (SF) (PER SURVEY)	138,903	3.189
GROSS BUILDING AREA (SF)	613,559	
RESIDENTIAL (SF)	346,089	
COMMERCIAL (SF)	10,591	
NON-LEASABLE (INCLUDING GARAGE)	256,909	

UNIT MIX BREAKDOWN	STUDIO	51
	ONE-BED	187
	TWO-BED	145
	THREE-BED	14
THREE-STORY WALK-UP UNITS		397
TOTAL # OF RESIDENTIAL UNITS		397
DENSITY	MAX ALLOWED	PROVIDED

	477 UNITS (W/ DENSITY BONUS)	397 UNITS (W/ DENSITY BONUS)*	*IMPLEMENTS BONUS OPTION #1, #2, #3, #6 PER TABLE 155.3709.E.3
SERVICE PROVIDERS:	POTABLE WATER SANITARY SEWER SOLID WASTE	CITY OF POMPANO BEACH CITY OF POMPANO BEACH COASTAL WASTE AND RECYCLING	

## ZONING DISTRICT REQUIREMENTS: (TO-EOD)

	REQUIRED	PROVIDED	
BUILDING HEIGHT (MAXIMUM)	CORE: 80' CENTER: 55' EDGE: 35'	79'-0" 50'-6" 31'-6"	COMMERCIAL HEIGHT MINIMUM 12'
LOT COVERAGE	90% MAX	76.8%	
PERVIOUS AREA	10% MIN	13.1%	

SETBACK REQUIREMENTS:	REQUIRED (MIN-MAX)	PROVIDED	
FRONT YARD (ATLANTIC BLVD) CORE	0' TO 20'	0'	
STREET SIDE YARD (SE 24TH AVE) CORE	0' TO 20'	4.3'	20 FOOT BUILDING STEPBACK ABOVE 5TH FLOOR
STREET SIDE YARD (SE 25TH AVE) CORE	0' TO 20'	4.6'	
CENTER	0' TO 20'	10'	
EDGE	10' TO 30'	11.3'	

SITE AREA CALCULATIONS:	SQ. FT.	%	ACREAGE
NET SITE AREA: (POST ROW DEDICATION)	136,767	100%	3.14
		PROVIDED	
IMPERVIOUS AREA		%	ACREAGE
BUILDING FOOTPRINT (INCL. OVERHANG)	105,080	76.8%	2.41
VEHICULAR USE AREA/PAVEMENT	1,150	0.8%	0.03
SIDEWALKS/CONCRETE	12,662	9.3%	0.29
PERVIOUS AREA (AT GRADE)	17,875	13.1%	0.41
TOTAL	136,767	100%	3.14

## PARKING CALCULATIONS:

	REQUIRED	PROVIDED
MULTI-FAMILY RESIDENTIAL		
1 SPACE PER UNIT (383 UNITS IN CORE/CENTER)	383	PER SECTION 155.3709.I.5.a.i.A
2 SPACES PER THREE-BED UNIT (14 UNITS IN EDGE)	28	PER TABLE 155.5102.D.1
GUEST PARKING: 1 PER 5 UNITS (EDGE ONLY)	3	PER TABLE 155.5102.D.1

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')
TOTAL PARKING	477	531
ADA SPACES (2% OF TOTAL PROVIDED)	11	11 ADA SPACES (12'X18')

NOTES: LOADING ZONE NOT REQUIRED FOR COMMERCIAL SF UNDER 20,000 SF PER TABLE 155.5102.M.1  
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



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Pompano Beach, FL 33060  
PH: (954) 788-3400

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
3	PZB SUBMITTAL	07/23/2025

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: 07/23/2025

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

STATUS: PZB SET

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

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08/06/2025