



Staff Report

**File #:** LN-715

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MAY 6, 2025

**ATLANTIC ONE**

**Request:** Building Design  
**P&Z#** 24-12000011  
**Owner:** Collier Atlantic Blvd LLC  
**Project Location:** 1800 E Atlantic Blvd. / 1801 SE 2nd Street / 1736 E Atlantic Blvd.  
**Folio Number:** 484236012900, 484236012970, 484236012990  
**Land Use Designation:** ETOC (East Transit Oriented Corridor)  
**Zoning District:** TO-EOD (Transit Oriented - East Overlay District)  
**Commission District:** 3 (Alison Fournier)  
**Agent:** Shane Zalonis (954-527-6258 / shane.zalonis@gmlaw.com)  
**Project Planner:** Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

**Summary:**

This Major Site Plan application is for a new development that is similar to the previously-approved Site Plan (PZ#18-12000015) for a mixed-use development in the TO/EOD, in the Center and Edge Sub-Areas. The proposed development is for 303 dwelling units and approximately 5,700 square feet of nonresidential space facing East Atlantic Blvd, on 4.97 acres. The applicant is applying Density Bonus #2 (Public Open Space) for an additional 60 units in the Center Sub-Area. The changes from the previous Site Plan include a reduction in the nonresidential square footage, an increase in the amount of public and private open space, and a shifting of buildings on Parcels 1 and 3. Affordable housing in-lieu fees of \$706,899 were paid on the previously-approved Site Plan and are vested for this Site Plan.

The property is located on the south side of East Atlantic Boulevard and west of North Federal Highway.

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): Transit Oriented (TO), East Overlay District (EOD) / Single Family Dwelling, Vacant Land
- B. Surrounding Properties (Zoning District / Existing Use):

- a. North - Transit-Oriented (TO), East Overlay District (EOD) / School, storefront
- b. South - Two-Family Residence (RD-1) / Duplex
- c. East - Transit-Oriented (TO), East Overlay District (EOD) / Single Family Residence, Townhouse, Restaurant, Broward Children's Center
- d. West - Transit-Oriented (TO), East Overlay District (EOD), Single Family Residence (RS-2), Two-Family Residence (RD-1) / Single Family Residence, Duplex, Commercial

**Staff Conditions:**

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

- 1. Obtain approval for a Minor Administrative Adjustment for up to a 10% reduction in active use required on secondary streets in the Center Sub-Area for the active use for Parcel 1 and Parcel 2 on SE 18 Avenue.
- 2. To mitigate potential spill-over parking along the west side of SE 17 Ave between SE 2 St and East Atlantic Blvd, the developer, at their own expense, will design, permit, and install either curbing or landscape, or a combination of both, as determined by City Engineering and Urban Forestry.
- 3. Obtain Master Sign Program approval prior to permit application for building, free-standing, or tenant signage.
- 4. A Unity of Title is required prior to permit approval.
- 5. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
  - a) In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable, provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit, pursuant to Section 155.5509.
  - b) Provide a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board.
  - c) Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - d) Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
  - e) A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

# CITY OF POMPANO BEACH AERIAL MAP



**Legend**

- Pompano Beach City Limits
- Applicant Parcel



Scale:  
1:2,125

Date: 10/11/2022 3:04 PM

**COLLIER ATLANTIC BLVD LLC**  
1800 E Atlantic Blvd; 1736 E Atlantic Blvd;  
1801 SE 2nd St

**AAC**

**PZ24-12000011**  
Department of  
Development Services  
**04/18/2025**



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