

Staff Report

File #: LN-705

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MARCH 18, 2026

2400 E ATLANTIC MIXED-USE DEVELOPMENT

Request: Major Site Plan
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:

The applicant is requesting a Minor Deviation to the Development Order for the 2400 E Atlantic Mixed-Use Development Major Site Plan, which was approved on August 27, 2025. The proposed deviations to the site plan include a minor reduction in the number of dwelling units from 397 to 357 which results in the removal of a Density Bonus, a modification to building height, a reduction in the number of parking spaces, and other minor changes. The changes are detailed in the applicant's Site Plan Amendment Narrative.

Subsequent applications for a Zoning Compliance Permit for development authorized by a Development Order for a Site Plan may include minor deviations from the approved plans and conditions without the need to amend the Site Plan, pursuant to Section 155.2407.H. Such deviations, however, are limited to changes that the Development Services Director determines would not:

1. Increase or significantly decrease the density of residential development;
2. Increase or decrease the number of building stories;
3. Materially alter the drainage, streets, or other engineering design;
4. Adversely impact the management of stormwater quality or stormwater quantity;
5. Substantially affect the terms of the original approval;
6. Result in significant adverse impacts on the surrounding properties or the City at large; or
7. Increase or significantly decrease the intensity of nonresidential development that affects the overall character of the project.

The table below is a summary of the DRC review of this Major Site Plan.

Development Review Committee Member	Status - 3/4/2026
Planning	Comments not Available
Zoning	Resubmittal Required
Landscape and Urban Forestry	Pending Development Order
Fire Prevention	Pending Development Order
Engineering	Pending Development Order
Utilities	Resubmittal Required
BSO	Pending Development Order
Building Division	Pending Development Order

Staff Conditions: See attached DRC Comment Report.

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REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BUILDING DIVISION Todd Stricker 2/19/26 8:39 AM	Comment Advisory Comments A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations. FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) . FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities,			Info Only



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			private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility. FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2023 FBC.			
2	1	BUILDING DIVISION Todd Stricker 2/19/26 8:39 AM	Comment 1.FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures. 2.FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable. 3.FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code. 4.FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating. 5.FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code. 6.FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables			Info Only



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			1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. 7.FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details. 8.FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation. 9.FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutesetc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation. 10.F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1). 11.FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed. 12.FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval. 13.FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector. 14.FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. 15.FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.			
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			Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein. 16.FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. 17.FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2. 18.FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation Van Accessible. Reference Engineering Standard 300-5. 19.If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation. 20.FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property. 21.1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. 22.FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs. 23.FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. 24.FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architects or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section			
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			and chapter 633, Florida Statutes.			
3	1	ENGINEERING DEPARTMENT David McGirr 2/19/26 11:31 AM	Comment Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.			Condition
4	1	ENGINEERING DEPARTMENT David McGirr 2/19/26 11:31 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.			Condition
5	1	ENGINEERING DEPARTMENT David McGirr 2/19/26 11:32 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.			Condition
6	1	UTILITIES Nathaniel Watson 2/20/26 2:04 PM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only
7	1	UTILITIES Nathaniel Watson 2/20/26 2:05 PM	Comment 2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.			Condition
8	1	UTILITIES Nathaniel Watson 2/20/26 2:05 PM	Comment 3. Please show the property's existing water and sewer connections, noting the system termination method or if the service shall be utilized on Civil plan 411 CU-101 Water & Sewer Plan. Please correct.			Resolved
9	1	UTILITIES Nathaniel Watson 2/20/26 2:05 PM	Comment 4. Please utilize ADS HP storm pipe instead of the HPDE pipe. Demolish the existing storm drainage pipe along SE 25 Avenue and extend the proposed drainage north with a catch basin within the public right-of-way.			Resolved
10	1	UTILITIES Nathaniel Watson 2/20/26 2:05 PM	Comment 5. Please attach the following City Engineering Standard details as they apply: 106-2 Master Meter and Backflow Device, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations, 400-1A Precast Drainage Structure, 400-1B Type C Inlet, 401-1 Type D Inlet, 402-1 Type E Inlet, 403-1 Type H Inlet, 410-1 Cast Iron Grates, 413-1 Eye Bolt and Chain for Locking Grates, 414-1 Water Stop Seal.		Reviewer Response: Nathaniel Watson - 2/20/26 2:20 PM 2022 versions attached; need 2025 version.	Unresolved
11	1	UTILITIES Nathaniel Watson 2/20/26 2:05 PM	Comment 6. Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day on Civil plan 411 CU-101 Water & Sewer Plan.			Resolved
12	1	UTILITIES Nathaniel Watson 2/20/26 2:06 PM	Comment 7. Please indicate the estimated daily wastewater discharge of the development in (GPD) gallons per day on Civil plan 411 CU-101 Water & Sewer Plan.			Resolved



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13	1	UTILITIES Nathaniel Watson 2/20/26 2:06 PM	Comment 8. Please show a reuse irrigation water connection for 720 &721-LI 101&102 Irrigation Plans.			Resolved
14	1	UTILITIES Nathaniel Watson 2/20/26 2:06 PM	Comment 9. Please note that the proposed 3 and larger water meters are not stock items. These large meters are subject to an eight-month order lead time. Please order these items on time to ensure that the services are available for installation.			Info Only
15	1	UTILITIES Nathaniel Watson 2/20/26 2:36 PM	Comment 10. The proposed water consumption and wastewater discharge demands are shown as 100,314 GPD. A system capacity study with the city’s consultant is required. The study will assess the water/wastewater system and project impacts under average and maximum daily demand conditions, including system pressure, fire flow, water age, and quality. All associated costs of the impact study will be the responsibility of the owner/developer. All required improvements to the system resulting from the project will be at the developer’s cost.			Unresolved
16	1	UTILITIES Nathaniel Watson 2/20/26 2:37 PM	Comment 11. 411 CU-101 Water & Sewer Plan proposes a public fire hydrant that is in close proximity to the existing fire hydrant located at the intersection of SE 25 Avenue and SE 1 Court. Remove the public hydrant. If the development requires a hydrant in this location, propose a private hydrant with a City meter and DDCV. Please correct.			Unresolved
17	1	BSO Anthony Russo 2/27/26 10:51 AM	Comment Development Review Committee Date Reviewed: 2-27-2026 Subject: CPTED and Security Strengthening Report: PZ#: PZ25-12000001 Name: 2400 E ATLANTIC MIXED-USE DEVELOPMENT / DARCY SIMASEK (PORTMAN HOLDINGS) FIRST NATIONAL BANK OF POMPAN Address / Folio: 2400 E. Atlantic Blvd., Pompano Beach, FL Type: Major Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy D. Cappellazo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email, No Voicemail) Monday Thursday; 8 AM 3 PM			Info Only
18	1	BSO Anthony Russo 2/27/26 10:52 AM	Comment A.**CONFIDENTAILITY STATEMENT** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be conspicuously			Condition



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			stamped CONFIDENTIAL in red to ensure restricted access.			
19	1	ZONING Pamela Stanton 3/4/26 3:42 PM	Comment The proposed active use at the tertiary portion of SE 25 Ave is shown as 29%, where 70% is required, pursuant to Section 155.3709.I.2.b. Relief must be obtained for a reduction of this magnitude before proceeding with the proposed changes to the site plan.			Unresolved
20	1	ZONING Pamela Stanton 3/4/26 3:42 PM	Comment Verify the percentage of active use along the tertiary portion of SE 25 Ave. An 847-square-foot tenant storage room is shown as active use. Storage is not considered active use. Alternatively, change the 847-square-foot room from tenant storage to active use.			Unresolved
21	1	ZONING Pamela Stanton 3/4/26 3:43 PM	Comment On the active use diagram, the transition from secondary to tertiary street on SE 25 Ave aligns with the north right-of-way line of SE 1 Ct. Revise the diagram to accurately reflect the changes to the street hierarchy.			Unresolved
22	1	ZONING Pamela Stanton 3/4/26 3:43 PM	Comment Revise the Building Frontage/Active Use table to accurately reflect the alignment of the secondary and tertiary streets with the Core, Center, and Edge subareas, with the required and proposed percentages.			Unresolved
23	1	ZONING Pamela Stanton 3/4/26 3:43 PM	Comment The cross-block passage and south plaza (public open space) appear to be elevated above grade. Clarify the reason for elevating this area.			Unresolved
24	1	ZONING Pamela Stanton 3/4/26 3:44 PM	Comment The Sustainability Narrative lists Sustainable Landscape-One Star for 2 points. This sustainability option requires a certification by the Sustainable Sites Initiative. Verify that the required certification will be achieved prior to building permit approval.			Unresolved
25	1	ZONING Pamela Stanton 3/4/26 3:44 PM	Comment Provide screening for the portion of the parking garage that is visible over the 2-story portion of the building, from south of the project site (see the south elevation).			Unresolved
26	1	ZONING Pamela Stanton 3/4/26 3:44 PM	Comment For the AAC hearing: provide side-by-side comparisons, in color, of each exterior building elevation, with the approved and proposed elevations.			Unresolved
27	1	LANDSCAPE REVIEW Wade Collum 3/4/26 4:10 PM	Comment 3.4.26 1. Please provide a cross section detail of pavement, curb, islands, planting strips, sidewalks, & foundation plantings (with elevations) so as to assist in determining required landscape material is able to be installed as shown on the plan. For further discussions w staff for clarification. 2. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas. Provided detail showing 2' footer encroaches into the required planting shown on the plan. Revise, correct so as to meet minimums. 3. Please provide a comment response sheet as to specifically how comments have been addressed at			Unresolved



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			time of permit submittal.			
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