



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-276

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ARCHITECTURAL APPEARANCE BOARD

Meeting Date: MAY 4, 2022

### OCEAN PARK POMPANO BEACH

**Request:** Major Building Design  
**P&Z#** 21-12000037  
**Owner:** Mount Vernon Property Holdings, LLC.  
**Project Location:** 1508 N Ocean Boulevard  
**Folio Number:** 484329010070  
**Land Use Designation:** H (High 25-46 DU/AC)  
**Zoning District:** PD-1 (Planned Development - Infill)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Andrea Harper (954-788-3400)  
**Project Planner:** Diego Guevara (954-786-4310 / [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com))

### Summary:

The applicant is requesting Building Design approval to construct a 19-story mixed-use development with two towers on one podium base, with a total of 28 residential units and 3,047 sq. ft. of commercial space. The footprint of the proposed building is 2,340 sq. ft. on a 27,049 sq. ft. (0.62 acre) site. Lot coverage is 66.8%. The Site Plan was reviewed by Development Review Committee on March 16, 2022 and the Planning and Zoning Board on April 27, 2022.

The property is located on the east side of North Ocean Boulevard, south of NE 16 Street.

Pursuant to Section 155.2205, 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.

The Zoning designation was changed from RM-45 (Multiple-Family Residence) to PD-I (Planned Development Infill) by Ordinance No. 2019-81 on July 23, 2019. The PD-I provides modifications and dimensional standards to allow flexibility in the project design, provides compatibility between the adjacent uses, and allows more efficient use of land with a structure consistent with the scale of the surrounding neighbors. The approved PD-I sets the developments standards for the site, and the proposed project meets the design criteria established in the PD-I.

**Zoning | Existing Uses**

A. Subject property (Zoning | Existing Use): PD-I (Planned Development- Infill | Vacant Lot.

A. Surrounding Properties (Zoning District | Existing Use):

- a. North - RM-45 / HR (Multiple-Family 45) | Multi-family residential building
- b. South - RM-45 (Multiple-Family 45) | Multi-family residential buildings
- c. East - RM-45 Park-Beach
- d. West - RM-20 (Multiple-Family 20) | Multi-family residential buildings

**Staff Conditions:**

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

1. Provide evidence that the adjacent Park Improvement Project has obtained approval from the Planning and Zoning Board, prior to Zoning Compliance Permit Approval.
2. Provide a copy of approval from the Florida Fish & Wildlife Conservation Commission, noting a review of the proposed site plan for the sensitivity of marine life. Refer to 155.5402 for additional lighting requirements for Marine Turtle Protection. Address, specifically, any possible issue regarding the potential light spillage from the interior of the apartment units to the beach due to the glass finishing of the proposed towers.
3. Provide a copy of the approved Air Park Obstruction Permit, pursuant Section 155.2422, and Section 155.3707.
4. Provide evidence of recorded right-of-way dedication for N. Ocean Blvd.
5. Provide a note on the plans: "All ground-level windows on street-facing facades shall be transparent" pursuant to Section 155.5602.C.7.b.
6. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
7. A copy of the CPTED plan, approved by the Broward Sheriff's Office, must be submitted for Zoning Compliance Permit Approval.
8. Landscape and Irrigation plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.



# CITY OF POMPANO BEACH AERIAL MAP



1 in = 167 ft

3/31/2022

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PREPARED BY:  
**AAC**  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ21-12000037  
6/03/2022