



Staff Report

File #: LN-632

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: SEPTEMBER 3, 2024

**N OCEAN BL / OCEANSIDE POMPANO**

**Request:** Building Design  
**P&Z#** 06-12000032  
**Owner:** 20 NORTH OCEANSIDE OWNER LLC  
**Project Location:** 20 North Ocean Blvd.  
**Folio Number:** 484331450010  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3/PCD (General Business Planned Commercial Overlay)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Michael Amodio (mamodio@keithteam.com)  
**Project Planner:** Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

**Summary:**

This agenda item is for a Minor Deviation to an approved Major Site Plan with Major Building Design for the proposed Oceanside mixed-use residential and hotel development at 1 North Ocean Blvd. The proposed minor deviations include exterior alterations to the architecture, bedroom mix, and interior layout. The building footprint, number of units, and building height remain unchanged.

The original approval in 2006 was for a 24-story condominium tower with 77 units, and a 22-story hotel tower with 303 hotel rooms, retail and restaurant spaces. The Development Order remains active through a series of extensions since 2009, pursuant to various Senate Bills, States of Emergency by the Governor, and one general extension by the Planning & Zoning Board.

The developer has also made a commitment to the City to add 170 metered and transient (hourly) public parking spaces at ground level within the parking structure of their development.

The property is located on the north side of East Atlantic Blvd, and one block west of the Atlantic Ocean.

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.



Zoning / Existing Uses

A. Subject property (Zoning | Existing Use): General Business/Planned Commercial District/Atlantic Overlay District (B-3/PCD/AOD) | Temporary Public Parking Lot

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

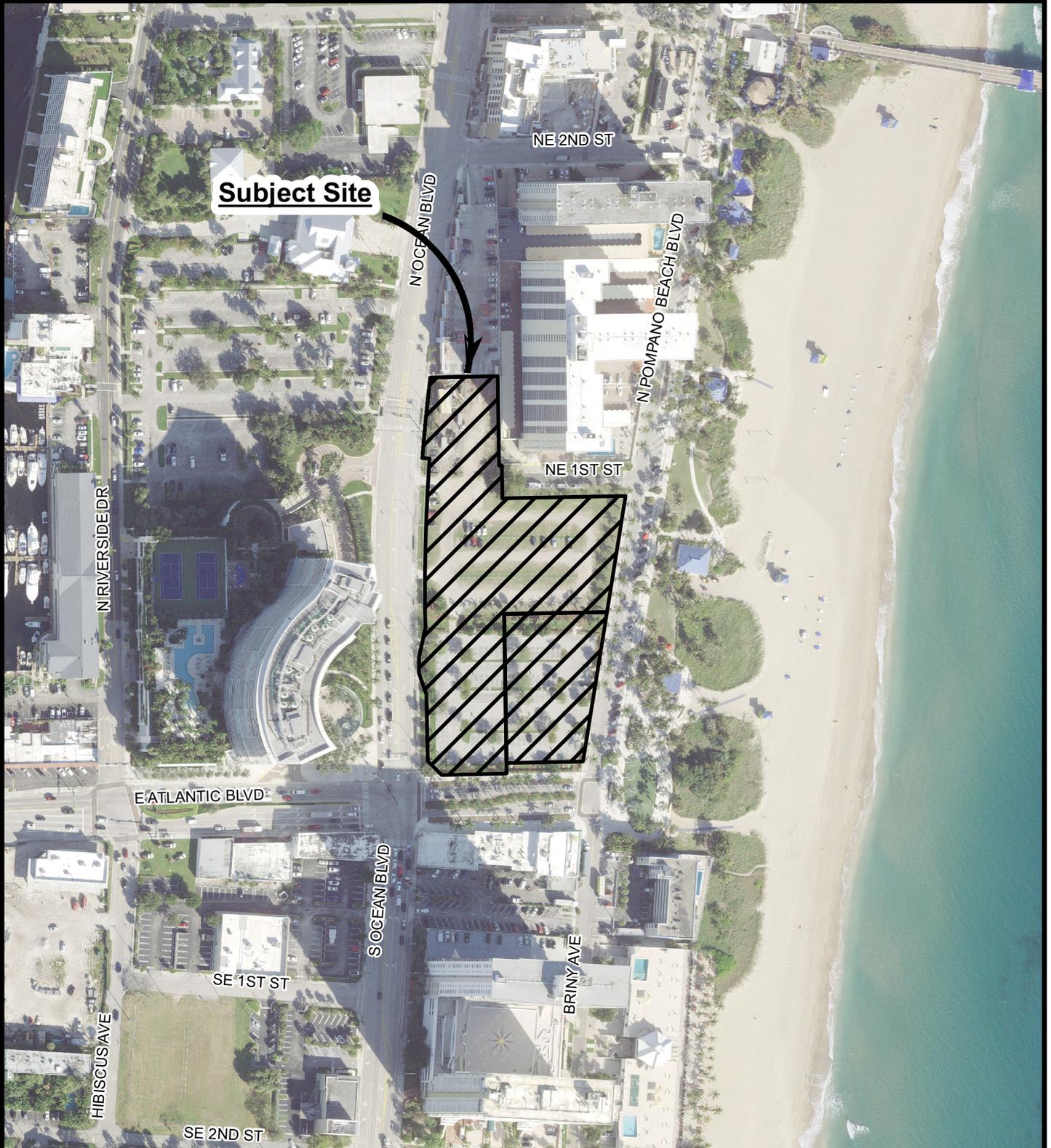
- a. North - Atlantic Overlay District (AOD), Multi-family Residential High Rise (RM-45-HR) | Multi-family (Sea Monarch), Shopping Center
- b. South - Atlantic Overlay District (AOD), Community Business (B-2) | Shopping Center
- c. West - General Business/Planned Commercial District/Atlantic Overlay District (B-3/PCD/AOD | Mixed-Use, Multi-family condominium
- d. East - Atlantic Overlay District (AOD) | City Park/Beach, Atlantic Ocean

**Staff Conditions:**

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

- 1. Provide the location of the 170 public parking spaces within the parking structure on the plans, and a description of how the public parking will function, including ingress/egress, access, and how the public parking will be isolated from the private parking areas.
- 2. The Conditions from previous Development Orders remain in place.
- 3. Standard conditions of approval required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Prior to Zoning Compliance Permit approval, a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.
  - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - c. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
  - d. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

# CITY OF POMPANO BEACH AERIAL MAP



1 in = 233 ft

8/21/2024

AdkBob

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

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09/03/2024