

(1:56:33)

4. [LN-200](#)

**OCEAN PARK POMPANO BEACH PLAT**

**Request:** Plat  
**P&Z#** 21-14000021  
**Owner:** Mount Vernon Property Holdings, LLC.  
**Project Location:** 1508 N Ocean Blvd.  
**Folio Number:** 484329010070  
**Land Use Designation:** H (High 25-46 DU /AC)  
**Zoning District:** PD-I (Planned Development-Infill)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Andrea Harper (954-788-3400)  
**Project Planner:** Maggie Barszewski (954-786-7921/maggie.barszewski@copbfl.com

Ms. Lawson allowed Maggie Barszewski, Michael Vonder Meulen, and Andrea Harper access to the virtual meeting. They were placed under oath by Rafaela Thermidor.

Ms. Barszewski, Planner, introduced herself to the Board and stated that the applicant is requesting plat approval for the entitled “Ocean Park Pompano Beach” Plat. The 0.86 acre-property is located on the southeast corner of North Ocean Boulevard and NE 16th Street. The agent Andrea Harper of Keith, Inc. is representing the owner of the property, Mount Vernon Property Holdings, LLC, who is the Applicant. The existing site is vacant. The subject property has a land use designation of Residential High and Planned Development-Infill (PD-I) zoning. On July of 2019, the City Commission approved the PD-I Zoning and a Site Plan consistent with the PD-I Master Plan is scheduled for the January 19, 2022 DRC hearing. The proposed development is a 19-story mixed use building with 28 residential units and ground floor commercial. The proposed Plat will create two parcels, ‘Parcel A’ for the proposed mixed-use project and Parcel B for right-of-way dedication. The Plat is restricted to “28 high-rise units and 4,000 square feet of commercial use. No more than 50 percent of the floor area will be used for commercial use.” This plat was reviewed by the Development Review Committee (DRC) on December 15, 2021, and found to be in compliance with the City’s Land Development Regulations. All comments from the DRC have been addressed and all service provider letters have been submitted.

Development Services staff recommends approval of this plat with the following two conditions to be satisfied prior to the City Commission hearing:

1. The plat cover page must be signed and sealed by the surveyor and signed by all owners; and
2. A Title Certificate shall be submitted that is less than 6-months old and is made out to the City.

Mr. Stacer asked if the Board has any questions of staff. There were none.

Ms. Andrea Harper introduced herself to the Board and thanked staff for the presentation. She stated they are requesting approval and will comply with the conditions requested by staff.

Ms. Kovac asked where the cars will be accessing the commercial area on such a small lot. Ms. Harper responded in the garage. Ms. Kovac asked if the garage will accommodate 28 units’ parking demand. Ms. Harper responded yes. Ms. Kovac asked if there will be outside parking. Ms. Harper responded there will be on-street parking, but this is not part of the required parking for the project. She added that the site plan is still at the DRC level but will come to the Board. They have a park improvement agreement that provides parking on the street for the park. Ms. Kovac stated she will comment when the site plan is presented.

Mr. Stacer asked if anyone from the public wished to speak on the item. There was none. Mr. Stacer closed the public hearing.

(2:03:00)

**MOTION** by Tundra King and seconded by Tobi Aycock that the Board find that competent, substantial evidence has been presented for the Plat that satisfies the review standards, and that approval is recommended to the City Commission. All voted in favor, with the exception of Joan Kovac who voted no.

DRAFT