

**1508 N Ocean  
Project Narrative**

On behalf of Mount Vernon Property Holdings, LLC (owner), KEITH is requesting Major Site Plan approval to construct two, 19-story mixed towers project with 28 luxury residential condominium dwelling units and approximately 3,047 square feet of commercial space. This property is 0.62 net acres (including a future ROW dedication along AIA) and 0.86 gross acres. The general location is the southeast corner of the intersection of State Road A1A and NE 16th Street, west of the City of Pompano Beach's North Ocean Park. The site has one folio number: 484329010070. The parcel is currently vacant.

In 2019, a Rezoning Application was submitted and approved at City Commission (PZ16-13000001) for this Project Site to rezone the property from RM-45 (Multiple-Family Residence 45) to PD-I (Planned Development Infill) to allow for the innovative development on a smaller, infill property. The site is subject to the PDI (Planned Development Infill) rezoning and Ordinance NO. 2019 - 81. The property's Future Land Use designation is Residential High, which allows 25-46 dwelling units per acre (du/ac).

The proposed development includes an architecturally significant, mixed-use building with multifamily residential and ground floor commercial uses. The project's commercial component includes approximately 3,047 square feet of space on the ground floor, which could be utilized by the uses provided for in the PD-I approval. The commercial component is intended primarily for the benefit of residents. The ground floor also contains lobby areas, indoor fitness, lounge, reception, back-of-house facilities, and parking.

The building's second and third floors include parking and back of house facilities. The fourth floor includes a deck with a landscaping, pool, and other building amenities. The building's residential component begins on level five.

The building's residential component includes 28 units and is uniquely designed with two, residential components, each with 19 floors. Each floor of each tower contains a single dwelling unit except for the top floor, which will contain a two-story penthouse.

The building will include a mix of ground floor commercial and residential uses. To meet the intent of providing a high-quality mixed-use development in a PD-I, a Plat application and an Air Park Obstruction permit application are also being submitted.

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Below is a continuation of the project narrative which addresses each of the site plan review standards established by the City of Pompano Beach. The Design Team believes they have provided competent substantial evidence for the City to support the development as proposed.

**Per City of Pompano Beach an application for a Major Site Plan must meet the site plan review standards. Those have been addressed below:**

1. *Consistent with the land use designation in the comprehensive plan.*

*The land use designation for this property is High (25-46 DU/AC). The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:*

**Objective 01.02.00** Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.

**Policy 01.02.02** Approve site plans, plats, and other development approvals on the condition that the applicant will dedicate right-of-way according to the requirements of the Broward County Trafficways Plan and the City's street standards in Chapter 100 of the City's Code of Ordinances.

**Policy 01.04.02** The City of Pompano Beach shall amend its land development regulations to reduce parking requirements for residential and commercial uses along major corridors where it can be shown that pedestrian and transit amenities are provided, shared parking is provided or sufficient public parking nearby.

**Policy 01.06.01** Consider and minimize the impacts that land use amendments, rezoning or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically, and paleontologically significant resources.

**Policy 01.07.08** Through ongoing updates to the land development regulations develop new zoning districts that encourage redevelopment, including mixed use along major highway corridors.

**Policy 01.14.01** The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.

**Policy 01.05.01** Continue to require all substantial improvement, new development, and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code Chapter 12.2 of the



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City's Code of Ordinances, and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.

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**Policy 01.06.01** Consider and minimize the impacts that land use amendments, rezoning or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically, and paleontologically significant resources.

**Policy 01.14.07** All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.

2. *Complies with the applicable district, use, and intensity and dimensional standards of this Code.*

A rezoning application was approved under PD-I Ordinance NO 2019-81 to rezone the property from RM-45 to a PD-I district. The rezoning has already provided modifications and dimensional standards to allow for flexibility in the project design. The PD-I allows the flexibility to design a site plan and building design best suited for the parcel and its uses. The dimensional standards have been modified to reflect the PD-I district and included in this submittal. The approved PD-I has created compatibility between the adjacent uses and allow for a more efficient use of land with a structure consistent to the scale of the surrounding neighbors. The applicant will be requesting a superior a superior alternative.

3. *Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801*

Per Section 155.5801-2 as applicable the proposed mixed use residential development shall achieve at least twelve points based on Table 155.5802: Sustainable Development Options and Points.

The proposed development has exceeded the required Sustainability Points. Based on the conceptual plans they are achieving 20 points.

- Infill/Mixed Use Building (4)
- Efficient Cooling/Energy Star (2)
- Overhangs on South Facing Windows (2)
- Sustainable Landscaping (2)
- Hurricane Resistant Structural System (4)
- White Roof (2)
- Green Building/LEED Certified (2)
- Parking Structure (2)

4. *Complies with all other applicable standards in this Code.*



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The proposed site plan follows all other applicable standards of the Code and will comply with the modification to the applicable standards in the approved PD-I Ordinance NO 2019-81. As part of the approved PD-I, the proposed district plan will adhere to the standards set forth as part of the PD-I district. Also, all overhead utilities will be buried for this project as per Section 155.5509.

5. *Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.*

It is anticipated that all new development orders issued for the new project will supersede all previous development orders.

6. *The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances.*

The proposed project anticipates receiving a concurrency certificate from the City of Pompano Beach as part of the major site plan and major building design application.

7. *Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan.*

The Ocean Park project will be designed to provide safe, adequate, paved vehicular access between the building and State Road A1A which is identified as an 80-foot collector on the Broward County Trafficways Map. The design team has met with the Florida Department of Transportation (FDOT) which has final jurisdiction over the roadway and has received a pre-application letter. A copy of that letter has been provided as part of this submittal.

8. *Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance.*

The project site is not located within a wellfield protection area. The project does not anticipate requiring any hazardous material licensing.

9. *Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.*

As a part of the major site plan and major building design application, the applicant has developed a separate CPTED security plan and CPTED security narrative which address all the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

10. *Complies with adopted Fire Codes and Standards per City Code Section 95.02.*

The proposed project will comply with all adopted Fire Codes and Standards per the City Code.

Fire sprinkler system will be designed to high hazard standards in the areas with parking lifts. A Fire Command Center will be a minimum of 204 SF with a minimum interior dimension of 10'



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11. *Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and*

Due to the proximity of the proposed project to the Atlantic Ocean the proposed project will comply with all standards listed in Section 155.5402 – Lighting Requirements for Marine Turtle Protection of the City’s Zoning Code. By doing so the project will reduce impacts of coastal lighting on the nesting and hatching of threatened and endangered sea turtles though restrictions, constraints, and requirements to preserve and protect sea turtles and sea turtle inhabitants.

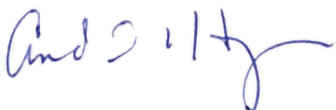
12. *Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.*

The proposed site plan recognizes the importance of the SR A1A Corridor Study and its recommendations. The Ocean Park project intends to increase public parking spaces for North Ocean Park. Project plans include reconfiguring NE 16<sup>th</sup> Street with parallel and 90-degree parking, curb and gutter pedestrian walkways, and lush landscaping.

The proposed development will establish a pleasant environment for drivers, cyclists, and pedestrians. Public Park access, public sidewalks, and street trees for shade are part of the proposed project. Also, the proposed site plan will complement and enhance the area by providing a mixed-use development and the high-rise building will provide a harmonious transition between the A1A Corridor and adjacent residential neighborhoods.

The Project Design Team looks forward to discussing and presenting the 900 N Ocean project with the City of Pompano Beach.

Respectfully Submitted,



Andrea Harper

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