



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-309

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JULY 1, 2025

NORTH OCEAN PARK

Request: Building Design
P&Z# 22-12000012
Owner: City of Pompano Beach
Project Location: 3424 NE 16 Street
Folio Number: 484329010060
Land Use Designation: OR (Recreation Open Space)
Zoning District: RM-45
Commission District: 1 (Audrey Fesik)
Agent: Juan Chapa (jchapa@keithteam.com)
Project Planner: Diego Guevara (954-786-4310 /diego.guevara@copbfl.com)

Summary:

The applicant is requesting Building Design approval for the renovation of North Ocean Park proposed by the developer of the multifamily project that has been approved for the adjacent property at 1508 North Ocean Blvd (PZ#21-12000037). The proposed improvements for the park include new pavilions, restroom facilities, beach showers, pedestrian lighting, bike racks, seating, picnic tables, grills, trash receptacles, sidewalks, irrigation, and landscaping.

The footprint of the proposed structures within the park is 3,699 sq. ft. on a 31,848 sq. ft. (0.73 acre). Lot coverage is 11.7%.

The Site Plan was reviewed by the Development Review Committee on July 6, 2022, July 17, 2024, December 18, 2024, and March 19, 2025.

The property is located at the east end of NE 16 Street, on the south side of the 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 property Zoning designation is Multifamily Residential 45 (RM-45).

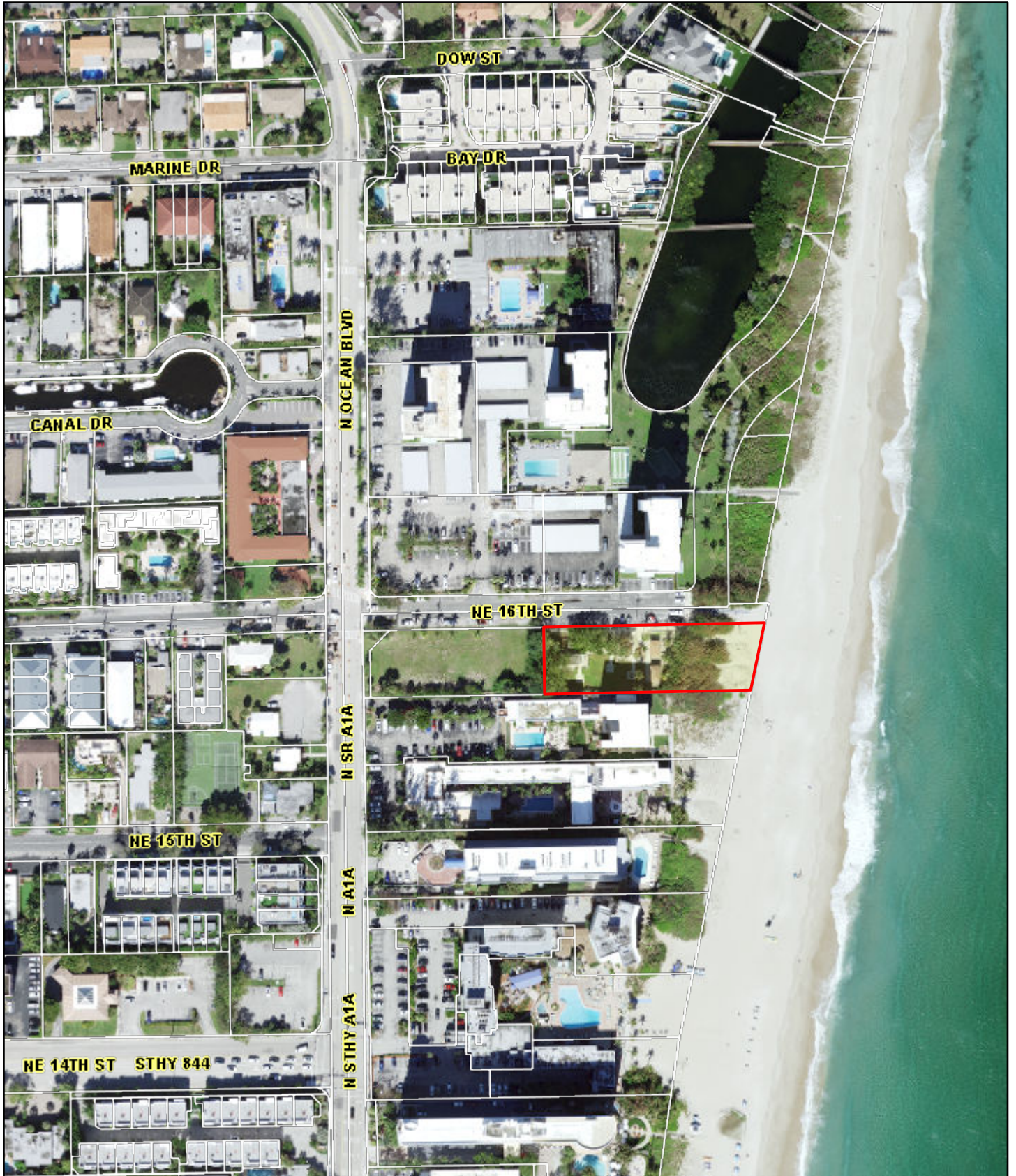
Zoning | Existing Uses

- A. Subject property (Zoning | Existing Use): RM-45 | Public Park.
- B. Surrounding Properties (Zoning District | Existing Use):
 - a. North - RM-45/HR | Multiple Family Buildings
 - b. South - RM-45 | Multiple Family Building
 - c. East - I-1 | Beach, Atlantic Ocean
 - d. West - PDI | Vacant Lot (site for the approved Duet Towers multifamily development)

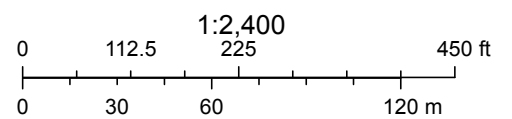
Staff Conditions:

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

1. Modify the solid wall of the proposed bathroom to provide a breeze wall similar to the wall proposed on the opposite side of the bathroom building to alleviate potential blind spots from a surveillance and security perspective.
2. Add a note on the Paving, Grading, and Drainage plans that the existing roadway and parking area within the project limits and beyond will be inspected by the City Engineer, Public Works Director, or a designated representative for damage that resulted from construction, before final acceptance. A partial or complete milling and overlay of the parking and roadways may be required.
3. Standard Conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. Pursuant to Section 155.5509, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. A copy of the CPTED plan, approved by the Broward Sheriff's Office, must be submitted for Zoning Compliance Permit Approval.
 - d. Landscape and Irrigation plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.



October 21, 2024



AAC