

**North Ocean Park  
13424 NE 16th Street  
K# 09520.02**

On behalf of the City of Pompano Beach and according to the developers agreement with Mount Vernon Property Holdings, LLC (developer), KEITH is requesting a Minor Site Plan approval to construct and install improvements to the North Ocean Park including, but not limited to, a new pavilion, restrooms, exterior showers, pedestrian lighting, bike rack, bench seating, landscaping, drinking fountain, trash receptacles, sidewalk, irrigation, and walking trail (“Improvement”). The 0.73-acre parcel is located at 3424 NE 16<sup>th</sup> Street. The North Ocean Project has one folio number: 484329010060. The parcel is zoned RM-45 with a Future Land Use designation of REC-OPEN SPACE.

In 2019, a Development Agreement between the City of Pompano Beach and Mount Vernon Property Holding, LLC was submitted and approved at City Commission (Resolution No. 2019 - 247) approving and authorizing the proper City Officials to execute a development agreement regarding improvements to North Ocean Park between the City of Pompano Beach and the Developer. The development agreement was recorded in the Broward County Records (Instrument # 115991100 Pages 1-17).

The park’s design enhances its existing ecological character, celebrating the signature trees that define its identity. The layout strengthens the natural void at its center, introducing continuous perimeter circulation that frames the open space, allowing for both contemplation and flexible programming. A carefully planned sequence of experiences guides visitors from the urban edge inward—starting at the sidewalk, leading them onto the park deck and beneath the iconic Tree of Life, a welcoming space for rest and relaxation.

To the south, a walkway extends toward the balcony, a communal area with grills and picnic tables, creating a space for gatherings and shared meals. Meanwhile, the park’s northern edge offers shaded seating beneath the tree canopy, providing a quiet place to pause. At the center, the open lawn serves as a flexible space for active recreation, seasonal events, or casual sports play. Complementing these features, a dedicated service amenity area includes bike racks, trash receptacles, showers, and a surfboard rack with a hose—ensuring the park meets the needs of all visitors.

Additionally, the existing public restroom will be upgraded to align with the park’s new improvements, enhancing comfort and accessibility for all. Designed for both function and enjoyment, the park will remain a lasting and adaptable green space, seamlessly connected to the ocean and the community.

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 Minor 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 REC-OPEN SPACE. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:***

**Comprehensive Plan.** The Design Team believes the proposed project is consistent and compatible with the Pompano Beach Comprehensive Plan including:

**Goal 01.00.00** The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

**Policy 01.01.04** Maintain public and private recreation and open space facilities at a level of five (5) acres for each 1,000 residents.

**Policy 01.09.06** Evaluate the feasibility of retrofitting/reconstructing existing city buildings and facilities to make them more hurricane resistant and establish priority lists.

**Policy 11.01.01** Continue to provide mini-parks, neighborhood parks and small urban open spaces acreage on a citywide basis at the rate of two (2) acres per 1,000 populations for the planning periods.

**Policy 11.09.02** The Parks and Recreation Department staff and the Parks and Recreation Advisory Board members shall promote how well maintained and well used parks may increase neighborhood real estate values, provide venues for neighborhood activities, and act as a cohesive factor for the neighborhood residents.

**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 152 of the 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.

**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.

**Goal 4:** Provide safe well-maintained and adequate open space and recreational facilities for all Pompano Beach residents and visitors.

**Policy 04.02.01** To adhere to the open space definitions and standards of permitted uses specified in the implementation section of the Future Land Use Element.

**Objective 04.03.00** – Maintenance and Upgrade

**AAC**



To insure the provision of existing park and recreational facilities through continued maintenance, upgrading of facilities and total refurbishment.

**Policy 04.04.01** To ensure that all recreational facilities and parks are accessible to pedestrians, bicyclists and automobile users and that facilities for each group are separate and clearly marked to avoid conflicts.

**Policy 04.04.04** To maintain the existing beach access points and parking lots for beachgoers.

**Policy 04.04.05** To maintain and enhance the existing recreational facilities which provide physical or visual access to water.

**Objective 04.10.00 – Climate Change Resilience**

Create opportunities to utilize parks, open spaces, and green spaces for climate change adaptation and resiliency.

**Policy 04.10.06** The City will continue to utilize sustainable building and Florida Friendly landscaping design for all park and recreation facilities including retrofitting and renovation projects.

**Policy 04.10.07** The City will promote, to the maximum extent feasible, the use of reclaimed water for irrigation on all city parks where infrastructure can be reasonably cost-effectively extended to serve those facilities, even if they are within the County's utility service area.

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

**The Design Team believes the North Ocean Park project complies with all applicable standards in the Pompano Beach Zoning Code.**

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*

**The applicant feels this requirement is not applicable since the property is owned and operated by the City.**

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

**The Design Team believes the North Ocean Park project complies with all applicable standards in the Pompano Beach Zoning Code.**

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 minor site plan and minor 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 North Ocean Park project will be designed to provide safe, adequate, paved vehicular access between the parking area and NE 16th Street. The site does not directly abut a roadway on the**



**Broward County Trafficking.**

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 minor site plan and minor 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.**

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 through 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 parking layout has been added as a courtesy to be further implemented in a future phase or later as part of capital improvements. Please note that this is not within the scope of work for this submission.**

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

Respectfully submitted,



Juan Pablo Chap  
Planner  
KEITH

**AAC**

