



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-109

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### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 21, 2021

### 900 N OCEAN PLAT

**Request:** Plat  
**P&Z#** 21-14000005  
**Owner:** Beach Villa 900 Ocean Boulevard Condominium, Inc  
**Project Location:** 900 N. Ocean Boulevard  
**Folio Number:** Multiple Folios. See staff report.  
**Land Use Designation:** H (High 25-46 DU/AC)  
**Zoning District:** RM-45 (Multiple Family Residences 45)  
**Commission District:** 1  
**Agent:** Michael Vonder Meulen (954-612-3202)  
**Project Planner:** Maggie Barszewski (954-786-7921 / Maggie.barszewski@copbfl.com)

### Summary:

The proposed plat, "900 N. Ocean Plat," regards a 3.067 acre parcel located at 900 N Ocean along the east side of Highway A1A, North of NE 8th Court and South of NE 10th Street in Pompano Beach. The proposed plat is to allow 119 multifamily units on property previously developed as 49 villa units.

**Staff Conditions:**

**BUILDING DIVISION**

Plan Reviewer:

Status:

CRA

Plan Reviewer: [kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com)

Status: Review Complete No Comments

Comments: Not in CRA

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**WASTE MANAGEMENT**

Plan Reviewer: [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) <<mailto:beth.dubow@copbfl.com>>

Status: Review Complete No Comments

Comments:

04-05-2021

No comments for this plat application at this time.

**UTILITIES**

Plan Reviewer: [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)

Status: Review Complete Pending Development Order

Comments:

4-12-2021

1. Please note that additional review and further comments may be forthcoming contingent upon future submittals.
2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the proposed PLAT.

**ENGINEERING DEPARTMENT**

Plan Reviewer:

Status: Review

Comments:

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**FIRE DEPARTMENT**

Plan Reviewer: [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

Status: Review Complete Resubmittal Required

Comments:

4/6/21

1 - Not clear at this time if additional access from public right of ways will be required on property for fire/emergency access to proposed structures entrance. fire/rescue apparatus will not access under

structures.

**LANDSCAPE REVIEW**

Plan Reviewer: wade.collum@copbfl.com

Status: Review Complete Pending Development Order

Comments:

1. Shift location of the building north to edge of setback to alleviate relief and provide the required 10' south landscape perimeter buffer. Suspended pavement will be required if not to provide the maximum soil volume requirements for tree to be installed along that south perimeter.
2. The west parking lot will be required to be shown and meet the minimum code standards as part of the submittal
3. Comments will be rendered at time of site plan submittal.
4. Provide landscape plans in accordance with 155.5203 for the entire site.

**ZONING**

Plan Reviewer: Lauren.Stanton@copbfl.com

Status: Review Complete Pending Development Order

Comments:

1. Pending a review of the Plat Note Restrictions.
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**PLANNING**

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Review Complete Pending Development Order

Comments:

1. Section 155.5101G.3. VEHICULAR ACCESS MANAGEMENT shall be met.  
The plat cannot proceed for review by the Planning & Zoning Board until the County's DRR Report is e-mailed to Maggie Barszewski, and all items of such report are addressed on the plat.
2. Must submit a Title Certification addressed to the City, but can include the County and must be less than 6 months old.
5. Mayor Hardin's name is misspelled on page 1.
6. In the narrative & on the Plat, state whether right-of-way is being dedicated, it appears Parcel B is to be dedicated to meet Code & Broward Trafficways requirements.
7. A Broward County SCAD Letter will be required prior to Site Plan approval.
8. Since only a boundary Survey was submitted, please identify an easements that must be abandoned for the development of this property.
9. Rezoning approval must precede this Plat approval.
10. Please state gross acreage in the Narrative.
11. EMAIL DRC RESPONSES TO MAGGIE BARSZEWSKI AND CONTACT HER TO PROCEED WITH P&Z SUBMITTAL.
12. Please upload Application.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).