



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-594

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MAY 7, 2024

101 S. OCEAN HOTEL

Request: Major Building Design
P&Z# 23-12000042
Owner: Claridge Homes 101 Hotel LP
Project Location: 101 S. Ocean Blvd.
Folio Number: 494306060690
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business) / AOD (Atlantic Overlay District)
Commission District: 1 (Andrea McGee)
Agent: Andrew Schein (954-617-8919 / aschein@lochrielaw.com)
Project Planner: Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct a new 220-unit hotel with associated amenities including a 2,070 square foot roof-top restaurant/bar. The total footprint of the building is 22,783 square feet on a 31,732 square foot (0.73 acre) site, a total lot coverage of 71.8%. Being located within the AOD (Atlantic Boulevard Overlay District), the maximum permitted lot coverage is 72%. The site plan was reviewed by the Development Review Committee on November 1, 2023, February 7, 2024, and April 3, 2024. Concurrent with this site plan application, the applicant is rezoning the parcel from B-2 (Community Business) to B-3 (General Business) in order to make the entire block consistent as B-3.

The property is located on the east side of S Ocean Boulevard (SR A1A), the entire block between SE 1st Street and SE 2nd 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.

Zoning | Existing Uses

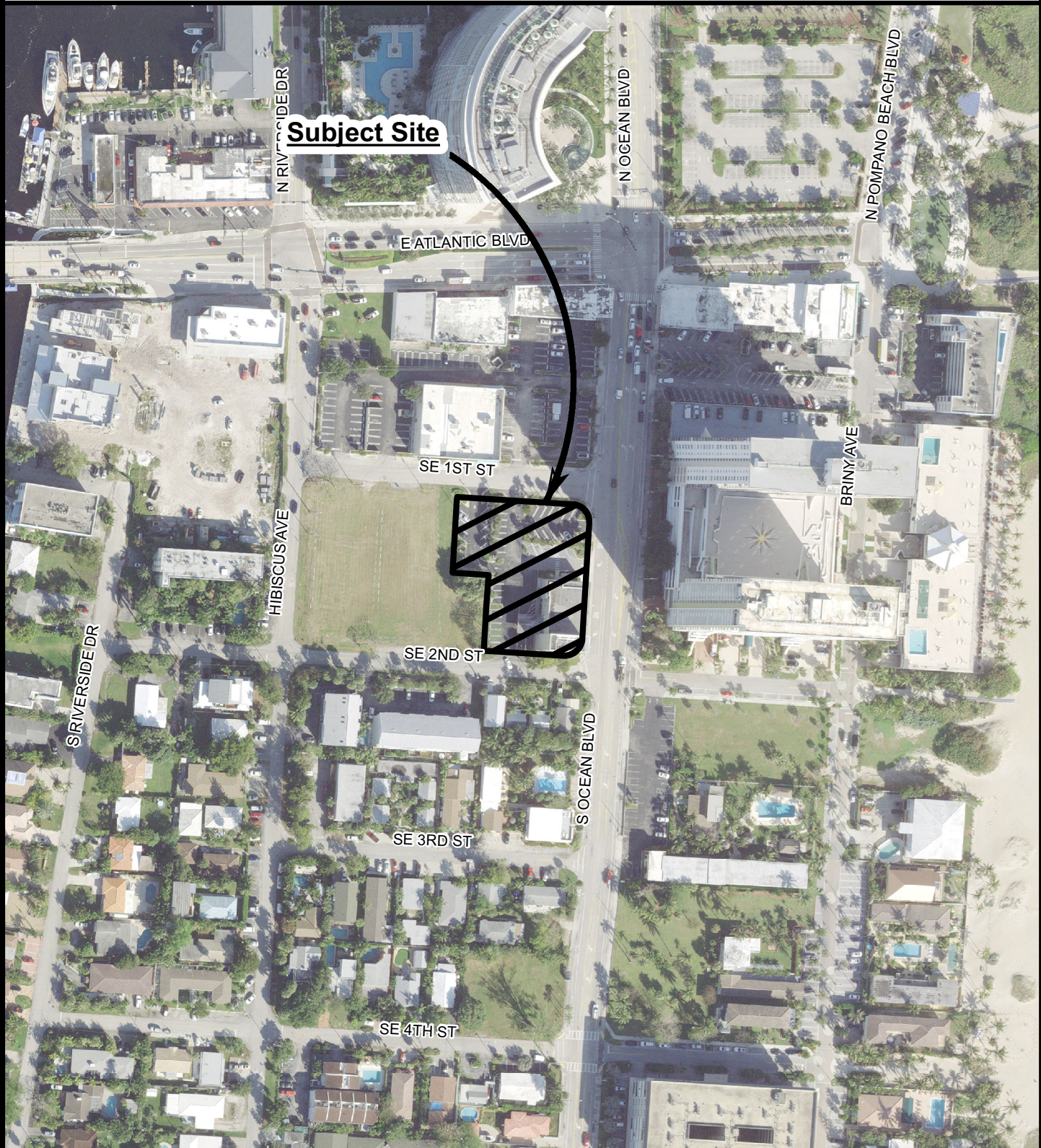
- A. Subject property (Zoning | Existing Use): B-2/AOD (Community Business/Atlantic Boulevard Overlay District) | Bank of America
- B. Surrounding Properties (Zoning District | Existing Use):
 - a. North - B-3/PCD/AOD (General Business/ Planned Commercial Development/ Atlantic Boulevard Overlay District) | Walgreens and a commercial/office building
 - b. South - RM-20/AOD (Multifamily Residence 20/ Atlantic Boulevard Overlay District) | Multifamily units
 - c. East - RM-45 HR/AOD (Multifamily Residence 45 High-rise/ Atlantic Boulevard Overlay District) | Condo development
 - d. West - B-3/AOD (General Business/ Atlantic Boulevard Overlay District) | Vacant lot

Staff Conditions:

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

1. The applicant's corresponding Rezoning application (PZ #23-13000002) from B-2 to B-3 shall be approved prior to building permit approval of the site.
2. The applicant shall provide a valet parking agreement in accordance with Section 155.5102.J.6. for the proposed valet parking.
3. The applicant shall provide evidence of compliance with the sea turtle lighting requirements within Code Section 155.5402. Lighting Requirements for Marine Turtle Protection for the portions of the building that can be seen from the beach (both interior lighting and exterior lighting).
4. The applicant shall submit to staff a five-foot ROW dedication on both SE 1 Street and SE 2 Street.
5. Update the ground floor photometric plan and irrigation plan with the revised dumpster enclosure location, consistent with the site plan.
6. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. The applicant shall provide evidence of compliance for the 12 points used for the Sustainability Narrative as submitted to the DRC by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

CITY OF POMPANO BEACH
AERIAL MAP



1 in = 192 ft

4/16/2024

SkoRya

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ23-12000042
05/07/2024