



City of Pompano Beach  
Department of Development Services  
Planning & Zoning Division

P&Z#: 21-12000040

100 W. Atlantic Blvd Pompano Beach, FL 33060  
Phone: 954.786.4679 Fax: 954.786.4666

## Development Application

### Development Review (Check all that apply)

Site Plan		Building Design	
<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Major	<input checked="" type="checkbox"/> Applicable (AAC Required)	<input type="checkbox"/> Not Applicable
Street Address: 1590 N Federal Highway (add'l attached)		Folio Number: 484330160080	Zoning District: PDI
Subdivision: See legal (multiple)		Block: See legal	Lot: See legal
Date of Pre-Application Meeting (Required for Major Site Plan):			

Site Data		
Project Name: Harborside at Hidden Harbour		
Acres*: 6.9	Number of units (Residential): 285	Total square feet of the building* (Non-Residential): 11,150

\*Minimum of one acre. Acres should be rounded to the nearest tenth. Square feet for non-residential developments should be rounded to the nearest thousand.

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Bercow Radell Fernandez Larkin & Tapanes	Business Name (if applicable): HTG AMP Harbourside, LLC
Print Name and Title: Graham Penn	Print Name and Title: Matthew Rieger, Manager of HTG Harbourside Manager, LLC, which is the Managing Member of HTG AMP Harbourside, LLC
Signature: 	Signature: DocuSigned by:  F0D79A4E38504B0...
Date: 12/1/21	Date: 12/02/2021
Street Address: 200 S. Biscayne Blvd, Suite 300	Street Address: 3325 Aviation Avenue 6th Floor
Mailing Address City/ State/ Zip: Miami, FL 33131	Mailing Address City/ State/ Zip: Coconut Grove, FL 33133
Phone Number: 305 374 5300	Phone Number: 305 860 8188
Email: gpenn@brzoninglaw.com	Email: matt@htgf.com
Email of ePlan agent (if different):	



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Diana Ramos

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**DRC**

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2/16/2022

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1/05/2022



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Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Bercow Radell Fernandez Larkin & Tapanes	Business Name (if applicable): AMP-IV Hidden Harbour, LLC
Print Name and Title: Graham Penn	Print Name and Title: Andrew Stumer, Authorized Person
Signature: 	Signature:  DocuSigned by: A1321A6E068243B
Date: 12/1/21	Date: 12/01/2021
Street Address: 200 S. Biscayne Blvd, Suite 300	Street Address:
Mailing Address City/ State/ Zip: Miami, FL 33131	Mailing Address City/ State/ Zip:
Phone Number: 305 374 5300	Phone Number:
Email: gpenn@brzoninglaw.com	Email: astumer@aquamarinepartners.com
Email of ePlan agent (if different):	



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## Development Application

### OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

**Owner's Name:** HTG AMP Harbourside, LLC  
(Print or Type)

**Address:** 3225 Aviation Avenue, 6th Floor  
Coconut Grove, Florida 33133  
(Zip Code)

**Phone:** 305 860 8188

**Email address:** matt@htgf.com

**DocuSigned by:**  
Matt Rieger  
(Signature of Owner or Authorized Official)

**SWORN AND SUBSCRIBED** before me this 2 day of December, 2021 by means of  
☐ physical presence or ☒ online notarization.

**NOTARY PUBLIC, STATE OF FLORIDA**

Diana Ramos

(Name of Notary Public: Print, stamp, or Type)

Diana Ramos  
Commission # GG 308355  
Notary Public - State of Florida  
My Commission Expires Apr 10, 2023

- ☒ Personally know to me, or  
☐ Produced identification:

(Type of Identification Produced)

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**Owner's Name:**  
(Print or Type)

AMP IV Hidden Harbour, LLC

**Address:**

3000 W SR 84

Fort Lauderdale, FL 33312

(Zip Code)

**Phone:**

**Email address:**

astumer@aquamarinepartners.com

DocuSigned by:

(Signature of Owner or Authorized Official)

**SWORN AND SUBSCRIBED** before me this 1st day of December, 2021 by means of ☐ physical presence or ☒ online notarization.

**NOTARY PUBLIC, STATE OF FLORIDA**

Diana Ramos

(Name of Notary Public: Print, stamp, or Type)

Diana Ramos  
Commission # GG 308355  
Notary Public - State of Florida  
My Commission Expires Apr 10, 2023

- ☒ Personally know to me, or  
☐ Produced identification:

(Type of Identification Produced)

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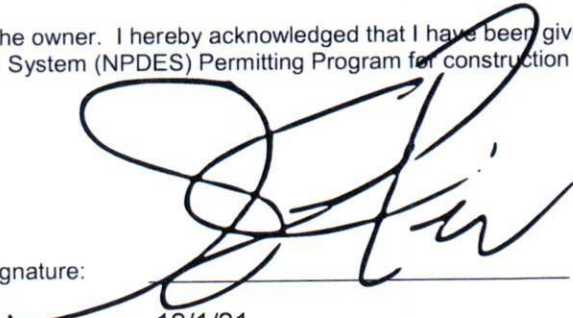
100 W. Atlantic Blvd Pompano Beach, FL 33060  
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## Development Application

**Acknowledgement receipt of the Florida  
NPDES Stormwater Permitting Program  
for Construction Activity**

I Graham Penn am the Attorney/Representative of the proposed application for  
(Print Name) (Title)

Development approval and authorized to sign on behalf of the owner. I hereby acknowledged that I have been given a copy of the Florida National Pollutant Discharge Elimination System (NPDES) Permitting Program for construction activity.

Signature: 

Date: 12/1/21



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**All Impacted Folio Numbers and Addresses – Hidden Harbour PD-I Mixed-Use Component:**

484330160080 -- 1590 N. Federal Highway

484330160090 -- 1580 N. Federal Highway

484330160100 -- 1550 N. Federal Highway

484330160110 -- 1540 N. Federal Highway

484330160120 -- 1530 N. Federal Highway

484330160130 -- 1500 N. Federal Highway

484330160140

484330160141

484330160160 -- 1490 N. Federal Highway

484330160161

484330160040 -- 2300 NE 16 Street

484330050040 – 2351 NE 16 Street

484330050050 -- NE 16 Street (No Assigned Number)

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**LAND DESCRIPTION – MIXED-USE PORTION OF HIDDEN HARBOUR PD-I AS PROPOSED TO BE AMENDED:**

(Parcel 1B)

Lots 1 and 2, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida;

Together with the South 1/2 of the vacated N.E. 15th Street, lying North of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, as vacated by Ordinance No. 2000-14 recorded November 18, 1999 in Official Records Book 30028, Page 2011, of said Public Records.

(Parcel 1D)

Lots 1, 2, 6, 7 and 8, in Block 1; and all of Tract "A" of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida;

Together with the North 1/2 of the vacated N.E. 15th Street, lying South of Lot 8, Block 1 of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(Parcel 1F)

Lots 3 and 4 of CALIBAN, according to the Plat thereof as recorded in Plat Book 27, at Page 12 of the Public Records of Broward County, Florida.

(Parcel 2)

Lots 3, 4 and 5, Block 1, of SEA BARGE YACHT CENTER, according to the Plat thereof, as recorded in Plat Book 38, Page 27, of the public records of Broward County, Florida.

Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 124,463 square feet (2.8573 acres) more or less.

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