

Ocean Park Plat Narrative

The proposed plat is a 0.86-acre parcel located at 1508 N Ocean along the east side of Highway A1A, South of NE 16th Street, west of the City of Pompano Beach's North Ocean Park. The site is vacant land with one folio number: 484329010070. The proposed development would feature a 19-story mixed-use project with 28 residential condominium dwelling units and approximately 3,526 square feet of commercial space. The property will need to be replatted.

The applicant believes the plat meets or exceeds all applicable standards in Article 2, Part 4. The proposed project will be reviewed as a major site plan and major building design and is expected to comply with all zoning requirements. Concurrent with the application for major site plan and major building design is an Air Park Obstruction permit application. The site plan application PZ21-12000037 is currently under DRC review.

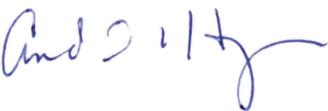
It is anticipated that all new development orders issued for the new project will supersede all previous development orders will receive a concurrency certificate from the City of Pompano Beach as part of the major site plan and major building design application. In July of 2019, the Pompano Beach City Commission approved the PD-I rezoning for the property. The site is subject to the PD-I rezoning and Ordinance NO. 2019 -81.

The Ocean Park project will be designed to provide safe, adequate, paved vehicular access between the building and State Road A1A which is identified as an 80-foot collector on the Broward County Trafficways Map. The design team has met with the Florida Department of Transportation (FDOT) which has final jurisdiction over the roadway and has received a pre-application letter. A copy of that letter has been provided as part of this submittal. Also, the 10.6-foot right-of-way dedication will be dedicated to FDOT (N. Ocean Blvd).

The project site is not located within a wellfield protection area. The project does not anticipate requiring any hazardous material licensing. The applicant has contacted all city and franchised utility companies. All companies have or will provide service availability letters. The one received are included as part of this application. It is anticipated that all future utilities will be placed underground.

The KEITH Team looks forward to discussing and presenting the Ocean Park plat with the City of Pompano Beach and Broward County.

Respectfully Submitted,



Andrea Harper