

900 N Ocean Plat Narrative

The proposed plat parcel is 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 gross acreage for land use is 3.33 acres. The gross acreage of the plat (prior to right-of-way dedications) is 3.067 acres. The new net acreage of the plat is 2.686 acres. The existing site contains the Beach Villa Condominiums that have forty-nine folio parcels. The proposed development would feature 119 multi-family residential units ranging between 1-4 bedrooms, multiple amenity areas, indoor fitness facilities, lobby and lounge spaces, reception area, a two-story parking garage fronting A1A and full access to the private beachfront. The property abuts North Ocean Boulevard (A1A) and NE 10th Street. The property will be platted as one parcel with the main entrance on A1A. The property has never been platted, therefore a 25-foot right of way dedication has been proposed.

The applicant believes the plat meets or exceeds all applicable standards in Article 5, Part 7. 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 application to rezone from RM-45 to PD-I and Air Park Obstruction permit. As part of the PD-I, the proposed district plan will adhere to the standards set forth as part of the PD-I district.

It is anticipated that all new development orders issued for the new project will supersede all previous development orders and will receive a concurrency certificate from the City of Pompano Beach as part of the major site plan and major building design application.

The 900 N Ocean 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.

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.

The Project Team looks forward to discussing and presenting the 900 N Ocean plat with the City of Pompano Beach.

Respectfully Submitted,

Ann DeVeaux