

## Legislation Text

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**File #:** LN-156, **Version:** 1

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Architectural Appearance Committee  
Meeting Date: July 6, 2021

### 900 N OCEAN

**Request:** Major Site Plan  
**P&Z#** 21-12000006  
**Owner:** Beach Villa 900 Ocean Boulevard Condominium, Inc.  
**Project Location:** 900 N. Ocean Boulevard  
**Folio Number:** 484331CD0010-484331CD0470  
**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:** Pamela Stanton

### Summary:

The applicant is requesting Major Building Design approval in order to construct a new 21-story mixed-use development with 119 dwelling units, 2,200 square feet of commercial use, a parking garage, surface parking and landscaping. The development is proposed on two parcels of land: on the east side of North Ocean Blvd is a 79,060 sf lot, and on the west side of North Ocean Blvd is a 10,452 sf lot for a total project area of 89,512 sf (2.05 acres). The building footprint of the proposed building is 55,822 sq. ft. on the 79,060 sq. ft. lot (69.7% lot coverage). The project includes the surface parking lot located on the west parcel directly across North Ocean Blvd from the east project parcel. An application to rezone the property from RM-45 to PD-I is currently in process, and the Building Design was reviewed under the proposed Rezoning regulations. Thus, a Building Design approval by the Architectural Appearance Committee is dependent upon the pending Rezoning approval. This site plan was reviewed by the Development Review Committee on April 21, and June 2, 2021.

The property is located on North Ocean Blvd and south of NE 10 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): Multi-Family (RM-45) | Existing multi-family
- B. Surrounding Properties (Zoning District | Existing Use):

- a. North - Multi-Family Residence 45 High-Rise Overlay (RM-45HR) | Condominium
- b. South - Multi-Family Residence 45 (RM-45) | Condominium
- c. West - Multi-Family residence 45 (RM-45) | Hotel
- d. East - Atlantic Ocean

### **Staff Conditions:**

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

1. The proposed Rezoning application to amend the Zoning designation from RM-45 to PD-I must be approved by the City Commission.
2. Provide a copy of the final Plat.
3. Obtain an Air Park Obstruction Permit.
4. Provide evidence of recorded right-of-way dedications for NE 10 Street, and the east and west sides of N Ocean Blvd.
5. Provide a copy of a valid Valet Parking Agreement pursuant to Section 155.5102.J.6.d.
6. Provide evidence of approval from the Florida Fish and Wildlife Commission for the proposed site lighting and sensitivity of marine life.
7. Provide a site lighting plan with details, notes and specifications for all exterior light fixtures and poles.
8. Provide a material, color and hardscape sample board.
9. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
10. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
11. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.