



# Pompano Beach Fishing Village

Project Update  
East CRA Advisory Board  
October 1, 2015

New Urban  Communities

**CASTER**  
developers

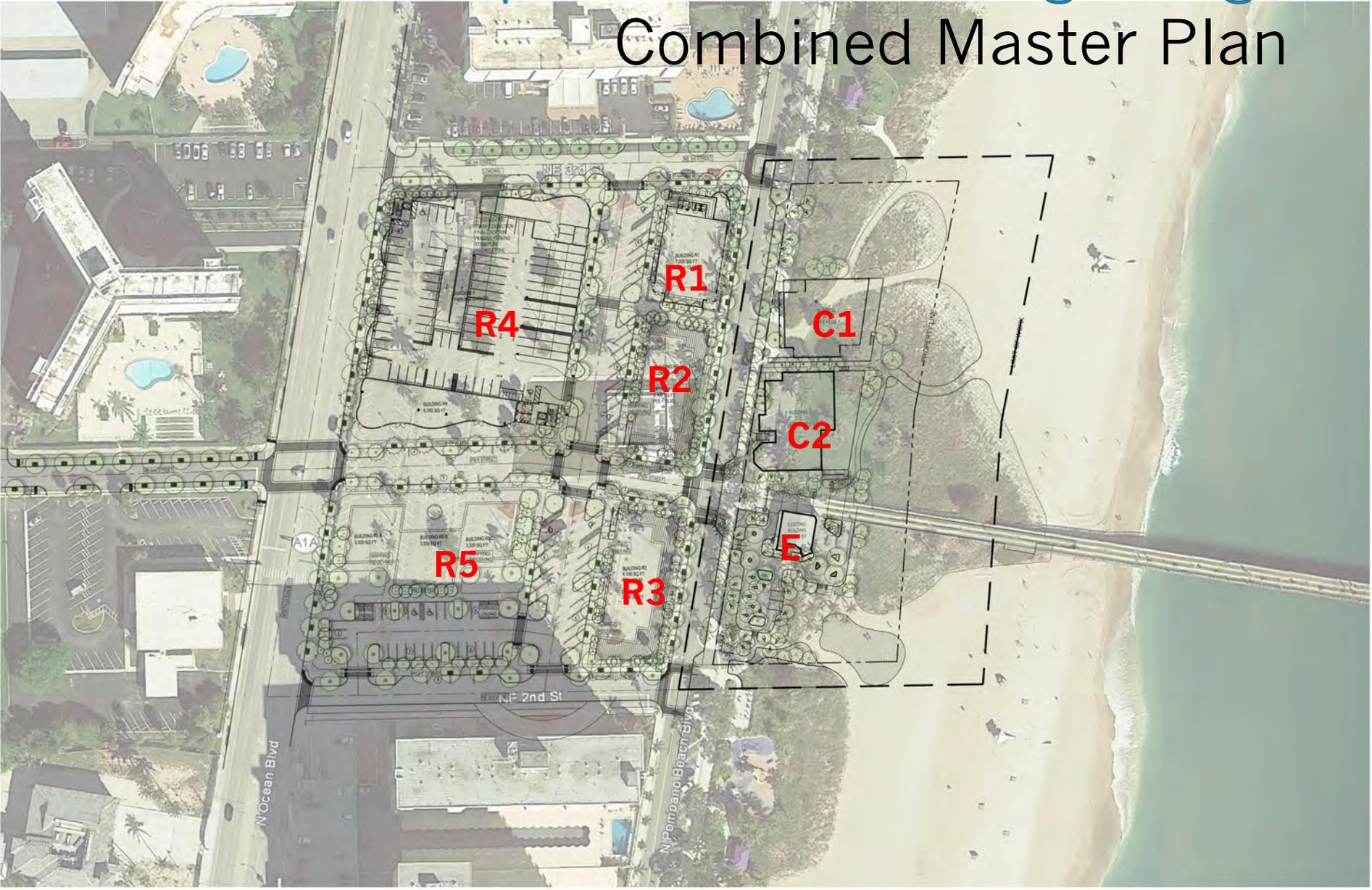


# Pompano Beach Fishing Village Planning/Entitlement Process

- Area west of Pompano Beach Boulevard rezoned to PDI/AOD January 13, 2015
- Area east of Pompano Beach Boulevard rezoned to PR/AOD, January 13, 2015
- Individual Site Plan application submitted for Parcel C1 on August 25, 2015.
- Individual Site Plan application submitted for Parcel C2 on August 25, 2015
- Individual Site Plan application submitted for Parcel E on September 30, 2015.



# Pompano Beach Fishing Village Combined Master Plan





# Pompano Beach Fishing Village East Side Master Plan



Pompano Beach Fishing Village Parking Summary  
Per ADD Code Section 155.3703.E.2.a

Required Parking	SF	SF or Unit	ADD Code	
			Required	Total
Non-Residential	48,500	0.001	49	
Residential	0	0.001	0	
<b>Total Required</b>			<b>49</b>	
<b>Provided Parking</b>				
Parking Structure			613	
On Street PB Blvd (e side between NE 2nd and 3rd Streets)			10	
On Street NE 3rd Street (S side only between A1A and Pompano Beach Blvd)			6	
On Street NE 2nd Street (N side only between A1A and Pompano Beach Blvd)			6	
On Site Pier Street (between A1A and Pompano Beach Blvd)			14	
On Site Parcel RS Surface			29	
On Site Seabreeze Way (between NE 2nd and NE 3rd Streets)			34	
<b>Total Provided</b>			<b>712</b>	
<b>Excess/(Deficiency)</b>			<b>664</b>	

NOTE: PARKING CALCULATIONS APPLY TO AREAS OF POMPAÑO BEACH FISHING VILLAGE LOCATED BOTH EAST AND WEST OF POMPAÑO BEACH BOULEVARD.

**LEGEND**

- EXISTING DUNE TO REMAIN
- PROPOSED DUNE ENHANCEMENTS
- PROPOSED LANDSCAPE ENHANCEMENTS

Prepared for:

Florida's Warmest Welcome

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Clients:

New Urban Communities

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Consultants:

**EDSA, INC.**  
Planning, Landscape Architecture, Urban Design  
1512 East Broward Boulevard  
Suite 110  
Fort Lauderdale, FL 33301

**CRAVEN THOMPSON & ASSOCIATES, INC.**  
Civil Engineering  
3563 NW 53rd Street  
Fort Lauderdale, FL 33309

**MASTER PLAN, INC.**  
Architecture  
103 Wilson Road  
West Palm Beach, FL 33406

**RICHARD H. SMITH, INC.**  
Surveyor  
4502 Forest Dale Drive  
Lake Worth, FL 33449

**GONZALES ARCHITECTURE**  
Architecture  
4304 NE 2nd Avenue  
Miami, FL 33137

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Rev.	Date	Description	By
1			
2			
3			
4			

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Sheet Title:

**PRE-APPLICATION  
CONFERENCE  
OVERALL SITE PLAN**

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Scale and North Arrow:

0 15' 30' 60'  
SCALE: 1" = 30'-0"  
NORTH

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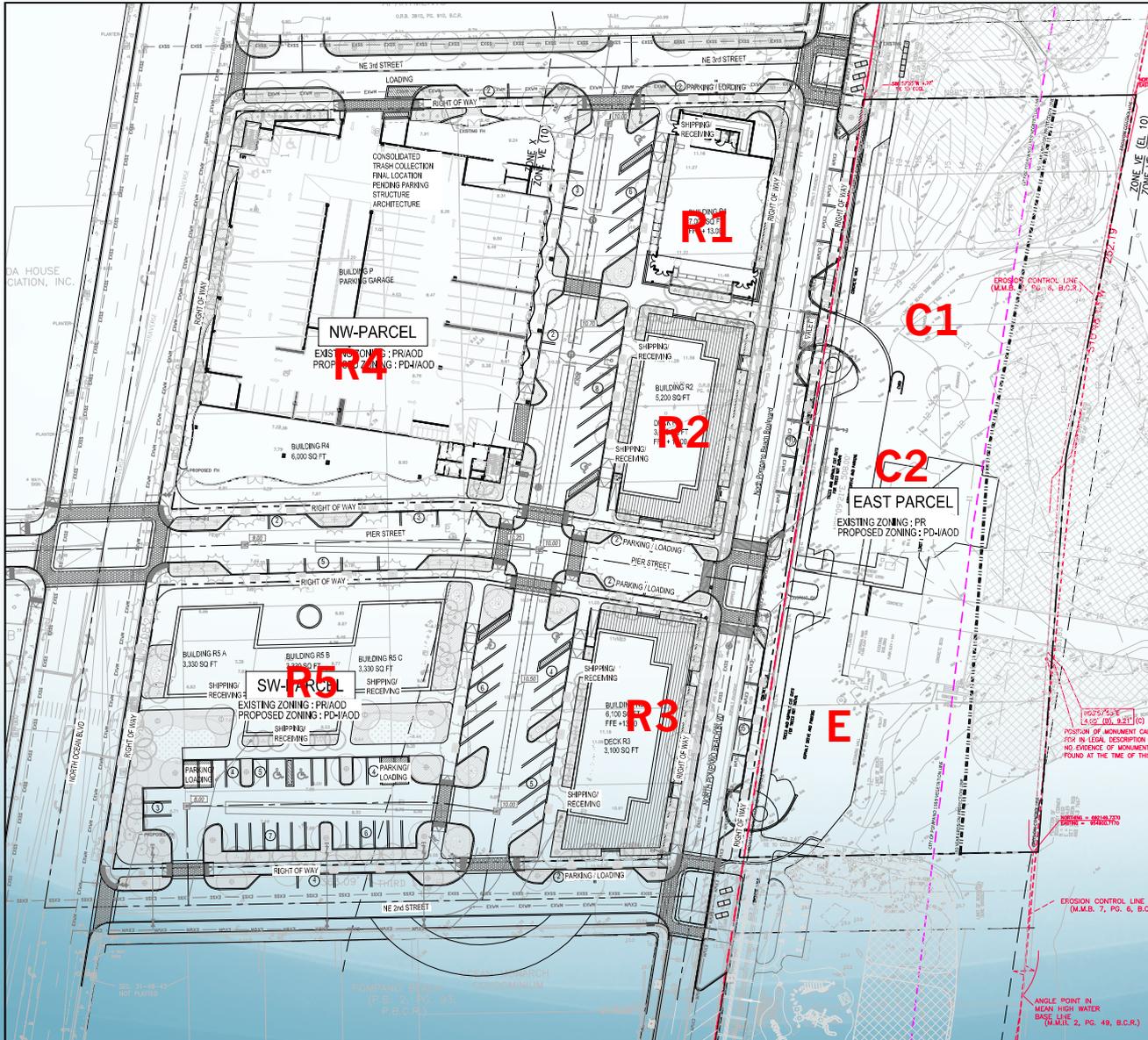
Date: 25 AUG 2015    Designed By: EDSA  
Project No: 113037    Drawn By: EDSA

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Sheet Number:  
**L0-0.01**



# Pompano Beach Fishing Village West Side Master Plan



**NOTES:**  
 ALL PERMITTED PRINCIPAL COMMERCIAL USES, ACCESSORY USES AND STRUCTURES, AND TEMPORARY USES AND STRUCTURES AS PROVIDED FOR WITHIN THE CITY'S LAND USE PLAN AND THE PD-CATEGORY IN APPENDIX A CONSOLIDATED USE TABLE OF THE ZONING ORDINANCE, ALL USES PROHIBITED IN THE AOD (155,3703.D,2.A) SHALL ALSO BE PROHIBITED IN THIS PD-C. IN ADDITION, OUTDOOR ENTERTAINMENT SHALL BE PERMITTED PROVIDED UNTIL 11 PM WEST OF POMPANO BEACH BOULEVARD AND 1 AM EAST OF POMPANO BEACH BOULEVARD, AND SALE OF FOOD AND DRINK SHALL BE PERMITTED ON THE BEACH IN THE BEACHFRONT AREA AS DESCRIBED IN ATTACHMENT C OF THE PD-PLAN AND AGREEMENT AND AOD EXPANSION NARRATIVE.

**LIGHTING NOTES:**  
 1. EXTERIOR LIGHTING WILL FULLY COMPLY WITH THE CITY OF POMPANO BEACH REVISED ZONING CODE DATED JULY 23, 2013 AND ENSURE THE SAFETY OF MOTORISTS, AND PEDESTRIANS AND MINIMIZE ADVERSE IMPACTS ON ADJACENT PROPERTIES. (ARTICLE 5, PART 4, CODE 155.5401)  
 2. EXTERIOR LIGHTING WILL FULLY COMPLY WITH THE CITY OF POMPANO BEACH REVISED ZONING CODE DATED JULY 23, 2013 AND REDUCE IMPACTS OF COASTAL LIGHTING ON THE NESTING AND HATCHING OF THREATENED AND ENDANGERED SEA TURTLES THROUGH RESTRICTIONS, CONSTRAINTS AND REQUIREMENTS TO PRESERVE AND PROTECT SEA TURTLE INHABITANTS. TO HELP DO SO, IT IS THE POLICY OF THE CITY THAT NO ARTIFICIAL LIGHT SHALL DIRECTLY ILLUMINATE ANY AREA OF THE INCORPORATED BEACHES OF THE CITY. (ARTICLE 5, PART 4, CODE 155.5402)  
 3. EXTERIOR LIGHTING WILL FULLY COMPLY WITH FDEP AND FWCC SEA TURTLE LIGHTING REQUIREMENTS.

**DIMENSIONAL AND DEVELOPMENT STANDARDS**

STANDARD	REQUIREMENT
MAXIMUM PARCEL COVERAGE	95%
MAXIMUM FFR	3:1
MAXIMUM IMPERVIOUS AREA	95%
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	100'
MAXIMUM BUILDING HEIGHT	55'
MAXIMUM BUILDING SIZE	250,000
ROW SETBACK	1'
INTERIOR SIDE SETBACK	0'
REAR SETBACK	0'



Prepared for:  
  
 Florida's Warmest Welcome

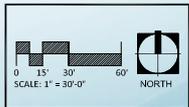
Clients:  
 New Urban Communities

Consultants:  
  
 PETER WAYNE AQUART, PE  
 CIVIL ENGINEER  
 FL P.E. No. 34176  
 1330 U.S. HIGHWAY 1, #312  
 NORTH PALM BEACH, FL 33408  
 PH: 561.373.2879  
 EMAIL: PAQUART@PWSA.COM

Rev.	Date	Description	By
1			
2			
3			
4			

Sheet Title:  
**MASTER SITE PLAN**

**SITE PLAN**



Date: 17 OCT 2014  
 Project No: 113037  
 Designed By: EDSA  
 Drawn By: EDSA

Sheet Number:  
  
**L-1.01**



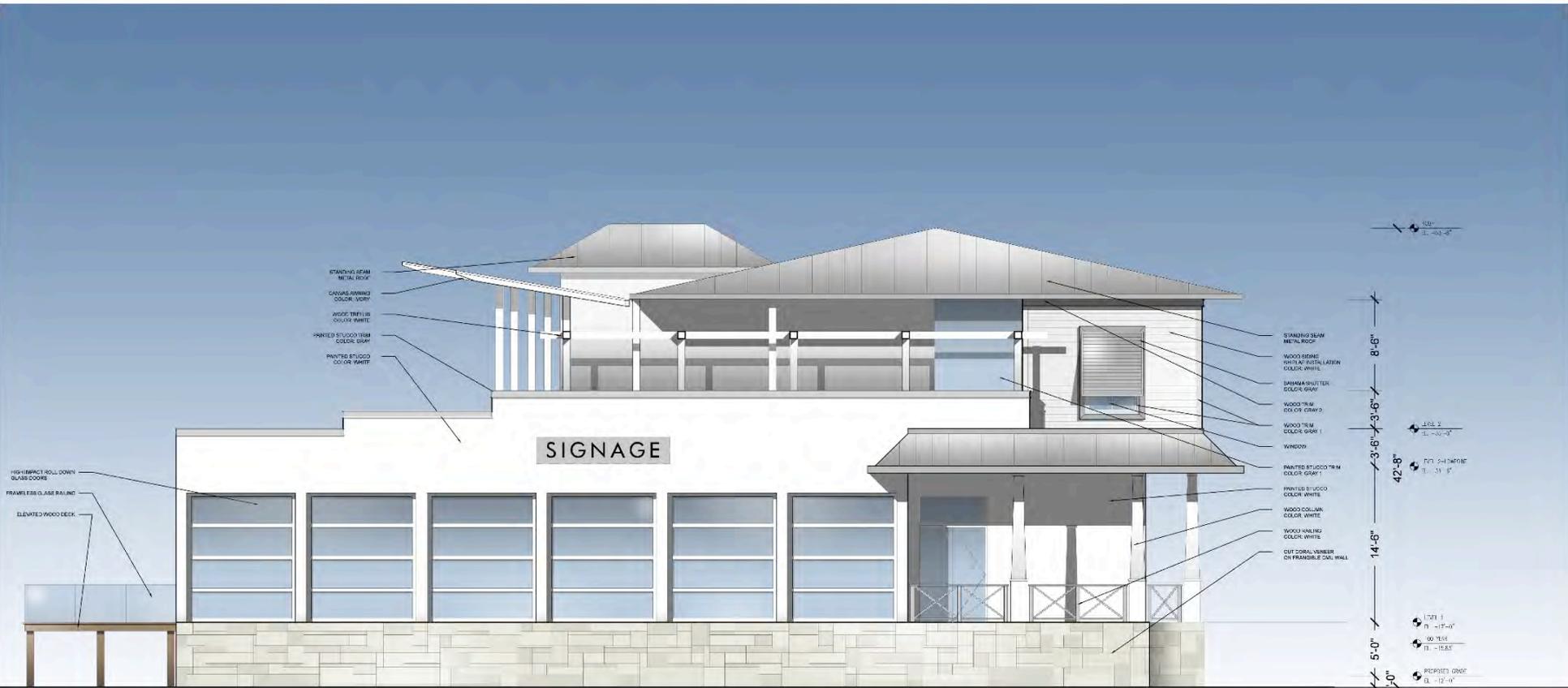
# Parcel C1 Pompano Beach House West Elevation







# Parcel C1 Pompano Beach House North Elevation





# Parcel C1 Pompano Beach House East Elevation









# Parcel C2 Oceanic West Elevation (Day)





# Parcel C2 Oceanic West Elevation (Evening)





# Parcel C2 Oceanic South Elevation



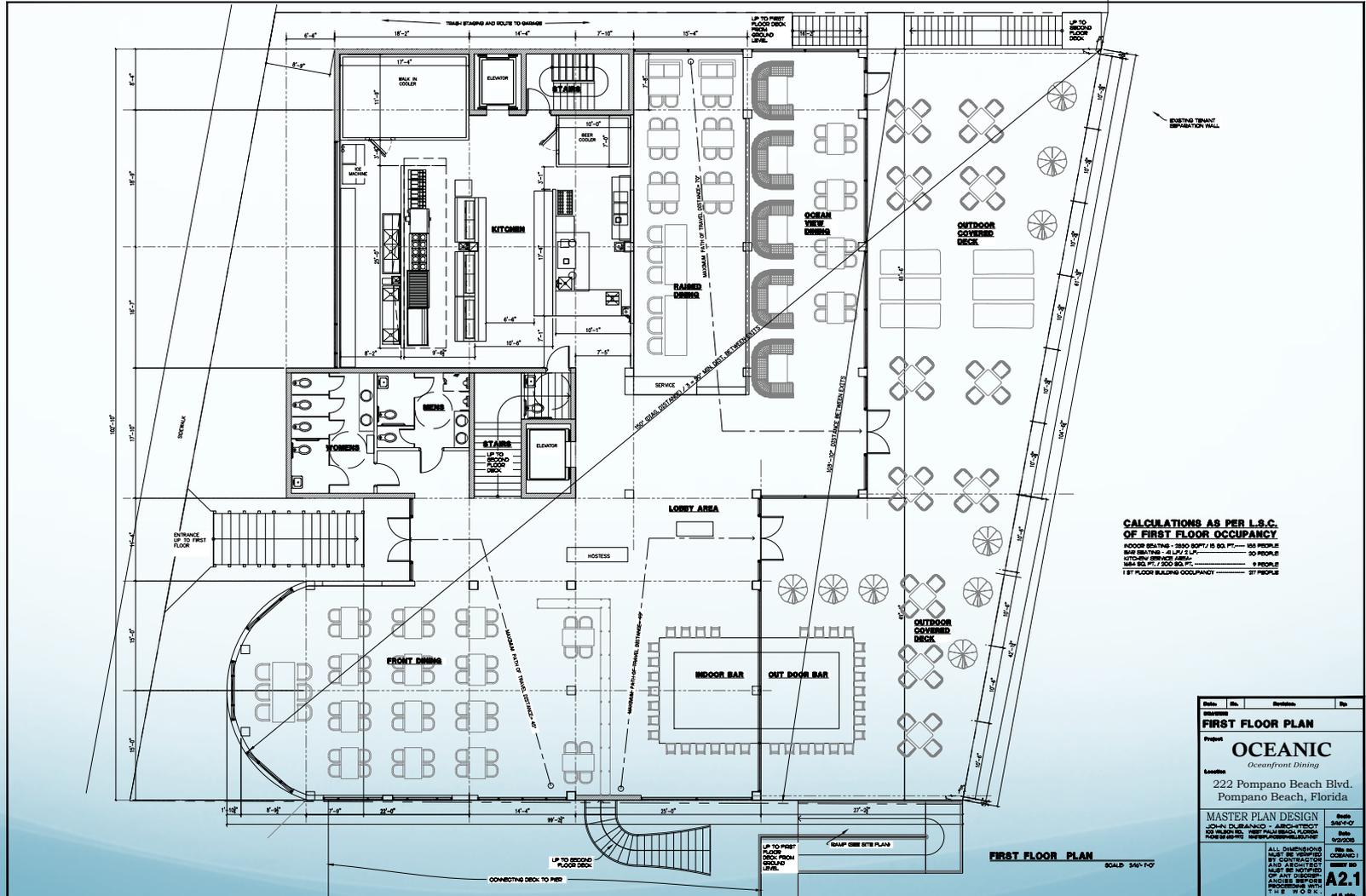


# Parcel C2 Oceanic East Elevation





# Parcel C2 Oceanic First Floor Plan

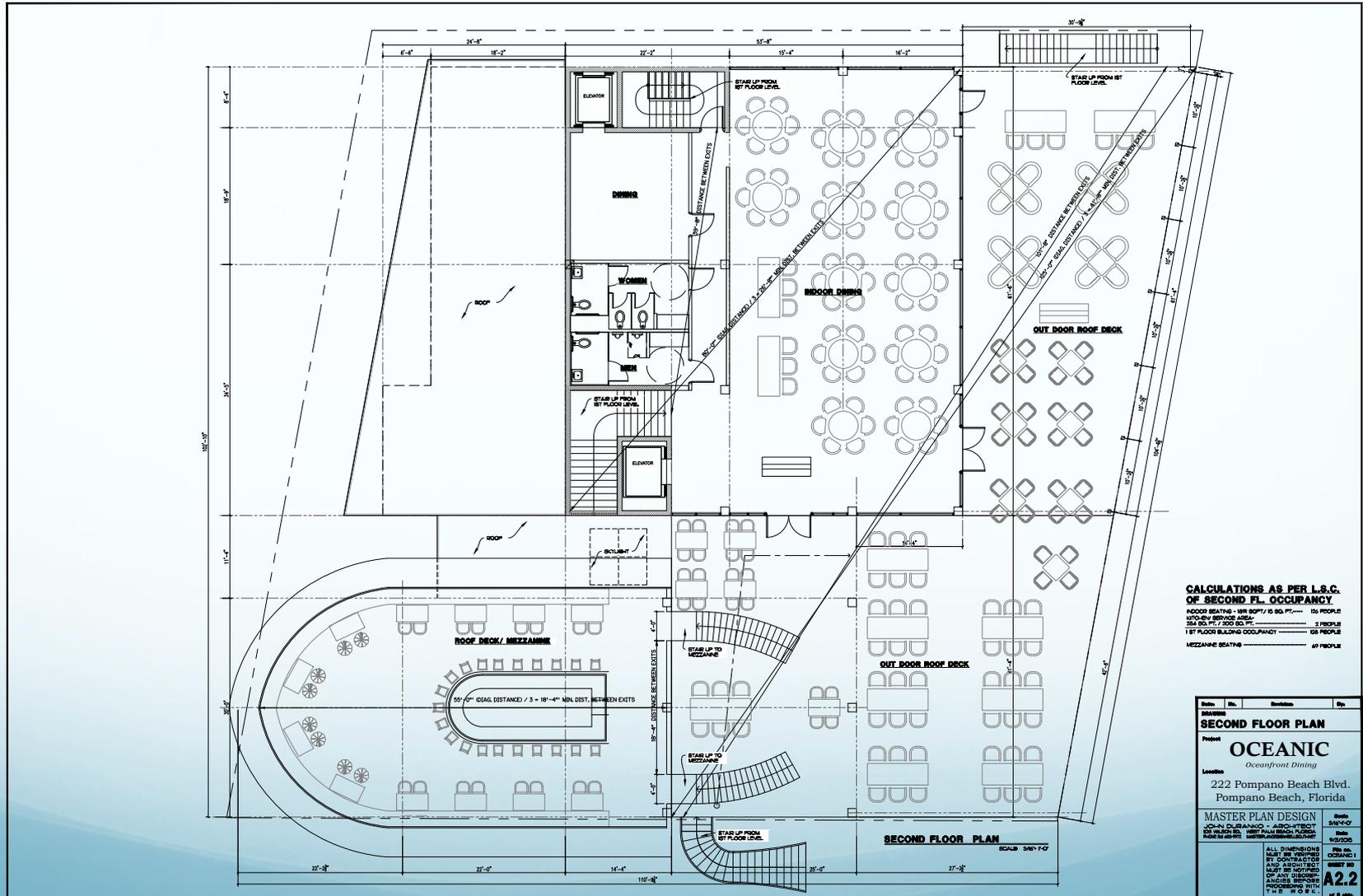


**CALCULATIONS AS PER I.S.C. OF FIRST FLOOR OCCUPANCY.**  
 KITCHEN SEATING - 2500 SQ. FT. = 100 PEOPLE  
 BAR SEATING - 4,120 SQ. FT. = 30 PEOPLE  
 OUTDOOR SERVICE AREA - 1684 SQ. FT. = 9 PEOPLE  
 1 ST FLOOR BUILDING OCCUPANCY = 139 PEOPLE

Date	No.	Revisions	By
<b>PROJECT</b>			
<b>FIRST FLOOR PLAN</b>			
<b>Project</b>			
<b>OCEANIC</b>			
Oceanfront Dining			
<b>Location</b>			
222 Pompano Beach Blvd. Pompano Beach, Florida			
<b>MASTER PLAN DESIGN</b>			
JOHN DURANICO - ARCHITECT	DATE	SCALE	1/8" = 1'-0"
10/15/2018	10/15/2018	1/8" = 1'-0"	1/8" = 1'-0"
<b>ALL DIMENSIONS MUST BE VERIFIED AND ARCHITECT SHALL BE ADVISED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.</b>			
<b>Sheet No.</b>			<b>12 of 12</b>
<b>Project No.</b>			<b>A2.1</b>



# Parcel C2 Oceanic Second Floor Plan



Date	Rev.	Description	By

**SECOND FLOOR PLAN**

Project: **OCEANIC**  
Oceanfront Dining

Location: 222 Pompano Beach Blvd.  
Pompano Beach, Florida

MASTER PLAN DESIGN  
JOHN DURLANCO, ARCHITECT  
300 PALM BLVD., WEST PALM BEACH, FLORIDA  
407.833.8888

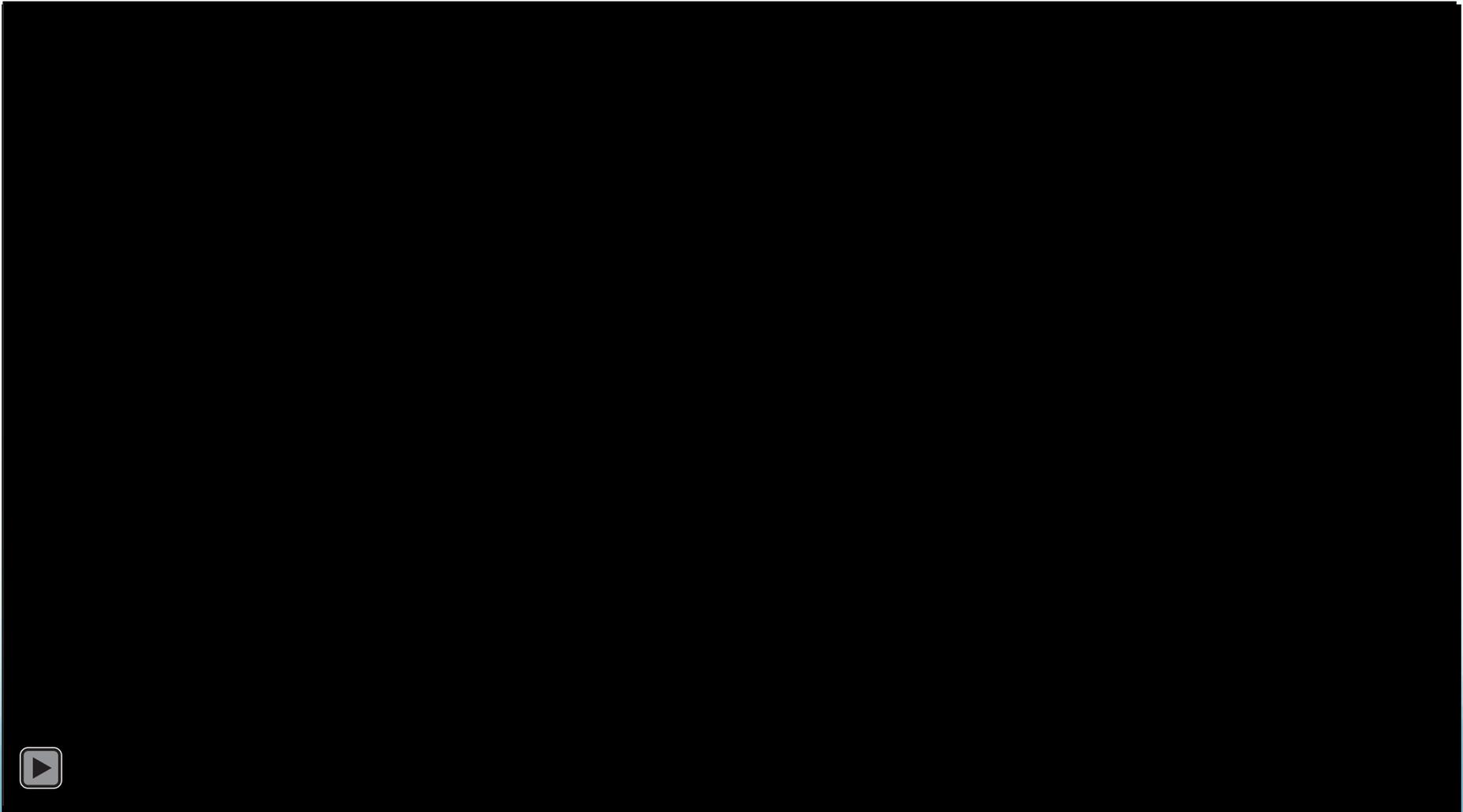
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Date: 9/3/2005

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

Sheet No: **A2.2**  
Of 8 sheets

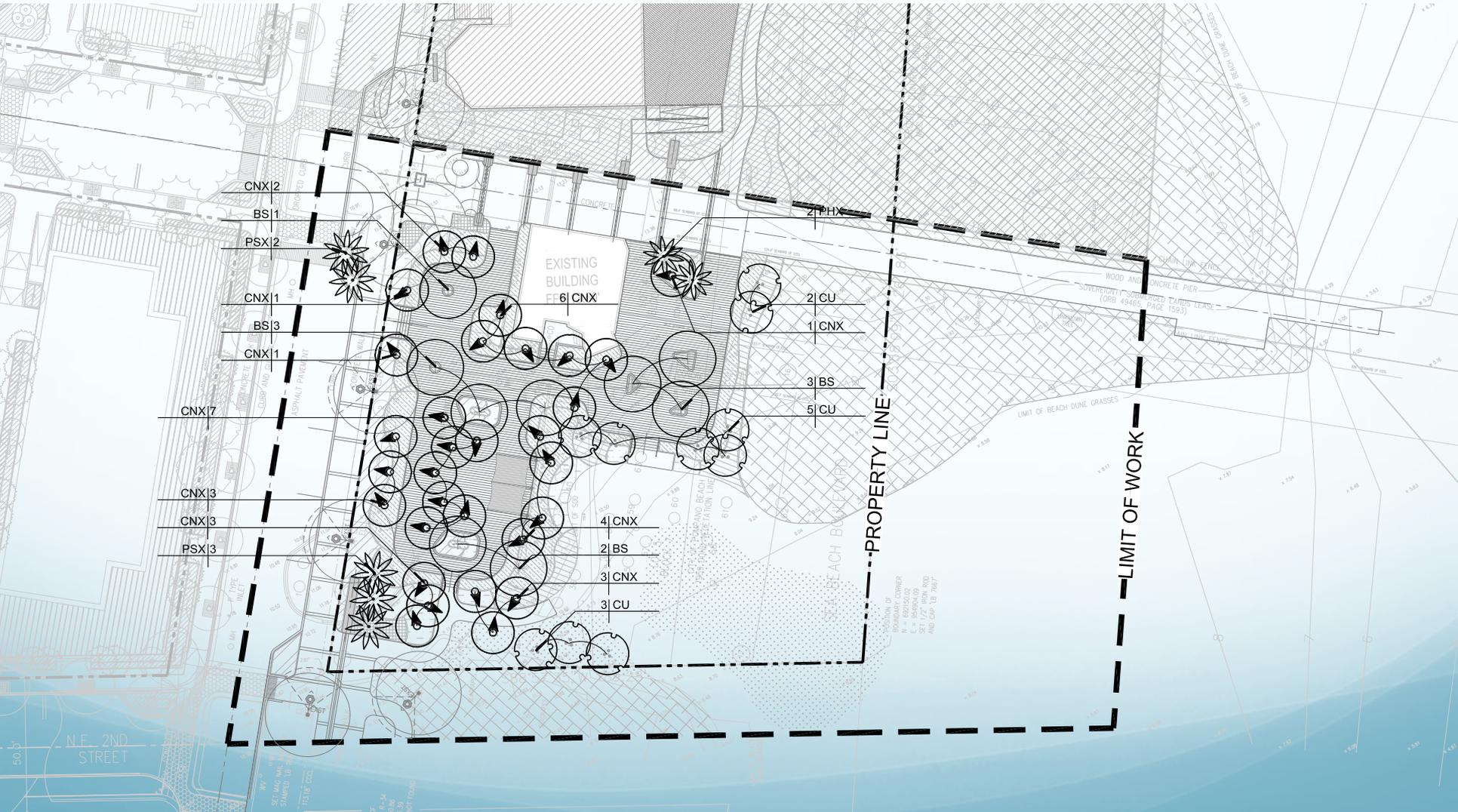


# Parcel C2 Oceanic Virtual Tour



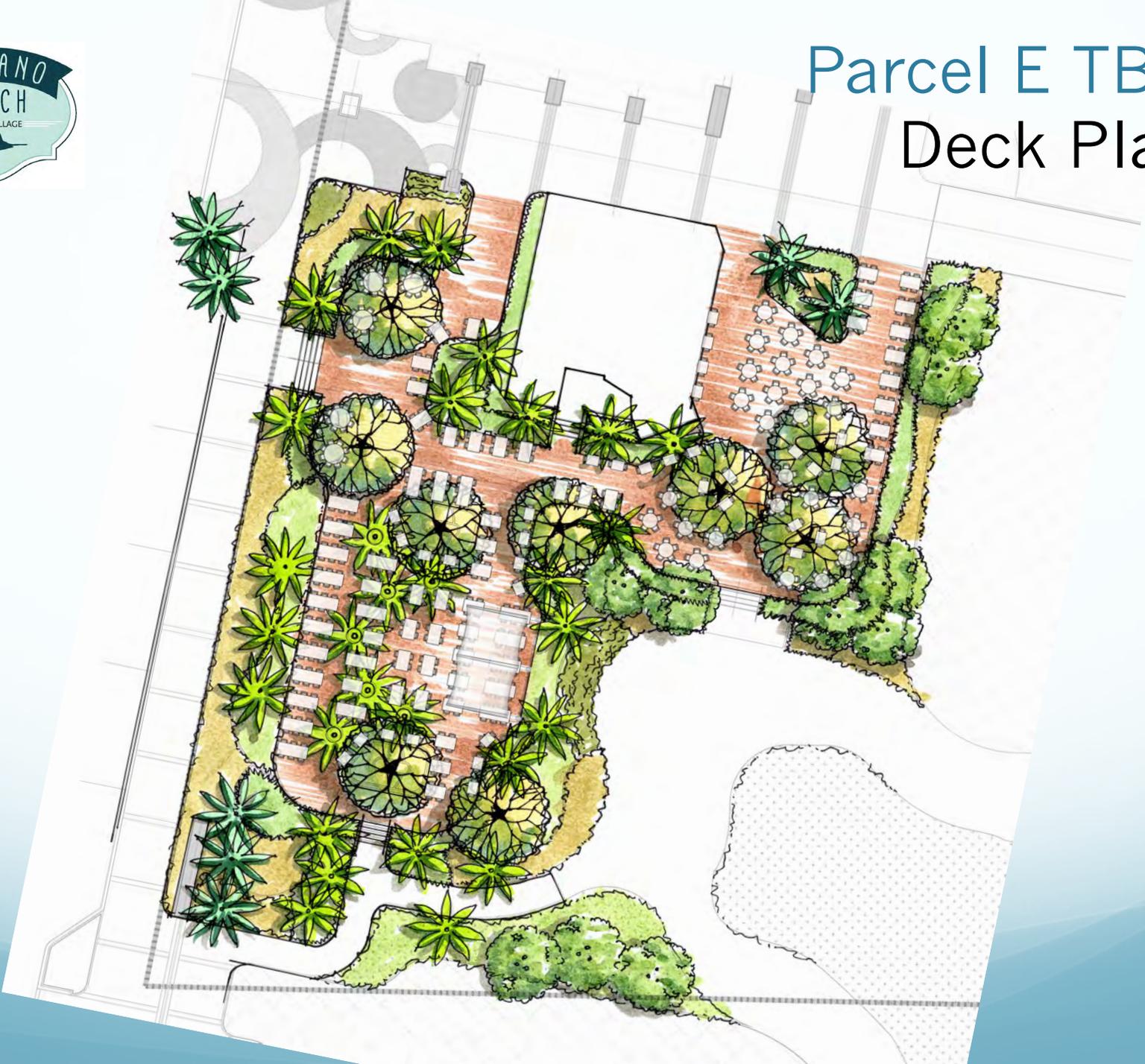


# Parcel E TBD Deck Landscape Plan



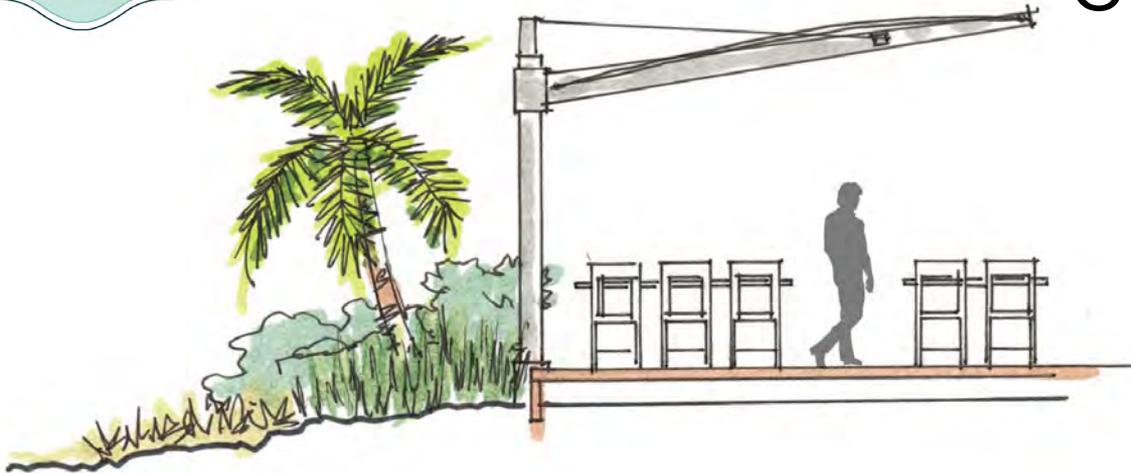


# Parcel E TBD Deck Plan

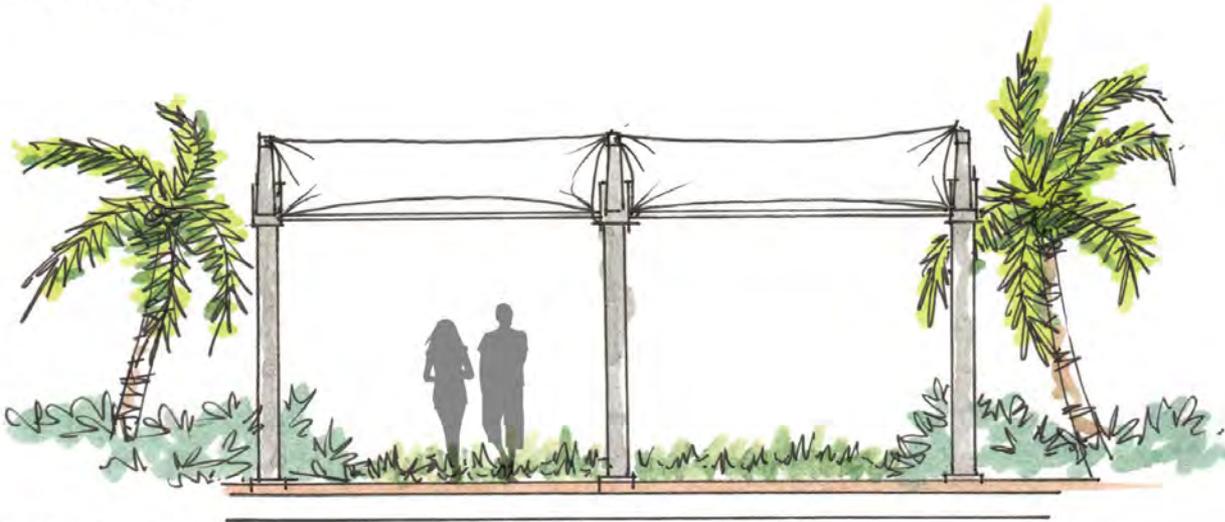




# Parcel E TBD Shade Canopy



ELEVATION B-1



ELEVATION B-2



# Parcel E TBD

## Gateway Arch (Coral Columns)





# Pompano Beach Fishing Village

## Next Steps

- Complete approvals on C1, C2 (est. 4 Q 2015)
- Complete approval on E (est. 1 Q 2016)
- Complete FDEP Permitting Processes for eastern parcels (est. 4 Q 2015)
- Obtain Development and Building Permits for C1, and C2 (est. 2 Q 2016)
- Design Parcel R3 (est. 1 Q 2016)
- Design Parcel R2 (est. 3 Q 2016)
- Continue Marketing efforts for remaining Parcels (R1, R2, R3, R4, R5)