

# Pompano!

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AUGUST 2018

**Pompano Beach's Skyline**  
A RUNDOWN OF  
NEW RESIDENTIAL  
DEVELOPMENTS

**Pompano Picks**  
LOCAL AUGUST EVENTS  
AND NEWS AROUND TOWN

**Unsolicited Advice**  
ADJUSTING  
TO FUTURE  
TECHNOLOGY

**Too Hot to Cook?**  
CONSULT OUR  
COMPREHENSIVE  
RESTAURANT GUIDE

## Eat Me

THE TASTE OF SHIPWRECK PARK AT  
SAMPLE McDOUGALD HOUSE WILL FEATURE  
LIONFISH RECIPES PREPARED BY LOCAL CHEFS

**Levy**   
Public Relations  
& Events

# POMPANO DEVELOPMENT



**SEVERAL NEW RESIDENTIAL DEVELOPMENT PROJECTS ARE PLANNED AND UNDER CONSTRUCTION IN POMPANO BEACH. FROM THE BOUTIQUE & CHIC, TO THE MILLENNIAL-CENTRIC, HERE ARE A FEW TO WATCH.**

BY DANIELLE CHARBONNEAU

Arya Oceanside Residences balcony rendering

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## ■ BOUTIQUE & CHIC

# Arya Oceanside Residences

**LOCATION:** 336 Sunset Dr., between the Intracoastal and the ocean  
**SUMMARY:** Seven stories, 19 condos (each two bedrooms, plus den)  
**PRICE:** Starting from under \$650,000  
**PROJECTED OPENING DATE:** Approximately Spring 2020  
**CONTACT:** 954-866-8333 | [aryaoseaside.com](http://aryaoseaside.com)

In November 2017, Aspire Real Estate Development announced plans to develop Arya Oceanside Residences, a boutique condominium complex situated strategically between the Intracoastal and ocean. The development — which is walking distance from Pompano Beach's trendy new Beach House Restaurant, the new fishing pier, Pompano Beach water taxi and future Fishing Village oceanfront shops — is in a prime location.

"We have procured a great location and are introducing a very competitive price point for this area," said Sean Lin, principal, Aspire Real Estate. "Arya is a collaboration of very respected names in the industry that will ensure this project not only reflects the new vision of Pompano Beach as it undergoes a renewal, but also offers a quality, value-oriented investment for buyers."

The Arya will house 19 two-bedroom, plus den units in seven stories. Pricing will start from under \$650,000. The internationally renowned IDEA Architecture + Engineering has designed Arya's contemporary-style building, featuring an abundance of crisp white, a decidedly tranquil ambiance and green space. The esteemed Interiors by Steven G. designed the common areas.

Thoughtful building features include an expansive rooftop garden with outdoor

kitchen for entertaining; a relaxation room and fitness center; a spacious pool; private storage units; bike racks, and Wi-Fi in common areas. There will be 24-hour security as well as assigned parking in a secured garage with spots pre-wired for electrical charging stations.

Condominium units will range from 1,450 to 1,657 square feet and will feature clean, crisp interiors with nine-foot ceiling heights; ocean and intracoastal views from floor-to-ceiling windows and sliding glass doors; contemporary kitchens and bath cabinets with quartz countertops; stainless steel Bosch appliances; smart home packages; and laundry rooms with washers and dryers. End units will include wrap-around balconies with glass railings. The building will also be pet-friendly.

"We hope to help establish a new energy here," said Lin in a press release. "Pompano Beach will mirror what happened in Sunny Isles and Fort Lauderdale, cities that are walkable, beach-oriented and conveniently located."

Arya's sales center opened at 124 N Ocean Blvd. in December with The Keyes Company acting as exclusive sales agent. Groundbreaking of the building took place in March and completion is anticipated in the spring of 2020.

## OTHERS TO WATCH

**INTRACOASTAL COMPLEX:  
BROADSTONE OCEANSIDE**  
**LOCATION:** 1333 S Ocean Blvd.

**SUMMARY:** A multifamily development on the Intracoastal Waterway in Pompano Beach, including approximately 204 apartments and 7 two-story townhomes, plus 432 parking spaces and 2,776 square feet of retail/office space.

**PROJECTED OPENING DATE:**  
Approximately mid- to end 2019

**CONTACT:** [merrimacventures.com](http://merrimacventures.com)

In August 2016 the City of Pompano Beach's Development Review Committee approved the site plan for Broadstone Oceanside, a mixed-use beachfront development with 204 apartments and seven two-story townhouses, to be developed by Alliance Residential and Merrimac Ventures called Broadstone Oceanside.

The site plan included a clubhouse, swimming pool and dog park, plus 27 boat slips and a six-story parking garage. The 5.8-acre site at 1333 and 1350 S Ocean Blvd. was acquired in June 2011 for \$11.5 million, according to Broward County property records.

**CONTEMPORARY CONDOS:  
AQUA ONE**  
**LOCATION:** 3221-3229 NE Fifth St.

**SUMMARY:** An eight-story multifamily development with 17 units; three different two-bedroom, two-bathroom floor plans (ranging between 1,249 square feet, plus 128 square-foot balcony; to 2,783 square feet, plus 256 square-foot balcony); 28 parking spaces; gym, clubhouse and spa.

**PROJECTED COMPLETION DATE:**  
Approximately December 2019

**CONTACT:** 954-999-4521 | [aquaonepompano.com](http://aquaonepompano.com) >>>

[pompanomagazine.com](http://pompanomagazine.com) 33



■ **DOWNTOWN MILLENNIAL**  
**Old Town Square**

**LOCATION:** NE Third St., between First and Second Avenues in Pompano Beach's old town area, near the planned Innovation District designated by the city's Community Redevelopment Agency (CRA).

**SUMMARY:** Ten stories; approximately 280 apartments, 6,000 square feet of first floor, corner retail space (envisioned as a restaurant) and 6,000 square feet of amenities; approximate average rent of \$1,700/month

**TARGET MARKET:** Millennials

**PROJECTED OPENING DATE:** Approximately the second half of 2020

**CONTACT:** 954-566-7400 | cavacheproperties.com



Old Town Square will be a mixed-use, ten-story building with approximately 280 apartments, 6,000 square feet of amenities and 6,000 square feet of retail space. The building will be located on NE Third St., between First and Second Avenues in Pompano Beach's old downtown area, near the city's planned Innovation District. Site plans for the project were approved by the City of Pompano Beach at the end of 2017.

Adam Adache, the managing partner of Cavache Properties, LLC. (the developer behind the project) said he has been following the development of Old Town Pompano and believes in the city's vision to develop the area into a hip, walkable downtown.

"I like everything that's happening in the area," he said. "I believe that the City has been on its way up and is continuing on the same course."

The area — which currently is home to

Bailey Contemporary Arts, Blooming Bean Coffee shop and Odd Breed Wild Ales — is slated to have a number of additional restaurants, entertainment venues and bars in the coming years. With Old Town Square's close proximity to I-95 and the beach, plus recent talk of a new commuter train station nearby, Adache hopes the area will develop into a great place for young, working professionals to both live and play.

"Whether they work locally, in Ft. Lauderdale or even West Palm, it's a good place to be," he said. "We found it to be a great place for an apartment project that targets Millennials."

Adache said Old Town Square will consist of smaller, more efficient units to allow Millennials to live in a trendy area at a lower cost. The apartments will range in size from approximately 480 square feet for studios, to 863 square feet for two-bedroom apartments. Adache predicts the rent will

average around \$1,700 a month. Old Town Square will also have a gym, clubhouse, pool and whirlpool spa.

Adache envisions leasing the 6,000 square feet of retail space — located on the corner of the first floor — to a restaurant.

"We will be very selective as to who we lease it to because we feel it's going to be extremely important for the neighborhood, and extremely important for the project," Adache said. "I think our project will be perfect for everything the CRA is doing."

If an appropriate restaurant doesn't lease the space, Adache said the retail space can be split into multiple, smaller retail spaces.

Now that site plans have been approved, Cavache Properties is working on construction documents and permits. Once those are approved and the project breaks ground, Adache predicts the project will take about 18 months to complete.

## ■ TECH-FORWARD ON FEDERAL

# Avery Pompano Beach

**LOCATION:** Located at the intersection of NE Fourth St. and Federal Hwy. (a few blocks north of Atlantic Blvd.)

**SUMMARY:** Eight stories; 144 units; apartments ranging from 787 to 1,436 square feet; rents range between \$1692 and \$2657 a month.

**TARGET MARKET:** Those seeking tech-forward living with luxurious amenities

**PROJECTED OPENING DATE:** Leasing projected to begin in October 2018

**CONTACT:** [meyersgroup.net/properties/avery-place](http://meyersgroup.net/properties/avery-place)

Stuart I. Meyers, Chairman and CEO of the Meyers Group, is one of the brains behind Avery Pompano Beach, a new apartment project on Federal Blvd. Meyers said the idea behind Avery Pompano Beach is to create an upscale community with resort-style amenities and smart-home technology.

The tech-savvy units will be equipped with video chat (so residents can chat with visitors before letting them in), remote home controls (allowing residents to control things like their thermostat from their cell phone), keyless entry, USB chargers, energy-efficient appliances and electric car charging stations. As for amenities, Avery Pompano Beach will feature a fitness center, yoga studio, theater room, conference room, business center, billiards room, and second floor party room with an expansive terrace. Outdoor, tropical landscaping will surround the pool, waterfall and fire pit. Concierge services — such as dog-walking, valet parking, doorside trash pickup and 24-hour security



— will be available at Avery Pompano Beach. The building, which will have a formal, hotel-style lobby, has been designed by Salazar Architectural Group.

Along with working professionals, Meyers said Avery Pompano Beach is also targeting empty-nesters.

"Avery Pompano Beach is for people who don't want to have the burden of a house and homeownership," he said. "Especially people who are bound to travel a lot. I think they will find it a very welcoming place."

Residents can choose from a collection of one- and two-bedroom apartments ranging from 787 to 1,436 square feet. The average rent is projected to be between \$1,692 to \$2,657 a month. Upper floors have views of the Pompano Beach municipal golf course and community park.

Avery Pompano Beach is about a three minute drive to the beach down Atlantic Blvd. and walking distance to the Pompano Amphitheater and community park, which includes sports fields, an outdoor public pool, playground, BBQ grills and adjacent dog park.

Meyers said his company strategically chose Pompano Beach for the Avery because the city has "been an overlooked community for many years."

"We think it's a gem," Meyers said. "A lot of people that don't want to pay the much higher rents in Ft. Lauderdale or Boca Raton can find a place in the sun and get in on the ground floor before it gets really, really hot."

Cito Beguiristain, the Senior Vice President of Planning and Development of the Meyers Group, agreed.

"Pompano Beach has definitely experienced a Renaissance in recent years," he said. "The city has done a really amazing job at bringing in some high-end businesses and restaurants right there on Atlantic Blvd. and between Federal and the beach. We really think this is going to be one of the hot markets in the years to come."

## OTHERS TO WATCH

**HIGHEST VIEW: 1380 S OCEAN BLVD. (UNNAMED)**

**LOCATION:** 1380 S Ocean Blvd., Pompano Beach

**SUMMARY:** In April 2018, Lionheart Capital received approval for two high-rise towers



at 1380 S Ocean Blvd. The east tower will be the tallest building in Pompano Beach at about 35 stories and 354 feet. The west side building will be about 14 stories or 144 feet tall. This five-acre development site with 250 feet of frontage, is situated on both the oceanfront and the intracoastal. The site is one of the last major oceanfront development sites in South Florida. The property will feature a private marina, restaurant, spa and approximately 234 units.

**PROJECTED COMPLETION DATE:** TBD

**CONTACT:** [lheartcapital.com](http://lheartcapital.com)

**AQUAMARINA HIDDEN HARBOUR**

**LOCATION:** East side of Federal Highway from NE 15th St. to NE 16th St.

**SUMMARY:** The owner of the Aquamarina Hidden Harbour has a pending comprehensive plan amendment for its 9-acre site. The land use change would allow up to 343 residential units and 65,000 square feet of commercial space. The plan amendment was passed by the City Commission on first reading. At its June 26 meeting, the City Commission, concerned over the size and density of the project, tabled it until Sept. 11, at which time the developers will need to return with a new plan.

[pompanomagazine.com](http://pompanomagazine.com) 35

## ULTRA LUXURY & PRIVATE BEACH

# Sabbia Beach

**LOCATION:** 730 N Ocean Blvd. (on the east side of Ocean Blvd., situated on the beach)

**SUMMARY:** An ultra-luxury condo complex with 68 units ranging from \$950,000 to \$5 million; two-, three- and four- bedroom residences; two penthouse residences with double-height ceilings; private 20,000 square-foot beach; resort amenities; 24-hour valet parking.

**PROJECTED COMPLETION DATE:** Approximately end of 2018

**CONTACT:** Sabbia Beach's sales gallery is located at 723 N Ocean Blvd. | 954-781-9700 | [sabbiacondos.com](http://sabbiacondos.com)

Developers are calling Sabbia Beach "the first ultra-luxury oceanfront residential development in Pompano Beach." One of the most luxurious features of Sabbia

exotic, ultra-contemporary pool, oceanfront jacuzzi, fitness center overlooking the ocean, yoga floor, massage treatment room, his and hers steam rooms and saunas, a

boutique lobby with concierge and a 3,600 square-foot multi-purpose social room. The building will have 24-hour valet parking at the porte-cochère entrance, charging stations for electric vehicles and a car washing station. Sabbia Beach's modern interior design is by Interiors by Steven G.

By the end of November 2017, Sabbia Beach was already 85 percent sold. Only a 35 percent down payment was required as part of a unique progressive down payment program. Residents will pay no condo fees in the first year of living at the development.

"Pompano is becoming the place to be for exciting and upscale dining, shopping and leisure," said Danny Salvatore, a partner in Fernbrook Florida, LLLP, the developer of Sabbia Beach. "We at Sabbia Beach are pleased to be a part of the 'new' Pompano Beach."



Beach is a 20,000 square-foot private beach. Legally speaking the coastline (from the mean high-tide line seaward) cannot be private, but Sabbia Beach has constructed their own beach zone by bringing in sand and building an elevated area privately accessed via a wooden walkway over a dune located between Pompano Beach's public beach and Sabbia's pool deck. The private beach is designed by acclaimed landscape architecture firm Arquitectonica GEO. The design includes preserved, indigenous landscaping and a dune with native vegetation. Sabbia will have beach and pool service, lounge chairs, umbrellas, a catering kitchen and pool deck grills, which can be used for private beach events.

Other luxurious amenities include an

