



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-37

Architectural Appearance Committee
Meeting Date: January 5, 2021

SONATA

Request: Major Building Design
P&Z# 20-12000028
Owner: Paola Florida LLC, WTLG LLC & City of Pompano Beach
Project Location: 600 Block of N Dixie Hwy
Folio Number: 484235000120, 484235000130, 484235110070, 484235001210, 484235001220, 484235001230, 484235001240, 484235001250, 484235001251
Land Use Designation: C
Zoning District: RM-20/ B-3
Commission District: 4
Agent: Michael Vonder Meulen (954-788-3400)
Project Planner: Max Wemyss (954-786-4761) / Max.Wemyss@copbfl.com

Summary:

The applicant, Michael Vonder Meulen of Keith, on behalf of Paola Florida, LLC, WTLG, LLC, and the City of Pompano Beach is requesting Major Building Design approval for a new 121 dwelling unit mixed-use development consisting of two three-story multi-family buildings and one eight-story residential/commercial building, along with associated amenities, parking, and landscaping. The property is located on the west side of North Dixie Hwy occupying the block north of NW 8 Street and a majority of the block south of NW 8 Street. The site is currently vacant. The unified property has land area of 6.72 net acres or 292,547 square feet. The project proposes a lot coverage of 10.7% with a building footprint of 31,511 square feet and a pervious area of 45.27% or 132,440 square feet.

The project requires Major Building Design approval due to the frontages along Dixie Hwy, which are identified as Collector Roadway on Broward County's Trafficways Plan and that this is a new development with more than 15 multifamily dwelling units. The property has a mix of Commercial (C) and Low-Medium Residential (LM-10) Land Use designations and Zoning designations of General Business (B-3) and Residential Multi-Family 20 (RM-20), which allow the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements for the commercial land use areas. The flex allocation has been approved by the City Commission with Resolution 2020-43. The site plan was reviewed by the Development Review Committee on September 2, 2020, November 18, 2020, and finally on January 6, 2021 with authorization to advance for AAC review prior to this staff report.

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 District | Existing Uses

- A. Subject property:
 - B-3/RM-20 | Vacant Parcels
- A. Surrounding Properties:
 - a. North: B-3/RM-12 | Commercial frontage on North Dixie Hwy, Residential/Multifamily along NW 8 Ct.
 - b. South: TO/DPOD | Commercial Development
 - c. East: B-3/B-4 | Commercial/Industrial Development and Vacant Parcels across North Dixie Hwy
 - d. West: RM-12/RPUD | Residential and vacant planned residential development

Staff Conditions:

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plans entitled:

Sonata

PZ# 20-12000028

Reviewer: Max Wemyss | 954.786.4671

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

CONDITIONS:

1. Required prior to permit approval:
 - a. Plans must comply with conditions of Flex Approval via Resolution 2020-43.
 - b. Major Site Plan approval must be issued by the Planning and Zoning Board.
 - c. The Plat must be reviewed and approved by the City Commission. (P&Z: 20-14000014 under review)
 - d. Obtain a Unity of Title.
 - e. Provide the necessary dedications for right-of-way.
2. Provide detailed plans for off-site improvements including sidewalks for all frontages of the development site with existing streets. It is understood that the City will be improving the frontage along North Dixie Hwy via the GO Bond Program. Provide detailed information for these improvements demonstrating how they will interface with the project prior to building permit approval.
3. Provide the required three-dimensional cornice treatment at the roof parapet, pursuant to Section 155.5602.C.8.b. The cornice treatment must project at least eight inches outward from the parapet facade plane.
4. Provide a paint and material legend on all elevation sheets, including callouts on the relevant areas of the façades, consistent with the AAC approved color and material board.
5. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
6. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
7. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.



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