



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-570

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: APRIL 2, 2024

AVIARA WEST

Request: Major Building Design
P&Z# 23-12000006
Owner: Aviara Corporate Park, LLC.
Project Location: 1350 NW 31st Ave
Folio Number: 484233680030
Land Use Designation: C (Commercial)
Zoning District: B-4 (Heavy Business) / B-3 (General Business)
Commission District: 5 (Barry Moss)
Agent: Paola West (954-529-9417 / pwest@planw3st.com)
Project Planner: Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct a 369-unit mixed-use development with 4,624 square feet of office space along with associated parking and landscaping and amenities. The office space is intended to be used as a corporate headquarter office and will be open to the public. The total footprint of all buildings is 82,349 square feet on a 233,403 square foot site (5.36 acre), with total lot coverage of 35%. The site plan was reviewed by the Development Review Committee four times (in July, October, and December of 2023 and January 2024) and was approved by the Planning and Zoning Board on February 28, 2024.

This is a resubmittal from the March AAC meeting at the direction of the Committee members. The applicant has revised the west elevations, facing NW 31st Ave, by removing the proposed storefront glass on the north and south buildings and the ventilation louvers on all buildings. The first and second floors of the west façade on all three buildings propose to screen the parking garage openings with a metal grill backed with a black privacy screen in order to prevent views into the garage. Samples and specifications of the replacement grill and privacy screen were not available at the time this staff report was drafted. Therefore, staff has not had an opportunity to review these items to determine whether these items will provide adequate screening of the garage openings.

The property is located south of Martin Luther King Jr Boulevard, on the east side of NW 31st Avenue, and north of NW 8th 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): B-3 & B-4 (General Commercial & Heavy Commercial) | Vacant

B. Surrounding Properties (Zoning District | Existing Use):

- a. North - B-3 (General Commercial) | McDonald's
- b. South - CF (Community Facilities) | Charles R. Drew Elementary School
- c. East - CF (Community Facilities) | Cross Creek School
- d. West -B-3 & B-4 (General Commercial & Heavy Commercial) | Motels & a gas station

STAFF CONDITIONS:

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

1. Any project that includes a phasing plan must have all site amenities, including but not limited to the pool, club house, dog park, etc., and landscaping installed prior to the issuance of the first Certificate of Occupancy (C.O.) or similar approval (Temporary Certificate of Occupancy, Certificate of Completion, etc.).
2. Update the total parking counts for each building on all landscape, irrigation, and CPTED plans in order to be consistent with the site plan.
3. Show the proposed speed bumps on all Civil and Fire site plans.

4. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
- a. The applicant shall provide evidence of compliance for the points used for the Sustainability Narrative as submitted to the DRC by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

CITY OF POMPANO BEACH AERIAL MAP



1 in = 271 ft

2/7/2024

AdkBob

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AAC

PZ23-12000006

04/02/2024

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES