



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

**File #:** LN-739

### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JULY 1, 2025

### SPORTS RESIDENCE 600

**Request:** Building Design  
**P&Z#** 18-12000018  
**Owner:** ICG ABCD 52 LLC  
**Project Location:** 600 NW 31st Ave  
**Folio Number:** 484233390010  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 5 (Darlene Smith)  
**Agent:** Arturo Griego  
**Project Planner:** Max Wemyss (954-786-4671 / max.wemyss@copbfl.com)

### Summary:

This item is to review the developer's request to change the approved paint color scheme for the four townhouse projects along NW 31st Ave, known as the Sports Residences.

The projects obtained Building Design approval from the Architectural Appearance Committee on August 28, 2020. The project is for a total of 52 2-story townhouse units, with associated parking, landscaping and buffers, to be located on four properties along the east side of NW 31<sup>st</sup> Ave. There are four separate applications that were reviewed together. The properties are 300 NW 31<sup>st</sup> Ave (14 Townhomes proposed), 500 NW 31<sup>st</sup> Ave (12 Townhomes proposed), 600 NW 31<sup>st</sup> Ave (14 Townhomes proposed), and 620 NW 31<sup>st</sup> Ave (12 Townhomes proposed). All properties were vacant but are now nearly completed and approaching Certificates of Occupancy. Here is a summary provided in the staff report for the original approval.

Address	units	site area (sf / acres)	lot coverage (sf / %)	pervious area
300 NW 31 <sup>st</sup> Ave	14 Townhomes	42,066 / 0.97	13,690 / 32.5	13,870 / 32.9
500 NW 31 <sup>st</sup> Ave	12 Townhomes	37,397 / 0.86	11,725 / 31.4	14,261 / 38.1
600 NW 31 <sup>st</sup> Ave	14 Townhomes	45,442 / 1.04	13,781 / 30.3	19,175 / 42.1
620 NW 31 <sup>st</sup> Ave	12 Townhomes	33,988 / 0.78	11,698 / 34.4	12,478 / 36.7
TOTAL	52 Townhomes	158,893 / 3.65	50,894 / 32.0	59,784 / 37.6

**AAC**

The projects require Building Design approval due to the frontage on NW 31<sup>st</sup> Ave, which is an Arterial Roadway identified on Broward County's Trafficways Plan. All properties have a Commercial land use designation and a Zoning designation of B-3, which allows the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements. The flex allocation and conceptual site plan were approved by the City Commission via Resolution in 2020 (Resolutions 2020-239, 2020-240, 2020-241, 2020-242). The site plans were reviewed by the Development Review Committee on July 5, 2018 and again on April 3, 2019.

The developer is requesting approval of a change to the exterior building color scheme. At the time of Zoning inspection, the inspector found that the exterior color scheme of the building differed from the color scheme in the approved building permit and ACC approval, and that the extent of the deviation from the approved color scheme warrants a review by this Committee.

Provided in this report are the original reviewed elevations as well as the proposed elevations. Also provided are the Staff Report for the Building Design Review and the Building Design Development Order that was ultimately issued. In addition to the conditions that were provided by Staff, the AAC added the following condition to the Development Orders:

*The gray painted base on all four elevations will be removed and changed to Sherwin Williams Alabaster shown on the color board.*

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:  
General Business (B-3) | Townhouse Development (under construction)
- A. Surrounding Properties:
  - a. North: B-3 | Vacant land (Recent Flex Unit Allocation for 41 Multifamily Units)
  - b. South: B-3 | Vacant land / retail building south of 300 NW 31<sup>st</sup> Ave
  - c. East: RS-4 | Single Family Residential
  - d. West: B-3, B-4 | Vacant Land, Commercial/Light Industrial Building

#### Staff Conditions:

1. The project must comply with all conditions of the Development Order



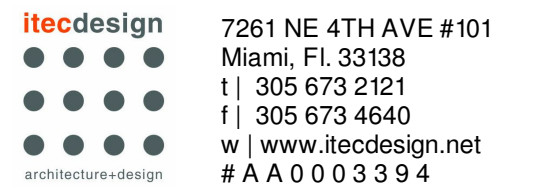




600 NW 31ST AVENUE  
POMPANO BEACH, FL | 33069

HADAR HOMES, LLC  
300 S. PINE ISLAND ROAD, SUITE 309  
PLANTATION | FL | 33324

ARCHITECT:



CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

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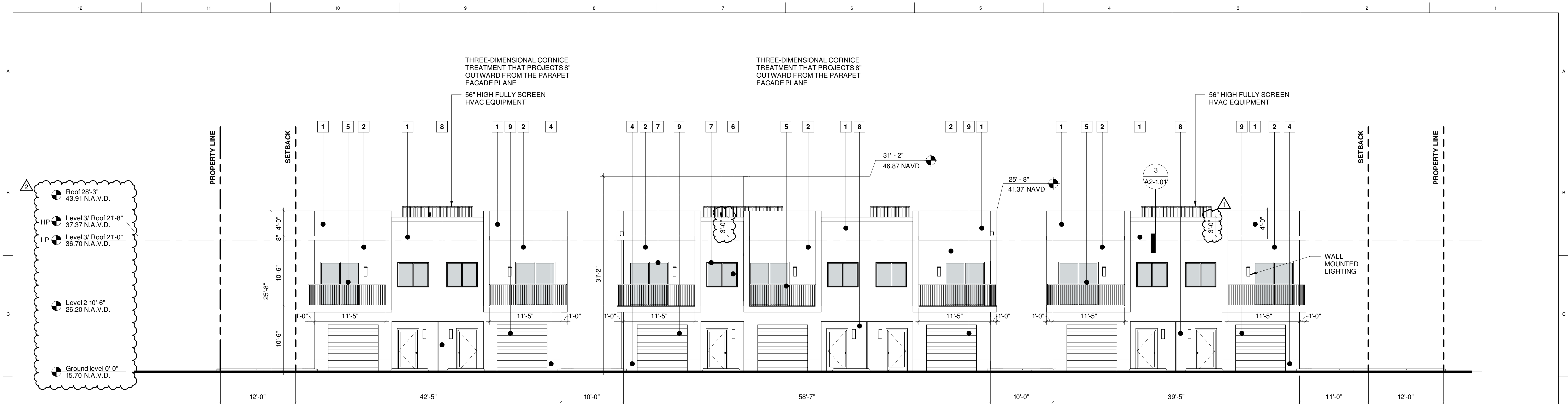
CIVIL ENGINEER:

KIMLEY-HORN  
600 NORTH PINE ISLAND ROAD, SUITE 450  
PLANTATION | FL | 33324  
t | 954 535 5100

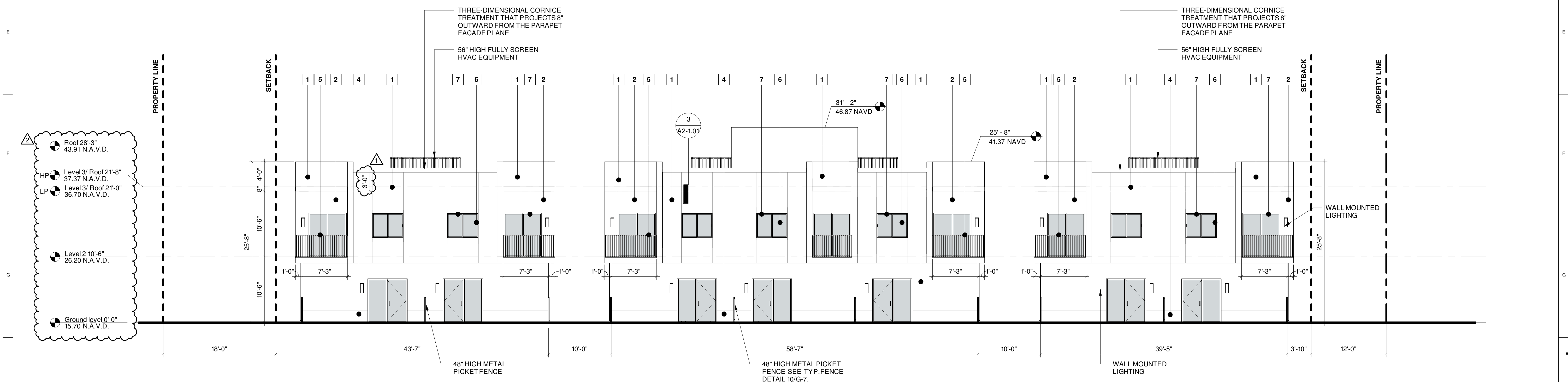
LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA-ISA  
2600 NE 27TH AVENUE  
FORT LAUDERDALE | FL | 33306  
t | 954 253 2265

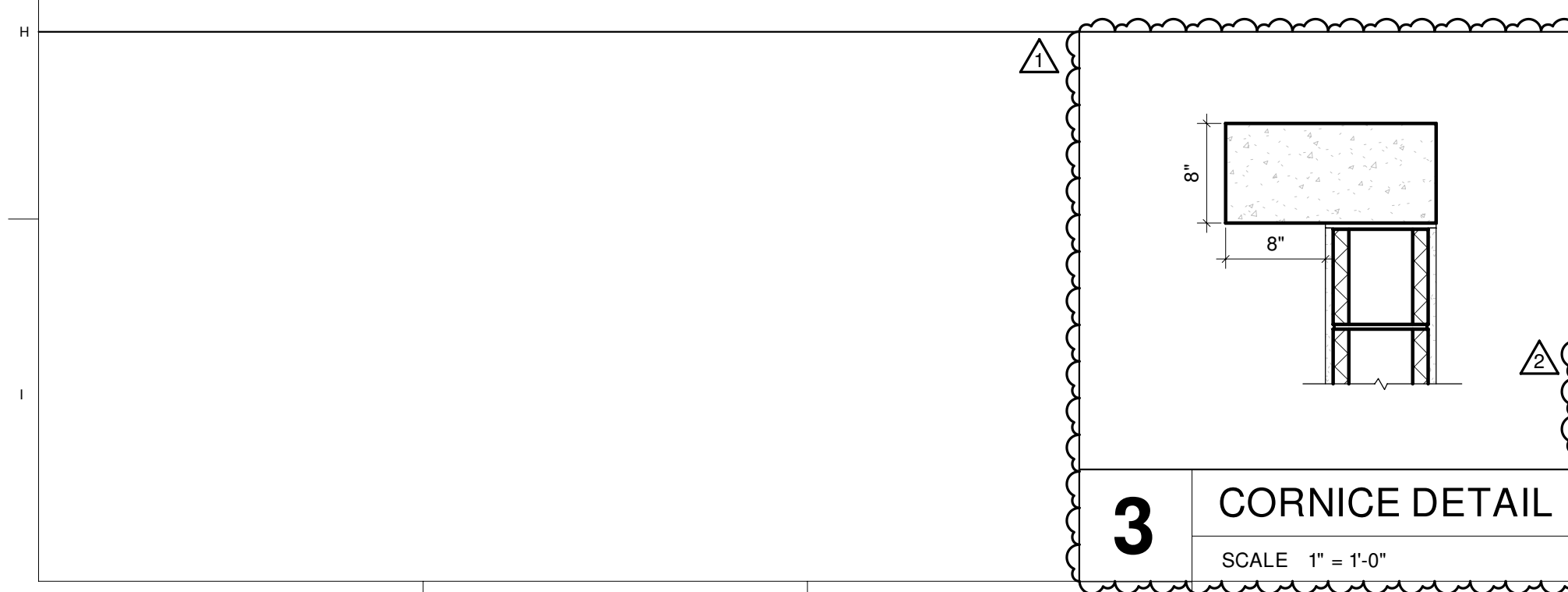
KEY PLAN:

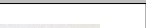










## 2 EAST/WEST TYP. ELEVATION



1	WEST ELEVATION
	SCALE 1/8" = 1'-0"



MATERIAL LEGEND					
	<b>1</b> WHITE STUCCO, SHERWIN WILLIAMS COLOR SW7008 ALABASTER		<b>4</b> PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW7015 REPOSE GRAY		<b>7</b> ALUMINUM FRAMING COLOR: UC43350 DURANAR BONE WHITE
	<b>2</b> PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW7624 SLATE TILE		<b>5</b> VERTICAL ALUMINUM PICKET RAILING - WHITE		<b>8</b> STONE EFFECT PORCELAIN TILE CAESAR CERAMICS -ABSOLUTE -BEOLA BIANCA
	<b>3</b> PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW1668 PINEAPPLE CREAM		<b>6</b> LAMINATED GLASS -CRYSTAL GREY		<b>9</b> GARAGE DOOR -PAINTED, WHITE

UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.A.V.D

1. 0'-0" = 15.70' N.A.V.D.  
2. ALL SHOP DRAWINGS REQUIRE APPROVAL OF CITY OF POMPAÑO BEACH.  
3. REFER TO SHEET A7-1.02 FOR WALL SECTION SPECIFICATIONS.  
4. ALL CONSTRUCTION AND FINISH MATERIAL INSTALLED BELOW BFE SHALL BE FLOOD RESISTANT MATERIAL

ALL DRAWING AND WRITTEN  
MATERIALS HEREIN CONSTITUTE  
ORIGINAL WORK OF THE  
ARCHITECT AND MAY ONLY BE  
DUPLICATED WITH THEIR WRITTEN  
CONSENT.

SEAL:

T.Todd Martin  
Digitally signed by  
T.Todd Martin  
DN: cn=Todd Martin,  
o=Reptur, ou=ARCH,  
email=tmartin@reptw  
ar.com, c=US  
Date: 2020.07.06  
12:01:08 -04'00'

SIGNATURE:  
T. TODD MARTIN RA,  
LIC# AR0017090

SHEET TITLE:  
ELEVATIONS

SCALE:  
As indicated

SHEET NO: /

AS indicated

SHEET NO. **AA-101**

PROJECT: **P218-12000018**

DATE: **8/4/2020**





## ADMINISTRATIVE MEMORANDUM NO. 20-184

**TO:** Architectural Appearance Committee  
**VIA:** Pamela Stanton, Urban Design Planner *PS*  
**FROM:** Max Wemyss, Planner *MW*  
**SUBJECT:** Consideration for Major Building Design: Sports Residence 300, 500, 600, 620 | NW 31<sup>st</sup> Ave  
**DATE:** July 21, 2020 for August 4<sup>th</sup> Meeting

P&Z #18-12000022, -21, -18, -20

The applicant's agent, Robert Sherman, on behalf of the Pompano Beach Community Redevelopment Agency is requesting Major Building Design approval for a total of 52 2-story townhouse units, with associated parking, landscaping and buffers, to be located on four properties along the east side of NW 31<sup>st</sup> Ave. There are four separate applications that are to be reviewed together. The properties are 300 NW 31<sup>st</sup> Ave (14 Townhomes proposed), 500 NW 31<sup>st</sup> Ave (12 Townhomes proposed), 600 NW 31<sup>st</sup> Ave (14 Townhomes proposed), and 620 NW 31<sup>st</sup> Ave (12 Townhomes proposed). All properties are currently vacant with a combined land area totaling 3.65 acres. Here is a summary of the typical lot standards that are provided in this staff report:

Address	units	site area (sf / acres)	lot coverage (sf / %)	pervious area
300 NW 31 <sup>st</sup> Ave	14 Townhomes	42,066 / 0.97	13,690 / 32.5	13,870 / 32.9
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The projects require Major Building Design approval due to the frontage on NW 31<sup>st</sup> Ave, which is an Arterial Roadway identified on Broward County's Trafficways Plan. All properties have a Commercial land use designation and a Zoning designation of B-3, which allows the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements. The flex allocation is currently pending City Commission approval. The site plans were reviewed by the Development Review Committee on July 5, 2018 and again on April 3, 2019.

This application was preliminarily reviewed by the Architectural Appearance Committee on January 7, 2020. The Board generally provided the following feedback:

- Provide more windows along building facades;
- Provide a variety of primary colors and accent colors to break up the facades;
- Add paint or pavers to the entrance of each project;
- Provide as much private green space as opposed to communal green space that won't be used;
- Arrange as many units as possible on 300 block and 620 block to face the street;
- Provide raised sidewalks and a continuous curb;
- Provide a parapet to cover mechanical screening and use internal downspouts.

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

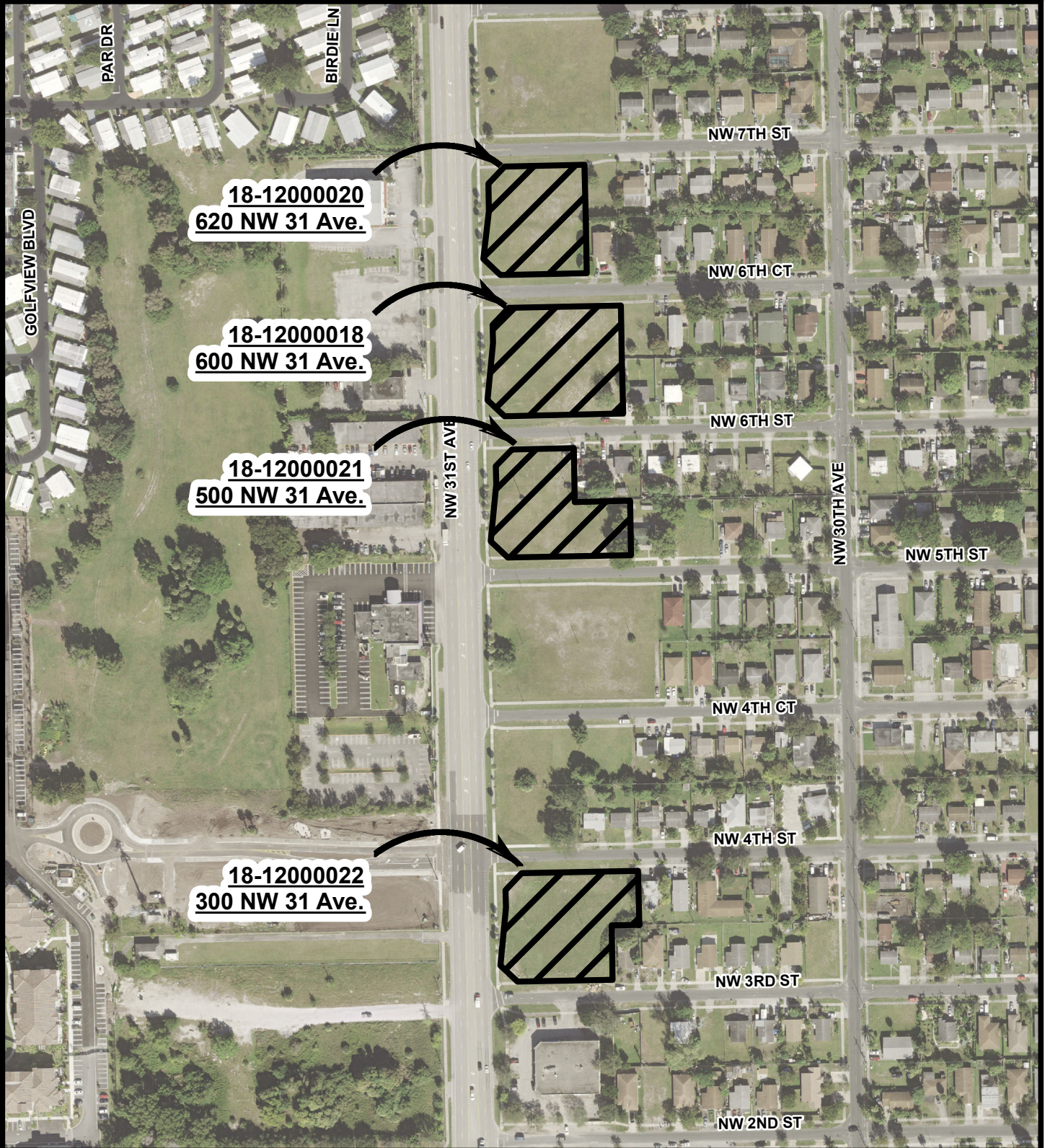
of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning District | Existing Uses

- A. Subject property:
  - General Business (B-3) | Vacant Land
- B. Surrounding Properties:
  - a. North: B-3 | Vacant land (Recent Flex Unit Allocation for 41 Multifamily Units)
  - b. South: B-3 | Vacant land / retail building south of 300 NW 31<sup>st</sup> Ave
  - c. East: RS-4 | Single Family Residential
  - d. West: B-3, B-4 | Vacant Land, Commercial/Light Industrial Building



# CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

PREPARED BY:  
**AAC** DEPARTMENT OF  
DEVELOPMENT SERVICES



ARCHITECTURAL APPEARANCE COMMITTEE  
REVIEW COMMENTS FOR  
8/4/2020

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:

Sports Residence 300, 500, 600, 620 | NW 31 Avenue  
PZ# 18-12000022, -21, -18, -20

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Reviewer: Max Wemyss | 954.786.4671

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

**CONDITIONS:**

1. Pending Approvals –
  - a. Approval of the Flexibility Unit Application for 52 Units
  - b. Approval of the Plat Note Amendment for the locations of the Non-Vehicular Access Lines (NVAL).
  - c. Easement Agreements must be obtained from the various utility providers for the location of fences within existing easements.
  - d. Major Site Plan approval shall be issued by the Planning and Zoning Board Development Order.
2. Sidewalks shall connect all off street parking areas with the primary entrances of the buildings they serve and be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals.
3. Provide continuous curbing along all parking spaces in lieu of wheel stops, as wheel stops are not permitted.
4. Provide wall offsets in the form of projections or recesses in the façade plane, spaced no more than 30 feet apart, a minimum depth of 2 feet for all façades facing a public street.
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.



***ARCHITECTURAL APPEARANCE COMMITTEE  
CITY OF POMPANO BEACH  
BROWARD COUNTY, FLORIDA***

***DEVELOPMENT ORDER***

***PLANNING AND ZONING NO. 18- 12000018***

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AN ORDER ISSUED BY THE ARCHITECTURAL APPEARANCE COMMITTEE OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 98-57; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY.

WHEREAS, Ordinance No. 98-57, authorizes the Architectural Appearance Committee (“Committee”) to review plans for this project which consists of the construction of fourteen 2-story townhouse units, with associated parking, landscaping and buffers. (“Project”). The Project encompasses the following property: 600 NW 31<sup>st</sup> Ave; which is more specifically described as follows:

PARCEL "A", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; and

WHEREAS, the Committee has met and reviewed this Project and does not find the plans submitted for review in compliance with the criteria for approval as set forth in Ordinance 98-57 as follows, but the developer has agreed in writing that no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to insure compliance are met; and

- a) The plan for the proposed structure or project is in conformity with good taste, good design and, in general, contributes to the image of Pompano Beach as a

**AAC**

**PZ18-12000018**

**8/4/2020**



## DEVELOPMENT ORDER

Architectural Appearance Committee

Planning and Zoning #18-12000018

Page 2

place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality;

- b) The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value;
- c) The proposed structure or project is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved;
- d) The proposed structure or project is in harmony with the proposed developments in the general area, with the Comprehensive Plan for the City and with the criteria set forth in the adopted "Supplemental Criteria of the Architectural Appearance Committee".

Upon further examination and participation of the Development Services Staff, the following conditions were offered to further comply with the City Code and offer further clarification for the building permitting process:

1. *Pending Approvals –*
  - a. *Approval of the Flexibility Unit Application for 52 Units*
  - b. *Approval of the Plat Note Amendment for the locations of the Non-Vehicular Access Lines (NVAL).*
  - c. *Easement Agreements must be obtained from the various utility providers for the location of fences within existing easements.*
2. *Sidewalks shall connect all off street parking areas with the primary entrances of the buildings they serve and be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals.*
3. *Provide continuous curbing along all parking spaces in lieu of wheel stops, as wheel stops are not permitted.*
4. *Provide wall offsets in the form of projections or recesses in the façade plane, spaced no more than 30 feet apart, a minimum depth of 2 feet for all façades facing a public street.*
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.*



DEVELOPMENT ORDER  
Architectural Appearance Committee  
Planning and Zoning #18-12000018  
Page 3

7. *Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.*

After careful consideration of the Project and the recommendations of City staff, the Committee approves the plans, subject to the seven City staff conditions and additional conditions below:

1. *The gray painted base on all four elevations will be removed and changed to Sherwin Williams Alabaster shown on the color board.*

DONE AND ORDERED this 28 day of August, 2020.

DocuSigned by:

ROBERT ZBIKOWSKI

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ROBERT H. ZBIKOWSKI

Chairman

Architectural Appearance Committee

Filed with the Advisory Board Secretary this 31 day of August, 2020.

DocuSigned by:

Michelle Corretjer

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Michelle Corretjer

Assistant Planner





# PROPOSED

**8/4/2020**

All 1,000 answers and 100 items surveyed to determine the current state

1

over 1000

THE AD

2	EAST/WEST TYP. ELEVATION
	SCALE 1/8" = 1'-0"

**1** WEST ELEVATION








**ELEVATION LEGEND AND NOTES**

UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.A.D.

1. 0.0' = 15.0' N.A.D.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PASCAGOULA BEACH, MISSISSIPPI, SUBMITTAL SPECIFICATIONS FOR WALKWAY SECTION SPECIFICATION.

3. ALL CONSTRUCTION AND FINISH MATERIAL INSTALLED BELOW BFE SHALL BE FLOOD RESISTANT MATERIAL.

MATERIAL LEGEND					
	<b>1</b> WHITE STUCCO, SHERWIN WILLIAMS COLOR SW7008 EXTRA WHITE		<b>4</b> LAMINATED GLASS - CRYSTAL GREY		<b>7</b> GARAGE DOOR - PAINTED, WHITE
	<b>2</b> PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW7052 INDIGO SATK		<b>5</b> ALUMINUM FRAMING COLOR GLASSO DUNHAM BONE WHITE		
	<b>3</b> VERTICAL ALUMINUM PROFILE TRACING - WHITE		<b>6</b> CERAMIC TILES IN THE ANTICATA - NESSUR - CLAY		

**3**

**CORNICE DETAIL**

SCALE 1" = 1'-0"

1000

PROPOSED

PROPOSED

PROJECT ADDRESS AND OWNER  
**SPORTS  
RESIDENCE 600**  
POMPAHO BEACH, FL 33061

OWNER  
**KOJ ARCO LLC**  
2000 N. W. 10TH AVE  
POMPAHO BEACH, FL 33061

ARCHITECT



CONSULTING ENGINEERS  
**DENIS K. SOLANO**  
DENIS K. SOLANO & ASSOCIATES  
1000 N. W. 10TH AVE  
POMPAHO BEACH, FL 33061

ARCHITECT  
**BACH DESIGN**  
500 N. W. 10TH AVE, SUITE 1  
POMPAHO BEACH, FL 33061

DESIGNER  
**MALE AGON**  
MALE AGON ARCHITECTURAL  
1000 N. W. 10TH AVE  
POMPAHO BEACH, FL 33061

DESIGNER  
**THOMAS WHITE**  
THOMAS WHITE ARCHITECTS  
1000 N. W. 10TH AVE  
POMPAHO BEACH, FL 33061

Reviewed for CODE COMPLIANCE

Signature	Date
P. White	J.J.J.
For Print	J.J.J.
For Seal	J.J.J.
For Stamp	J.J.J.
For Title	J.J.J.
For Address	J.J.J.
For Phone	J.J.J.
For Fax	J.J.J.
For Email	J.J.J.
For Website	J.J.J.
For Social Media	J.J.J.
For Other	J.J.J.

PERMIT SET

PROJECT NO: 1008  
ISSUE DATE: 05.11.2020  
REVISIONS:

11	For Revision	02.03.2020
12	Revised 12	05.05.2020

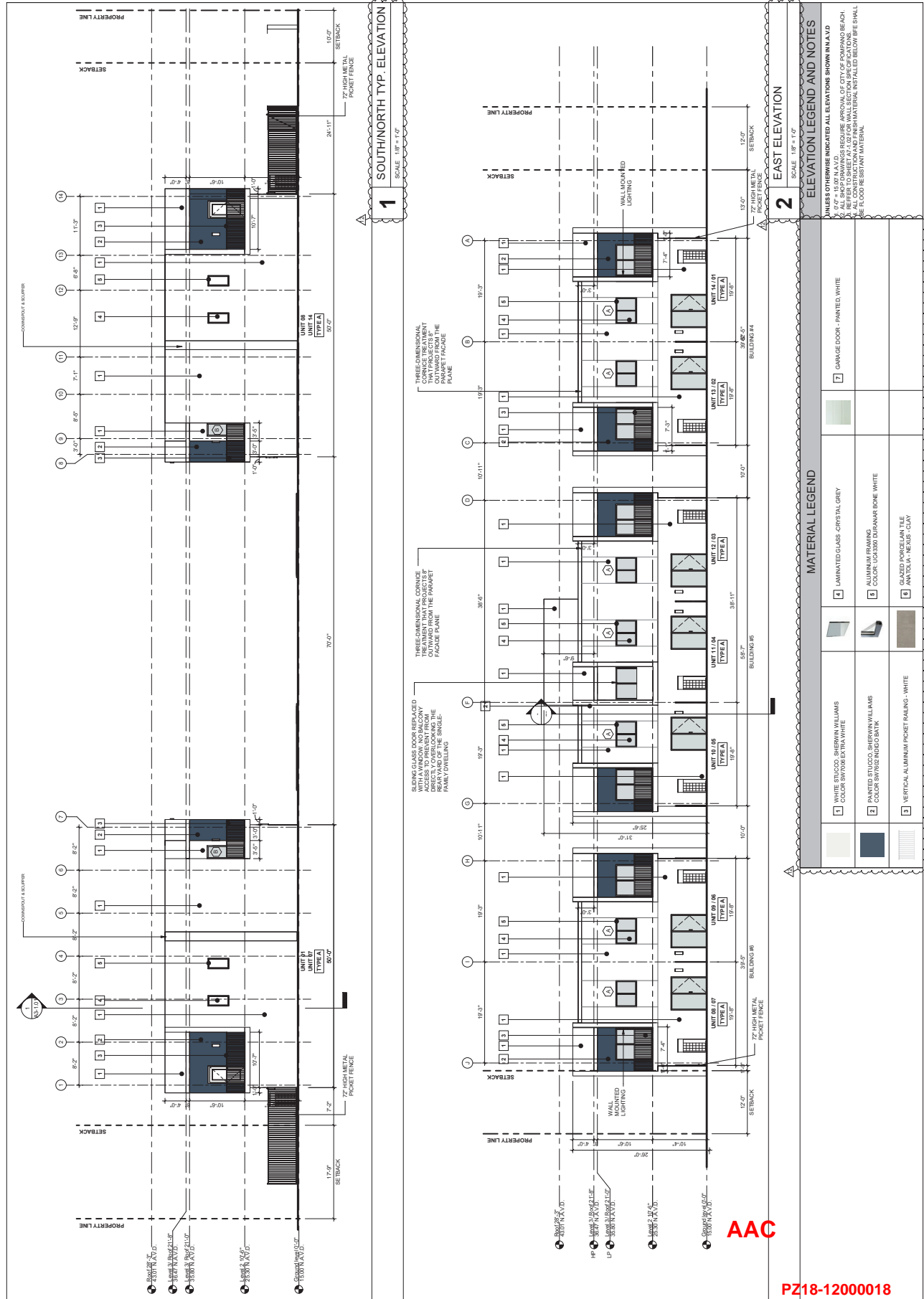
ELEVATIONS

SCALE: As Indicated

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF, THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF POMPAHO BEACH, FLORIDA, AND THE STATE OF FLORIDA, AND THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY.



SHEET NO: **A2-1.02**



PZ18-12000018

8/4/2020