

Staff Report

File #: LN-169

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: August 3, 2021

Progressive Pointe Luxury Apartments

Request: Major Building Design
P&Z# 18-12000031
Owner: TCM Holdings, Inc.
Project Location: 19 NE Avenue
Folio Number: 484236011570
Land Use Designation: ETOC
Zoning District: TO-EOD
Commission District: 3
Agent: Paola West (954-529-9417)
Project Planner: Pamela Stanton (954-786-5561 / Pamela.Stanton@copbfl.com)

Summary:

Following is a summary of information on the subject property. The applicant is requesting approval for proposing changes to an approved project for the appearance of the building, which include the exterior design, colors and materials, as well as the unit layouts. The project obtained approval from the Architectural Appearance Committee in order to construct a new 37 unit Multi-Family Apartment Building, along with associated parking and landscaping. The site is currently vacant land. The total building footprint will be 11,000 sq. ft. on a 27,500 sq. ft. (0.631 acre) site (40% lot coverage). This site plan was reviewed by the Development Review Committee (DRC) on September 20, 2018, the Planning and Zoning Board (PZB) on October 24, 2018, and the Architectural Appearance Committee (AAC) on December 20, 2018.

The property is located on the east side of NE 19th Ave between E Atlantic Blvd and NE 2nd 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): Transit Oriented/East Overlay District (TO/EOD) / Vacant

A. Surrounding Properties (Zoning District / Existing Use):

a. North - Transit Oriented/East Overlay District (TO/EOD) / Multi-family

b. South - Transit Oriented/East Overlay District (TO/EOD) / Parking lots (commercial or patron)

c. East - Transit Oriented/East Overlay District (TO/EOD) / Multi-family

West - Transit Oriented/East Overlay District (TO/EOD) / Vacant/Single-family/Multi-family

Staff Conditions:

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

1. All conditions of the Development Order remain in effect.

CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

AAC