

Staff Report

File #: LN-284

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MARCH 7, 2023

ENTOURAGE IN THE SUN

Request: Major Site Plan | Building Design
P&Z# PZ-22-120000011
Owner: ENTOURAGE FLORIDA DEVELOPMENT LLC
Project Location: 407, 419 N. Riverside Drive
Folio Number: 484331130050; 4884331130060
Land Use Designation: H (High 25-46 DU/AC)
Zoning District: RM-45 (Multi Family Residence-45)
Commission District: 1 (Andrea McGee)
Agent: Paola West (954-529-9417)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct a new multi-family development, with 42 dwelling units on a 40,753 square foot parcel of land (0.935 acre). The project consists of one 10-story building and a small accessory structure, with a total building footprint of 19,670 square feet (48.27% lot coverage). The project also includes a subsurface parking garage, amenities, and landscaping and a new dock.

The applicant is proposing to reduce the minimum number of required parking spaces from 77 to 66 spaces through a Parking Demand Reduction Strategy for Transit Accessibility that allows a reduction of up to 15% for development within 1,000 feet of a bus stop, pursuant to Section 155.5102.K.1.

The applicant is requesting Vernacular or Superior Design Alternative approval for modifications to the following Commercial Design Standards:

- 1. Section 155.5601.C.3 Building Facades, Subsection a.** Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart.

- 2. Section 155.5601.C.5 Roofs, Subsection b.** Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.

The property is located on the west side of North Riverside Dr. and north of East Atlantic Blvd.

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): Multi-Family (RM-45) | Existing multi-family, partially vacant

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

- a. North - Multiple-family Residence 45 (RM-45) | Condominium
- b. South - Multiple-family Residence 45 (RM-45) | Condominium
- c. West - Multiple-family Residence 45 (RM-45) | Condominium
- d. East - Water (W) | Intracoastal Waterway

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 Plan.

Advisory Comment: Providing that additional or future changes to the building appearance and site may occur, as well as adding, removing or revising site elements and structures, it may be found necessary for the project to return to this Committee for evaluation of the changes and additions. Further, depending on the significance of the changes and additions, a return to the DRC may be deemed necessary.

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

1. Plans must comply with the requirements of Section 155.5601, Multifamily Design Standards or relief must be obtained, specifically: 1) for building facades wall offsets, and 2) for the parapet wall with a three-dimensional cornice treatment.
2. The elevations and renderings submitted for the AAC review include a “EXPANDED METAL MESH FENCE / GUARDRAIL (ANODIZED ALUMINUM COLOR” that was not shown on previous submittals for this site plan application. The fence is not shown or labeled on the plan sheets and a proposed height is not provided. The addition of this element is of importance due to the site location adjacent to the Intracoastal Waterway. Pursuant to Section 155.5302.D.5, where the rear lot line abuts a canal or waterway, no fence, wall, or other obstruction greater than three feet high shall be located within the rear yard corner triangle, However, a fence may be as high as 42 inches if it is 66 percent see-through and may be as high as six feet if it is at least 75 percent see-through. Provide evidence that the proposed fence complies with the requirements of this Code Section.
3. Provide a door wide enough to accommodate the trash containers in the trash room vestibule.
4. Verify the glass specification and manufacturer product information for the windows and glass doors shown on the elevations. The Elevation Legend on the elevation sheets indicates a glass specification that differs from the photo sample on those sheets and the material and color sample board. The elevations and/or material board must be corrected to provide matching information.
5. The 10-foot FPL easement shown on the survey must be abandoned prior to building permit.
6. A copy of the CPTED plan and narrative approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
7. Provide a Final School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.
8. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
9. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

AAC

City of Pompano Beach

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CITY OF POMPANO BEACH AERIAL MAP



Subject Site

1 in = 208 ft

407 - 419 N Riverside Drive

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

11/1/2022

UmaSau

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