



Staff Report

File #: LN-295

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: NOVEMBER 1, 2022

GATEWAY LUXURY APARTMENTS

Request: Major Site Plan
P&Z# 22-120000008
Owner: US Gateway Investments LLC
Project Location: 950 N. Powerline Rd
Folio Number: 484234480010
Land Use Designation: Commercial
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: Tiffany Crump (954-788-3400)
Project Planner: Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct four, three-story residential buildings with 128 units along with associated parking and landscaping. The total footprint of the buildings is 51,246 square feet on a 184,055 square foot (4.23 acre) site, a total lot coverage of 27.8%. The site plan was reviewed by the Development Review Committee on June 15, 2022 and August 17, 2022. Due to this property being located within a Commercial Zoning district (B-3), the project is required to obtain residential Flex units in order to build residential units. The applicant has submitted for approval of residential Flex units (PZ 22-05000005) which will be heard at the October 26, 2022 Planning and Zoning Board meeting and a subsequent City Commission meeting.

The property is located at the northeast corner of NW 9th Street and North Powerline Road.

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 (General Business) | Vacant lot

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

- a. North - B-3 (General Business) | Vacant lot
- b. South - RM-12 (Multiple-Family Residence 12) | Single-family homes
- c. East - B-3 (General Business) | The City of Pompano Beach's Senior Activity Center
- d. West - RPUD (Residential Planned Development) | Multi-family residences

STAFF CONDITIONS:

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

1. The property is located within the B-3 Zoning District and has a Land Use designation of C, Commercial. Therefore, allocation of Flex units is required prior to building permit approval in order to develop this property with a residential use.
2. A Plat amendment is required prior to building permit approval in order to 1) revise the Plat Note restricting the property to only 80,000 SF of commercial, 2) revise the NVAL line on the Plat, and 3) revise the 24-foot access easement in connection with the northern property.
3. Obtain an easement agreement form signed by all utility agencies for the proposed fence prior to building permit approval.
4. Provide evidence that all air conditioners will be Energy Star qualified, in accordance the applicant's Sustainable Development narrative, pursuant to Table 155.5802: Sustainable Development Options and Points.
5. Provide evidence that all exterior lighting, including the upward facing balcony light fixtures, do not exceed 900 lumens, pursuant to Code section 155.5401.G.
6. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.

CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

10/24/2022

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ22-12000008
11/01/2022