



Staff Report

**File #:** LN-449

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 6, 2023

**1207 E Atlantic**

**Request:** Major Building Design  
**P&Z#** 22-12000034  
**Owner:** 1207 E. Atlantic LLC  
**Project Location:** 1207 E. Atlantic Blvd  
**Folio Number:** 484236000360  
**Land Use Designation:** East Atlantic Transit Oriented Corridor  
**Zoning District:** TO-EOD (Transit Oriented - East Overlay District)  
**Commission District:** 3 (Alison Fournier)  
**Agent:** Seth Yeslow (954-971-1010)  
**Project Planner:** Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

**Summary:**

The applicant is requesting Major Building Design approval for a 47-unit mixed-use development, which includes 6 townhouse style units, 41 multi-family units, approximately 5,000 square feet of commercial/ retail uses on the ground floor, parking and amenities on a 46,914 square foot (1.077 acre) lot. The project is in the TO/EOD, within the Center Sub-Area and the Edge Sub-Area. The portion of the building within the Center Sub-Area is proposed to be 4 stories (43' in height), and the portion of the building within the Edge Sub-Area is proposed to be 3 stories (33' in height). The project proposes to apply Density Bonus Option #1 to increase the allowable density from 32 units to 35 units for the portion of the project that is located within the Center Sub-Area. Density Bonuses are not available for the Edge Sub-Area.

The property is located on the northwest corner of NE 13 Av and 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): Transit Oriented-East Overlay District (TO/EOD) | Vacant (previously Broward County Library)

- B. Surrounding Properties (Zoning District | Existing Use):
- a. North - Single-Family Residence 2 (RS-2) | Single Family Homes
  - b. South - Transit Oriented/East Overlay District (TO/EOD) | Retail, Personal Services
  - c. West - Transit Oriented/East Overlay District (TO/EOD) | Drug Store
  - d. East - Transit Oriented/East Overlay District (TO/EOD) | Medical Office

**Staff Conditions:**

- 1. Provide detailed evidence that all interior elements of the parking garage will be screened from view on the east and the west sides of the building.
- 2. A Revocable License Agreement must be approved by the City Commission for the main entrance canopy that encroaches into the East Atlantic Blvd future right-of-way prior to permit approval.
- 3. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. The affordable housing requirement must be met by either setting aside a minimum of 15% of the proposed units as affordable housing or contribute in-lieu-of fees per Chapter 154.
  - b. Dedicate 5 feet of public right-of-way on East Atlantic Blvd.
  - c. All overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground unless authorization is obtained for existing utilities to remain overhead.
  - d. Provide a copy of the final Plat.
  - e. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - f. A copy of the CPTED plan and narrative approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
  - g. Prior to Zoning Compliance Permit approval, a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.
  - h. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

# CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

5/23/2023

AdkBob

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

PZ22-1200034  
06/06/2023