



## Staff Report

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**File #:** LN-453

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### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 6, 2023

### ARCHI ONE

**Request:** Major Site Plan  
**P&Z#** 22-12000039  
**Owner:** Archi Group LLC  
**Project Location:** 200 N Federal Highway  
**Folio Number:** 484236010820  
**Land Use Designation:** ETOC (East Transit Overlay Corridor)  
**Zoning District:** TO-EOD (Transit Oriented East Overlay District)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Paola West (954-529-9417 / pwest@planw3st.com)  
**Project Planner:** Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

### Summary:

The applicant is requesting Major Building Design approval for a 7-story mixed-use development, with 97 residential units, approximately 5,000 square feet of commercial/ retail uses on the ground floor, parking and amenities on a 0.85 acre lot (37,172 sf). The project is in the TO/EOD, within the Core Sub-Area and proposes to apply Density Bonus Options #1 (\$250,000 or 1% Public Art) and #6 (100% Structured Parking) to increase the allowable density from 76 units to 97 units.

The property is located on the northeast corner of NE 2 St. and North Federal Hwy.

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) | Unoccupied Commercial (previously a funeral home)

- B. Surrounding Properties (Zoning District | Existing Use):
- a. North - Transit Oriented/East Overlay District (TO/EOD) | Mixed-Use, Commercial/Residential (under construction)
  - b. South - Transit Oriented/East Overlay District (TO/EOD) | Restaurant, Dentist Office
  - c. West - Transit Oriented/East Overlay District (TO/EOD) | Office, Commercial
  - d. East - Transit Oriented/East Overlay District (TO/EOD) | Single-Family, Multi-Family

**Staff Conditions:**

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

1. Provide a cross-access easement between the property owners of the adjoining properties at 200 and 208 North Federal Hwy defining maintenance responsibilities, recorded with the Broward County Records Division before permit approval.
2. Show the required suspended pavement systems on the civil drawings in accordance with Section 155.3501.J.3
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. Provide evidence of the Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.
  - c. 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.
  - d. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - e. A copy of the CPTED plan and narrative approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
  - f. 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 = 229 ft

5/23/2023

AdkBob

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ22-12000039  
06/06/2023