

***ARCHITECTURAL APPEARANCE COMMITTEE  
CITY OF POMPANO BEACH  
BROWARD COUNTY, FLORIDA***

***PLANNING AND ZONING NO. 13-12000041***

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AN ORDER ISSUED BY THE ARCHITECTURAL APPEARANCE COMMITTEE OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 98-57; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR POMPANO BEACH LIVING, LLC.

WHEREAS, Ordinance No. 98-57, defines the project referenced above as falling under the criteria for review by the Architectural Appearance Committee; and

WHEREAS, Ordinance No. 98-57, authorizes the Architectural Appearance Committee to review plans for this project which consists of 138 new town homes, on the property with the associated folio number 484235870010.

WHEREAS, the Architectural Appearance Committee has met to review this project and has provided the applicant with written comments; and,

WHEREAS, the Architectural Appearance Committee finds the plans submitted for review are in compliance with the criteria for approval as set forth in the ordinance as follows:

- a) The plan for the proposed structure or project is in conformity with good taste, good design and, in general, contributes to the image of Pompano Beach as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality;
- b) The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value;
- c) The proposed structure or project is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved;

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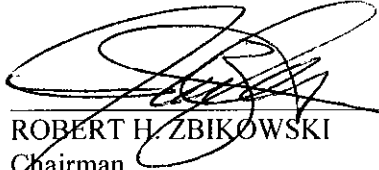
**5/4/21**

- d) The proposed structure or project is in harmony with the proposed developments in the general area, with the Comprehensive Plan for the City and with the criteria set forth in the adopted "Supplemental Criteria of the Architectural Appearance Committee".

Accordingly, these plans are hereby approved by the Architectural Appearance Committee, subject to the following conditions of approval:

1. In lieu of 8 inch projection at the base of the building, provide 8 inch projection on the second floor.
2. Consider a different treatment for the window immediately adjacent to second floor balconies, subject to staff approval.

DONE AND ORDERED this 7<sup>th</sup> day of July, 2014.

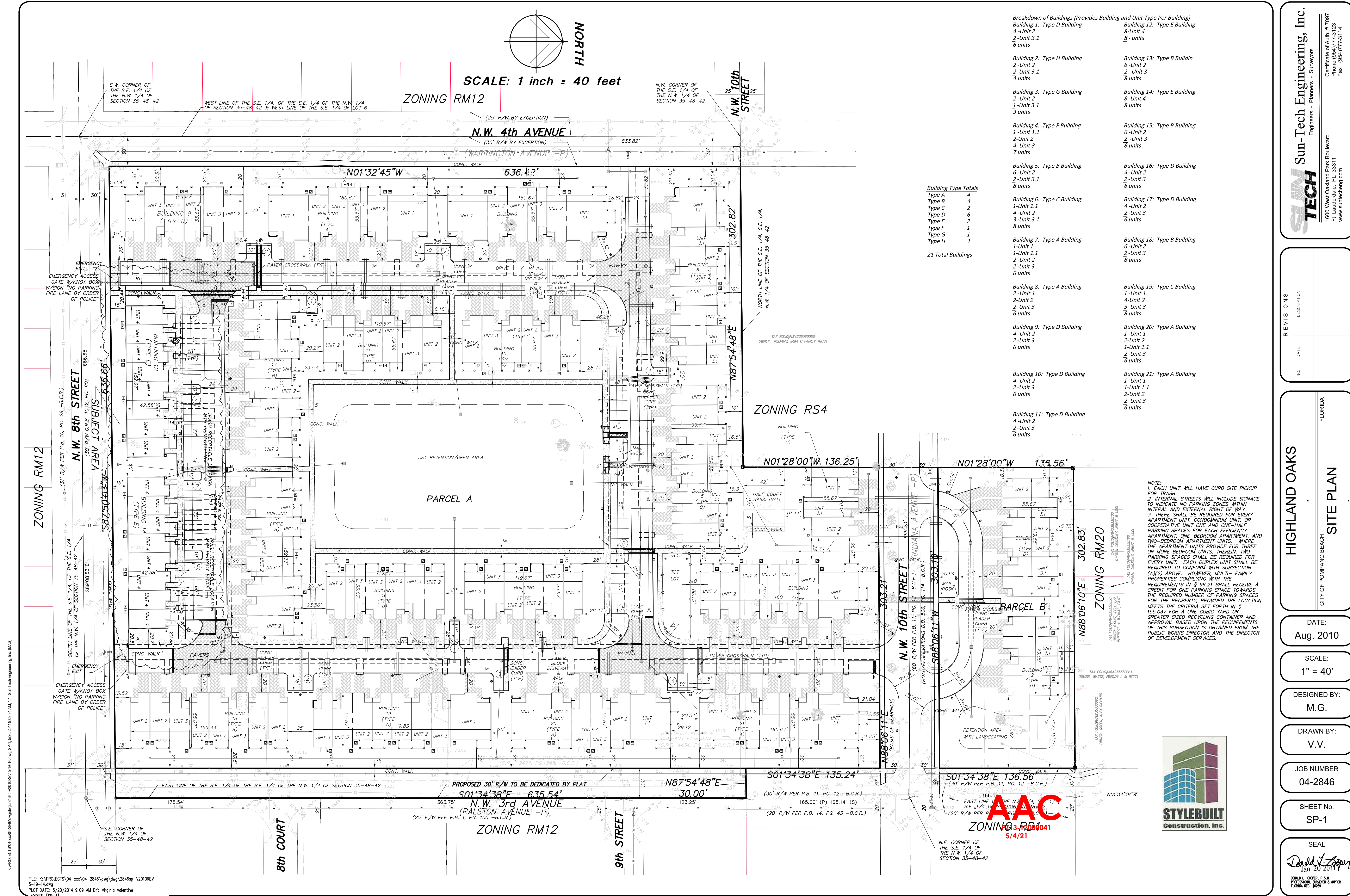
  
ROBERT H. ZBIKOWSKI  
Chairman  
Architectural Appearance Committee

eje  
7/1/14

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**PZ13-12000041  
5/4/21**





Breakdown of Buildings (Provides Building and Unit Type Per Building)  
Building 1: Type D Building  
4-Unit 2  
2-Unit 3.1  
6 units

Building 2: Type H Building  
2-Unit 2  
2-Unit 3.1  
4 units

Building 3: Type G Building  
2-Unit 2  
1-Unit 3.1  
3 units

Building 4: Type F Building  
1-Unit 1.1  
2-Unit 2  
4-Unit 3  
7 units

Building 5: Type B Building  
6-Unit 2  
2-Unit 3.1  
8 units

Building 6: Type C Building  
1-Unit 1.1  
4-Unit 2  
3-Unit 3.1  
8 units

Building 7: Type A Building  
1-Unit 1  
1-Unit 1.1  
2-Unit 2  
2-Unit 3  
6 units

Building 8: Type A Building  
2-Unit 1  
2-Unit 2  
2-Unit 3  
6 units

Building 9: Type D Building  
4-Unit 2  
2-Unit 3  
6 units

Building 10: Type D Building  
4-Unit 2  
2-Unit 3  
6 units

Building 11: Type D Building  
4-Unit 2  
2-Unit 3  
6 units

Building 13: Type B Building  
6-Unit 2  
2-Unit 3  
8 units

Building 14: Type E Building  
8-Unit 4  
8 units

Building 15: Type B Building  
4-Unit 2  
2-Unit 3  
6 units

Building 16: Type D Building  
4-Unit 2  
2-Unit 3  
6 units

Building 17: Type D Building  
1-Unit 1  
4-Unit 2  
2-Unit 3  
6 units

Building 18: Type B Building  
6-Unit 2  
2-Unit 3  
8 units

Building 19: Type C Building  
1-Unit 1  
4-Unit 2  
3-Unit 3  
8 units

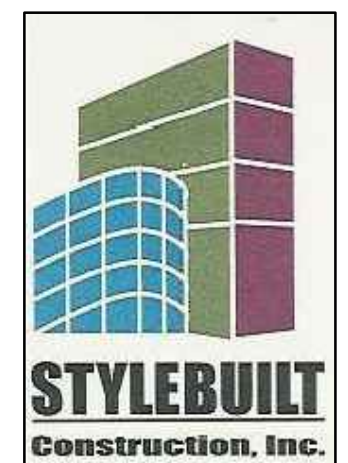
Building 20: Type A Building  
1-Unit 1  
2-Unit 2  
2-Unit 3  
6 units

Building 21: Type A Building  
1-Unit 1  
1-Unit 1.1  
2-Unit 2  
2-Unit 3  
6 units

Building Type Totals

Type A	4
Type B	4
Type C	2
Type D	6
Type E	2
Type F	1
Type G	1
Type H	1
21 Total Buildings	

NOTE:  
1. EACH UNIT WILL HAVE CURB SIDE PICKUP FOR TRASH.  
2. INTERNAL STREETS WILL INCLUDE SIGNAGE TO INDICATE NO PARKING ZONES WITHIN INTERNAL AND EXTERNAL RIGHT OF WAY.  
3. THERE SHALL BE REQUIRED FOR EVERY APARTMENT UNIT, CONDOMINIUM UNIT, OR COOPERATIVE UNIT ONE AND ONE-HALF PARKING SPACES FOR EACH EFFICIENCY APARTMENT, ONE-BEDROOM APARTMENT, AND TWO-BEDROOM APARTMENT UNITS. WHERE THE APARTMENT UNITS PROVIDE FOR THREE OR MORE BEDROOM UNITS, THEREIN, TWO PARKING SPACES SHALL BE REQUIRED FOR EVERY UNIT. EACH DUPLEX UNIT SHALL BE REQUIRED TO CONFORM WITH SUBSECTION (A)(2) ABOVE. HOWEVER, MULTI-FAMILY PROPERTIES COMPLYING WITH THE REQUIREMENTS IN § 96.21 SHALL RECEIVE A CREDIT FOR ONE PARKING SPACE TOWARDS THE REQUIRED NUMBER OF PARKING SPACES FOR THE PROPERTY, PROVIDED THE LOCATION MEETS THE CRITERIA SET FORTH IN § 155.037 FOR A ONE CUBIC YARD OR GREATER SIZED RECYCLING CONTAINER AND APPROVAL BASED UPON THE REQUIREMENTS OF THIS SUBSECTION IS OBTAINED FROM THE PUBLIC WORKS DIRECTOR AND THE DIRECTOR OF DEVELOPMENT SERVICES.



**Sun-Tech Engineering, Inc.**  
Engineers - Planners - Surveyors  
Certificate of Auth. # 7097  
Florida State # 12125  
www.suntecheng.com  
1600 West Oakland Park Boulevard  
Ft. Lauderdale, FL 33311  
Phone: (954) 777-3125  
Fax: (954) 777-3114

REVISIONS	
NO.	DESCRIPTION

**HIGHLAND OAKS**  
FLORIDA  
CITY OF POMPANO BEACH  
**SITE PLAN**

DATE:  
Aug. 2010

SCALE:  
1" = 40'

DESIGNED BY:  
M.G.

DRAWN BY:  
V.V.

JOB NUMBER  
04-2846

SHEET No.  
SP-1

SEAL  
Donald L. Cooper  
Jan 20 2011  
DONALD L. COOPER, P.E.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REG. #309

K:\PROJECTS\04-xxx\04-2846\dwg\2846sp-V2010REV  
5-19-14.dwg  
PLOT DATE: 5/20/2014 9:09 AM BY: Virginia Valentine  
LAYOUT: [SP-1]



THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE OR INGRESS AND EGRESS.

THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD RIGHT-OF-WAY, BEING N.W. 4TH STREET, N.W. 8TH STREET, N.W. 3RD STREET AND N.W. 10TH STREET.

THE SUBJECT PROPERTY CONSISTS OF TWO SEPARATE TRACTS OF LAND BEING COMPRISED OF CONTIGUOUS PARCELS, WITHOUT OVERLAPS, GAPS OR GORES.

THE SUBJECT PROPERTY (S) IS WITHIN SPECIAL FLOOD HAZARD AREA AH (ELEVATION 8.0) AS SHOWN IN THE MOST RECENT FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FEMA).

THE SUBJECT PROPERTY WAS LAST SURVEYED ON 11-02-2010.

IN-TECH ENGINEERING, INC.

*Donald L. Cooper* DATE: 1-20-2011

DONALD L. COOPER, P.S. & E.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 6269

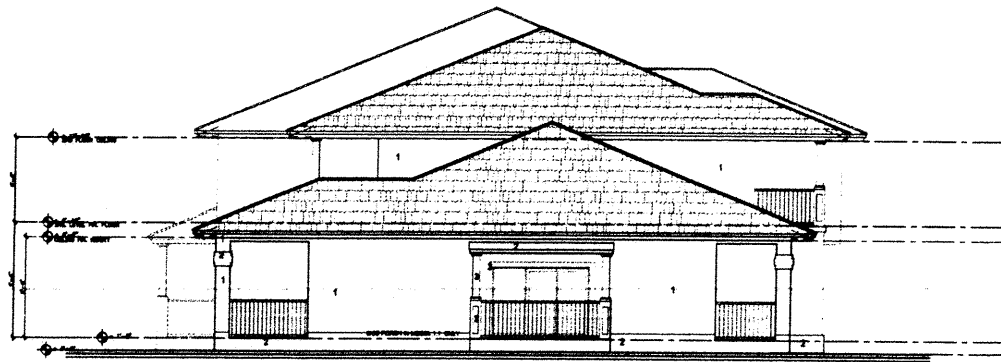




FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION



# A BUILDING ELEVATIONS

scale : 1/8"=1'-0"

**AAC**

PZ13-12000041

5/4/21



NO.	REVISIONS	DATE	BY
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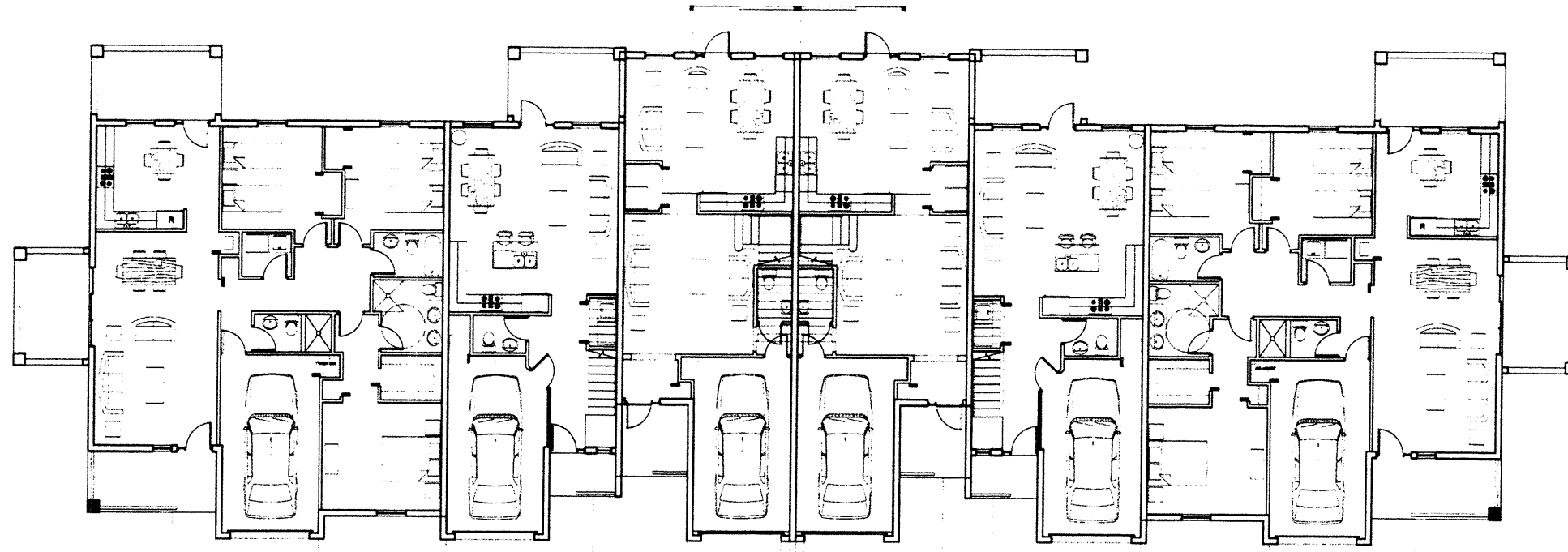
jerry clawson / architect  
218 EAST COMMERCIAL BLVD., STE. 202  
LAUDERDALE BEACH, FLORIDA 33308  
864 674-5530 jclawson@jclawson.com  
LICENSE NO.: AR-0012282



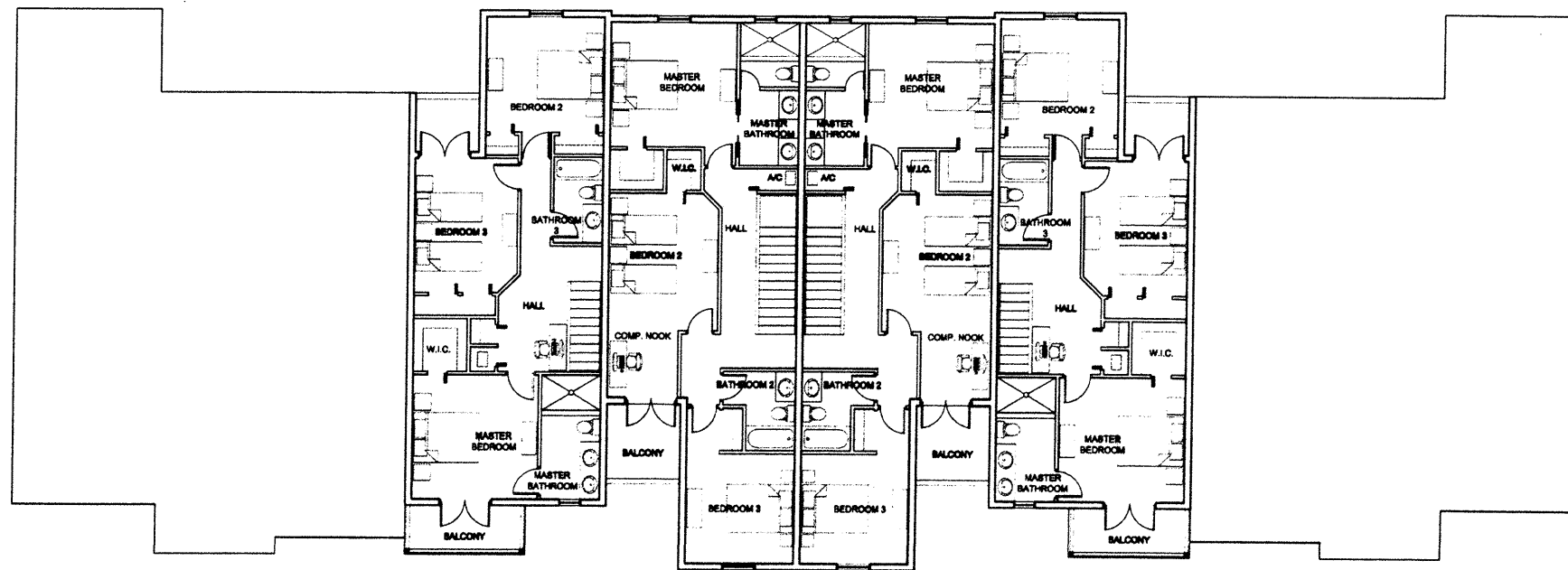
**HIGHLAND OAKS**  
RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING-DEVELOPERS

ARCHITECTURAL PLANS

DRAWN PACO NAGARD
CHECKED CARL G. FORBES
JOB NO. ...
DATE 12/18/10
<b>A-4</b> OF ... SHEETS



FIRST FLOOR scale : 1/8"=1'-0"



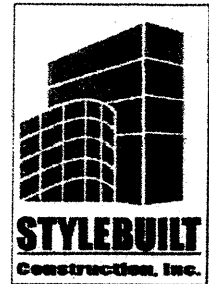
SECOND FLOOR scale : 1/8"=1'-0"



A BUILDING PLANS  
scale : 1/8"=1'-0"

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PZ13-12000041  
5/4/21



NO.	REVISIONS	DATE	BY
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jerry clawson / architect  
218 EAST COMMERCIAL BLVD. STE 202  
LAUDERDALE BEACH, FLORIDA 33306  
854 874-3220 jclawson00@gmail.com  
LICENSE NO.: AH-0012282

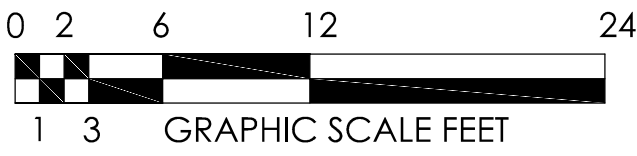


**HIGHLAND OAKS**  
RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING- DEVELOPERS  
ARCHITECTURAL PLANS

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FRONT ELEVATION - APPROVED



FOR INFORMATION  
PURPOSES

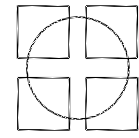
APPROVED - B BUILDING ELEVATIONS

scale : 1/8"=1'-0"



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jerry clawson / architect  
218 EAST COMMERCIAL BLVD., STE. 202  
LAUDERDALE BY THE SEA, FLORIDA 33308  
954 974-3230 jclawson99@gmail.com  
LICENSE NO.: AF-0012262



HIGHLAND OAKS

RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING- DEVELOPERS

ARCHITECTURAL PLANS

DRAWN  
PACO NAGARO

CHECKED  
CARL G. FORBES


JOB NO.  
...

DATE  
5/19/14

A-5

OF ... SHEETS





# B BUILDING PLANS

**PZ13-12000041**  
**5/4/21**

**jerry clawson / architect**  
218 EAST COMMERCIAL BLVD., STE. 202  
LAUDERDALE BY THE SEA, FLORIDA 33308  
954-874-3220 jclawson69@gmail.com  
LICENSE NO.: AH-001282



# HIGHLAND OAKS

RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING- DEVELOPERS

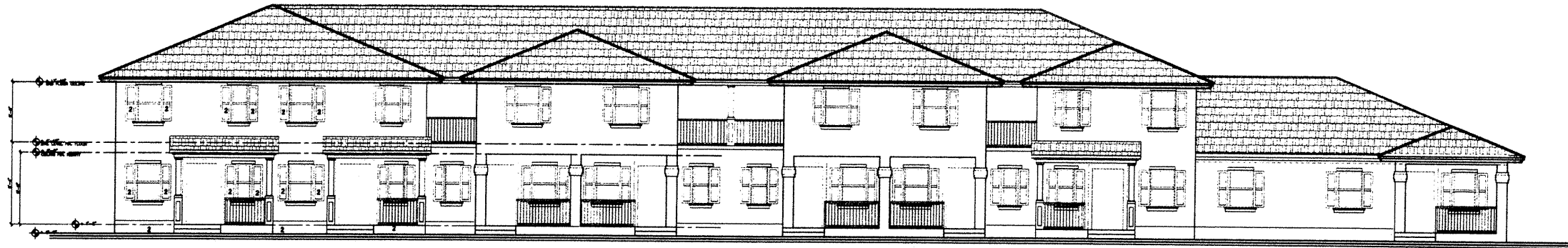
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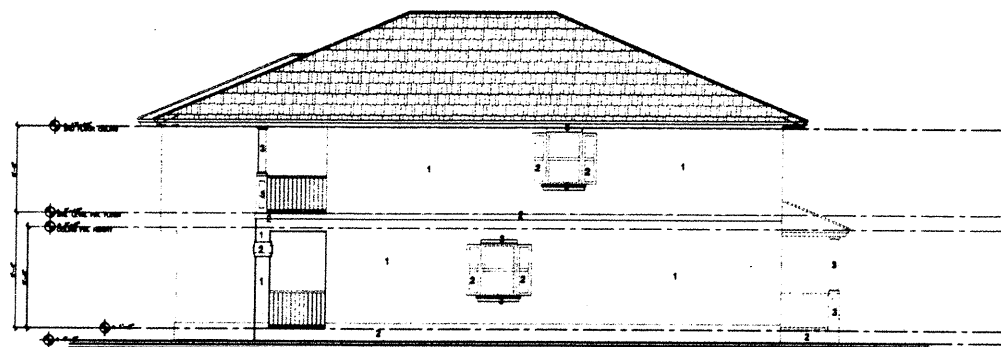




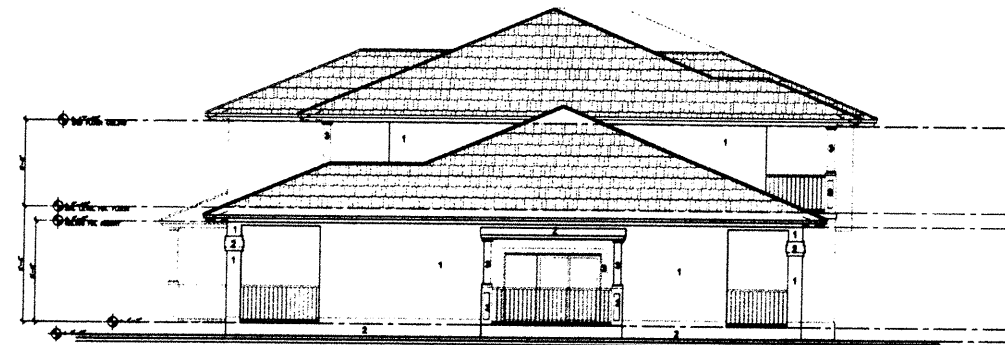
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BACK ELEVATION

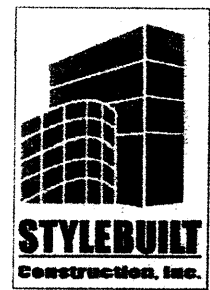


SIDE ELEVATION



SIDE ELEVATION  
C BUILDING ELEVATIONS

**AAC**  
SCALE: 1/8" = 1'-0"



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jerry clawson / architect  
218 EAST COMMERCIAL BLVD. STE 202  
LAUDERDALE BY THE SEA, FLORIDA 33308  
954 974-3230 jclawson@aac.com  
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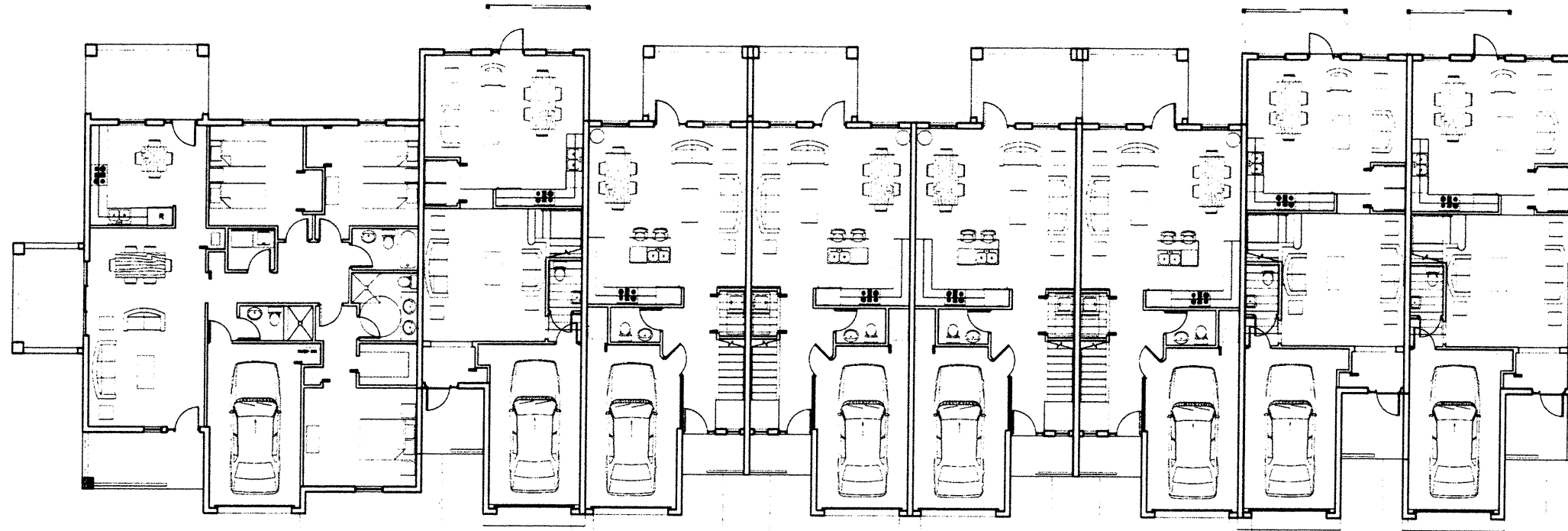


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ARCHITECTURAL PLANS

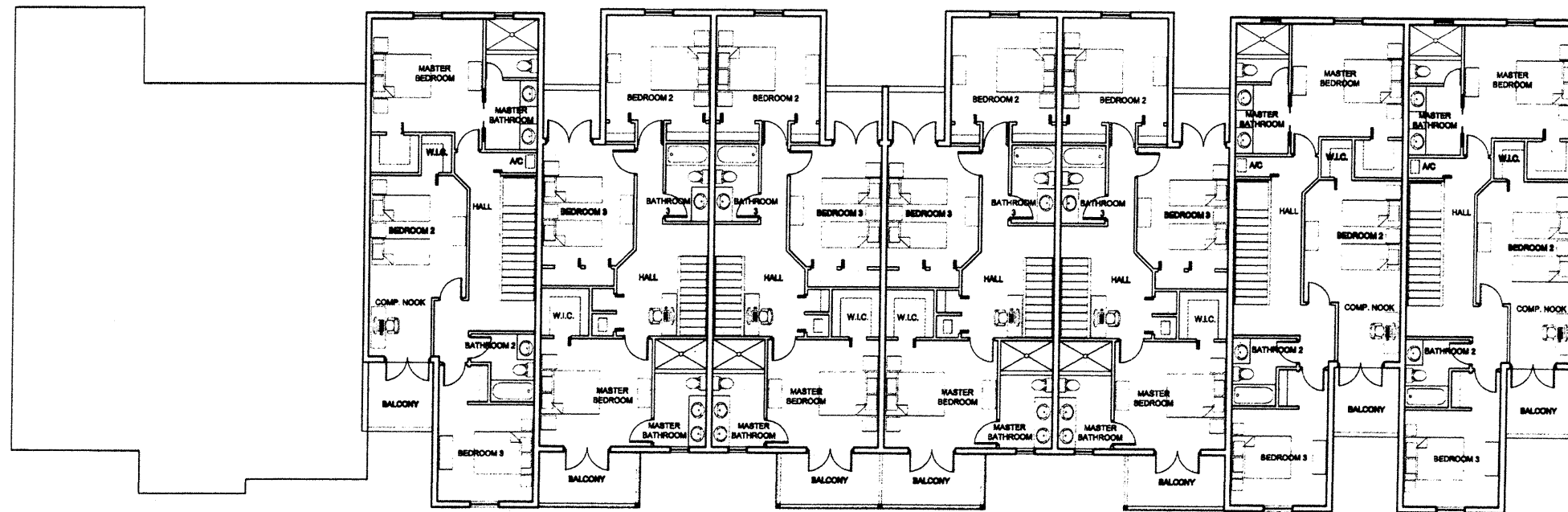
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DATE 12/10/10
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PZ13-12000041  
5/4/21





FIRST FLOOR scale : 1/8"=1'-0"



SECOND FLOOR scale : 1/8"=1'-0"

# C BUILDING PLANS

scale : 1/8"=1'-0"



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5/4/21



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jerry clawson / architect  
218 EAST COMMERCIAL BLVD., STE. 202  
LAUDERDALE BY THE SEA, FLORIDA 33308  
954 974-3230 jclawson@jclawson.com  
LICENSE NO.: AR-0012262



**HIGHLAND OAKS**

RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING-DEVELOPERS

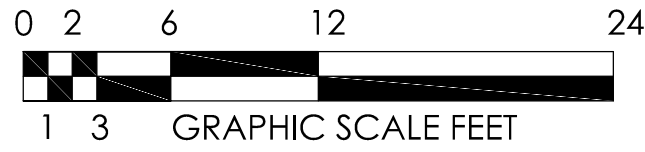
ARCHITECTURAL PLANS

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FRONT ELEVATION - APPROVED



FOR INFORMATION  
PURPOSES

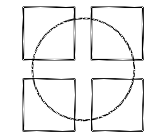
APPROVED - D BUILDING ELEVATIONS

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jerry clawson / architect  
218 EAST COMMERCIAL BLVD., STE 202  
LAUDERDALE BY THE SEA, FLORIDA 33308  
954 974-3230 jclawson99@gmail.com  
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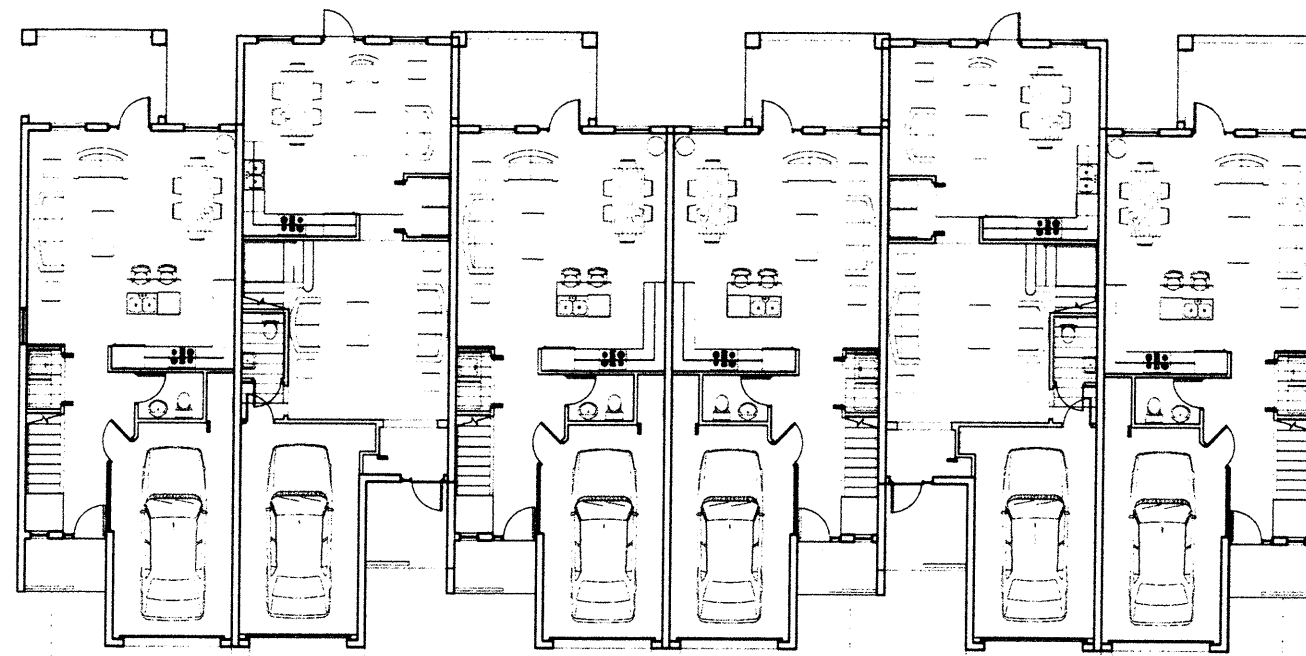
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ARCHITECTURAL PLANS

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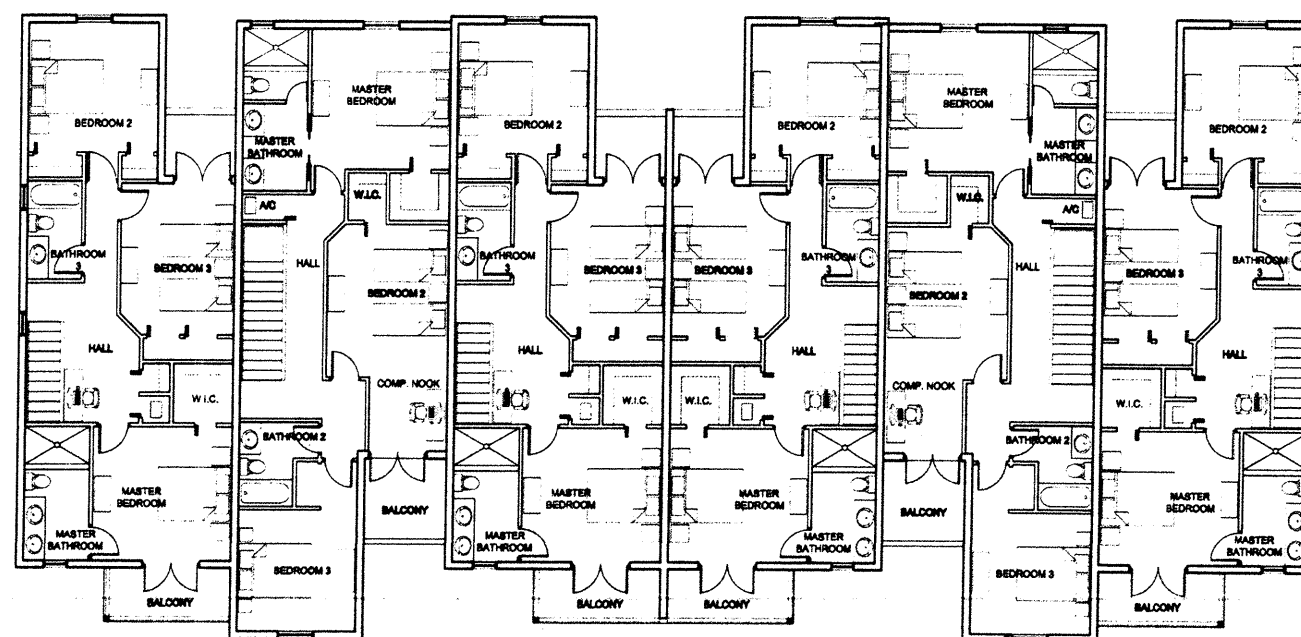




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FIRST FLOOR scale : 1/8"=1'-0"



SECOND FLOOR scale : 1/8"=1'-0"



D BUILDING PLANS  
scale: 1/8"=1'-0"

jerry clawson / architect  
218 EAST COMMERCIAL BLVD. STE. 202  
LAUDERDALE BEACH, FLORIDA 33308  
864 974-3230 jclawson66@gmail.com  
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RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING- DEVELOPERS  
ARCHITECTURAL PLANS

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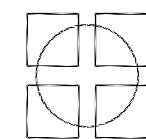
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954 974-3230 jclawson99@gmail.com  
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RESIDENTIAL PROJECT FOR POMPAHO BEACH LIVING- DEVELOPERS  
ARCHITECTURAL PLANS

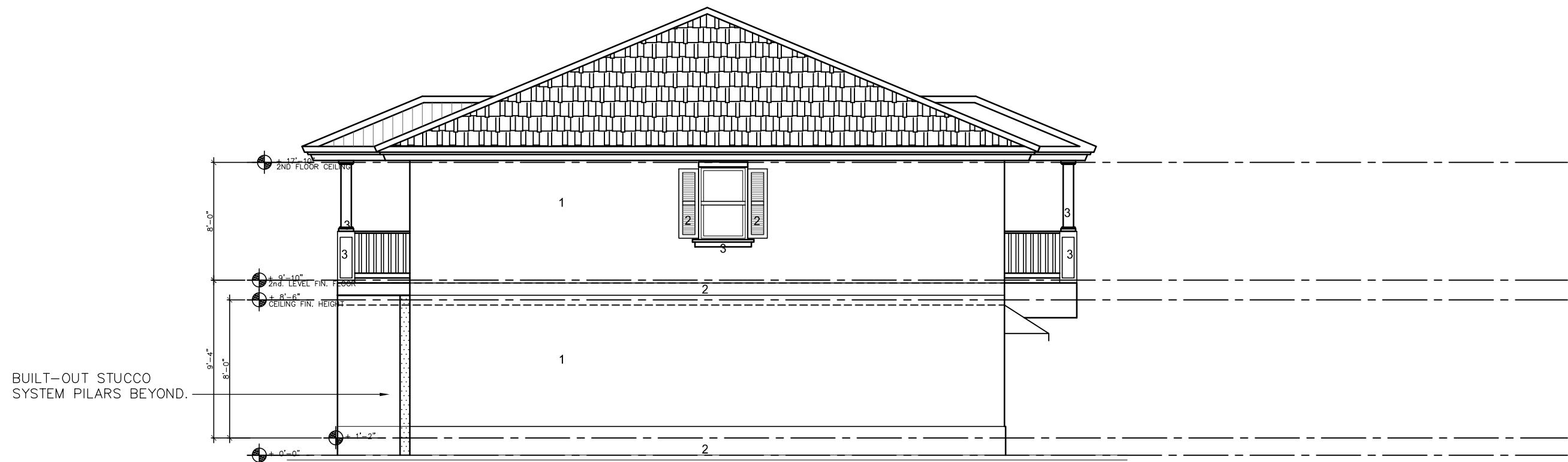
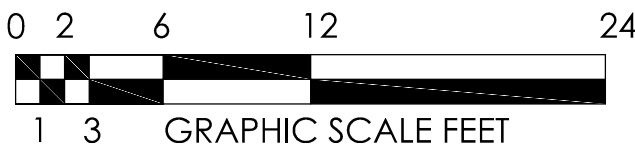
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<b>A-8</b> OF ... SHEETS



FRONT ELEVATION - APPROVED



BACK ELEVATION



SIDE ELEVATION

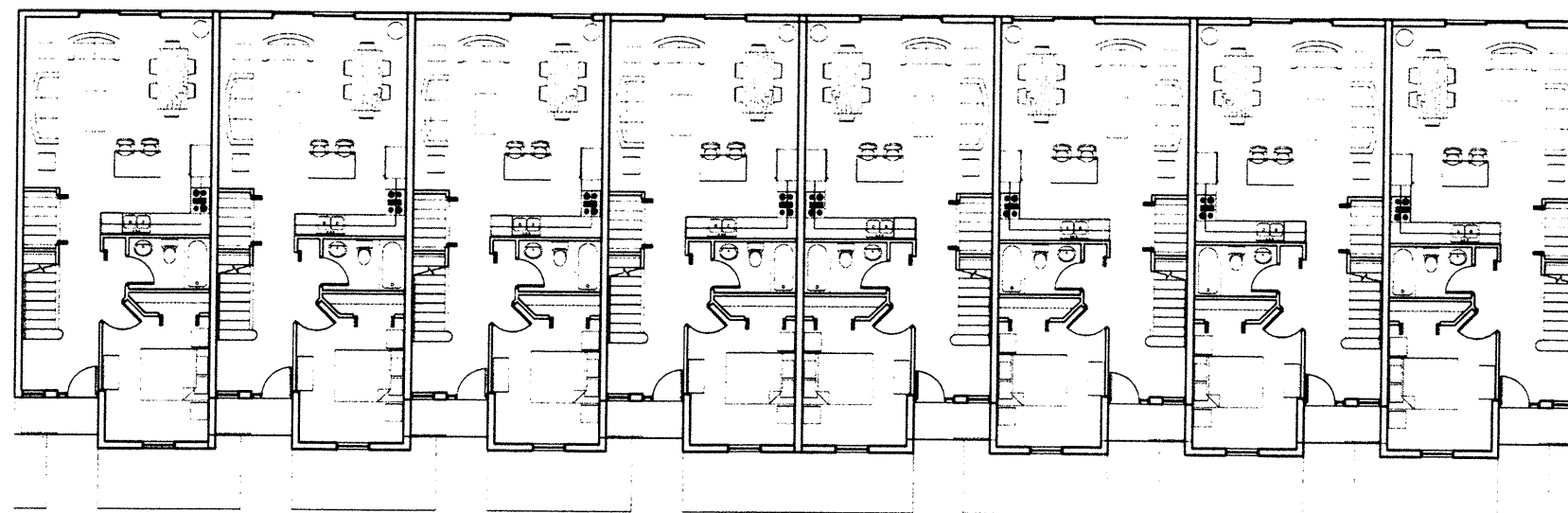
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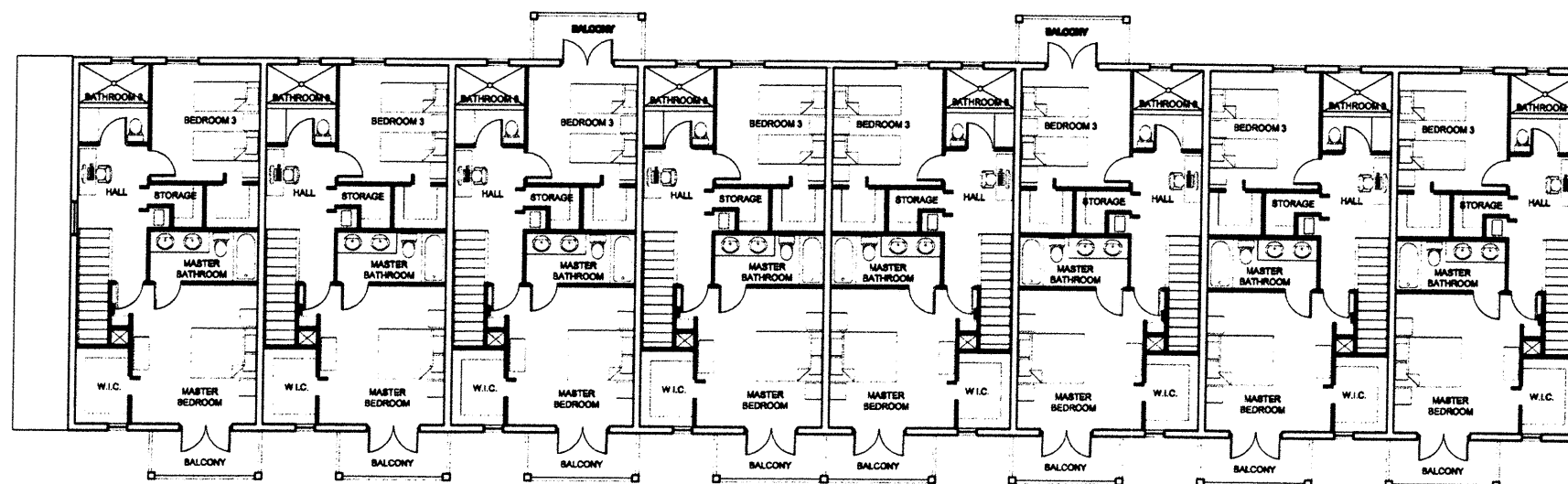




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**FIRST FLOOR**  
scale : 1/8"=1'-0"



**SECOND FLOOR**  
scale : 1/8"=1'-0"



# E BUILDING PLANS

**AAC**  
scale : 1/8"=1'-0"

PZ13-12000041  
5/4/21

jerry clawson / architect  
218 EAST COMMERCIAL BLVD., STE 202  
LAUDERDALE BY THE SEA, FLORIDA 33308  
954 974-3290 jclawson@jerryclawson.com  
LICENSE NO. AA-017262



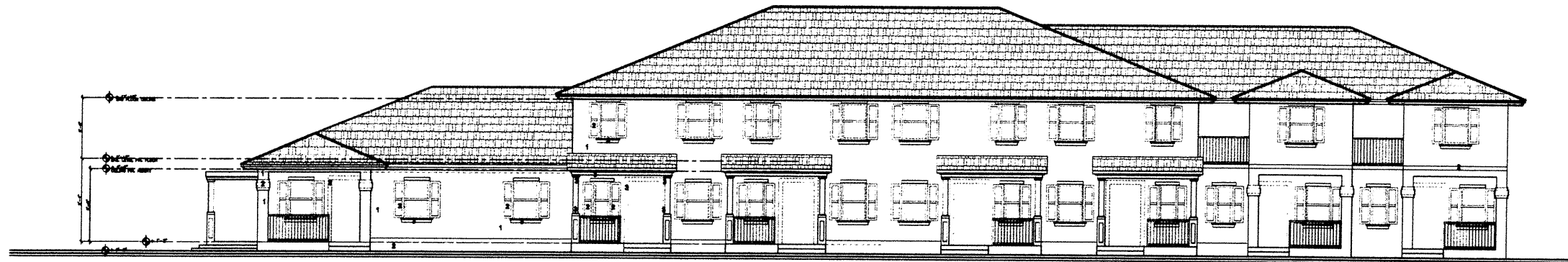
**HIGHLAND OAKS**  
RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING-DEVELOPERS  
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OF ... SHEETS	

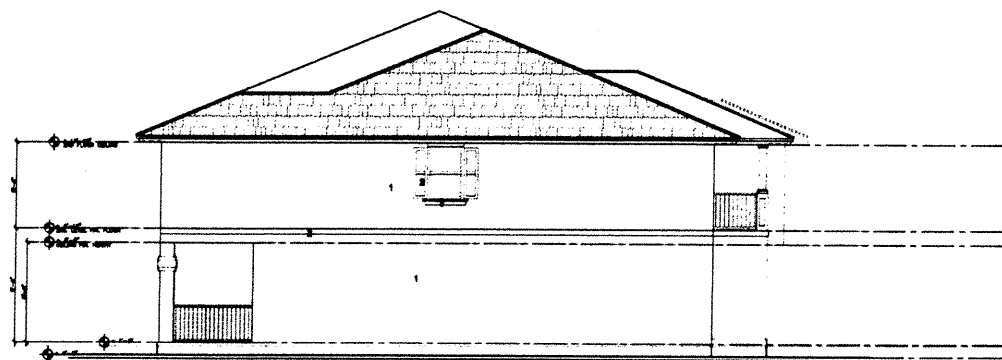




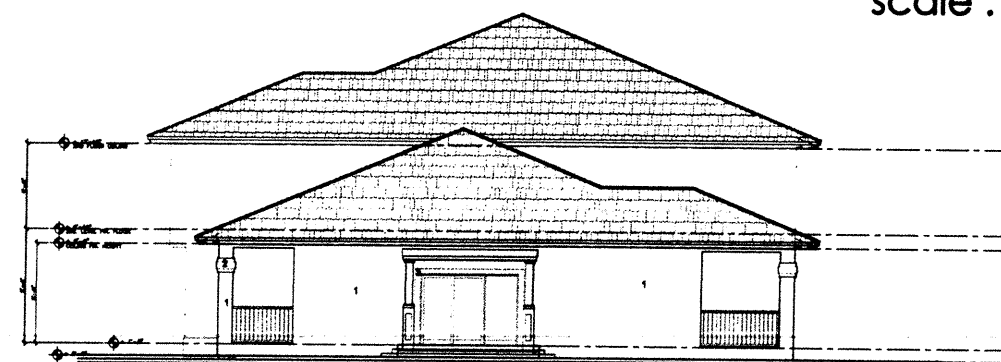
FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION



SIDE ELEVATION



# F BUILDING ELEVATIONS

scale : 1/8"=1'-0"



NO.	REVISIONS	DATE	BY
1			
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4			

jerry clawson / architect  
 218 EAST COMMERCIAL BLVD., STE. 202  
 LAUDERDALE BY THE SEA, FLORIDA 33308  
 954 974-3230 jclawson00@gmail.com  
 LICENSE NO.: AR-001282



HIGHLAND OAKS  
 RESIDENTIAL PROJECT FOR POMPAHO BEACH LIVING- DEVELOPERS

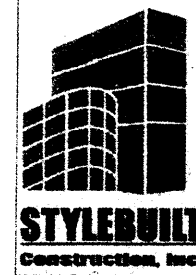
ARCHITECTURAL PLANS

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CHECKED CARL G. FOREMAN
JOB NO. ...
DATE 12/18/10
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OF ... SHEETS

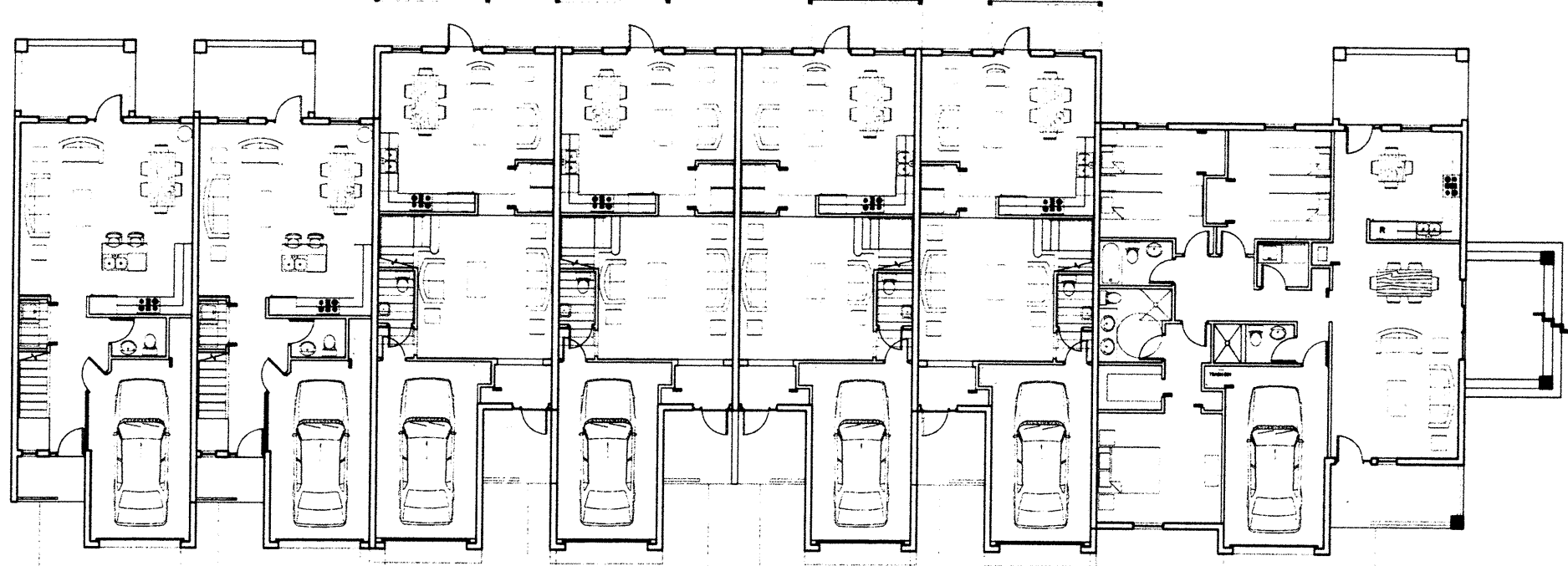
**AAC**

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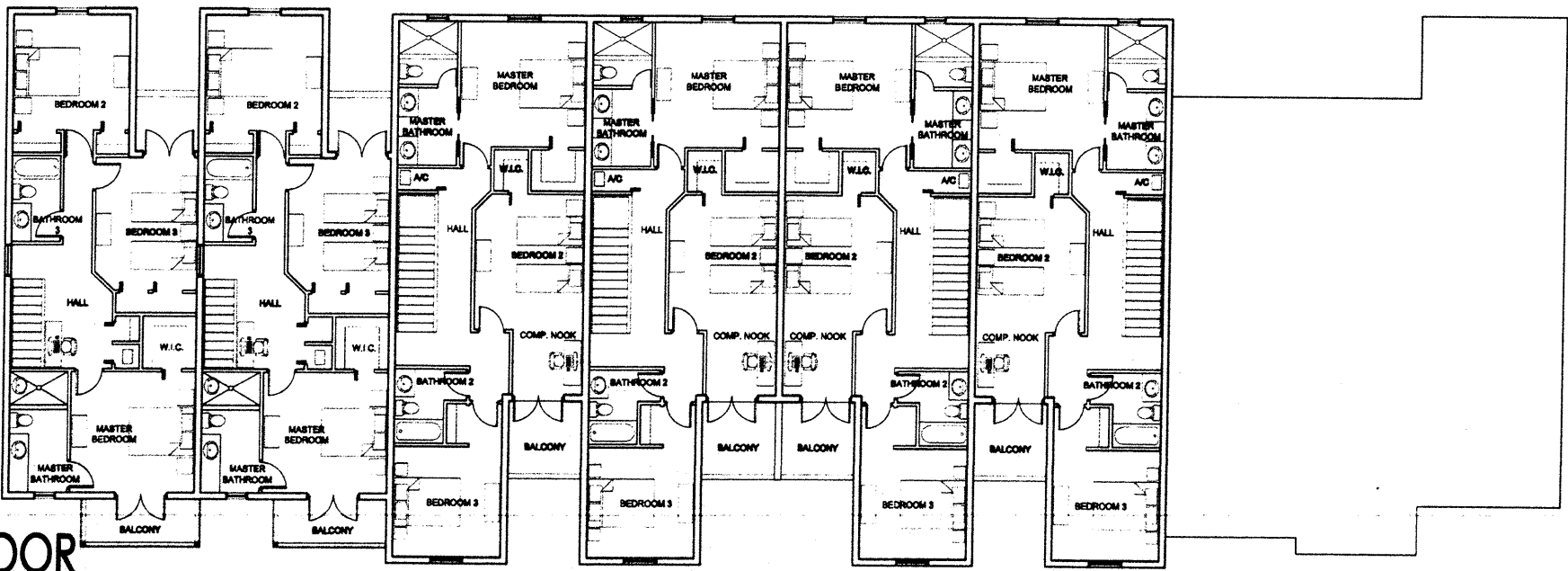




REVISIONS		
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FIRST FLOOR  
scale : 1/8"=1'-0"



SECOND FLOOR  
scale : 1/8"=1'-0"

F BUILDING **APR** 2021  
scale : 1/8"=1'-0"

PZ13-12000041  
5/4/21

jerry clawson / architect  
218 EAST COMMERCIAL BLVD., STE 202  
LAUDERDALE BY THE SEA, FLORIDA 33308  
954-974-3200 jclawson@aol.com  
LICENSE NO.: AT-001282

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<b>A-9.1</b>	
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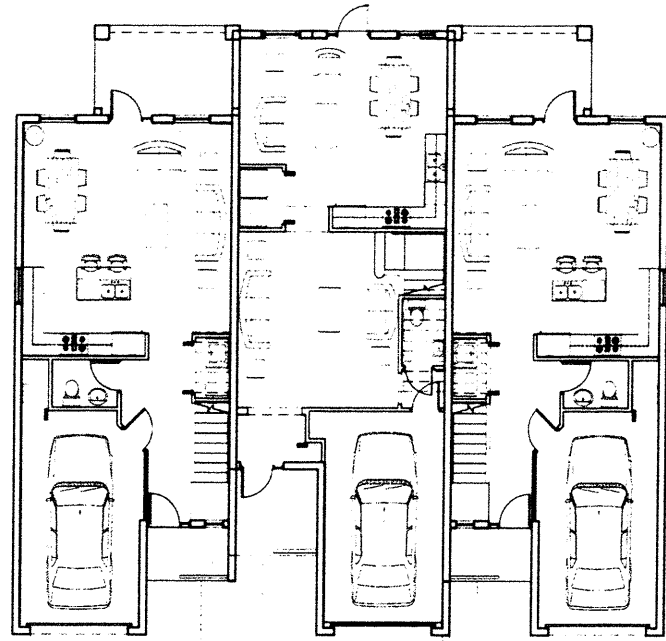
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jerry clawson / architect  
 218 EAST COMMERCIAL BLVD., STE. 202  
 LAUDERDALE BY THE SEA, FLORIDA 33308  
 954.974.3250 jclawson@aac.com  
 LICENSE NO.: AH-0012282

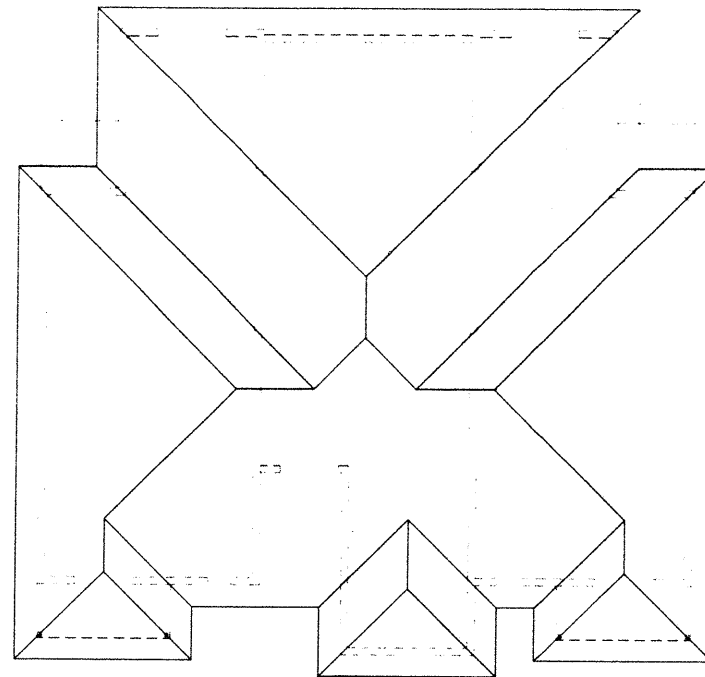


**HIGHLAND OAKS**  
 RESIDENTIAL PROJECT FOR POMPAHO BEACH LIVING-DEVELOPERS  
 ARCHITECTURAL PLANS

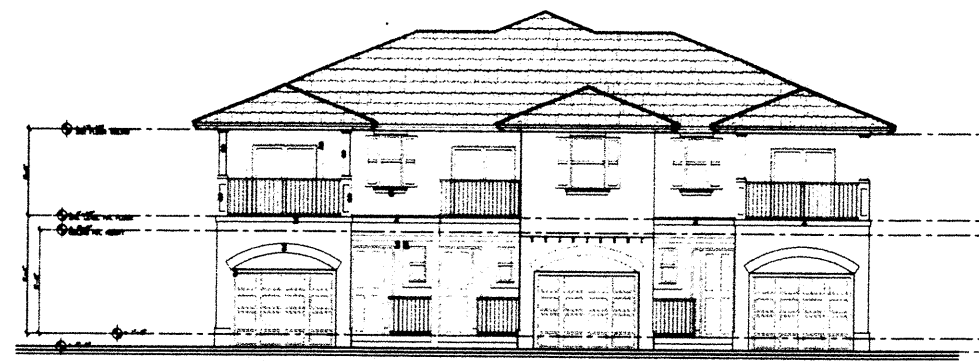
DRAWN	PACO NAGARO
CHECKED	CARL G. FORBES
JOB NO.	...
DATE	12/16/10
<b>A-10</b>	OF ... SHEETS



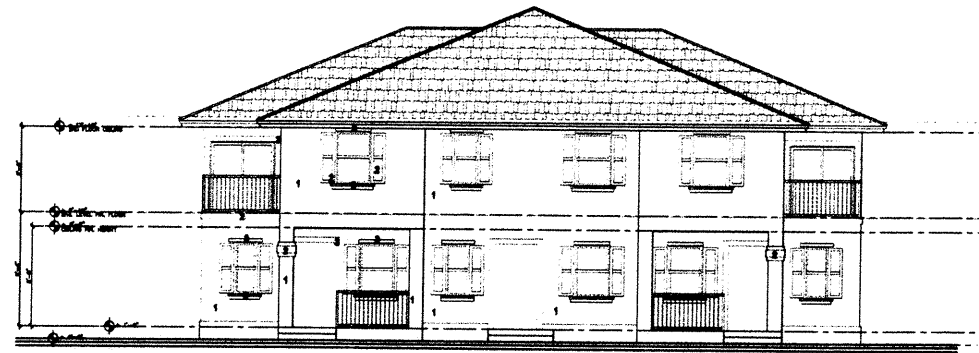
FIRST FLOOR PLAN



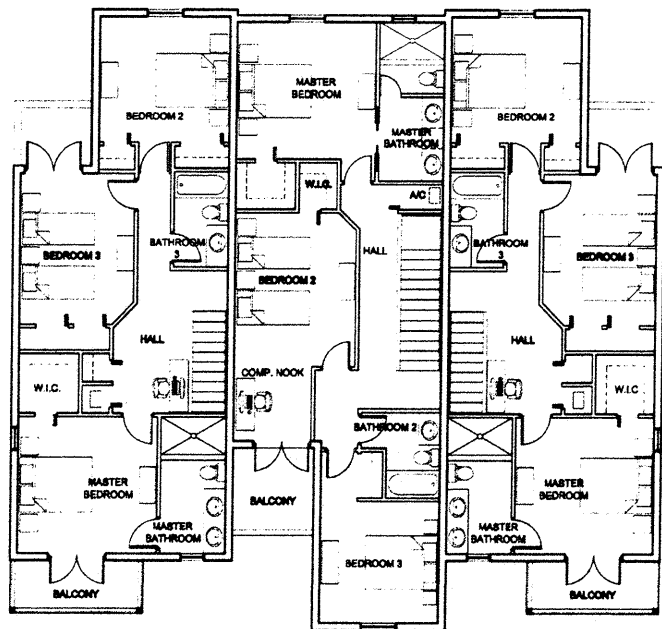
ROOF PLAN



FRONT ELEVATION



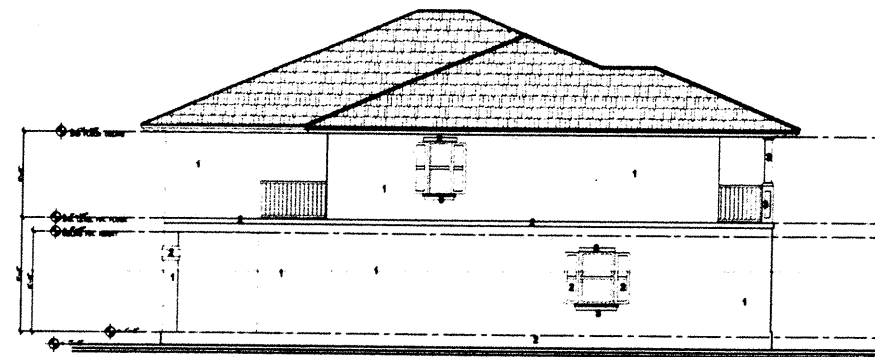
REAR ELEVATION



SECOND FLOOR PLAN



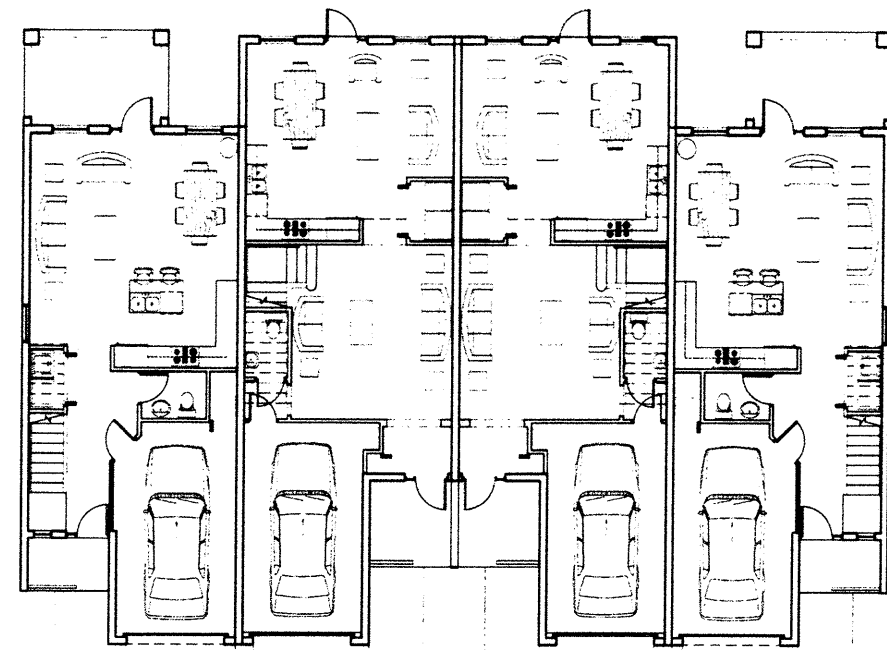
**BUILDING G**  
 scale : 1/8"=1'-0"



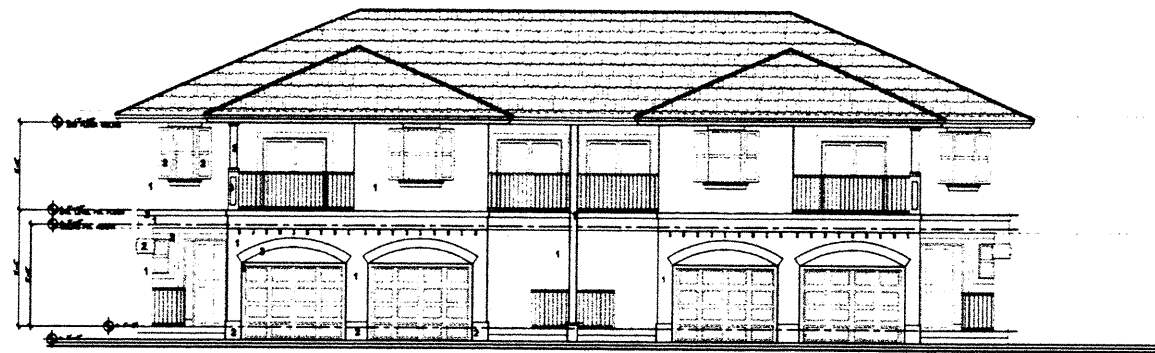
SIDE ELEVATION

**AAC**

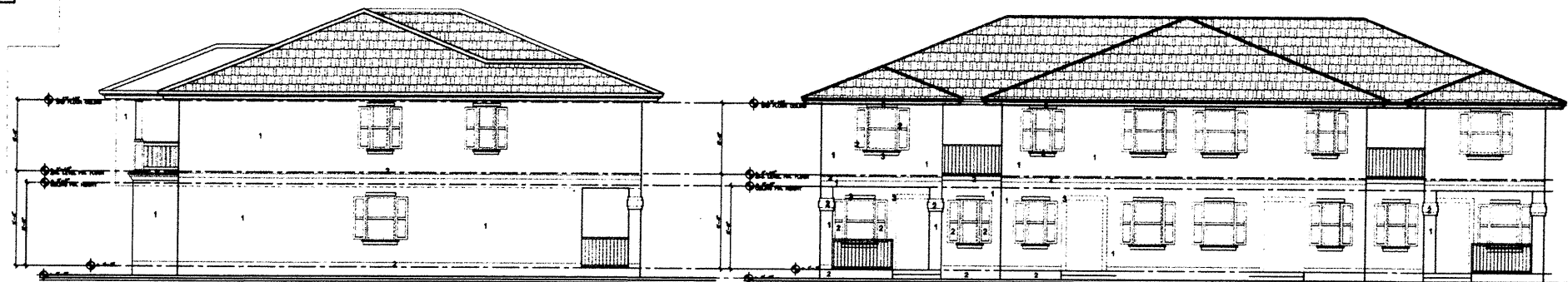




FIRST FLOOR PLAN

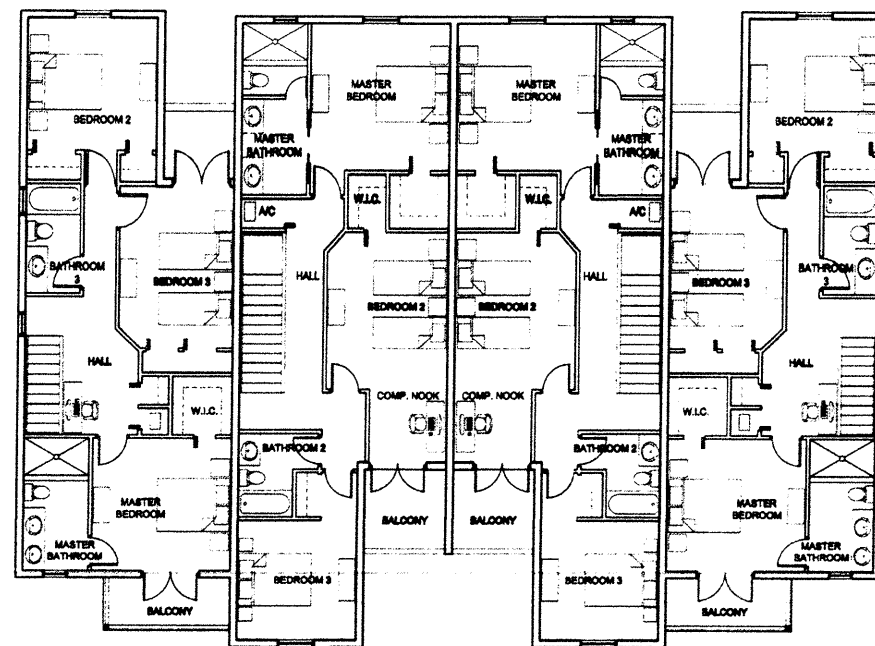


FRONT ELEVATION



SIDE ELEVATION

BACK ELEVATION

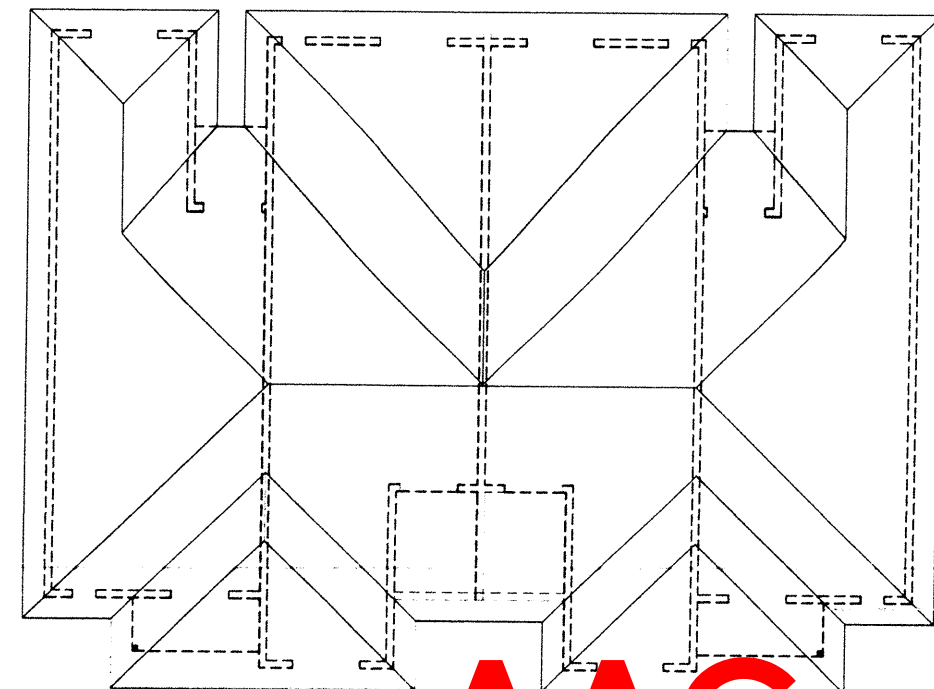


SECOND FLOOR PLAN



BUILDING H

scale : 1/8"=1'-0"



**AAC**

PZ13-12000041  
5/4/21



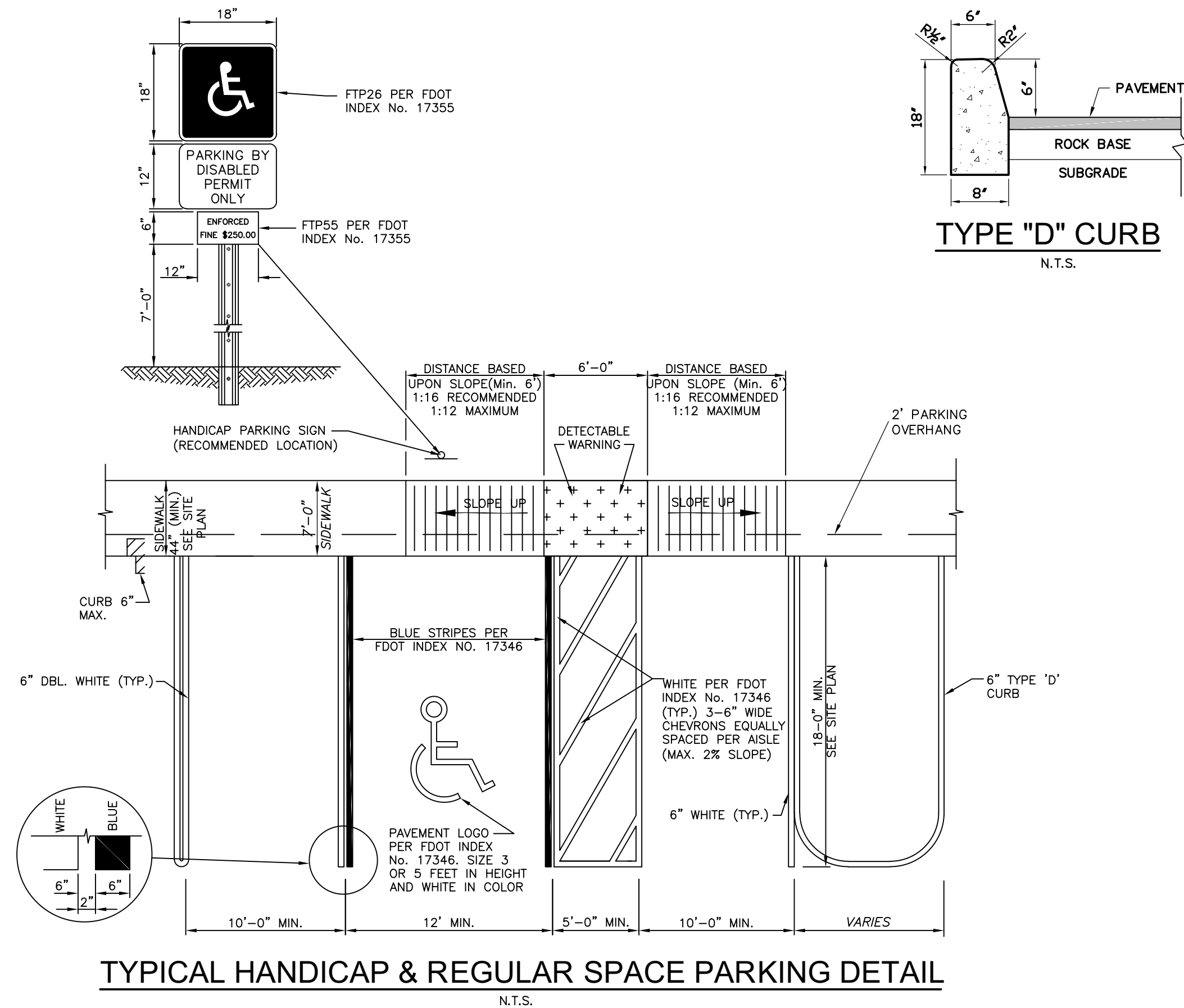
NO.	REVISIONS	DATE	BY
1			
2			
3			
4			

jerry clawson / architect  
218 EAST COMMERCIAL BLVD. STE 202  
LAUDERDALE BEACH, FLORIDA 33308  
954 974-3230 jclawson@jclawson.com  
LICENSE NO.: AR-001282

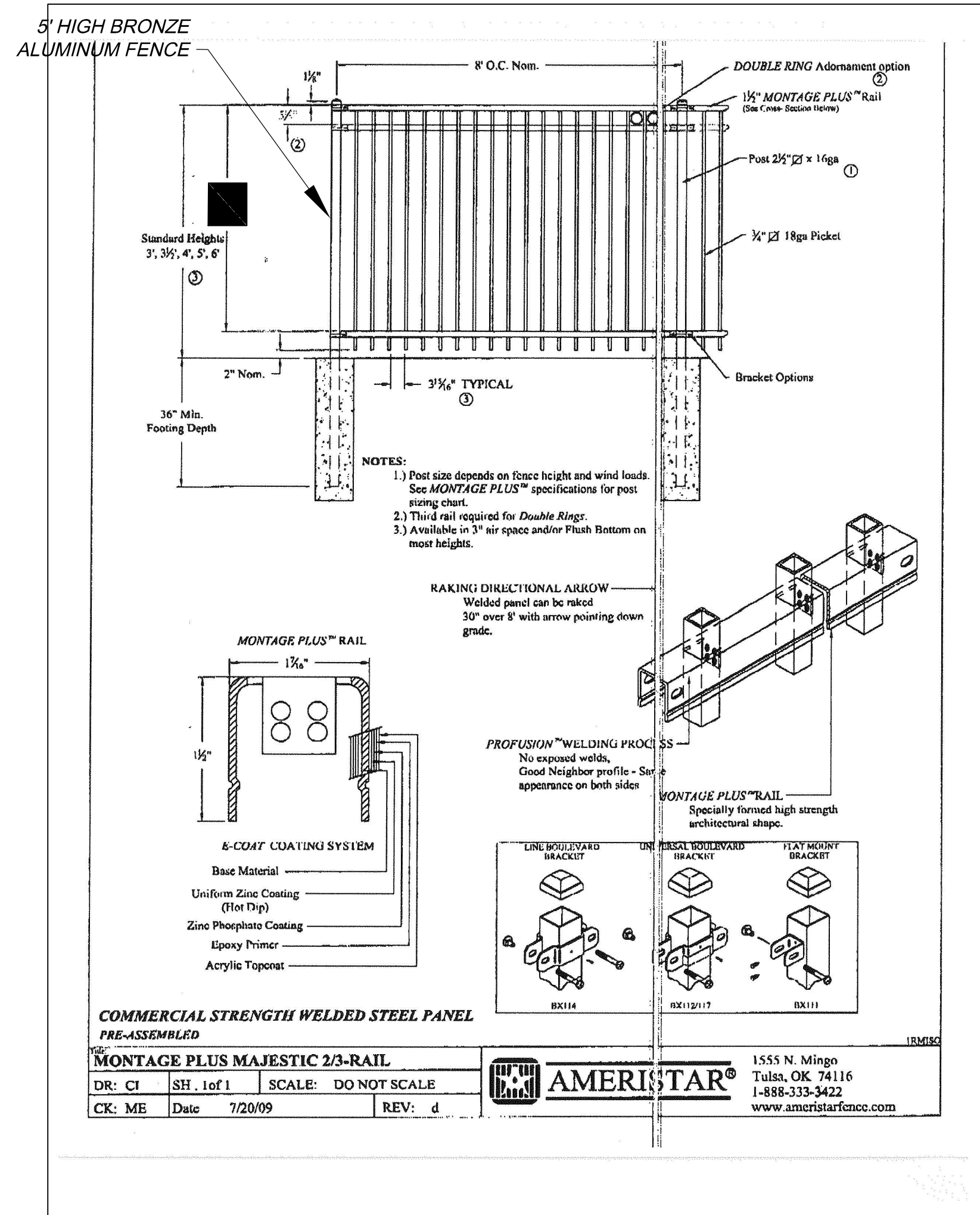
**HIGHLAND OAKS**  
RESIDENTIAL PROJECT FOR POMPANO BEACH LIVING DEVELOPERS  
ARCHITECTURAL PLANS

DRAWN	PACO NAGARO
CHECKED	CARL G. FORBES
JOB NO.	...
DATE	12/16/10
<b>A-11</b>	
OF ... SHEETS	





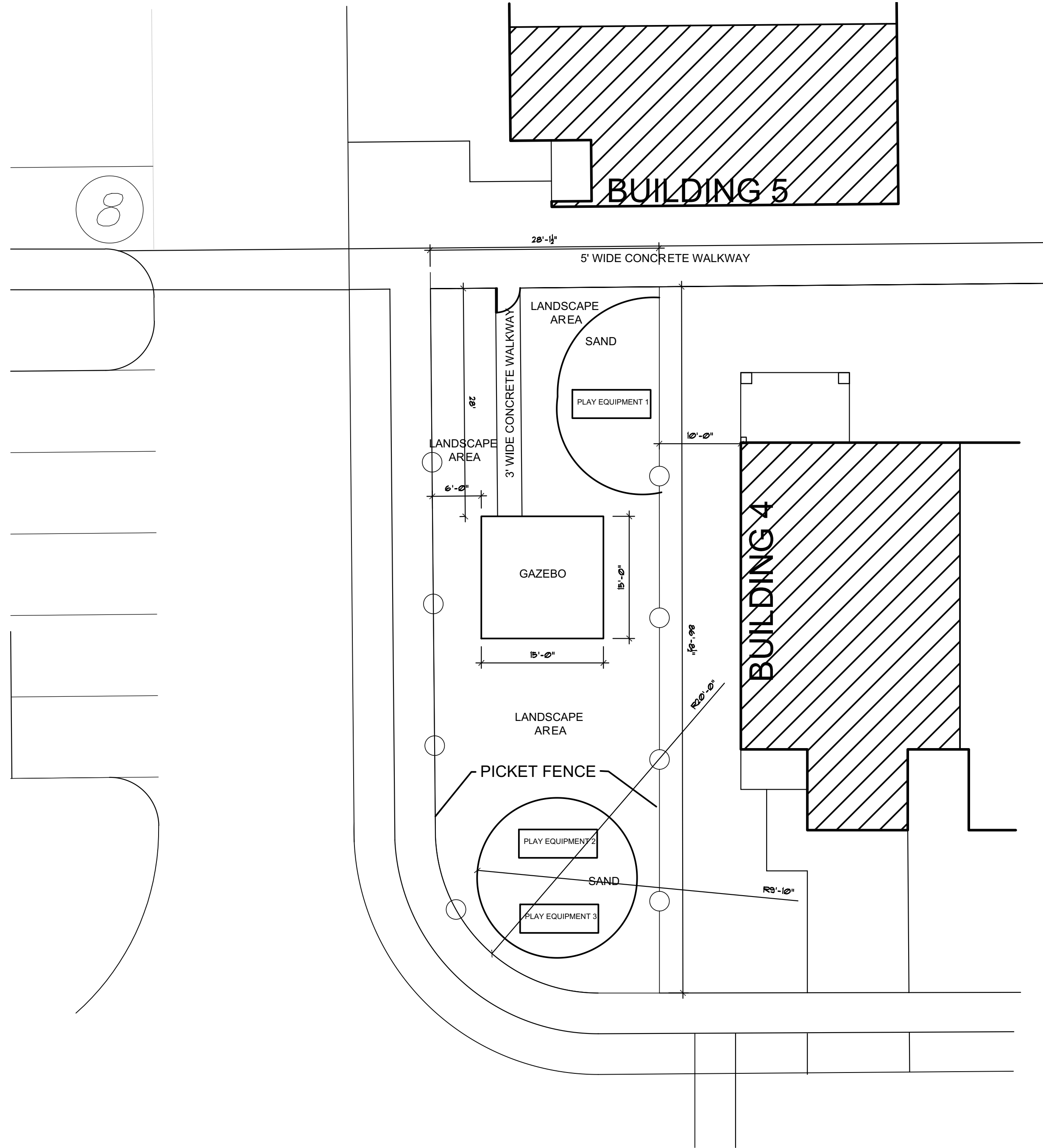
TYPE "D" CURB  
N.T.S.



FENCE DETAIL  
(NOT TO SCALE)



GRILL DETAIL  
(NOT TO SCALE)



TOT LOT DETAIL

SCALE 1" = 10'

FOR ADDITIONAL TOT LOT DETAILS  
AND SPECIFICATIONS REFER TO  
SHEET A12

THIS GRILL IS A HIGH-QUALITY PARK GRILL. IT FEATURES AN  
IN-GROUND MOUNT, TEXTURED POWDER-COATED FINISH, AND  
ADJUSTABLE GRILL HEIGHT.

THE COOKING SURFACE IS COATED WITH HIGH-TEMP ENAMEL.  
THE RACK IS MADE OF 1/2" STEEL RODS.  
THE POLE IS 2-3/8" OD SCHEDULE 40 STEEL

- 300 SQ. IN. COOKING AREA
- FIREBOX DIMENSIONS: 14" X 20 1/2" X 10"
- OVERALL DIMENSIONS: 25"W X 50"H (14" GOES IN-GROUND; 36" ABOVE GROUND)

**AAC**  
PZ13-12000041  
5/4/21

REVISIONS

NO. DATE DESCRIPTION

HIGHLAND OAKS

SITE PLAN

CITY OF POMPANO BEACH FLORIDA

DATE:  
Aug. 2010

SCALE:  
-

DESIGNED BY:  
M.G.

DRAWN BY:  
V.V.

JOB NUMBER  
04-2846

SHEET No.  
SP2

SEAL

*Donald L. Cooper*  
Jan 20 2011  
DONALD L. COOPER, P.E.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REG. # 2009