



Staff Report

File #: LN-112

Architectural Appearance Committee
Meeting Date: May 4, 2021

HIGHLAND OAKS / POMPANOBACH LIVING LLC

Request: Major Building Design
P&Z# 13-12000041
Owner: Pompano Beach Living, LLC
Project Location: 921 NW 3 Avenue
Folio Number: 484235870010 & 484235870020
Land Use Designation: LM (LOW-MEDIUM 5-10 DU/AC) &
M (MEDIUM 10-16 DU/AC)
Zoning District: RPUD (Residential Planned Unit Development)
Commission District: 4
Agent: Pedro Gassant | pedro.gassant@hklaw.com
Project Planner: Jae Eun Kim

Summary:

The following is a summary of information on the subject property. The applicant is requesting approval of a new building design in order to construct 138 new townhouses in 21 buildings. The total footprint of the revised buildings is 128,700 sq. ft. on a 426,880 sq. ft. (9.8 acre) site. The total lot coverage is 30.1%. This proposed development was approved by the Architectural Appearance Committee (AAC) on July 7, 2014, and by Planning and Zoning Board (PZB) on December 18, 2013. The Development Order #13-12000041 is set to expire on July 15, 2024 through the letter issued by the Development Services Department on June 4, 2020 granting an extension to the Development Order (ZLT # 20-02000070). The AAC Development Order and building elevations that were previously approved have been uploaded to ePlan/AAC Documents for reference purposes.

The property is located west of NW 3rd Avenue, between NW 8th Street and NW 11th Street.

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): RPUD (Residential Planned Unit Development) / Vacant

- B. Surrounding Properties (Zoning District / Existing Use):
 - a) North RS-4 (Single Family Residence) / Single Family & Apartment
 - b) South RM-12 (Multiple Family Residence) / Residential
 - c) East RM-12 (Multiple Family Residence) & RD-1(Two Family Residence) / Residential
 - d) West RM-12 & RM-20 (Multiple Family Residence) / Residential

Staff Conditions:

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

1. Provide a project narrative describing modifications made to the building design compared with the design that was presented in the June 12, 2014 AAC meeting.
2. Revise the building facades facing the public street, pursuant to §155.5601.C.3, Building Facades. Wall offsets with a minimum depth of two feet shall be provided in the form of projects and recesses in the façade plane, spaced no more than 20 feet apart.
3. Revise the building facades facing the public street to provide a minimum of three design features from the list of eight available options listed in §155.5601.C.3, Building Facades.
4. Repetitive "look-alike" multi-building developments are prohibited, pursuant to §155.5601.C.4, Architectural Variability. Demonstrate how the proposed development complies with such requirements.
5. Revise sloped roofs to include two or more different sloping roof planes on the rear side of roofs, pursuant to §155.5601.C.5, Roofs.
6. For the Committee's and staff's review, provide each building model's booklet illustrating exterior elevations, color renderings, floor plans and roof plans, and identify the building models on a site diagram.
7. Revise building heights to be measured from an average finished grade in front of the building, pursuant to §155.9401.G, Height.
8. Screen all mechanical equipment, pursuant to §155.5301. A. 2, New Development Screening Standards.

9. Provide a type B perimeter buffer along the north property line in accordance with Section 155.5203.F Perimeter Buffers.

10. Ground-level outdoor activity areas, porches, and other similar site attributes shall be screened from adjacent single-family dwellings, pursuant to §155.5601.C.8, Outdoor Activity Areas.

11. Provide an 11 inch x 17 inch material board with paint color and actual material samples for the AAC review and inspection purposes.

AAC
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PZ13-12000041
5/4/21



AAC