

Staff Report

File #: LN-371

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: May 2, 2023

HOMEWOOD HOTEL IN POMPANO

Request: Major Site Plan and Building Design
P&Z# 22-12000033
Owner: MacMillian Real Estate LLC & 599 Federal Station LLC
Project Location: 505 N. Federal Highway & 599 N Federal Highway
Folio Number: 484236000442 & 484236000440
Land Use Designation: ETOC (East Transit Oriented Corridor)
Zoning District: TO-EOD (Transit Oriented - East Overlay District)
Commission District: 3 (Alison Fournier)
Agent: Armando Luna (954-525-8133)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval and Vernacular or Superior Design Alternative approval for a 9-story hotel consisting of a four-story podium and a five-story tower above the podium on a 48,154 square foot (1.105 acres) lot. The project includes an internal parking structure and a fifth floor amenity deck. The project received a Variance for relief from the requirement of Section 155.3501.J.2.d for a 5-foot landscape strip between the west side of the building and the vehicular use area.

The applicant is requesting approval from the Architectural Appearance Committee for Vernacular or Superior Design Alternative for relief from the following Commercial Design Standards:

- 1. Table 155.3709.I.2.b: Minimum Building Frontage (Active Use) Percentage per Street Type:** *All buildings must provide a minimum percentage of active use of at least 90% on Primary streets and 80% on Secondary streets in the Core Sub-Area.*

The proposed ground level building frontages facing North Federal Hwy and NE 6 St do not comply. The applicant has chosen Option #1 of the Vernacular or Superior Design Alternative Criteria in order to justify this request. Option #1 states: *The project proposes other creative, innovative, or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.*

- 2. Section 155.3501.O.2.h.ii: Active Use Standards: Ground floor active use nonresidential or residential lobby (transparent clear glazed area):** *Ground floor active use nonresidential or residential lobbies must have a transparent clear glazed area of not less than 70% of the façade area.*

The proposed ground level building frontages facing North Federal Hwy and NE 6 St do not comply. The applicant has chosen Option #6 of the Vernacular or Superior Design Alternative Criteria in order to justify this request. Option #6 states: *The project proposes other creative, innovative or artistic applications of design that may be deemed to be superlative or outstanding aesthetic quality by the AAC.*

The property is located on the southwest corner of NE 6 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) | Gas Station, Commercial Building

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

- a. North - Transit Oriented/East Overlay District (TO/EOD) | Mixed-use Apartment Building (Morea aka Fairfield)
- b. South - Transit Oriented/East Overlay District (TO/EOD) | Shopping Center
- c. West - Transit Oriented/East Overlay District (TO/EOD) | Post Office
- d. East - Transit Oriented/East Overlay District (TO/EOD) |

Staff Comments:

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

1. Obtain approval from the Architectural Appearance Committee for Vernacular or Superior Design Alternative to allow for a relief from the Active Use requirement of Section 155.3709.I.2.b.
2. Obtain approval from the Architectural Appearance Committee to allow relief from the transparent clear glazing requirement of Section 155.3501.O.2.h.ii for Ground Floor active use nonresidential or residential lobbies.
3. The landscape plan depicts Podocarpus shrubs as a hedge in front of the Patio Deck which is proposed as the required building break, required by the TO Zoning District. The intent of a building break is to create an opening to be experienced at the pedestrian level. Staff recommends not using shrubs as hedge material in order to maintain the intent of the building break.
4. Verify that the trees and palms shown on the landscape plan as existing on the adjacent property to the south are not included in any landscape calculations on sheet L-200.
5. Provide evidence that FDOT will permit the required suspended pavement system within the Federal Hwy right-of-way.
6. The project must achieve at least 18 Sustainable Development points from Table 155.5802.
7. A cross-access easement is required in order to allow ingress and egress to and from properties served by the vehicular cross-access along the west portion of the property. Provide a draft of the cross-access easement along with agreements defining maintenance responsibilities of property owners, prior to recordation.
8. A Unity of Title is required prior to permit approval.
9. Provide a copy of the final Plat prior to permit approval.
10. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
11. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
12. 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

4/19/2023

AdkBob

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ22-12000033
05/02/2023