



Staff Report

File #: LN-20

Architectural Appearance Committee
Meeting Date: November 3, 2020

POMPANO POINTE

Request: Major Building Design
P&Z# 19-12000012
Owner: HUS Group, LLC
Project Location: 700 NW 31 Ave
Folio Number: 484233053580
Land Use Designation: C
Zoning District: B-3
Commission District: 5
Agent: Stephen Brandt (954-564-2111)
Project Planner: Max Wemyss

Summary:

The applicant, SH Brandt & Associates, on behalf of the HUS Group, LLC is requesting Major Building Design approval for a 3-story multifamily development with 41 dwelling units, with associated parking, landscaping and buffers, to be located on the east side of NW 31st Ave and north of NW 7th Street. The property is currently vacant with a land area of 1.1 acres or 47,286 square feet. The project proposes a lot coverage of 32% with a building footprint of 15,181 square feet and provides a pervious area of 24% or 11,308 square feet.

The project requires Major Building Design approval due to the frontage on NW 31st Ave, which is an Arterial Roadway identified on Broward County's Trafficways Plan and that it is a new development with more than 15 multifamily dwelling units. The property has a Commercial land use designation and a Zoning designation of B-3, which allows the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements. The flex allocation has been approved by the City Commission with Resolution 2020-43. The site plan was reviewed by the Development Review Committee on August 5, 2020 and again on October 7, 2020.

This application includes a request for approval of a Vernacular or Superior Design Alternative to allow for a deviation from Code Section 155.5601.C.5.b (Multifamily Design Standards, Roofs) which requires flat roofs on principal buildings to be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane. The applicant's AAC Narrative addresses the criteria #1 which states "The proposed feature(s) or element(s) contributes to the overall design and helps the project achieve excellence by creating a project of distinction, and thus exceeds the deviation from the Code requirement in terms of aesthetic quality. The



applicant is requesting the deviation for the elimination of the eight-inch outward cornice.

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 District | Existing Uses

A. Subject property:

General Business(B-3) | Vacant Land

B.Surrounding Properties:

- a. North: B-4 | Storage Unit Facility
- b. South: B-3 | Vacant land (Recent Flex Unit Allocation for 12 Townhouse Units)
- c. East: RS-4 | Single Family Residential
- d. West: MH-12 | Mobile Home Park

Staff Conditions:

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plans entitled:

Pompano Pointe 700 NW 31 Avenue
PZ# 19-12000012

Reviewer: Max Wemyss | 954.786.4671

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

CONDITIONS:

1. Pending Approvals -

- a. Plan shall comply with conditions of Flex Approval via Resolution 2020-43.
- b. Major Site Plan approval shall be issued by the Planning and Zoning Board Development Order.

2. Project must receive Vernacular or Superior Design Alternative for a deviation from Code Section 155.5601.C.5.b (Multifamily Design Standards, Roofs) or comply with the standards of such section by providing an eight-inch three-dimensional cornice projecting outward from the parapet façade plane.

3. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened.

4. As provided in the DRC comments, "Sign Structure materials and colors to be reviewed by AAC". All sign structures must return to the AAC prior to Sign Code Compliance Permit Approval.

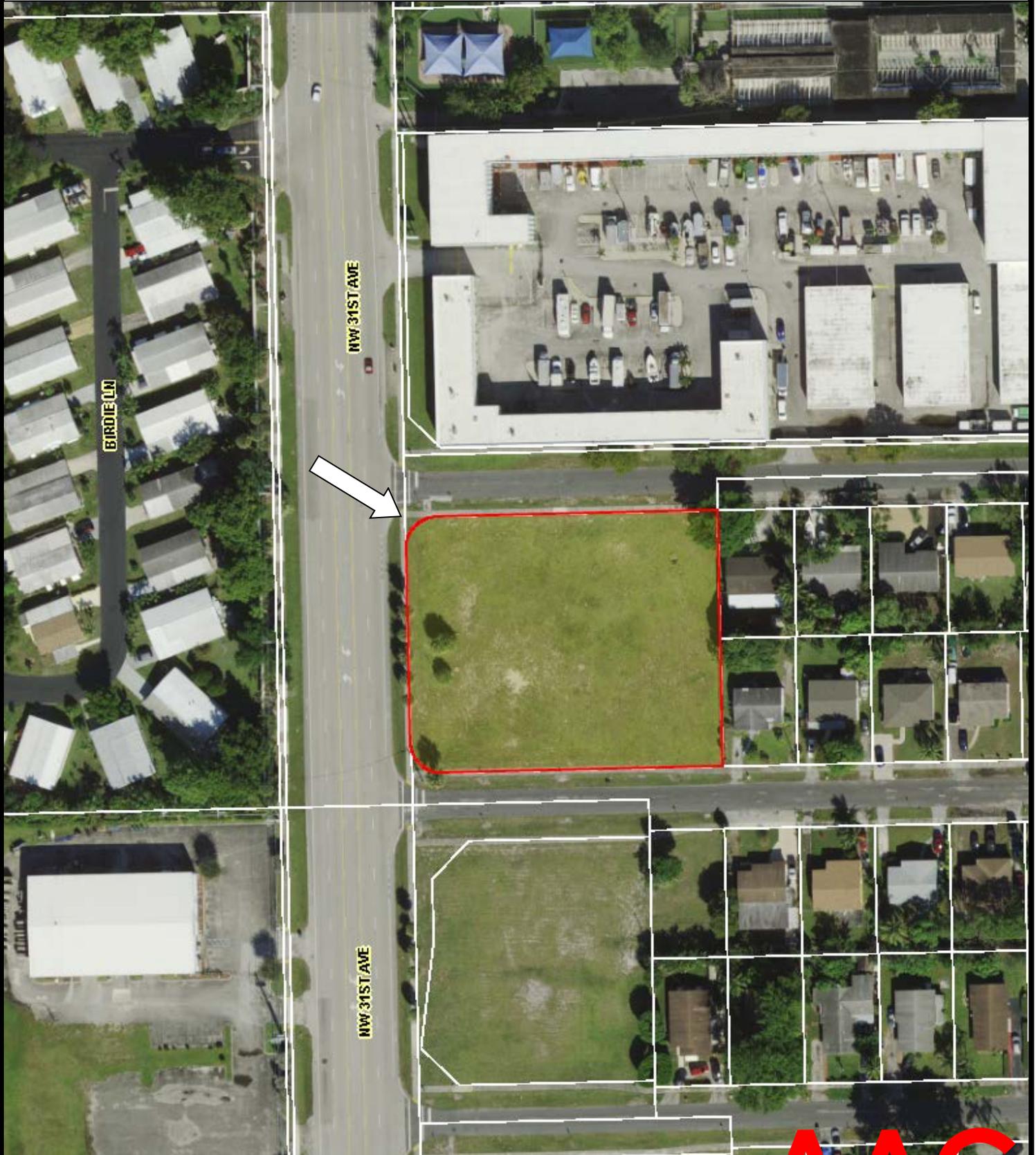
5. As provided in the DRC comments, the AAC requires elevations to show material and color callouts detailing manufacturer/product numbers or information. An 11x17 Material Board is required as part of the submittal and should include physical paint and material samples of all items identified on the elevations. The elevations and material boards must match. Provide this information to staff prior to the hearing for review and consideration by the Architectural Appearance Committee.

6.Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.

7. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

8.Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER
AERIAL MAP



N T S

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AAC
NORTH

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11/3/2020