



## Staff Report

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**File #:** LN-571

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### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: APRIL 2, 2024

### 911 E ATLANTIC

**Request:** Major Building Design  
**P&Z#** 23-12000043  
**Owner:** JSA 911 Pompano, LLC.  
**Project Location:** 911 E Atlantic Blvd.  
**Folio Number:** 484236050960  
**Land Use Designation:** TO (Transit Oriented)  
**Zoning District:** TO-EOD (Transit Oriented - East Overlay District)  
**Commission District:** 3 (Alison Fournier)  
**Agent:** Seth Yeslow (954-971-1010 / syeslow@slcarchitects.com)  
**Project Planner:** Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

### Summary:

The applicant is requesting Major Building Design approval for a 78-unit mixed-use development, which includes 5 townhouse style units, approximately 9,107 square feet of commercial uses on the ground floor, parking and amenities on a 55,263 square foot lot (approximately 1.269 acres). The project is in the TO/EOD, within the Center Sub-Area and the Edge Sub-Area. The portion of the building within the Center Sub-Area is proposed to be 5 stories (53'-6" in height), and the portion of the building within the Edge Sub-Area is proposed to be 3 stories (33'-6" in height). The project proposes to apply Density Bonus Options #1 (Public Art) and #3 (Sustainable Development) to increase the allowable density from 38 units to 63 units for the portion of the project that is located within the Center Sub-Area. Density Bonuses are not available for the Edge Sub-Area.

The property is located on the northwest corner of NE 10 Ave. and East Atlantic Blvd.

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) | Storefronts, Offices

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

- a. North - Single-Family Residence 2 (RS-2) | Single Family Homes
- b. South - Transit Oriented/East Overlay District (TO/EOD) | Convenience Store
- c. West - Transit Oriented/East Overlay District (TO/EOD) | Professional Office
- d. East - Transit Oriented/East Overlay District (TO/EOD) | Single Family, Child Care

**Staff Conditions:**

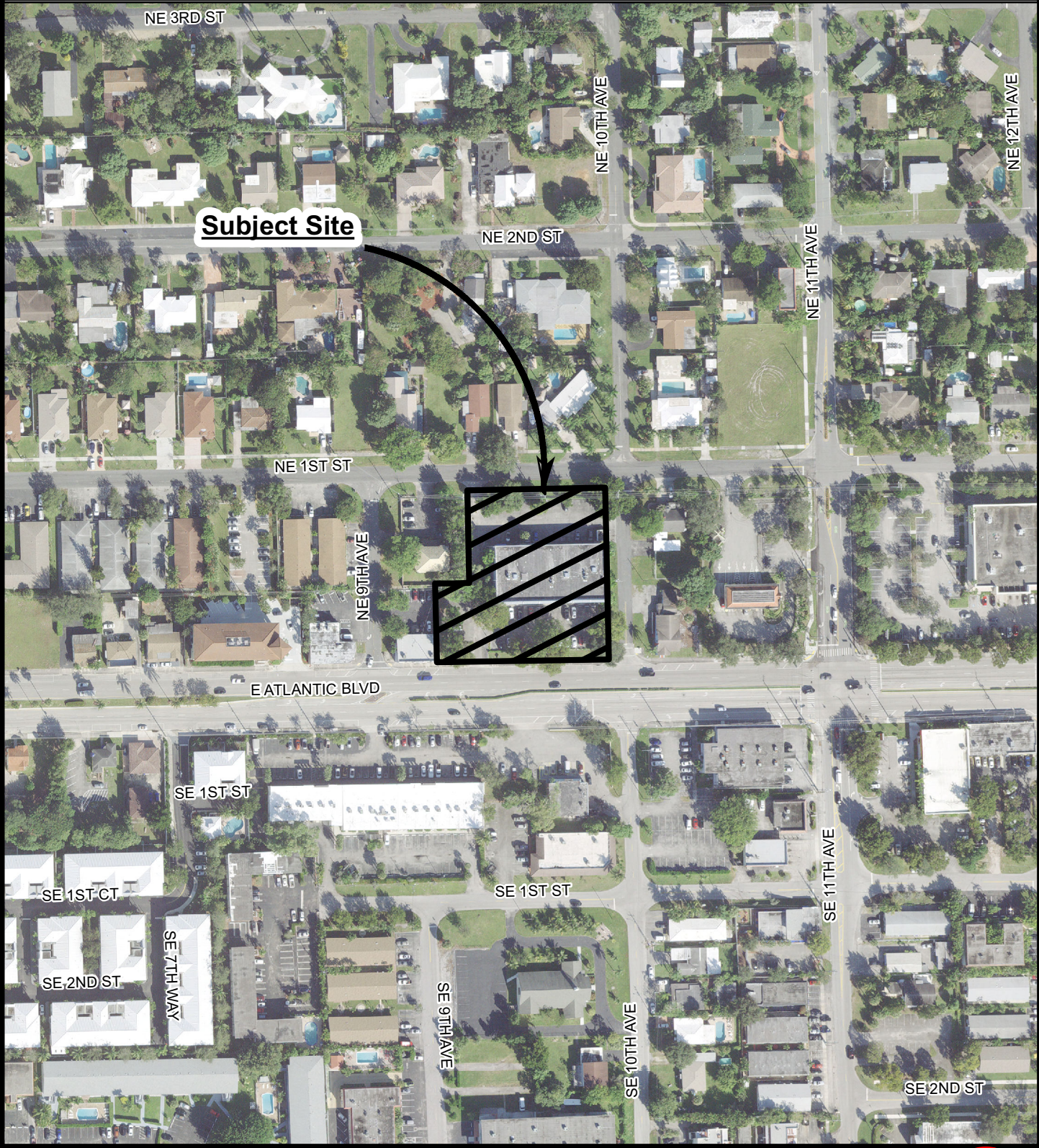
If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Density Bonus Option #1 was selected in order to qualify for an additional 20 units per acre in the Center Sub-Area portion of the project. The applicant has proposed to locate artwork on the site. Clarify where the artwork will be located on the site so that the artwork will be accessible to the public. The artwork may be displayed in public open spaces or areas along the street abutting the building. The art must receive a recommendation by the Public Art Committee and approval from the City Commission. Funds, or an appropriate bonding instrument, must be placed in escrow at the time of building permit and will be held until the art is approved after installation.
2. Density Bonus Option #3 was selected in order to qualify for an additional 20 units per acre in the Center Sub-Area portion of the project. The applicant has proposed to provide 28 Sustainable Development Points from Table 155.5802, and must provide evidence that indicates compliance with the selected Options from the Table, prior to permit approval.
3. The Sustainability Narrative includes 4-100sf Rain Gardens for 4 points. Table 155.5802 states that the rain gardens must consist of native plant material. Revise the landscape plan to replace the *Alocasia odora* 'California' with a native plant for the rain gardens.
4. Specify a color for the wall behind the faux window grille shown on the elevations to create the appearance of a window behind the grille.
5. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Pursuant to Section 155.3709.K, each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees of at least \$10,000 per unit in accordance with Chapter 154. Recently, the City adopted a policy to require the use of the County's mixed income housing density bonus policies 2.16.3 or 2.16.4 for any project in the ETOC with 7 or more units. Payment of the in-lieu-of fees is not an option when applying policy 2.16.3.

- b. Dedicate 5 feet of public right-of-way on East Atlantic Blvd.
- c. Pursuant to Section 155.5509, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.
- d. A Unity of Title is required to unify the two parcels.
- e. Provide a Plat Determination Letter from the Broward County Planning Council.
- f. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
- g. A copy of the CPTED plan and narrative approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
- h. 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.
- i. 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 = 200 ft

3/11/2024

SkoRya

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ23-12000043  
04/02/2024