



Staff Report

**File #:** LN-293

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 7, 2022

**499 NORTH OCEAN BOULEVARD**

**Request:** Major Building Design  
**P&Z#** 21-12000051  
**Owner:** 499 Ocean Blvd, LLC.  
**Project Location:** 499 N Ocean Boulevard  
**Folio Number:** 484331080070  
**Land Use Designation:** H (High-46 DU/AC)  
**Zoning District:** RM-45 (Multi-Family Residence-45)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Matthew Scott (561-405-3350)  
**Project Planner:** Hellena Lahens (954-786-5554 / hellena.lahens@copbfl.com)

**Summary:**

The applicant is requesting Building Design approval to construct a four-story townhouse building with four units. The total proposed floor area of air- conditioned space is 15,209 square feet.

The proposed building footprint is 4,795 sq. ft. on a 9,740 sq. ft. (0.224 acre) site (lot coverage of 49.2%). This site plan was reviewed by the Development Review Committee (DRC) on May 2, 2022. The project is proposed to be on the June 16, 2022 Zoning Board of Appeals (ZBA) agenda to request relief in the form of a Variance for Section 155.5101.G.8.A for the vehicle stacking spaces, and Section 155.3212 for setback reductions in the front yard (East), street side yard (North) and interior side (South).

The property is currently vacant and located on the northeast corner of North Ocean Blvd and NE 5 Street.

Along with Building Design approval, the applicant is requesting approval for Vernacular or Superior Design Alternative for modification to the following Multifamily Residential Design Standard:

**1. 155.5601. C.5.b Roofs**

Flat roofs on principal buildings shall 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.

This Code Section applies to the proposed flat roof as opposed to installing a three-foot parapet. The proposed building design does not include the three-dimensional cornice treatment on the flat roof. The applicant has chosen Option #2 of the Vernacular or Superior Design Alternative Criteria in order to justify this request. Option #2 states: *The project portrays a superior design of a building or development that celebrates, honors and pays visual tribute to a specific style or theme.*

As stated in the applicant's design narrative: *"The proposed architectural design celebrates the modern architectural style through the roof line of these new (4) four townhome units. The architecture will be defined by clean linear edges, expressing a minimalistic approach which aims to achieve distinction and promote Modern Architecture. This language is translated using a creative play in both vertical and horizontal elements and planes throughout the design. Using parapets instead of this approach would contradict the modernistic architecture articulated in the design. This project implements exposed architectural concrete, as well as architectural composite wood, along with clean linear lines of the roof and balcony overhangs which are prevalent throughout Modern Architecture. All of these elements and features will be visible from public areas, specifically A1A, N Ocean 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): Multiple- Family Residence 45 High- Rise (RM-45/HR) | Vacant
  
- A. Surrounding Properties (Zoning District | Existing Use):
  - a) North - Multiple- Family Residence 45 (RM-45) | Multi- family
  - b) South - Multiple- Family Residence 45 High- Rise (RM-45/HR) | Multi-family
  - c) West - Multiple- Family Residence 45 High- Rise (RM-45/HR)| Multi- family Condominium
  - d) East - Multiple- Family Residence 45 (RM-45) | Vacant/Beach

#### Staff Conditions:

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 deviation from required cornice treatment pursuant to §155.5601.C.5.b.
2. The applicant must obtain a Variance for deviations from the property setbacks and 54-foot gate stacking requirement or comply with Code.
3. The proposed exterior lighting exceeds the maximum illumination at the property line. The maximum allowable illumination level at the property line is 2.0 footcandles, pursuant to Section 155.5401.E. Revise the exterior lighting plan to comply with the footcandle standards.
4. The proposed exterior lighting is subject to compliance with the lighting requirements for marine turtle protection, pursuant to Section 155.5402.D. Provide a copy of approval from the Florida Fish & Wildlife Conservation Commission, noting review of the proposed site plan for sensitivity of marine life.
5. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted prior to Zoning Compliance Permit approval.
6. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
7. Building permit plans subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.

# CITY OF POMPANO BEACH AERIAL MAP



**Subject Site**

NE 5TH ST

N OCEAN BLVD

N POMPANO BEACH BLVD

1 in = 83 ft

3/30/2022

theraf

Z:\arcgis\Planning\All\_Data\pz\_shapefiles\2022\pz2211000006.mxd

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

**AAC**

PZ21-1200051  
6/7/2022