

Staff Report

File #: LN-07

Architectural Appearance Committee
Meeting Date: October 6, 2020

Pompano Station

Request: Major Building Design and Vernacular or Superior Design Alternative
P&Z# 19-12000047
Owner: G & C Platinum, 2400 Investors, LLC & G & C Platinum 2500 Investors, LLC
Project Location: 2401, 2413, 2335 E Atlantic Blvd
Folio Number: 484236012260, 484236012240, 484236012090
Zoning District: TO-EOD
Commission District: 1
Agent: Dennis D. Mele, Esq. (954-527-6209)
Project Planner: Pamela Stanton

Summary:

This agenda item is a resubmittal of a proposed mixe-use development hear by this Committee on September 1, 2020. The applicant is requesting Major Building Design approval in order to construct two new 8-story mixed-use buildings with a total of 355 dwelling units. The east building, with 147 dwelling units, has a footprint of 21,615 square feet on a 54,099 square foot lot (1.24 acres), and the west building, with 208 dwelling units, has a footprint of 29,327 square feet on a 70,023 square foot lot (1.61 acres). The total of both buildings is 50,942 square feet on a 124,122 square foot overall site (2.85 acres). The project includes landscaping, courtyards, amenities, and internal parking structures in both buildings that provide parking for the residents of Pompano Station, and for the existing nonresidential buildings that front E Atlantic Blvd that were utilizing the surface parking lots that currently exist on both lots that the proposed development will displace. This site plan was reviewed by the Development Review Committee on April 15, June 3, and July 15, 2020.

The applicant is requesting approval for Vernacular or Superior Design Alternative in lieu of complying with the following TO District Design Standard:

Section 155.3501.O.2.h.ii.d, and iii.a: *For ground-level facades, nonresidential uses or residential lobbies must have a transparent clear glazed area of not less than 70% of the facade area; and residential street walls must be fenestrated with a minimum 30% windows.* A description of staff's review and findings of the proposed Vernacular or Superior Design Alternative can be found on page 3 of this report.

The current Zoning Code requires that buildings taller than six stories in the Transit-Oriented District (TO) must be built in accordance with the Tower Building typology standards. The applicant is proposing two 8-story courtyard-type buildings, and has submitted a proposed Zoning Code text amendment for the building typology

requirements of the TO. The proposed amendment was heard by the Planning and Zoning Board on May 27, 2020 and is projected to move forward to the City Commission later this year.

The project is noncompliant in terms of the requirements for active use standards for ground-level building frontages. Planning and Zoning has evaluated the current requirements for active use areas on secondary and tertiary streets in the EOD, and has initiated a Zoning Code text amendment to allow Administrative Adjustments for active use standards for ground-level building frontages. The text amendment was approved by the Planning and Zoning Board on August 26, 2020.

The property is located on NE 23 Ave, NE 24 Ave, and NE 25 Ave, and north of E 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) | Surface Parking Lots, Office Building

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

- North - Transit Oriented/East Overlay District (TO/EOD) | Townhouses, Office Building
- South - Transit Oriented/East Overlay District (TO/EOD) | Various Commercial/Office
- East - Transit Oriented/East Overlay District (TO/EOD) | Commercial/Publix
- West - Transit Oriented/East Overlay District (TO/EOD) | Office Building, Apartments

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 Plan entitled:

Pompano Station | 2335, 2401, 2413 E Atlantic Blvd.

PZ# 19-12000047

Reviewer: Pamela Stanton (954) 786-5561

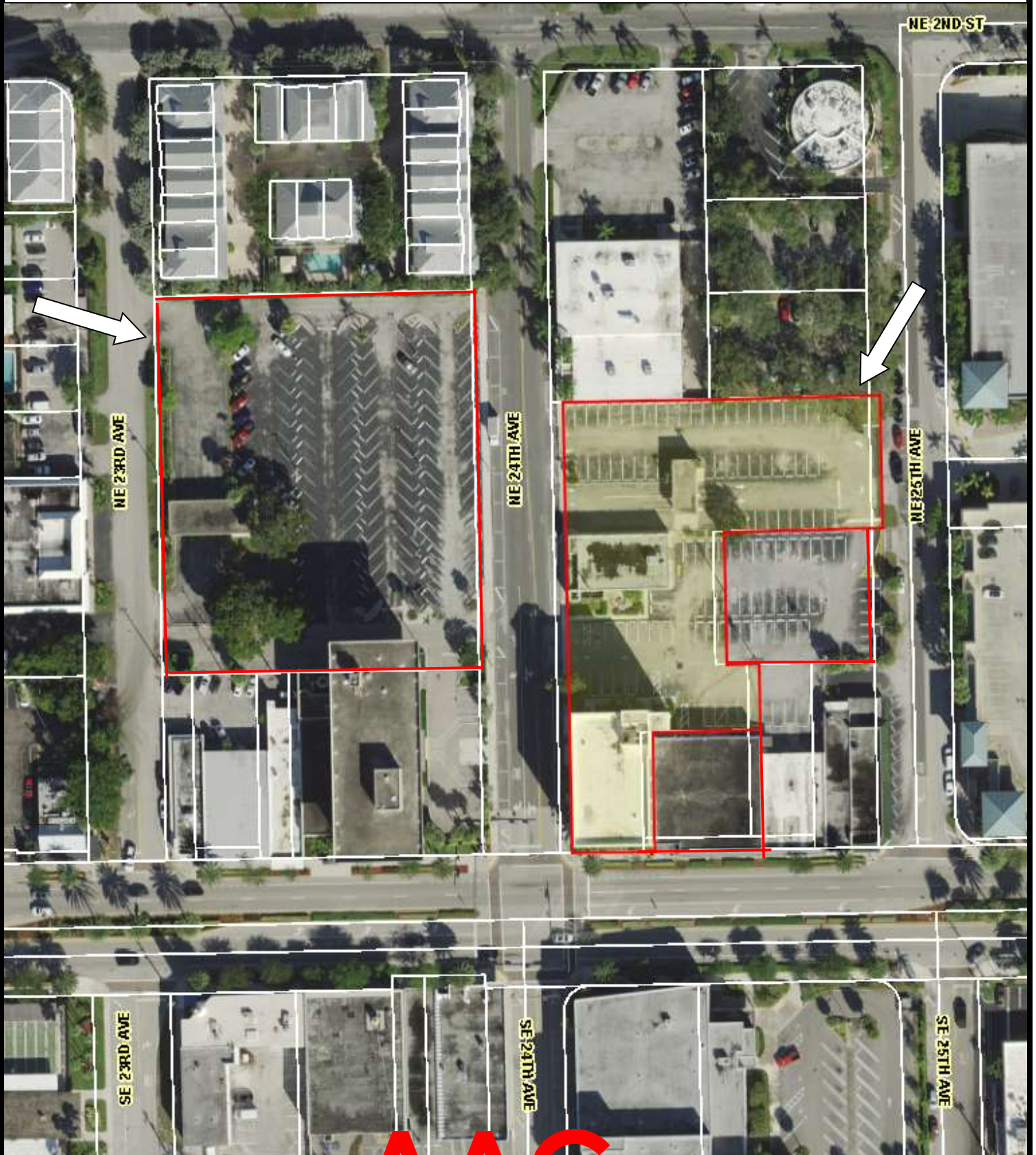
If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

CONDITIONS:

1. Revise plans and elevations to comply with Section 155.3709.I.2.b, for active use standards for ground-level building frontages, or obtain relief.
2. Revise plans and elevations to comply with Section 155.35501.O.2.h.ii.d, and iii.a, for fenestration standards for ground-level street-facing façade fenestration, or obtain relief by Vernacular or Superior Design Alternative approval or other means.
STAFF COMMENT: The applicant is requesting Vernacular or Superior Design Alternative approval. However, the applicant must clarify which single Option is applied to the project for the Vernacular or Superior Design Alternative. The Supplemental Criteria of the AAC states that for each modification of Building Design Standards of the Code, one full Option must be applied, not a combination of more than one Option partially applied.
3. Stoop is defined in the Code as *an unclosed flight of steps, including a platform at its top, leading to a primary entrance to a building*. Stoops are referred to in the Vernacular or Superior Design Alternative Narrative as an element that contributes to the Superior Design by creating a project of distinction, which is Option #1 of the Supplemental Criteria (attached) that are incorporated into the building frontage on NE 23, 24, and 25 Avenues. However, a review of the building elevations has found that stoops do not appear on the west building facing NE 24 Ave. Revise building elevations and plans or revise the Vernacular or Superior Design Alternative approach to correct this discrepancy.
4. The Vernacular or Superior Design Narrative includes a description of the proposed plaza located off-site, on the Bank of America property, and thus, is not included in the Pompano Station site plan or building design application. Revise the narrative to accurately describe the Vernacular or Superior Design Alternative that is proposed on the Pompano Station property.
5. The proposed pedestrian bridge across the NE 24 Avenue right-of-way must be approved by the City Engineer prior to building permit approval with a Revocable License Agreement approved by Resolution by the City Commission.
6. Provide a note on the Site Plan that the 12' x 25' Loading Areas are reserved for trucks no larger than 24 feet in length. Trucks larger than 24 feet in length that will be loading or unloading must park in the striped on-street temporary loading area on days and times that do not conflict with trash pick-up services.
7. Provide the fee or a piece of artwork valued at 1% of the project's construction costs or a maximum of \$250,000, whichever is less in order to qualify for the proposed density bonus, pursuant to Table 155.3709.E.3, prior to building permit.

8. Pursuant to Section 155.3709.K, set aside the required minimum 15% of the proposed units as affordable housing or contribute in-lieu-of fees per Chapter 154, prior to building permit approval. The three categories of affordable housing, as identified in Chapter 154, are low income housing, moderate income housing, and workforce housing.
9. Provide a Covenant, Agreement, Unity of Title or similar acceptable instrument to formally recognize all shared parking, shared vehicular and pedestrian access, shared trash facilities for existing buildings and all other project elements to be unified or shared.
10. Provide a recorded public access easement for the pedestrian passage at the north end of the west lot.
11. The configuration of various lots shown on the ALTA/NSPS Land Title Survey must be consistent with the lot configurations on the Broward County Property Appraiser's information prior to permit approval.
12. Provide evidence that all existing easements that will no longer be needed have been abandoned.
13. Identify construction phasing of the project in order to provide parking continuity for the existing businesses on E Atlantic Blvd that currently utilize the surface parking lots, prior to building permit issuance. The temporary parking for the existing uses may exist on-site or off-site. If off-site, provide written consent and authorization from the property owner for each off-site location, prior to permit.
14. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
15. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
16. 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



NTS

AAC

↑
NORTH

PZ19-12000047

10/6/20