



Staff Report

File #: LN-339

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: SEPTEMBER 6, 2022

HUNTERS MANOR SITE PLAN

Request: Major Building Design
P&Z# 21-12000010
Owner: Pompano Beach CRA
Project Location: North of NW 6th Street, between NW 19th Ave and NW 18th Ave, south of NW 9th Street
Folio Number: 484234440010 & 484234440020
Land Use Designation: L (Low 1-5 DU/AC)
 LM (Low-Medium 5-10 DU /AC) RS-3
Zoning District: (Single-Family Residential -3) RM-12
 (Multiple-Family Residence 12)
Commission District: 4 (Beverly Perkins)
Agent: Kristen Nowicki (954-660-2432)
Project Planner: Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct a new single-family home neighborhood consisting of 59 detached homes. Concurrently, the applicant is rezoning the subject properties from RM-12 [Multi-Family Residential] (the northern lot) and RS-3 [Single-Family Residential] (the southern lot) to RPUD [Residential Planned Unit Development]. The subject property is a total of 9.09 net acres (365,960 square feet). The overall site plan was broken down per lot. The maximum lot coverage for each lot will be 55%, a deviation from the existing Code established in the rezoning to be approved by the City Commission. The site plan was reviewed by the Development Review Committee four separate times: July 21, 2021, November 3, 2021, April 6, 2022, and June 1, 2022. The project was brought in front of the Planning and Zoning Board on August 24, 2022 and obtained approval for Major Site Plan.

The property is located south of NW 9th Street, west of NW 18th Ave, north of NW 6th Street, and east of NW 19th Ave.

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): Northern Lot: RM-12 (Multiple-Family Residence); Southern Lot: RS-3 (Single-Family Residence 3)| Both are vacant lots

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

- a. North - B-3 (General Commercial) | Residential apartments
- b. South - RS-3 (Single-Family Residence 3| Hunter's Manor Park
East - Northern Lot: RM-12 (Multiple-Family Residence) | Single-Family homes
- Southern Lot: RS-3 (Single-Family Residence 3)| Church and an auto body shop
- c. West - Northern Lot: RM-12 (Multiple-Family Residence) | Single-Family homes
- Southern Lot: RS-3 (Single-Family Residence 3)| Single-Family homes

STAFF CONDITIONS:

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

1. Revise the elevations to identify the height per Code Section 155.9401.G.
2. Provide a Unity of Control, or similar instrument, to combine both the north and south properties and their interior roadways as one development site at or prior to the time of building permit application.
3. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.

