

## Staff Report

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**File #:** LN-230

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**ARCHITECTURAL APPEARANCE COMMITTEE**

Meeting Date: JUNE 6, 2023

**SOLESTE POMPANO BEACH SITE PLAN**

<b>Request:</b>	Major Building Design
<b>P&amp;Z#</b>	21-12000041
<b>Owner:</b>	Project Novations, LLC.
<b>Project Location:</b>	208 N Federal Highway
<b>Folio Number:</b>	Multiple Folios
<b>Land Use Designation:</b>	ETOC (East Transit Oriented Corridor)
<b>Zoning District:</b>	TO-EOD (Transit Oriented - East Overlay District)
<b>Commission District:</b>	1 (Andrea McGee)
<b>Agent:</b>	Matthew Scott (561-405-3350)
<b>Project Planner:</b>	Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

**Summary:**

This project, Soleste, obtained Major Building Design approval from the Architectural Appearance Committee on June 7, 2022. The project is for an 8-story mixed use development on a 85,221 square foot (1.95 acre) site. The project includes 253 dwelling units, 4,000 square feet of commercial space, internal parking garage, ground-level and rooftop amenities, landscaping and public open space.

At the time of building permit review, staff found that the building elevations that were submitted for permit appeared to have multiple architectural elements that were noticeably altered when compared to the approved building elevations. Staff believes that the sum of the changes to the multiple elements affects the appearance of the building to an extent that warrants a review by this Committee. A visual comparison of the approved west elevation and the proposed west elevation is provided on page three of this report.

The property is located on the east side of North Federal Hwy, south of NE 4 St.

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 20 (RM-20) | Vacant

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

- a. North - Transit Oriented/East Overlay District (TO/EOD) | Bank
- b. South - Transit Oriented/East Overlay District (TO/EOD) | Funeral Home (Vacant)
- c. West - Transit Oriented/East Overlay District (TO/EOD) | Gas Station, Bank (Vacant)
- d. East - Transit Oriented/East Overlay District (TO/EOD) | Multiple-Family

**Staff Comments:**

If the proposed revisions to the previously approved building facades are approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. The project must comply with all conditions of the Development Order.

West Elevation

Soleste PZ# 21-12000041

Approved June 7, 2022



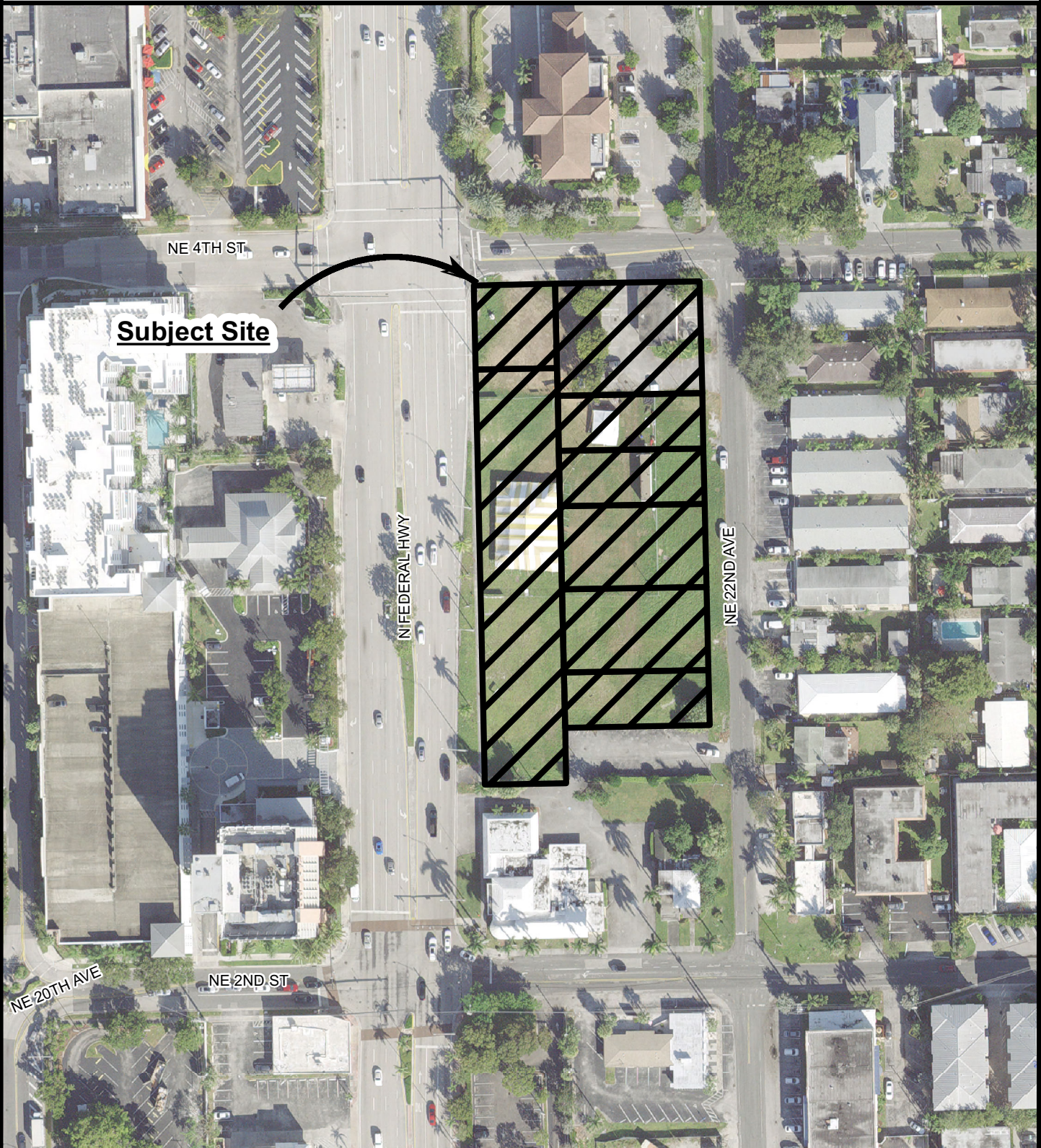
Proposed June 6, 2023



AAC  
PZ21-12000041  
06/06/2023



CITY OF POMPANO BEACH  
AERIAL MAP



**Subject Site**

1 in = 125 ft

208 N Federal Highway

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

**AAC**