

**ARCHITECTURAL APPEARANCE COMMITTEE  
CITY OF POMPANO BEACH  
BROWARD COUNTY, FLORIDA**

**DEVELOPMENT ORDER**

**PLANNING AND ZONING NO. 21-12000041**

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AN ORDER ISSUED BY THE ARCHITECTURAL APPEARANCE COMMITTEE OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 98-57; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR PROJECT NOVATIONS, LLC.

WHEREAS, Ordinance No. 98-57, authorizes the Architectural Appearance Committee (“Committee”) to review plans for this project which consists of the construction of an 8-story mixed use development containing 253 dwelling units, 4,000 square feet of commercial space, internal parking garage, ground-level and rooftop amenities, landscaping and public open space. (“Project”). The Project encompasses the following property: 208 North Federal Highway; which is more specifically described as follows:

LOTS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16, AND 18 BLOCK 5, PINEHURST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TOGETHER WITH THE BUILDINGS AND A IMPROVEMENTS SITUATED THEREON; LESS AND EXCEPT, HOWEVER, ANY PORTIONS OF THE ABOVE DESCRIBED LOTS PREVIOUSLY CONVEYED FOR FEDERAL, STATE AND MUNICIPAL ROAD RIGHTS OF WAY.; and

WHEREAS, the Committee has met and reviewed this Project to be in general compliance with the applicable standards and with the criteria for approval as set forth in Ordinance 98-57 as follows, but the developer has agreed in writing that no building permit will

**AAC**

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06/06/2023

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be issued until those conditions the Development Services Director finds reasonably necessary to insure compliance are met; and

- a) The plan for the proposed structure or project is in conformity with good taste, good design and, in general, contributes to the image of Pompano Beach as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality;
- b) The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value;
- c) The proposed structure or project is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved;
- d) The proposed structure or project is in harmony with the proposed developments in the general area, with the Comprehensive Plan for the City and with the criteria set forth in the adopted "Supplemental Criteria of the Architectural Appearance Committee".

Upon further examination and participation of the Development Services Staff, the following conditions were offered to further comply with the City Code and offer further clarification for the building permitting process:

1. *A Valet Parking Agreement is required for the tandem parking spaces within the parking garage.*
2. *Comply with the Affordable Housing requirements as defined in Section 155.3709.K, by either setting aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit, prior to building permit approval.*
3. *All overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground, pursuant to Section 155.5509.*
4. *Prior to Zoning Compliance Permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.*

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5. *Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.*
6. *A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.*
7. *Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.*

After careful consideration of the Project and the recommendations of City staff, the Committee approves the plans, subject to the 7 City staff conditions and the additional condition below:

1. *The applicant is to update the south elevation to include balconies as presented in the updated rendering as presented to the AAC.*

DONE AND ORDERED this 1<sup>ST</sup> day of JULY, 2022.

DocuSigned by:  
  
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 ROBERT H. ZBIKOWSKI  
 Chairman  
 Architectural Appearance Committee

Filed with the Advisory Board Secretary this 7<sup>th</sup> day of July, 2022.

DocuSigned by:  
  
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 Adam Feingold  
 Assistant Planner

