



Staff Report

File #: LN-581

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: APRIL 2, 2024

ARCHI ONE

Request: Major Building Design
P&Z# 23-12000052
Owner: Archi Group, LLC.
Project Location: 200 N Federal Hwy.
Folio Number: 484236010820
Land Use Designation: ETOC (East Transit Oriented Corridor)
Zoning District: TO-EOD (Transit Oriented - East Overlay District)
Commission District: 1 (Andrea McGee)
Agent: Paola West (954-529-9417 / pwest@planw3st.com)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

This project was approved by the Architectural Appearance Committee on June 8, 2023 under previous Major Site Plan PZ#22-12000039. The project is returning as a new Major Site Plan due to a request from the applicant for an increase in density from 95 units to 99 units. Code Section 155.2407.H disallows modifications to an existing site plan if the modifications include an increase to the density of residential development. The project remains a 7-story mixed-use development with the same building footprint as previously approved. Other changes are to the ground floor commercial/retail area from 5,181 square feet to 6,216 square feet and a slight reduction in the number of parking spaces within the garage. The site is 0.85 acres (37,172 sf). The project is in the TO/EOD, within the Core Sub-Area and proposes to apply Density Bonus Option #1 (Public Art) and Option #6 (Structured Parking) to increase the allowable density from 76 units to 99 units.

The Major Site Plan application was reviewed by the Development Review Committee (DRC) on December 20, 2023.

The property is located on the northeast corner of NE 2 St. and North Federal Hwy.

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) | Unoccupied Commercial (previously a funeral home)

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

- a. North - Transit Oriented/East Overlay District (TO/EOD) | Mixed-Use, Commercial/Residential (under construction)
- b. South - Transit Oriented/East Overlay District (TO/EOD) | Restaurant, Dentist Office
- c. West - Transit Oriented/East Overlay District (TO/EOD) | Office, Commercial
- d. East - Transit Oriented/East Overlay District (TO/EOD) | Single-Family, Multi-Family

Staff Conditions:

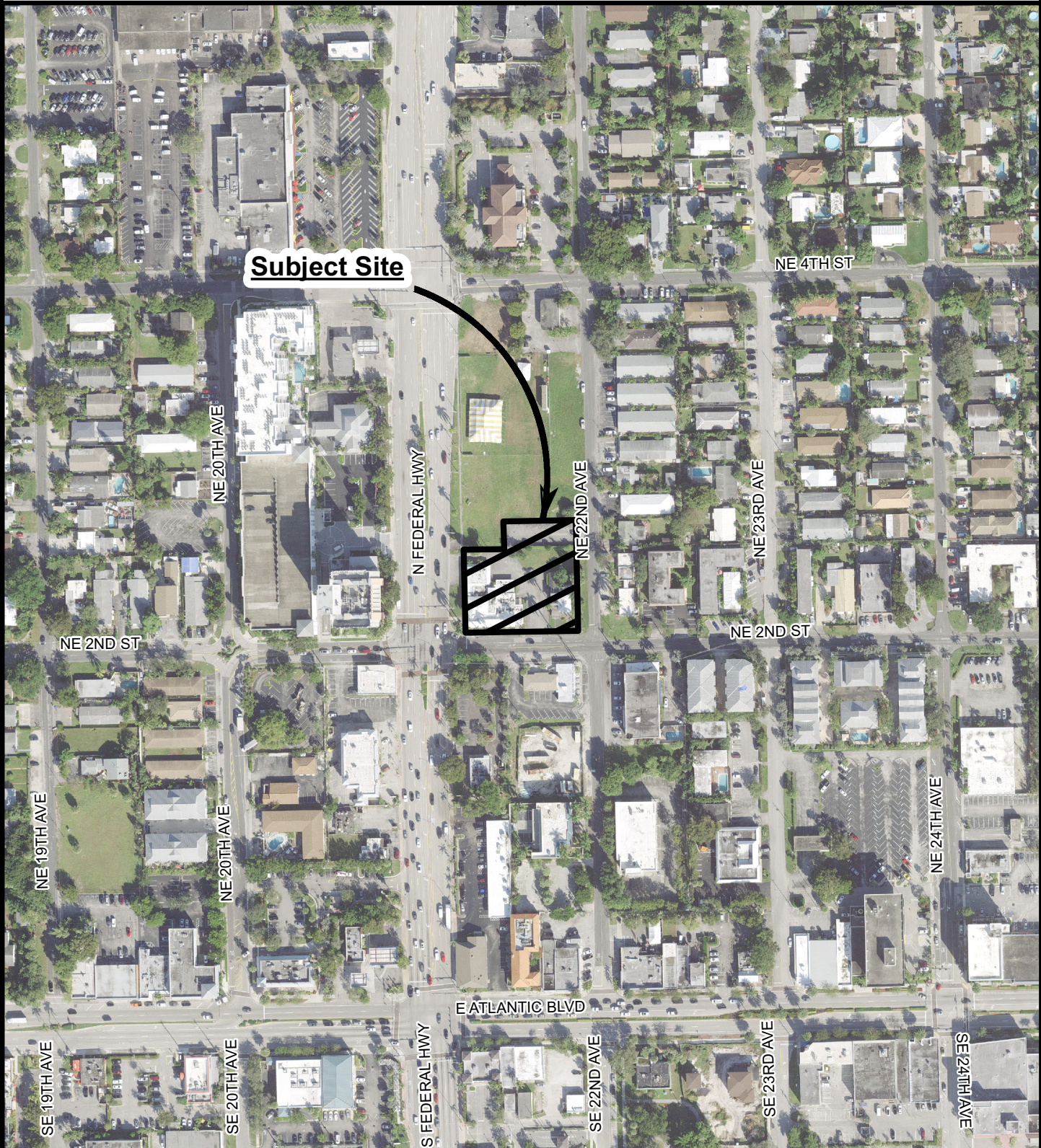
If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Density Bonus Option #1 was selected in order to qualify for an additional 20 units per acre in the Center Sub-Area portion of the project. The applicant has proposed to locate artwork on the site. Clarify where the artwork will be located on the site so that the artwork will be accessible to the public. The artwork may be displayed in public open spaces or areas along the street abutting the building. The art must receive a recommendation by the Public Art Committee and approval from the City Commission. Funds, or an appropriate bonding instrument, must be placed in escrow at the time of building permit and will be held until the art is approved after installation.
2. Comply with the Affordable Housing requirements as defined in Section 155.3709.K, by either setting aside a minimum required number of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit in accordance with Broward County Policy 2.16.3 or 2.16.4, prior to building permit approval.
3. Indicate the locations of the four proposed rain gardens on the site plan and landscape plan, in order to obtain four Sustainable Development Option points for bioretention systems, or select a suitable alternative from Table 155.5802 to achieve the required 18 Sustainable Development points for mixed-use development in the Transit-Oriented (TO) district. Each rain garden must have an area of at least 100 square feet, must be sized to hold stormwater runoff from between 5 and 10 percent of the impervious area draining to it, and must consist of native plants planted in a sand/soil matrix soil bed with a mulch cover layer.
4. Show the required suspended pavement systems on the civil drawings in accordance with Section 155.3501.J.3.
5. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. Provide evidence that the project achieves 18 Sustainable Development Points.
 - b. Prior to Zoning Compliance Permit approval, a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student

capacity is available.

- c. 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.
- d. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
- e. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office, for permit.
- f. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

CITY OF POMPANO BEACH
AERIAL MAP



1 in = 250 ft

3/11/2024

SkoRya

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ23-1200052
04/02/2024