

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

***DEVELOPMENT ORDER***

***PLANNING AND ZONING NO. 22-12000039***

---

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 ARCHI GROUP, LLC.

WHEREAS, Ordinance No. 98-57, authorizes the Architectural Appearance Committee (“Committee”) to review plans for this project which consists of the construction of a 7-story mixed-use development, with 97 residential units, approximately 5,000 square feet of commercial/ retail uses on the ground floor, parking and amenities on a 0.85-acre lot (37,172 sf). (“Project”). The Project encompasses the following property: 200 N Federal Highway; which is more specifically described as follows:

PINEHURST 5-13 B LOT 17, LOT 20 LESS W 6.83 FOR ST RD, LOTS 21,22 AND 23, BLK 5; and

WHEREAS, the Committee has met and reviewed this Project and does not find the plans submitted for review in compliance 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 be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance is 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

**AAC**

**PZ23-12000052**

**04/02/2024**

## DEVELOPMENT ORDER

Architectural Appearance Committee

Planning and Zoning #22-12000039

Page 2

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. Provide a cross-access easement between the property owners of the adjoining properties at 200 and 208 North Federal Hwy defining maintenance responsibilities, recorded with the Broward County Records Division before permit approval.
- 2. Show the required suspended pavement systems on the civil drawings in accordance with Section 155.3501.J.3
- 3. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. The affordable housing requirement must be met by either setting aside a minimum of 15% of the proposed units as affordable housing or contribute in-lieu-of fees per Chapter 154.
  - b. Provide evidence of the Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.
  - c. Prior to Zoning Compliance Permit approval, a final School Capacity Availability Determination (SCAD) letter from the Broward County

RS 6/7/2023

C:\ProgramData\activePDF\Temp\DocConverter\API\Input\541a3c7e085c\$6EA57CAF0678-AE7-12-97341-971-D561.doc

**AAC**

PZ23-12000052  
04/02/2024

## DEVELOPMENT ORDER

Architectural Appearance Committee

Planning and Zoning #22-12000039

Page 3

School Board must be provided to confirm that student capacity is available.

- d. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
- e. A copy of the CPTED plan and narrative approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
- f. 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 3 City staff conditions and additional conditions below:

1. The Silk Floss tree located along Federal Highway is to be replaced with another tree species.
2. The two (2) walls facing the public open space on the adjacent property shall be improved with a mural, to be reviewed and approved by staff.
3. The applicant shall modify the entrance to the residential lobby to define the entry by utilizing an expanded canopy, modifying the steps and adding a defining color, to be reviewed and approved by staff.

DONE AND ORDERED this 8 day of June, 2023.

DocuSigned by:

ROBERT ZBIKOWSKI

6A9GA3F91D28445...

ROBERT H. ZBIKOWSKI

Chairman

Architectural Appearance Committee

Filed with the Advisory Board Secretary this 8 day of JUNE, 2023.

RS 6/7/2023

C:\ProgramData\activePDF\Temp\DocConverter\API\Input\541a3c7e085c\$6EA57CAF06784AE7\12/9/341971  
D561.doc

**AAC**

PZ23-12000052

04/02/2024

DEVELOPMENT ORDER  
Architectural Appearance Committee  
Planning and Zoning #22-12000039  
Page 4

DocuSigned by:  
*Ryan Skolte*  
C2EB3B4663C4455...

Ryan Skolte  
Planning Aide

RS 6/7/2023

C:\ProgramData\activePDF\Temp\DocConverter\API\Input\541a3c7e085c\$6EA57CAF06784AE7\12/9/341971  
D561.doc

**AAC**

**PZ23-12000052  
04/02/2024**