

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

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 18-12000047

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 PURE RESIDENCE RESORT POMPANO BEACH 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 new 21-story extended stay hotel project consisting of 240 condo hotel units, ground floor retail, parking garage, loading area, and associated landscaping on the property known as 3300 SE 1st Street (“Project”); 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 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;

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- 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. *Building permit plans subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.*
2. *Stucco surfacing is not a permitted primary façade material in the Nautical Moderne architectural substyle (§155.3703.F.7.e). Therefore, the applicant must obtain Vernacular or Superior Design Alternative approval from the AAC to allow for a deviation from this Code requirement. Staff supports such approval, specific to Vernacular or Superior Design Alternative option #1, which is that the proposed feature(s) or element(s) contributes to the overall design and helps the project achieve excellence by creating a project of distinction, and thus exceeds the deviation from the code requirement in terms of aesthetic quality.*
3. *If a parking garage is accessed from a street, there shall be only one point of access to the garage area from that street. (§155.5605.C.3) There are two garage entrances proposed on SE 2nd Street. Reconfigure garage access and layout to comply or successfully obtain relief.*
4. *Two of the green design features listed (electric vehicle recharging stations and low E qualified windows) are not among the available sustainable development options and points in section §155.5802. At least 12 sustainable development points are required for this project. The development may include other green features that conserve energy, promote a healthy landscape, support public health and safety, or increase sustainability. Points may be awarded at the discretion of the Development Services Director.*

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5. *Provide an 11 inch x 17 inch material board with original paint color and actual material samples for inspection purposes.*
6. *Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.*

VERNACULAR OR SUPERIOR DESIGN ALTERNATIVE

In accordance with the authority granted to the Committee, pursuant to Section §155.2408.F of Chapter 155 of the Code of Ordinances, the Architectural Appearance Committee hereby grants approval of one (1) Vernacular or Superior Design Alternative. The request is to allow a deviation from the requirement of Section §155.3703.F.7: Architectural Style Standards, specifically Table 155.3703.F.7.e: Primary Façade Materials, where the use of Stucco is not allowed as a Primary Façade Material for the Nautical Moderne Architectural Substyle of the Atlantic Overlay District.

After careful consideration of the Project and the recommendations of City staff, it is the Committee's finding that the plans and the request for Vernacular or Superior Design Alternative are approved, subject to the two City staff conditions and additional conditions below:

1. *Update the landscape plans to show the new location of the cooling tower internal to the building.*
2. *All sign structures shall come back to the AAC.*

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DONE AND ORDERED this 22 day of April, 2019.

DocuSigned by:
ROBERT ZBIKOWSKI

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ROBERT H. ZBIKOWSKI
Chairman
Architectural Appearance Committee

Filed with the Advisory Board Secretary this 22nd day of April, 2019.

DocuSigned by:
Lauren Gratzner

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Lauren Gratzner
Assistant Planner