



Staff Report

File #: LN-427

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MAY 2, 2023

POMPAÑO TOWNHOMES

Request:	Minor Site Plan with Building Design
P&Z#	23-12000005
Owner:	Pompano Beach Community Redevelopment Agency
Project Location:	1531 - 1537 N Dixie Highway
Folio Number:	484226470010
Land Use Designation:	C (Commercial)
Zoning District:	B-3 (General Business)
Commission District:	4 (Beverly Perkins)
Agent:	John Rinaldi (954-788-3400)
Project Planner:	Saul Umana (954-786-4662 / saul.umana@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct a new 10 unit-multi-family townhome development with 2 two-story buildings, with associated parking and landscaping. The total building footprint combined will be 9,671 sq. ft. on a 26,883 sq. ft. (0.55 acre) site with 36% lot coverage. This site plan was reviewed by the Development Review Committee (DRC) on April 5, 2023.

The property is located on the east side of North Dixie Highway, between NW 15 Place and NW 15 Ct.

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): B-3 (General Business) | Vacant

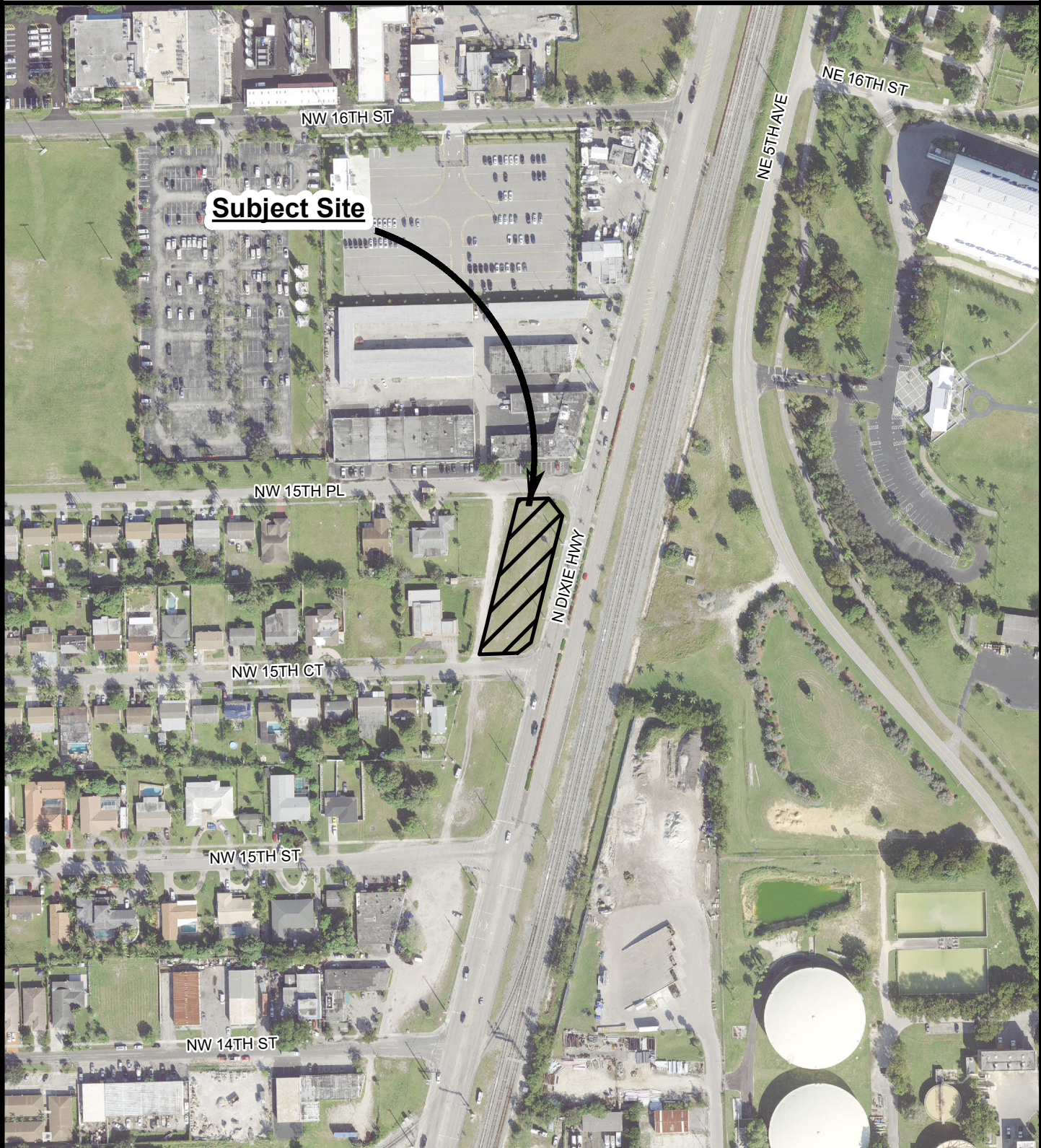
- B. Surrounding Properties (Zoning District | Existing Use):
- a. North - B-3 (General Business) | Commercial Plaza
 - b. South - B-3 (General Business) | Vacant
 - c. East - T (Transportation) | Pompano Beach Airpark
 - d. West - RS-2 (Single-Family Residence-2) | Single-Family Homes

Staff Conditions:

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

1. Prior to building permit approval, obtain approval of the Dixie Highway Right-of-Way abandonment.
2. Prior to building permit approval, provide a cross-access agreement, or similar instrument, subject to the City Attorney's approval.
3. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
4. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
5. 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