



Staff Report

File #: LN-387

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: APRIL 4, 2023

NE 19TH AVE MULTI-FAMILY PROJECT

**Request:** Major Site Plan  
**P&Z#** 22-12000050  
**Owner:** Progressive Pointe Boutique LLC  
**Project Location:** NE 19th Avenue  
**Folio Number:** 484236011570  
**Land Use Designation:** ETOC (East Transit Overlay Corridor)  
**Zoning District:** TO-EOD (Transit Oriented East Overlay District)  
**Commission District:** 3 (Alison Fournier)  
**Agent:** Mike Amodio (954-788-3400 / mamodio@keithteam@gmail.com)  
**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 37 unit-multi-family development with a four-story building, with associated parking and landscaping. The project previously obtained approval from the Architectural Appearance Committee in 2018 and approval for a façade revision in 2021. However, the Development Order for the previous approval expired prior to issuance of a Zoning Compliance Permit. As a result of the expiration, the project must obtain new approval. The site is currently vacant. The total building footprint will be 11,000 sq. ft. on a 27,500 sq. ft. (0.631 acre) site with 40% lot coverage. Minor changes include additional landscaping and changes to the height of the ground floor. This site plan was reviewed by the Development Review Committee (DRC) on January 18, 2023.

The property is located on the east side of NE 19th Ave between East Atlantic Blvd and NE 2nd Street.

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) / Vacant

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

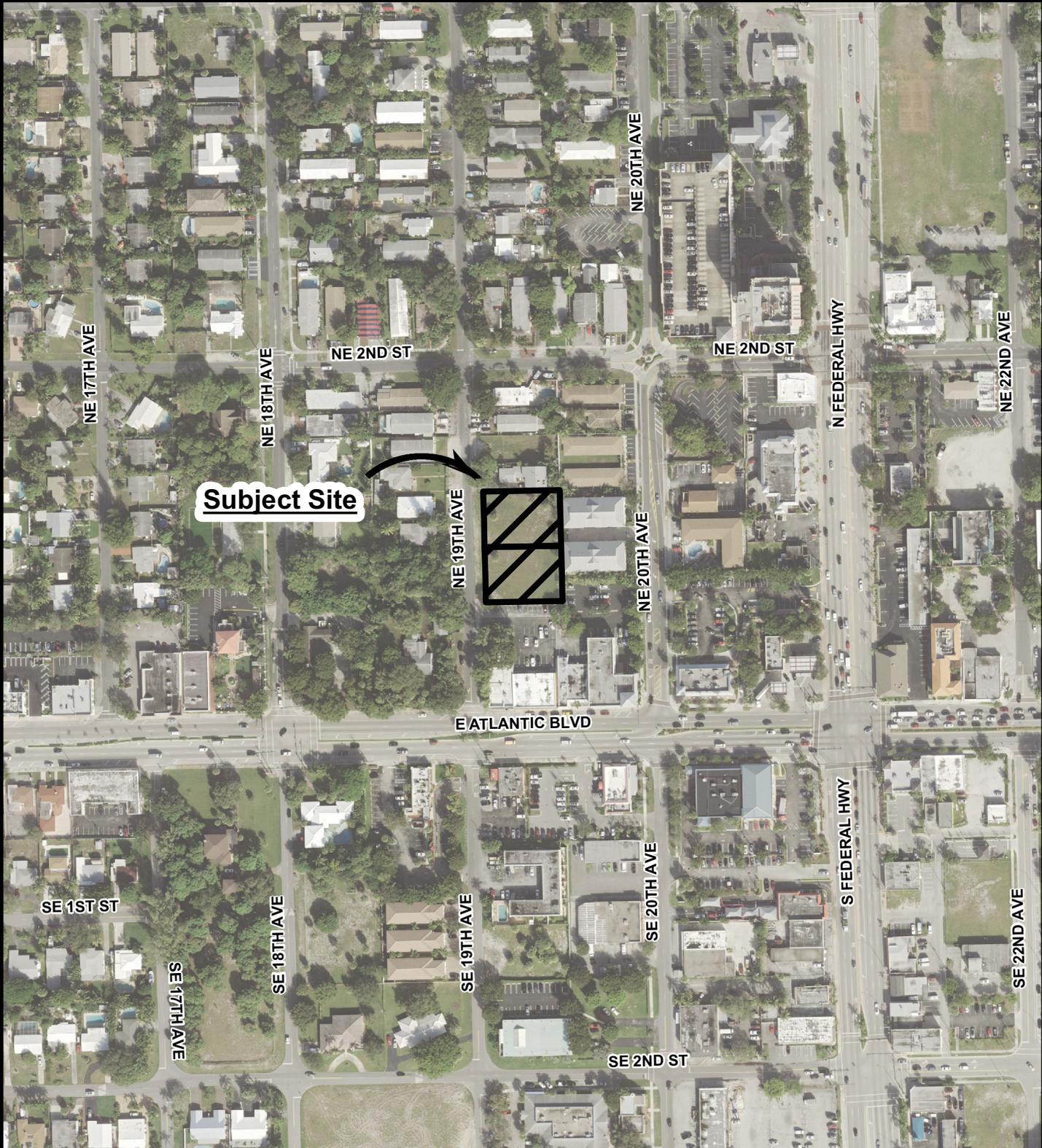
- a. North - Transit Oriented/East Overlay District (TO/EOD) / Multi-family
- b. South - Transit Oriented/East Overlay District (TO/EOD) / Parking lots (commercial or patron)
- c. East - Transit Oriented/East Overlay District (TO/EOD) / Multi-family
- d. West - Transit Oriented/East Overlay District (TO/EOD) / Vacant/Single-family/Multi-family

**Staff Conditions**

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

- 1) Provide the height to roof line on the all elevations as measured from the average finished grade. Please note the height limit to the roofline is 55' max.
- 2) Revise the location of mechanical concrete pads on southern landscape buffer. Mechanical equipment is prohibited within required landscaping buffers.
- 3) Ground floor plan to match site plan ADA parking measurement with all plans.
- 4) Provide evidence that the development achieves at least 12 Sustainable Development Points (TABLE 155.5802, Sustainable Development Options and Points).
- 5) Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
- 6) Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
- 8) 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

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES  
**AAC**