

Staff Report

File #: LN-737

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JULY 1, 2025

SPORTS RESIDENCE 500

Request: Building Design
P&Z# 18-12000021
Owner: ICG ABCD 52 LLC
Project Location: 500 NW 31st Ave
Folio Number: 484233390020
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 5 (Darlene Smith)
Agent: Arturo Griego
Project Planner: Max Wemyss (954-786-4671 / max.wemyss@copbfl.com)

Summary:

This item is to review the developer's request to change the approved paint color scheme for the four townhouse projects along NW 31st Ave, known as the Sports Residences.

The projects obtained Building Design approval from the Architectural Appearance Committee on August 28, 2020. The project is for a total of 52 2-story townhouse units, with associated parking, landscaping and buffers, to be located on four properties along the east side of NW 31st Ave. There are four separate applications that were reviewed together. The properties are 300 NW 31st Ave (14 Townhomes proposed), 500 NW 31st Ave (12 Townhomes proposed), 600 NW 31st Ave (14 Townhomes proposed), and 620 NW 31st Ave (12 Townhomes proposed). All properties were vacant but are now nearly completed and approaching Certificates of Occupancy. Here is a summary provided in the staff report for the original approval.

| Address | units | site area (sf / acres) | lot coverage (sf / %) | pervious area |
|-----------------------------|--------------|------------------------|-----------------------|---------------|
| 300 NW 31 st Ave | 14 Townhomes | 42,066 / 0.97 | 13,690 / 32.5 | 13,870 / 32.9 |
| 500 NW 31 st Ave | 12 Townhomes | 37,397 / 0.86 | 11,725 / 31.4 | 14,261 / 38.1 |
| 600 NW 31 st Ave | 14 Townhomes | 45,442 / 1.04 | 13,781 / 30.3 | 19,175 / 42.1 |
| 620 NW 31 st Ave | 12 Townhomes | 33,988 / 0.78 | 11,698 / 34.4 | 12,478 / 36.7 |
| TOTAL | 52 Townhomes | 158,893 / 3.65 | 50,894 / 32.0 | 59,784 / 37.6 |

AAC

The projects require Building Design approval due to the frontage on NW 31st Ave, which is an Arterial Roadway identified on Broward County's Trafficways Plan. All properties have a Commercial land use designation and a Zoning designation of B-3, which allows the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements. The flex allocation and conceptual site plan were approved by the City Commission via Resolution in 2020 (Resolutions 2020-239, 2020-240, 2020-241, 2020-242). The site plans were reviewed by the Development Review Committee on July 5, 2018 and again on April 3, 2019.

The developer is requesting approval of a change to the exterior building color scheme. At the time of Zoning inspection, the inspector found that the exterior color scheme of the building differed from the color scheme in the approved building permit and ACC approval, and that the extent of the deviation from the approved color scheme warrants a review by this Committee.

Provided in this report are the original reviewed elevations as well as the proposed elevations. Also provided are the Staff Report for the Building Design Review and the Building Design Development Order that was ultimately issued. In addition to the conditions that were provided by Staff, the AAC added the following condition to the Development Orders:

The gray painted base on all four elevations will be removed and changed to Sherwin Williams Alabaster shown on the color board.

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.

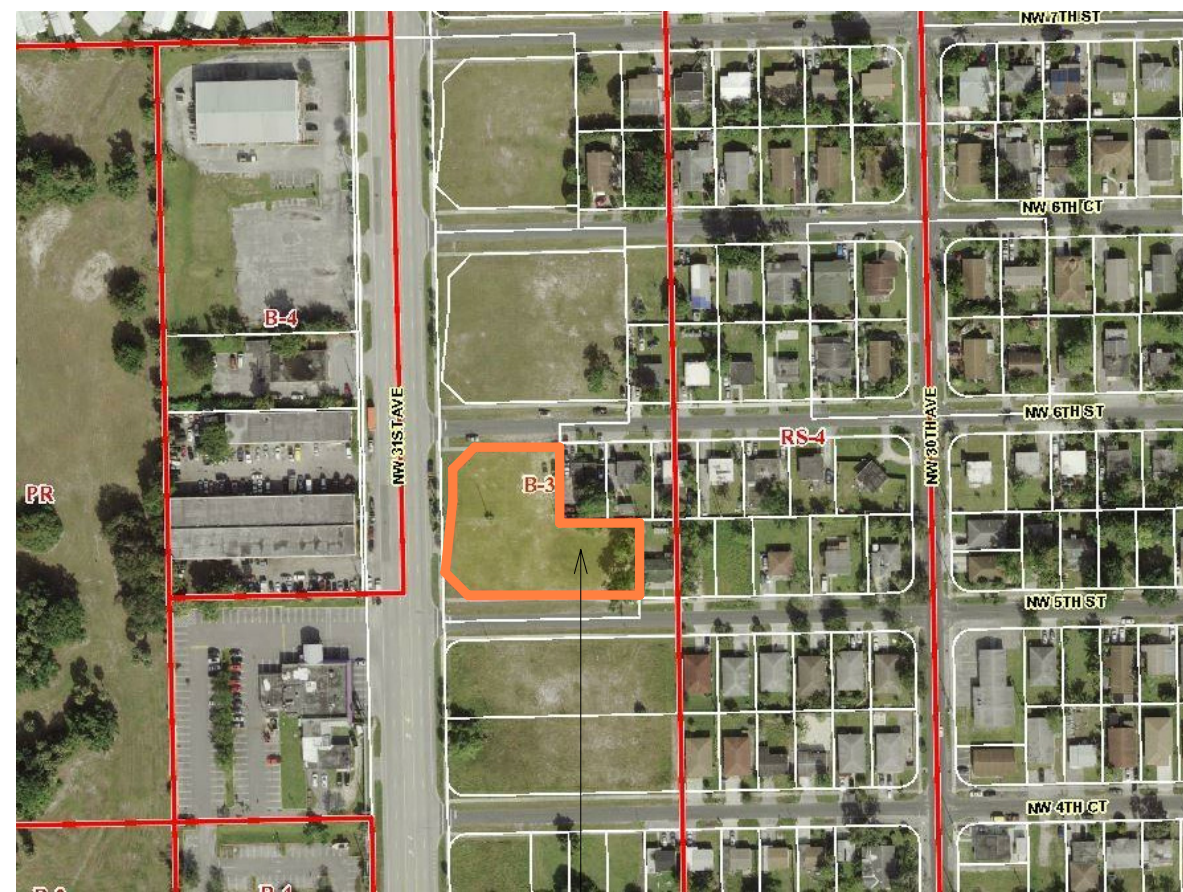
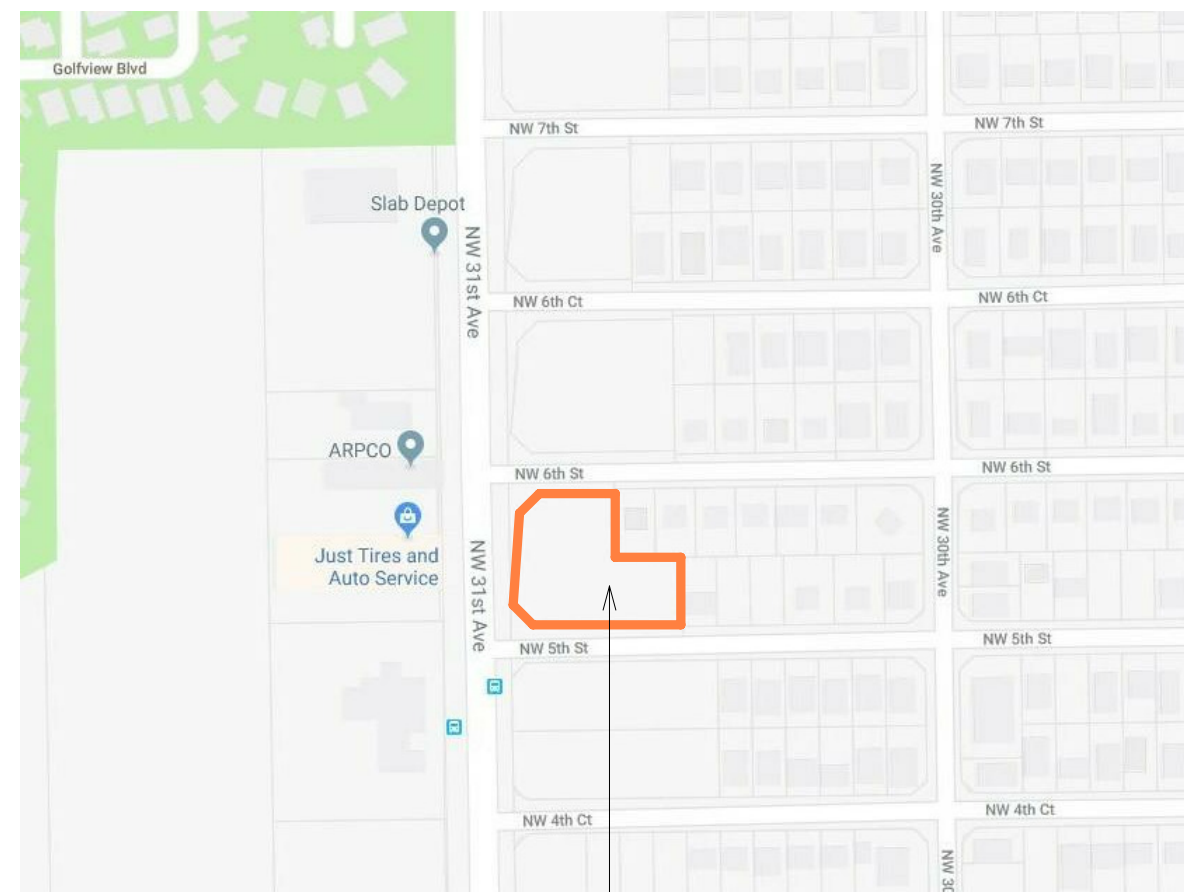
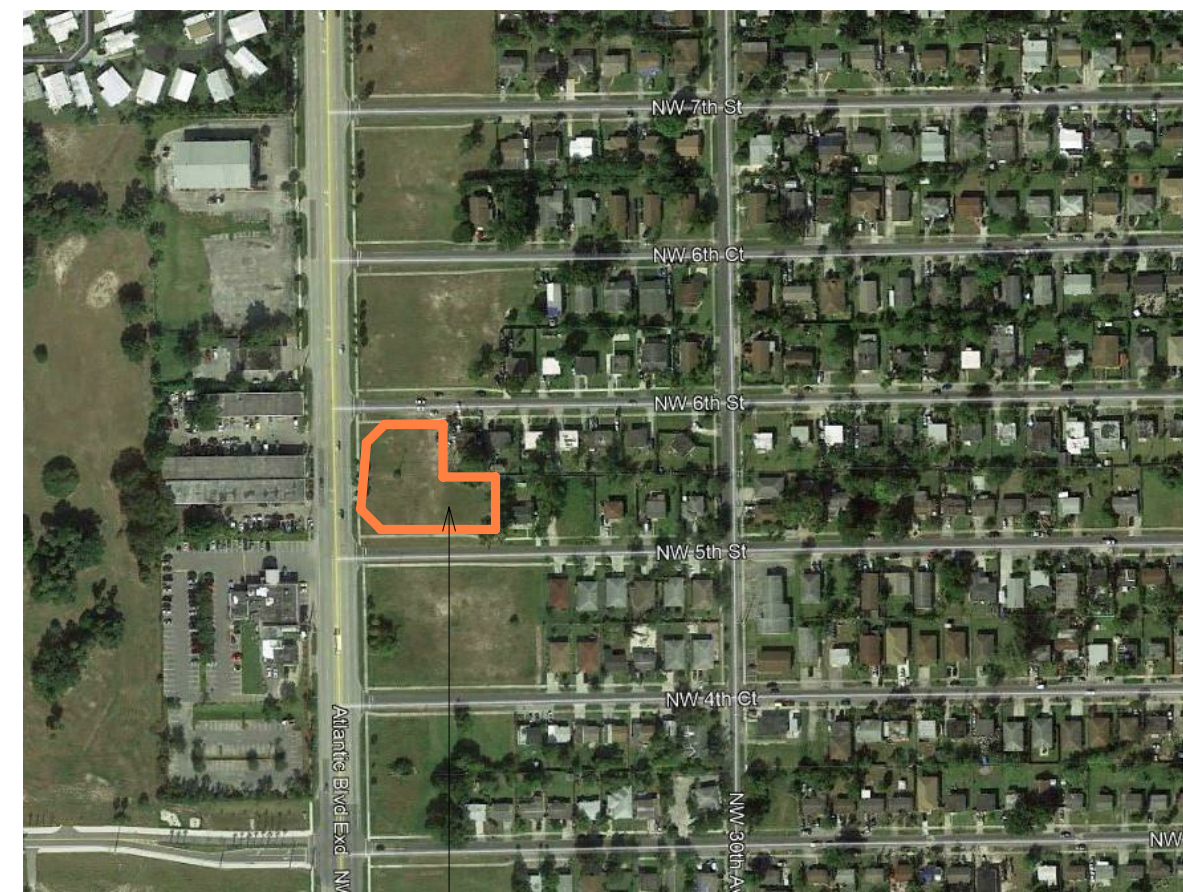
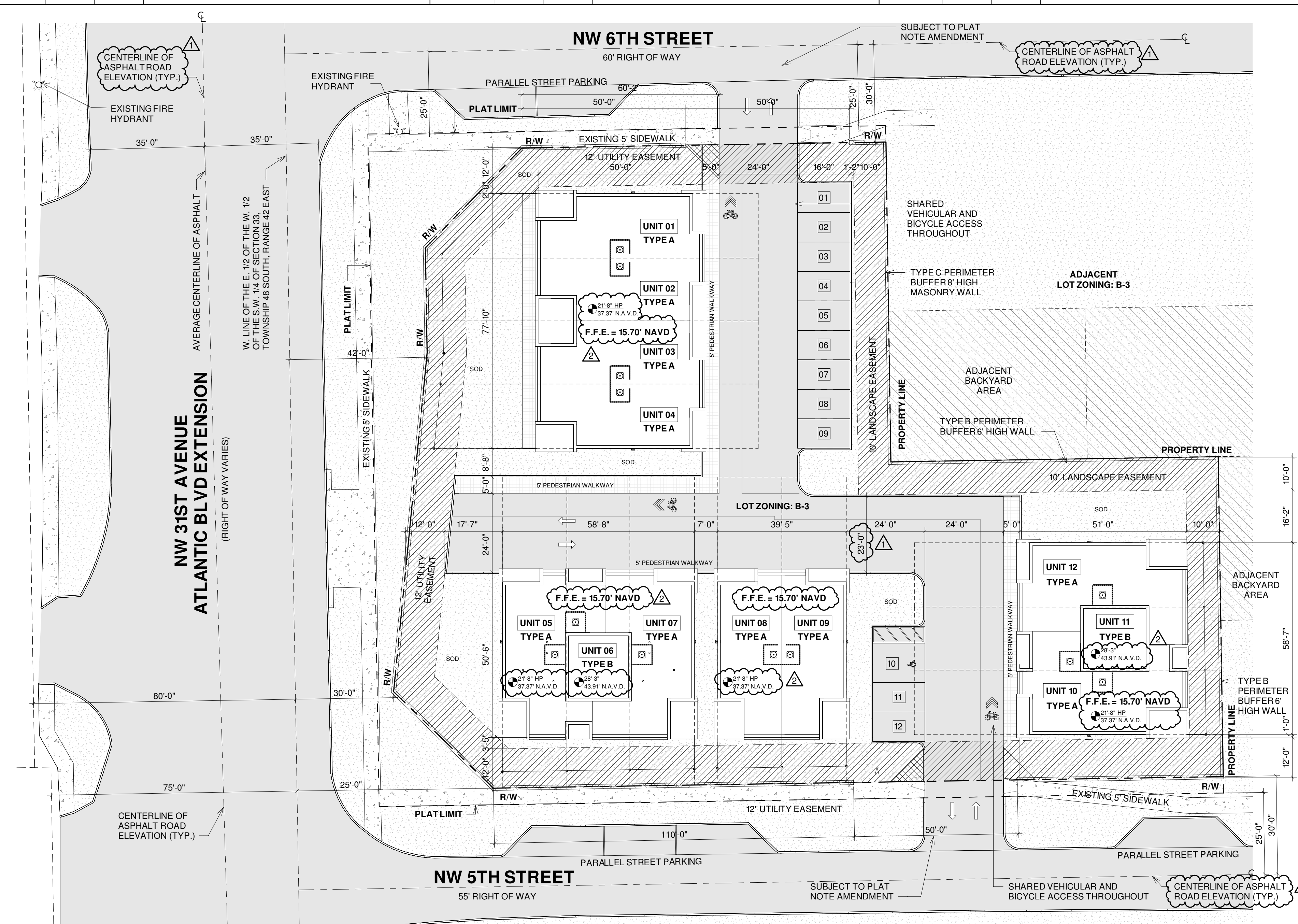
Zoning District | Existing Uses

- A. Subject property:
General Business (B-3) | Townhouse Development (under construction)
- A. Surrounding Properties:
 - a. North: B-3 | Vacant land (Recent Flex Unit Allocation for 41 Multifamily Units)
 - b. South: B-3 | Vacant land / retail building south of 300 NW 31st Ave
 - c. East: RS-4 | Single Family Residential
 - d. West: B-3, B-4 | Vacant Land, Commercial/Light Industrial Building

Staff Conditions:

1. The project must comply with all conditions of the Development Order

| GENERAL SITE INFORMATION | | | |
|---|--|---|-------------------|
| PROPERTY ADDRESS | 500 NW 31ST AVENUE POMPAÑO BEACH, FL 33069 | | |
| FOLIO# | 4842 33 39 0020 | | |
| LEGAL DESCRIPTION | PARCEL "B", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. | | |
| GOVERNING CODES: | | | |
| FLORIDA BUILDING CODE 2017 NFPA 101 - LIFE SAFETY CODE 2012 EDITION FLORIDA FIRE PREVENTION CODE 2017 NEC - 2011 EDITION FBC - MECHANICAL 2017 FBC - PLUMBING 2017 FBC - ACCESSIBILITY 2017 | | | |
| SITE ZONING (EXISTING): | | | |
| ZONING: | B-3 (GENERAL BUSINESS) | | |
| TOTAL LOT AREA: | | | |
| LOT AREA: | 37,397 SF = 0.86 ACRES | | |
| GROSS NET AREA: | 65,903 SF = 1.51 ACRES | | |
| INTENSITY & DIMENTIONAL STANDARDS | | | |
| LOT AREA, MINIMUM (SQ. FT.) | 10,000 | PROPOSED USE | 37,397 SF |
| LOT AREA, MAXIMUM (ACRE) | 5 | | 0.86 ACRES |
| LOT AREA, MAXIMUM (ACRE) FOR NWCRA OR AOD | 10 | | |
| LOT WIDTH, MINIMUM (FT.) | 100 | | 193'-9" |
| DENSITY, MAXIMUM (DU/AC) | 46 | | 12 |
| FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ. FT.) | | | |
| | EFFICIENCY UNITS: 500 | UNIT TYPE A = 1,782 SF 1,533 SF (NO GARAGE) | |
| | 1 BEDROOM: 650 HABITABLE SPACE | UNIT TYPE B = 1,749 SF 1,500 SF (NO GARAGE) | |
| | ADDITIONAL BEDROOM: 100 HABITABLE SPACE | | |
| LOT COVERAGE, MAXIMUM (% OF LOT AREA) | 60% = 22,438.2 SF | | 31.4% = 11,725 SF |
| PERVIOUS AREA, MINIMUM (% OF LOT AREA) | 20% = 7,479.4 SF | | 38.1% = 14,261 SF |
| HEIGHT, MAXIMUM (FT) | 105 | | 31'-6" |
| FRONT YARD SETBACK MINIMUM (FT) | 0 | | 12 |
| STREET SIDE YARD SETBACK MINIMUM (FT) | 0 | | 12 |
| SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT) | 15 | | 0 |
| SETBACK FROM A DUNE VEGETATION LINE, MINIMUM (FT) | 25 | | 0 |
| INTERIOR SIDE YARD SETBACK MINIMUM (FT) | 10 | | 12 |
| REAR YARD SETBACK MINIMUM (FT) | 10 | | 10 |
| DIMENSION STANDARDS FOR ACCESSORY STRUCTURES | SEE ACCESSORY, USE-SPECIFIC STANDARDS IN ARTICLE 4: PART 3 | | N/A |
| INDIVIDUAL LOT SIZE | MINIMUM AREA OF 1,800 SQ. FT. AND MINIMUM WIDTH OF 18 FEET | LOTS RANGE FROM 1,800 - 2,030 SQ. FT. WIDTH: 19'-3" AND 19'-8" | |
| BUILDING SIZE (FOOTPRINT) | NOT EXCEED 20,000 SF OR 180 LINEAR FT | 10,735 SF 2 UNIT BUILDING = 39'-5" 3 UNIT BUILDING = 58'-8" 4 UNIT BUILDING = 77'-10" | |
| PARKING: | | | |
| | REQUIRED | PROVIDED | |
| DWELLING MULTIFAMILY | MINIMUM OFF-STREET PARKING: 1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA 19,162 SF / 1000 = 19.162 (20) | TYPE A (1,533 SF X 10) = 15,330 SF TYPE B (1,916 SF X 2) = 3,832 SF 19,162 SF (TOTAL WITHOUT GARAGE) 19,162 SF / 1000 = 19.162 (20) 20 PARKING SPACES | |
| VISITOR PARKING | 1 PER 5 TOWNHOUSE UNITS = 3 | VISITOR PARKING = 3 PARKING SPACES | |
| | 23 PARKING SPACES TOTAL | 12 GARAGE PARKING 12 ON-SITE PARKING SPACES TOTAL PARKING = 24 PARKING SPACES 6 PARALLEL STREET PARKING | |
| BIKE RACKS | 4 PER 10 PARKING SPACES 10 BIKE RACKS REQUIRED | INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT. 12 TOTAL | |
| OCCUPANCY CLASSIFICATION: | | | |
| OCCUPANCY CLASSIFICATION: R-2 CONSTRUCTION TYPE: TYPE III (B) | | | |
| SCOPE OF WORK: | | | |
| NEW CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DEVELOPMENT | | | |
| FLOOD ZONE / BASE FLOOD ELEVATION: | | | |
| FLOOD ZONE | = ZONE X | | |
| BASE FLOOD ELEVATION | = 10.17' NAVD 1988 | | |

SUBJECT LOCATION
500 NW 31ST AVENUE
POMPAÑO BEACH, FL | 33069SUBJECT LOCATION
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POMPAÑO BEACH, FL | 33069SUBJECT LOCATION
500 NW 31ST AVENUE
POMPAÑO BEACH, FL | 330693 ZONING MAP
SCALE: 1" = 1'-0"2 LOCATION MAP
N.T.S.1 AERIAL VIEW
N.T.S.4 SITE PLAN
SCALE: 1" = 20'-0"

PROJECT AND OWNER:

SPORTS RESIDENCE 500

500 NW 31ST AVENUE
POMPAÑO BEACH, FL | 33069HADAR HOMES, LLC
300 S. PINE ISLAND ROAD, SUITE 309
PLANTATION | FL | 33324

ARCHITECT:

itecdesign 7261 NE 4TH AVE #101
Miami, FL 33138
t | 305 673 2121
f | 305 673 4640
w | www.itecdesign.net
A A 0 0 3 3 9 4

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

KIMLEY-HORN
600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION | FL | 33324
t | 954 535 5100

LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA-ISA

2600 NE 27TH AVENUE
FORT LAUDERDALE | FL | 33306
t | 954 253 2265

KEY PLAN:

AACSET

PERMIT APPLICATION DATE: 11-06-19

PROJECT NO.: 1805

DRAWN BY: BJ APPROVED BY: TM

| | | |
|---|-------------------------------|----------|
| 1 | 04/03/19 DRC Comments | 06/15/20 |
| 2 | FFE Change & City Comments | 06/15/20 |
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ARCHITECT AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN
CONSENT.

SEAL:

T. Todd Martin
T. Todd Martin RA, LIC# AR0017090
1000 NE 4TH AVE #101
MIAMI, FL 33138
t | 305 673 2121
f | 305 673 4640
w | www.itecdesign.net
A A 0 0 3 3 9 4SIGNATURE: T. Todd Martin RA,
LIC# AR0017090

SHEET TITLE:

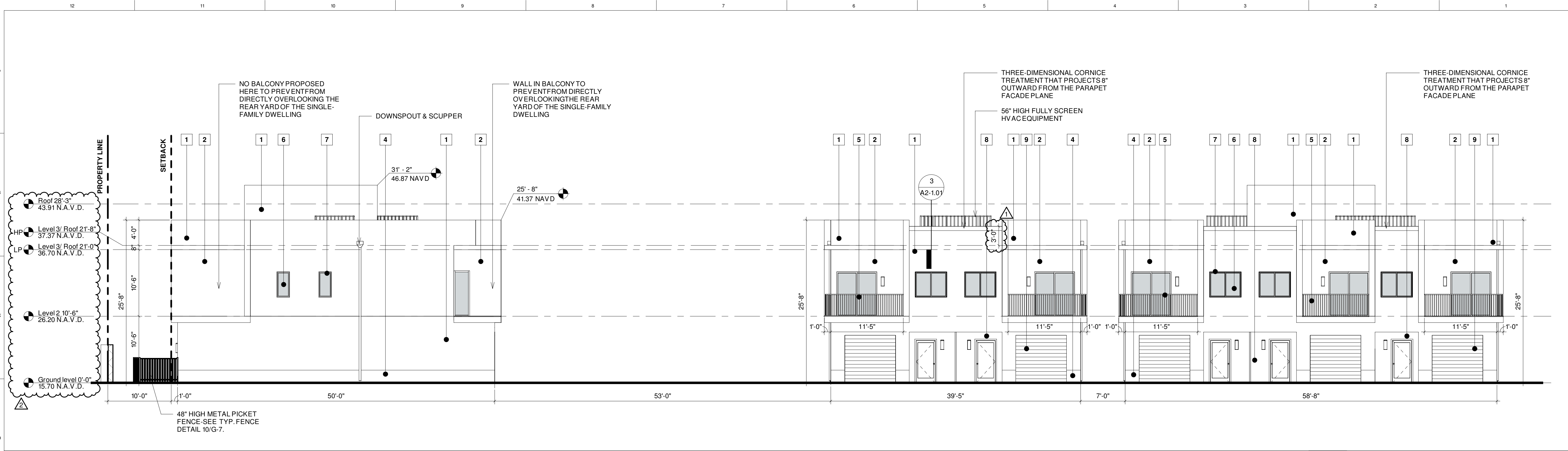
ZONING, SITE PLAN &
LOCATION DIAGRAMS

SCALE:

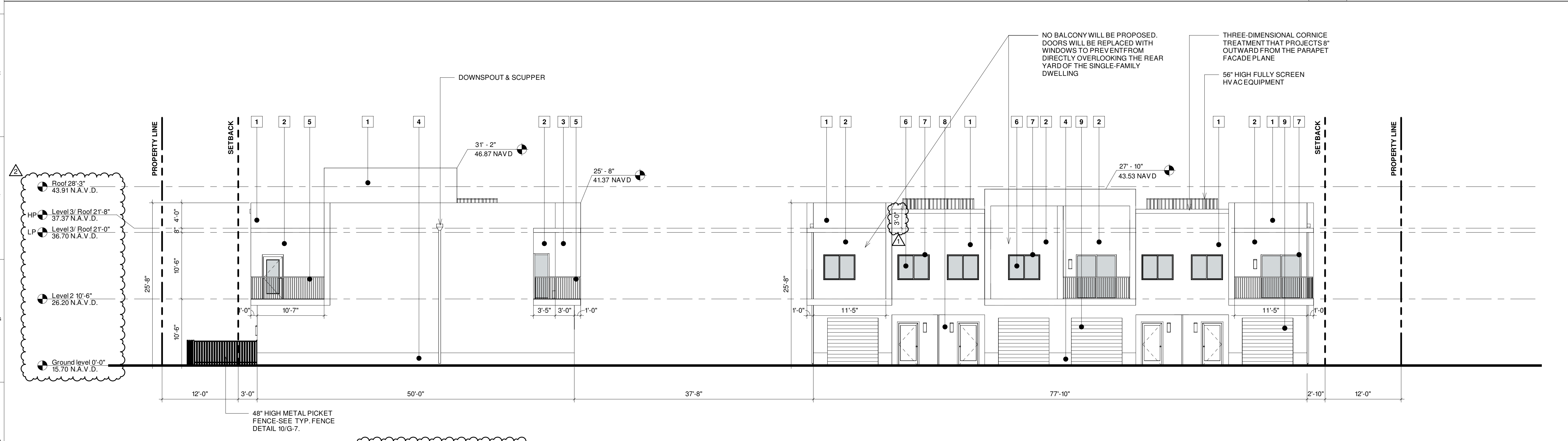
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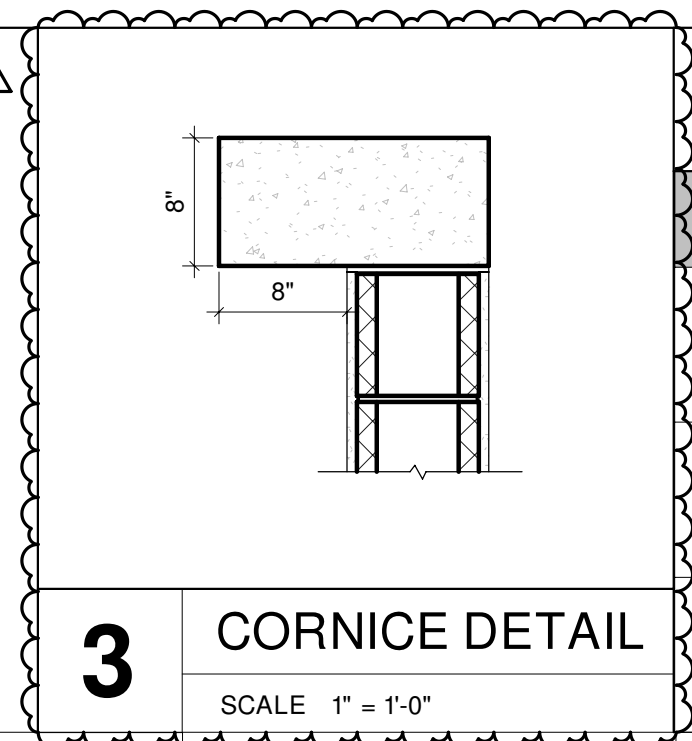
AACSET
P218-12000021
8/24/2020



1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"



| MATERIAL LEGEND | | | | | |
|-----------------|---|--|---|--|---|
| | 1 WHITE STUCCO, SHERWIN WILLIAMS COLOR SW7008 ALABASTER | | 4 PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW7015 REPOSE GRAY | | 7 ALUMINUM FRAMING COLOR: UC43350 DURANAR BONE WHITE |
| | 2 PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW9100 UMBER RUST | | 5 VERTICAL ALUMINUM PICKET RAILING - WHITE | | 8 STONE EFFECT PORCELAIN TILE CAESAR CERAMICS - ABSOLUTE - BEOLA BIANCA |
| | 3 PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW1668 PINEAPPLE CREAM | | 6 LAMINATED GLASS - CRYSTAL GREY | | 9 GARAGE DOOR - PAINTED, WHITE |

| ELEVATION LEGEND AND NOTES | |
|--|--|
| UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.A.V.D. | |
| 1. 0'-0" = 15.70 N.A.V.D. | |
| 2. ALL SHOWN DRAWINGS REQUIRE APPROVAL OF CITY OF MIAMI BEACH. | |
| 3. REFER TO SHEET A7-1.02 FOR WALL SECTION SPECIFICATIONS. | |
| 4. ALL CONSTRUCTION AND FINISH MATERIAL INSTALLED BELOW BFE SHALL BE FLOOD RESISTANT MATERIAL. | |

PROJECT AND OWNER:

SPORTS RESIDENCE 500

500 NW 31ST AVENUE
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LANDSCAPE ARCHITECT:

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2600 NE 27TH AVENUE
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t | 954 253 2265

KEY PLAN:

AACSET

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SIGNATURE: Digitally signed by T. Todd Martin

T. Todd Martin
T. Todd Martin RA, LIC# AR0017090
Email: tmartin@reptwar.com, c=US
REGISTERED ARCHITECT 2020.07.06
22:55 -04'00'

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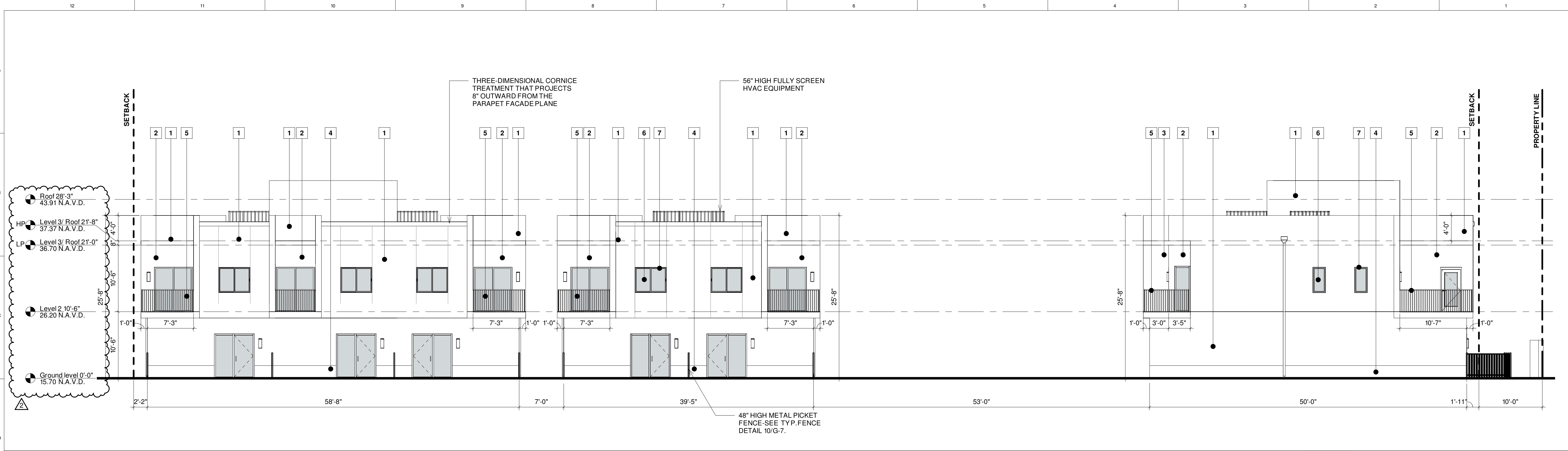
T. TODD MARTIN RA, LIC# AR0017090

SHEET TITLE: ELEVATIONS

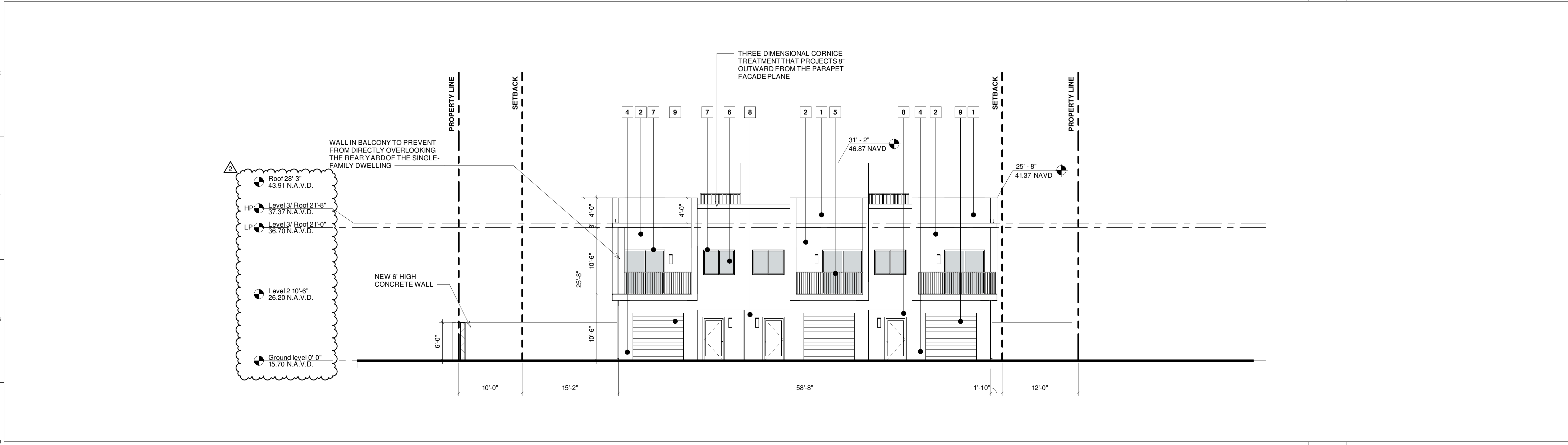
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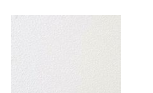





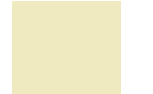


AAC 101
P218-12000021
8/24/2020



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
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| 3. REFER TO SHEET A7-1.02 FOR WALL SECTION SPECIFICATIONS. | |
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PROJECT AND OWNER:

SPORTS RESIDENCE 500

A 500 NW 31ST AVENUE
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HADAR HOMES, LLC
300 S. PINE ISLAND ROAD, SUITE 309
PLANTATION | FL | 33324

ARCHITECT:

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Miami, FL 33138
t | 305 673 2121
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A A 0 0 0 3 3 9 4

CONSULTING ENGINEERS:

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STRUCTURAL ENGINEER:

CIVIL ENGINEER:

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PLANTATION | FL | 33324
t | 954 535 5100

LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA-ISA

D 2600 NE 27TH AVENUE
FORT LAUDERDALE | FL | 33306
t | 954 253 2265

KEYPLAN:

AACSET

PERMIT APPLICATION DATE: 11-06-19

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DRAWN BY: BJ APPROVED BY: AG

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SEAL:

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Date: 2020.07.06 10:23:08 -04'00'

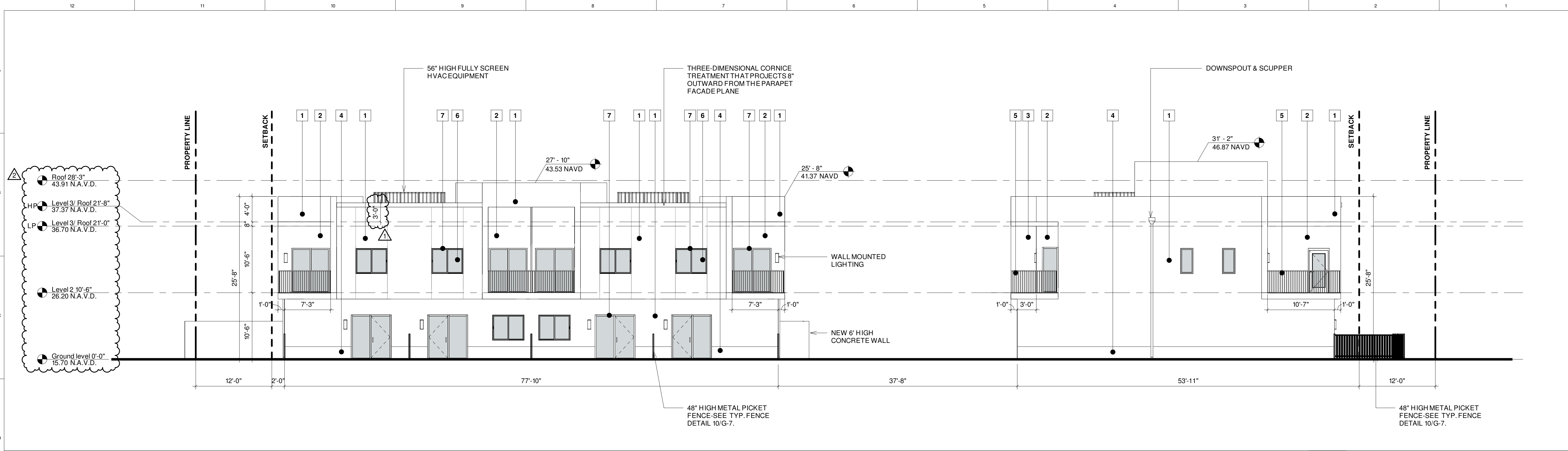
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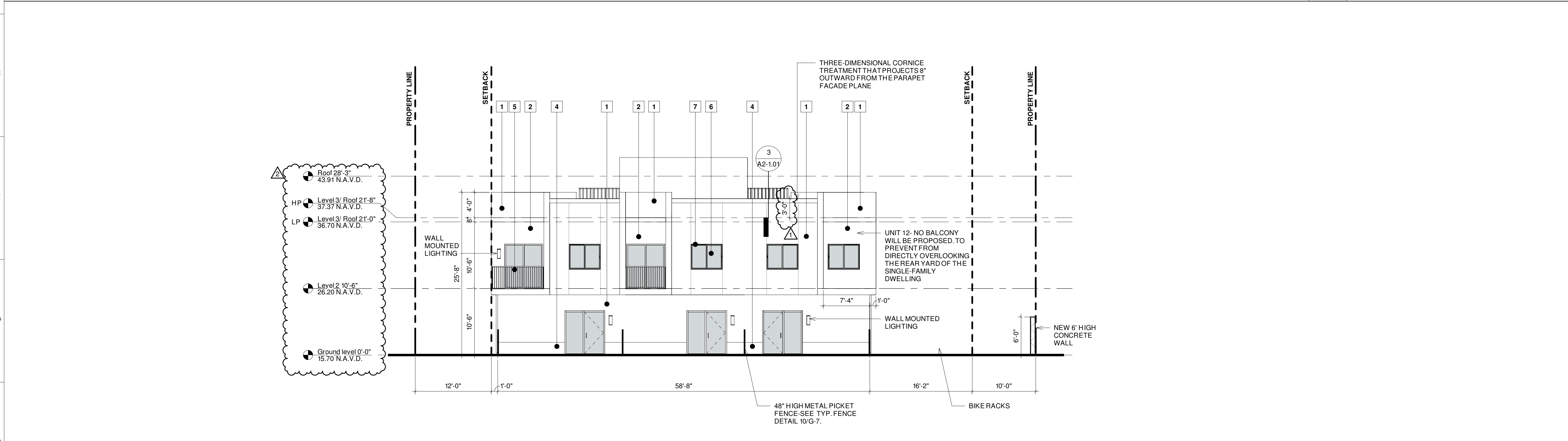
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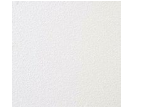




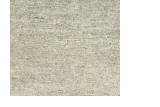


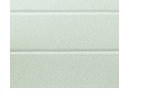
AA 2102
P218-12000021
8/24/2020



1 WEST ELEVATION
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ELEVATION LEGEND AND NOTES

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CIVIL ENGINEER:

KIMLEY-HORN
600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION | FL | 33324
t | 954 535 5100

LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA-ISA

2600 NE 27TH AVENUE
FORT LAUDERDALE | FL | 33306
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KEY PLAN:

AAC SET

PERMIT APPLICATION DATE: 11-06-19

PROJECT NO.: 1805

DRAWN BY: BJ APPROVED BY: TM

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SEAL:

T. Todd Martin
Professional Engineer
No. 12000021
Exp. 12/31/2020
Date: 06/15/2020
Seal: 06/15/2020

SIGNATURE:
T. TODD MARTIN RA,
LIC# AR0017090

SHEET TITLE:
ELEVATIONS

SCALE:
N.T.S.

SHEET NO:

AAC 103
P218-12000021
8/24/2020

ADMINISTRATIVE MEMORANDUM NO. 20-184

TO: Architectural Appearance Committee
VIA: Pamela Stanton, Urban Design Planner *PS*
FROM: Max Wemyss, Planner *MW*
SUBJECT: Consideration for Major Building Design: Sports Residence 300, 500, 600, 620 | NW 31st Ave
DATE: July 21, 2020 for August 4th Meeting

P&Z #18-12000022, -21, -18, -20

The applicant's agent, Robert Sherman, on behalf of the Pompano Beach Community Redevelopment Agency is requesting Major Building Design approval for a total of 52 2-story townhouse units, with associated parking, landscaping and buffers, to be located on four properties along the east side of NW 31st Ave. There are four separate applications that are to be reviewed together. The properties are 300 NW 31st Ave (14 Townhomes proposed), 500 NW 31st Ave (12 Townhomes proposed), 600 NW 31st Ave (14 Townhomes proposed), and 620 NW 31st Ave (12 Townhomes proposed). All properties are currently vacant with a combined land area totaling 3.65 acres. Here is a summary of the typical lot standards that are provided in this staff report:

| Address | units | site area (sf / acres) | lot coverage (sf / %) | pervious area |
|-----------------------------|---------------------|------------------------|-----------------------|----------------------|
| 300 NW 31 st Ave | 14 Townhomes | 42,066 / 0.97 | 13,690 / 32.5 | 13,870 / 32.9 |
| 500 NW 31 st Ave | 12 Townhomes | 37,397 / 0.86 | 11,725 / 31.4 | 14,261 / 38.1 |
| 600 NW 31 st Ave | 14 Townhomes | 45,442 / 1.04 | 13,781 / 30.3 | 19,175 / 42.1 |
| 620 NW 31 st Ave | 12 Townhomes | 33,988 / 0.78 | 11,698 / 34.4 | 12,478 / 36.7 |
| TOTAL | 52 Townhomes | 158,893 / 3.65 | 50,894 / 32.0 | 59,784 / 37.6 |

The projects require Major Building Design approval due to the frontage on NW 31st Ave, which is an Arterial Roadway identified on Broward County's Trafficways Plan. All properties have a Commercial land use designation and a Zoning designation of B-3, which allows the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements. The flex allocation is currently pending City Commission approval. The site plans were reviewed by the Development Review Committee on July 5, 2018 and again on April 3, 2019.

This application was preliminarily reviewed by the Architectural Appearance Committee on January 7, 2020. The Board generally provided the following feedback:

- Provide more windows along building facades;
- Provide a variety of primary colors and accent colors to break up the facades;
- Add paint or pavers to the entrance of each project;
- Provide as much private green space as opposed to communal green space that won't be used;
- Arrange as many units as possible on 300 block and 620 block to face the street;
- Provide raised sidewalks and a continuous curb;
- Provide a parapet to cover mechanical screening and use internal downspouts.

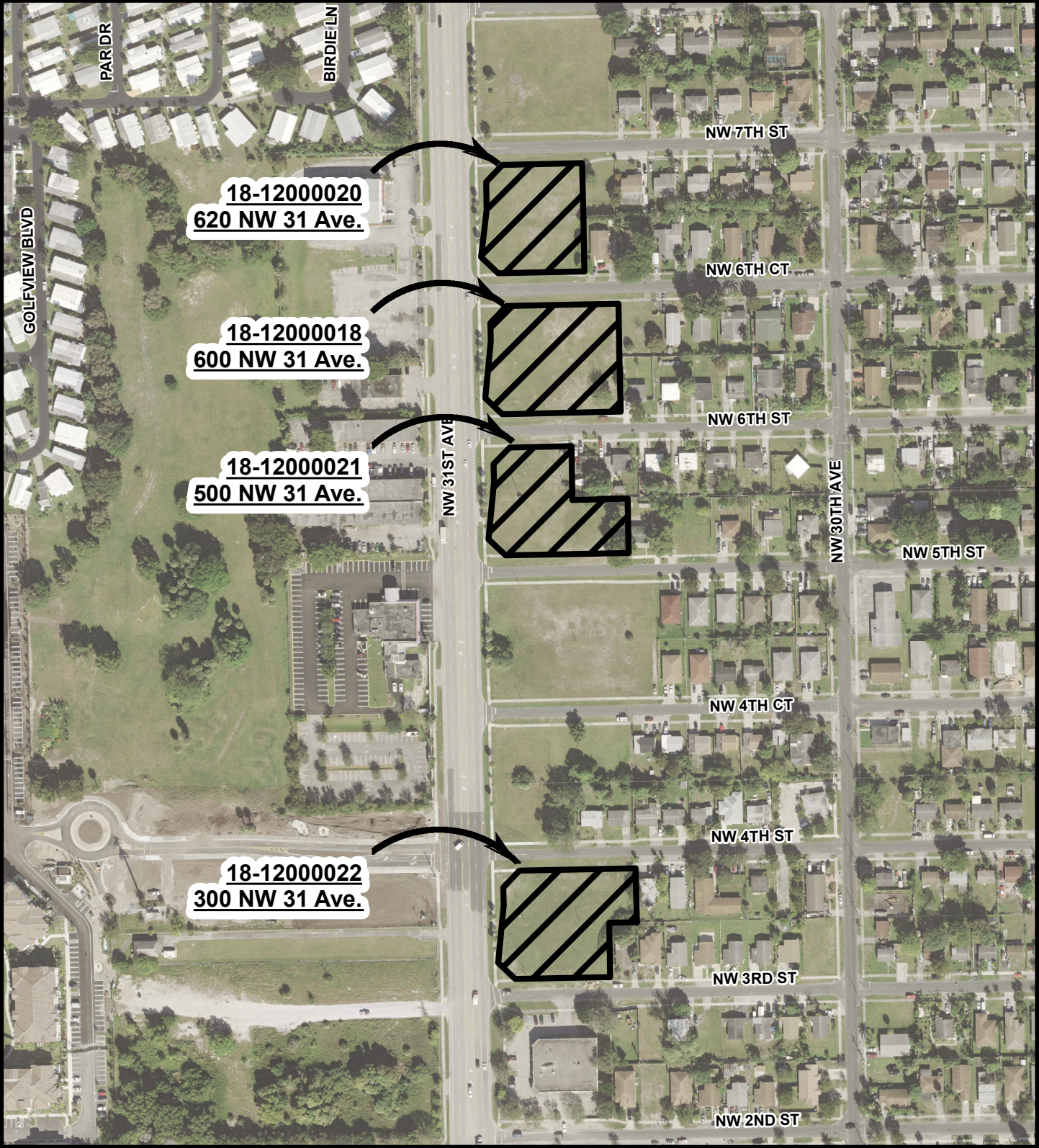
Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment, may be requisite and appropriate to ensure that the exterior appearance

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 District | Existing Uses

- A. Subject property:
 - General Business (B-3) | Vacant Land
- B. Surrounding Properties:
 - a. North: B-3 | Vacant land (Recent Flex Unit Allocation for 41 Multifamily Units)
 - b. South: B-3 | Vacant land / retail building south of 300 NW 31st Ave
 - c. East: RS-4 | Single Family Residential
 - d. West: B-3, B-4 | Vacant Land, Commercial/Light Industrial Building

CITY OF POMPANO BEACH
AERIAL MAP



1 in = 250 ft

PREPARED BY:
AAC DEPARTMENT OF
DEVELOPMENT SERVICES

ARCHITECTURAL APPEARANCE COMMITTEE
REVIEW COMMENTS FOR
8/4/2020

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plans entitled:

Sports Residence 300, 500, 600, 620 | NW 31 Avenue
PZ# 18-12000022, -21, -18, -20

Reviewer: Max Wemyss | 954.786.4671

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

CONDITIONS:

1. Pending Approvals –
 - a. Approval of the Flexibility Unit Application for 52 Units
 - b. Approval of the Plat Note Amendment for the locations of the Non-Vehicular Access Lines (NVAL).
 - c. Easement Agreements must be obtained from the various utility providers for the location of fences within existing easements.
 - d. Major Site Plan approval shall be issued by the Planning and Zoning Board Development Order.
2. Sidewalks shall connect all off street parking areas with the primary entrances of the buildings they serve and be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals.
3. Provide continuous curbing along all parking spaces in lieu of wheel stops, as wheel stops are not permitted.
4. Provide wall offsets in the form of projections or recesses in the façade plane, spaced no more than 30 feet apart, a minimum depth of 2 feet for all façades facing a public street.
5. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
6. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
7. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

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

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 18-12000021

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 POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY.

WHEREAS, Ordinance No. 98-57, authorizes the Architectural Appearance Committee (“Committee”) to review plans for this project which consists of the construction of twelve 2-story townhouse units, with associated parking, landscaping and buffers (“Project”). The Project encompasses the following property: 500 NW 31st Ave; is more specifically described as follows:

PARCEL "B", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 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

AAC

PZ18-12000021

8/4/2020

DEVELOPMENT ORDER

Architectural Appearance Committee

Planning and Zoning #18-12000021

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. *Pending Approvals –*
 - a. *Approval of the Flexibility Unit Application for 52 Units*
 - b. *Approval of the Plat Note Amendment for the locations of the Non-Vehicular Access Lines (NVAL).*
 - c. *Easement Agreements must be obtained from the various utility providers for the location of fences within existing easements.*
2. *Sidewalks shall connect all off street parking areas with the primary entrances of the buildings they serve and be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals.*
3. *Provide continuous curbing along all parking spaces in lieu of wheel stops, as wheel stops are not permitted.*
4. *Provide wall offsets in the form of projections or recesses in the façade plane, spaced no more than 30 feet apart, a minimum depth of 2 feet for all façades facing a public street.*
5. *Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.*
6. *A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.*

DEVELOPMENT ORDER
Architectural Appearance Committee
Planning and Zoning #18-12000021
Page 3

7. *Landscape and Irrigation Plans must comply with 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 seven City staff conditions and additional conditions below:

1. *The gray painted base on all four elevations will be removed and changed to Sherwin Williams Alabaster shown on the color board.*

DONE AND ORDERED this 28 day of August, 2020.

DocuSigned by:

ROBERT ZBIKOWSKI

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ROBERT H. ZBIKOWSKI

Chairman

Architectural Appearance Committee

Filed with the Advisory Board Secretary this 31 day of August, 2020.

DocuSigned by:

Michelle Corretjer

53D03F00A18643E...

Michelle Corretjer

Assistant Planner

PROPOSED

PROPOSED

PROJECT, ADDRESS AND OWNER:
**SPORTS
RESIDENCE 500**
POMPADOUR BEACH, FL 33061

OWNER:
KOJ ARCO, LLC
2000 N. W. 10TH AVE
SUITE 100
MIAMI, FL 33136

ARCHITECT:



CONSULTING ENGINEERS:
DENIS K. SOLANO
REGISTERED PROFESSIONAL ENGINEER
NO. 12854
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

ARCHITECT:
BACH DESIGN
301 N. W. 10TH AVE, SUITE 100
MIAMI, FL 33136
TEL: 305.351.1171
WWW.BACHDESIGN.COM

DESIGNER:
THOMAS WHITE, ASLASHA
REGISTERED PROFESSIONAL ARCHITECT
NO. 12854
FLORIDA BOARD OF ARCHITECTURE

DESIGNER:
THOMAS WHITE, ASLASHA
REGISTERED PROFESSIONAL ARCHITECT
NO. 12854
FLORIDA BOARD OF ARCHITECTURE

Reviewed for CODE COMPLIANCE:

| Signature | Date |
|------------|----------|
| P. White | 05/11/20 |
| Fire Prev. | 05/11/20 |
| Planning | 05/11/20 |
| Building | 05/11/20 |
| Structural | 05/11/20 |
| Electrical | 05/11/20 |
| Mech. | 05/11/20 |
| S. White | 05/11/20 |

REVISIONS:

| Rev. | Description | Date |
|------|-----------------------------|----------|
| 1 | Revised for Code Compliance | 05/11/20 |
| 2 | Revised for Code Compliance | 05/11/20 |
| 3 | Revised for Code Compliance | 05/11/20 |
| 4 | Revised for Code Compliance | 05/11/20 |
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| 11 | Revised for Code Compliance | 05/11/20 |
| 12 | Revised for Code Compliance | 05/11/20 |

PERMIT SET

PROJECT NO.: 1805
ISSUE DATE: 05/11/20
REVISIONS:

ELEVATIONS

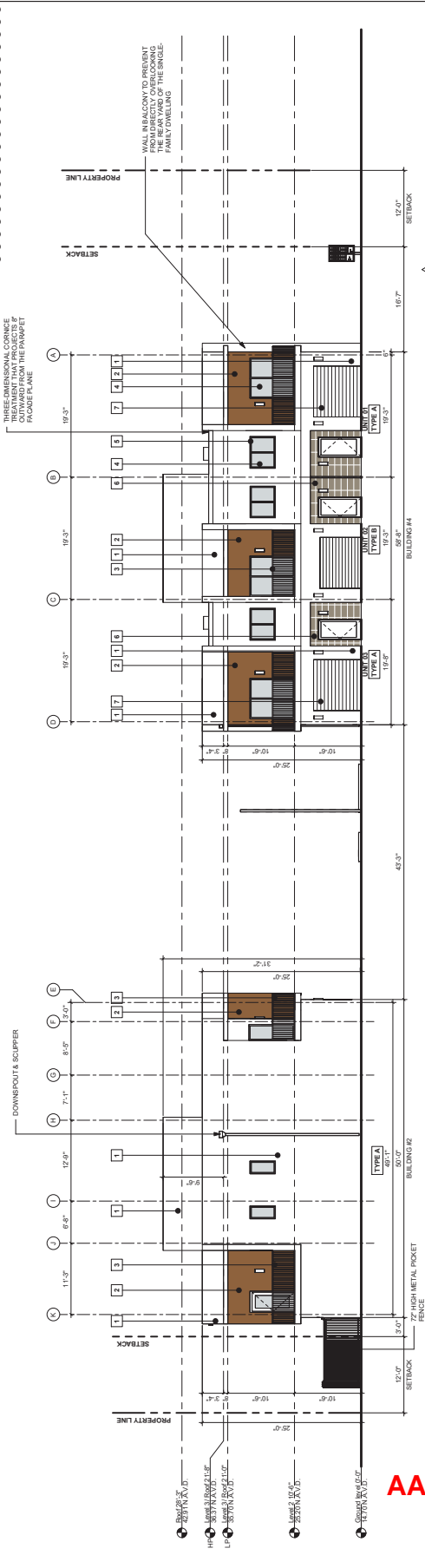
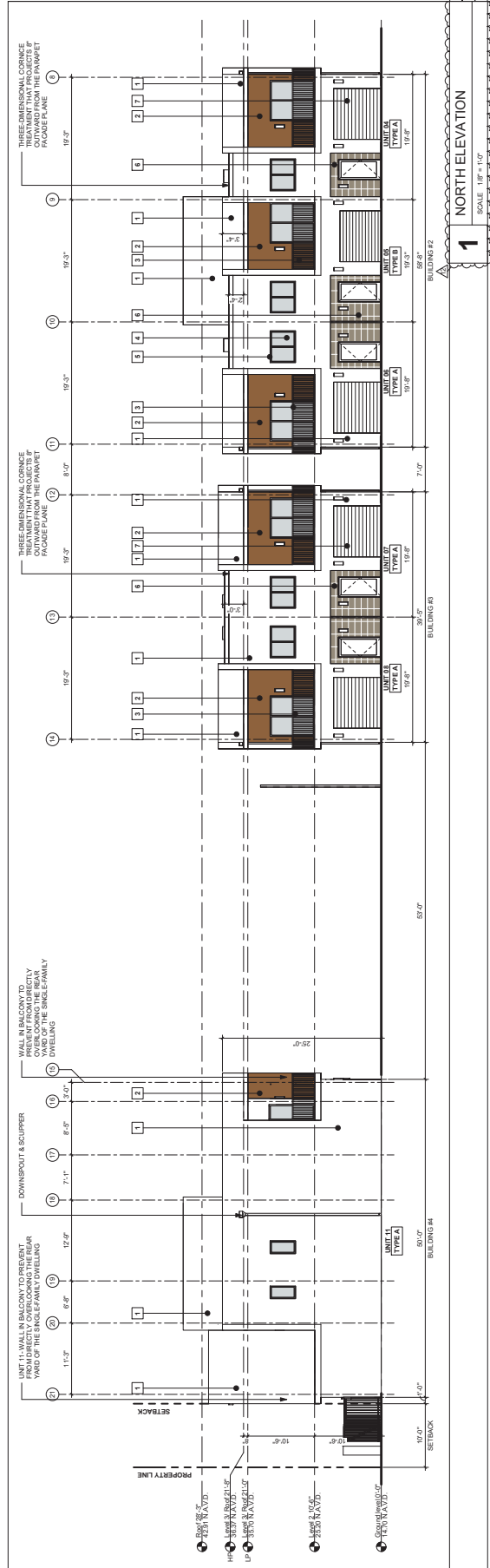
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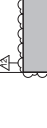
TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THE ARCHITECT OR ENGINEER IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION CONTAINED HEREIN.

ALSO STAMPED BY:



SHEET NO.: **A2-1.01**



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| C |  | 3 | CORNICE DETAIL | | | |
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| | | | 1. 0.0' = 10.0' N.A.D. IS REQUIRED APPROVAL OF CITY OF POMPADOUR BEACH. | | | |
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