



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-220

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MAY 2, 2023

POMpano CITI CENTRE RESIDENTIAL SITE PLAN

Request: Major Site Plan and Building Design
P&Z# 21-12000042
Owner: SVAP Pompano Citi Centre, LP.
Project Location: 1190-1200 E. Copans Rd
Folio Number: Multiple Folios
Land Use Designation: Commercial
Zoning District: B-3/PCD (General Business Planned Commercial Overlay)
Commission District: 2 (Rhonda Eaton)
Agent: Shane Zalonis (954-527-6258)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct a new multi-family development, with 356 dwelling units on a portion of the Pompano Citi Centre Shopping Mall site that will be carved out as a 12.1 acre (529,005 square foot) parcel with 26% lot coverage. The project consists of eight 4-story buildings with a clubhouse, amenities, landscaping and surface parking with detached garage buildings. A segment of the existing Citi Centre perimeter/loop road will be relocated around the exterior of the new development, inside of the Citi Centre and adjacent to the existing mall parking. Access to the new development will be via a driveway off the perimeter/loop road.

The new parcel of land will be Rezoned from B-3/PCD to RM-30, and the remaining Citi Centre property will be required to amend the existing PCD Master Plan to address the changes that will result from the removal of the residential parcel from the Master Plan.

The property is located at approximately the southwest portion of the Pompano Citi Center Shopping Mall site which is located at the south west corner of East Copans Rd and North Federal Hwy.

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): General Business/ Planned Commercial District (B-3/PCD) | Existing Shopping Mall and parking lot

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

- a. North - General Business/ Planned Commercial District (B-3/PCD) | Shopping Mall and parking lot
- b. South - Parks and Recreation (PR) | Golf Course
- c. West - Parks and Recreation (PR) | Golf Course
- d. East - General Business/ Planned Commercial District (B-3/PCD) | Shopping Mall and parking lot

Staff Conditions:

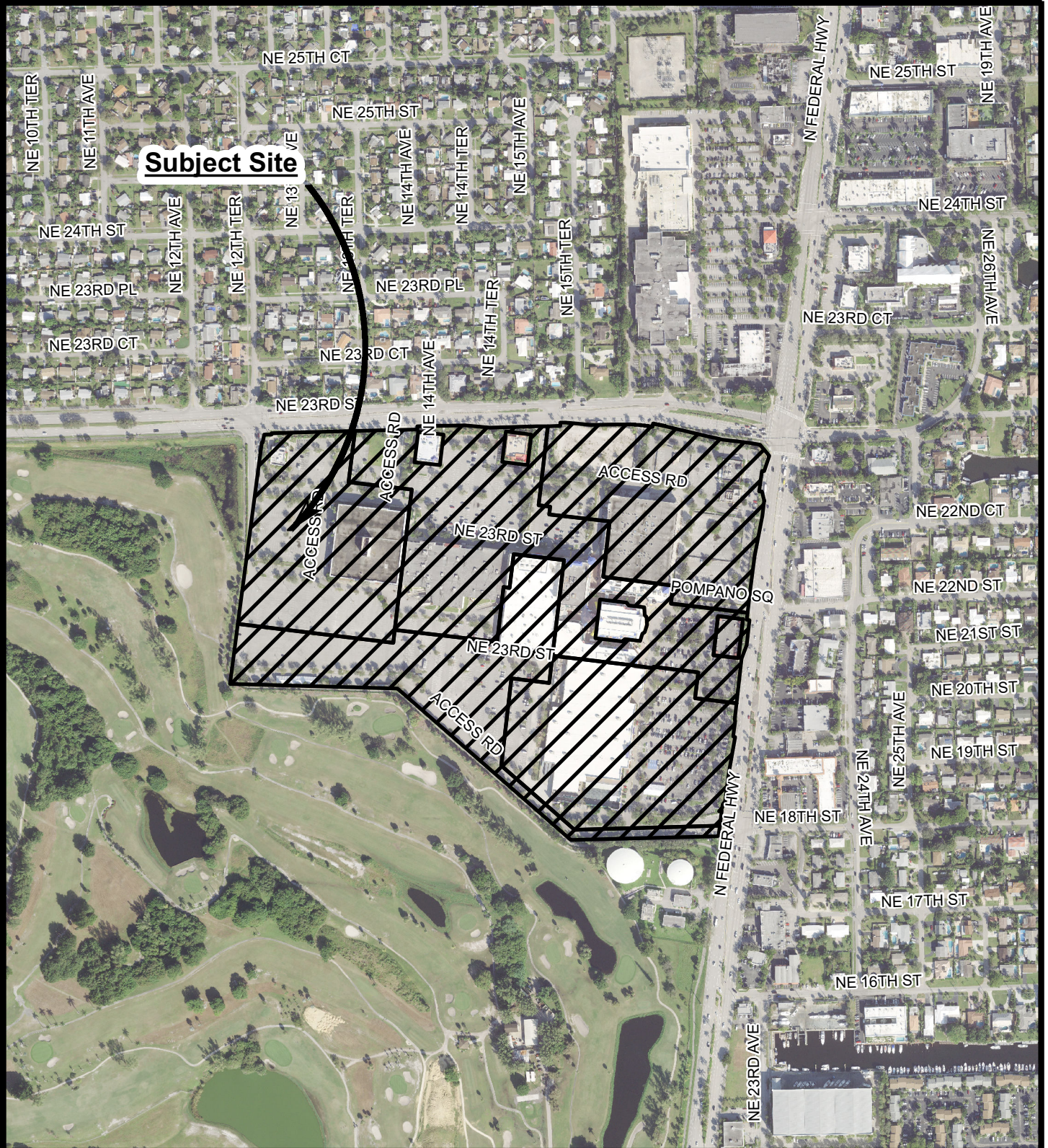
The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plan.

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

1. Provide materials, colors, finishes for the clubhouse, amenity building, parking garages, maintenance building on the elevation sheets.
2. Identify the roof material for the pavilion that appears to be attached to the amenity building/pool clubhouse.
3. The elevation drawing sheets indicate that the railings, awnings, shutters and window/door frames will be dark bronze. However, the material and color sample boards include a sample of Chemetal #354 which is aged metal black. Clarify which color will be used.
4. Revise the Sustainability Point Table to change the points for EV charger stations and conduit for future stations from 8 point to 4 points.
5. For the landscaping on the adjacent golf course property shown on the plans, provide evidence of owner acceptance of plan material, and maintenance responsibility information.
6. The Rezoning for the site from B-3/PCD to RM-30 must be complete prior to permit approval.
7. The amendment to the Citi Centre PCD must be complete prior to permit approval.

8. A Plat Note amendment must be submitted prior to permit approval to address the development restrictions.
9. Show locations of conduit for future EV charging stations on plans prior to permit approval.
10. Submit a Final School Capacity Availability Determination (SCAD) Letter prior to permit approval.
11. A copy of the CPTED plan and narrative approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
12. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
13. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

CITY OF POMPANO BEACH AERIAL MAP



1 in = 542 ft

4/19/2023

AdkBob

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ21-12000042
05/02/2023