



Staff Report

File #: LN-112

Architectural Appearance Committee
Meeting Date: July 6, 2021

HIGHLAND OAKS / POMPANO BEACH LIVING LLC

Request: Major Building Design
P&Z# 13-12000041
Owner: Pompano Beach Living, LLC
Project Location: 921 NW 3 Avenue
Folio Number: 484235870010 & 484235870020
Land Use Designation: LM (LOW-MEDIUM 5-10 DU/AC) & M (MEDIUM 10-16 DU/AC)
Zoning District: RPUD (Residential Planned Unit Development)
Commission District: 4
Agent: Pedro Gassant | pedro.gassant@hkklaw.com
Project Planner: Jae Eun Kim

Summary:

The following is a summary of information on the subject property. The applicant is requesting approval of a new building design in order to construct 138 new townhouses in 21 buildings. The total footprint of the revised buildings is 139,051 sq. ft. on a 468,252 sq. ft. (10.75 acre) site. The total lot coverage is 30%. The new building design was presented to the Architectural Advisory Committee (AAC) at the June 1, 2021 AAC meeting where the Committee requested the applicant to revise the elevations and resubmit for an additional hearing.

This proposed development was approved by Planning and Zoning Board (PZB) on December 18, 2013, and by the AAC on July 7, 2014. The Development Order #13-12000041 is set to expire on July 15, 2024 through a letter issued by the Development Services Department on June 4, 2020 granting an extension to the Development Order (ZLT # 20-02000070). The AAC Development Order and building elevations that were previously approved have been uploaded to the AAC Documents folder for reference and review purposes.

Included in this Building Design application is a request for one Vernacular or Superior Design Alternative approval for relief from §155.5601. C. a & b as follows: Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart. Wall offsets shall have a minimum depth of two feet.

For approval of the requests, the applicant has chosen to apply Vernacular Alternative Supplemental Criteria Option #1, which is that the project proposes other creative, innovative or artistic applications of design that

may be deemed to be of superlative or outstanding aesthetic quality by the AAC. The Supplemental Criteria of the Vernacular Alternative standards and options are listed below.

SUPPLEMENTAL CRITERIA OF THE ARCHITECTURAL APPEARANCE COMMITTEE

SECTION 3. H. VERNACULAR OR SUPERIOR DESIGN ALTERNATIVE

When reviewing requested deviations from Development Design Standards, it must be found that the applicant has demonstrated that one of the following Vernacular or Superior Design Alternative Options has been successfully applied for each requested Design Standard deviation:

Vernacular or Superior Design Alternative Options:

1. 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.
2. The project portrays a superior design of a building or development that celebrates, honors, and pays visual tribute to a specific style or theme.
3. Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.
4. The project proposes one or more prominent or remarkable iconic structures.
5. The project proposes conspicuous and exemplary displays of sustainability and sustainable design.
6. The project proposes other creative, innovative or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.

The property is located west of NW 3rd Avenue, between NW 8th Street and NW 11th Street.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgement, 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): RPUD (Residential Planned Unit Development)/Vacant

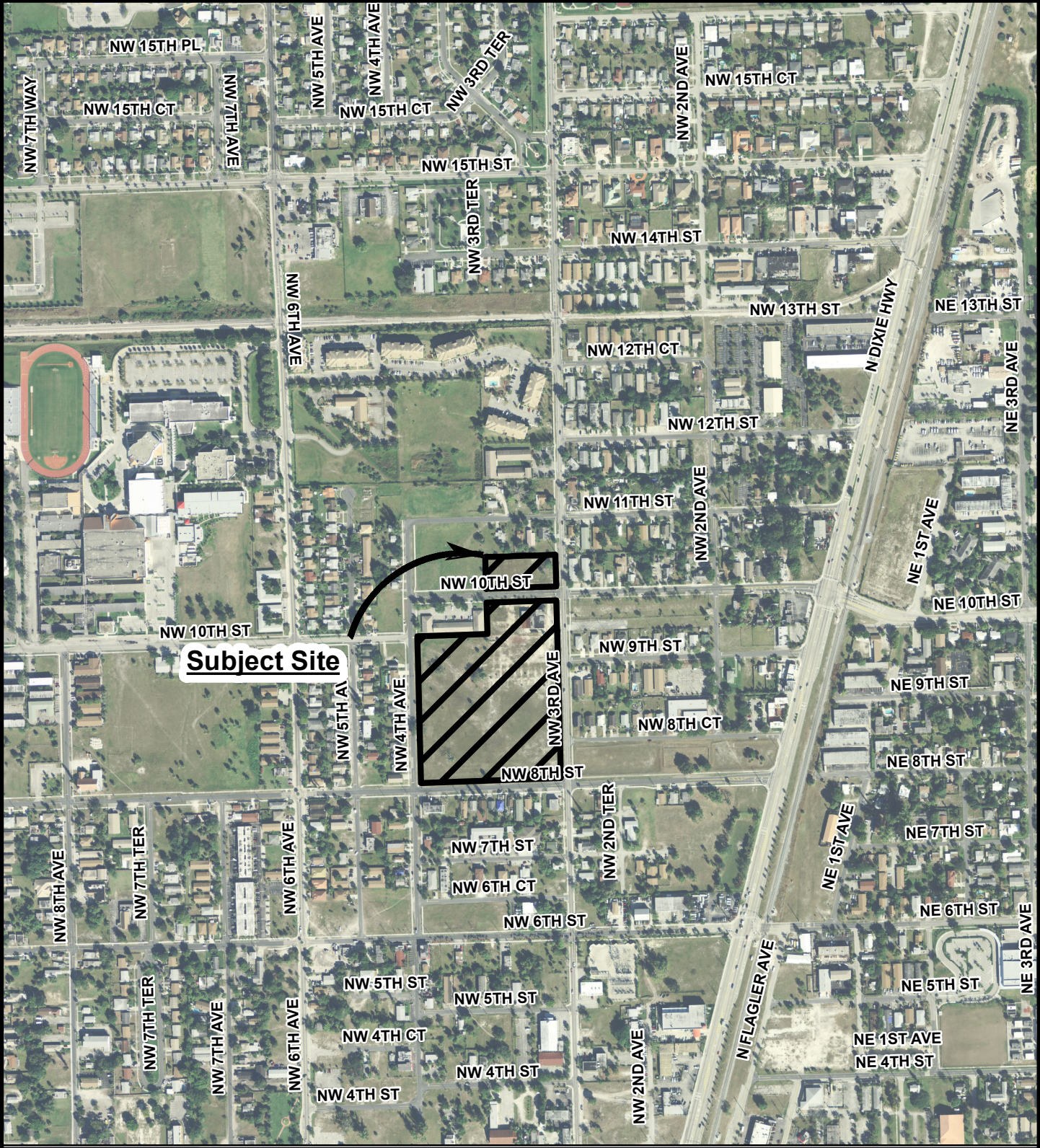
B. Surrounding Properties (Zoning District / Existing Use):

- a) North: RS-4 (Single Family Residence) / Single Family & Apartment
- b) South: RM-12 (Multiple Family Residence) / Residential
- c) East: RM-12 (Multiple Family Residence) &
RD-1(Two Family Residence) / Residential
- d) West: RM-12 & RM-20 (Multiple Family Residence) / Residential

Staff Conditions:

1. If approved by the Architectural Appearance Committee, staff recommends including the following conditions:
2. Obtain approval from the Architectural Appearance Committee for Vernacular or Superior Design Alternatives in lieu of compliance or revise the building facades in accordance with §155.5601.C.3. a & b. Wall offsets with a minimum depth of two feet shall be provided in the form of projects and recesses in the façade plane, spaced no more than 30 feet apart.
3. Provide a Type B perimeter buffer along the north property line in accordance with §155.5203.F, Perimeter Buffers, and §155.5601.C.8, Outdoor Activity Areas. Ground-level outdoor activity areas, porches, and other similar site attributes shall be screened from adjacent single-family dwellings.
4. Provide color elevation renderings for side and rear facades of each building type for the Committee's review and building permit inspection purposes.
5. Provide an 11 inch x 17 inch material board with paint color and actual material samples for the Committee's review and staff inspection purposes.
6. Provide building heights on elevation plans, measured from an average finished grade in front of the building, pursuant to §155.9401.G, Height.
7. Screen all mechanical equipment, pursuant to §155.5301.A.2, New Development Screening Standards.
8. Revise the roof plans to match with roof slope variations as shown on the elevations and correct the total impervious area calculation.
9. The 6-foot FPL Utility Easement running underneath the seven-unit building along NW 3 Avenue shall be vacated prior to Zoning Compliance Permit approval.

CITY OF POMPANO BEACH AERIAL MAP



Subject Site

1 in = 600 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES