

## Staff Report

**File #:** LN-384

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MAY 2, 2023

### OLD TOWN TOWERS: PARCELS B & D

**Request:** Major Site Plan and Building Design  
**P&Z#** 22-12000044  
**Owner:** Christ Church United Methodist INC  
**Project Location:** 210 NE 3 St & 290 NE 2 St  
**Folio Number:** 484235170130 & 484235170320  
**Land Use Designation:** DPTOC (Downtown Pompano Transit Oriented Corridor)  
**Zoning District:** TO-DPOD (Transit Oriented Downtown Pompano Overlay District)  
**Commission District:** 3 (Alison Fournier)  
**Agent:** Brandon Holcomb (954-525-8123 / bholcomb@adache.com)  
**Project Planner:** Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

### Summary:

This applicant is requesting Major Building Design approval and Vernacular or Superior Design Alternative approval for a new mixed-use development consisting of two buildings on two separate parcels (Zone B and Zone D). In Zone B, a 10-story, 415,000 square foot mixed use building on a full block is proposed, with 229 dwelling units, 3,400 square feet of ground level commercial space, a 5-story internal parking garage for both buildings, and an amenity deck. In Zone D, a 6-story, 108,000 square foot multi-family building is proposed, with 90 dwelling units a 6,400 square foot courtyard and ground level amenities. The two buildings will be connected across the NE 2 Street right-of-way by an elevated pedestrian bridge.

The applicant is requesting approval from the Architectural Appearance Committee for Vernacular or Superior Design Alternative for relief from the following Commercial Design Standards:

- 1. Section 155.3501.O.2.c, Building Break:** *Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break shall be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid.*

The ground level building frontages along NE 3 St, NE 3 Av, and NE 2 St of Zone B, and along NE 2 St of Zone D do not comply. The applicant has chosen Option #6 of the Vernacular or Superior Design

Alternative Criteria in order to justify this request. Option #6 states: *The project proposes other creative, innovative or artistic applications of design that may be deemed to be superlative or outstanding aesthetic quality by the AAC.*

The property is located between NE 2 Ave and NE 3 Ave, with Zone B located between NE 2 St and NE 3 St, and Zone D located on the south side of NE 2 St.

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 - Downtown Pompano Overlay District (TO/DPOD) | Place of Worship

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

- a. North - Transit Oriented/Downtown Pompano Overlay District (TO/DPOD) | Place of Worship
- b. South - Transit Oriented/Downtown Pompano Overlay District (TO/DPOD) | Vacant
- c. West - Transit Oriented/East Overlay District (TO/EOD) | Vacant, Parking Lot
- d. East - Transit Oriented/East Overlay District (TO/EOD) | Founders Park, Single Family Home

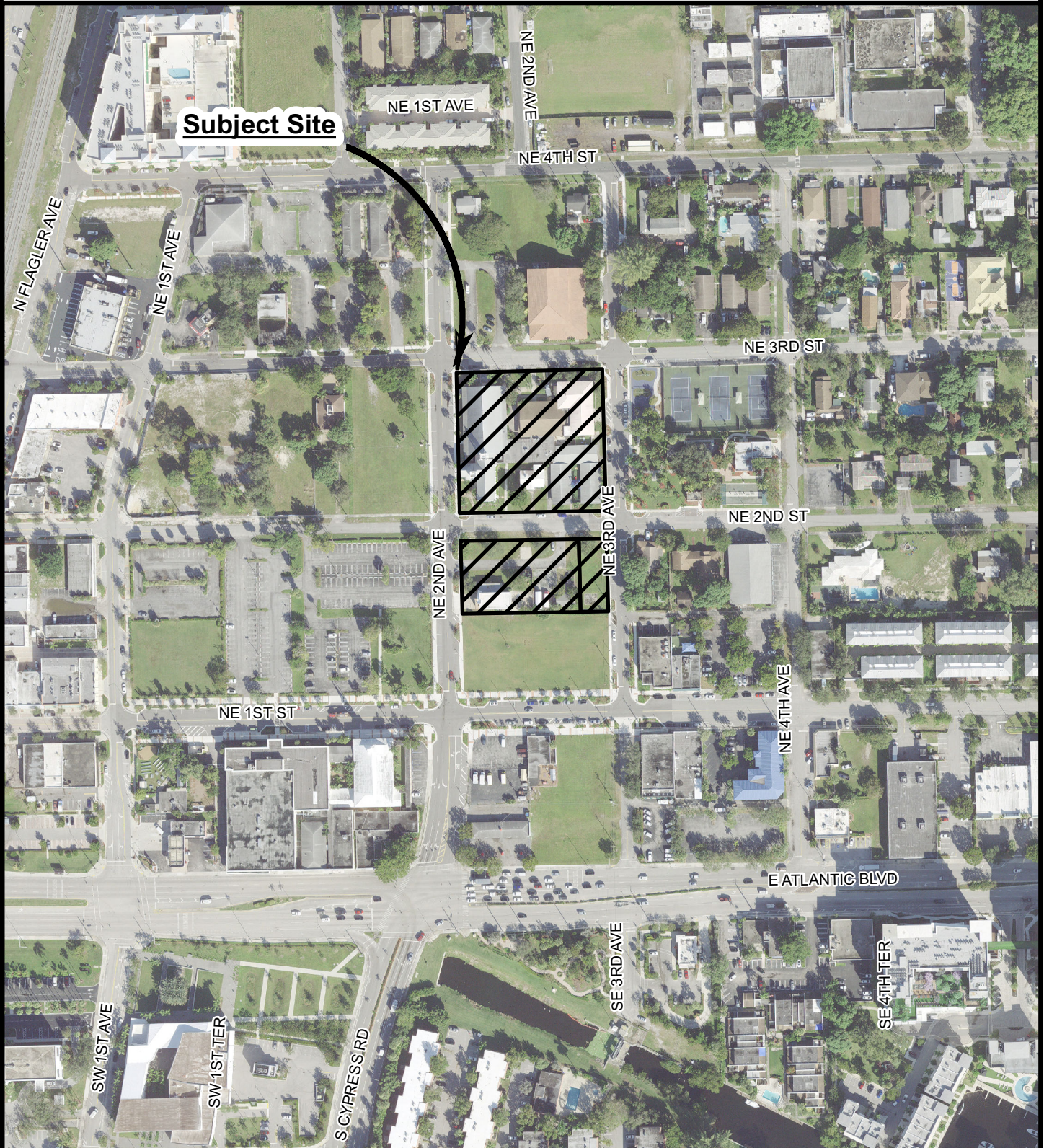
**Staff Conditions:**

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

1. Obtain approval from the Architectural Appearance Committee to allow relief from Section 155.3501.O.2.c for the required building break for the north, south and east frontages of Zone B, and the north frontage of Zone D.
2. The following items do not comply with the Code as adopted, and must comply at the time of permit approval: building height, uses allowed in Zone B, building setback above 60 feet, and density.
3. A Unity of Title is required prior to permit approval.
4. Prior to building permit approval, a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.
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 all Zoning Code requirements as verified by the City's Urban Forestry Division.



# CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

4/19/2023

AdkBob

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ22-12000044  
5-2-2023