



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-201

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 7, 2022

LUXURY CONDOS SITE PLAN

Request: Major Building Design
P&Z# 21-12000034
Owner: Outlaws Property, LLC.
Project Location: 2716 NE 14th Street
Folio Number: 484330250030
Land Use Designation: MH (25-46 DU/AC)
Zoning District: RM-20 (Multi-Family Residence 20)
Commission District: 1 (Andrea McGee)
Agent: Robert B Yakkey (516-361-2642)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

This Minor Site Plan/Major Building Design application is for a multi-family development with 6 dwelling units on a .413 acre parcel of land. The project consists of a 3-story building, and includes surface parking and parking on the ground floor under the building, with amenities, and landscaping.

The property is located on NE 14 St Cswy, west of the Intracoastal Waterway.

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): Multiple-Family Residence 20 (RM-20) | Vacant
- B. Surrounding Properties (Zoning District | Existing Use):

- a. North - Multiple-Family Residence 30 (RM-30)) | Townhouses
- b. South - Multiple-Family Residence 20 (RM-20), Single-Family Residence 2 (RS-2) | Multi-family Residences, Waterway
- c. West - Multiple-Family Residence 20 (RM-20) | Multiple Family Residences

AAC

d. East - Multiple-Family Residence 20 (RM-20) | Multiple-Family Residences

Staff Comments:

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

1. The Sustainability Narrative lists “Building Overhangs.” To qualify for this Sustainable Development Option, provide overhangs on all south windows, pursuant to Table 155.5802. prior to building permit.
2. The Sustainability Narrative lists “White Roof” on the building. However, the 3-D renderings depict a dark roof. To qualify for the White Roof Sustainable Development Option, provide manufacturer specifications for a white rooftop treatment for all roof surfaces prior to building permit.
3. Provide footcandles on the Photometric Plan at all property lines and vehicular use areas, in compliance with Table 155.5401.E.
4. Pursuant to Section 155.5509, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground.
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.