



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-310

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: OCTOBER 4, 2022

ST. JOSEPH'S MANOR PHASE II

Request: Major Building Design
P&Z# 22-12000016
Owner: Archdiocese Of Miami St Joseph Haitian Church
Project Location: 1210 NW 6 Avenue
Folio Number: 484235640010
Land Use Designation: IRR (Irregular Density)
Zoning District: RM-30 (Multiple-Family Residence -30)
Commission District: 4 (Beverly Perkins)
Agent: Maura Jennings (305-443-9162)
Project Planner: Hellena Lahens (954-786-5554 / Hellena.lahens@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval to construct a new 150-unit Affordable Senior Housing Building on an existing church site. The proposed building footprint is 24,514 square feet, and combined with the existing 63-unit 20,852 square foot building will be a total of 45,366 square feet on a 362,917 square foot lot for a total lot coverage of 12.64 percent. The project includes amenities and enhancements to the parking areas. The site plan was reviewed by the Development Review Committee on July 6 and August 17, 2022.

The applicant is also requesting approval for Vernacular or Superior Design Alternative for modification of the following Commercial, Institutional, and Mixed-Use Design Standard:

1. Section 155.5602.C.8.b: *Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.*

The applicant is requesting relief from the requirement for the three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane. The applicant is proposing the required parapet wall without the cornice treatment, and has selected Vernacular or Superior Design Alternative Option 1 in

order to justify this request.

Option 1: The proposed features or elements contribute 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.

As provided in the applicant's design narrative:

- A combination of multiple parapet heights ranging from 4' to 8' along the building faced to create a varied skyline effect as opposed to having a straight corniced parapet.
- Varied façade planes and colors which create visual interest along the building façade - These features were added and further accentuated with color changes to again create more visual interest than a cornice alone.
- Partial areas of three-dimensional cornice was also incorporated. Unlike a monolithic cornice these we believe will highlight areas of the façade that have a hierarchy of visual importance like the ends and outside corner of the building on the southeast.
- Finally, the stair elements at the ends of the building have been further pronounced and highlighted in the darkest blue color to emphasize and bookend the building's façade. As opposed to the horizontal cornice these add significant vertical elements to the façade instead and will help minimize the horizontality and monotony of the building.

The site is located on the east side of NW 6 Ave and south of NW 15 St.

Zoning | Existing Uses

Subject property (Zoning | Existing Use): B-3 and I-1 (General Business and General Industrial) | Flea Market (Festival Marketplace)

Surrounding Properties (Zoning District | Existing Use):

North - Unincorporated Broward County | Landfill

South - I-1 (General Industrial) | Retention Pond/Parking Lot

East - B-3 and B-3/PCI (General Business and Planned Commercial Infill) | Vacant Gas Station and Vacant Land

West - Florida Turnpike

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.

Staff Conditions:

1. Provide evidence that the existing Retention Easement (ORB 50563, PG 1196) has been abandoned prior to permit approval.
2. Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to permit approval. Based on the age-restricted nature of the project, staff believes this would be exempt. Provide a copy of the exemption letter.
3. A copy of the CPTED plan and approval by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
4. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
5. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.

CITY OF POMPANO BEACH
AERIAL MAP



1 in = 292 ft

9/25/2022

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ22-12000016
10/4/2022