



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-136

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: AUGUST 3, 2021

OCEAN 723 SITE PLAN

Request: Major Site Plan
P&Z# 21-12000020
Owner: Fernbrook Florida LLC
Project Location: 723 North Ocean Blvd.
Folio Number: 484331490020
Land Use Designation: MH (Medium High 16-25 DU/AC)
Zoning District: RM-20 (Multiple Family Residence 20)
Commission District: 1
Agent: Paola West (954-529-9417)
Project Planner: Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Building Design approval in order to construct a 12-unit multi-family development with associated parking and landscaping. The footprint of the proposed buildings is 12,107.84 square feet on a 20,341 sq. ft. (0.47 acre) site (a lot coverage of 59.5%). The site plan was reviewed by the Development Review Committee on June 16 and July 21, 2021. The applicant recently obtained Rezoning approval to rezone the property from RM-20 to RPUD, which was approved by the City Commission at second reading on July 13, 2021.

The property is located south of NE 7th Court and west of N Ocean Boulevard (SR A1A).

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): RM-20 (Multiple-Family Residence 20) | Temporary sales office for adjacent high-rise building

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

- a. North - RM-20 (Multiple-Family Residence 20) | Place of worship
- b. South - RM-20 (Multiple-Family Residence 20) | Parking lot
- c. East - RM-45/HR (Multiple-Family Residence 45 High Rise Overlay | Multi-family residential
- d. West - RM-20 (Multiple-Family Residence 20) | Multi-family residential

Staff Conditions:

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

1. A plat note amendment is required to permit twelve units on this property in place of the restriction of nine units, as well as update the County's findings of adequacy.
2. Provide a note on the roof plan stating that this space will not be used as communal or occupiable space as it exceeds the maximum allowable height permitted for habitable space (Section 155.3603).
3. Revise the site data table on the site plan to provide the required lot and building dimensions pursuant to the approved Master Plan.
4. All fencing must meet the Fence and Wall requirements of Code Section 155.5302. Revise the six-foot fence within the front yard setback to comply with the requirements of this Section.
5. Trees shall be planted at least 15 feet from any light fixture mounted on a pole pursuant to Code Section 155.5203.B.2.g.i.c.
6. The total non-living pervious area (mulch, rock, etc.) located within the property lines shall not exceed 15% of the total pervious area provided (Section 155.9401.F). Provide the total square footage and percentage of all non-living material on the landscape plan.

CITY OF POMPANO BEACH
AERIAL MAP



Subject Site

1 in = 167 ft

7/21/2021

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ21-12000020
08/03/2021