



Staff Report

File #: LN-170

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: AUGUST 3, 2021

Aviara East Pompano

Request: Major Building Design
P&Z# 19-1200043
Owner: 1621 S Dixie Hwy, LLC
Project Location: 1621 S. Dixie Highway
Folio Number: Multiple Folios
Land Use Designation: M (Medium 10-16 DU/AC)
Zoning District: B-3 (General Business)
Commission District: 3
Agent: Michael Vonder Meulen, Keith
Project Planner: Pamela Stanton

Summary:

The following is a brief summary of information on the subject property. The applicant has obtained approval from the Architectural Appearance Committee for a mixed-use development with 228 apartments units and 8,962 square feet of commercial use, along with associated landscaping, amenities, and parking. The total footprint of the buildings is 50,862 sq. ft. on a 223,456 square foot (5.13 acre) lot. This application for Site Plan and Building Design was reviewed by the Development Review Committee (DRC) on March 4 and April 15, 2020. The project was approved by the Planning and Zoning Board on July 22, 2020, and by the Architectural Appearance Committee on June 25, 2020.

The applicant is proposing changes to the appearance of the buildings, and is required to bring the artwork back to the AAC as a condition of the Development Order. The proposed changes are:

- Accent Colors change from the original Supreme Green to two shades of blue (In the Navy & Favorite Jeans from SW).
- A body color change from City Loft to Natural White.
- Addition of the wave art and sculpture required by the AAC D.O.
- Addition of the Artist information required by the AAC D.O.
- Recreation Building Elevations were revised to match the interior floor plan layout.

The property is located on the southwest corner of S Dixie Highway and W McNab Road

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 District | Existing Uses

- A. Subject property:
General Business (B-3) | Vacant

- A. Surrounding Properties:
 - a. North: B-3 | Retail, Contractor's Office
 - b. South: B-4 and MH-12 | Sales/Storage: Tank Depot, Mobile Home Park
 - c. East: B-4 | Warehouses
 - d. West: B-3 | Vacant

Staff Conditions:

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

1. Provide a copy of the recorded Plat prior to building permit approval.
2. Master Sign Program approval is required, prior to permit approval.
3. Prior to building permit approval, provide an executed Declaration of Covenants regarding the provision of affordable housing as indicated in the Resolution for Flex (Resolution 2020-117).
4. Building Permit plans will be subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this Site Plan.
5. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

CITY OF POMPANO BEACH AERIAL MAP



Subject Site

1 in = 208 ft

3

PREPARED BY:
DEPARTMENT OF
AAC
DEVELOPMENT SERVICES