



## Staff Report

**File #:** LN-93

Architectural Appearance Committee

Meeting Date: July 6, 2021

### MEDICAL OFFICES AND SENIOR CENTER

**Request:** Minor Site Plan  
**P&Z#** 21-12000001  
**Owner:** Dorwes, LLC  
**Project Location:** 101 NW 12 Street  
**Folio Number:** 484235310210  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 4  
**Agent:** Andre Capi (954) 941-3329  
**Project Planner:** Lauren Gratzner

### Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Building Design approval with Vernacular or Superior Design Alternative in order to construct a 4,948 square foot pharmacy/office and an 11,490 square foot medical office and senior center building with associated parking and landscaping. The footprint of the proposed buildings is 16,438 square feet on a 63,257 square foot (1.45 acre) site. The total lot coverage is 33.1% of the lot area. The site plan was reviewed by the Development Review Committee on April 7, 2021 and re-reviewed on May 19, 2021.

The applicant is requesting approval for Vernacular or Superior Design Alternative for modifications of the following Commercial Design Standards:

#### 1. Table 155.5602.C.7: Minimum Fenestration/Transparency Width:

At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways. All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades. This Code Section applies to both the east and south elevations of the building. The request for relief is for the east elevation. The applicant has chosen to apply 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 of superlative or outstanding aesthetic quality by the AAC.*

**2. §155.5602.C.8.b: Roofs:**

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 proposed building design does not include three-dimensional cornice treatments on the flat roof. The applicant has chosen to apply Option #1 of the Vernacular or Superior Design Alternative Criteria in order to justify this request. Option #1 states: *The proposed feature(s) or element(s) contributes 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.*

The property is located on the northwest corner of N Dixie Highway and NW 12<sup>th</sup> Avenue.

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): B-3 (General Business) | Use is unknown

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

- a. North - B-4 (Heavy Business) | Automotive repair and sales
- b. South - B-3 (General Business) | Commercial property
- c. East - T (Transportation) | Dixie Highway and the Florida East Coast Railway
- d. West - RD-1 (Two Family Residence) | Place of Worship

ARCHITECTURAL APPEARANCE COMMITTEE

REVIEW COMMENTS FOR

7/6/2021

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plan entitled:

Medical Office and Senior Center / 101 NW 12th Street

PZ# 21-12000001

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Reviewer: Lauren Gratzner (954) 545-7792

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

**CONDITIONS:**

1. Obtain approval from the Architectural Appearance Committee for Vernacular or Superior Design Alternative to 1) allow for a deviation from the Fenestration/Transparency requirement of Table §155.5602.C.7 for the east elevation, and 2) allow for a deviation from required 3-dimensional cornice treatment pursuant to §155.5602.C.8.b.
2. Five feet of Right-of-Way along NW 12<sup>th</sup> Street shall be dedicated to the City of Pompano Beach before building permit approval (155.5501.F.2).
3. A recorded sidewalk public access easement agreement shall be provided for the one-foot extension of the public sidewalk into the subject property, prior to building permit approval.
4. 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 = 250 ft

6/23/2021

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ21-12000001  
07/06/21